



JOINT DEVELOPMENT AGREEMENT

This JOINT DEVELOPMENT AGREEMENT made and Executed on this Tenth Day of February Two Thousand and Eleven [10.02.2011] at Bangalore

BETWEEN:

1. SMT.R. PUSHPAVATHI

D/o. Late Sri A.V.Ramaiah Reddy

Aged About 43 Years

Residing at No 130, Agara Village, Begur Hobli
Bangalore East Taluk

2. SRI.RAJENDRA PATIL

S/o. Sri.R.S.Patil

Aged About 55 years

Residing at No.94M. 12th Main,
9th Cross, RMV Extension,
Bangalore- 560094.

3.SRI. SANGANNA GOWDA PATIL

S/o. Sri. Gurupada Gowda S. Patil,

Aged About 33 Years

No.119, V Floor
Shivashankar Plaza
Richmond Circle
Lalbagh Road
BANGALORE

For STERLING DEVELOPERS PVT. LTD.

R. Pushpavathi

Sri. Rajendra Patil

[Signature]
Director

2-49



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S. STERLING DEVELOPERS PRIVATE LIMITED rep by its Managing Director Mr. Ramani Sastri , ಇವರು 150000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	150000.00	DD No. 136141 dt 30/03/11 issued by HDFC Bank Ltd., Kasturba Gandhi Marg, B'lore
ಒಟ್ಟು :	150000.00	

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

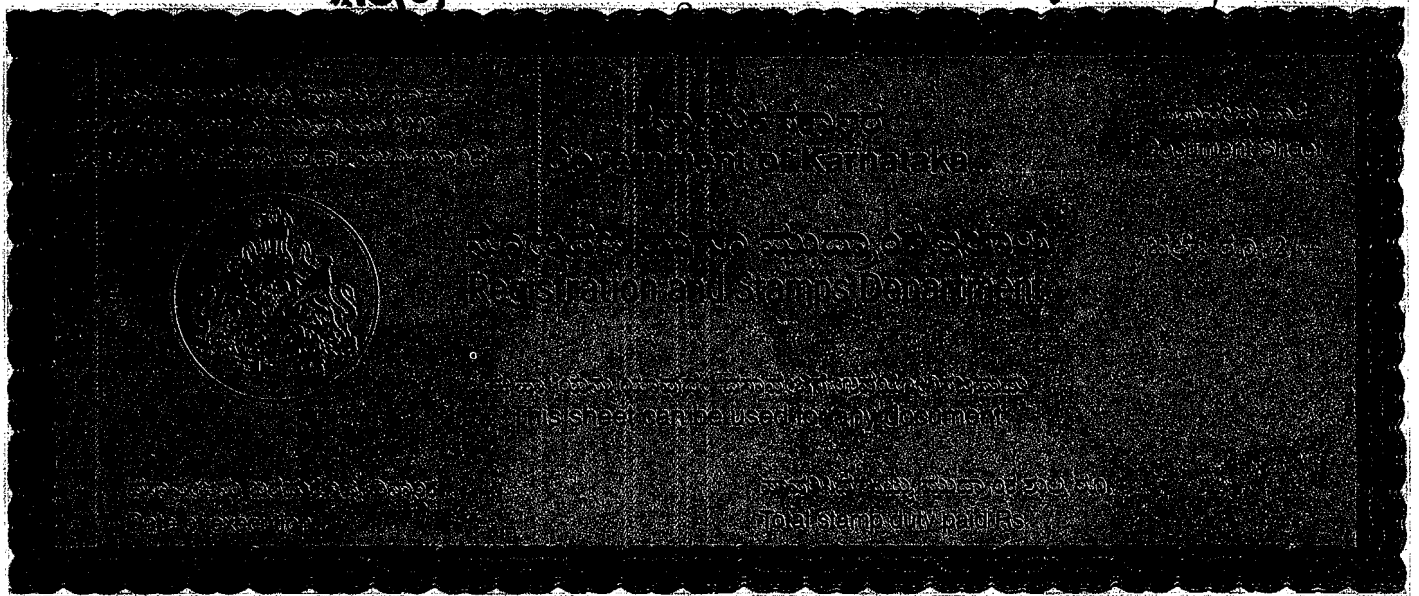
ದಿನಾಂಕ : 30/03/2011

ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

30 MAR 2011

Designed and Developed by C- DAC ,ACTS Pune.





Hereinafter jointly referred as the OWNERS/PARTY OF THE FIRST PART
(which expression shall wherever the context to admits and requires shall mean and
include their respective heirs, legal representatives, successors, executors,
administrators and assigns) of the ONE PART:

IN FAVOUR OF :

M/S. STERLING DEVELOPERS PRIVATE LIMITED

a Company incorporated under the provisions of the
Companies Act, 1956, and having its Administrative Office
No.8, Prestige Nebula
Cubbon Road, Level-5
Opp. Income Tax Office Building
Bangalore 560 001

Represented by its Managing Director

Mr.Ramani Sastri

And/or its Joint Managing Director

Sri.Shankar Sastri

Hereinafter referred as the SECOND PARTY/DEVELOPER (which expression
shall wherever the context to admits and requires shall mean and include their
successors-in-office and assigns) of the OTHER PART:

R. Pushpavathi.

[Signature]

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.

[Signature]
Director



Print Date & Time : 30-03-2011 03:33:41 PM

4-49

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 10256

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಬೊಮ್ಮನಹಳ್ಳಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-03-2011 ರಂದು 03:12:56 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	15000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	1500.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	16535.00

ಶ್ರೀ M/S. STERLING DEVELOPERS PRIVATE LIMITED rep by its Managing Director Mr. Ramani Sastri ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

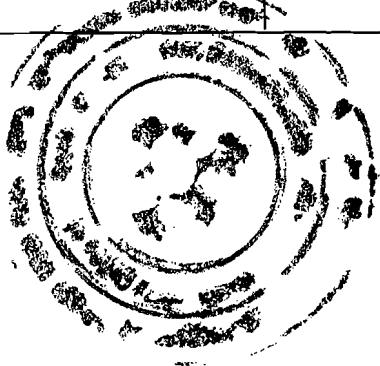
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S. STERLING DEVELOPERS PRIVATE LIMITED rep by its Managing Director Mr. Ramani Sastri			

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

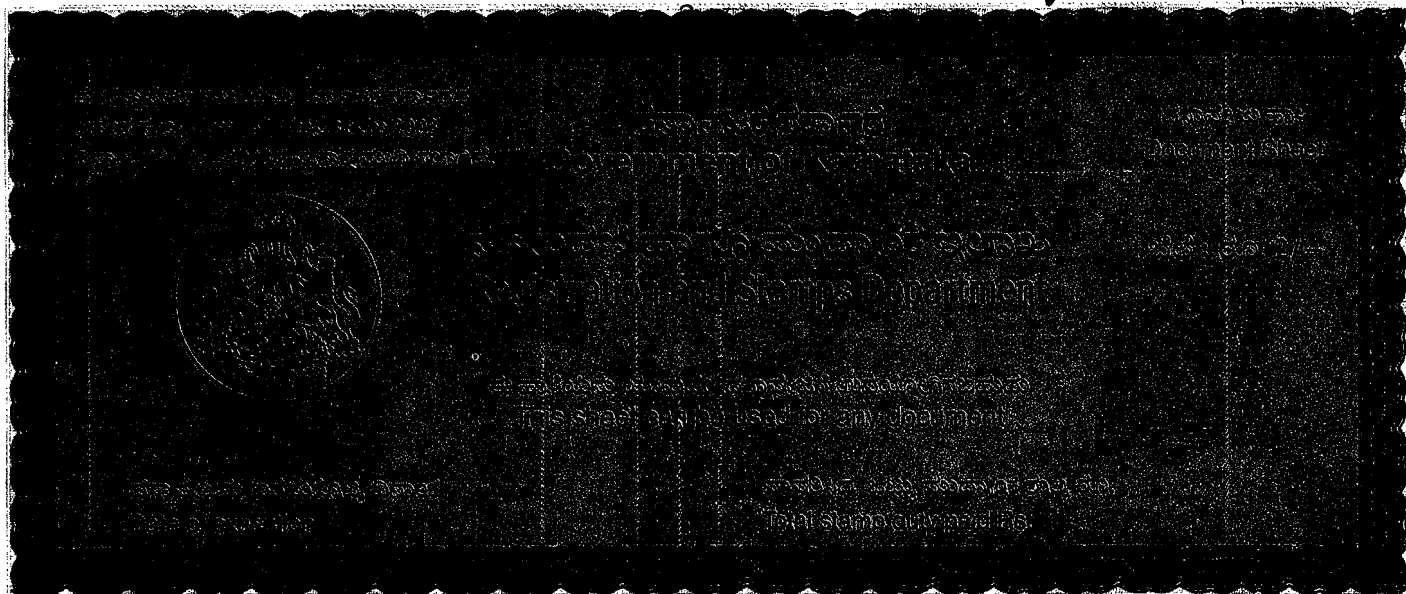
81.
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

30 MAR 2011

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S. STERLING DEVELOPERS PRIVATE LIMITED rep by its Managing Director Mr. Ramani Sastri . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/S. STERLING DEVELOPERS PRIVATE LIMITED rep by its Joint Managing Director Mr. Shankar Sastri . (ಬರೆಸಿಕೊಂಡವರು)			



81.
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ
30 MAR 2011



WITNESSETH AS FOLLOWS:

Whereas, the First amongst the First Party is the absolute owner of all that piece and parcel of lands bearing Survey Nos.9/11, 9/12, 9/13, 9/14, and Survey No.55 all situated at Agara Village, Begur Hobli, Bangalore South Taluk Presently Bangalore East Taluk, Bangalore, in all measuring 01 Acre and 28 Guntas acre or 74052 Sq. Feet, he having acquired the same under various sale deeds as mentioned below;

Sl No	Sy Nos.	Extent A G	Particulars of Registration
1.	9/11	00 12	Sri.Venkataswamy & Others by way of Sale Deed dated 28.05.2004, registered as Document No.4765/2004-05, Stored in CD No.BASD67, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
2.	9/12	00 09	Sri.Venkataswamy & Others, by way of Sale Deed dated 28.05.2004, registered as Document No.4765/2004-05, Stored in CD No.BASD67, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore
3.	9/13	00 09	Sri. Munireddy & Others by way of Sale Deed dated 24.02.2005, registered as Document No.29907/2004-05, Stored in CD No.BASD141, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore

R. Pushpavathi

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]

[Signature]
Director

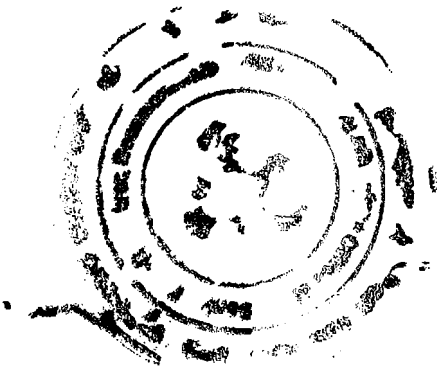
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Mrs. R. Pushpavathi D/o. Late Sri. A. V. Ramaiah Reddy . (ಬರೆದುಕೊಡುವವರು)			R. Pushpavathi
4	Mr. Rajendra Patil S/o. Sri. R. S. Patil . (ಬರೆದುಕೊಡುವವರು)			R. Patil
5	Mr. Sanganna Gowda Patil S/o. Sri. Gurupada Gowda S. Patil . (ಬರೆದುಕೊಡುವವರು)			S. Patil

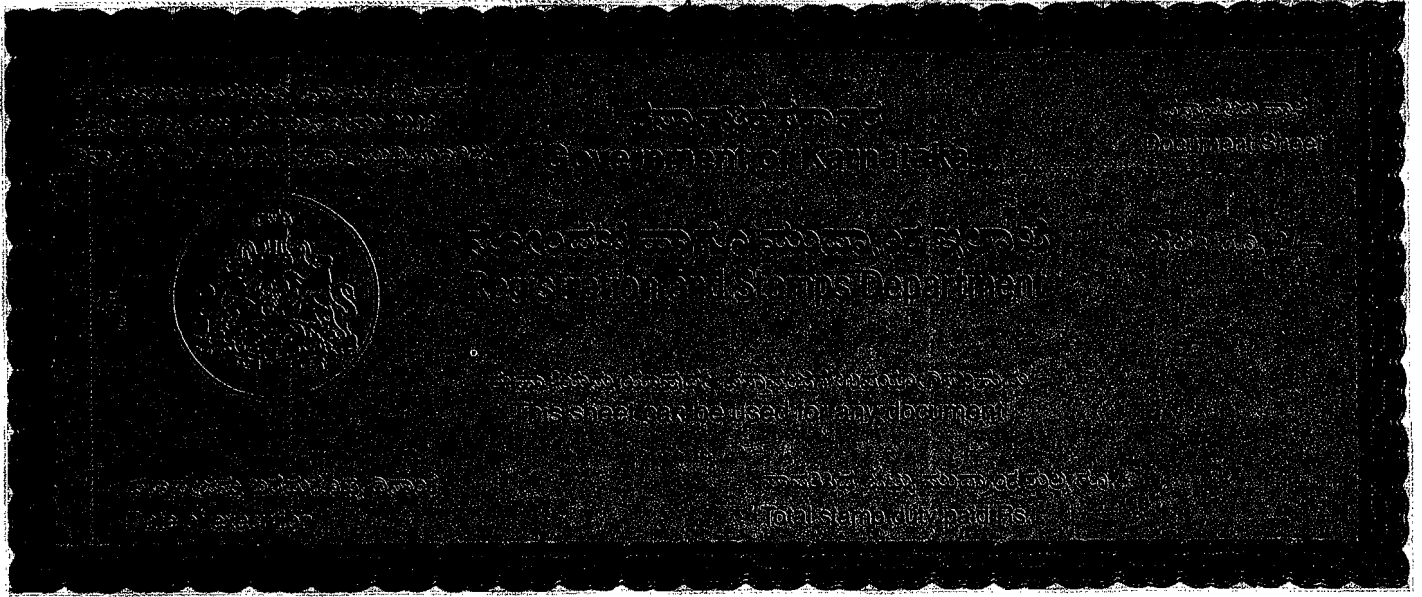
81.
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

30 MAR 2011

NG(U)-BMH 10256 /2010-2011 ✓

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4.	9/14	00	04	Sri. Munireddy & Others, by way of Sale Deed dated 24.02.2005, registered as Document No.29902/2004-05, Stored in CD No.BASD141, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
		00	05	Sri. Lakshmaiah Reddy & Others by way of Sale Deed dated 28.05.2004, registered as Document No.4764/2004-05, Stored in CD No.BASD67, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore.
5.	55	00	29	Sri.T.Tippareddy & Others, by way of Sale Deed dated 28.05.2004, registered as Document No.4731/2004-05, Stored in CD No.BASD67, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore

Whereas, thereafter First amongst the first party got the lands in Survey Nos.9/11, 9/12, 9/14, and the lands in Survey No. 55 all of Agara Village, measuring 1 Acre 15 Guntas or 59895 Sq. Feet converted from agricultural to Non-agricultural residential purposes, vide order dated 2/6/2009, passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No. ALN/S.R.(S) : 113/2006-07, which converted land is morefully described in the schedule hereunder and hereinafter referred to as the ITEM No.1 to 4 of the **"SCHEDULE A PROPERTY & the lands in Survey No.9/13 measuring 09 Guntas or 9801 Sq. Feet converted from agricultural to Non-agricultural residential use, vide order dated 25/5/2009, passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No. ALN/S.R.(S) : 11/2007-08 ,which converted land is morefully described in the schedule hereunder and**

R. Puspavathi.

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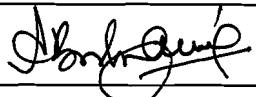
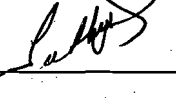
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For STERLING DEVELOPERS PVT. LTD.

[Handwritten signature]
Director

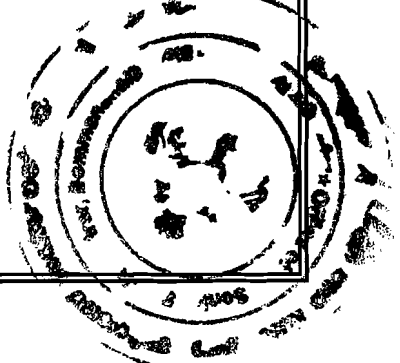
8-49

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A. Basavaraj No. 97/B, 1st Floor, 5th Cross, 6th Block, Koramangala, B'lore	
2	Satyanaarayana No. 30/2, I Main, Palace Guttahalli, B'lore	

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

20 MAR 2011

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-10256-2010-11 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ BMHD476 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 30-03-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ 30/3/11 ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ (ಬೊಮ್ಮನಹಳ್ಳಿ)	
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Designed and Developed by C-DAC, AICTE, Pune

ಯಶೋಧರ ಜಿ.ಎ.
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

hereinafter referred to the ITEM No.5 of the "SCHEDULE A PROPERTY" for brevity.

Whereas, the First Amongst the first Party has thereafter got the Khata of the Schedule 1 Property transferred in her name in the records of the Bruhat Bangalore Mahanagara Palike as is evidenced by the Khata Certificate bearing No. VALE/PR/ /KTR/181/09-10/M.R/137/09-10, dated 5.02.2010 and has paid the necessary Taxes and other outgoings to the said Authority regularly and upto date.

Whereas, the Second amongst the first party is the absolute owner of all that piece and parcel of lands bearing Survey Nos. 7/2, 8/2, 9/15 and Survey No.10 all situate at Agara Village, Begur Hobli Bangalore South Taluk Presently Bangalore East Taluk, Bangalore, in all measuring 2 acres and 13 Guntas or 101277sq. feet, he having acquired the same under various sale deeds as mentioned below

Sl No	Sy Nos.	Extent A G	Particulars of Registration
1.	7/2	00 20	Sri.P.Munireddy & Others, by way of Sale Deed dated 01.10.2003, registered as Document No.12992/2003-04, in Book-I, Stored in CD No.118, in the Office of the Senior Sub-Registrar, Bangalore South Taluk, Bangalore

R. Pishavathu.

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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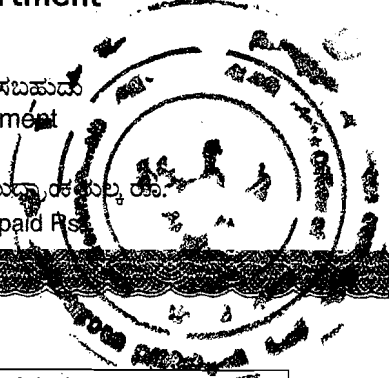
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.



2.	8/2	01	20	Sri.P.Munireddy & Others sold, by way of Sale Deed dated 01.10.2003, registered as Document No.12992/2003-04, in Book-I, Stored in CD No.118, in the Office of the Senior Sub-Registrar, Bangalore South Taluk, Bangalore
3.	9/15	00	17	Sri.A.M.Mariswamy & Others, by way of Sale Deed dated 01.10.2003, registered as Document No.12997/2003-04, in Book-I, Stored in CD No.118, in the Office of the Senior Sub-Registrar, Bangalore South Taluk, Bangalore
4.	10	00	17	Sri.D.S.Rama Reddy & Others, by way of Sale Deed dated 15.09.2003, registered as Document No.11812/2003-04, in Book-I, Stored in CD No.117, in the Office of the Senior Sub-Registrar, Bangalore South Taluk, Bangalore

Whereas, Second amongst the First party got the lands in Survey No. 7/2 measuring 20 Guntas converted from agricultural to Non-agricultural residential purposes, vide order dated 24/12/2003. passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No.BDS: ALN/S.R.(S) : 363/2003-04, which converted land is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO.1** of the **"SCHEDULE B PROPERTY"**, for brevity.

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



Whereas, Second amongst the First party got the lands in Survey No.8/2 measuring 01 Acre 20 Guntas converted from agricultural to Non-agricultural residential purposes, vide order dated 24/12/2003. passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No.BDS: ALN/S.R.(S) : 364/2003-04, which converted land is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO.2** of the **"SCHEDULE B PROPERTY"**, for brevity.

Whereas, Second amongst the First party got the lands in Survey No.9/15 measuring 17 Guntas converted from agricultural to Non-agricultural residential purposes, vide order dated:24/12/2003, passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No.BDS: ALN/S.R.(S) : 365/2003-04, which converted land is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO 3.** of the **"SCHEDULE B PROPERTY"**, for brevity.

Whereas, Second amongst the First party got the lands in Survey No.10 measuring 13 Guntas converted from agricultural to Non-agricultural residential purposes, vide order dated 24/12/2003. passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No.BDS: ALN/S.R.(S) : 366/2003-04, which converted land is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO 4.** of the **"SCHEDULE B PROPERTY"**, for brevity.

Whereas the Second Amongst the first Party has thereafter got the Khata of the Schedule B Property transferred in his name in the records of the Bruhat Bangalore Mahanagara Palike as is evidenced by the Khata Certificate bearing No.VALE/PR/KTR/ 182/09-10/M.R./138/09-10, dated 5.02.2010 and has paid

R. Pushpavathi.

(Signature)

(Signature)

(Signature)

For STERLING DEVELOPERS PVT. LTD.

(Signature)
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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the necessary Taxes and other outgoings to the said Authority regularly and upto date.

Whereas, the Third amongst the first party is the absolute owner of all that piece and parcel of lands bearing Survey No.9/10 measuring 12 Guntas and Survey No.9/16 measuring 9 Guntas, both situated at Agara Village, Begur Hobli, Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore in all measuring 21 guntas or 22869 sq. feet, he having acquired the same under 02 [Two] different Sale Deeds as mentioned below

Sl No	Sy Nos.	Extent A G	Particulars of Registration
1.	9/10	00 12	Sri.M.Ramesh & Others, by way of Sale Deed dated 19.08.2005, registered as Document No.7962/2005-06, Stored in CD No.BASD186, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore
2.	9/16	00 09	Sri.T.Narayanareddy & Others, by way of Sale Deed dated 07.09.2006, registered as Document No.15398/2006-07, Stored in CD No.BASD271, in the Office of the Sub-Registrar, Bangalore South Taluk, Bangalore

Whereas, the Third amongst the First party got the lands in Survey No.9/10 and the lands in Survey No.9/16 both situated at Agara Village, thus, in all measuring 21 Guntas Converted from agricultural to Non-agricultural residential purposes, vide order dated:2/6/2009, passed by the Special Deputy Commissioner, Bangalore District vide official Memorandum bearing No. ALN/S.R.(E):19/2007-08, which

R. Pushpavathi

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

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Registration and Stamps Department

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converted land is morefully described in the schedule hereunder and hereinafter referred to as the ITEM NO.1 AND 2 of the "SCHEDULE C PROPERTY", for brevity.

Whereas the Third amongst the first Party thereafter got the Khata of the Schedule C Property transferred in his name in the records of the Bruhat Bangalore Mahanagara Palike as is evidenced by the Khata Certificate bearing No. VALE/PR/KTR/180/09-10/M.R./136/09-10 and has paid the necessary Taxes and other outgoings to the said Authority regularly and upto date.

WHEREAS, the aforesaid Schedule 'A', Schedule 'B' and 'C' Property for the sake of brevity, shall hereinafter collectively be referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the party of the First part in consultation with the Second Party has formulated a scheme of development of the Schedule Property into a multistoried Residential Apartment Complex. The Second Party is desirous of developing the Schedule Property by putting up construction of multistoried residential Apartment Complex comprising Several Blocks as per the plan to be sanctioned in respect of the Schedule Property, thus, in all measuring 04 Acres 39 Guntas or 216711sq feet i.e., the land converted from agricultural to non-agricultural Residential purposes.

WHEREAS, the owners have represented to the Developers as under:

- That the owners are the absolute owners of the Schedule property and his/her/their title in respect of the Schedule property is good, marketable and subsisting and none else has right, title, interest or share therein;

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.
Director

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- b. That the Schedule property is not subject to any litigation, encumbrances, attachments, court or acquisition proceedings of any kind or to any agency coupled with interest with interests or tax liabilities, Attachment towards tax liabilities nor has the Schedule Property been given as security for any purpose either directly or indirectly or made part of any surety/guarantee in any case or court proceedings and is not subject to any charges and / or mortgages or lien of any kind;
- c. That he/she/they has/have not entered into any agreement /s for sale/ Memorandum of Understanding, Lease, transfer/ Development and/or any Arrangement/s in respect of the Schedule Property with anyone else;
- d. That the Owners have paid up to date taxes, Land revenue, and the Statutory Charges with regard to the Schedule property;
- e. That the Schedule property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule property;
- f. That there is no impediment for the Owners to acquire or hold or to sell and or deal with the Schedule property under any law;
- g. That the Owners have agreed to comply with the requirement/s of the Developer and the obligations undertaken by the Owners under this Agreement;

R. Pushpavathi.

SEE

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For STERLING DEVELOPERS PVT. LTD

Rame Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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- h. That there are no proceedings in any forum nor is there a threat of any appeals from any orders passed in favour of the Owners in any of the Proceedings concerning the Schedule Property;
- i. That there are no tax attachments with regard to the Schedule Property or any part thereof under the Income Tax Act, 1961, Wealth Tax or Sales Tax or any other Tax Laws;
- j. That the Owners are entitled to sell and dispose off or develop the Schedule Property and that there are no restrictions to develop the Schedule Property or any part thereof;

Whereas based on the above representations of the Owners, the Developer has entered into this Development Agreement to develop the Schedule Property, entirely at its cost and expenses, utilizing the Maximum FAR available for the Schedule Property, as stated in clause below;

Whereas the parties have agreed to reduce into writing the terms and conditions of the agreement entered into between them for the development of the Schedule property;

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSES AND THE LANDOWNERS AND THE DEVELOPER HEREBY RECORD DECLARE, CONFIRM AND AGREE AS FOLLOWS :

That in pursuance of the foregoing and subject to the mutual obligations agreed upon by the Landowners and the Developer to this Agreement, the Landowners and the Developer hereby agree to develop the Schedule

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.
Ramesh Kumar
Director

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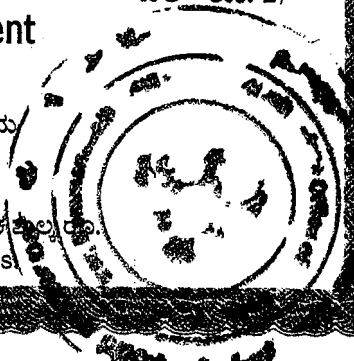
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Property by constructing a multistoried Residential Apartment building Complex thereon with common amenities and facilities as may be decided by the Developer (hereinafter referred to as "the Joint Development Project" for short) on the terms and conditions hereinafter stated,

1. LAND FOR DEVELOPMENT:

The Landowners have represented that the Schedule Property or any parts thereof is vacant and in his/her/their respective possession.

The Landowners shall apply for and obtain an amalgamated khata in respect of the Schedule Property. The Landowners shall, whenever required and upon the request of the Developer, sign any necessary applications, instruments, affidavits and documents and/or any other writing/s which may be necessary to apply for and obtain such amalgamated khata in respect of the Schedule Property.

2. PERMISSION TO CONSTRUCT :

The Landowners hereby permit the Developer to enter upon the Schedule Property and develop the same by constructing the Joint Development Project thereon. The Landowners hereby irrevocably authorize and empower the Developer to develop the Schedule Property in the agreed manner and the landowners shall not revoke the rights so granted till the completion of the Joint Development Project and the sale of the individual apartment units therein

R. Pushpavathi.

For STERLING DEVELOPERS PVT. LTD.
Rame
Direct

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3. PLANS/LICENCES:

The Developer shall at its own cost and expense as to fees and the like and through and agency of the Developer's choice, make and prepare the building plan(s) in all aspects for the construction of the Joint Development Project on the Schedule Property and shall submit the same to the Bruhat Bengaluru Mahanagara Palike/Bengaluru Development Authority and/or any other competent or jurisdictional authority/ies for obtaining the sanctioned plan and building License prior to commencing the construction of the Joint Development Project on the Schedule Property. The Developer shall obtain a commencement certificate before casting the first slab of the construction as per the requirement of the existing Rules/building Bye-Laws.

The Developer shall at its own cost and expense as to fees and the like, apply for and obtain all the other required approvals, sanctions, clearance, permissions, licenses, certificates and the like from all the concerned authorities, such as, the Airports Authority of India, Department of Telecommunications, Bengaluru Electricity Supply Company, Bengaluru Water Supply and Sewerage Board, Karnataka State Fire Services, Karnataka State Pollution Control Board, and any other concerned authority/ies as required by law, in the name of the Landowners, to commence, undertake and complete the construction of the Joint Development Project on the Schedule Property.

The Developer shall utilize the sanctioned plan Building License and commencement certificate and any other licenses, permissions approvals and consents issued in the name of the Landowners to construct at its own cost and expense the Joint Development Project on the Schedule Property with such

R. Pushpanvaru

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

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modifications as may be required within the statutory limits prevailing for such modifications with the concurrence of the landowners. The sanctioned plan, building License, commencement certificate and other approvals, sanctions, clearances, permissions, licenses, certificates and the like shall at all times be and remain in the possession of the Developer and shall be produced for inspection as and when called for by the landowners or his/her/their nominee(s) and the Developer shall furnish certified copies of all these documents to the landowners.

The Land Owners shall, whenever required and upon a request by the Developer sign any necessary applications instruments, affidavits and documents and/or any other writing/s, which may be necessary to apply for and obtain any of the above and/ or any other approvals, sanctions, clearances, permissions, licenses certificates and the like for the construction completion and commissioning of the Joint Development Project on the Schedule Property.

CONSTRUCTION:

The Joint Development Project on the Schedule Property shall comprise of a multistoried residential apartment building with parking and other facilities and amenities as decided upon by the Developer .

The Developer shall endeavor to construct the maximum permissible FSI for the Joint Development Project on the Schedule Property subject to the final building plan that may be sanctioned by the competent authority/ies. The Developer shall utilize in full the permissible FSI in the construction of the Joint Development Project on the Schedule Property.

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

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The Developer shall construct the Joint Development Project with all internal and external services, amenities, facilities, lifts, compound walls and common areas like lobbies, staircase and passages. The construction shall be of first class quality in accordance with the specifications contained in ANNEXURE to this Agreement.

The Developer shall solely be entitled to engage Architects, consultants, Engineers and contractors to execute the construction work of the Joint Development Project on the Schedule Property at the Developer's cost.

The Developer shall be entitled to make additions and alterations in the construction as it deems fit, subject to statutory and regulatory limitations. The Developer shall have absolute discretion in matters relating to the method, manner and design of the construction of the Joint Development Project and the Landowners shall not be entitled to interfere with the construction on the Schedule Property in any manner whatsoever so long as the same is in conformity with the applicable laws and in conformity with the standards detailed in the ANNEXURE .

The Developer shall endeavour to obtain the sanctioned plan/ Building License from the competent Authority/ies immediately upon the landowners obtaining the amalgamated khatha in respect of the Schedule Property.

The Developer shall commence the construction of the Joint Development Projects on the Schedule Property within 120 (One Hundred and Twenty) days from the date of obtaining the sanctioned plan/ Building License and commencement Certificate from the appropriate authority/ Authorities along

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

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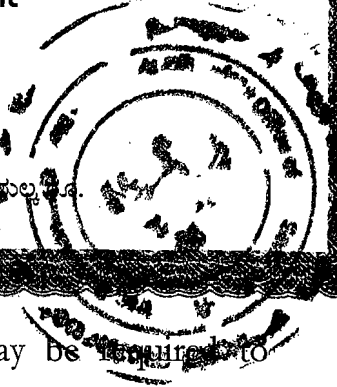
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with any other licenses, permissions, consents, etc, as may be required to
commence the said construction.

TIME IS THE ESSENCE OF THIS AGREEMENT and the construction of the Joint Development Project shall be completed in all respects fit for occupation with the Architect's certificate within a total period of 36 (Thirty Six) months from the date of obtaining the amalgamated khata, sanctioned plan/ Building License/ commencement Certificate/ all Environmental clearances, to commence the construction of the Joint Development Project, provided however, that the time for completion shall be extended by a period of 06 (Six) months on account of reasons beyond the control of the Developer.

In the event the Developer seeks further extension of time the same shall be granted as mutually agreed to between both the parties.

Notwithstanding the above, the Developer shall not be in default or liable to pay any damages if the performance of its obligations hereunder is delayed or prevented by conditions constituting force majeure which shall include, but not be limited to, the promulgation or operation of any laws, orders, bye-laws, rules or direction of any Government or Municipal or Statutory or local agency or other authority or body, restraints, injunctions withdrawal of permissions, non-availability and non-receipt of construction materials, strikes, epidemic diseases, communal disturbances, terrorist incidents, riots, acts of war, fire flood, earthquake, or other natural calamity or any other natural causes or any act of God or any other person/s or cause whatsoever beyond the reasonable control of the Developer. The Developer shall keep the Landowners informed of the same in writing and all periods herein

R. P. P. P.

For STERLING DEVELOPERS PVT. LTD.
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

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stipulated shall be extended by a period or periods equal to the period or periods of delay on account of the conditions constituting *force majeure* as detailed hereinabove, which extension shall be mutually decided by the Landowners and the Developer.

That any loss caused to any person / property during the development / construction of the Joint Development Project on the Schedule Property shall be the sole responsibility of the Developer and the Landowners shall not be liable to pay any damage / compensation, etc this behalf.

The Developer covenants that the entire project shall be constructed as per the specifications agreed upon as specified in the ANNEXURE . If there are any defects found in the construction of the Joint Development Project within 6 (six) months from the date of handing over possession of the Landowners share (as defined hereinafter) to the Landowners, the Developer undertakes to repair / rectify the same at its own cost.

The Landowners are at liberty to inspect the construction activity on the Schedule Property with prior permission from the Developer, to ensure that his/her/their share of the constructed area is being constructed as per the specification agreed upon and good building standards but without interfering in any manner with the construction or development activities on the Schedule Property.

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

[Signature]
Director

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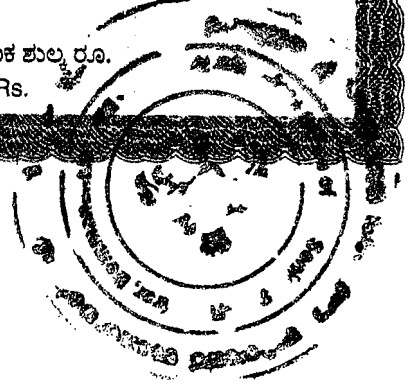
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4. COST OF CONSTRUCTION:

The entire cost of construction of the Joint Development Project to be constructed on the Schedule Property shall be borne by the Developer alone and the Landowners shall not be required to contribute any amount towards the costs and expenses of the said construction.

5. SHARING OF SUPER - BUILT -UP AREA

The undivided share in the Schedule Property and the total super built up area of the Joint Development Project on the Schedule Property including the car park spaces, terrace and garden areas and common areas, amenities and facilities shall be shared in the ratio of 50% (Fifty Percent) to the "Landowners" ("the Landowners share" for short) and 50% (Fifty Percent) to the Developer ("the Developer's share" for short), which share as mutually agreed may be comprised and appropriated anywhere in the Joint Development Project on the Schedule Property.

The Joint Development Project will be designed in such a manner as to facilitate the division thereof in the ratio agreed upon hereinabove and consequent upon such division the respective shares falling to the Developer and the Landowners shall be capable of being enjoyed and/or disposed off separately.

The Landowners and the Developer shall mutually decide and allocate the units apportioned to their respective shares and draw up an allocation chart within 30 (Thirty) days of the date of the building plan being sanctioned by the

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

[Signature]

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[Signature]
Director

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competent authority / authorities, which allocation shall be binding on the developer and Landowners. In the event such allocation cannot be done in full units the parties will adjust the units and pay or reimburse proportionate payment as mutually agreed.

The Developer shall be entitled to hold or to sell, lease, mortgage or otherwise dispose of its 50% share of the constructed area with 50% undivided share in the Schedule Property in any manner as it deems fit and it shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from.

6 TITLE AND INDEMNITY

1. The Landowners hereby represent that the title of the Landowners in respect of the Schedule Property is good, clear, valid, legal marketable and subsisting and that no one else has any, right, title interest, claim or share in the Schedule Property and that the Schedule Property is not subject to any encumbrance, attachment, court or taxation or acquisition proceedings or charges of any kind nor have the Landowners entered into any agreement for the sale/joint-development/lease and/or arrangement/s thereof with any other party/ies.
2. The Developer shall keep the Landowners fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against the Landowners or the landowners interest in the Schedule Property and the Joint Development Project to be constructed thereon, by

For STERLING DEVELOPERS PVT. LTD.

R. Pushpavarti

(Signature)

(Signature)
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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reason of any failure on the part of the Developer to discharge its obligations under this Agreement, or on account of any act of omission or commission in using the Schedule Property or in putting up the construction thereon.

3. The Landowners shall keep the Developer fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the Developer on account of any defect in or want of title on the part any of the Landowners, or on account of any delay caused at the instance any of the Landowners or by anyone acting or claiming to act under the instructions of the Landowners.
4. The Development of the Schedule Property is subject to the condition that the Landowners make out, at the Landowners' own cost and expense, legal, valid, subsisting, clear encumbrance free and marketable title to the Schedule Property. Further, the Landowners hereby permit the Developer to insert, at its costs, public notice/s in the newspapers notifying its intention to develop the Schedule Property and inviting objections to the transaction proposed hereunder.

- a. If at any time prior to handing over the Landowners' share of the Joint Development Project, the title to the Schedule Property is not found legal, valid, subsisting, clear and marketable and is not free from all encumbrances or any reasonable doubts on account of any fact or matter which was not brought to the knowledge of the Developer or its Advocate or which the Developer could not have reasonably ascertained on the basis of searches with the Sub-Registrar of Assurances or on account of any other reason whatsoever, then unless

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

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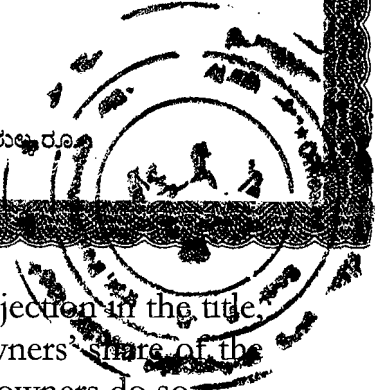
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the Landowners forthwith remove such defect of objection in the title, the Developer shall be entitled to retain the Landowners' share of the Joint Development Project till such time as the Landowners do so.

- b. If the Landowners fail to remove such defect or objection in title within 30 (Thirty) days of the Developer bringing the same to the notice of the Landowners, the Developer shall be entitle to do so at its cost and expense, adjusting the amounts spent by it in this behalf from out of the Landowners' share of the Joint Development Project and the Schedule Property.
- c. If there is any claim / demand / litigation / attachment and/ or decree of any nature whatsoever in respect of the Schedule Property or the Landowners, then it is a condition of this Agreement that the same shall only be met and satisfied out of the Landowners share of interest in the Schedule Property and the Joint Development Project proposed to be constructed thereon in proportion to the Landowners share or the sale proceeds thereof and the Developer shall not have any liability whatsoever in this regard. Similarly if any claims / outstanding / demands / litigation / attachment and / or decree arise out of the acts, deeds and/or things done by the Developer and / or its nominee(s) and or otherwise the same shall be liability of the Developer and shall only be met and satisfied out of the Developer's share of the Schedule Property and the Joint Development Project in proportion thereto or the sale proceeds thereof and the Landowners shall not have any liability whatsoever in that regard.

R. Pushpavalli

For STERLING DEVELOPERS PVT. LTD.
Director

(Signature)

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- d. The Landowners and the Developer have entered into this Agreement on a principal to principal basis and nothing contained herein shall be deemed or construed as a partnership between the Landowners and the Developer or a Joint Venture or an Association of persons between them. Each party hereto shall be strictly responsible for their respective income wealth, gift and other applicable taxes and duties and each shall keep the other indemnified against the same at all times notwithstanding the expiry or termination of this Agreement.

7. ENJOYMENT OF INTEREST AND MARKETING OF UNITS :

- a. The Developer shall be entitled to enter into separate Agreements for sale / Construction with third parties for the sale of the Developers share of the Schedule Property and the Joint Development Project thereon.
- b. Similarly, the Landowners shall also be entitled to enter into separate Agreements for sale with third parties for the sale of the Landowners share of the Schedule Property and the Joint Development Project thereon.
- a. The Developer shall be entitled to retain the entire consideration amounts specified in such documents, instruments and agreements in respect of the Developers share of the super Built up area in the Joint Development Project. The Landowners shall be entitled to directly receive the

R. Pushpavathi

(Signature)

For STERLING DEVELOPERS PVT. LTD.
(Signature)
Director

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consideration amounts being paid for the Landowners share of
the super built up are in the Joint Development Project.

- b. The Developer shall be entitled to erect hoardings / signboards in the Schedule Property advertising for the sale and disposal of the Joint Development Project on the Schedule Property and to publish advertisements in Newspaper(s), Magazine(s), Website(s) and such other media to sell / market the Joint Development Project and calling for application forms from prospective purchasers for the individual apartment units therein.
- c. In order to maintain uniformity in the sale price of the individual apartment units in the Joint Development Project, the Landowners shall sell the Landowners share of the Joint Development Project through the Developer but shall be entitled to directly receive the consideration amount in respect of such sales.
- d. The Developer has assured the Landowners that the Developer shall assist and help the Landowners in selling the Landowners share of the super built up area and the Developer shall be entitled to a management fees of 07% (Seven Percent) or Rupees 500/- per Sq.Ft of the sale proceeds on such sale transaction.

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

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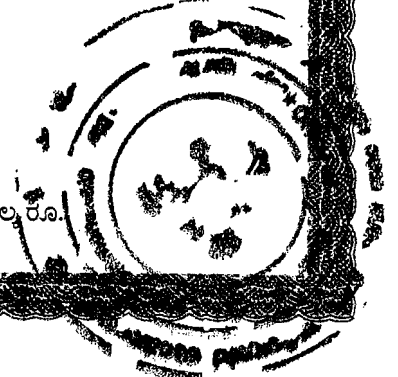
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c. TAXES, MAINTENANCE, DEPOSITS, ETC:

- The Developer shall be liable to bear and pay all taxes, rates and cesses and charges for all services and outgoings, (including VAT, Works Contract, Sales and Service Taxes) payable in respect of the development on the Schedule Property from the date of commencement of construction of the Joint Development Project. The Developer shall be entitled to collect such amounts as the Developer may pay in this behalf from third parties/purchaser/s who enter into Agreements for Construction of the units in the Joint Development Project with the Developer and these amounts shall be collected by the Developer computed on the basis of the super-built-up area of the units. The Land owners shall also reimburse to the Developer any statutory payments and taxes as aforesaid paid by the Developer as required by law of the Landowners share at the time that the Developer hands over the Landowners share of the super-built-up area of the Joint Development Project. Similarly if any taxes and other statutory dues or found to be payable in respect of the Schedule Property, the Land Owners shall be liable to pay the same.
- The Developer shall bear and pay all the deposits and infrastructure costs payable to the Bengaluru Electricity Supply Company Limited and the Bengaluru Water Supply and Sewerage Board, Karnataka State Pollution Control Board, charges/deposits towards installation of generators or any other authorities in connection with development on the Schedule

For STERLING DEVELOPERS PVT. LTD.

R. Pushpavathi

(Signature)

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Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Property. The Landowners shall reimburse to the Developer the amounts paid by the Developer with respect to such deposit/s and/or charges and infrastructure costs paid to BESCOM and BWSSB in this behalf to the extent of the Landowners' share allotted in terms of this Agreement as and when the Developer makes a request in this behalf.

- c. The Developer shall be entitled to be reimbursed deposits/ other costs proportionately from third parties/Purchaser/s who enter/s into Agreements for Construction of the Individual units with the Developer. The Developer shall also be entitled to be reimbursed such amounts on the same basis from third parties/purchaser/s who enter/s into Agreements for Construction of the units with the Developer and failing to the Landowners' share.
- d. The Developer shall be entitled to collect such charges as may be mutually agreed upon by the landowners and the Developer to cover the cost of maintenance (electricity, water, communications, sanitation, security, insurance, Annual Maintenance Contracts for lifts, pumps, fire-fighting units, DG sets, etc) of the entire Joint Development Project inclusive of the common areas, amenities and facilities from third parties/purchaser/s who enter/s into agreement/s for construction with the Developer. The said charges may be collected either on an annual or a one-time basis and shall be handed over to the Association of the owners of the Apartments in the Joint Development Project when formed and the time that the management and maintenance of the Joint

R. Pushpavathi

[Signature]

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For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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Total stamp duty paid Rs.

Development Project and Schedule Property is handed over to
such an Association. The landowners shall also pay such
charges/deposits for the Landowners share of the Joint
Development Project and the Schedule Property as and when
the Developer makes request in this behalf.

e. As and from the date of completion of the Joint Development
Project as per the sanctioned building plan and after the receipt
of the occupation certificate from the concerned authority/ies
or the architect's certificate, the Developer and the Landowners
shall be respectively and exclusively liable and responsible for
the payment of all municipal, property and other taxes, rates,
cesses, duties, monthly maintenance charges, outgoings and
impositions of whatsoever nature in respect of his/her/their
respective shares of the super built up area in the project and
the Schedule Property. In the event any of these payments or
any other statutory charges are levied on the Joint Development
Project or the Schedule Property as a whole the same shall be
apportioned pro-rata basis between the Developer and the
Landowners on the basis of his/her/their respective allotted
shares. In the event of any increase in the rates of any of these
payments the same shall also be apportioned on the same basis.

f. After obtaining the completion Certificate from the requisite
authorities/ architect's certificate the Developer will be entitled
to appoint an Agency / property Management Company (PMC)
of the Developer's choice to maintain the Joint Development
Project. The PMC shall be paid maintenance security deposits
and monthly maintenance charges by collecting an amount from

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Total stamp duty paid Rs.



each owner / occupant of the Joint Development Project and the Landowners shall be responsible for payment from the Landowners share and the Developer shall be responsible for payments from the Developer's share. All persons who become co-owners of the Joint Development Project, shall become members of the Owners Association as formed by the Developer and observe and perform the terms / conditions / bye- laws / rules/ regulations of such organization and shall submit his/her/their respective apartment/s to be governed by the governing law.

7. CONSIDERATION AND SECURITY DEPOSIT:

1. The Developer has agreed to pay to the Landowners a sum of Rs. 10,00,00,000/-/- (Rupees Ten Crores only) as Refundable Security Deposit, to ensure the due compliance of the terms of this Agreement. The Landowners shall refund the said Refundable Security Deposit amount upon the Developer handing over possession of the Landowners share completed in all respects with the Architect's Certificate to the Landowners in terms of this Agreement.
2. The Developer has agreed to pay a sum of Rs. 4,00,00,000/- (Rupees Four Crores Only), out of which the Developer has paid a sum of Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) to the Landowner No. 1, on various dates, as mentioned below.

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

[Signature]
Director

[Signature]

[Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Registration and Stamps Department

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Name	Cheque No.	Amount
Pushpavathi	003610	2,00,00,000/-
Pushpavathi	0039328	1,00,00,000/-
Pushpavathi	085728	50,00,000/-

All drawn on HDFC Bank, Kasturba Road Branch, Bangalore, Bangalore, the receipt of which the land owner No. 1 hereby acknowledges. The Developer agrees and undertakes to pay the remaining amount of Rs. 50,00,000/- (Rupees Fifty Lakhs only) in favour of Land Owner No.1 within 30 days after obtaining the sanction plan and all statutory clearances, whichever is earlier.

3. The Developer has agreed to pay a sum of Rs. 6,00,00,000/- (Rupees Six Crores Only), out of which the Developer has paid a sum of Rs. 3,25,00,000/- (Rupees Three Crores Twenty Five Lakhs only) to Landowners Nos. 2 and 3, on various dates, as mentioned below. As requested by the land Owner No. 3, all amounts are paid in favour of land Owner No. 2:

Name	Cheque No.	Amount
Rajendra Patil	397526	1,25,00,000/-
Rajendra Patil	003517	1,00,00,000/-
Rajendra Patil	003738	25,00,000/-
Rajendra Patil	003739	25,00,000/-
Rajendra Patil	085729	50,00,000/-

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.
Director

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Registration and Stamps Department

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All drawn on HDFC Bank, Kasturba Road, Bangalore, the receipt of which the Land Owners Nos 2 and 3 hereby acknowledge. The Developer agrees and undertakes to pay the remaining amount of Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lakhs only) in favour of Land Owner Nos 2 and 3 within 30 days after obtaining the sanction plan and all statutory clearances, whichever is earlier.

4. It is expressly understood and agreed between the parties that the cost of construction of the super built up area of the Joint Development Project falling to the Landowners' share which is being borne by the Developer is the consideration for this agreement and for the right granted to the Developer to develop the Schedule Property and sell the extent of the super built-up area of the Joint Development Project falling to the Developer's share along with the proportionate undivided share and interest in the Schedule Property falling to the Developer's share in terms of this agreement.

8. DOCUMENTS OF TITLE:

1. The Land owners are on this day handed over all the original documents of title pertaining to the Schedule Property to the Developer to be held by it in trust. In the event of the termination of this agreement the said original documents shall be forthwith returned to the Landowners.

On completion of the Joint Development Project the original title deeds pertaining to the Schedule Property shall be delivered to the Owners Association to be formed for the Joint Development Project to be constructed on the Schedule Property, which is free of all encumbrances and charges by the Developer.

R. Pushpavathi

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Total stamp duty paid Rs.



9. POWER OF ATTORNEY:

1. The Landowners shall execute an irrevocable Power of Attorney in favour of the Developer or its Nominees in the form and content as annexed hereto to enable the Developer to apply for in the name of the Landowners and obtain necessary sanctions, licenses, certificates and other consents required by law in regard to the construction, completion and commissioning of the Joint Development Project to be constructed on the Schedule Property and authorizing the Developer to represent the Landowners before the Bruhat Bengaluru Mahanagara Palike, the Bengaluru Development Authority, Bengaluru Electricity Supply Company Limited, the Bengaluru Water Supply and Sewerage Board, the Karnataka State Fire Services, Airports Authority of India, the Karnataka State Pollution Control Board and/or any other statutory and local bodies, agencies and authorities.
2. The Landowners covenant and undertake to the Developer that he/she/they will not revoke/terminate the power of attorney given in terms hereinabove mentioned as the Power of Attorney is executed for the consideration detailed above and is therefore one coupled with interest (which includes the costs and expenses of the Developer towards the construction of the Landowners share) and furthermore based on the said Power of Attorney, the Developer would be undertaking the Joint Development Project on the Schedule Property and in the circumstances if the same is revoked/terminated it would result in the Developer suffering Loss/hardship.

R. Pushpavathi

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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3. In the aforesaid Power of Attorney the Landowners shall also grant powers in favour of the Developer in respect of the Developer's share of 50% (Fifty Percent) of the total super built up area of the Joint Development Project on the Schedule Property and the undivided 50% (Fifty Percent) share of the Schedule Property pertaining thereto and shall sign other necessary application, papers, documents and/or writing/s and do all acts, deeds and things as the Developer may lawfully require in order to enable the Developer to alienate, sell, convey, mortgage and lease the Developer's share and to enter into agreement/s of sale with third parties/prospective buyers of units in the Joint Development Project, to receive the sale consideration, taxes, deposits, etc., and to legally and effectively vest in the prospective purchasers of the individual units an irrevocable right to enter upon and hold own, possess and enjoy the Schedule Property in common with the other prospective purchasers of the other individual units in the Joint Development Project and for completing the development of the Schedule Property.

10. AMENDMENT:

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

11. WAIVER:

In the event a party hereto does not immediately bring to the notice of the other party hereto, the breach of any clause or the enforcement of any clause, it shall not be deemed as if such party has waived the same.

R. Pushpavathu

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.

[Signature]

[Signature]
Director

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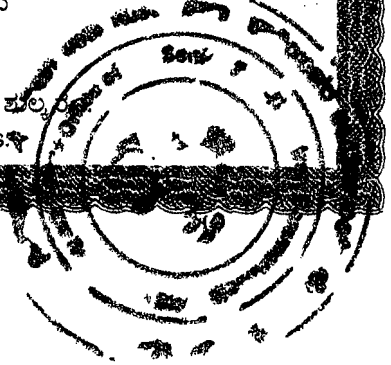
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12. SEVERABILITY:

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

13. NOTICE:

1. Any notice to any party hereto shall be in writing and sent to his/her/their address/es as mentioned hereinabove or the address from which a notice is received.
2. A notice shall be sent in writing by Registered Post with Acknowledgement Due and be deemed to be served within 7 (Seven) days from it being posted.

14. ACQUISITION:

If the entire Schedule Property or any portion thereof is acquired under any law by the Government or other authority/ies under the law, then the compensation payable thereof for the vacant land of the Schedule Property, shall be taken by the Landowners in its entirety and the compensation payable for the construction made thereon by the Developer, shall be taken by the Developer. Further, in the event of such acquisition the landowners shall refund to the Developer any amounts that may be received by the

R. Pushgavalli

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Landowners under or in pursuance of this agreement without interest immediately after the publication of the final notification.

15. NAME:

The Joint Development Project to be constructed on the Schedule Property shall be known by such name as may be decided by the Developer which shall not be altered or objected to by the Landowners.

16. REGISTRATION:

This Joint Development Agreement and the Power of Attorney granted by the Landowners to the Developer in terms hereof shall be registered simultaneously in the office of the jurisdictional Sub-Registrar at Bengaluru within 60 (Sixty) days of the date of the execution of this agreement and the Power of Attorney, at the cost and expense of the Developer.

17. BREACH:

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

R. Pushpa Valtu

For STERLING DEVELOPERS PVT. LTD.

Director

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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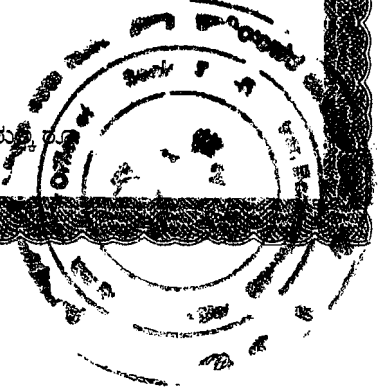
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18. DISPUTES REGARDING CONSTRUCTION:

All disputes relating to the construction of the Joint Development Project in respect of the Schedule Property and the nature and quality of the materials used therein shall be normally referred to the Architects of the Joint Development Project for resolution of such disputes.

19. ARBITRATION:

1. In the event of any disputes or differences arising between the Landowners and the Developer with regard to this Agreement or the transaction agreed upon hereunder or any matter arising there from, related thereto or connected therewith, the same shall be referred to and settled by arbitration under the provisions of the Arbitration and Conciliation Act, 1996. The Landowners and the Developer shall each name and appoint 01 (One) Arbitrator of his/her/their own choice to arbitrate such disputes and the 02 (Two) Arbitrators so appointed shall appoint the third or Presiding Arbitrator. The arbitration shall be conducted in the English language and the venue of the arbitration proceedings shall be at Bengaluru.
2. This arbitration agreement shall survive this Agreement.
3. The Courts at Bengaluru shall exercise jurisdiction over all matters pertaining to this Agreement.

R. Pushpavathi

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.

[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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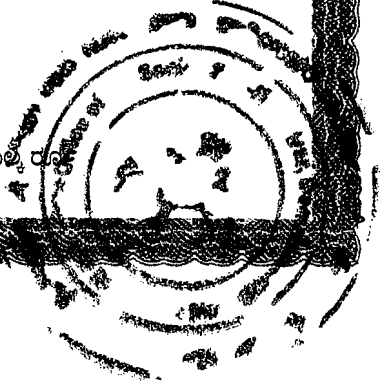
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.



20. INTERPRETATION AND MEANINGS:

1. The expressions "Landowners", "Developers", and "Parties", shall, wherever the context so requires or admits, mean and include the Landowners, any or all of them, the survivor(s) of them and his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns and the successors-in-interest and assigns of the Developer. Terms denoting the masculine gender shall be read as including the feminine gender also and terms denoting the singular shall be read as including the plural also.
2. The headings to the various clauses hereof are inserted for case of reference and shall not be construed to have any effect on the meaning(s) of the contents of this Agreement.

SCHEDULE PROPERTY

SCHEDULE A PROPERTY

(Belonging to Mrs Pushpavathi)

Item No.1

All that piece and parcel of the undeveloped converted lands measuring 12 Guntas in Survey No. 9/11 of Agara Village, Begur Hobli, Bangalore South Taluk Presently

R. Pushpavathi

[Signature]

[Signature]

For STERLING DEVELOPERS PVT. LTD.
[Signature]
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.



Bangalore East Taluk, Bangalore, duly converted vide order No. ALN/S.R.(S) :
113/2006-07, dated 2/6/2009, and bounded on the

East by : Property bearing Sy.No.9/12,
West by : Property bearing Sy.No.9/10,
North by : Property bearing Sy.No.55,
South by : Road.

Item No.2

All that piece and parcel of the undeveloped converted lands measuring 09 Gunta
in Survey No.9/12 of Agara Village, Begur Hobli, Bangalore South Taluk Presently
Bangalore East Taluk, Bangalore, duly converted vide order No. ALN/S.R.(S) :
113/2006-07, dated 2/6/2009, and bounded on the

East by : Property bearing Sy.No.9/13,
West by : Property bearing Sy.No.9/11,
North by : Property bearing Sy.No.55,
South by : Road

R. Pushpavathi

(Signature)

(Signature)

for STERLING DEVELOPERS PVT. LTD.

(Signature)
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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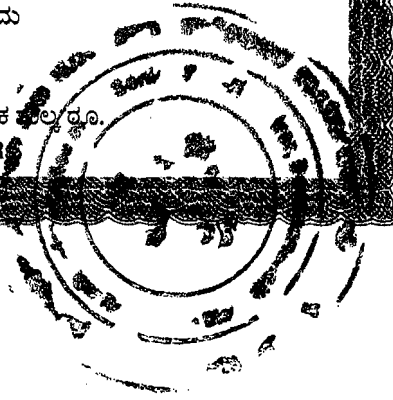
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



Item No.3

All that piece and parcel of the undeveloped converted lands measuring 09 Guntas
In Survey No. 9/13 of Agara Village, Begur Hobli, Bangalore South Taluk,
Presently Bangalore East Taluk, Bangalore, duly Converted vide conversion Order
bearing No. ALN/S.R.(S) : 11/2007-08 dated 25.05.2009 and bounded on the:-

East by : Property bearing Sy.No. 9/14,
West by : Property bearing Sy.No. 9/12,
North by : Property bearing Sy.No. 55,
South by : Road

Item No.4

a) All that piece and parcel of the undeveloped converted lands measuring 05
Guntas in Survey No.9/14 of Agara Village, Begur Hobli, Bangalore South
Taluk, Presently Bangalore East Taluk, Bangalore, duly Converted vide
conversion Order bearing No. ALN/S.R.(S): 113/2006-07, dated 2/6/2009
and bounded on the

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.



East by : Property bearing Sy.No.9/15,
West by : Property bearing Sy.No.9/13,
North by : Property bearing Sy.No.55,
South by : Road

- b) All that piece and parcel of the undeveloped converted lands measuring 04 Guntas in Survey No.9/14 of Agara Village, Begur Hobli, Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, duly Converted vide conversion Order bearing No. ALN/S.R.(S) : 11/2007-08 dated 25.05.2009 and bounded on the

East by : Property bearing Sy.No.9/15,
West by : Property bearing Sy.No.9/13,
North by : Property bearing Sy.No.55,
South by : Road

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Rame
Director

[Signature]

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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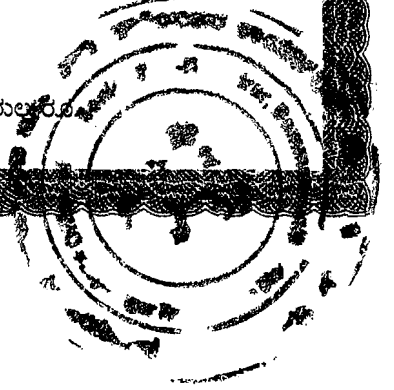
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.



Item No.5

All that piece and parcel of the undeveloped converted lands measuring 29 Guntas in Survey No.55 of Agara Village, Begur Hobli, Bangalore South Taluk, Presently Bangalore East Taluk, duly Converted vide conversion Order bearing No. ALN/S.R.(S): 113/2006-07, dated 2/6/2009 and bounded on the

East by : Portion of the Property bearing Sy.No.55,
West by : Property bearing Sy.No.14,
North by : Property bearing Sy.No.54,
South by : Property bearing Sy.No.9

SCHEDULE B PROPERTY

(Belonging to Mr Rajendra Patil)

Item No.1

All that piece and parcel of the undeveloped converted lands measuring 20 Guntas in Survey No.7/2 of Agara Village, Begur Hobli, Bangalore South Taluk, Presently

R. Pushpavathi

(Signature)

For STERLING DEVELOPERS PVT. LTD.

(Signature)
Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Bangalore East Taluk, Bangalore, bounded on the, Converted vide conversion
Order bearing No.BDS: ALN/S.R.(S) : 363/2003-04, dated 24.12.2003 and
bounded on the :-

East by : Property bearing Sy.No.7/3
West by : Property bearing Sy.No.8/2
North by : Property belongs to Rifal Range
South by : Property bearing Sy.No.6

Item No.2

All that piece and parcel of the undeveloped converted lands measuring 01 Acre
and 20 Guntas in Survey No.8/2 of Agara Village, Begur Hobli, Bangalore South
Taluk Presently Bangalore East Taluk, Bangalore, bounded on the Converted vide
conversion Order bearing No.BDS: ALN/S.R.(S) : 364/2003-04, dated 24.12.2003,
and bounded on the :-

East by : Property bearing Sy.No.7/2
West by : Property bearing Sy.No.9/16
North by : Property belongs to Rifal Range

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

South by : Property bearing Sy.No.6

Item No.3

All that piece and parcel of the undeveloped converted lands measuring 17 Guntas in Survey No.9/15 of Agara Village, Begur Hobli, Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, Converted vide conversion Order bearing No.BDS: ALN/S.R.(S) : 365/2003-04, dated 24.12.2003 and bounded on the :-

East by : Property bearing Sy.No.9/16
West by : Property bearing Sy.No.9/14
North by : Property bearing Sy.No.55
South by : Property bearing Sy.No.10

Item No.4

All that piece and parcel of the undeveloped converted lands measuring 13 Guntas in Survey No.10 of Agara Village, Begur Hobli, Bangalore South Taluk Presently

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.

Bangalore East Taluk, Bangalore, Converted vide conversion Order bearing
No.BDS: ALN/S.R.(S) : 366/2003-04, dated 24.12.2003 and bounded on the :-

East by : Property bearing Sy.No.6 belonging to
Sri. Srinivasareddy & Others and Sy. No. 10 belonging to
Sri. Shankar Reddy
West by : Property bearing Sy.No. 10 belonging to Sri. Shankar
Reddy and lands in Sy. No. 9/1.
North by : Portion of the property bearing Sy.No. 9
South by : Sarjapur Road.

SCHEDULE C PROPERTY

(Belonging to Mr Sanganna Gowda Patil)

Item No.1

All that piece and parcel of the undeveloped converted land measuring 12 Guntas
in Survey No. 9/10 of Agara Village, Begur Hobli, Bangalore South Taluk Presently
Bangalore East Taluk, Bangalore, duly converted vide order No.BDS:
ALN/S.R.(S) : 19/2007-08, dated 2.06.2009 and bounded on the :-

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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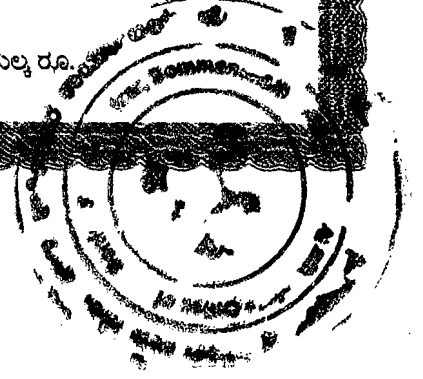
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.



East by : Property bearing Sy.No.9/11
West by : Property bearing Sy.No.9/9
North by : Property bearing Sy.No.55
South by : Road

Item No.2

All that piece and parcel of the undeveloped converted land measuring 09 Gunta in Survey No 9/16 of Agara Village, Begur Hobli, Bangalore South Taluk Presently Bangalore East Taluk, Bangalore, duly converted vide order No.BDS: ALN/S.R.(S) : 19/2007-08, dated 2.06.2009, and bounded on the:-

East by : Property bearing Sy.No.8
West by : Property bearing Sy.No.9/15
North by : Property bearing Sy.No.55
South by : Road

R. Pushpavathi

For STERLING DEVELOPERS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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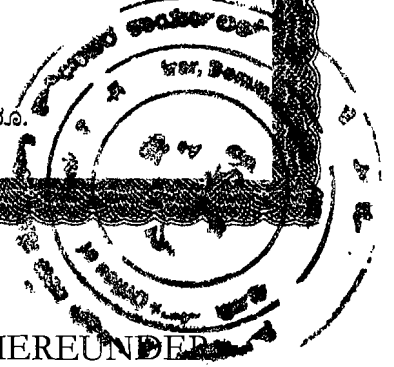
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Total stamp duty paid Rs.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNDER
SIGNED AND EXECUTED THIS JOINT DEVELOPMENT AGREEMENT
ON THE DATE FIRST ABOVE WRITTEN IN THE PRESENCE OF THE
WITNESSES AT BENGALURU.

WITNESSES:

1. Abhinav
(A. BASARA RAJ)
8/0. Ltr. A. Mallegian
97/B, 1st Floor
5th Cross, 6th Block
Koramangla,
Bengaluru - 95.

1. R. Pushpavathi
SMT.R. PUSHPAVATHI

Rajendra Patil
2.SRI.RAJENDRA PATIL

2. Sanganna Gowda Patil
No 36/2
2nd floor
Palace Guttahalli,
Bengaluru

Sanganna Gowda Patil
3.SRI. SANGANNA GOWDA PATIL

LAND OWNERS

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚೈ



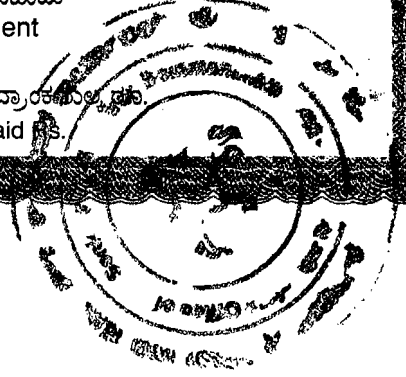
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.



M/S. STERLING DEVELOPERS PRIVATE LIMITED

Represented by its Managing Director

MR. RAMANI SASTRI

And/or its Joint Managing Director

Mr. Shankar Sastri, STERLING DEVELOPERS PVT. LTD.

DEVELOPER

Director

DRAFTED BY

SRI. DEEPAK K. DAVE
M/s. PRABHU & DAVE
ADVOCATES
NO.01, PALACE ROAD
BANGALORE PALACE COMPOUND
BANGALORE - 560 052.