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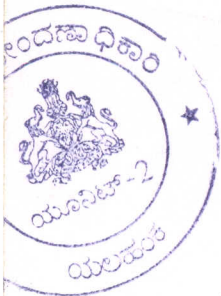


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JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement is executed on this 16th day of March Two Thousand and Six (16-03-2006)



By and Between:

1. Mr. R. Narayana Swamy,
aged about 64 years,
2. Mr. R. Basavaraju,
aged about 60 years,
3. Mr. Adinarayana,
aged about 55 years,
4. Mr. R. Nagaraj,
aged about 53 years,

All sons of late. Sri. Ramaiah,
residing at Jakkur Village,
Yelahanka Hobli,
Bangalore North.

B. R. Narayana Swamy
R. Basavaraju

Adinarayana

R. Nagaraj

FOR TRISHUL DEVELOPERS
Partner



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Niraj Mittal Partner of Trishul Developers, , ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1000.00	DD No. 448097, Dt 10/02/06, Drawn on SBI, B'lore.
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 16/03/2006

ಹಿರಿಯ ನೋಂದಣಿ ಪ್ರಶಸ್ತಿ ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಯಲಹಂಕ, ಬೀಗಲೂರು)

Designed and Developed by C- DAC ,ACTS Pune.

Hereinafter compendiously referred to as the "FIRST PARTY" or "OWNER" (which expression shall, wherever the context so requires or admits, mean and include their respective legal heirs, executors, successors-in-interest, administrators and assigns) of the ONE PART.

AND:

Mr. Niraj Mittal
Partner
Trishul Developers,
a partnership firm
having its office at
109, 'B', M.G.Road,
Bangalore-560001.

Please check the page numbers while taking the printing

Hereinafter referred to as the "SECOND PARTY" or "DEVELOPER" (which expression shall whenever the context so requires or admits mean and include its assigns, administrators, executors and successors in interest) of the OTHER PART.

I. WHEREAS the First Party jointly own and are in possession of about 7 acres 11 guntas of the agricultural land bearing Survey Nos. 31/1,2,3,4, & 32/1,2,3,4,5,6,7,8, & 33/3,4, of Shivanahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, having inherited the same.

II. WHEREAS the First Party are interested in offering the Schedule Property for Joint Development and in pursuance thereof has made the following representations to the DEVELOPER:

- (a) That the First Party jointly are the absolute owners of the Schedule Property and that their title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, interest, or share therein and that there are no third party interests or claims over the schedule property including, but not limited to, maintenance, minors claims or attachments and that they have not entered into any agreement for sale.

For TRISHUL DEVELOPERS

Page 2 of 2

Partner



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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಯಲಹಂಕ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-03-2006 ರಂದು 04:12:48 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

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1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸ್ಯಾನ್ರಿಂಗ್ ಫೀ	1020.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	455.00
	ಒಟ್ಟು :	2475.00

ಶ್ರೀ Niraj Mittal Partner of Trishul Developers, ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Niraj Mittal Partner of Trishul Developers,			

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ..... ಮುಟ್ಟಿದ್ದಾಗಿ)
ಒಪ್ಪಿರುತ್ತಾರೆ

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1	Niraj Mittal Partner of Trishul Developers, . (ಬರೆದುಕೊಂಡವರು)			
2	Mr. R. Narayana Swamy . (ಬರೆದುಕೊಂಡವರು)			

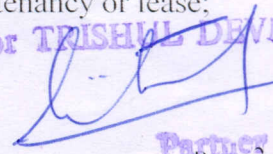
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ಯಲಹಂಕ, ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ರಜಿಸ್ಟ್ರಾರ್

transfer or development of the Schedule Property with any one else or granted powers of attorney or other authority to any one empowering them to deal with the schedule property, nor is it subject matter of a will or gift or memorandum of understanding oral or written.

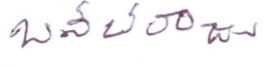
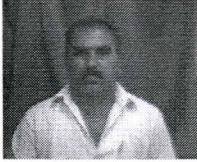
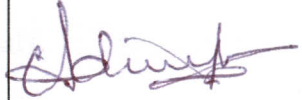
- (b) That there are no impediments, whatsoever, to the First Party entering into this Joint Development Agreement under any law, decree or contract nor is the Schedule Property a land in respect of which there is a statutory prohibition regarding sale or development or conveyance, and the Schedule Property is not subject to any acquisition or requisition proceedings or litigation or encumbrances howsoever remote of any kind and nor is it mortgaged or offered as a collateral for securing any loan or for obtaining any advance, whatsoever, from any individual, Bank or Financial Institution and it is not subject to any charge for payment of income tax, wealth tax or gift tax etc.
- (c) That there is /was no statutory bar or prohibition to acquire /hold the Schedule Property including and not limited due to any provisions of the Karnataka Land Revenue Act, Karnataka Land Reforms Act, Karnataka Town and Country Planning Act, Karnataka Schedule Caste and Schedule Tribe (Prohibition or Transfer of Certain Land) Act etc;
- (d) That the Schedule Property is not in the green belt area in the Comprehensive Development Plan (CDP), prepared by the planning authority under the provisions of the Karnataka Town and Country Planning Act, and that it is in the residential zone therein.
- (e) That the Schedule property is in the actual physical possession of the OWNER and that they have not parted with its possession in any manner including and not limited to by any agreement of tenancy or lease;

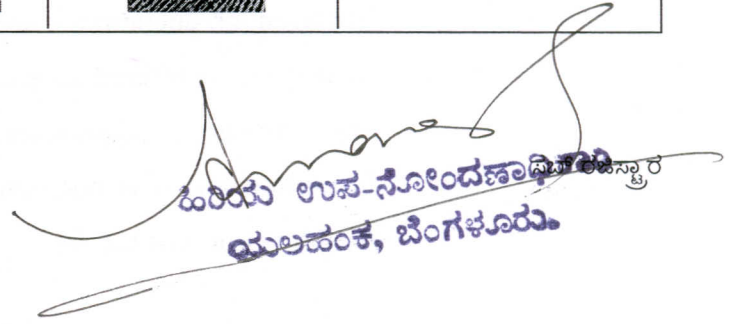
B. K. Narayanan
26/05/2006
Chandru
Pran

For TRISHUL DEVELOPERS



Partner
Page 3 of 3

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3	R. Basavaraju . (ಬರೆದುಕೊಡುವವರು)			
4	Mr. Adinarayana . (ಬರೆದುಕೊಡುವವರು)			
5	R. Nagaraj . (ಬರೆದುಕೊಡುವವರು)			


ಹರಿದು ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಮುಖ್ಯಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು.

- (f) That the khatha of the property is registered in the name of the First Party and up to date property taxes have been paid.

III. WHEREAS, based on the representations made by the OWNER, the DEVELOPER who is a well-established Real Estate Developer has expressed its interest to develop the Schedule Property and in pursuance to thereof has made the following representations:

- a) That they have the necessary experience, capability and infrastructure (men, money and material) to carry out the joint development of the Schedule Property.
- b) That they agree to make their best efforts to complete the joint development at the earliest and in compliance with local laws.

IV. In pursuance to the discussion held between the parties hereto they have agreed to the terms and conditions for the joint Development of the Schedule Property and are desirous of reducing the same into writing as follows:

ACCORDINGLY THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :

1. PERMISSION TO DEVELOP:

- 1.1. That in pursuance of the foregoing and subject to the mutual rights and obligations of the parties and in consideration of the benefits accruing to each party as provided herein, the OWNER and the DEVELOPER hereby agree to jointly develop all that piece and parcel of immovable property measuring about 7 acres and 11 guntas bearing Survey Nos. 31/1,2,3,4, & 32/1,2,3,4,5,6,7,8, & 33/3,4, of Shivanahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, which is more fully described in the First Schedule hereunder and which is hereinafter referred to as the Schedule Property, wherein the DEVELOPER shall construct a Residential and/or Commercial Building, subject to the terms and conditions contained herein below.

for TRISHUL DEVELOPERS

Partner
Page 4 of 4

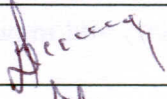
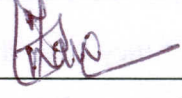
B. R. varaprasad

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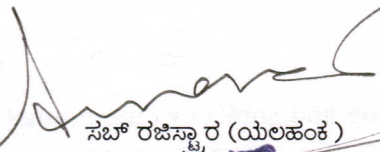
Adi...

B. R. M.

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	J. Devaraju Jakkur Village, Ynk Hbl, BNTQ.	
2	M K Gopinath No. 109, B Wing Mittal tower, M G Road, B'lore.	

ಹರಿಯು ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ YAN-1-17267-2005-06 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ YAND179 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 16-03-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಯಲಹಂಕ) 	
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ಹರಿಯು ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

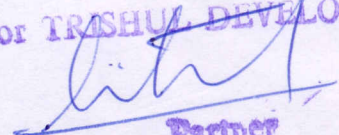
- 1.2. It is proposed to apply for permission to the appropriate authority for developing the Schedule Property and constructing Residential Buildings/complex thereon. This Agreement shall always mean and include the Annexures hereto and all other agreements, deeds and documents pertaining to the joint development including the plans, drawings and sketches drawn up for development of the Schedule Property and the registered Power of attorney to be executed by the OWNER in favour of DEVELOPER. It shall always be provided that all such Annexures and agreements/deeds are co-terminus to each other and shall run concurrently with this Agreement and be in force till the Joint Development contemplated under this Agreement is completed and the undivided share, right, title and interest falling to the share of the DEVELOPER is transferred to the DEVELOPER or its nominee/s or the agreement is terminated or is otherwise determined in the manner provided hereinafter.

2. INTERPRETATION:

- 2.1. In case of any ambiguity of any clause or terms or conditions herein the same shall be interpreted to convey the true intention of the parties hereto, which is to jointly develop the schedule property and construct residential building/s complex thereon, after obtaining all necessary sanctions and permissions.
- 2.1.1 This Agreement is not to be read to mean the constitution of a partnership or agency by and between the parties hereto and shall always be construed as an agreement between two principals.

3. TITLE:

- 3.1 The OWNER represent that their title to the Schedule Property is good, marketable and subsisting and they are the absolute owners of the Schedule Property, and that the schedule property is free from all encumbrances, charges, liens, lis, claims, whatsoever, including maintenance and minors' claims.

for TRISHUL DEVELOPERS

Partner



3.2 The OWNER shall as and when called upon by the DEVELOPER execute all necessary deeds and documents in order to convey absolute right, title and interest of the Schedule Property to the DEVELOPER or its nominees, as hereinafter provided.

3.3 The OWNER shall at their cost and consequence ensure always that the representations made hereinabove remain to be subsisting and true and cure any defect in the title (if any).

4. CONDITIONS PRECEDENT:

The Joint Development of the property pursuant to this agreement is to be commenced only after all of the following conditions precedent have been completed / satisfied:

4.1 The OWNER shall make available all documents relating to the schedule property, including their title deeds and all other documents and information that may be called for by the counsel for the DEVELOPER to enable the counsel for the DEVELOPER to verify that the OWNER has a subsisting and marketable title to the schedule property within 60 days from the date of this Agreement. In the event of the OWNER not making available the required documents/ information or the Counsel for the DEVELOPER not being satisfied that the OWNER has a subsisting and marketable title to the schedule property, the DEVELOPER may, at their option, terminate this Agreement.

4.2 The schedule property is presently in the public/semipublic zone in the Comprehensive Development Plan. In the proposed, amended CDP it is included in the residential zone and objections of the public have been called for the

B.R. varaprasad
25/3/08
[Signature]
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For TRUSTEES
[Signature]
Page 6 of 6
Partner

proposed CDP and it might take some time for the proposed, revised CDP to be approved. If on approval and coming into force of the revised CDP the Schedule Property is included in the residential zone therein, the OWNER shall apply for conversion as stipulated in Clause 4.3 below. In the event the Schedule Property is not continued in the Residential Zone in the revised CDP, when it comes into force, this agreement shall stand automatically terminated and the OWNER shall be free to deal with the property as they deem fit after refunding all the amounts paid to the owner by the developer.

- 4.3 Within 15 (Fifteen) days from the date of the revised CDP coming into force, (and subject to the Schedule Property being included/ continued in the residential Zone therein) the OWNER shall apply for conversion of the schedule property, which is presently agricultural land to non-agricultural residential use under the provisions of the Karnataka Land Revenue Act, 1964. The cost of such conversion and the betterment charges payable consequent on such conversion shall be shared by the parties hereto in proportion to their share in the constructed area of the buildings/complex to be built in the schedule property i.e, 64% by the DEVELOPER and 36% by the OWNER. On receipt of the order of conversion the parties shall proceed with the joint development of the Schedule Property as herein provided.

5. PLANS/LICENSES:

- 5.1 Within 30 (thirty) days from the date of receipt of the order of conversion of the Schedule Property for residential use as provided in Clause 4.3 above, the DEVELOPER shall prepare the necessary layout/ building plans/Drawing/Design for the construction of Residential Buildings/ complex and shall submit the same to the City Municipal Council/Bangalore Development Authority and/or such other appropriate authorities for necessary permission, sanction and license for carrying out such construction. However, all such plans shall be finalized in consultation with the OWNER. The parties agree that for this purpose the DEVELOPER shall

B. K. varaprasad
W.S. 2020
[Signature]

For TRISHUL DEVELOPERS
[Signature]
Page 7 of 7
Partner

make available a set of copies of such plans to the OWNER and the OWNER shall be entitled to submit their views regarding any changes or modifications thereto to the DEVELOPER within 15 days there from. The DEVELOPER shall take note of the observations/ comments and opinion of the OWNER.

Provided, however that the Developer's decision as to the advisability or otherwise of the suggested modifications shall be final and binding on the OWNER.

- 5.2 The responsibility for preparing the plans etc. and obtaining all necessary licenses and sanctions from various authorities, as may be required under law shall be that of the DEVELOPER and all expenses relating thereto shall be borne by the DEVELOPER, except to the extent specifically provide in this Agreement. The DEVELOPER shall develop the Schedule Property in accordance with the plans sanctioned and approved by the competent authority and in compliance with local laws and the rules and regulations of the said authority, at its cost and all penal consequences for any violation and the cost of compounding such violation and regularization of construction in compliance with law shall be that of the DEVELOPER, with no liability whatsoever to the OWNER. The DEVELOPER shall develop the Schedule Property and utilise the maximum FAR permissible by law.

6. DEVELOPMENT:

- 6.1 The OWNER do hereby irrevocably permit and authorise the DEVELOPER to enter upon and remain in possession of the Schedule Property along with their agents, contractors, architects, surveyors, workmen and other persons claiming under them for the purpose of undertaking the development of the Schedule Property in accordance with this Joint Development Agreement and the OWNER assures the DEVELOPER that such permission shall not be revoked until the Development of the Schedule Property and construction of buildings/ complex therein is complete and all the objects of this Agreement are fulfilled, as the DEVELOPER shall be developing the property and constructing buildings/ complex therein at its cost, by incurring heavy expenditure.

B. R. varaprasad

25/05/2018

Signature
B. R. varaprasad

FOR TRISHUL DEVELOPERS

Signature
Partner

Provided however that, nothing herein contained shall be construed as delivery of possession in part performance under an Agreement of Sale for the purposes of Sec 53 A of the Transfer of Property Act and/or under section 2(47)(v) of the Income Tax Act . It is clarified that the right of entry into the Schedule Property is permissive possession and for undertaking development and carrying out construction work therein, pursuant to this Joint Development Agreement.

6.2. The possession of the Schedule Property as specified in Clause 6.1 shall be delivered to the DEVELOPER by the OWNER on the appropriate authority sanctioning the building plans.

6.3 The DEVELOPER shall be entitled to exploit the Schedule Property to construct the maximum built up area as permissible under law.

6.4 The DEVELOPER shall develop the Schedule Property by constructing Residential Buildings/ complex as per the Design and plan prepared by it, taking into consideration the market requirements and conditions, providing therein all the facilities, features and specifications as provided in the Second Schedule herein, in phases.

6.5 The Owners shall join hands and cooperate with the Developer to develop the Schedule Property as aforesaid.

7. CONSIDERATION:

7.1 In consideration of the OWNER agreeing to transfer an undivided 64 % (sixty four percent) share, right, title and interest in the Schedule Property in favour of the DEVELOPER or its nominee/s, the DEVELOPER shall at its own cost develop the Schedule Property and construct and deliver to the OWNER 36% (Thirty six Percent) of the total super built up area of the residential buildings to be constructed on the Schedule Property which includes proportionate private

B R narasimhan
25/08/20
[Signature]

terrace, private garden, common area, and amenities and Car Parking area (proportionate covered/open @ 1 car park per flat in the residential building) . The OWNER shall be entitled to the absolute use, benefit and ownership of the said Constructed area along with the 36% (Thirty six percent only) undivided share, right, title and interest in the Schedule Property, with all other proportionate rights, as detailed above, shall for the sake of convenience be hereinafter referred to as the "Owners Constructed Area". The DEVELOPER shall execute all necessary deeds to more fully convey and confirm the transfer of the Owners Constructed Area to the OWNER or their nominees, if so required by the OWNER, at their cost. The Owner's Constructed Area shall be the absolute property of the OWNER and they shall be entitled to possess, enjoy, sell, mortgage, gift, lease or other wise alienate, transfer or dispose of the same or any part thereof as they deem fit and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds or description accruing, arising or flowing there from. The constituents of the FIRST PARTY shall inter se decide their respective share of the Owner's Constructed Area without recourse to the DEVELOPER.

- 7.2 In consideration of the DEVELOPER agreeing to develop the Schedule Property and construct buildings thereon at its cost, the OWNER /s shall transfer and convey to the DEVELOPER and/or its nominees an undivided 64% (sixty four percent) share, right, title and interest in the Schedule Property and they shall be entitled to retain as absolute owner thereof 64 % (sixty four percent) of the total super built up area in the buildings to be constructed on the Schedule Property which includes proportionate private terrace, private garden, common area, and amenities and Car Parking area (proportionate covered/open @ 1 car park per flat in the residential building. The undivided 64 % (Sixty four percent) share, right, title and interest in the Schedule Property and the 64 % (Sixty four percent) of the total super built up area in the buildings to be constructed on the Schedule Property, with all other proportionate rights, as detailed above, shall for the sake of convenience be

B R varadachari

25.5.2007

Chandrasekhar
 Prasad

For TRISHUL DEVELOPERS

Signature
 Partner

hereinafter referred to as the “ **Developers Constructed Area**”. The DEVELOPER shall be entitled to seek conveyance of the undivided 64% (Sixty four Percent) share, right, title and interest in the Schedule Property in favour of the DEVELOPER or its nominees. The OWNER shall execute all necessary deeds of conveyance to convey and transfer the DEVELOPER’s undivided 64% (Sixty four percent) share, right, title and interest in the Schedule Property to the DEVELOPER or their nominees, as may required by the DEVELOPER.

7.3 The DEVELOPER shall complete the development of the Schedule Property in phases as per clause 6.4 above in all (respects including and not limited to civil works, landscaping, electrical works, sanitary and plumbing works, sewerage and all other common amenities including and not limited to lifts, car parks, lobbies, pathways, roads, compound wall etc. in accordance with the specifications and as per the approved plans and also the obtain all necessary permissions and sanctions for use and occupation thereof including, but not limited to Occupation Certificate (if necessary) from the competent Authority, Completion Certificate from the Fire Force if applicable, Lift Department etc. along with permanent connection for electricity and water and sewerage etc ,if available.

7.4 The term “Super Built Area” shall mean the total constructed area of the buildings on the Schedule Property, including, but not limited to, balconies, lift room, generator room, common areas, lobbies, electrical meter rooms, stair cases etc, but excluding the garden, terrace, basement and car parking areas.

7.5 In the event that the Developer, in future by obtaining TDR or suitable permission/sanction from the Bangalore Development Authority or such other competent authority constructs additional built-up area in the Schedule Property, including the terrace of the Buildings, then, such additional built-up area shall be shared between the OWNER and DEVELOPER in the same

B R Narayana
W S S S S
Adi
Ramin

For TRISHUL DEVELOPERS

[Signature]

Partner

proportion i.e. 36% to the OWNER and 64% to the DEVELOPER. The cost of such construction shall be exclusively borne by the DEVELOPER.

8. SHARING AGREEMENT

- 8.1. Immediately on finalisation of the plans as stipulated in Clause 5.1 above and in any event within 15 days there from, the parties shall enter into a Sharing Agreement identifying and demarcating the built up areas of the buildings falling to their respective shares, which shall, as far as possible be allocated, on each floor in proportion to their respective shares and taking into consideration the location and relative value of such constructed areas.
- 8.2. Fractional Area: In view of the scale of construction it may not be practical to divide the built up areas of the buildings and to allot exactly 36% to the Share of the OWNER and 64% to the share of the DEVELOPER. If, in spite of best efforts, in the event of built up area in excess of the respective entitlements of the parties being allotted to the share of either party, then, the party to whose share such excess built up area has been allotted shall pay to the other party compensation @ Rs.1500 /-per sq.ft of super built area and @ Rs. 50,000/- for each car park. All such payments shall be made prior to delivery of the Owners Constructed Area.
- 8.3. On the execution of the sharing Agreement as stipulated in Clause 8.1 above, the exact percentage of the built up area falling to the share and the proportionate undivided share, right, title and interest of the OWNER and DEVELOPER as mentioned in this Agreement shall stand modified to the exact percentages mentioned therein and shall be deemed for all purposes and intents as the percentages the OWNER and DEVELOPER, respectively are entitled under the terms of this Joint Development Agreement.

9. REFUNDABLE AND NON REFUNDABLE SECURITY DEPOSIT:

For TRISHUL DEVELOPERS

Partner

9.1 The DEVELOPER shall pay to the OWNER a refundable, interest free, security deposit of Rs. 1,00,000,00/- (Rupees One Crore only) and a non-refundable deposit of Rs. 1,00,000,00/- (Rupees One Crore only), as follows:

(i) A sum of Rs.5,00,000/-(Rupees Five Lakhs only) at the time of execution of this Agreement towards the Refundable advance payable as follows:

- a. Rs. 1,25,000/- to Mr. R. Narayana Swamy, vide cheque bearing number 402358 dated 26/8/05 drawn on Indian Overseas Bank, Residency Road Branch.
- b. Rs.1,25,000/- to Mr. R. Basavaraju, vide cheque bearing number 402359 dated 26/8/05 drawn on Indian Overseas Bank, Residency Road Branch.
- c. Rs.1,25,000/- to Mr. Adinarayana, vide cheque bearing number 402360 dated 26/8/05 drawn on Indian Overseas Bank, Residency Road Branch.
- d. Rs.1,25,000/- to Mr. R. Nagaraj, vide cheque bearing number 402361 dated 26/8/05 drawn on Indian Overseas Bank, Residency Road Branch.

(ii) A sum of Rs. 95,00,000/- (Rupees Ninety Five lakhs only) within 15 days of the release of new Comprehensive Development Plan and simultaneously with the OWNER putting the DEVELOPER in possession of the Schedule Property as provided in Clause 6.2 above, towards Refundable advance is payable as follows.

- a. Rs. 23,75,000/= to Mr. R. Narayana Swamy.
- b. Rs. 23,75,000/= to Mr. Mr. R. Basavaraju.
- c. Rs. 23,75,000/= to Mr. Adinarayana.
- d. Rs. 23,75,000/= to Mr. R. Nagaraj

(iii) Rs. 1,00,000,00/- (Rupees one crore only) after the sanction of the plan and simultaneously with the OWNER putting the DEVELOPER in possession of the Schedule Property as provided in Clause 6.2 above, towards Non Refundable advance is payable as follows.

- a. Rs. 25,00,000/= to Mr. R. Narayana Swamy.
- b. Rs. 25,00,000/= to Mr. Mr. R. Basavaraju.

B. R. Narayana Swamy
W. Basavaraju
Adinarayana
R. Nagaraj

For TRISHUL DEVELOPERS
[Signature]
Partner

- c. Rs. 25,00,000/= to Mr. Adinarayana.
d. Rs. 25,00,000/= to Mr. R. Nagaraj.

9.2 The OWNER shall refund the refundable deposit of Rs.1,00,000,00/- (Rupees One crore only) to the DEVELOPER at the time of delivery of the Owner's Constructed Area, complete in all respects or within 15 days from receipt of a notice from the DEVELOPER that it is ready to deliver the Owner's Constructed Area to them. The DEVELOPER shall hand over possession of the Owner's constructed area only on the OWNER refunding the Deposit as per clause 7.1 herein above and also paying all other sums payable by them to the DEVELOPER as set out herein.

9.3 The OWNER/S shall also be liable to refund the aforesaid refundable and non-refundable deposits to the DEVELOPER in case the development of the Schedule Property does not take place due to non fulfillment of any of the conditions precedent stipulated in Clause 4 above or any breach of this Agreement by the OWNER.

9.4 Delay in refund of the deposit(s) shall attract interest @ 12 % p.a.

10. CONSTRUCTION::

10.1 In consideration for mutual obligations undertaken and the refundable and non-refundable deposits paid / to be paid, the DEVELOPER shall develop the Schedule Property and construct Multi storied Residential Buildings/ complex in phases, at its cost in accordance with the plan of development along with common amenities, facilities, lobbies, lift, stair case, passages, compound wall, internal roads, car parking, landscaping, pathways, electrical / water /sewerage lines, along with pipes and cisterns etc along with fire fighting equipment etc which are to be provided for the Residential Building in compliance with statutory

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For TRISHUL DEVELOPERS

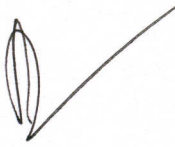
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Partner

requirement. All the above shall be fully functional and as per the specification set out herein.

- 10.2** The DEVELOPER shall commence the construction of the Multi storied Residential Building within 30 days from obtaining the necessary clearances/commencement certificate from the statutory authorities, subject to the OWNER handing over possession of the Schedule Property to it as herein stipulated.
- 10.3** The OWNER shall permit the DEVELOPER to construct a compound wall around the Schedule Property immediately after the signing of this Joint Development Agreement and irrevocably permit and authorize the DEVELOPER to enter upon the Schedule Property for the said purpose.
- 10.4** The OWNER shall sign and execute all applications / papers / documents as required by the DEVELOPER and do all acts and deeds and things as the DEVELOPER may lawfully require and obtain licenses, sanction plan for such construction and also to legally and effectively vest in the DEVELOPER or its nominees title to the Developer's undivided share in the Schedule Property and in the Constructed Area of the buildings to be constructed thereon and for completing the development of the Schedule Property.
- 10.5** The OWNER shall not be entitled to revoke the permission and authorization given herein to the DEVELOPER to enter the Schedule Property and develop the same until the completion of the entire project, as the DEVELOPER will be incurring expenditure for construction. In case of any dispute between the parties, the OWNER shall not be entitled to interfere or restrain or obstruct the DEVELOPER from undertaking and completing the construction or development therein and all the obligations/ covenants undertaken herein shall be in full force, unless otherwise the DEVELOPER is restrained by a Court of competent Jurisdiction from continuing the construction.

B. A. NARAYAN
25.03.2025
[Signature]

FOR TRISHUL DEVELOPERS
[Signature]
Partner
Page 15 of 15



- 10.6 The OWNER shall be entitled to inspect the progress of the Development and construction in the Schedule Property, without however interfering in the same.
- 10.7 The DEVELOPER shall construct the multi-storied Residential Buildings/ complex to achieve the maximum built up area as permitted by the Statutory Authority along with car parks (covered / uncovered).
- 10.8 The method and manner of construction of the Residential Building shall be as per the plan of the DEVELOPER.
- 10.9 The best quality materials shall be used in the construction of the Buildings. The detailed list of such material to be used and specifications of the construction plan shall be as contained in the Annexure hereto or to equivalent thereof.
- 10.10 The DEVELOPER shall at their cost engage architects, engineers and contractors who have the necessary experience and expertise to develop the Schedule Property and construct Buildings thereon.
- 10.11 In case of any accident occurring on the Schedule Property during the construction of the Residential Building, the DEVELOPER shall be solely responsible to the consequences of such accident and make payment of compensation, claims and losses suffered by any party due to the said accident and make good the said losses and the OWNER shall have no liability, of any nature, whatsoever. It is further agreed that in case of any prosecution arising due to said accident, the DEVELOPER alone shall be liable and there shall be no claim made against the OWNER.
- 10.12 The DEVELOPER shall be at liberty to enter into separate contracts in their own name with architects and others, including the prospective purchasers of the DEVELOPER's constructed area.

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FOR TRISHUL DEVELOPERS

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Partner

11. Cost:

- 11.1 Save and except to the extent set out herein below, the total cost of construction of the Buildings and all Developments and improvements to be carried out as set out hereinabove and to be put up on the Schedule Property shall be borne by the DEVELOPER. The OWNER shall not be required to pay for the cost of construction or development or for obtaining plans and licenses as set out hereinabove.
- 11.2 All statutory deposits/charges to be paid to B.W.S.S.B, BESCOM, K.P.T.C.L, B.M.P, B.D.A or such other authority, and works contract tax (Sales Tax), VAT, Service Tax or any other statutory dues, any cess or levy or charge made by the Bangalore Development Authority or other authority including, Infrastructure Cess, Cauvery Water Schemes etc. shall be borne by the OWNER and the DEVELOPER in the same percentage as their respective sharing ratio in the built up area and the proportionate undivided share in the Schedule Property, as finally specified in the Sharing Agreement to be entered into between the parties.
- 11.3 The OWNER hereby undertakes to comply with all the statutory and legal provisional requirements, from time to time in all matters relating to their entitlement under this agreement.
- 11.4 The cost to be borne by the DEVELOPER includes professional fees paid to Advocates, architects or charges paid to obtain the license and sanction plan or to engineers, contractors engaged, construction materials including and not limited to cement, bricks, steel, façade, electrical cabling, sanitation pipes, paint, tiling, marble, glass, aluminum used to construct or any other costs incurred by them to complete the development and construction of the Buildings, complete in all respects and in compliance with statutory regulations including and not limited to obtaining the occupancy certificate from the Bangalore Mahanagara Palike /

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For TRISHUL DEVELOPERS
Partner
Page 17 of 17

Bangalore Development Authority or such other Competent Authority. The OWNER need not and shall not be required to contribute any sums of money whatsoever towards cost of construction in furtherance with this Joint Development Agreement, except to the extent herein provided.

- 11.5 The DEVELOPER shall solely bear and pay without recourse to the OWNER/S any and /or all claims, charges, costs, and expenses of compensation to be paid to the labour engaged for such construction.
- 11.6 During the period of the construction of the Building, the Property Tax shall be borne by the OWNER.

12. **General Power of attorney:**

12.1 Simultaneously on the execution of this Joint Development Agreement, the OWNER shall execute a registered, irrevocable Power of attorney, interalia empowering the DEVELOPER to alienate, sell, convey, mortgage, and lease the 'Developers Constructed Area' and for enabling the development of the Schedule Property and to obtain necessary Clearance, permissions, sanctions from the Income Tax or other Departments or authorities as and when necessary.

12.2 The OWNER covenants and assures the DEVELOPER that the OWNER shall not be entitled to revoke the power of attorney granted as per clause 10.1 above as the Power of Attorney is executed in pursuance to the consideration received / to be received and the refundable, non-refundable deposits received and is therefore one coupled with interest (which includes cost towards construction of the Owner's Share) and furthermore based on the said Power of Attorney the DEVELOPER would be undertaking development of the Schedule Property and in the circumstance, if the same is revoked it would result in the DEVELOPER suffering loss / hardship.

B. R. Narasimha
22/05/06

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For TRISHUL DEVELOPERS
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Partner

13. **Power to Raise Loans**

- 13.1 The DEVELOPER shall, after the conversion of the property for non agricultural residential use under the provisions of the Karnataka Land Revenue Act, 1964, is obtained be entitled to obtain loans and facilities required for development and construction of the Buildings from Banks and/or other Financial Institutions, only on the security of the development rights of the DEVELOPER and on the security of the Developers Constructed Area i.e., the undivided 64% share, right, title and interest in the schedule property and 64% of the constructed area of the buildings with all other proportionate rights, to which the DEVELOPER is entitled to under the terms of this Joint Development Agreement. The parties agree that there shall be no liability on the OWNER in regard to any such debts and in the event of any default in repayment of any debt incurred by the DEVELOPER, recovery shall be enforced only against the DEVELOPER or the Developer's constructed area.
- 13.2 The DEVELOPER assures and covenants with the OWNER that the debts and liability so created by them as aforesaid will be fully met by them without making the share of the OWNER in the constructed area of the buildings and/or the proportionate undivided share in the schedule property and/or the OWNER personally liable and responsible for the same. In the event of such claims, the DEVELOPER agrees to indemnify and keep the OWNER indemnified from such claims and demands and protect them at all times.
- 13.3 The OWNER, if required by the DEVELOPER, shall sign and execute all necessary papers in favour of the banks/ financial institution/s to enable the DEVELOPER to secure financial accommodation as above,

14. **Defect Liability:**

The DEVELOPER shall be responsible for rectifying any defects in the buildings noticed and brought to the notice of the DEVELOPER within a period of twelve months from the date of completion of the buildings and delivery of the Owner's share of the constructed area of the buildings to them. However small air-cracks in the plaster, masonry, doors and windows shall not be considered as defects.

for TRISHUL DEVELOPERS


Partner

15.1 It is agreed between the parties that in the event of there being any change in the specifications sought for by the OWNER in respect of their share of the constructed area of the buildings, which is in the nature of up gradation of specifications, then in that event, the OWNER shall pay to the DEVELOPER the cost of such up gradation as mutually agreed between the parties and the DEVELOPER shall be entitled to such additional time for completion of the OWNER share of the constructed area and deliver the same to them, as may be mutually agreed.

16. TIME FOR COMPLETION OF THE PROJECT:

16.1. The DEVELOPER shall complete the development of the schedule property and construction of the buildings thereon in accordance with the sanctioned plans, in phases and complete the entire project within a period of 48 months from the date of issue of the commencement certificate by the appropriate authority, except for delays as a result of Force Majeure events as hereinafter defined.

Provided, however that, if in spite of the best efforts (and not caused due to any default by them or their willful neglect or negligence of the DEVELOPER) of the DEVELOPER, it is unable to fulfill its obligations within the time stipulated above, it may seek reasonable extension of time from the OWNER for performance of such obligation and the OWNER shall not unreasonably withhold such consent.

16.2. The DEVELOPER shall not be liable for any failure or delay on its part in performing any of its obligations under this Agreement or for any loss, damage, cost, charges and expenses incurred or suffered by the OWNER by reason thereof, if such failure or delay is the result of or arising out of a Force Majeure event. Force majeure for the purpose of this clause shall include, without limitation, mean and include the non-availability of building materials including cement and steel, general labour unrest or due to any injunction or prohibitory orders issued by

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or prohibitory orders issued by

Page 2
Partner

courts or statutory authorities, not attributable to any action of the DEVELOPER or total destruction of the schedule property, compulsory acquisition or requisition under law, acts of war, external aggression, terrorism, vandalism, riot, civil commotion, sabotage, fire, flood, explosion, earthquake or other natural calamities, epidemic, quarantine restriction, state, nation, or industry wide strike or lock out, act of third party (other than the DEVELOPER's employees), act or regulation of Government, or other act of God.

- 16.3. Delays caused by the OWNER in fulfillment of any of their obligations, (except as specifically otherwise stated) shall result in proportionate, automatic, extension of time for the DEVELOPER .

17. **Marketing/ Advertisement/Publicity:**

- 17.1 The DEVELOPER shall be entitled to erect boards in the Schedule Property advertising for sale and disposal of the built up areas in the Schedule Property and to publish in the Newspaper/s, Magazine/s, Web site/s and such other media calling for application forms from prospective purchasers and market the Project.
- 17.2. The DEVELOPER shall market the entire project and shall inform the OWNER in case of any offer for sale, lease relating to the owner's constructed area and thereafter, if required by the OWNER, the DEVELOPER shall facilitate a meeting between the OWNER and such prospective purchaser/tenant. The OWNER shall reimburse the DEVELOPER for all expenses (advertising/ marketing cost etc) incurred in marketing the owner's constructed area (calculated on the same proportion as their respective sharing ratio of 64% and 36%, respectively) and also sale commission at mutually agreed rates.

18. **Delivery of constructed area:**

- 18.1 As and when the sums as set out hereinbefore for the owner's constructed area is due and payable to the appropriate authority, the DEVELOPER shall give a notice

B.A. Narasimha
25/08/21
[Signature]

For TRISHUL DEVELOPERS

[Signature]
Partner

thereof to the OWNER, who shall make such payment within 15 days from receipt of such notice.

18.2 On completion of the Construction of each phase of the project, the DEVELOPER shall give 15 days clear notice calling upon the OWNER to take delivery of the Owner's share of the constructed area. In the event the OWNER fails to take delivery of the said area, they shall be liable to pay maintenance, property tax and all other charges in respect of their share of the constructed area, from the expiry of a period of 15 days from the date of notice issued as stated earlier.

18.3 The DEVELOPER hereby agrees to deliver to the OWNER, possession of the Owner's share of the constructed area as and when it is ready for delivery, on completion of the construction of each phase, complete in all respects.

19. **Conveyance:**

19.1 After the sanction of the building plans, the DEVELOPER in exercise of the power granted under the General Power of Attorney granted by the OWNER and this agreement, shall be entitled to enter into agreements for sale of the developer's constructed area which includes the undivided 64% (Sixty four percent) share, right, title and interest in the Schedule Property to such parties as the DEVELOPER may think fit and they shall be entitled to receive amount directly from such purchasers on their own account.

19.2 The DEVELOPER shall be entitled to enter into agreements for construction of the residential apartments falling to the share of the DEVELOPER under the sharing agreement to be executed between the OWNER and the DEVELOPER with persons intending to own apartment/unit in the project and the DEVELOPER shall be entitled to receive amount directly from such purchasers on their account.

For TRISHUL DEVELOPERS

Partner

20. STAMP DUTY AND REGISTRATION CHARGES ETC.:

The stamp duty, registration charges and incidental expenses in connection with the preparation and execution of the Deeds, Conveyance and other documents relating to the Developers Constructed Area shall be borne by the DEVELOPER or their nominee/s. Similarly the stamp duty, registration charges and incidental expenses in connection with the preparation and execution of the Deeds, Conveyance and other documents relating to the Owner's Constructed Area shall be borne by the OWNER or their nominee/s.

21. Indemnity:

21.1 The OWNER hereby confirm that their title to the Schedule Property is good, valid, marketable and subsisting and they shall keep the DEVELOPER indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may be suffered by the DEVELOPER on account of any defect or want of title of the OWNER or on account of any delay caused at the instance of the OWNER.

21.2 Similarly, the DEVELOPER shall keep the OWNER fully indemnified and harmless against any loss or liability, cost or claim action or proceedings that may arise against the OWNER in the Schedule Property and the building to be constructed thereon by reason of any failure on the part of the DEVELOPER to discharge their liabilities and obligations to the labour employed or contractors or, suppliers of construction material, architects or on account of any act or omission in putting up the construction on the Schedule Property and further the DEVELOPER shall be fully liable and responsible to the Government, Bangalore Development Authority and all other authorities for compliance of all the statutory requirements regarding construction .

22. Works Contract Tax/ Property Tax /Amenities and Owners Association ,Fund etc

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Abhishek
B R M

for TRISHUL DEVELOPERS
Partner

- 22.1 Each party shall be liable to bear and pay all taxes and other charges including, but not limited to, Works Contract Tax, Property Tax, Sales Tax, VAT, Service Tax, and all other outgoings payable in respect of their respective shares in the constructed area and in the schedule property.
- 22.2 Each Party shall bear and pay all charges and deposits payable to BESCO, Karnataka Electricity Board, Bangalore Water Supply and Sewerage Board, Bangalore Telephones and all other authorities to obtain necessary electrical, water, sewerage and all other services in respect of their respective shares.
- 22.3 The OWNER and DEVELOPER or the respective buyers shall pay maintenance charges as may be determined by the DEVELOPER for the areas falling to their respective share under this sharing agreement.
- 22.4 The DEVELOPER shall maintain the buildings and common areas, facilities and amenities by itself or by appointing another agency for the said purpose, till an association of the Owners and occupiers of the constructed areas is formed. The DEVELOPER shall be entitled to collect necessary deposits and charges for the said purpose.

23. ASSOCIATION :

On the completion of each phase of the project or the completion of the entire project, as the DEVELOPER may decide, the OWNER and the DEVELOPER shall form an association, society or company (hereinafter referred to as the Association) for maintenance of all common services, amenities and facilities in the project. On the formation of such an association the obligation of the DEVELOPER to look after the maintenance as stated in Clause 22 shall come to an end. All the owners/ occupants of the constructed areas in the project shall maintain their respective portions in a good and tenantable condition (repair) and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the building which may be against law or which will cause obstruction or interference of the users of such common areas and shall become members

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FOR TRUSTEES/DEVELOPERS

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Page 24 of 24

Partner

of the said association formed, as aforesaid, for attending to maintenance and safety of the building and all matters of common interest and shall be bound to observe and perform all the terms / conditions / bye-laws / rules and regulations of such association.

22. **Document of Title:**

The OWNER/S shall on signing this Agreement deliver the original title deeds pertaining to the Schedule Property to the Developer's Advocate, who will hand it over to the DEVELOPER, as and when requested by it, for the purpose of obtaining financial accommodation for developing the Schedule Property, as herein provided and on the formation of the Owners Association, the DEVELOPER shall secure the documents from the bank/ financial institution and hand them over to the Association to be held by it, for and on behalf of its members.

23. **Permanent Account number:**

FIRST PARTY's PAN No.:

DEVELOPER's PAN No: _____

24. **Breach and consequences:**

24.1. In the event of breach by either party, the aggrieved party shall be entitled to specific performance and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing breach.

24.2 Provided always, in case of breach for any reason not specified hereinabove the enforcing party shall be entitled to seek specific performance of the agreement and for damages, losses and interest if the breaching party has not corrected any breach within 30 days from the receipt of notice issued by the enforcing party, who has complied with all the provisions of this Agreement.

25. **Amendment:**

Any amendment to the Deed shall be in writing and signed by the parties hereto.

B. R. Narayanan
W & A
Aditya
[Signature]

FOR TRISHUL DEVELOPERS
[Signature]
Page 25 of 25
Patel

26. **Waiver**

In the event a party hereto does not immediately bring to the notice of the other party hereto, the breach of any clause or does not enforce any clause, it shall not be deemed a waiver of such breach.

27. **Severability:**

In case any clause or term in this agreement is found to be unenforceable or illegal by a court of competent jurisdiction, the remainder of the agreement shall be enforceable and read as if such clause did not exist. However, such clause so deemed to be illegal or unenforceable shall be replaced by a clause to give the same effect.

28. **Notice:**

28.1 Any notice required to be given to any party hereto shall be in writing and sent to their address as mentioned hereinabove or the address from which a notice is received by personal delivery, with acknowledgement or by registered post, ack.due. Notwithstanding anything herein contained, the notice to the OWNER shall be sufficient and valid if addressed and sent to:

Sri. R. Narayana Swamy residing at
Jakkur Village,
Yelahanka Hobli,
Bangalore North.

8.2 A notice sent by registered post shall be deemed served within 7 days from it being sent.

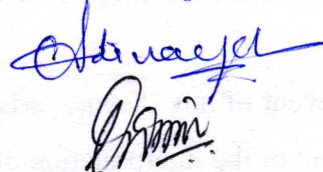
29. **ORIGINAL:**

For TRISHUL DEVELOPERS


Partner

B.R. Narayana Swamy

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29.1 This Agreement is made in two sets i.e one original and other duplicate. The Original shall be kept with DEVELOPER and Duplicate with OWNER.

29.2 The stamp duty and registration charges in respect of this deed and the General Power of Attorney to be granted by the OWNER to the DEVELOPER pursuant to it shall be borne by DEVELOPER.

30. **Acquisition:**

If the entire Schedule Property or any portion thereof is acquired under any law by the Government or other Authority under law, then the compensation payable thereof for the vacant property shall be taken by the OWNER in its entirety and the compensation payable for the development and construction made thereon by the DEVELOPER shall be taken by the DEVELOPER. Further the OWNER shall refund to DEVELOPER all amounts received by way of refundable deposit and non-refundable deposit under this agreement without interest immediately after the final notification.

31. **Name:**

The Building to be constructed in the Schedule Property shall be known as "Mittal Lake Vista" or by such name as may be decided by the DEVELOPER which shall not be altered or objected to by the OWNER.

32. **Dispute Resolution:**

32.1 In case of any dispute between the parties as to the design, specifications, plans and quality of material etc. the decision of the architect appointed by the DEVELOPER shall be final and binding on them.

32.2 In the event of any dispute, arising between the parties hereto, with regard to this agreement or the interpretation of the terms hereof the parties shall try to resolve the same amicably and in case they are unable to do so, the dispute shall be decided by reference to Arbitration under the Arbitration and Conciliation Act of 1996. The

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FOR TRISHUL DEVELOPERS
Page 27 of 27
Partner

Arbitration proceedings shall be held at Bangalore and award of the arbitration shall be final and binding on the parties.

32.3 Neither party shall sue the other party without prior notice thereof to the other party and pending such litigation, this agreement and all obligations undertaken herein by the OWNER shall be in force and not be suspended and the rights of the DEVELOPER shall be in force, unless restrained by orders of the competent court.

32.3 The Courts in Bangalore shall have exclusive jurisdiction.

33. Definitions:

a) **"Common area"**

Common area means :

- (1) The land on which the buildings are located
- (2) The basements, garden, terrace and storage spaces
- (3) The premises for the lodging of Generators
- (4) Installations of central services such as power, light, gas, hot and cold water;
- (5) The foundations, beams, supports, main halls, corridors, fire escapes entrances and exit of the building.

However, the DG Sets, HVAC, HT/LT Panels, electrical substation, escalators, SMS, WTP, STP, CCTV shall not be considered common areas, as they will be provided at additional cost.

- (b) **"Super built up area"** is defined in clause 6.5 herein above.
- (c) **"Common Amenities and Facilities"** shall mean security holds, guard rooms, road ways, boundary walls, car parking, visitor parking area, corridors, staircase / stairwells, lift lobby, fire fighting systems of common area as per law, sanitary and plumbing system, landscaping etc.
- (d) **"Complete the construction"** shall mean the building foundation, basement, superstructure, sanitary, plumbing, fire-fighting, standard electrical (HT<) for

B. P. varadaraj

20.5.2006

Signature

Signature

FOR TRIAL DEVELOPERS

Signature
Page 28 of 28

the load specified, Lifts and elevators. Not included in the cost of construction shall be the escalators, Air Conditioning, DG Sets/ back up power, building Management systems, Treatment Plants, if necessitated, Closed circuit TV, Electrical Sub Station/ panels for higher than specified load.

- (e) **Specifications** shall mean the specifications in the Annexure to this Joint Development Agreement.

B.R. Narayanan

25.05.00

Signature

Signature

For TRISHUL DEVELOPERS
Signature
Partner

SCHEDULE OF PROPERTY REFERRED TO HEREINABOVE

All that piece and parcel of immoveable property being agricultural land of an extent of 7 acres 11 guntas bearing Survey Nos. 31/1,2,3,4, & 32/1,2,3,4,5,6,7,8, & 33/3,4, of Shivanahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore, bounded on the

East :Road and Lake

West :Property belonging to Sri. Chandrappa, Smt. Hanumakka, Sri. Munishamappa & his son-in-law.

North :Property belonging to Smt. Hanumakka, Sri. Prakash & Sri. Shamanna

South :Arakavathy BDA Lay out and BDA road.

IN WITNESS WHEREOF, the parties hereto have executed this Joint Development Agreement on the day, month and year first above written, at Bangalore in the presence of the witnesses attesting hereunder.

WITNESS:

1. *(J. DEVARAJA)*
Jakkur
Bangalore 64

2. *Yashil*
SATIDAH SHAUKATH
A-3-503, Whitehouse
R.T. Nagar, Blk 25

Drafted by:
Syed Shaukath Hussain
Advocate,
10, Berlie Street Cross,
Langford Town,
Bangalore- 560 025.

B. R. Narayana Swamy

1. Mr. R. Narayana Swamy,
W & S O O W

2. Mr. R. Basawaraj,

Adinarayana
3. Mr. Adinarayana,

R. Nagaraj
4. Mr. R. Nagaraj,

OWNERS.

for TRISHUL DEVELOPERS

Niraj Mittal
Partner - Developer

Partner