

I 7051
2019-20

BNG (U) BYP 7051 2019-2020

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SALE DEED

This Sale Deed ("this Sale Deed") is made and executed on this 09th day of December Two Thousand and Nineteen (09/12/2019), at Bengaluru.

BY

L&T Construction Equipment Limited, (PAN: AAACL4175C) a limited company, incorporated under the Companies Act, 1956 and having its registered office at Bellary Road, Next to GKVK, Byatarayanapura, Bengaluru - 560 092, hereinafter referred to as "VENDOR" represented by its Authorized Signatory, Mr. K. Chandrashekar represented by his SPA holder Mr. L. Jayaram (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include successors-in-interest and permitted assigns) of the ONE PART.

IN FAVOUR OF

[REDACTED]
[REDACTED]
[REDACTED]
Bangalore-560094, hereinafter referred to as the "PURCHASER/S" (which expression shall wherever the context so requires or admits, mean and include the Purchaser's legal heirs, successors, executors, administrators and assigns) of the OTHER PART;

The terms the Vendor and the Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as a "Party"

For L&T Construction Equipment Limited

[Signature]
Authorized Signatories

[Signature]

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ಕರ್ನಾಟಕ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ನೋಂದಣಿ ಅಧಿನಿಯಮ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ [REDACTED] , ಮೊತ್ತ 663577.00 ರೂಪಾಯಿಗಳನ್ನು
ನೋಂದಣಿ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆಯಲ್ಲಿ ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ನೋಂದಣಿ ಮಾಡಿದ ಬದಿ
ಮೊತ್ತ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	604274.00	DD No 001926 Rs.604274/- dated 07/Dec/2019 drawn on HDFC BANK,RMV EXTENSION.
ಪರಿಶುದ್ಧ ಮೊತ್ತ	60.00	Paid in cash
ಮೊತ್ತ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	59243.00	DD No 001925 Rs.59243/- dated 07/Dec/2019 drawn on HDFC BANK,RMV EXTENSION.
ಒಟ್ಟು :		663577

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 09/12/2019

ಕರ್ನಾಟಕ ಸ್ಟಾಂಪ್ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
(ಬೆಂಗಳೂರು)

WHEREAS:

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- A. M/s International Business Machines ("IBM"), the erstwhile owner, had acquired the lands bearing Municipal Khatha Nos. 239/240/275/88/1 and 240/275/88/1, situated at Byatarayanapura Village, Yelahanka Hobli, in Corporation Ward No. 07, Bengaluru North Taluk, totally admeasuring about 67 acres 4.5 guntas or 29,23,420 square feet ("said Larger Land") and which is more particularly described in the Schedule "A" in the Schedule hereunder, under diverse deeds and documents free from all encumbrances. By an Agreement of Sale dated 11/08/1973 and an Indenture of Sale dated 04/03/1982, IBM sold the said Larger Land in favour of Larsen & Toubro Limited.
- B. By the Joint Venture Agreement dated 27/01/1998 and in pursuance to the RBI / Government permission dated 11/06/1997, Larsen & Toubro Limited entered into Joint Venture with Komatsu Asia Pacific PTE, a wholly owned subsidiary of Komatsu Limited, Japan. The said Joint Venture Company was named L&T Komatsu Limited and was registered under No. 11-109700 of 1997. As a part of business, the said Larger Land was transferred to the newly formed joint venture company (L&T Komatsu Limited) vide Transfer Deed dated 11/03/1998, registered as Document No 10758/04-05, dated 10/03/2004.
- C. In the year 2013, Larsen and Toubro Limited purchased entire shares of Komatsu Asia Pacific PTE in the joint venture company, L&T Komatsu Limited and thus became the full owner of L&T Komatsu Limited.
- D. The name of L&T Komatsu Limited was changed to L&T Construction Equipment Limited (the Vendor herein) and consequent to change of name, a Fresh Certificate of Incorporation dated 01/05/2013 was issued by the Registrar of Companies, Karnataka.
- E. The Vendor has formulated the scheme for development of the said Larger Land in several Phases and has appointed L&T Realty Limited as the Development Manager, under the Development Management Agreement dated 25/11/2015, to manage the development of the said Larger Land by constructing thereon residential / commercial / retail / public building as may be decided by the Vendor at its own discretion.

For L&T Construction Equipment Limited

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Authorized Signatures



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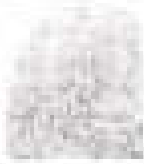
Print Date & Time : 09-12-2019 01:43:01 PM

ಕುಟುಂಬ ಸಂಖ್ಯೆ : 7051

ಅಭ್ಯರ್ಥನು/ಅಭ್ಯರ್ಥಿನಿ ದೇಶದ ಮಹಿಳಾ/ಮಹಿಳೆಯರ ಮೊದಲನೇ ಹಂತದ ಸೇವೆಯಲ್ಲಿ 09-12-2019 ರಂದು 11:51:29 AM ರೊಡನೆ ಈ ವಿಳಾಸದಲ್ಲಿ ದಾಖಲಾಗಿದ್ದಾರೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಮೊ. ರೂ.
1	ಸಾಮಾನ್ಯ ಶುಲ್ಕ	113485.00
2	ಸಾಮಾನ್ಯ ಶುಲ್ಕ	10.00
3	ಸೇವಾ ಶುಲ್ಕ	1500.00
	ಒಟ್ಟು	115095.00

ಇದಕ್ಕೆ Ms Sukanya Mohanan W/o Late V P Mohanan ಸಹಿಯು ಸೇರಿಸಲ್ಪಟ್ಟಿದೆ.

ವಿವರ	ಚಿತ್ರ	ಸಹಿ/ಸಹಿಯ ಸಂಕೇತ	ಹೆಸರು
ಇದಕ್ಕೆ [Redacted] [Redacted]			

ಹಿರಿಯ ಮಹಿಳಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಅಧಿಕಾರವಹಿಸಿದ್ದಾರೆ.

ಅಧಿಕಾರವಹಿಸಿದ್ದಾರೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರ	ಸಹಿ/ಸಹಿಯ ಸಂಕೇತ	ಹೆಸರು
1	[Redacted] [Redacted] (ಅಧಿಕಾರವಹಿಸಿದೆ)			
2	L & T Construction Equipment Ltd rep by its Authorized Signatory Mr/Mrs. K Chandrasekhar Rep by SPA Holder L. Jayaram . (ಅಧಿಕಾರವಹಿಸಿದೆ)			For L&T Construction Equipment Limited  Authorized Signatories

ಹಿರಿಯ ಮಹಿಳಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಅಧಿಕಾರವಹಿಸಿದ್ದಾರೆ.

- F. The Vendor has obtained approval of the development plan for the said Larger Land from the Bangalore Development Authority for Work Order issued vide No. BDA / TPM / DLP 32 / 2014 - 15 / 2330 / 2015-16, dated 18/9/2015 for Residential & Non-Residential Development and appurtenant basements for parking spaces. Subsequently the Development Plan have been modified on 26/12/2017 and 2/8/2018.
- G. The Vendor has, as per the statutory norms: (i) set aside 10% of the said Larger Land (i.e., 26,539.82 square meters) as park and open spaces, (ii) set aside 6301.87 square meters for Road as per RMP 2015, (iii) relinquished 5,352.78 square meters for road widening in the said Larger Land for proposed road as per requirement of the Bruhat Bengaluru Mahanagara Palike ("BBMP"), (iv) relinquished 5% of the said Larger Land (i.e., 5,951.17 square meters) as civic amenities area and (v) relinquished 5% of the said Larger Land (i.e., 7,325.78 square meters) as surface car parking area.
- H. The Vendor has handed over an area of about 5,768.72 square meters out of the said Larger Land to the National Highways Authority of India for widening of National Highway No. 7 (Bellary Road). The Vendor has also handed over an area about 11,554.45 square meters out of the Larger Land to BBMP to form a road from National Highway No. 44 (Bellary Road) to Sahakar Nagar.
- I. The Vendor has, by a Sale Deed dated 21/04/2018, registered as Document No. MLS-1-00785/2018-19, Book - 1, stored in CD No. MLSD143 in the Office of the Sub-Registrar, Malleswaram, Bengaluru, sold and conveyed a portion of land admeasuring 53,001.73 square meters (equivalent to 13.10 Acres), from and out of the said Larger Land, to Sparkle One Mall Developers Private Limited, at and for a consideration and on the terms and conditions contained therein ("Commercial Development").
- J. The Vendor has been in peaceful possession and enjoyment, as the absolute and lawful owner of the balance portion of the said Larger Land i.e., property admeasuring 49.71 acres (equivalent to 2,01,169.49 square meters) hereinafter referred to as the "said Land", and has been duly paying all taxes cess, outgoings and all other public charges and has absolute unfettered right, title and interest in the said Land. The

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အမှတ်	အမည်	အရပ်
၁	အထောက်အကူ No. 19/B, 2nd floor, BKK Yangon Road, Bore	
၂	အထောက်အကူ No. 19/B, 2nd floor, BKK Yangon Road, Bore	

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၁။ အထောက်အကူ

အထောက်အကူ BYP-1-07051-2019-20

၂။ အထောက်အကူ

အထောက်အကူ 09-12-2019

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Designed and Developed by C-DAC, ACIS, Pune

Promoter intends to develop, in several phases and clusters, a residential complex on a portion of land admeasuring 1,04,108.91 square meters (equivalent to 25.72 Acres) out of the said Land ("Residential Development Land"), which is more particularly described in the Schedule "B" hereunder. The Topo sketch of the Residential Development Land is enclosed herewith as Annexure "A".

- K. Pursuant to the approval of the development plan, the Vendor has obtained the sanctioned building plan for construction of multi-storied residential towers on the Residential Development Land from the Bruhat Bengaluru Mahanagara Palike (BBMP), Bengaluru vide No. BBMP/ADDL DIRUD NORTH/LP/0191 /2015-16 dated 11-09-2018.
- L. In the first phase of development of the Residential Development Land, the Vendor is developing a residential complex comprising 17 (seventeen) multi-storied buildings / towers with common areas and amenities, in 4 (four) clusters ("Phase - I Development"). The first cluster shall have 7 (seven) buildings / towers ("Cluster 1"); the second cluster shall have 5 (five) buildings / towers ("Cluster 2"); 1 (one) building / tower in the third cluster ("Cluster 3"); and the remaining 4 (Four) buildings / towers in the fourth cluster ("Cluster 4").
- M. In the second and third phases of the residential complex, the Promoter is developing 8 (eight) multi-storied buildings / towers and 1 (one) multi-storied building / tower of Studio Apartments (to be constructed under the EWS Scheme) and 10 (ten) multi-storied buildings / towers. These developments will be carried out in phases. Phase I Development and all other phases to be developed on the Residential Land, are hereinafter collectively referred to as the "Residential Development". The Residential Development is known as "L&T Realty Raintree Boulevard" (earlier known as L&T North Star). The detailed description of the Residential Development will be set out in the Deed of Declaration as and when executed by the Promoter.
- N. Apart from the Residential Development, the Vendor will / may also be developing commercial office spaces and school, etc., as may be decided by the Vendor at its own discretion, on the Said Land, as future development. The other developments will come

up in the remaining land excluding the Residential Development Land.

- Q. The Phase I Development has been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 ("said Real Estate Act") read with Karnataka Real Estate (Regulation and Development) Rules, 2017 ("said Real Estate Rules") with the Karnataka Real Estate Regulatory Authority at Bangalore. The registration details are as under

Sl. No.	Cluster	RERA Registration Number	Date of Registration
1	1	PRM/KA/RERA/1251/309/PR/171014/000245	31-07-2017
2	2	PRM/KA/RERA/1251/309/PR/170923/000478	31-07-2017
3	3	PRM/KA/RERA/1251/309/PR/180328/002436	23-11-2017
4	4	PRM/KA/RERA/1251/309/PR/181210/002204	10-12-2018

- P. The Vendor is fully competent to execute this Sale Deed and all legal formalities with respect to the right, title and interest of the Vendor regarding the Residential Development.
- Q. The Purchaser/s has / have: (i) fully understood the scheme of development on the said Land, (ii) scrutinised the title deeds with regard to the said Land, (iii) inspected the sanctioned plan/s, specifications and other documents relating to the title of the Residential Development Land and building and (iv) been fully satisfied about the Vendor's title to the Residential Development Land and the sanctioned plan, specifications, constructions and other documents. The Purchaser/s have / has, after being fully explained and made aware about the scheme of development on the Residential Development Land, agreed to purchase, from the Vendor, apartment no.

For L&T Construction Equipment Limited


Authorized Signatory



RBT15F0001 having carpet area of 92.44 square meters (995 square feet), type 2BHK Classic, on Ground Floor in tower / block / building No. T15 along with One covered parking ("said Apartment"), undivided pro-rata share in the common areas ("Common Areas") along with an undivided pro-rata share of land, admeasuring 39.24 Square meters (422 square feet) of the Residential Development Land ("said UDS"), for a total sale consideration of Rs. 1,18,48,500/- (Rupees One Crore Eighteen Lakh Forty-Eight Thousand Five Hundred Only) ("Sale Consideration"), free from any encumbrances whatsoever. The khatha certificate and extract issued by BBMP bearing reference number 239/240/275/88/1,240/276/89/1/723/T-15/GF-001 dated 09/09/2019 records the name of Vendor as the owner of the said Apartment. The Vendor shall make available for inspection at the Project office at the Project Site the entire set of title documents, development plans, modified development plans, building plan sanction, approvals, the various no objection certificates from the various statutory authorities. The Parties shall mutually agree and schedule the meeting for inspection of the aforementioned documents.

- R. The said Apartment and the said UDS is more particularly described in the Schedules "C" and "D" respectively hereunder. The typical Floor plan of the said Apartment is annexed hereto as Annexure "B".
- S. The Residential Development shall be submitted to the provisions Karnataka Apartment Ownership Act, 1972 and Rules 1974 ("KAO Act"), by executing a Deed of Declaration. The said Deed of Declaration shall *inter alia* be accompanied by the Byelaws of Owners' Association formed by all the apartments owners of Residential Development Land ("Owner's Association"). The Purchaser/s shall abide by all the Rules & Regulations as per the registered Deed of Declaration, Byelaws and the provisions of the KAO Act.
- T. The Purchaser/s having fully paid the Sale Consideration along with other charges and dues (if any) as detailed below, has requested the Vendor to execute this Sale Deed in favour of the Purchaser/s and the Vendor has duly agreed thereto and hence this Deed of Sale.

For LET Construction Equipment Limited


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- U. The Parties relying on the confirmations, representations and assurances of each other, to faithfully abide by all the terms, conditions and stipulations contained in this Sale Deed and all applicable laws, are now willing to enter into this Sale Deed on the terms and conditions appearing hereinafter.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS: -

1. The Parties hereto do hereby agree, declare and confirm that all the recitals of this Sale Deed shall form part and parcel of the operative part of this Sale Deed and shall be read accordingly.
2. In pursuance of the aforesaid and payment of the Sale Consideration of Rs. 1,18,48,500/- (Rupees One Crore Eighteen Lakh Forty-Eight Thousand Five Hundred Only), by the Purchaser/s to the Vendor, the receipt whereof the Vendor, doth hereby admit and acknowledge and acquit and release the Purchaser/s from the same and every part thereof, the Vendor do hereby grant, convey, sell, transfer and assign unto and to the Purchaser/s, the said undivided and impartible share of ownership right, title and interest in the Residential Development Land i.e. the said UDS along with the said Apartment, together with advantages, ways, liberties, privileges and all other rights unto the use of the Purchaser/s absolutely and forever from any encumbrances whatsoever, subject to the rights and obligations enumerated in Annexure "C" hereunder.
3. The Tax Deducted at Source (TDS) at the rate of 1% (one percent) of the Sale Consideration amounting to Rs.1,27,621/- (One Lakh Twenty Seven Thousand Six Hundred and Twenty One Only), has been deducted from the Sale Consideration payable, and has been deposited by vide challan bearing Number to the Income Tax Department under the provisions of the Income Tax Act 1961.

Date of Deposit	Challan No	TDS Deposited (Rs.)
03-12-2019	67840	1,27,621.00

Fir LAT Construction Equipment Limited


Authorized Signatory



COVENANTS BY THE VENDOR

The Vendor hereby covenant with the Purchaser/s that:

- i. They have not knowingly done or suffered anything that may in any way prejudicially or adversely affect title to the said UDS and / or the said Apartment.
- ii. The Vendor hereby declares that the Residential Development Land is free from all encumbrances, mortgage, charge, lien, attachment, claim, demand, acquisition proceedings by Government or any kind whatsoever, which are in any way detrimental to the interest of the Purchaser/s.
- iii. All taxes, rents, levies and dues in respect of the said UDS have been paid, up to the date of this Sale Deed and the Purchaser/s shall bear and pay all taxes, rents, levies and dues with respect to the said UDS and the said Apartment, from the date hereof. The Vendor hereby agrees to pay the taxes, rents, levies and dues in respect of the amenities and facilities provided or to be provided in the Residential Development till the date of handover of the same to the Owners' Association, complete in all respects. However, any property taxes payable for the said Apartment from the date of taking possession or registration of Sale Deed (whichever is earlier), shall be borne by the Purchaser or the amount shall be debited from the maintenance amount collected from the Purchasers.
- iv. The Purchaser/s shall, at their cost and expenses, have the khatha of the said UDS hereby conveyed, mutated/transferred in the name of the Purchaser/s from the concerned revenue department, as absolute owner thereof and the Vendor undertakes to execute all necessary documents for the transfer of khatha in the name of the Purchaser/s as absolute owner thereof.
- v. The Vendor has completed the construction of the said Apartment in accordance with the plans sanctioned by BBMP. The Vendor has also obtained a partial Occupancy Certificate from Bruhat Bangaluru Mahanagara Palike vide no. OC/63/19-20 BBMP/ADDL.DIR/JD NORTH/LP/0191/2015-16 dated 21/08/2019 dated for the

For LST Construction Equipment Limited


Authorized Signatories



Phase 1 development.

- vi. The copies of documents relating to the Residential Development Land, shall be delivered to the Owners' Association, to hold the same for the benefit of all the apartment owners having proportionate undivided interest / share thereof.
- vii. The Vendor, at the cost and expenses of the Purchaser/s, shall do or cause to be done all acts, deeds and things which are legally and reasonably required to be done, at the instance of the Purchaser/s for morefully and perfectly assuring the right, title and interest of the Purchaser/s to the said UDS hereby conveyed.
- viii. Upon the execution and registration of this Sale Deed, the Purchaser/s shall be the sole and absolute owner of the said UDS and said Apartment with attendant rights of ownership, possession, enjoyment and shall be entitled to deal with or dispose of the same as the Purchaser/s deems fit, subject to the rights and obligations enumerated in Annexure "C" hereto, without any interference, obstruction or hindrance from the Vendor or anyone claiming under, through or in trust from the Vendor.
- ix. The Vendor further covenants with the Purchaser/s that the Vendor shall indemnify and keep the Purchaser/s indemnified against any claims, losses, damages or costs that may be occasioned or caused to the Purchaser/s on account of any encumbrance, claim or defect in title of the said UDS, hereby conveyed.
- x. The Vendor shall provide various amenities and specifications in the Residential Development and the said Apartment, as set out in the said Agreement and the said amenities and facilities shall be common for all phases. All purchasers of the residential units comprised in the Residential Development and all future phases shall be equally entitled to utilise such amenities and facilities, subject to the such terms and conditions imposed by the Vendor / Asset Management Agency or the Owners' Association.
- xi. The Vendor shall adhere to the defect liability and period as per the provisions of the said Real Estate Act read with the said Real Estate Rules, 2017.

For L&T Construction Equipment Limited


Authorized Signatory

COVENANTS OF THE PURCHASER/S:

The Purchaser/s hereby covenants with the Vendor that-

- i. The Purchaser/s shall abide and adhere to the rights and obligations enumerated in Annexure C of this Sale Deed.
- ii. The apartments constructed in the Residential Development, shall be held by each of the apartment owners, each of them having proportionate undivided share and ownership as per the terms and conditions mentioned herein and also proportional undivided interest in all common areas, passages, lifts, staircases, water lines, sewerage lines as also other amenities and facilities which are used in common by other apartment owners, which will belong to and vest with the all apartment owners jointly, to be used by all the owners in common.
- iii. The Purchaser/s and/or anyone claiming for the Purchaser/s shall not seek partition or division or separate possession, of any kind whatsoever, in respect of any portion of the Residential Development Land and/ or the said UDS.
- iv. The Purchaser/s is aware that a Deed of Declaration will be registered under the KAO Act, whereby the Residential Development Land, and developments made therein will be submitted to the provisions of the KAO Act and the Purchaser/s covenants and confirms that the Purchaser/s will be bound by the said Deed of Declaration and the byelaws made thereunder and the Purchaser/s shall execute all such deeds and documents as may be required and as and when called upon by the Vendor, in relation thereto.
- v. The Purchaser/s agree that, in the event the said UDS has to be conveyed to the Owners' Association as per the provisions of said Real Estate Act and said Real Estate Rules, then the Purchaser/s shall come forward to execute all such deeds and documents to morefully convey the said UDS to the Owners' Association. Further, the Purchaser/s agrees to bear all the costs, charges and expenses in respect of the stamp

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duty and registration charges on such deeds and documents, if any.

- vi. The Purchaser/s shall use the said Apartment or any part thereof or permit the same to be used, only for purpose of residence and Purchaser/s shall use the parking space/s allotted to them only for purpose of keeping or parking the Purchaser/s vehicle/s.
- vii. The Purchaser/s, along with other purchasers of apartments in the Residential Development, shall join in formation and registering the association to be known by such name as the Vendor may decide and for this purpose also from time to time sign and execute the application for registration and / or membership and the other papers and documents necessary for the formation and registration of the association and for becoming a member, including the byelaws of the association and duly fill in, sign and return to the Vendor within 7 (seven) days of the same being forwarded by the Vendor to the Purchaser/s, so as to enable the Vendor to register the common organisation / association of apartment owners.
- viii. The Purchaser/s shall not protest and / or raise any objection if any changes or modifications are made in the draft byelaws or the Memorandum and / or Articles of Association, as may be required by the Registrar of Societies or any other Competent Authority.
- ix. The Purchaser/s agrees to bear and pay the proportionate share of outgoings in respect of the Residential Development namely, property tax, or such other levies by the concerned local authority and / or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses, necessary and incidental to the management and maintenance of the Residential Development. Until the association is formed and the structure/s and common areas including but not limited to the Club House, parks, open spaces and civic amenities areas on the Residential Development Land are transferred to the Owners' Association, the Purchaser/s shall regularly pay, on demand, to the Vendor such proportionate share of outgoings, as may be determined by the Vendor, without any protest or demur.
- x. The Purchaser/s shall not have any right, title and interest in the terrace of any blocks

of the buildings / towers. The Vendor shall maintain the terrace area until the Residential Development is handed over to the Owners' Association and thereafter the Owners' Association will maintain the terrace area.

- xi. The Vendor shall, within 3 (three) months of registration of the Owners' Association of the apartment owners for all the phases, cause to be transferred to the such association the structures, the common area and the amenities in the Residential Development, in which the said Apartment is situated. In the event, any of the apartments in the Residential Development remain unsold, at the time of formation and registration of Owners' Association, then the Vendor may retain such unsold premises, as the owner thereof and comply with the necessary obligations towards the Owners' Association. The Vendor shall be solely entitled to deal with and / or dispose of such unsold premises in such a manner as it may deem fit and proper. The Owners' Association shall admit, as its members, the purchaser/s of such unsold premises, without any protest or demur. The Vendor hereby undertakes that the unsold premises shall not be used as Service Apartment/s or and / or shall not be used for any other commercial purposes.
- xii. The Vendor shall furnish and hand over to the Owners' Association the insurance cover taken by the Vendor and the Vendor shall pass on all the benefits of such insurance cover to the respective Associations of the clusters and / or the Residential Development Land. It shall be the responsibility of the Association or Purchaser/s to renew and maintain the validity of the insurance thereafter.
- xiii. All the provisions contained herein and the obligations arising hereunder in respect of the Residential Development shall equally be applicable to and enforceable against any subsequent purchaser/s of the said Apartment, in case of a transfer / sale, as the said obligations go along with the said Apartment, for all intents and purposes.
- xiv. The Vendor hereby reserve and retain unto themselves, absolute and unrestricted right to use / develop of the remaining extent of lands and / or undivided share of lands in the Residential Development Land, as they deem fit and proper, and the Purchaser/s shall not have the right to question such use and enjoyment and disposal by the Vendor to any other person/s. The Purchaser/s shall not have any right, title, claim and interest or objection on the portion of the land retained by the Vendor for their self-use and / or

reserved for future development. It is hereby clarified that the Vendor shall have no right, title, claim and interest to the Residential Development Land including but not limited to the Common areas, club house, parks, open spaces and civic amenities areas, upon execution of the transfer documents in respect of the Residential Development Land to all its customers and handover to the association. Further the Vendor covenants that the power sub-stations installed and maintained in the Residential Development Land by the Bangalore Electricity Supply Company ("BESCOM") authorities shall cater power requirement of the entire development in the Said Land (including both residential and commercial).

- xv. The Vendor has already handed over the soft copies of the title deeds pertaining to the Residential Development Land to the Purchaser/s.
- xvi. The Vendor has, this day put the Purchaser/s in lawful, peaceful and absolute possession of the said Apartment and constructive possession of the said UDS, hereby conveyed, to hold and enjoy the same forever.
- xvii. The Stamp duty and registration fees and other incidental charges has been paid by the Purchaser/s in respect of the execution and registration of this Sale Deed.
- xviii. The Vendor keeping in mind the best interests of the Purchaser/s and to ensure harmonious, hassle free living, with other apartment owners on the Residential Development Land, has enumerated certain the rights and obligations as detailed in "Annexure C" hereto, which shall form part of this Sale Deed and shall be scrupulously adhered to by the Purchaser/s.

IN WITNESSES WHEREOF, the Vendor and the Purchaser/s herein above named have signed this Deed on the day, month and year above mentioned in the presence of the following witnesses.

SCHEDULE "A" HEREINABOVE REFERRED
(Description of the said Larger Land)

All that piece and parcel of land having Municipal Khata Number 239/240/275/88/1

240/276/89/1 with messuages and tenements standing thereon surrounded by a Pucca boundary wall admeasuring in the aggregate 67 Acres and 4.5 Guntas on the Bellary highway at Byatarayanapura village, Yelahanka Hobli, Bangalore North Taluka and in registration Sub District of Bangalore North Taluka, District Bangalore, State of Karnataka bearing following description.

Survey No.	Extent		Survey No.	Extent	
	Acres	Guntas		Acres	Guntas
88(part)	1	0	98/1 (part)	7	3
89/1	1	32	98/2-3-4		
89/2	0	32	99	5	35
90	5	35	100/1 (part)	0	31
91	0	35	101/1A, 1(P)	1	9.5
92/1	0	28		0	0
93/1-2-3-4-5	5	17	101/2 (part)	0	11
94/1-2-3-4	3	23	101/3 (part)	1	30
95/1-2	3	30	102/1-2-3	6	12
96/1-2	6	20	103	4	32
97/1-2-3	4	12	104/1-2-3-4	4	16
	34	25		32	19

And bounded as follows on the:

East by	:	Partly by Bangalore Bellary Highway and partly by lands bearing Survey Numbers 104/5-6.
West by	:	Partly by Bangalore Hindupur Railway Line and partly by Remaining part of Survey Number 88 (part).
North by	:	Remaining Lands bearing Survey Number 98/1 (part), 101/1A (part), 101/2 (part) acquired by Government for Gandhi Krishi Vignana Kendra (GKVK).
South by	:	Partly by cart track, partly by lands bearing Survey Numbers 92/2, 94/5 and 105/5A-7.

For LAT Construction Equipment Limited


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SCHEDULE "B"

(Description of the Residential Development Land)

All that piece parcel having admeasuring 25.72 acres equivalent to 1,04,108.71 square metres on the Survey Numbers 90, 97/1, 97/2, 97/3, 92/1, 93/1, 93/3, 93/2A, 93/2B, 93/4, 93/5, 95/1, 95/1, 95/2, 94/2, 94/3, 94/1, 94/4, and 95/2 and forming part of the Schedule "A" Property and bounded as follows:

East by	:	Commercial Boundary
West by	:	Civic Amenities / Parks and Open Spaces
North by	:	Commercial Boundary
South by	:	Village Road

SCHEDULE "C"

(Description of the said UDS)

The undivided share, right, title, interest and ownership of the land in the Residential Development Land (as described in Schedule B), admeasuring 39.24 square meters (422 square feet).

SCHEDULE "D"

(Description of the said Apartment)

Residential apartment bearing No. RBT15F0001 on Ground Floor of Tower 15 in the Project 'Raintree Boulevard', built on the Schedule B Property, admeasuring approximately 92.44 square meters (995 square feet) of carpet area and 138.42 square meters (1490 square feet) of super built up area, with One Covered Car Parking Space/s and bearing BBMP Khatha No 238/240/276/88/1,240/276/89/1/723/ T-15/GF-001.

For LAT Construction Equipment Limited


Authorized Signatories



BNG (U) BVP 7051 2019-2020 / 19-34

IN WITNESS WHEREOF THE PARTIES ABOVE MENTIONED HAVE EXECUTED THIS
SALE DEED ON THE DAY, DATE AND YEAR FIRST MENTIONED.

WITNESSES:

1. [Signature]
K. PRASHANNA
H 19/B 2nd Floor
15 Vic Mangal Road
Bangalore
2. [Signature]
RAMESH A
H 19/B 2nd Floor
15 Vic Mangal Road
BANGALORE

For L&T Construction Equipment Limited

[Signature]
Authorized Signatory

VENDOR

[Signature]

PURCHASER/S

Drafted By

Drafted By

[Signature]
V. MAHANTESH
Document Writer,
D.W.L. No.58/2011-12
Vijayapura, Bangalore-562135

BNG (U) BYP 2057 2019-2070 / 20-34 ✓

ANNEXURE A
(Topo Sketch of Residential Development Land)

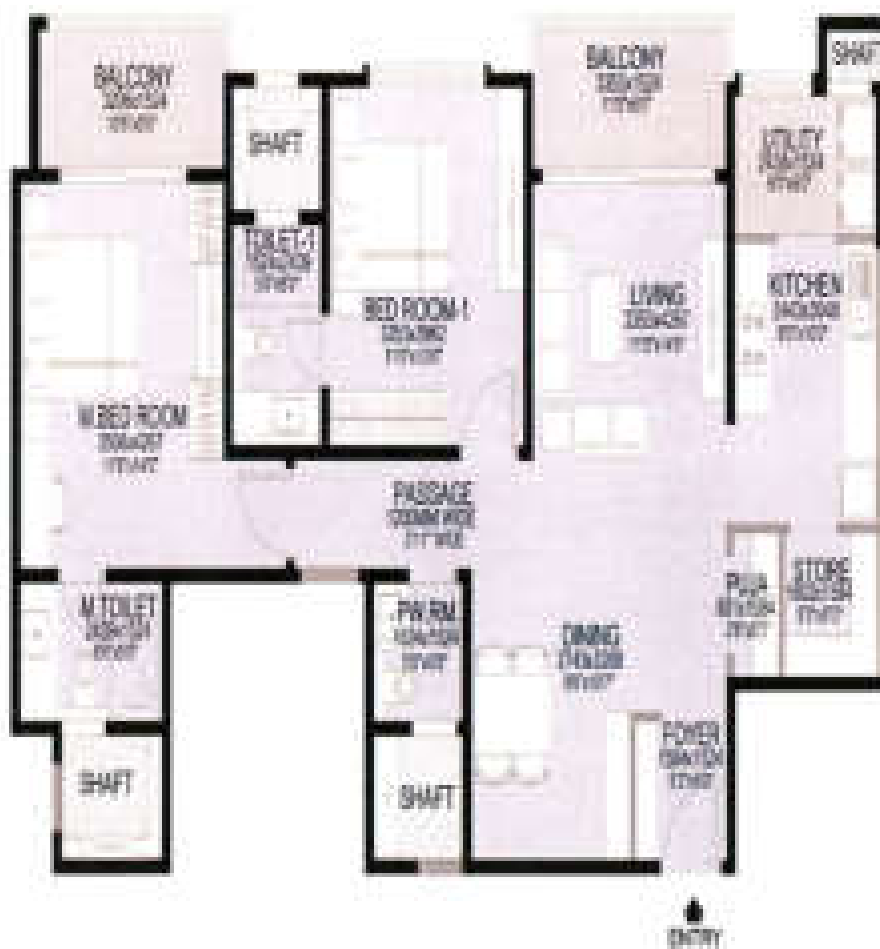


ANNEXURE B

Floor Plan of the said Apartment

TOWER - 15

GROUND FLOOR PLAN



UNIT TYPE - 2BHK CLASSIC
CARPET AREA : 92.48 Sqm (995 Sq.)
SBA : 138.42 Sqm (1490 Sq.)



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ANNEXURE C

(The Rights and Obligations of the Purchaser/s)

I. Rights of the Purchaser/s:

The Purchaser/s shall have the following rights with respect to the Apartment:

1. The right and liberty to the Purchaser/s and all persons entitled, authorised or permitted by the Vendor (in common with all other persons entitled, permitted or authorised to a similar right) at all times, and for all purposes, to use the internal roads, passages and common areas in the Residential Development for ingress, egress and use in common.
2. The internal road connecting Bafary National Highway to Sahakar Nagar Road shall be used by occupant of the residential premises for ingress and egress without causing any obstruction for free movement to others. All the expenses towards maintaining the road shall be incurred by the Association of the residential development / buildings.
3. The right to free and uninterrupted passage of water, gas, electricity, sewerage, etc., to the 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 Residential Development Land.
4. Right to lay cables or wires for Radio, Television, Telephone and such other installations through in any part of the Building, however, recognising and reciprocating such rights of the owners of other apartments.
5. Right of entry and passage for the Purchaser/s with / without workmen to other parts of the building, at all reasonable times, for the purpose of repairing, clearing, maintaining or removing the sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other apartment owners and making good any damage caused.

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6. Right to use along with other owners of the Residential Development Land all the common facilities provided therein on payment of such sums as may be prescribed from time to time by the Vendor or the Maintenance Agency or the Owner's Association.
7. Right to use and enjoy the common roads, common areas, parks, open spaces and common amenities & facilities on the Residential Development Land in accordance with the purpose for which they are provided without endangering or encroaching the lawful rights of other owners / users.
8. Right to make use of all the common roads and passages provided in the Schedule 'B' Property without causing any obstruction for free movement therein.

II. Obligations of the Purchaser/s:

1. The Purchaser/s acknowledges that the enjoyment of all or any of his / her easement rights are subject to the corresponding rights of the occupants of other apartments and shall give the other co-owners all necessary support, vertical, horizontal and lateral etc. The supporting common walls of the building shall be maintained and repaired in common by the Purchaser/s with the owners and occupiers of the other apartments. None of the apartment owners shall place any obstructions or store or keep any articles in the common areas of the Building / Common Areas.
2. The Purchaser/s shall indemnify the Vendor against all risks, costs and damages that the Vendor may be put to, vis-à-vis the construction of the Apartment or any part thereof on account of act on the part of the Purchaser/s or Purchaser/s agents violating all or any of the terms of this Sale Deed.
3. In relation to the Residential Development, The Purchaser/s admits and acknowledges that the Vendor or its nominee/s or assignee/s reserves the right to display hoardings, signboards, advertisements, relating to the Residential Development in the Common Areas including club house, common entrance lobbies, main entrance to the Residential Development, all frontages all internal, attached and external roads, lifts, installation of solar panels, communication and telecom towers on the Building terraces

within the Residential Development, and nobody shall be allowed to obstruct the vision of such signboards / display.

4. The Purchaser/s undertakes that the building / tower / Residential Development Land and the Common Areas and amenities shall be used in a responsible manner and shall not be used or permitted to be used for any purposes other than the purposes for which the same are intended and in accordance with the rules and regulations which shall be framed in this regard by the Vendor.
5. The Purchaser/s undertakes not to commit any nuisance or do anything which may cause disturbance or annoyance to other owners / occupants / members of Residential Development.
6. The Purchaser/s recognises and acknowledges that the Common Areas and amenities including internal roads, car parking space for visitors, club house, landscapes, shall be used by all occupants/residents of the Residential Development and other future phases to be developed on the Residential Development Land. The residents / occupants of all the phases on the Residential Development Land are entitled to use the Common Areas and amenities available in the Residential Development and other future phases on the Residential Development Land. The Purchaser/s recognises that the Vendor shall carry out inspections, repairs and maintenance through its agents in the building / Common Areas and amenities and the Purchaser/s shall not object / obstruct / hinder the right of way or such activities by the Vendor or its agents during the balance development of the said Land and / or other phases on the Residential Development Land and / or of the other buildings in the Residential Development. The Vendor shall also have right to access to the said Apartment and / or adjoining apartments, to repair / rectify leakage / seepage of any nature.
7. The Purchaser/s agrees that the above terms and conditions shall be deemed as covenants, terms and conditions accepted and agreed between all the co-owners jointly and are enforceable by every co-owner against any other co-owner and the said covenants, terms and conditions shall run with the premises hereby conveyed (the Apartment / said UDS).

8. The Purchaser/s agrees, confirms and declares that the Vendor is authorised to sign, execute any application / undertaking and other papers, which may be required by any authority, such as Bangalore Development Authority, BESCOM, Karnataka Power Transmission Corporation Limited, Bangalore Water Supply and Sewerage Board, Karnataka State Pollution Control Board, Ministry of Environment and Forests, BBMP, Central Ground Water Development Authority, Airports Authority of India, Air Force, Indian Railways, National Highways and other Government / Local bodies / Authority of the State or Central Government for any reasons and / or for any public service facilities like water, sewage or electricity, easementary rights over civic amenities and parks and open spaces for public or any requirement for the Phase – I / Phase – II / Phase – III Development and its benefit.
9. The Purchaser/s agrees that the Purchaser/s shall abide by any order / circular / notification issued by any competent / appropriate authority, to provide uninterrupted access to the general public to the adjacent properties through the roads / parks & open spaces / civic amenity spaces set aside.
10. The Purchaser/s shall also observe and abide by all Rules, Regulations, Byelaws, Acts, etc., prescribed by the State / Central Government, Planning Authority, Local Body, or any Authority in regard to ownership or enjoyment of the said Apartment and pay all taxes, levies, cess, etc., whether applicable now or in suspension due to any judicial process or those that may be introduced in future.
11. The Vendor shall be entitled to the option of undertaking maintenance and up-keep (by itself or through third party specialised in facility management) of the Residential Development till the completion of the all the clusters in the Residential Development Land. The Purchaser/s shall pay the maintenance charges as and when the same is demanded by the Vendor or the agency appointed by the Vendor during such period. However, upon completion of the entire Residential Development and handing over the common area to the Association, the Purchaser shall pay the maintenance charges and other outgoings to the Owners' Association.

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12. The lump sum corpus fund ("Corpus Fund") of Rs. 4/- per sq. ft. (Rupees Four Only) of the saleable area or as charged to all the apartment owners in proportion to the saleable area of the said Apartment, shall be paid to the Vendor or its nominee as and when such demand is raised, in writing. The said Corpus Fund will be retained by the Vendor in a nationalised bank and the interest earned thereon will be utilised for meeting the expenses of major assets and capital expenses of the Common Areas and facilities, its repairs etc., by the nominee of the Vendor. In case the interest accrued is, in the opinion of the Vendor or its nominee inadequate/insufficient to meet maintenance / capital expenses of the Residential Development post completion, the Vendor or its nominee shall call for additional deposit and the Purchaser/s shall pay the same immediately without any delay within 15 (fifteen) days of such demand. The said Corpus fund shall be handed over to the Owners' Association as and when the Owners' Association is formed.
13. Prior to the possession of the said Apartment to the Purchaser/s, the Purchaser/s shall be obligated to pay to the Vendor or its nominee an amount of Rs. 4/- (Rupees Four Only) per square feet equivalent to 12 (twelve) months' estimated maintenance, towards advance maintenance charges. Once such advance maintenance charges have been adjusted by the Vendor or its nominee towards the applicable maintenance charges, the Vendor or its nominee shall intimate the Purchaser/s the quantum and the date of commencement for payment of the periodic maintenance charges which shall be final and binding on the Purchaser/s and shall be promptly paid as and when called upon by the Vendor or its nominee. However, any delay in the payment of periodic maintenance charges shall attract interest at the rate of 18% (eighteen percent) per annum, calculated from the date on which such amount became due, till the date of actual payment thereof. In addition to this, any delay in the payment of periodic maintenance charges beyond a period of 30 (thirty) days will entitle the Vendor or its nominee to deny access to the lifts, car park circulation area, club house, back up electricity and its facilities provided in the building / Residential Development, which facilities are annexed hereto, to the defaulting party, till such time the dues are paid along with applicable interest. This is without prejudice to any other remedies and recourse that may be available to the Vendor or its nominee under applicable law. The

maintenance shall mean and include the maintenance of the building and Common Areas and amenities comprised in the Residential Development Land.

14. Apart from club subscription charges, the Purchaser/s may be required to pay additional administrative charges to third party service provider for administering Reticulated Gas System, Communication Cabling System for Access Control, Surveillance, Dish TV, Telephone, Data and Mail Management.
15. The Purchaser/s recognises that a project of this size with the kind of amenities shall be maintained effectively only if the maintenance is taken care by the Owners' Association. In acknowledgement, the Purchaser/s agrees and undertakes to be part of formation of the Owners' Association in the name together with other purchaser/s of the Residential Development and / or other phases to be developed on the Residential Development Land, as and when called for by the Vendor. The Purchaser/s shall not form any rival association / society, however, members of the Owners' Association shall have the right to choose the office bearers and / or the governing body of the Owners' Association as per statutory regulations, rules, byelaws of the Owners' Association and shall agree to be governed by byelaws, rules and regulations of the Owners' Association without any protest / demur.
16. The Purchaser/s acknowledges that the amenities provided require timely and efficient maintenance system which involves constant monetary expenses, as a part of the community living. The Purchaser/s is responsible to share the maintenance cost proportionately with the other occupants of the Residential Development from the Possession Date.
17. Not to raise any construction in addition to that mentioned in the Schedule 'D' above.
18. Not to use the space left open after construction in the Residential Development Land in any manner which might cause hindrance or obstruct the free movement of vehicles parked in the parking spaces or for users of adjoining properties.
19. No owner including the Purchaser/s can get exempted from liability for contribution towards common expenses by waiver of the use or enjoyment of any Common Areas

and amenities/ facilities in the Residential Development.

20. The Purchaser/s in the event of leasing the said Apartment shall keep informed the Vendor or the Maintenance Agency or the Owners' Association as the case may be, about the tenancy of the said Apartment and giving all the details of the tenants and occupants. Notwithstanding the leasing, the primary responsibility to adhere to all the rights and obligations of the Purchaser/s contained in this Sale Deed shall be that of the Purchaser/s and it shall be the responsibility of the Purchaser/s to ensure that the tenant / lessee follows all the rules and regulations that may be prescribed for the occupants of the buildings in the Residential Development Land.
21. The Purchaser/s shall from the date of offer of possession of the said Apartment by the Vendor complete in all respects, maintain the said Apartment at the Purchaser/s' cost in a good condition and shall not do or suffer to be done anything in or to the said Apartment and / or the Common Areas, which may be against the rules and byelaws of any statutory authority. The Purchaser/s shall keep the said Apartment walls, roof, drains, pipes and appurtenances thereto belonging in good condition and shall not do any work which jeopardises the soundness or safety of the building or reduce the value thereof or impair any easement or hereditament and shall not add any structure or excavate any basement or cellar.

Restrictions:

1. The Purchaser/s shall use the said Apartment for residential purpose and no other purposes or no trade or any business shall be carried on in the said Apartment. The said Apartment shall not be converted to Service Apartment/s or Guest House for any Corporate or be used for any other commercial purposes.
2. The Purchaser/s acknowledges that the Purchaser/s shall not have the enjoyment right and interest on the roof or the terrace of the building / tower. The Vendor and / or its agents / associates / nominees shall be entitled to access and use of the terrace / roof areas for the purpose of carrying out operations & maintenance activities. In case of any leakage / seepage, the Vendor shall have right to access the said Apartment, by

giving prior notice to the Purchaser/s, to repair / rectify the leakage / seepage issues.

3. The Purchaser/s shall not create obstructions / hindrances of any kind ever, to the Vendor to carry out the balance development / construction of the buildings / blocks / towers / wings on the Residential Development Land by utilising full potential, in all respects, in a phased manner, till the completion of entire development on the said Land / Residential Development Land and shall not object the use of roads, driveways, conduits, cables, etc., by the Vendor during construction of balance portion of the Residential Development.
4. In recognition of the Vendor having paid / being liable to pay a security deposit to the concerned authorities to build the Phase – I / Phase – II / Phase – III Development as per plans and being liable to forfeiture of such deposits in the event any alteration / modification is carried out in the said Apartment, without prior authorisation, and in order to maintain the harmony of the Residential Development, design and colour scheme, the Purchaser/s shall not, individually or jointly, do, cause or permit to be done any structural alteration including putting / installing name board, advertisements, Cable TV Dish, Clothes drying mechanisms, and / or air conditioners / split units, extending cables / conduits / exhaust pipes, Balcony Enclosures, grills or any other means on the exterior of the building shall not be changed in any manner or any structure whatsoever whether permanent or temporary or do any act/s diminishing the aesthetic value of the building / Apartment, and or in the space not allocated (if any) for the purpose; in default whereof, the Purchaser/s (individually or collectively with owners of the other apartments) shall be liable to the Vendor / concerned authorities, for the value of the security deposit and for all claims, costs, consequences, loss expenses, depletion in value or damage suffered by the Vendor, as the case may be.
5. The Purchaser/s shall not have the right to fix any equipment, machinery, electronic, magnetic or electrical equipment including antennas, dish, etc., in the terrace or in the Residential Development, common areas, except in the area earmarked for the same.
6. The Purchaser/s shall not construct anything on common open terrace and to keep common open terrace always open to sky.

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7. The Purchaser/s shall not dispose or throw garbage / rubbish / waste / used items in the building / Common Areas, open areas, roads, car parks, parks, ducts, etc., and shall strictly follow the rules and regulations for garbage segregation at source and disposal as prescribed by the Vendor. The Purchaser/s will ensure pets are confined within the said Apartment / designated area and ensure that the pets do not cause nuisance / disturbance to other occupants in the Residential Development.
8. The Purchaser/s shall while carrying on any interior / refurbishing work within the said Apartment, not cause any nuisance / annoyance to the occupants of the other apartments, nor shall damage / alter alignment / route of water services, sewer lines, water proofing of the toilets, balcony, or any other services and shall not use the Building / Common Areas, roads, open spaces in Residential Development Land for storing or dumping materials / debris, etc. The Purchaser/s shall strictly observe all the rules, regulations and restrictions that may be generally / specifically imposed / prescribed by the Vendor and/or the Owners' Association for carrying on the interior decoration / maintenance work in said Apartment. The Vendor and / or Owners Association shall have right to inspect the said Apartment regarding execution of such interior works and adherence by the Purchaser/s of all the rules, by giving reasonable notice to such Purchaser/s.
9. The Purchaser/s shall not be entitled to seek partition of the said UDS, by metes and bounds, in as much as the right to the said UDS shall be enjoyed by the Purchaser/s along with the other apartment owners who are also entitled to the UDS applicable to their respective apartments.
10. The Purchaser/s shall have no claim in the Residential Development, save and except in respect of the said Apartment hereby agreed to be constructed for him / her / them / it as well as the right to use the Common Areas, amenities and facilities in the manner set out in this Sale Deed.
11. The Purchaser/s shall not alter or change the name of the Residential Development which shall be always known as "L&T Raintree Boulevard".

12. The Purchaser/s agrees not to obstruct or cause hindrances or raise any objections, at any time, to the Vendor rights to develop / use the Common Areas and Amenities and the Vendor shall have unfettered right and shall be free to carry out such construction commercial / residential / or as may be deemed fit by the Vendor, including inter alia buildings / amenities / infrastructure facilities in phase manner, subject to necessary statutory sanctions / approvals as may be required, from time to time.
13. The Purchaser/s or anyone claiming through the Purchaser/s shall not park his / her vehicle/s in the building / Common Areas other than the Car Parking Space/s allotted to the Purchaser/s.
14. The Purchaser/s further covenants and undertakes that the Purchaser/s shall use the Car Parking Space/s, if any allotted, only for parking vehicle and shall not convert it to any other use nor shall put up or construct any wall or structure thereon. The Purchaser/s shall not alter the parking spaces for any other use. In the event of any breach by the Purchaser/s, the Vendor and / or the statutory authority shall have the right to restore it to the original state at the cost of the Purchaser/s. It is clearly understood that the Car Park Space/s allotted and the car parked in the allotted slot by the Purchaser/s shall be solely at the risk and cost of Purchaser/s / tenant / resident and the Vendor shall not be responsible for any theft, damage, etc., to the car / vehicle, for any reason and Vendor shall be indemnified by the Purchaser/s for any claims, demands, etc., arising there from. The Purchaser/s shall abide by the access-control and Car Parking Space usage regulations implemented, from time to time, by the Vendor / Association / Agency.
15. The Purchaser/s shall at all times be bound by the terms and conditions of use of the car park/s as set out hereunder-
- i. The Purchaser/s will at all times act responsibly and safely in the use of the car park/s and comply with all directions given by the Vendor or the Owners' Association in the day to day use of the car park/s.

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- i. The Purchaser/s will use the car park/s for the sole purpose of parking a motor vehicle in Purchaser/s capacity as the owner of the said Apartment and for no other purpose whatsoever;
- ii. The Purchaser/s will not bring into the car park/s at any time any petroleum or other inflammable volatile oil or substance other than petroleum in the fuel tank of any motor vehicle;
- iv. The Purchaser/s will not cause any nuisance, damage, obstruction, annoyance or inconvenience to the car parking spaces of other apartment owners or the Vendor;
- v. The Purchaser/s will not bring into or on the car park/s or allow to remain there any un-road worthy or excessively noisy motor vehicle or any motor vehicle incapable of being accommodated within a standard passenger car parking space or within the clear height of a level in the car park/s;
- vi. Parking and use of the car park/s is solely at the Purchaser/s risk. The Purchaser/s will have no claim against the Vendor and / or its contractors, employees, agents or otherwise or against anyone whom they represent, for any loss or damage to property or personal injury or loss of life directly or indirectly related to the Purchaser/s use of the car park/s. Furthermore, the Purchaser/s will indemnify the Vendor against any such claims and the costs thereof;
- vii. The Purchaser/s will permit the staff managing the car parks to move their car in the event of emergencies or in other appropriate circumstances;
- viii. The Purchaser/s will only use the car park/s so allocated and will recognise the Vendor's rights to re-allocate spaces as required subject to the prior written approval of the Purchaser/s;
- ix. The Purchaser/s vehicles shall at all times comply with all road markings, signs and the directions of authorised persons;

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- x. Vehicles of the Purchaser/s shall be parked within the lines designating the car park/s and shall at all times be parked in such a way that no obstruction is caused to the car parks access lanes.
- xi. The Purchaser/s must:
 - a) Observe and conform to all the rules and regulations in relation to use of the car parks made and issued by the Vendor or the Owners' Association from time to time;
 - b) Advise the Vendor or the Owners' Association regarding the registration number and name of the driver of any vehicle which will be parked in the car parks, if required by the Vendor or the Owners' Association and shall notify the Vendor or the Owners' Association in the event of any change in respect of the same;
 - c) The Vendor or its contractors may access any part of the car park/s at any time for the purpose of inspecting it, doing any necessary repairs or for any other specified purpose;
 - d) The Vendor or the Owners' Association may charge the Purchaser/s a penalty if the Purchaser/s violates any of the terms and conditions mentioned herein as per its policies relating to the use of the car park/s.

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Annexure – "D"

(Specifications of the Phase – I Development)

List of common amenities

- o Rain Water harvesting system
- o STP treated water for landscaping and flushing
- o Jogging & Cycling track
- o Multipurpose Court
- o Multipurpose play field
- o Meditation Zone
- o Recreational zones for different age groups
- o Children's play area
- o Landscaped Gardens
- o Solid Waste Management with segregation at source

Club House Amenities

- o Lounge Area
- o Indoor Games Room
- o Squash Court & Badminton Court
- o Library
- o Multipurpose Hall
- o Kids room
- o Gymnasium and dance studio
- o Shopping mart and cafe
- o Swimming pool & Kid's pool

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