

B-I 3750/19-20
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 19-20
 ದಾಖಲೆ ಸಂಖ್ಯೆ 3750/19-20
 ದಾಖಲೆ ಸಂಖ್ಯೆ 3750/19-20
 ದಾಖಲೆ ಸಂಖ್ಯೆ 3750/19-20

SREE:
SALE DEED:

for
 Apartment No.A-008 in Ground Floor of Block 'A' in
 'Vaishnavi ARS Gardenia':

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE TWENTY SEVENTH DAY
 OF NOVEMBER, TWO THOUSAND NINETEEN (27/11/2019) AT BANGALORE.

BY:

- 1) Sri. A. R. NARENDRANATH,
 Aged about 68 years,
 Son of late. Sri. A. Ramalah Setty,
- 2) Sri. A. N. MANIDATTA,
 Aged about 37 years,
 Son of Sri. A. R. Narendranath,

Both at:
 ARS House,
 No. 10, 2nd Cross Road,
 Malleshwaram,
 BANGALORE - 560 003.

Both are represented by their
 General Power of Attorney Holder:
M/s. VAISHNAVI INFRASTRUCTURE PVT. LTD.,
 A Company incorporated under
 The Companies Act, 1956,
 Having its Registered Office at:
 No.2/2, Off Vittal Mallya Road,
 Walton Road,
 BANGALORE - 560 001,
 Represented by its Manager & duly Authorized Signatory:
Mr. M. RAJENDRA NAIDU.

hereinafter referred to as the **"SELLERS"**

(which expression wherever it so requires shall mean and
 include all their respective heirs, legal representatives,
 administrators, executors, and assigns etc.) **OF THE FIRST
 PART:**

For VAISHNAVI INFRASTRUCTURE PVT. LTD.

Mr. Rajendra Naidu
 Authorised Signatory

For VAISHNAVI INFRASTRUCTURE PVT. LTD.

Mr. Rajendra Naidu
 Authorised Signatory



1ನೇ ಪುಸ್ತಕದ 3750 2 ದಾಖಲೆಗೆ ಬಿಡುಗಡೆ ಮಾಡುವ ಪುಟ

ಹಿ.ಉ.ನೋ.ಕ. ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡೇನಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಸ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr. Abhay Gupta , ಇವರು 545000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ವೃತ್ತಿಪರವಾಗಿದೆ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
Other Bank DD	496300.00	DD No 731775 Rs.496300/- dated 22/Nov/2019 drawn on CANARA BANK,CHIKKABIDAREKALLU,BANGALORE.
By Cash	40.00	Paid by cash
Other Bank DD	48660.00	DD No 731774 Rs.48660/- dated 22/Nov/2019 drawn on CANARA BANK,CHIKKABIDAREKALLU,BANGALORE.
ಒಟ್ಟು :	545000	

ಸ್ಥಳ : ರಾಜಾಜಿನಗರ

ದಿನಾಂಕ : 27/11/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯದರ್ಶಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Puna.

3750 3
1ನೇ ಪುಸ್ತಕದ.....ದಖಾಪಣೆ.....ನೇ ಪುಟ

2:

ಓ.ಶಾ.ನೋ.ಕೆ. ರಾಜೇಂದ್ರನಗರ, ಬೆಂಗಳೂರು

AND:

M/s. VAISHNAVI INFRASTRUCTURE PVT.LTD.,

A Company incorporated under

The Companies Act, 1956,

Having its Registered Office at:

No.2/2, Off Vittal Mallya Road,

Walton Road,

BANGALORE - 560 001.

Represented by its Manager & duly Authorized Signatory:

Mr. M. RAJENDRA NAIDU.

hereinafter referred to as the "BUILDER"

(which expression wherever it so requires shall mean and include all its successors and assigns etc.) **OF THE SECOND PART:**

IN FAVOUR OF:

Mr. ABHAY GUPTA,

Aged about 32 years,

Son of Mr. Surender Kumar Gupta,

No.A-12, MCH Quarters,

Jindal Nature Cure Institute,

Jindal Nagar,

Turnkur Road,

BENGALURU - 560 073.

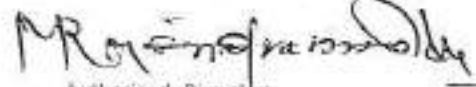
hereinafter referred to as the "PURCHASER"

(which expression wherever it so requires shall mean and include all his heirs, legal representatives, administrators, executors and assigns etc.) **OF THE THIRD PART:**

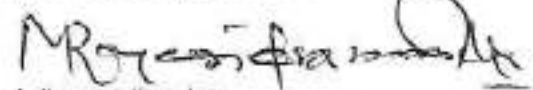
WITNESSETH:

WHEREAS the Property measuring (i) 07 Acres 27 1/2 Guntas in Sy.No.11/3 (Old Sy.No.11) of Dasarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purposes vide Conversion Order bearing No.ALN.(NY)SR:33/2006-07 dated 06/10/2006, issued by The Special Deputy Commissioner, Bangalore District, Bangalore and morefully described in the Item No.I of Schedule 'A' herein and Property measuring (ii) 00 Acre 20 Guntas in Sy.No.14/1, New Sy.No.14/1A of Peenya Village, Yeshwanthapur Hobli, Bangalore North Taluk, duly converted for non-agricultural industrial purposes vide Conversion Order bearing No.A.L.N.(N.Y.)S.R-34/2006-07 dated 24/11/2006 issued by The Special Deputy Commissioner, Bangalore District, Bangalore are morefully described in Item No.II of the Schedule 'A' herein.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.


Authorized Signatory

For VAISHNAVI INFRASTRUCTURE PVT. LTD.


Authorized Signatory



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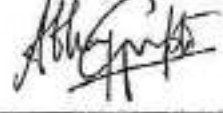
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ದಸ್ತಾವೇಶ ಸಂಖ್ಯೆ : 3750

ರಾಜಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋದಸಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-11-2019 ರಂದು 02:39:22 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕುಮೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	Registration Fee	97320.00
2	ಸ್ಥಾನೀಕರಣ ಶುಲ್ಕ	1260.00
	ಒಟ್ಟು :	98580.00

ಶ್ರೀ Mr. Abhay Gupta ಅವರಿಂದ ಪಾಸ್ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Abhay Gupta			

ಹರಿಯ ಉಪನೋದಸಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
1	Mr. Abhay Gupta . (ಬರೆದುಕೊಂಡವರು)			
2	Sri. A.R. Narendranath & Sri.A.N. Manidatta both are Rep by their GPA Holder M/s Vaishnavi Infrastructure Pvt Ltd Rep by its Manager & Duty Authorized Signatory Mr. M. Rajendra Naidu (ಬರೆದುಕೊಂಡವರು)			

ಹರಿಯ ಉಪನೋದಸಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

3750 5
1ನೇ ಪುಟದ.....ದಖವೇಬೆವ.....ನೇ ಪುಟ

3:

ಹಿ.ಬಿ.ಸೋ.ಕೆ. ರಾಜ್‌ನಗರ, ಬೆಂಗಳೂರು

WHEREAS the Property measuring 07 Acres 37 ½ Guntas in Sy.No.11/3 of Dasarahalli Village including the property in Item No.I and 01 Acre 12 Guntas in Sy.No.14/1A (previously 14/1) of Peenya Village including the Property in Item No.II were owned and possessed by First Seller which were allotted to him as his share in a partition held between himself and his father Sri.A.Ramaiah Setty in terms of a Memorandum of Partition dated 01/04/1974 and since then the First Seller started enjoying the said properties in Sy.Nos.11/3 of Dasarahalli and Sy.No.14/1; presently Sy.No.14/1A of Peenya as absolute owner. In a further joint family partition held between the First Seller and his son, the Second Seller herein and his daughter Smt.A.N.Shanti in terms of a Memorandum of Partition dated 28/01/1999, 2 Acres 37 ½ Guntas in Sy.No.11/3 and 1 Acre 12 Guntas in Sy.No.14/1 (presently 14/1A) were allotted to the share of First Seller and 5 Acres 00 Guntas in Sy.No.11/3 was allotted to the share of Second Seller and from the date of the said partition, each of the Sellers started enjoying their respective shares in the Schedule 'A' Property as absolute owners and the typographical errors in the aforesaid Memorandum of Partition dated 28/01/1999 were rectified in terms of a Rectification Deed dated 01/10/2012 registered as Document No.3740/2012-13 in Book-I and stored in C.D.No.RJND238, in the Office of the Sub-Registrar, Rajajinagar, Bangalore and the Sellers continued to own, possess and enjoy their respective portions as absolute owners.

WHEREAS the First Seller later gifted a portion measuring East to West on the Northern side: 58 Feet, on the Southern side : 59 Feet, North to South on the Eastern side: 178 Feet and on the Western side : 195 Feet and totally measuring 10910.25 Sq. Ft., equivalent to 00 Acre 10 Guntas in Sy.No.11/3 of Dasarahalli in favour of his cousin brother viz., Sri.A.R.Gopinath in terms of a Gift Deed dated 07/09/2006 registered as Document No.38020/2006-07 in Book-I and stored in C.D.No.BLND 328, in the Office of Sub-Registrar, Bangalore North Taluk and from the said date, Sri.A.R.Gopinath became absolute owner of said extent measuring 10910.25 Sq.Ft. The remaining extent of land measuring 7 Acres 27 ½ Guntas in Sy.No.11/3 is the Property described in Item No.I of the Schedule 'A' herein and remaining portion of Sy.No.14/1A was retained by the Sellers herein.

WHEREAS Item No.II of the Schedule 'A' Property forms portion of a Larger Property measuring 1 Acre 38 Guntas in Sy.No.14/1A (Old Sy.No.14/1 of Peenya Village) was owned by Sri.A.Ramaiah Setty (father of First Seller and grandfather of Second Seller) who purchased the same from his vendor Sri.M.V.V.Challam in terms of a Sale Deed dated 09/12/1971 registered as Document No.3091/1971-72 in Book-I; Volume-2795 at Pages 227 to 229, in the Office of Sub-Registrar, Bangalore North Taluk and he started enjoying the said Larger Property as absolute owner and subsequently an extent of 00 Acre 26 Guntas came to be acquired and before the acquisition proceedings could be completed, the said Sri.A.Ramaiah Setty and his only son Sri.A.R.Narendranath, the First Seller herein effected partition of the joint family properties in terms of the aforesaid Memorandum of Partition dated 01/04/1974, wherein the entire extent of land measuring 1 Acre 38 Guntas of Peenya Village fell to the share of the First Seller and consequently he also received the compensation for acquisition of the said 00 Acre 26 Guntas of land and thereby the First Seller continued to retain the balance land of 1 Acre 12 Guntas in Sy.No.14/1 later 14/1A of Peenya Village. In a further partition held between the Sellers being the only co-parceners of the Hindu Undivided Joint Family in which Smt.A.N.Shanti was also a party, in terms of the aforesaid Memorandum of Partition dated 28/01/1999, the entire extent of 1 Acre 12 Guntas in Sy.No.14/1 (presently 14/1A) of Peenya Village was allotted to the share of the First Seller, who later secured conversion thereof from non-agricultural industrial use to non-agricultural residential use from The Deputy Commissioner, Bangalore District, Bangalore, vide his Order bearing No.ALN.(N).SR.124/2013-14 and No.A.LN.(N).(Y.)S.R-3/2013-14 dated 05/02/2014 and a portion of land in Sy.No.14/1A of Peenya Village is described in Item No.II of Schedule 'A' Property herein.

For VAISHNANT INFRASTRUCTURE PVT. LTD.

Authorized Signatory

For VAISHNANT INFRASTRUCTURE PVT. LTD.

Authorized Signatory

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	M/s Valshnavi Infrastructure Pvt Ltd Rep by its Manager & Duty Authorized Signatory Mr. M. Rajendra Naidu (Builder) . (ಬರಹಗೊಳಿಸಿದವರು)			

1ನೇ ಪುಸ್ತಕದ 3750 6 ನೇ ಪುಟ

ಶ್ರೀ.ಬಿ.ಎಂ.ಎ.ಆರ್. ರಾಜೇಂದ್ರನಗರ, ಬೆಂಗಳೂರು

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ರಾಜೇಂದ್ರನಗರ, ಬೆಂಗಳೂರು

3750 7
1ನೇ ಪುಸ್ತಕದ.....ದತ್ತಾವೇಶನ.....ನೇ ಪುಟ

ಹಿ.ಉ.ನೋ.ಕೆ. ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

(4)

WHEREAS the Properties in Items Nos.I and II of the Schedule 'A' herein abut and adjoin each other and form a composite block and they are together referred to as Schedule 'A' Property for convenience.

WHEREAS the title of Sellers to the Schedule 'A' Property was further perfected in terms of a Release Deed dated 23/04/2012 registered as Document No.414/2012-13 in Book-I and stored in C.D.No.PNYD499, in the Office of the Sub-Registrar, Peenya, Bangalore and a Rectification Deed dated 01/10/2012 registered as Document No.3740/2012-13 in Book-I and stored in C.D.No.RJND238, in the Office of the Sub-Registrar, Rajajinagar, Bangalore, executed by Smt.A.N.Shanthi, only daughter of First Seller, in favour of Sellers and thus the Sellers are fully seized and possessed of the Schedule 'A' Property with power and authority to sell or otherwise dispose of the same in favour of any persons of their choice.

WHEREAS the Sellers being interested in developing the Schedule 'A' Property into residential development consisting of apartments, entrusted the same to M/s.Vaishnavi Infrastructure Pvt. Ltd., the Builder herein, in terms of a Joint Development Agreement dated 20/06/2013 registered as Document No.2214/2013-14 in Book-I and stored in C.D.No.RJND254, in the Office of the Sub-Registrar, Rajajinagar, Bangalore, who agreed to undertake the development of Schedule 'A' Property into Multistoried Residential Apartment Buildings and share the land and buildings in the ratios agreed therein and simultaneously the Sellers executed a General Power of Attorney dated 20/06/2013, registered as Document No.126/2013-14 in Book-IV and stored in C.D.No.RJND254 in the Office of the Sub-Registrar, Rajajinagar, Bangalore, empowering the Builder to secure approvals, develop and sell in terms of the Joint Development Agreement.

WHEREAS the Schedule 'A' Property is assessed for municipal property taxes by Bruhat Bangalore Mahanagara Palike who identified the same with Municipal No.2208, Dasarahalli, Ward - 15, Bangalore, in the name of Sellers.

WHEREAS the Builder by virtue of the powers conferred upon them under the Joint Development Agreement and the Power of Attorney, secured a Development Plan sanctioned from the Bangalore Development Authority who issued a Work Order bearing No.BDA/TPM/DLP-52/2013-14/2462/2014-15 dated 27/09/2014 after executing Deed of Relinquishment in favour of Bangalore Development Authority relinquishing portions of the Schedule 'A' Property for roads, parks and open spaces in terms of a Relinquishment Deed dated 03/09/2014 registered as Document No.1896/2014-15 in Book-I and stored in C.D.No.BDAD204, in the Office of the Additional District Registrar, Bangalore District, Bangalore and the Builder has secured Building Construction Plans from the Bruhat Bangalore Mahanagara Palike, Bangalore, vide L.P.No.BBMP/ADDL DIR/JD North/LP/0284/2014-15 dated 10/11/2014 for construction of Residential Apartment Buildings consisting of Five Blocks identified as BLOCK 'A', BLOCK 'B', BLOCK 'C', BLOCK 'D' and BLOCK 'E'. The BLOCK 'A' comprising of Basement, Ground and Sixteen Upper Floors. The BLOCK 'B' comprising of Basement, Ground and Seventeen Upper Floors. The BLOCK 'C' comprising of Basement, Ground and Eighteen Upper Floors. The BLOCK 'D' comprising of Two Basements, Ground and Eighteen Upper Floors. The BLOCK 'E' comprising of Basement, Ground and Twelve Upper Floors in which the Basement, Ground and Three Upper Floors shall be allocated for Club House and the entire above said Residential development is identified as 'VAISHNAVI ARS GARDENIA' ("Project").

WHEREAS the Sellers and Builder identified the apartments and built-up areas etc., falling to their respective shares in the 'Project' being constructed by the Builder on Schedule 'A' Property in terms of an Allocation Agreement dated 22/01/2015 and agreed that the Sellers and Builder are entitled to dispose of their respective shares and other entitlements of the built-up areas, car parking areas in their own names.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.

Authorized Signatory
Authorized Signatory

1ನೇ ಪುಸ್ತಕದ 3750 ದಸ್ತಾವೇಜಿನ 8ನೇ ಪುಟ

ಗುರುತಿಸುವವರು

ಹಿ.ಈ.ನೋ.ಈ. ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಜನರು ಮತ್ತು ವಿವರ	ಸಹಿ
1	Sudhakar No. 20, Vittal Maliya Road Bangalore	
2	Suhas No. 2/2 of VM Road, Walton Road, Blare-01	

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿಬಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ವೆಂಬರ RJN-1-03750-2019-20 ಆಗಿ
ಸಿ.ಡಿ. ವೆಂಬರ RJND547 ನೇ ಪುಟದಲ್ಲಿ
ದಿನಾಂಕ 27-11-2019 ರಂದು ಪೋಂದಾಯಿಗಳಾಗಿದೆ

ಅಶಾರಾಣಿ, ಸಿ.ಹೆಚ್.
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿಬಾರಿ (ರಾಜಾಜಿನಗರ)
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು



1ನೇ ಪುಟದ.....ದಸಾರಹಲಿ.....ನೇ ಪುಟ

:19:

ಹಿ.ಶಿ.ವೋ.ಕ. ಕಾರ್ಪೊರೇಷನ್, ಬೆಂಗಳೂರು

SCHEDULE 'A' PROPERTY:
(Description of entire Property)

All that Property measuring (1) 07 Acres 27 1/2 Guntas in Sy.No.11/3 (Old Sy.No.11) of Dasarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purposes vide Conversion Order bearing No.ALN.(NY)SR:33/2006-07 dated 06/10/2008 issued by The Special Deputy Commissioner, Bangalore District, Bangalore and (2) 00 Acre 20 Guntas in Sy.No.14/1, New Sy.No.14/1A of Peenya Village, Yeshwanthapur Hobli, Bangalore North Taluk, duly converted for non-agricultural Industrial purposes vide Conversion Order bearing No.ALN.(N) SR.124/2013-14 and No.A.L.N.(N).(Y.)S.R-3/2013-14 dated 05/02/2014 issued by The Special Deputy Commissioner, Bangalore District, Bangalore (less area surrendered to Bangalore Development Authority) and presently assessed for municipal property taxes by Bruhat Bangalore Mahanagara Palike and assigned with Municipal No.2208, Dasarahalli, Municipal Ward No.15, Bangalore and bounded by;

- East : Subretho Mukherjee Road also known as SM Road;
- West : Remaining portion of Sy.No.11 and now Sy.No.11/2 of Dasarahalli;
- North : Remaining Portion of Sy.No.11/3 of Dasarahalli Village and Sy.No.14/1A of Peenya Village;
- South : Remaining Portion of Sy.No.11/3 of Dasarahalli Village which belongs to Sri.A.R.Gopinath and Private Property.

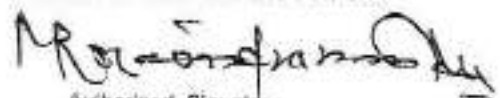
Which consists of Properties in Item Nos.I and II below.

ITEM NO.I:

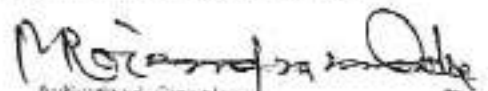
All that Property measuring 07 Acres 27 1/2 Guntas in Sy.No.11/3 (Old Sy.No.11) of Dasarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purposes vide Conversion Order bearing No.ALN.(NY)SR:33/2006-07 dated 06/10/2008 issued by The Special Deputy Commissioner, Bangalore District, Bangalore and the entire property is bounded by:

- East : Property in Sy.No.14/1A (Old Sy.No.14/1) of Peenya Village belonging to Sri.A.R.Narendranath (forming Item No.II below);
- West : Remaining portion of Property in Sy.No.11 and now Sy.No.11/2 of Dasarahalli Village fully developed;
- North : Remaining portion of Sy.No.11/3 of Dasarahalli of Sri.A.R.Narendranath;
- South : Portion of Property in Sy.No.11/3 of Sri.A.R.Gopinath and Private Property.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.


Authorized Signatory

For VAISHNAVI INFRASTRUCTURE PVT. LTD.


Authorized Signatory



3750 24
1ನೇ ಪುಟದ.....ದ್ವಿತೀಯನೇ ಪುಟ

20:

ಹಿ.ಉ.ನೋ.ಸಿ. ದಾಖಲೆನಂ.ಬಿ, ಬೆಂಗಳೂರು

ITEM NO.II

All that Property measuring 00 Acre 20 Guntas in Sy.No.14/1, New Sy.No.14/1A of Peenya Village, Yeshwanthpur Hobli, Bangalore North Taluk, duly converted for non-agricultural Industrial purposes vide Conversion Order bearing No.ALN.(N) SR.124/2013-14 and No.A.L.N.(N).(Y)S.R-3/2013-14 dated 05/02/2014 issued by The Special Deputy Commissioner, Bangalore District, Bangalore and bounded by:-

- East : Subratho Mukherjee Road also known as SM Road;
West : Property in Sy.No.11/3 of Sri.A.R.Narendranath and Sri.A.N.Manidatta described in Item No.I above;
North : Remaining Property in Sy.No.14/1A (Old No.14/1) of Sri.A.R.Narendranath;
South : Private Property.

SCHEDULE 'B' PROPERTY:
(Description of the Undivided Share)

583.18 Sq. Feet of Undivided share, right, title, interest and ownership in land in Schedule "A" Property.

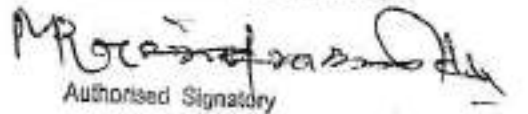
SCHEDULE 'C' PROPERTY:
(Description of the Apartment)

All that Residential Apartment bearing No.A-008 in Ground Floor of Block 'A' in the Project viz., 'VAISHNAVI ARS GARDENIA', developed on Schedule 'A' Property and measuring 1083 Sq. Feet of Carpet area, 89 Sq. Feet of Balcony area and 398 Sq. Feet of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 1570 Sq. Feet of Super built-up area, with right to use One Covered Car parking space in the Basement Floor and the Apartment is bounded by :

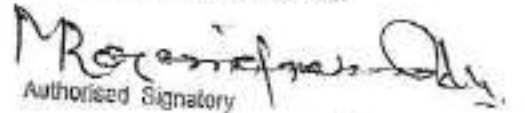
- East : Open Space in Block-A in 'VAISHNAVI ARS GARDENIA';
West : Entrance Lobby in Ground Floor in 'VAISHNAVI ARS GARDENIA';
North : Open Space in Block-A in 'VAISHNAVI ARS GARDENIA'; and
South : Lift & Open Space in 'VAISHNAVI ARS GARDENIA'.

The walls are built out of Solid Brick and Cement with RCC Roofing and Vitrified/Ceramic Flooring and it has electricity, water and sanitary connections. The wood used is Teak and windows are of UPVC sliding Panels.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.


Authorised Signatory

For VAISHNAVI INFRASTRUCTURE PVT. LTD.


Authorised Signatory

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SCHEDULE "D":
RIGHTS OF THE PURCHASER:

The Purchaser shall, in the course of ownership of Schedule 'B' Property and Schedule 'C' Apartment have the following rights:

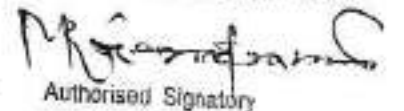
- 1) The right to own the Apartment described in the Schedule 'C' above only for residential purposes.
- 2) The right and liberty to the Purchaser and all persons entitled, authorised or permitted by the Purchaser (in common with all other persons entitled, permitted or authorised to a similar right) at all times, and for all purposes, to use the staircases, passages and common areas in the Building for ingress and egress and use in common.
- 3) The right to adjacent, lateral, vertical and horizontal support for the Schedule 'C' Apartment from the other parts of the Building.
- 4) The right to free and uninterrupted passage of water, gas, electricity, sewerage, etc., from and to the Schedule 'C' Apartment through the pipes, wires, sewer lines, drain and water courses, cables, pipes and wires which are or may at any time hereafter be, in, under or passing through the Building or any part thereof.
- 5) Right to lay cables or wires for Radio, Television, Telephone and such other installations, at dedicated part of the Building, however, recognising and reciprocating such rights of the other Apartment Owners.
- 6) Right of entry and passage for the Purchaser with/without workmen to other parts of the Building at all reasonable times after notice to enter into and upon other parts of the Building for the purpose of repairs to or maintenance of the Schedule 'C' Apartment or for repairing, cleaning, maintaining or removing the sewer, drains and water courses, cables, pipes and wires causing as little disturbance as possible to the other Apartment purchasers and making good any damage caused.
- 7) Right to use along with other owners of Apartments all the common facilities provided therein on payment of such sums as may be prescribed from time to time by the Builder and/or Owners Association.
- 8) Right to use and enjoy the common roads, common areas and parks and open spaces and common facilities in the Project in accordance with the purpose for which they are provided without endangering or encroaching the lawful rights of other owners/users.
- 9) Right to make use of all the common roads and passages provided to reach the building in Schedule 'A' Property without causing any obstruction for free movement therein.
- 10) The Purchaser shall be entitled in common with the purchasers of the other apartment/s in the building, to use and enjoy the common areas and facilities listed hereunder:
 - a) Entrance lobbies, passages and corridors;
 - b) Lifts/pumps/generators;
 - c) Staircases and driveways in the basements, roads and pavements;
 - d) Common facilities, subject to compliance of rules, regulations and byelaws.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.

For VAISHNAVI INFRASTRUCTURE PVT. LTD.




Authorised Signatory


Authorised Signatory

राजस्थान

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ANNEXURE

FORM B

[See Rule 4]

FORM OF DECLARATION

I, Mr. ABHAY GUPTA, Aged about 32 years, Son of Mr. Surander Kumar Gupta, No.A-12, MCH Quarters, Jindal Naturo Cure Institute, Jindal Nagar, Tumkur Road, BENGALURU - 560 073, do hereby solemnly affirm and declare as follows:

- 1) I hereby declare that I am the absolute owner of the residential Apartment bearing No.A-008 in Ground Floor of Block 'A' in the Residential Complex known as 'VAISHNAVI ARS GARDENIA' on all that piece and parcel of Schedule 'A' Property viz., (1) 07 Acres 27 1/2 Guntas in Sy.No.11/3 (Old Sy.No.11) of Dasarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk and (2) 00 Acre 20 Guntas in Sy.No.14/1, New Sy.No.14/1A of Peenya Village, Yeshwanthapur Hobli, Bangalore North Taluk and presently assigned with Municipal No.2208, Dasarahalli, Municipal Ward No.15, Bangalore, in the records of the Bruhat Bangalore Mahanagara Palike and also owner of proportionate Undivided Share in the land measuring 583.18 Sq. Feet.
- 2) I further confirm that the Owners Sri.A.R.Narendranath and Sri.A.N.Manidatta, along with Builder viz., M/s.Vaishnavi Infrastructure Pvt. Ltd. have already executed a Deed of Declaration dated 17/09/2019 registered as Document No.2631/2019-20 in Book-I and stored in C.D.No.RJND498 in the Office of the Sub-Registrar, Rajajinagar Bangalore.
- 3) I derived the title to the aforesaid Apartment and corresponding undivided share of land in the aforesaid Property described in Schedule 'A' of the Sale Deed executed by Sri.A.R.Narendranath and Sri.A.N.Manidatta in my favour to which this Declaration is annexed.
- 4) I hereby declare that my heirs, executors, administrators and assigns and the said Apartment referred to in Para 1 of this Declaration, shall hereafter be subject to the provision of the Karnataka Apartment Ownership Act, 1972 (Karnataka Act 17 of 1973) and all amendments thereto and I further declare that I shall comply strictly with the covenants, conditions and restrictions set forth in the Declaration and with the bye-laws forming part thereof with the administrative rules and regulations adopted pursuant to such bye-laws, which Deed of Declaration is set out in Para-2 above (as either of the same or may be lawfully amended from time to time) as in the Deed of Sale.

This Declaration is duly executed at Bangalore along with Sale Deed of even date.


DECLARANT.

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