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KARNATAKA

AGREEMENT TO SELL

THIS AGREEMENT TO SELL IS MADE AND EXECUTED ON THIS THE
DAY OF FEBRUARY, TWO THOUSAND EIGHTEEN (02/02/2018) AT BANGALORE CITY
BETWEEN:

- 1) **M/s. KHODAY ESHWARSA & SONS**, a Registered Partnership Firm, Carrying on business under one of its Trade Name known as **M/s. KHODAY R.C.A. INDUSTRIES**, having its Office at: No.10, Race Course Road, Bangalore - 560 001, hereinafter called the "**OWNER NO.1**" (which expression wherever it so requires shall mean and include one of its Trade Names **M/s. KHODAY R.C.A. INDUSTRIES**, all its partners, their respective legal heirs, representatives, administrators, successors-in-interest, executors and assigns etc.,):
- 2) **M/s. KHODAY INDIA LTD.**, (earlier known as Khoday Distilleries (P) Ltd.), a Company incorporated under the Companies Act of 1956, having its Registered Office and Administrative Office at: No. 10, 1st Main Road, Gandhinagar, Bangalore - 560 009, hereinafter called the "**OWNER NO.2**" (which expression wherever it so requires shall mean and include its successors and assigns etc.,):
- 3) **M/s. KHODAY INDUSTRIES (P) LTD.**, a Company incorporated under the Companies Act of 1956, having its Registered Office and Administrative Office at: No. 10, 1st Main Road, Gandhinagar, Bangalore - 560009 (Hereinafter referred to as "**OWNER NO.3**" (which expression wherever it so requires shall mean and include its successors and assigns etc.,):
- 4) **M/s. PRESTIGE ESTATES PROJECTS LTD.**, a Company incorporated under the Companies Act, 1956 having its Registered Office at: 'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560 001, hereinafter referred to as the "**OWNER NO.4**" (which expression wherever it so requires shall mean and include its successors and assigns etc.,)

For Khoday Eshwarasa & Sons
Partner

The "Owner Nos. 1 to 4 are hereinafter collectively referred to as the 'OWNERS, OF THE FIRST PART:

:AND:

M/s. PRESTIGE NOTTINGHILL INVESTMENTS, a partnership Firm having its principal place, Business at: 'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560 001, represented by its Managing Partner: M/s. Prestige Estates Projects Ltd. acting through its duly authorized signatory hereinafter called the "DEVELOPER/BUILDER" (which expression wherever it so requires shall mean and include its successors and assigns etc.,) **OF THE SECOND PART:**

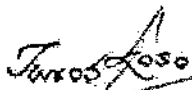
AND

MR. RAJESH VITHAL PARKAR Aged about 48 years S/o.Mr. Vithal Shankar Parkar Both are residing at : # C 4, Green View Apartments, 30th Cross, K V Layout, Jayanagar 4th Block, Bangalore 560011	MRS. NUTAN RAJESH PARKAR Aged about 44 years W/o.Mr. Rajesh Parkar
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hereinafter referred to as the "PURCHASER" (which expression shall wherever the context so requires or admits, mean and include all his/her/their legal heirs, representatives, executors administrators and permitted assigns) **OF THE OTHER PART:**

WHEREAS the Owner No.1 herein is/are the full and absolute owners by title and in actual possession and enjoyment of all those lands morefully described in the Schedule "A" hereunder and hereinafter referred to as the Schedule 'A' Property;

WHEREAS the Owner No.2 is/are the full and absolute owner by title and in actual possession and enjoyment of all those lands described in the Schedule "B" hereunder and hereinafter referred to as the Schedule 'B' Property;


For Khoday Eshwarsa & Sons

Partner



WHEREAS the Owner No.3 is/are the full and absolute owner by title and in actual possession and enjoyment of all those lands described in the Schedule "C" hereunder and herein after referred to as the Schedule 'C' Property;

WHEREAS the Owner No.4 is/are the full and absolute owner by title and in actual possession and enjoyment of all that land described in the Schedule "D" hereunder and herein after referred to as the Schedule 'D' Property;

WHEREAS the Owner No. 1, the Owner No.2 and the Owner No.3 had collectively entrusted their respective properties for development as residential apartment building and commercial building/s to the Developer herein in terms of following Joint Development Agreements ;

- a) Joint Development Agreement dated 30/03/2011, registered as Document No. 10693/2010-11, in Book I, stored in C.D. No. JPND104, in the office of the Sub-Registrar, J.P. Nagar, Bangalore ; and
- b) Joint Development Agreement dated 23/06/2014, registered as Document No.714/2014-15, Book I, Stored in CD No.SHRD47 in the office of the Sub Registrar, Shanthinagar, Bangalore.

WHEREAS the Schedule 'D' Property was also originally owned by the Owner No.1 and the Owner No.4 had purchased the same from the Owner No.1 under a sale deed dated 04/06/2014 subject to the condition that same also gets developed by the Developer on the same terms conditions as those agreed between the Owner No.1 and the Developer as residential apartment buildings and the Owner No.4 had entered into a Joint Development Agreement dated 05/08/2014 with the Developer herein, registered as Document No.2689/2014-15, Book I, Stored in CD No.RRND143, in the Office of the Sub Registrar, Rajarajeshwari Nagar, Bangalore;

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R. V. Sankar

Turab K. S.

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WHEREAS the Developer has obtained sanction of a 'Development Plan' from Bangalore Development Authority (BDA) vide No. Work Order No.BDA/TPM/DLP-50/2013-14/1128/2014-15 dated 28/06/2014 encompassing the Schedule A, B, C and D Properties, hereinafter referred to as the Schedule Properties, for construction of residential apartment buildings and commercial buildings ;

WHEREAS as per the Development Plan referred above, about 30 Acres 25 Guntas of land forming portion of the Schedule Properties and more particularly detailed in the Schedule 'E' hereunder, has been earmarked for residential development consisting of a Club House Building and 5 high-rise residential apartment 'Buildings', identified as Building 3 and Buildings 4, 5, 6, 7 & 8, respectively in the Development Plan referred above sanctioned by BDA. These residential apartment buildings have 20 interconnected Towers comprising of 2520 residential apartment units of various sizes and a Club House for recreational facilities. The Owners and Developer have retained with themselves for their absolute use/benefit the remaining portions of the Schedule Properties for development as commercial buildings ;

WHEREAS for ease of reference and identification the Developer has re-numbered the residential apartment buildings and the towers therein as follows :

AS PER DEVELOPMENT PLAN		RE-NUMBERED AS	
Building No.	Tower No.	Building No.	Tower No.
Building 4	1, 2, 3 & 4	Building 1	1, 2, 3, & 4
Building 5	5, 6, 7 & 8	Building 2	1, 2, 3, & 4
Building 6	9, 10, 11 & 12	Building 3	1, 2, 3, & 4
Building 7	13, 14, 15 & 16	Building 4	1, 2, 3, & 4
Building 8	17, 18, 19 & 20	Building 5	1, 2, 3, & 4

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R. P. Pankaj

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WHEREAS the Owners and Developer have mutually agreed and identified the residential development being developed on Schedule 'E' Property as 'PRESTIGE FALCON CITY' and allocated the apartments/built-up areas falling to their respective shares in residential apartments buildings to be constructed by the Developer in the Schedule 'E' property in terms of Sharing Agreement dated 20/10/2014. Further, Owners and Developer have agreed that, as agreed in the Development Agreements, the Owners and the Developer are entitled to dispose-off their respective shares of built-up areas, car parking areas and other benefits together with corresponding undivided shares in the Schedule 'E' property.

WHEREAS the Owners, to enable the Developer to sell and dispose of its share, have executed following powers of attorney in favour of Developer herein ;

- a) General Power of Attorney dated 30/03/2011, registered as Document No. 500/2010-11, in Book 4, stored in C.D. No. JPND104, in the office of the Sub-Registrar, J.P. Nagar, Bangalore ;
- b) General Power of Attorney dated 23/06/2014, registered as Document No.69/2014-15, Book 4, Stored in CD No.SHRD47 in the office of the Sub Registrar, Shanthinagar, Bangalore ; and
- c) General Power of Attorney dated 05/08/2014, registered as Document No.103/2014-15, Book I, Stored in CD No.RRND143, in the Office of the Sub Registrar, Rajarajeshwari Nagar, Bangalore.

WHEREAS the Developer, has also secured sanction of the detailed building construction plans and license for construction for construction all the residential apartment buildings i.e. Building Nos. 4,5,6,7 & 8 each having 4 interconnected towers with two basements, ground plus 31 upper floors consisting of 2520 residential apartment units and the club house building (Building No.3) with two basements, ground and one upper floor in or upon the Schedule 'E' Property from Bruhat Bangalore Mahanagara Palike (BBMP) vide LP No. BBM.ADDL.DIR.JDSOUTH/0392/2014-15 dated 10/08/2015 (the Sanctioned Plan). The entire residential development is identified by the name 'PRESTIGE FALCON CITY', hereinafter referred to as the Project;

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WHEREAS the Schedule 'G' Apartment has fallen to the share of the Sellers more specifically to the share of First Seller and therefore the First Seller is entitled to receive/recover both the sale consideration for sale of the Schedule 'F' Property and also the cost of construction from the Purchaser. The Sellers however have authorized the Owner No.4 to collect these amounts on behalf of the Sellers in terms of Agreement dated 09/02/2016 and all such payments made by the Purchaser shall be deemed to have been made to the Seller/s.

WHEREAS the Project has been registered under the provisions of the Act with the Real Estate Regulatory Authority of Karnataka, and the Regulatory Authority has registered and granted Registration No. PR/KN/170728/000114, to the said Project. The Website of the project is "<http://rera.karnataka.gov.in>"

WHEREAS in terms of the Scheme formulated by the Sellers, Developers any person/s interested in owning an Apartment in the Project will be entitled to acquire undivided share in the Schedule "E" Property corresponding to the super built up area of the apartment agreed to be constructed for the purchaser in the Project and the Purchaser herein made an application for allotment of an Apartment in the Project and the Purchaser has been allotted Apartment No.32072 on the 07 Floor, T2 Tower in Building No. B3, of the Project "PRESTIGE FALCON CITY" having a carpet area of 1105 square feet and super built up area of 1588 square feet along with One car parking in the basement, collectively set out in Schedule "G" (Schedule 'G' Apartment) with proportionate share in the Common Areas of the Project;

WHEREAS the Sellers have informed the Purchaser and the Purchaser is fully aware and has consented that the Common Areas and Common Amenities in the Project, shall be maintained by the Association of Apartment Owners in the Project once the maintenance being handed over the Association of the Owners;

WHEREAS the Sellers have made disclosures detailed in Clause 10 of this Agreement to the Purchaser;

WHEREAS the Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

Tarun K. S.

For Khoday Eshwarasa & Sons.

P. S. S.

N. S. S.

R. S. S.

WHEREAS the Parties hereby confirm that they are signing this Agreement after taking legal advice and with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

WHEREAS the Parties, relying on (i) the confirmations, representations and assurances of each other (ii) to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now entering into this Agreement on the terms and conditions appearing hereinafter;

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION:

1.1 Definitions

Unless the context otherwise requires, the following capitalized terms shall have the meaning set forth below.

- (a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (Central Act of 2016) and includes the Karnataka Real Estate (Regulation and Development) Rules, 2017 where the context so requires;
- (b) "Agreement" shall mean this Agreement to Sell the Schedule "F" Property and construction of the Schedule "G" Apartment, including the schedules and annexes hereto, as may be amended from time to time;
- (c) "Applicable Law" means all laws, statutes, regulations, codes, bye-laws, ordinances, treaties, judgments, decrees, directives, rules, guidelines, orders, policies and other requirements of any Governmental Authority having jurisdiction over the Schedule "A" Property which are in effect or as may be amended, modified, enacted or revoked from time to time hereafter;

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N. Sankar
R. V. Sankar

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Turab Kasa

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- (d) "Association or Association of Apartment Owners or Owners Association" shall all mean the same, being the Association of Apartment Owners to be formed by the Sellers, in respect of the Project as per the provisions of the Karnataka Apartment Ownership Act, 1972;
- (e) "Association Agreement" shall mean the Maintenance Agreement between the Association and the service provider for maintenance of the Common Areas and the Common Amenities and Facilities of the Project;
- (f) Apartment/Apartments shall mean all types of residential apartment units in the Project;
- (g) "Balance Sale Consideration" shall mean any part of the sale consideration which has not been paid and is required to be paid under this Agreement in terms of the instalments set out in the payment plan in terms of Annexure I hereto, each of which individually also being Balance Sale Consideration and collectively also referred to as Balance Sale Consideration.
- (h) "Balance Cost of Construction" shall mean any part of the Cost of Construction which has not been paid and is required to be paid under this Agreement in terms of the instalments in the payment plan in terms of Annexure II hereto, each of which individually also being Balance Cost of Construction and collectively also referred to as Balance Cost of Construction.
- (i) "Building" shall mean Building Nos. 4 to 8 as per the Sanctioned Plan.
- (j) "Completion Period" shall mean the 30th June 2019 or such extended time as provided in Clause 7 below, before which the Sellers would have applied for and secured the Occupancy Certificate/Partial Occupancy Certificate for the Building/ Tower or for the Project as the case may be

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- (u) "Limited Common Area" shall mean the Purchaser Car Parking Area and such other areas from and out of the Common Areas of the Project, which are allotted for the exclusive use by the apartment owners in Project as they would be attached to such apartments and capable of being used by the owners of the apartments and to be maintained by the owners of the apartments at their cost and not as part of the Common Area.
- (v) "Occupancy Certificate" means the occupancy certificate or partial occupancy certificate or such other certificate by whatever name called, issued by the Authority confirming completion of the Project or any of portion therein and pursuant thereto permitting occupation of the building for which the occupation certificate is issued;
- (w) "Other Costs Charges and Expenses" shall mean all the amounts set out in Annexure VI hereto, which amounts the Purchaser is required to pay in addition to the Sale Consideration, Cost of Construction and Statutory Payments.
- (x) "Party" unless repugnant to the context, shall mean a signatory to this Agreement and "Parties" unless repugnant to the context, shall mean a collective reference to all the signatories to this Agreement;
- (y) "Payment Plan" shall mean the payments of instalments payable by Purchaser under Annexure I and Annexure II hereto. Each of which individually also being Payment Plan and collectively also referred to as Payment Plan;
- (z) "Person" shall mean any natural person, limited or unlimited liability company, corporation, general partnership, limited liability partnership, proprietorship, trust, union, association, court, tribunal, agency, government, ministry, department, commission, self-regulatory organisation, arbitrator, board, or other entity, enterprise, authority, or business organisation and shall include any other person as defined under the Act;

Notar

Dr. Ravi

Turab Koso

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- (aa) "Project" shall have the meaning ascribed to the term in the Recital above i.e. "PRESTIGE FALCON CITY";
- (bb) "The Project Account" shall mean the Account No. 915020020363124 opened with Axis Bank, Uttarahalli Branch, Bangalore, standing in the name of the Developer.
- (cc) "Purchaser Car Park/s" shall mean the car parking spaces space/s allotted to the Purchaser for his/her/their exclusive use so long as the Purchaser owns and occupies the Schedule "G" Apartment or by any of the occupiers of the Schedule "G" Apartment under the authority or agreement with the Purchaser herein;
- (dd) "Purchaser Covenants" shall mean covenants given by the Purchaser in terms of Clause 12 hereof;
- (ee) "Purchaser's Warranties" shall mean the warranties, assurances and representations given by the Purchaser in terms of Clause 12 hereof;
- (ff) "Apartment Owner/Owners" shall mean any owner or owners of Apartments in the Project;
- (gg) "Rights and Obligations" shall mean that the Purchaser shall be bound by the obligations set out in Schedule "H" hereto and have the rights set out in the Schedule "I" hereto in the use and enjoyment of the Schedule "G" Apartment;
- (hh) "Sale Consideration" shall have the meaning ascribed to the term in Clause 3.1;
- (ii) "Sale Date" shall mean the date of execution and registration of the Sale Deed by the Sellers in favour of the Purchaser;

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- (jj) "Sale Deed" shall mean the deed of sale to be executed by the Sellers, for legally conveying the absolute right, title and interest in the Schedule "F" Property and the Schedule "G" Apartment in favour of the Purchaser on the terms and conditions contained therein under the Scheme ;
- (kk) "Schedule "E" Property" shall mean the land on which the Project is being developed by the Sellers and more fully described in the Schedule "A" hereto;
- (ll) "Schedule "F" Property" is the undivided share of the land described in Schedule "E" corresponding to the Schedule "G" Apartment more fully set out in the Schedule "F" hereto;
- (mm) "Schedule "G" Apartment" is the apartment which is being constructed under the Scheme and more fully described in the Schedule "G" hereto by the Sellers for the Purchaser/s ;
- (nn) "Scheme" shall mean the scheme of development of the Project under which Persons interested in owning an Apartment in the Project (a) are required to acquire undivided share corresponding to the Apartment (which undivided share is computed corresponding super built up area of such Apartment taking into consideration the total super built up area achieved on the land extent comprised in the Schedule E Property including utilisation of transferable development rights i.e. TDR, if any),
- (oo) "Sellers' Warranties" shall mean the representations, assurances and warranties given to the Purchaser in terms of clause 9 below;
- (pp) "Specifications for the Project" shall mean the specifications of construction of the Project set out in Annexure III hereto or any equivalent thereto in terms of quality ;

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- (qq) "Statutory Payments" shall mean statutory charges including Goods and Service Tax ("GST") as applicable from time to time, which will be payable by the Purchaser in addition to the Sale Consideration, Cost of Construction and Other Cost Charges and Expenses, under this Agreement;
- (rr) "Structural Defects" shall mean any structural defect relating to Schedule G Apartment as provided in the Act;
- (ss) "Super Built Up Area" of any Apartment shall mean the aggregate of (i) the Carpet Area of an Apartment and (ii) thickness of the external walls (iii) balconies and terraces and a proportionate share of the Common Areas and such of the Common Area used for housing the Common Amenities and Facilities in the Project;
- (tt) "Tower/s." shall mean twenty residential apartment towers to be constructed in Project as per the Sanctioned Plan;

1.2 Interpretation

Unless the context otherwise requires in this Agreement,

- (a) In this Agreement, any reference to any statute or statutory provision shall include all the current statutes either state or central, their amendment, modification, re-enactment or consolidation;
- (b) any reference to the singular shall include the plural and vice-versa;
- (c) any references to the masculine, the feminine and the neutral gender shall also include the other;

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Turab K. K. K.

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3. SALE CONSIDERATION FOR THE SCHEDULE "F" PROPERTY:

- 3.1 The Sale Consideration to be paid by the Purchaser to the Sellers, shall be Rs.14,54,608/- (Rupees Fourteen Lakhs Fifty Four Thousand Six Hundred and Eight only) towards the sale of the Schedule "F" Property to enable the Purchaser to get constructed the Schedule "G" Apartment by paying the Cost of Construction to the Sellers.
- 3.2 The Purchaser has paid, and shall be required to pay the Sale Consideration in terms of the Payment Plan at Annexure I hereto.

4. COST OF CONSTRUCTION OF THE SCHEDULE "G" APARTMENT:

- 4.1 The Purchaser shall also pay to the Sellers Rs.99,32,764/- (Rupees Ninety Nine Lakhs Thirty Two Thousand Seven Hundred and Sixty Four Only) towards the Cost of Construction of the Schedule "G" Apartment hereby agreed to be constructed and delivered.
- 4.2 The Purchaser has paid and shall be required to pay the Balance Cost of Construction to the Sellers in terms of Payment Plan at Annexure II hereto.
- 4.3 The Purchaser has assured the Sellers that the Purchaser shall make payments towards the Sale Consideration and the Cost of Construction and all the Other Costs, Charges and Expenses without any delay or default. The payment as per the Payment Plans is essence of this contract and has direct impact on progress of construction of Project. The Purchaser has assured the Sellers that the Sale Consideration and the Cost of Construction, the Other Costs, Charges and Expenses and the Statutory Payments shall be paid by the Purchaser within 15 (fifteen) days of the Sellers having raised a demand for payment of such instalment.
- 4.4 In case there is any change/modification in the Statutory Payments, the subsequent Statutory Payments shall be increased/reduced based on such change/modifications based on the Applicable Law.

Tarun K. S.

for Khoday Eshwarsa & Sons

[Signature]
Partner

[Signature]

[Signature]

- 4.5 The Sellers has further informed the Purchaser and the Purchaser is fully aware that the default in payments of the instalments set out in the Payment Plan would affect the entire Project development and there would be sufferance to the Sellers.
- 4.6 The Purchaser has been made aware and the Purchaser is fully aware that there are other purchasers who would be joining the Scheme and would rely upon the assurance given by the Purchaser herein for the payment of the instalments set out in the Payment Plan and the Statutory Payments within time and without any delay or default.
- 4.7 All payments toward the Sale Consideration and Cost of Construction shall be made by cheque or demand draft or wire transfer payable in favour of the Developer or as directed by the Sellers to the 'Project Account'.
- 4.8 In cases of out station cheque or demand draft or wire transfer, the collection charges, if any, will be debited to the Purchaser/s account and credit for the payment made will be given on net credit of the amount of the instalment. In case of the first time a cheque is dishonoured, a sum of Rs.5,000/- (Rupees Five Thousand Only) will be debited to the Purchaser's account.
- 4.9 The amounts deposited in the Project Account shall be liable to be withdrawn to the extent permitted under the Act by the Sellers from time to time and where ever required upon the certification as provided under the Act.
- 4.10 Subject to the Purchaser complying with the terms and conditions of this Agreement, and payment of all amounts payable by the Purchaser under this Agreement, the Sellers shall execute the Sale Deed and register the Sale Deed in favour of the Purchaser.

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4.11 Tax Deduction at Source ("TDS") of 1% of Sale Consideration and Cost of Construction shall be paid by the Purchaser as per the provision of section 194 IA. The Purchaser shall issue a certificate of deduction of tax in Form 16B to the Sellers on or before 10th of the subsequent month of deduction.

4.12 The Cost of Construction shall be escalation-free, however the Purchaser hereby agrees to pay, any increase in Cost of Construction on account of development charges payable to the Authority and/or Statutory Payments which may be levied or imposed by the Authority from time to time. The Sellers hereby agrees to enclose the notification/order/rule/regulation for effecting the increase in development charges or cost/ charges imposed by the Authority along with the demand letter being issued to the Purchaser.

5 DELAY AND DEFAULT IN PAYMENT OF INSTALMENTS UNDER THE PAYMENT PLAN AND BREACH BY THE PURCHASER:

5.1 In the event of there being any delay by the Purchaser in payment of the instalments under the Payment Plans, on the due dates, for whatsoever reasons, the Purchaser shall be liable to pay 'Interest' to the Sellers on such delayed payments, from the due date till payment of such amount.

5.2 Notwithstanding anything stated in clause 5.1 above, if the Purchaser fails to any instalment/s due for payment within two months of becoming due along with interest for delayed period after having received notice from the Sellers, the Sellers will be entitled to terminate this Agreement.

5.3 In the event of breach by the Purchaser of any of the terms of this Agreement, and such breach not being cured, within a period of 30 days of being notified of such breach, the Sellers shall be entitled to terminate this Agreement and on such termination the Sellers shall be entitled to the rights as provided in clause 5.4 below.

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R. V. K.

Turab K. Joshi

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5.4 In case of termination of this Agreement in terms of clause 5.2 or 5.3 above, the Sellers shall refund the amounts paid toward the Sale Consideration and Cost of Construction to the Purchaser within 60 days of termination of this Agreement, after forfeiting sum equivalent to 10% of the Sale Consideration and Cost of Construction payable by the Purchaser. On such termination the Sellers shall be entitled to deal with the Schedule "F" Property and the Schedule "G" Apartment without any let, claim or hindrance by the Purchaser. It is clarified that amounts paid by the Purchasers towards Statutory Payments to the Sellers will not be liable to be refunded.

5.5 If the Purchaser has availed loan from any financial institution or the bank, then in that event based on the terms of such loan, all amounts to be refunded to the Purchaser in terms of clause 5.4 above shall be paid over to the financial institution or the bank against issuance "no claim certificate" in favour of the Sellers and the Sellers shall also be entitled to hand over of original of this Agreement that may have been deposited by the Purchaser with the bank or any financial institution.

6. CONSTRUCTION OF THE SCHEDULE "G" APARTMENT:

6.1 The Sellers shall construct the Schedule "G" Apartment in accordance with the Specifications set out herein. The Sellers shall not make any changes to the Schedule "G" Apartment, without the consent of the Purchaser.

6.2 The Sellers shall not make any additions and/or alterations in the Specifications, without the previous written consent of the Purchaser and other purchasers of the Project as required under the provisions of the Act. Provided, the Purchaser shall be deemed to have consented to all changes or alterations as permitted under the provisions of the Act or as may be directed by any Local Authority. Further, the Sellers shall be entitled to modify or revise the Sanctioned Plans by adding additional lands and buildings without in any way affecting the Carpet Area of the Schedule "G" Apartment.

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(c) **Amendment**

No modification or amendment to this Agreement and no waiver of any of the terms or conditions hereto or any rights arising here from shall be valid or binding unless made in writing and duly executed by both Parties.

(d) **Counterparts**

This Agreement may be entered into in any number of counterparts, all of which taken together shall constitute one and the same instrument. The Parties will be signing such counterpart.

(e) **Entirety**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Schedule "G" Apartment.

(f) **Stamp Duty, Registration Charges etc.**

i) The stamp duty payable on this Agreement, shall be borne by the Purchaser exclusively.

ii) The stamp duty and registration fee or any demands for deficit prevailing on the Sale Date, legal expenses for the documentation of this Agreement and the Sale Deed and all other miscellaneous and incidental expenses for execution and registration of Sale Deed, shall be borne by the Purchaser exclusively. The Sellers shall have no liability in respect thereto.

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- iii) The Purchaser acknowledges that without payment of applicable stamp duty and registration fee the Sellers will not be able to execute sale deed in favour of the Purchaser therefore the Sellers shall be deemed to have discharged of its obligation to register the sale deed in favour of the Purchaser upon sending an intimation to the Purchaser that the Sellers are willing to execute the sale deed in favour of the Purchaser subject to the Purchaser discharging all his/her/their obligations under this agreement and paying the required cost of registration including applicable stamp duty and registration fee.

(g) **Dispute Resolution**

All or any dispute arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act. Any other aspect not covered by the Act pertaining to this Agreement, to be adjudicated by the competent court of law under the relevant provision of the Applicable Law.

(h) **Governing law and Jurisdiction**

The provisions of this Agreement shall, in all respects, be governed by, and construed in accordance with the laws of India. The Parties agree that the courts in Bangalore shall have jurisdiction. The Regulatory Authority or the Appellate authority under the Rules framed by the Government of Karnataka would have jurisdiction for the matters arising under this Agreement and falling under the Act.

Maskar

Turab Joshi

R. S. Rao

Signature valid

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22 PERMANENT ACCOUNT NUMBER AND AADHAAR CARD NUMBER:

The Permanent Account number and Aadhaar Card Number are as follows:

(a) Owner : AACFK8629H
(b) Developer : AABCP8096K
(c) Purchaser : AFPPP6243Q

SCHEDULE "A" PROPERTY:

ITEM NO.I:-

All that piece and parcel of property measuring **02 Acres 23 Guntas** in Sy.No.31/2 (Old Sy.No.31), situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(SU)SR 3/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.No.32/1;
West : Private Property;
North : Property in Sy.No.35/2; and
South : Property in Sy.No.30 and Private Property.

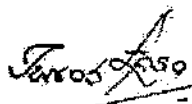
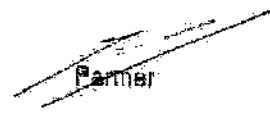
ITEM NO.II:-

All that piece and parcel of property measuring **01 Acre 31 Guntas** in Sy.No.32/2, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(SU)SR 3/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.No.32/3;
West : Property in Sy.No.32/1;
North : Property in Sy.No.35/1; and
South : Property of Sri.K.P.Ghanashyam.

ITEM NO.III:-

All that piece and parcel of property measuring **01 Acre 36 Guntas** in Sy.No.32/3, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(SU)SR 3/11-12 dated 18/06/2013 and bounded by:-


For Khoday Eshwarsa & Sons

Partner



East : Property in Sy.No.32/4;
West : Property in Sy.No.32/2;
North : Property in Sy.No.35/1 and Sy.No.34/1;
South : Property of Sri.K.P.Ghanashyam.

ITEM NO.IV:-

All that piece and parcel of property measuring **01 Acre 23 Guntas** in Sy.No.32/4, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk and duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(SU)SR 3/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.Nos.32/5 and 32/6;
West : Property in Sy.No.32/3;
North : Property in Sy.No.34/1 and
South : Property of Sri.K.P.Ghanashyam.

ITEM NO.V:-

All that piece and parcel of property measuring **03 Acres 02 Guntas** in Sy.No.35/2 (Old Sy.No.35), situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.4/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.Nos.35/1 and 32/1;
West : Private Property;
North : Property in Sy.No.36/1A; and
South : Property in Sy.No.31/2.

Masbas

R. S. Ravi

Turab K. S.

Signature valid

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ITEM NO.VI:-

All that piece and parcel of property measuring **03 Acres 02 Guntas** in Sy.No.35/1, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.4/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.No.34/1;
West : Property in Sy.No.35/2;
North : Property in Sy.Nos.36/2A and 36/2B; and
South : Property in Sy.Nos.32/1, 32/2 and 32/3.

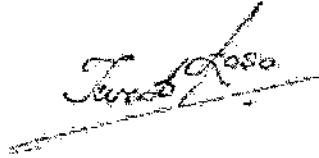
ITEM NO.VII:-

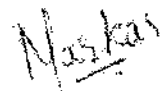
All that piece and parcel of property measuring **01 Acre 24 Guntas** in Sy.No.36/2A, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.4/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.Nos.41/2 and 42 of Konanakunte Village;
West : Property in Sy.No.36/2B of Doddakallasandra Village;
North : Property in Sy.No.41/2 of Konanakunte Village; and
South : Property in Sy.No.35/1 of Doddakallasandra Village.

ITEM NO.VIII:-

All that piece and parcel of property measuring **05 Acres 23 Guntas** in Sy.No.41/2 (Old Sy.No.41), situated at Konanakunte Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.71/11-12 dated 18/06/2013 and bounded by:-


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East : Road;
West : Property in Sy.Nos.37/1, 36/2B and 36/2A of Doddakallasandra Village;
North : Bangalore – Kanakapura Road;
South : Property in Sy.No.42 of Konanakunte Village and Sy.No.36/2A of Doddakallasandra Village.

ITEM NO.IX:-

All that piece and parcel of property measuring (i) **01 Acre 03 Guntas** in Sy.No.40 and (ii) **00 Acres 19 Guntas** in Sy.No.41/3 (Old Sy.No.41) in all measuring **01 Acre 23 Guntas** situated at Konanakunte Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.71/11-12 dated 18/06/2013 and bounded by:-

East : Property in Sy.No.41/2 of Konanakunte Village;
West : Bangalore – Kanakapura Road;
North : Property in Sy.No.41/2 of Konanakunte Village; and
South : Property in Sy.Nos.38/1 and 38/2 of Doddakallasandra Village.

M. Karas

R. V. Rao

Turab K. Koso

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ITEM NO.X:-

All that piece and parcel of property measuring 02 Acres 32 Guntas in Sy.No.42, situated at Konanakunte Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.SR.755/74-75 dated 02/04/1974 and bounded by:-

East : Property in Sy.No.43/1A of Konanakunte Village;
West : Property in Sy.Nos.36/2A and 35/1 of Doddakallasandra Village;
North : Road and Sy.No.41/2 of Konanakunte Village; and
South : Property in Sy.No.43/1B of Konanakunte Village;

ITEM NO.XI:-

All that piece and parcel of property measuring 01 Acre 16 Guntas in Sy.No.43/1B (Old Sy.No.43/1), situated at Konanakunte Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.SR.755/74-75 dated 02/04/1974 and bounded by:-

East : Property in Sy.No.43/2A of Konanakunte Village;
West : Property in Sy.No.42 of Konanakunte Village;
North : Konanakunte Road;
South : Property in Sy.No.34/1 of Doddakallasandra Village.

Marked

R. S. Rao

Turab Koso

Signature valid

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ITEM NO. XII:-

All that Property measuring 3 Acres 8 Guntas in Sy.No.34/1 situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.4/11-12 dated 18/06/2013 and bounded by:-

East : Property bearing Sy.No.34/2;
West : Property bearing Sy.No.35/1;
North : Konanakunte Village Boundary; and
South : Property in Sy.Nos.32/3, 32/4 and 32/5.

:SCHEDULE "B" PROPERTY:

All that piece and parcel of property measuring (i) 01 Acre 07 Guntas in Sy.No.36/1A (Old Sy.No.36/1), (ii) 01 Acre 13 Guntas in Sy.No.36/2B (Old Sy.No.36/2), (iii) 00 Acres 18 Guntas in Sy.No.37/1 (Old Sy.No.37) and (iv) 00 Acres 14 Guntas in Sy.No.38/1 (Old Sy.No.38) in all measuring 03 Acres 14 Guntas, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(S.U)S.R.2/2011-12 dated 17/06/2011 and bounded by:-

East : Property in Sy.No.36/2B of Doddakallasandra Village and Property in Sy.No.41/2 of Konanakunte Village;
West : Property in Sy.Nos.38/2, 37/2 and 36/1B of Doddakallasandra Village;
North : Property in Sy.No.40 of Konanakunte Village; and
South : Property in Sy.No.35/2 of Doddakallasandra Village.

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R. S. K.

SCHEDULE "C" PROPERTY:

ITEM NO.I:-

All that piece and parcel of property measuring (i) 00 Acres 19 Guntas in Sy.No.38/2, (ii) 00 Acres 28 Guntas in Sy.No.37/2, (iii) 01 Acre 13 Guntas in Sy.No.36/1B in all measuring 02 Acres 22 Guntas, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN.(SU).SR.5/11-12 dated 18/06/2013 and bounded by:-

East	:	Property in Sy.Nos.38/1, 37/1 and 36/1A of Doddakallasandra Village;
West	:	Road;
North	:	Property in Sy.No.40 of Konanakunte Village; and
South	:	Property in Sy.No.35/3 of Doddakallasandra Village.

ITEM NO.II:-

All that piece and parcel of property measuring 00 Acres 34 Guntas in Sy.No.36/1C, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN(SU)SR 5/11-12 dated 18/06/2013 and bounded by:-

East	:	Property in Sy.No.36/1B of Doddakallasandra Village;
West	:	Road;
North	:	Property in Sy.No.37/2 of Doddakallasandra Village; and
South	:	Property in Sy.No.35/3 of Doddakallasandra Village

M. S. K.

R. S. K.

T. S. K.

Signature valid

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:SCHEDULE "D" PROPERTY:

All that land available within four boundaries detailed below and measuring 2 Acres 8 Guntas in Sy.No.32, New Sy.No.32/1 situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk and duly converted for non-agricultural industrial purposes, vide Order of The Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN(S.U).SR.3/2011-12 dated 18/06/2013 and bounded by:

East : Property bearing Sy.No.32/2;
West : Property bearing Sy.Nos.31/2 and 35/3;
North : Property bearing Sy.No.35/1; and
South : Property bearing Sy.No.33.

:SCHEDULE "E" PROPERTY:

All that piece and parcel of property measuring (i) 02 Acres 23 Guntas in Sy.No.31/2, (ii) 02 Acres 08 Guntas in Sy.No.32/1, (iii) 01 Acre 31 Guntas in Sy.No.32/2, (iv) 01 Acre 36 Guntas in Sy.No.32/3, (v) 01 Acre 23 Guntas in Sy.No.32/4, (vi) 03 Acres 08 Guntas in Sy.No.34/1, (vii) 03 Acres 02 Guntas in Sy.No.35/1, (viii) 03 Acres 02 Guntas in Sy.No.35/2, (ix) 00 Acre 27.68 Guntas in Sy.No.36/1A(Part), (x) 01 Acre 24 Guntas in Sy.No.36/2A, (xi) 01 Acre 13 Guntas in Sy.No.36/2B, situated at Doddakallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, (xii) 03 Acres 20 Guntas in Sy.No.41/2(Part), (xiii) 02 Acres 32 Guntas in Sy.No.42 and (xiv) 01 Acre 16 Guntas in Sy.No.43/1B, situated at Konanakunte Village, Uttarahalli Hobli, Bangalore South Taluk, in all measuring 30 Acres 25.68 Guntas, and bounded by:

East : Private Properties ;
West : Private Properties and the remaining portions of Sy. Nos. 36/1A, B & C, 37/1 & 2, 38/1 & 2 of Doddakallasandra Village and Sy. Nos. 40, 41/2 & 41/3, of Konanakunte Village earmarked for commercial development;
North : Road; and
South : Private Properties.

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SCHEDULE 'F'

(Description of the Property agreed to be sold)

1588/4169108th undivided right, title and interest and ownership in Schedule "E" Property.

SCHEDULE 'G'

(Description of the Apartment to be built)

Residential Apartment bearing **No.32072**, situated on **07 Floor/Level**, of **T2 Tower, Building B3** in '**PRESTIGE FALCON CITY**', being developed on Schedule 'A' Property, measuring **1105 sq.ft.** of Carpet Area and **1588 sq.ft.** of super built up area (inclusive of proportionate share in all the common areas such as passages, lobbies, lifts, staircases and other areas of common use) and with One car parking space in the basement.

SCHEDULE 'H'

: RIGHTS OF THE PURCHASER/S:

The Purchaser/s shall, in the course of ownership of Schedule 'F' Property and Schedule 'G' Apartment have the following rights:

- 1) The right to get constructed and own the Apartment described in the Schedule 'G' above for residential purposes subject to the terms of the Construction Agreement.
- 2) The right and liberty to the Purchaser and all persons entitled, authorized or permitted by the Purchaser (in common with all other persons entitled, permitted or authorized to a similar right) at all times, and for all purposes, to use the staircases, passages and common areas in the Building for ingress and egress and use in common;

Tarun K. Joshi

Apurva

For Khoday Eshwarsa & Sons

[Signature]
Partner

R. S. Law

- 3) The right to subjacent lateral, vertical and horizontal support for the Schedule 'G' Apartment from the other parts of the Building;
- 4) The right to free and uninterrupted passage of water, electricity, sewerage, etc., from and to the Schedule 'G' Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Building or any part thereof by the Schedule 'E' Property;
- 5) Right to lay cables or wires for Radio, Television, Telephone, Data, Cable and such other installations, in any part of the Building, however, recognizing and reciprocating such rights of the other owners;
- 6) Right of entry and passage for the Purchasers with/without workmen to other parts of the Building at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs to or maintenance of the Schedule 'G' Apartment or for repairing, cleaning, maintaining or removing the water tanks, sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other owners and making good any damage caused.
- 7) Right to use along with all other owners all common facilities and amenities provided therein on payment of such sums as may be prescribed from time to time by the Developer or the owners' association or the agency looking after the maintenance of common areas and amenities.
- 8) Right to use and enjoy the common areas, amenities and facilities in the Project in accordance with the purpose for which they are installed without endangering or encroaching the lawful rights of other owners/users;

A. Parkar

R. S. K. K.

Turab K. K.

Signature valid

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- 26) The Purchaser/s in the event of leasing the Schedule 'G' Apartment shall keep informed the Maintenance Company/Owners Association about the tenancy of the Schedule 'G' Apartment and giving all the details of the tenants. Upon leasing, only the tenant/lessee shall be entitled to make use of the club facilities and the Purchaser/s shall not be entitled to make use of the Club facilities. Notwithstanding the leasing, the primary responsibility to adhere to all the rights and obligations of the Purchaser/s contained herein shall be that of the Purchaser/s and it shall be the responsibility of the Purchaser to ensure that the tenant/lessee follows all the rules and regulations that may be prescribed for the occupants of the Project.
- 27) The Purchaser shall be liable to pay to Developer/ Maintenance Company/Owners' Association, as the case may be, the following expenses proportionately:
- a. expenses incurred for maintenance of all the landscaping, gardens, and open spaces, white-washing and painting the exteriors and the common areas, the repair and maintenance of lifts, pumps, generators and other machinery, water, sanitary and electrical lines, electricity and water charges of the common areas,, including the cost of AMC's for these equipments, replacement of fittings and provision of consumables of all common areas and places;
 - b. All taxes payable, service charges and all other incidental expenses in general.
 - c. salaries, wages paid/payable to property manager, security, lift operators, plumbers, electricians, gardeners and other technicians etc.;
 - d. all other expenses incurred for proper upkeep and maintenance of common areas and facilities within the development including expenses/costs incurred for replacement of worn out equipments, machinery such as generators, elevators, pumps, motors etc.

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R. S. P.

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Signature valid

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IN WITNESS WHEREOF THE PARTIES HAVE SIGNED AND EXECUTED THIS AGREEMENT TO SELL ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1)

M/S. KHODAY ESHWARA & SONS

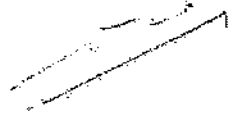
For Khoday Eshwarsa & Sons


Authorised Partner

M/S. KHODAY INDIA LTD.,

Earlier known as

M/S. KHODAY DISTILLRIES (P) LTD.,


Authorised Signatory

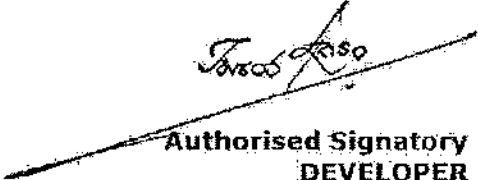
M/S. KHODAY INDUSTRIES (P) LTD,


Authorised Signatory

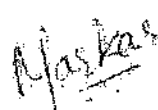
M/S. PRESTIGE ESTATES PROJECTS LTD.,


AUTHORISED SIGNATORY
SELLERS

for M/s. PRESTIGE NOTTINGHILL
INVESTMENTS


Authorised Signatory
DEVELOPER

2)


PURCHASER/S


PURCHASER/S

PRESTIGE FALCON CITY

ANNEXURE-I- AGREEMENT TO SELL		
TOWER		T2
BUILDING		B3
TYPE		11, 3BR
APARTMENT NO.		32072
AREA IN SQ. FT.		1588
LEVEL		7
SALE VALUE OF SCHEDULE 'F' PROPERTY		1454608.00
PAYMENT SCHEDULE		
On Booking	07.01.2018	145460.80
To be paid as on date		145460.80
Paid as on date		140525.32
balance to be paid as on date		4935.48
On or before	10.02.2018	727304.00
On or before	10.08.2018	218191.20
On or before	10.02.2019	218191.20
ON POSSESSION	30.10.2019	145460.80

For Khodax Eshwarsa & Sons

Khodax Eshwarsa

Partner

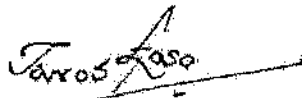
Khodax Eshwarsa

Khodax Eshwarsa

PRESTIGE FALCON CITY

ANNEXURE-II - CONSTRUCTION AGREEMENT	
TOWER	T2
BUILDING	B3
TYPE	11, 3BR
APARTMENT NO.	32072
AREA IN SQ. FT.	1588
LEVEL	7
TOTAL COST OF CONSTRUCTION	9932764.00
PAYMENT SCHEDULE	
On Booking 07.01.2018.	993276.50
To be paid as on date	993276.50
Paid as on date	959574.68
balance to be paid as on date	33701.82
On or before 10.02.2018	4966382.50
On or before 10.08.2018	1489914.75
On or before 10.02.2019	1489914.75
On Possession 30.10.2019	993275.50
Bescom/BWSSB Charges@ Rs.120/- per sft.	190560
Generator charges	120000

For Khoday Eshwarsa & Sons



 Partner


 Markas

Prestige Falcon City Specifications

STRUCTURE:

RCC framed structure with RCC Shear wall.
Cement blocks for all walls wherever needed.

LOBBY

Elegant ground floor lobby flooring and cladding in granite/marble.
Upper floors lobby flooring in vitrified tiles and lift cladding in marble/granite.
All lobby walls in texture paint and ceilings in OBD
Service staircase and service lobby in kota with texture paint in walls.

LIFTS

Passenger and service lifts of suitable capacity in every block.

APARTMENT FLOORING

Vitrified / Ceramic tiles in the foyer, living, dining, corridors and all bedrooms.
Anti skid ceramic tiles in balconies.

KITCHEN

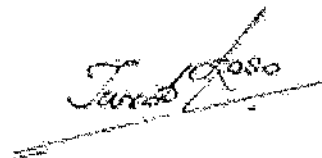
Ceramic / vitrified tiled flooring
Ceramic tile dado for 2 feet over a granite counter.
Chrome plated tap with single bowl single drain steel sink.
Ceramic / vitrified tile flooring and ceramic dado in the utility.

Maids Room

Vitrified / Ceramic tile flooring and dado in the maid's room and toilet.

TOILETS

Anti skid ceramic tiles for flooring with ceramic tile on walls upto false ceiling.
Granite counter with ceramic wash basin in the master toilet.
Pedestal wash basins in the other toilets.
EWCs and chrome plated fittings
Chrome plated tap with shower mixer.
Geysers in all toilets except the maid's toilets.
Suspended pipelines in toilets concealed within the grid false ceiling.



Document certified by TURAB EASA
<turab@pragatiassociations.com>

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INTERNAL DOORS

Main door - 8 feet high opening with pre moulded flush shutter and frame in wood, polished on both sides.

Other internal doors- 7 feet with wooden frames and flush shutters

EXTERNAL DOORS AND WINDOWS

Aluminum/ UPVC frames and sliding / openable shutters for all external doors. 3 track Aluminum/ UPVC framed shutters with clear glass and provision for mosquito mesh shutters.

MS designer grill, enamel painted, for ground floor apartments only.

PAINTING

Texture paint / Cement paint on external walls

Distemper on internal walls and ceilings

Enamel paint on all railings.

ELECTRICAL

All electrical wiring is concealed and uses PVC isolated copper wires with modular switches.

Sufficient power outlets and light points provided for

4 KW power will be provided for 2 & 2.5 Bed units

6.4 KW power will be provided for 3 Bed units

8 KW power will be provided for 4 Bed units

TV and telephone points provided in the living area and all bedrooms

Split AC provision in living area and in all bedrooms

ELCB and individual meters will be provided for all apartments.

SECURITY SYSTEM

CCTV coverage security cabins at all entry / exits.

DG POWER

Generator will be provided for all common services, 100% backup power will be provided for all apartments at extra cost.

CLUB HOUSE AND AMENITIES:

Gymnasium, Party Hall, Squash court, Badminton Court, Swimming Pool, Billiards, Table Tennis & board games, Tennis court, Basketball Court and Children's Play area.

As per

Markas

Turab

Document verified by TURAB EASA:
turab@prestigeconstructions.com

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Prestige Falcon City

	Description
Common area - Annexure IV	Party Halls
	Provision for Restaurant
	Provision for Creche
	Provision for Salon
	Provision for Convenience store
	Provision for Doctors room and Pharmacy
	Separate Ladies and Gents Health club
	Club House & pool - toilets and change rooms
	Clubhouse admin office
	Table tennis
	Billiards
	Badminton Courts
	Cards room
	Board games
	Squash Courts
	Gymnasium
	Yoga room
	Reading room
	Guest rooms - 8 nos
	Mini theatres
	Lifts - 52 nos
	Lobbies & Staircases
	Pump rooms
	Backup DG
Common amenities - Annexure V	Electrical panel room
	Communication room
	Property Management office
	Sewage Treatment Plant
	Water Treatment Plant
	Cricket practice pitch
	Bus bay
	Amphitheatre
	Tennis courts
	Basket ball court
	Childrens Play area
	Swimming pool & kids pool
	Pool side Party deck
	Party lawns
	Pool equipment room
	Transformer yard
	Rainwater sump
	Domestic/ Fire sump
	Over head tanks
	Open to sky terraces
	Driveways/ Ramps
	Security cabins/ Service staff toilets
	Solar Lighting
	Gas bank
	Lift machine rooms
	Landscaped areas
	Visitor Parking
	Organic Waste Converter
	Rain water harvesting

For Khoday Eshwarsa & Sons

Manager

Markas

Tarun K. S. R. S. R.

ANNEXURE VI				
UNIT NO.	32072			
Advance Maintainance Charges@45.00 /Square ft	On Possession (Other Charges)	71,460	12,862	84,322
BESCOM/BWSSB Charges@120.00 /Square ft	On Possession (Other Charges)	1,90,560	34,300	2,24,860
Franking Charges	Franking Charges	11,387		11,387
Generator Charges	On Possession (Other Charges)	1,20,000	21,600	1,41,600
Khatha & Assessment Charges	On Possession (Other Charges)	20,000	3,600	23,600
Sinking Fund@45.00 /Square ft	On Possession (Other Charges)	71,460		71,460
	Total - Other Charges	4,84,867	72,362	5,57,229

For Khoday Eshwarsa & Sons

Partner

For Khoday Eshwarsa & Sons

For Khoday Eshwarsa & Sons

For Khoday Eshwarsa & Sons