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AGREEMENT FOR CONSTRUCTION

This Agreement for Construction (hereinafter the "**Agreement**") is made and executed on this the _____ day of _____, Year Two Thousand _____ (____/____/____).

BETWEEN:

MANTRI DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its registered office at 'Mantri House', # 41, Vittal Mallya Road, Bengaluru – 560 001, represented by its authorized signatory hereinafter called the "**DEVELOPER**" (which term, wherever the context so requires or admits, shall mean and include its successors-in-interest, permitted agents and assigns), OF THE ONE PART;

AND

The name, age and address details of Purchaser/s are as mentioned in Annexure B1, hereinafter collectively referred to as the "**PURCHASER/s**"[which term shall, wherever the context so requires or admits, mean and include his / her / their respective heirs, executors, administrators, agents and assigns (if it is a firm/company/legal entity, successors-in-interest and permitted assigns)] OF THE OTHER PART;

WITNESSES AS FOLLOWS:

1. The Developer has formulated a scheme for the construction of a residential apartment building complex with common entrance, lobby, paths, staircases, passages, gardens, lifts, etc. together with common amenities and facilities under the name and style of "**MANTRI WEBCITY**" (hereinafter the "**Project**") at Nagareshwara Nagenahalli and Kothanur Village, K.R.Puram Hobli, Bangalore South Taluk, Bangalore which is more particularly described in the Schedule hereunder and hereinafter referred to as the "**Schedule - A Property**", for persons interested in owning an apartment;
2. According to the Scheme, a person interested in acquiring residential Apartment in Mantri Webcity Project is required to join the Scheme formulated by the Developer and purchase an undivided right, title and interest in the Schedule - A Property, proportionate to Saleable Area of the Apartment to be constructed simultaneously by entering into this Agreement for Construction and in accordance with the plans as sanctioned by the concerned authorities;
3. The Purchaser herein, being desirous of getting a residential apartment in the building constructed on the Schedule Property has simultaneously, with the execution of this Agreement, entered into an Agreement for Sale to purchase an undivided right, title and interest within the plinth area of the building/tower to be constructed in the area taken up for development, in

phases, in the Schedule A Property, which is more fully described in Annexure A1 to the Agreement for Sale with the Owner thereof, which entitles the Purchaser/s to get constructed an apartment subject to the terms and conditions of such Agreement for Sale and those hereinafter appearing;

4. The scheme for the construction of the multistoried residential apartment buildings is in accordance with the development plans / building plans sanctioned by competent authority and is subject to further modification and approval during and after construction. It is hereby made clear that wherever additional land and permission is available for construction, the Developer shall be entitled to a proportionate increase in the total constructed area of the apartment buildings at the Project, considering the factors that influence such additional constructions, so long as the Saleable Area of Annexure B1 Apartment (as defined herein below) is not adversely affected; and
5. In accordance with the said scheme, the Purchaser/s has/have now approached the Developer and requested them to construct a residential apartment for him/her/them/it more fully described in the Annexure B1 attached to this Agreement and the Developer has agreed to do so subject to the terms of this Agreement.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

- 1.0 In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the parties hereto and in consideration of the amounts agreed to be paid by the Purchaser, the Developer does hereby agree to construct the Apartment which is more fully described in Annexure B1 attached to this Agreement, hereinafter referred to as the "Apartment". The term 'total cost of construction' used in this Agreement shall mean the agreed cost of construction payable in respect of the saleable area and for common amenities provided in the Apartment complex, excluding such costs and deposits specifically mentioned.
- 2.0 The total cost of construction payable under this Agreement for respective building/tower on which the apartment is constructed shall be paid to the Developer in installments as set out in Schedule B hereunder. Each installment shall become due for payment on the 7th day of dispatch of a demand letter by the Developer.
- 3.0 In the event of any default or delay in payment of any of the installments by the Purchaser, the Developer, at its option, shall be entitled to: -
 - 3.1 Charge interest on the defaulted installments at the rate of 1.5% (one and a half percent) per month from the date of default till the date of its actual payment in full; or

- 3.2 Send a notice by Registered Post or by Courier giving 15 (fifteen) days time from the date of receipt of the notice, for the Purchaser to make payment of the dues and charges and, if the Purchaser fails to pay such amount within the time specified, the Developer shall be entitled to forthwith rescind this Agreement by giving a written notice thereof to the Purchaser and sell the Annexure B1 Apartment to any other person on such terms and conditions as it deems fit and the loss, if any, suffered by the Developer, shall be made good out of such sale proceeds. The balance money, if any, due to the Purchaser shall be paid within 2 (two) weeks after receipt of consideration received from the new purchaser. It is specifically agreed that the Purchaser shall be entitled for specific enforcement of this Agreement or the Agreement for Sale only upon his/her/their/its prompt payment of the installments on the respective due dates set out herein and in the Agreement for Sale.
- 3.3 Any delay or indulgence on the part of the Developer in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser shall not be construed as a waiver of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser and shall not, in any manner, prejudice the rights of the Developer.

4. In case of cancellation / termination of this Agreement

4.1. by the Purchaser,

4.1.1. The Purchaser/s shall make a written request for cancellation along with their No Objection for re-sale of the Apartment in the market by the Developer; it is explicitly made clear that the Developer may accept or reject the cancellation, at its sole discretion without being obligated to accept the cancellation, as this contract is exclusive in nature.

4.1.2. Upon such acceptance of the cancellation by the Developer, the Developer shall be entitled to the following forfeitures –

4.1.2.1. a sum equivalent to 10% (ten percent) of the total value of this Agreement;

4.1.2.2. burden of tax/duty implication suffered by the Developer, if any;

4.1.2.3. loss of profits incurred against re-selling of the Apartment, if any.

- 4.1.3. After adjusting/deducting the above out of the amounts received from the proceeds of the re-sale of the Annexure B1 Apartment, the Developer shall refund the balance amount to the Purchaser, if any, without any interest, subsequent to entering into an agreement with such new purchaser/s.
- 4.2. In case of termination of this Agreement by the Developer due to non receipt of payment/s from the Purchaser, as per the terms mentioned under "Schedule B – Payment Terms" of this Agreement, then the Developer shall be entitled to take suitable action as set out in Clause 3.0 above. In addition thereto, the Developer shall be entitled to forfeit a sum equivalent to 10% (ten percent) of this Agreement value. It is specifically agreed that the Purchaser/s shall not be entitled to seek any share in the profits, if made, by the Developer as a result of the resale of the Annexure B1 Apartment.
- 4.3. Cancellation/termination of this Agreement by the parties hereto shall result in automatic cancellation/termination of the Agreement for Sale separately entered into between the Purchaser and the Developer, in respect of the Undivided share in land in the Schedule A Property, as agreed therein.
- 5.0. Apart from the cost of the Annexure B1 Apartment payable in the manner set out in Clause 2 above, the Purchaser shall also pay the consideration under the Agreement for Sale and shall also bear and pay the following:
- 5.1. The deposits and consultancy and other charges required to be incurred for procurement of Electrical Service connection and Water and Sewage connection, together with any other charges or additional charges payable to these authorities or BDA, BBMP or other Governmental /Statutory Authority and taxes/levies payable to Central/State Government, betterment/ improvement charges or other levies in regard to the construction of the Apartment and for development of the Schedule Property in proportion to the Saleable Area of the Apartment and proportionate cost of Transformers, L.T. lines and other equipments/accessories required to be installed by BESCOM/BWSSB/KSPCB or any other authorities;
- 5.2. The Stamp Duty, Registration Fees and legal/consultation charges, if any, and service tax or any other new taxes levied by Government, shall be payable extra, as applicable.
- 5.3. The cost of any work executed by the Developer, either in addition to or in modification of what is specified in Schedule 'C', and the cost of any extra facilities provided by the Developer at the request of the Purchaser;

- 5.4 The lump sum refundable maintenance deposit calculated at Rs. 200/- per sq. ft. of saleable area, shall be paid at the time of taking possession or within 7 (seven) days of intimation of handing over of possession of the Apartment, whichever is earlier, to the nominee of the Developer viz., M/s. Propcare Real Estate Management Pvt. Ltd. (hereinafter referred as "PREMPL"), who shall, in lieu thereof, provide the maintenance and house- keeping, in common areas of the Project on the Schedule Property;
- 5.5 The Purchaser undertakes to bear the taxes and levies under the provisions of VAT/GST/Service Tax, stamp duty, Registration fees as applicable, from time to time.

6.0. CONSTRUCTION AND POSSESSION OF THE APARTMENT

- 6.1. The Developer shall construct for the Purchaser, the Apartment in the building proposed to be constructed on the Schedule A Property and the Developer shall hand over possession of the Apartment as per Annexure B1, subject to receiving the Occupancy Certificate from statutory authorities and subject to receipt of all the payments and the limitations set out in Clause 6.4 below.
- 6.2. Possession/Handing over Possession in this Agreement is limited to the Developer obtaining Occupancy Certificate from the concerned local authority and consequently intimating the Purchaser to take possession of the Apartment.
- 6.3. The Purchaser hereby authorizes the Developer to represent the Purchaser before any Government/quasi-Government departments for the purpose of the planning/construction of the Apartment and to obtain all the licenses, permissions, consents and facilities, and also execute all documents necessary thereof, so also to execute and register documents, if any, as may be separately authorized.
- 6.4. The condition stipulated for handing over of possession or delivery of the Apartment described in Clause 6.1 above is subject to variations on account of Force Majeure or acts of God or non-availability of steel, cement, other vital building materials, water and electric supply, riot, strike or labour availability/problems etc. or war, civil commotion or any notice, order, rule, notification of the Government and/or other public or competent authority or any dispute or matter relating to the property pending final determination by the Court or any other authority or change in any Rule, Regulation or Bye-law of any statutory body or authority from time to time affecting the development / Project or other reasons which are beyond the control of the Developer. The Developer will make every reasonable effort to obtain the Occupancy Certificate, electrical, sanitary and water connections within the stipulated period; however, as these services are related to various Govt. Departments in respect of which the Developer does not have any

control, no responsibility will be accepted by the Developer for delays in obtaining such connections, clearances, certificates, etc. The Purchaser shall not be entitled to claim any damages/losses against the Developer under these circumstances on the ground of delay/deficiency.

7.0. DEFECT LIABILITY PERIOD:

In the event any major civil or structural defect in the Apartment is noticed by the Purchaser within a period of 12 (Twelve) months from the date of possession or Occupancy Certificate of the Apartment, whichever is earlier, the Developer shall attend to such repairs. However, minor shade variation in colour of tiles/marble/paints/wood cracks in plaster/wood, being a natural phenomena, shall not be considered as a defect. The Developer's obligation under this clause is limited to repairing of the major defective parts of the Apartment and it shall not be liable for any other costs or damages.

8.0. OBSERVANCE OF STATUTORY RULES AND REGULATIONS:

The Purchaser shall, from the date of issuance of the Occupancy Certificate, observe and abide by all the Bye-laws, Rules and Regulations prescribed by the Government, city municipal council or other authority in regard to the ownership or enjoyment of such Apartment and pay all taxes, rates and cesses liable to be paid thereto.

9.0. EXCLUSIVE RIGHTS:

If any additional FAR/TDR is available in the Schedule Property, then the Purchaser herein shall not object to the Developer for utilization of the open space/ terrace area for the additional construction.

10.0. ALTERATION OF PLANS:

The Purchaser does hereby authorize the Developer to amend the approved plans, at its discretion, in case such amendment is necessitated due to peculiar site requirement or market conditions, without materially affecting the floor plan of the Apartment.

11.0. NAME PLATES/HOARDINGS:

The Purchaser shall not put up any hoarding, name plates, graffiti etc., in places other than the area demarcated and allotted in the building by the Developer or the Association. The Developer shall be entitled to put up such hoardings/graffiti during and after construction and also maintain on the building or at such places the names of the Developer and the Project at all times.

12.0. RIGHTS AND OBLIGATIONS OF THE PURCHASER :

The Purchaser shall be entitled to the rights enumerated in the Schedule 'C' to the Agreement for Sale and shall have the obligations enumerated in the Schedule 'D' to the Agreement for Sale in regard to the Apartment and the undivided interest in the Schedule Property and the enjoyment of the ground, common areas and other matters connected thereto and shall be bound to contribute to the common expenses, outgoing, proportionate contribution and deposits undertaken to be paid and borne by the Purchaser. The Developer shall construct the Apartment in accordance with the list of specifications as described in Schedule C to this Agreement.

13.0. CORRESPONDENCE:

13.1. All letters, receipts or notices issued by either of the parties and dispatched by courier or Registered post or under certificate of posting to the address of the other party given in this Agreement will be sufficient proof of service thereof on the concerned party and shall effectually discharge the issuing party from the obligations to issue any further notice.

13.2. In the event of any change in the address of either of the parties, the concerned party shall intimate to the other of the change of address by Courier or by Registered Post Acknowledgement Due or under certificate of posting.

14.0. THE DEVELOPER COVENANTS WITH THE PURCHASER AS FOLLOWS:

14.1. The Developer shall after receiving the total cost of construction and other amounts payable under both the agreements, arrange for execution of the Deed of Sale in respect of the property described in the Annexure A1 attached to the Agreement for Sale in favour of the Purchaser;

14.2. As obtaining Power and Water and Sewage connections for electricity, sewage and water takes considerable time and to avoid inconvenience to the Purchaser, the Developer will apply and endeavor to obtain such connections before handing over possession, in which event the Purchaser will be liable to pay such minimum rent, energy charges and other outgoing/s as per the applicable tariff proportionate to his/her Apartment from the date of service of such connection/s even though actual possession of the Apartment is not taken by the Purchaser;

14.3. The exact car parking space will be allotted to the Purchaser/s as per their selection, subject to availability at the time of handing over possession; the preference / choice for selection of car parking space shall be given to the Purchaser/s who shall take possession on first come first serve basis;

- 14.4. The specified car parking area allotted to the Purchaser/s shall be for the exclusive use of the Purchaser/s, without any hindrance or obstruction from any of the other apartment purchaser/occupier;
- 14.5. In the event of delay in handing over possession of the Apartment beyond the time mentioned in Clause 6.1 and subject to the provision under Clause 6.4, the Developer shall pay a compensation of Rs.3/- (Rupee Three Only) per sq.ft. of Saleable Area per month from the date agreed for delivery / handing over of possession, till the actual date of announcement of possession, subject to there being no delay or defaults in paying all the Installments as per Schedule B hereunder, throughout the tenure of this Agreement. However, for calculating the compensation, the number of days delayed as per Clause 6.4 shall be deducted and compensation shall be paid for the actual number of delayed days.

15.0. THE PURCHASER/S COVENANTS WITH THE DEVELOPER AS FOLLOWS:

- 15.1. That the Purchaser/s shall not be entitled to claim conveyance of his/her/their/its undivided share in the Schedule Property, as purchased under the Agreement of Sale, until the Purchaser shall have fulfilled and performed all his/her/their/its obligations and completes all payments due under this Agreement. That the Purchaser/s will bear the cost of stamp duty, registration charges and legal expenses for conveying the Apartment described in Annexure B1 in favour of the Purchaser/s. The Purchaser/s shall be liable to bear and pay Sales Tax, VAT, service tax, GST, or new taxes, if any, levied by the Government and property related taxes, if any, etc. that may arise concerning this transaction.
- 15.2. The maintenance of the Project shall be taken up by **PROPCARE REAL ESTATE MANAGEMENT PVT. LTD** (PREMPL) from the date of first handing over of the possession of the apartment in the building/ Project and shall be carried on for an agreed term as per the Maintenance Agreement , subject to the payment by the Purchaser/s the lump sum refundable Maintenance Deposit. Any change in the Maintenance agency can be effected only after completion of the initial maintenance term as mentioned in the maintenance agreement by giving 6 (six) months advance written notice to PREMPL. The decision of changing the Agency can be done only through a general body meeting of all the apartment owners and the decision of over 67% of the apartment owners (in absolute numbers) shall be a precondition for implementation of this resolution on the Association. The Purchaser/s shall sign a separate Agreement in this regard with PREMPL at the time of taking possession of the Apartment.
- 15.3. The Developer may construct any building/s on the remaining portion of the Schedule Property in phases. The Purchaser/s undertake that he/she/they/it shall not raise any objection on

whatsoever ground including dust, noise, pollution, work hours/timelines, nuisance or annoyance that may be caused due to such construction and, the common areas and facilities may be common to all the phases;

- 15.4. The Purchaser/s shall not alter or subscribe to any decision for the alteration of the name of the Project, which shall be known as "**MANTRI WEBCITY**" or any other name as decided, at the sole discretion of the Developer. The Purchaser/s consents for the Developer to execute and cause to be registered a Deed of Declaration under the provisions of the Karnataka Apartment Ownership Act, 1972, contributing the land, building, amenities, common areas and facilities for common ownership and maintenance as provided under the said Act.

16. NO IMPLIED AGREEMENT/CONSENT OTHER THAN THIS AGREEMENT:

This Agreement and the Agreement for Sale shall together be binding on the parties and shall supersede all discussions, brochures, advertisements, writings etc., and the Developer, its staff, agents or representatives shall not be deemed to have undertaken any responsibility or have agreed anything with the Purchaser/s orally or otherwise other than what is expressly written herein and there is no implied agreement or covenant on the part of the Developer other than what is expressly agreed herein and the Agreement for Sale. Both the parties agree that all amendments to this Agreement shall be effective only if made in writing and signed by the parties to this Agreement.

17. CHARGE AND LIEN OF THE DEVELOPER:

- 17.1. Without prejudice to any of the terms and conditions of this Agreement or of the Agreement for Sale, the Developer shall have the necessary lien and first charge on the undivided share of land in the Schedule Property and the Apartment against all amounts and other liabilities as may become payable by the Purchaser/s under this Agreement or the Agreement for Sale and the Developer shall be entitled to withhold possession of the Apartment until such amounts are fully paid.

- 17.2. The agreed construction cost of the Apartment is liable to be modified depending on the variation beyond 10% in the Wholesale Price Index (WPI) of major construction raw materials like steel, cement, labour component during the project execution period. RBI issued monthly WPI data will be taken as basis for this computation.

18. TERMINATION:

In view of the scheme with respect to the Project, formulated by the Developer, it is agreed by the Purchaser/s that the Purchaser/s shall have no right to terminate this Agreement without forfeiting his/her/their/its right to the undivided share in the Schedule Property.

19. AREAS & DIFFERENCE IN AREA:

19.1. The term Saleable Area / super built up area used in various brochures, catalogues, advertisements and in this Agreement shall mean and include the total constructed area including wall thickness of the Apartment, area under balconies and proportionate share in all common areas like staircases, lobbies, lifts, corridors, club area, etc.

19.2. The difference (increase or decrease) in area up to 3% (three percent) of total agreed Saleable Area will be ignored by both the Parties. Any difference in excess of 3% of the total agreed Saleable Area will be valued at the same rate as mentioned in Annexure B1 to this Agreement and the consideration shall be adjusted accordingly in the final installment. In case of any kind of disagreement regarding area calculations between both the Parties, the decision of Project Architects will be final and binding on both the Parties.

20. Notwithstanding anything contrary in the Agreement, the Parties reiterate that the property in the materials used in the Apartment building or the property in the building would not pass on to the Purchaser/s during the construction or on the completion of the Apartment building. The Parties reiterate that the Apartment would pass on to the Purchaser/s only on the date when possession is handed over to the Purchaser/s or execution of conveyance deed, whichever is later.

21. In the event of any dispute or difference arising between the Parties hereto with regard to any matter relating to or connected with this Agreement, or the construction of the Apartment, the same shall be resolved by Arbitration by a sole Arbitrator from Confederation of Real Estate Developers Association of India, Bengaluru (CREDAI – Bengaluru) and the Courts at Bengaluru alone shall have exclusive jurisdiction to try all suits and other proceedings with regard to this Agreement.

22. This Agreement is executed and signed in duplicate on requisite non-judicial stamp paper and the respective parties herein shall hold a copy each.

SCHEDULE - A PROPERTY

All that piece and parcel of converted lands bearing Sy. Nos. listed in below, all situated at Nagareshwara Nagenahalli (measuring 18 Acres 8 Guntas) and Kothanur Village (measuring 26 Acres 16.5 Guntas), K.R.Puram Hobli, Bangalore South Taluk, Bangalore in all measuring 44 Acres and 24.5 guntas including an extent of 5 (five) acres 32 (thirty two) guntas or 23,459.71 (twenty three thousand four hundred fifty nine point seven one) square meters relinquished in favour of BDA comprising of the following Items of Properties:-

Sl. No.	Sy. Nos	A	G	East	West	North	South
NAGARESHWARA NAGENAHALLI VILLAGE							
1	15/4		30	Sy. No. 19/12 belonging to Yashodamma and Narayana Swamy	Jayaramappa's Property	Sy. No 15/4 belonging to Vijay Kumar	Water Channel and Munaiah's Property
2	19/1	1	1	Sy. No. 19/6, 19/7, 19/8, 19/10	Remaining portion of Sy. No 19/1 belonging to Anjinappa and others	Sy. No. 19/3 and 19/4 belonging to Narayanappa and others	Remaining portion of krishanappa's property
3	19/1		5	Remaining portion of same Sy.No. belonging to B.S.Leelavathi	Remaining Portion of the same Sy.No. belonging to Mr. Lokesh	Remaining Portion of the same Sy.No. belonging to Krishnappa	Land belonging to Smt. B.S.Leelavathi in Sy.No.19/4, 19/3 & 19/15.
4	19/4		6.5	Land of Jayaramappa in Sy. No. 19/5	Land of B.Narayanappa in Sy. No. 19/3	Land of Muniyappa in Sy.No.19/4	Land of Smt.B.S.Lee lavathi in Sy.No.19/1
5	19/4		6.5	Land belonging to Jayaramppa in Sy.No.19/5	Land belonging to B.Narayanappa in Sy.No.19/3	Land belonging to B.S. Leelavathi in Sy.No.15/4 and Kaluve	Land belongi B.S.Leelavath in Sy.No.19/4
6	19/5		27	Land belonging to B.S.Leelavathi in Sy.No.15/4	Land belonging to B.S.Leelavathi in Sy.No.19/11	Land belonging to B.S.Leelavathi in Sy.No. 19/4	Land belonging to B.S.Leelavathi in

							Sy.No.19/9
7	19/6		20	B.S. Leelavathi's and Manaiah's properties in Sy. No. 19/9	Krishnappa's property in Sy.No. 19/1	Krishnappa and Anjinappa's property in Sy. No. 19/11	Munireddy and Anjinappa's property in Sy. No 19/7
8	19/7		11	Remaining portion of the Sy.No.19/9 belonging to B.S.Leelavathi	Remaining Portion of the Sy.No. 19/1 belonging to B.S.Leelavathi	Remaining Portion of the Sy.No. 19/6 belonging to B.S.Leelavathi	Remaining Portion of the Sy.No. 19/8 belonging to B.S.Leelavathi
9	19/8		23	B.S.Leelavathi and Munaiah's property in Sy. No. 19/9	Remaining portion of the same Sy. No.19/8 retained by the Vendors	A Thimaiah's property in Sy. No 19/7	Anjinappa's property in Sy. No. 19/10
10	19/8		04	Remaining portion of the Sy.No.19/8 belonging to B.S.Leelavathi	Sy.No.19/1 belonging to B.S. Leelavathi	Sy.No. 19/7 and land belonging to Thimmaiah	Sy.No.19/10 belonging to B.S.Leelavathi
11	19/9	1	0	Munikariyappa's land & Canal	Munaiah's land	Byamma's land	Munaiah & Krishnappa's land
12	19/9		14.5	B.S. Leelavathi's property in Sy. No. 45/2	Rock	Krishnappa's land	Papamma & others land
13	19/9		27	B.S. Leelavathi's property in Sy. No. 45/2	Munaiah's property	Remaining portion of T. Govindappa's property	Krishna Reddy's property
14	19/9	1	11.5 +2 G c	Land belonging to B.S.Leelavathi in Sy.No.19/7, 10 & 11	B.S.Leelavathi & Marythanical's property	B.S.Leelavathi's property	B.S.Leelavathi's property
15	19/10		36	Remaining portion of the same Sy.No. belonging to Ashwathappa & others	Land belonging to B.S.Leelavathi and Krishnappa in Sy.No.19/1	Land belonging to B.S.Leelavathi in Sy.No.19/8	Sy.No. 17/4 & 5 and Sy.No.18/1 belonging to Ramanjana

							ppa, Lokesh and others.
16	19/10		10	Sy.No.19/9 belonging to B.S.Leelavathi	Remaining portion of the same Sy.No.19/10	Land belonging to B.S.Leelavat hi in Sy.No.19/8	Sy.No. 17/4 & 5 and Sy.No.18/1 belonging to Ramanjana ppa, Lokesh & others.
17	19/11		15	Remaining portion of land belonging to K.Lokesh in No.19/11	Land belonging to B.S.Leelavathi in Sy.No.19/1	Land belonging to Jayaramappa in Sy.No.19/5	Land belonging to B.S.Leelava thi in Sy.No.19/6

18	19/11		5	Land belonging to B.S.Leelavath i in Sy.No.19/9	Land belonging to B.S.Leelavathi in the same Sy.No.19/11	Land belonging to Jayaramapp a in Sy.No.19/5	Land belonging to B.S.Leelavat hi in Sy.No.19/6
19	19/12		17	B.S. Leelavathi and Ganeshappa' s land in Sy. No. 19/16	B.S.Leelavathi 's property in Sy. No. 15/4 and private property	Vijay kumar's land and private property	BS Leelavathi and Munaiah's property in Sy. No. 19/9
20	19/13		30	T. Govindappa' s property	Sy. No. 18 of Subbanna and Bachanna	Leelavathi's property in Sy. No. 19/9	Remaining portion of Sy. No. 19/13 of Jayagopal & others
21	19/13		8	Sy.No.20/1 & 20/2 belonging to Govindappa & Somashekar	Sy.No.19/14 & 18/1 belonging to Lokesh and others	Remaining portion of the same Sy.No. belonging to B.S.Leelavat hi	Private Property

22	19/14		11.5	Sy.No.19/13 belonging to Byamma & B.S.Leelavath i	Sy.No. 21	Remaining portion of the same Sy.No. belonging to Devaraju.	Private Property
23	19/16	1		B.S. Leelavathi's property in Sy. No. 45/2	Muniramaiah' s property	Mariyappa' s property	Ganeshappa 's property
24	19/16		37.5 + 2G	Sy.No.45/1 & 45/2 belonging to B.S.Leelavath i	Remaining portion in the same Sy.No	Sy.No.19/1 6 belonging to Smt. B.S.Leelavat hi	Sy.No.19/9 belonging to Smt. B.S.Leelavat hi
25	19/16		2.5	Remaining portion of Sy.No.19/16 belonging to B.S.Leelavath i	Land belonging to B.S.Leelavathi in Sy.No.19/12	Land belonging to B.S.Leelavat hi in Sy.No.19/1 6	Land belonging to B.S.Leelavat hi in Sy.No.19/9
26	20/2	1	20	Land belonging to Louisa Rodrigues in Sy.No.43/1 Kothanur Gadi	Sy.No.19/13 belonging to B.S.Leelavathi & Byamma	Sy.No.20/1 belonging to T.Govindap pa	Sy.No.20/3 belonging to T.Govindap pa
27	Site No. 1 Khath a No.102 6 (563) Assem ent No. 19/16		10500 Sq. Ft.	Kothanur & Almithra Patel's Land	Site No. 2	Private property	Private property
28	Site No. 2 Khath a No.10 26 (563) Assem ent No.		10500 Sq. Ft.	Site No.1	Site No.3	Private property	Private property

	19/16					
29	Site No. 3 Khatha No.10 26 (563) Assement No. 19/16	10600 Sq. Ft.	Site No.2	Private property	Private property	Site No. 4
30	Site No. 4 Khatha No.10 26 (563) Assement No. 19/16	10600 Sq. ft.	Site No.5	Private property	Site No.3	Private property
31	Site No. 5 Khatha No.10 27 (564) Assement No. 19/16	10500 Sq. ft.	Site No.6	Site No.4	Site No.2	Private property
32	Site No. 6 Khatha No.10 27 (564) Assement No. 19/12	10500 Sq. ft.	Kothanur village Boundary & Almithra Patel's Land	Site No.5	Site No.1	Private property
33	Katha No. 666	10000 Sq. ft.	Private property	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi

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34	Katha No. 668	10500 Sq. ft.	Private property	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi
35	Katha 667	20000 Sq. ft.	Private property	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi
36	18/1	23	Sy. No. 19/13 and 19/9 belonging to B.S. Leelavathi	Sy. No. 17/4 & 5 belonging to Doddakkamma	Sy. No. 19/10 belonging to B.S.Leelavathi	Sy. No. 19/14 belonging to Devraja & others	
Total : 18 Acres 8 Guntas							
KOTHANUR VILLAGE							
37	Site No. 169 Katha No. 266, Assessment No. 45/1	19600 Sq. ft	Pvt Property	Property belonging to Smt. B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi
38	Katha No. 2 67/170 in Assessment No. 45/2	21000 Sq. ft.	Pvt Property	Remaining Part of the Property	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi	Property belonging to B.S.Leelavathi
39	Katha No. 268/171 / 58/48/1	13000 Sq.ft	Road	Louisa Rodrigues Property	A.H.Patel Land	Road	Road
40	Katha No. 265/168 /	17000 Sq.ft	Road	A.H.Patel Land	Pvt. Property	B.S.L Property	B.S.L Property

	58/48/ 1						
41	Katha No. 264/167 / 58/48/ 1		16000 Sq.ft	Road	B.S.L. property	Louisa Rodrigues Property	Pvt. Property
42	43/1	6	5	Patel Ramaiah and Thoti Muniswa my's lands	Road and Land of Chikkanaraya nappa and Sonnappa	Bible College land	Nyathappa and Thoti Ramaiah's Land
43	45/1		6.5	Property of Southern Asian Bible College	Remaining portion of the same Sy. No 45/1	Sy. No. 55	Sy. No. 45/2
44	45/1	7	38.5	Sy. No. 48 and remainin g land in Sy. No. 45/1	Halla demarcating boundary between Kothanur and N.N Halli villages	Land in Sy. No. 46 and 55 of Kothanur village	Land in Sy. No. 45/2
45	45/2	6	11	Sy. No. 44	Kothanur- Nageshwara Nagenhalli village boundary	Sy. No. 45/1	Sy. No. 44
46	48/4B		6	Bangalor e- Bagalur Main Road	Borewell, Pumphouse and water tank in the property of Almitra H. Patel	Property in Sy. No. 58 owned b Cherian •v Sebastian & T.Pitambar	2.7 guntas of appurtenant land in Sy. No. 48/4B of Almitra H. Patel
47	58 & 54		20	Bagalur Road	Sy. No. 55	Sy. No. 58	Portion of Sy. No. 58
48	55		33.6	Sy. No. 58	Sy. No. 45/1 and balance portion of the same Sy. No.	Remaining portion of the same Sy. No.	Sy. No 45/1 and 45/2
49	58	3	3	Bangalor e - Bagalur road	Property in Sy.No.55 of Almitra H. Patel	Property occupied by Poorna Pragnya	Remaining portion of Sy.No.58 of Almitra H.

					School	Patel
Total: 26 Acres 16.5 Guntas						
Grand Total : 44 Acres 24.5 Guntas (Forty four Acres and twenty four point five guntas)						

SCHEDULE 'B'

(Payment Terms for Building/Tower No.A,B,C,D & E)

- a) 10% Paid/payable on Booking.
- b) 15% on Agreement Execution
- c) 10% on Foundation of the building
- d) 10% on Casting of First Floor roof slab.
- e) 10 % on Casting of Third Floor roof slab.
- f) 10 % on Casting of Fifth Floor roof slab.
- g) 10 % on Casting of Seventh Floor roof slab.
- h) 10 % on Casting of Tenth Floor roof slab.
- i) 10 % on Casting of Last Floor roof slab.
- j) 5% or balance at the time of Possession.

(Payment Terms for Building/Tower No. U, V, W & X)

- 1) 10% Paid/payable on Booking.
- 2) 15% on Agreement Execution
- 3) 10% on Foundation of the building
- 4) 10% on Casting of First Floor roof slab.
- 5) 10 % on Casting of Fourth Floor roof slab.
- 6) 10 % on Casting of Eighth Floor roof slab.
- 7) 10 % on Casting of Twelfth Floor roof slab.
- 8) 10 % on Casting of Fifteenth Floor roof slab.
- 9) 10 % on Casting of Last Floor roof slab.
- 10) 5% or balance at the time of Possession.

SCHEDULE – 'C'

(Specifications and Amenities)

Outdoor Amenities

- Swimming pool with a toddler's pool
- Thematic landscaped gardens and water features will be planned around the property
- Jogging / Walking Trail around the perimeter of the property.
- Outdoor Exercise Area
- Children's Play Areas
- Open Amphitheater
- Outdoor Party Area with Barbeque Pits
- Tennis court
- Entrance plaza
- Pick up - drop off point
- Paved garden walk
- Basket ball post

Clubhouse / Indoor Amenities

- A well equipped Health Club
- Gymnasium
- Steam room (Separate for Ladies and Gents)
- Sauna room (Separate for Ladies and Gents)
- Massage room (Separate for Ladies and Gents)
- Squash court
- Table Tennis Tables
- Pool Table
- Indoor Badminton Court
- Chess/carom and other indoor games
- TV room & Mini Theater with surround sound system
- Crafts & Creativity room
- Karaoke Room/ Dance/Aerobics floor with music system
- Meditation/Yoga hall
- Beauty Parlor / hair salon (Unisex)
- Cafeteria
- Tele Medicine/Health centre
- Business Centre
- Propcare office
- ATM of leading Banks
- Convenience Store
- Day Care for the kids and the Elderly
- Multipurpose hall/Banquette Hall
- Library/reading room
- Laundromat
- Concierge

Other Amenities

- An exclusive network of cable TV will be provided with a centralized control room (users to pay monthly charges).
- A Group Centrex facility will be provided with cabling done upto each flat. This will be operated by a Telecom Service Provider (users to pay for one time charge and monthly rentals).
- Cellular Phone boosters will be provided in lift well and inside the towers for better mobile phone connectivity by service provider.
- Back-up generator – 100% D.G power back-up @ extra cost.
- Stand by generator for lighting in common areas, lifts and pumps will be provided.
- Common toilets for Servants / Drivers will be provided.
- Intercom facility (within Centrex) from each apartment to security room, club house and other Apartments.

Security Systems

- Trained security personnel will patrol the project round the clock
- CCTV cameras will be installed at security gates to monitor visitors
- Entry to the building ground floor lobby will be restricted through Access Control Doors
- Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors

Water Treatment/softening plant

- Fully treated water through an exclusive water purification/softening plant within the project will be provided.

Green Building Amenities

- Rain Water Harvesting scheme would be provided for recharging the ground water level
- Sewage effluent shall be treated and the treated water shall be used for flushing and landscaping
- A portion of the common lights shall be powered by solar energy
- Green Building norms will be followed.

Lifts and entrance lobby

- One automatic passenger lift in each block of Kone/OTIS or equivalent make
- One large service lift in each block of Kone/OTIS make or equivalent
- Entrance lobby for each block at ground floor level in granite flooring and vitrified tiles dado
- Other floor lift lobbies- Flooring and Cladding (on lift side wall) in good quality vitrified tiles

Webcity Features

- Glimplideas
- Tweet Parks
- Mantri's Digital Life
- Social Parks
- Grand Dining
- Business Inn
- Web Sculptures
- Smart Waste Disposal
- Efficient Energy Consumption
- Solar Dots/Panel
- Cycles
- Web Room
- Digital Library
- Earth Live Screens
- Mantri Standard Time
- Elevator media
- Signature Magazine
- Mantri's Web Wall
- Robotics
- Nano Technology
- Cloud Computing
- Guest Lectures
- Star Gazing
- Music Wall
- Smiley Wall
- Gaming Zone
- Web Wisher
- Telemedicine
- Security Camera System
- Chromitheatre
- Day Care for kids & Elderly

SPECIFICATIONS

Structure

- Earthquake resistance – Seismic zone II compliant RCC framed structure
- Solid Concrete Block Masonry

Plastering

- All internal walls will be finished with cement finish and putty / primer paint.
- Ceiling cornices in all rooms

Painting

- Interior- Acrylic emulsion paint with roller finish
- Exterior- External emulsion paint
- Ceiling- Oil Bound Distemper

Flooring

- Living, dining, family, kitchen and bedrooms- Vitrified tile flooring (2ft x 2ft)
- Utility , Balcony & Private Terrace - Anti skid Ceramic tile flooring

Toilets

- Designer Ceramic tiles flooring and cladding up to false ceiling in all toilets
- White EWC in all toilets of Hindware or equivalent make
- White Wash Basin of Hindware or equivalent make and mirror in all the toilets
- Hot and cold water mixer unit for shower of Jaquar or equivalent make in all the toilets
- Health Faucet in all the toilets
- Master control Cock in all the toilets from outside
- Provision for Geyser in all the toilets
- Good quality CP fittings of jaquar or equivalent.
- Large sized toilet ventilators made of powder coated aluminum/UPVC with translucent glass fitted with exhaust fan

Plumbing

- Plumbing lines are pressure tested
- Water supply lines are of CPVC/GI of reputed make

Main door

- 7 feet high engineered wood doorframe equal to wall thickness
- Veneered Designer door shutter with PU polish on both sides
- Good quality German or imported chrome finished hardware

Other Doors and Windows

- 7 feet high engineered wood doorframe
- Skin door shutter with duco paint
- Toilet door – Skin door shutter with duco paint on the bedroom side and laminate on toilet side.
- Good quality German/imported chrome finish hardware
- MS Railings- Enamel paint
- Balcony door- Living room and Bedrooms will be provided with aluminium powder coated or UPVC sliding doors for balcony
- Powder coated aluminum or UPVC sliding windows with plain sheet glass and provision for mosquito mesh
- Windows MS grills- will be provided for ground floor apartments and to the windows without balcony

Kitchen

- Provision for electrical & plumbing points for modular kitchen (granite platform with sink and drain board will be provided on request and at an extra cost)
- Provision for water purifier
- Provision for Washing machine / ironing in utility
- Provision for gas cylinders in the utility area with necessary piping arrangements

Electrical

- One TV point to be provided in each bedroom and living room
- Fire resistant electrical wires of RR Kabel /finolex make or equivalent
- Panasonic Vision switches
- One miniature circuit Breaker (MCB) for each circuit provided at the main distribution box within each flat.
- For safety, one Earth Leakage circuit Breaker(ELCB) will be provided for each flat
- Telephone points- To be provided in all bedrooms and the living room
- AC point -Split A/C power point in Master Bed bedroom (Box with conduit provision will be made in other bedrooms)
- LT Power - 2 BHK, 2.5 BHK apartments will be provided with 3 KW, 3 BHK will be provided with 5 KW and pent houses with 8 KW power with energy meter.

The Specifications detailed above, are subject to the following:

a) The Developer reserves the right to change the specifications without prior notice, in the interest of quality and timely delivery. The Developer shall endeavor to use appropriate quality materials as described above, including but not limited to marble, granite, wood etc. being natural materials. These natural materials are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond the control of the Developer. Particularly in case of marble the shade variations cannot be avoided and in the case of granite, which is pre polished, when laid, it may result in certain amount of unevenness due to its inherent property. The Developer is unable to guarantee that the products used in the building will exactly match the samples shown with regard to these features.

b) Further certain manufactured materials such as ceramic and vitrified tiles, sanitary ware, powder coated aluminum or U.P.V.C door frame and windows etc., are subject to colour variations and warping (in case of vitrified/ceramic tiles) due to inherent manufacturing process. The final product used in the building will therefore be subject to colour variations, which again is beyond the purview of the Developer.

c) The Developer relies on manufactures and suppliers for its raw materials such as marble, granite, timber, tiles, aluminium/U.P.V.C, sanitaryware etc., Hence, there are possibilities that the materials specified and shown in the samples may not be available at the time of construction. In such instances the Developer reserves the right to replace unavailable material with suitable alternatives. However, such changes made shall not in any way be detrimental to the quality of the building and it is purely a substitution for unavailable materials.

d) The Developer shall continue to exert maximum effort in ensuring that quality requirements are not only met but exceeded and the Developer shall attempt to minimize variations to the specifications detailed herein.

IN WITNESS WHEREOF THE PARTIES have executed this Agreement for Construction in the presence of the following witnesses on the day month & year first above written.

DEVELOPER	
PURCHASER/S	
WITNESSES:	
Name & Address 1)	Name & Address 2)
Signature :*	Signature : *

Enclosure: ANNEXURE – B1