

BK-I-4427
2018-2019

This Document Consist of 67 Pages
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2018-2019

DEED OF DECLARATION

This **DEED OF DECLARATION** executed on this the 14 Day of August, Two Thousand Eighteen (14.08.2018)

BY:

M/s. MANYATA REALTY, represented by their power of attorney holder, M/s. Mantri Technology Constellations Pvt. Ltd., hereinafter together called the Grantor No.1 and **MANTRI TECHNOLOGY CONSTELLATIONS PVT. LTD.**, a company incorporated under the Companies Act, 1956, having its registered office at 'Mantri House', No.41, Vittal Malliya Road, Bengaluru - 560 001, represented by its Authorised Signatory, Mr. Girish Gupta H S, hereinafter called the Grantor No.2, and the Grantor No.1 and Grantor No.2 are hereinafter jointly referred to as the "GRANTORS", who are fully empowered and qualified to execute this DEED OF DECLARATION, do hereby state:

1. That the Grantor No.1 are the absolute owners of the land in all measuring 13 Acres 34 Guntas, comprised of various Sy. Nos. of Rachenahalli Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore, including an extent of 2 (two) acre 28 (twenty eight) guntas relinquished in favour of BDA towards parks, open spaces and road, as part of the requirement for sanction of Development Plan which property is hereinafter referred to as the "**Larger Property**", and the Grantor No. 2 has formed a Scheme for development of a multistoried residential apartment complex consisting of several towers with each tower having its common areas and facilities and the apartment complex as a whole having common areas and facilities, all of which are constructed in a undivided portion of the Larger Property measuring **6 Acres and 3 Guntas**, which is more fully set out in Schedule A herein and hereinafter called the **Schedule A Property**;

For Mantri Technology Constellations Pvt. Ltd.



Authorised Signatory

For Mantri Technology Constellations Pvt. Ltd.



Authorised Signatory



ಇಂದಿರಾನಗರ (ಎಂ)

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Print Date & Time : 14-08-2018 01:03:22 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4427

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-08-2018 ರಂದು 12:49:19 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸೇವಾ ಶುಲ್ಕ	2450.00
	ಒಟ್ಟು :	3450.00

ಶ್ರೀ M/s.Manyata Realty Rep by their Power of Attorney Holder M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta H S ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.Manyata Realty Rep by their Power of Attorney Holder M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta H S			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.Manyata Realty Rep by their Power of Attorney Holder M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta H.S (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta .H.S . (ಬರೆಸಿಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

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2. That purpose of this Declaration is to submit the Schedule 'A' Property together with the Apartment Complex including the common areas, common facilities and amenities set out herein to the provisions of Karnataka Apartment Ownership Act, 1972 ("ACT");

A) The Postal address of the Residential Apartment Complex on the Schedule "A" Property shall be, "Mantri Manyata Lithos", Municipal No. 2407, Rachenahalli Post, K R Puram Hobli, Bangalore (East Taluk) Bangalore District, PIN Code:560045.

B) The residential development on the Schedule "A" Property consists of a Residential Multistoried Complex with Eight (8) Buildings/Towers known as, "Mantri Manyata Lithos" and comprising of basements for car parking, Ground and upper floors with common areas, amenities and facilities and the development, for the sake of brevity, is hereinafter referred to as the "Residential Apartment Complex". The details of each of the floors in all the towers are as under:

- (i) Two Level Car Parking Area (in two Common Basements for the Towers, A,B,C,D,E,F,G and H) comprising of car parking spaces, Common Toilets, Service Provider Room, Sump & Pump Room, Garbage Room and Fan Rooms.
- (ii) Ground Floor of all towers comprises of Club House, Lobbies, staircase leading to the upper floors and basement(s), Electrical Room, DG room, 38 Units and visitors parking.
- (iii) In Towers A & E there are 20 floors and the 1st floor to 18th floor of both the towers comprise of Lobbies, one staircase leading to the upper floors and consists of four units in each floor. Further, on the



Author's Signature



Author's Signature

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3	M/s.Manyata Realty Rep by their Power of Attorney Holder M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta H S (ಬರೆದುಕೊಡುವವರು)			
4	M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta .H.S. (ಬರೆದುಕೊಡುವವರು)			

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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು



19th floor there are two regular units and two penthouses along with the lobbies and staircase leading to 20th floor. The 20th floor consists of two regular units and continuation of the penthouse situated in the 19th floor.

- (iv) In towers B & F there are 18 floors and the 1st floor to 16th floor of both the towers comprise of Lobbies, one staircase leading to the upper floors and consists of four units in each floors. Further, on the 17th floor there are two regular units and two penthouses along with the lobbies and staircase leading to 18th floor. The 18th floor consists of two regular units and continuation of the penthouse situated in the 17th floor.
- (v) In towers C & G there are 16 floors and the 1st floor to 14th floor of both the towers comprise of Lobbies, one staircase leading to the upper floors and consists of four units in each floors. Further, on the 15th floor there are two regular units and two penthouses along with the lobbies and staircase leading to 16th floor. The 16th Floor consists of two regular units and continuation of the penthouse situated in the 15th floor.
- (vi) In towers D & H there are 14 floors and the 1st floor to 12th floor of both the towers comprise of Lobbies, one staircase leading to the upper floors and consists of four units in each floors. Further, on the 13th floor there are two regular units and two penthouses along with the lobbies and staircase leading to 14th floor. The 14th floor consists of two regular units and continuation of the penthouse situated in the 13th floor.
- (vii) In all the towers A to H consist of a total number of 566 residential units.

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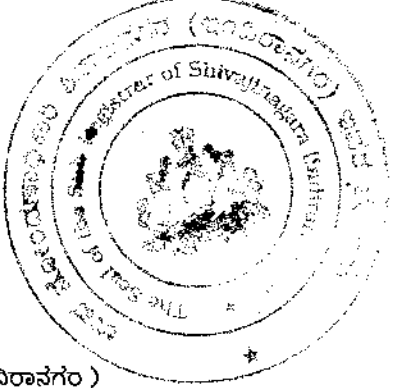
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Authorised Signature

ಗುರುತಿರುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rajkumar No.41,V.M.Road, Bangalore	
2	Jai No.41,V.M.Road, Bangalore	

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ INR-1-04427-2018-19 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ INRD223 ನೇ ಪುಸ್ತಕದಲ್ಲಿ ದಿನಾಂಕ 14-08-2018 ರಂದು ಮೊಂಡಾಯಿಸಲಾಗಿದೆ ಉಪನಿರ್ದೇಶಕರು (ಇಂದಿರಾನಗರ) ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು	
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- (viii) All the Penthouses are with exclusive terraces allocated to them.
- (ix) Each tower has a common terrace area which includes areas for locating the services including running and locating water pipes, exhaust pipes, electrical lines, lift rooms, common staircase access, rainwater harvesting areas, lightning arresters and other common facilities.
- (x) The buildings / towers are independent towers of residential units with common electrical, communication, fire protection, water and sewerage lines and common drive ways. Each of the Buildings /
- (xi) towers have their own lifts, lobby, staircases and related areas and car parking spaces both in the ground floor and/or in the basements as per the plans sanctioned by the Municipal authorities. Each of the residences in each of the floors have openings to a common area which leads to the staircases and electro-mechanical lifts provided in common to all floors of each of the towers which opens to common area.
- (xii) Each building is called as tower and all the towers are connected in the First Floor / Ground Floor / Basement Floor with common entry and exit points and such other places which are common for the use of residents of all the Towers.
- (xiii) A Club House is located in Schedule A Property together with the facilities and amenities for common enjoyment by all the residents of all the Towers:
- (xiv) The details of Club House are as follows:

For Mantri Technology Constellations Pvt. Ltd.

(Signature)

Authorised Signatory

For Mantri Technology Constellations Pvt. Ltd.

(Signature)

Authorised Signatory



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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.Manyata Realty Rep by their Power of Attorney Holder M/s.Mantri Technology Constellations Pvt Ltd Rep by its Authorised Signatory Mr.Girish Gupta H S , ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1000.00	Paid By Cash
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 14/08/2018

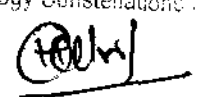
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ರಿಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
(ಇಂದಿರಾನಗರ)
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

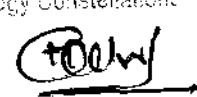
Designed and Developed by C- DAC ,ACTS Pune.

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Lounge, Business Centre, tele medicine, Propcare office, Multipurpose hall, toilets, Library, Laundry, Activity room, Convenience Store, Association room, Mini Theatre, Creche, games room, Squash court, Gym, Yoga, Ladies Spa & Gents spa and Unisex hair dresser as part of the Club House;

- C) The Residential Complex consists of individual apartments for residential use. The apartments on each floor are capable of individual utilization on account of having its own exit to a common area and facility of the Building. The details of the apartments, their super built up area and the corresponding undivided share in the land equivalent to plinth area of the respective building/block/ tower that is being constructed on Schedule "A" Property are set out in Schedule "C" hereto though not specifically mentioned in the individual sale deeds executed in favour of the apartment purchasers.
- D) Apartments with the proportionate share of undivided interest in the land covering the respective plinth area of the buildings/towers constructed on the Schedule "A" Property may be sold to one or more owners, each owner obtaining a particular and exclusive proprietary right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State of Karnataka (hereinafter referred to as "**Apartment**").
- E) That the Association shall be known as the "**MANTRI MANYATA LITHOS APARTMENT OWNERS' WELFARE ASSOCIATION**" ("**Association**") and each of the owners of the Apartments in Schedule A Property and of any other property that may be included thereto shall be the members of this Association.





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(i) That each of the owners of the Apartments shall have the right, title and interest in the general common areas and facilities and their proportionate share in the profits and common expenses in the said general, common areas and facilities as well as for the purpose of representation for voting in the meeting of the Association.

(ii) That the right, title and interest of each owner of an Apartment in the Restricted Common Areas or Limited Common Areas and facilities located in the Schedule "A" Property i.e., the Residential Complex shall be in accordance with the terms of the contract of each such owners has entered into with the Grantors. The said Restricted / Common Areas and facilities are set out in Schedule 'B' hereto or as may be provided from time to time with the addition of adjoining lands or deletion of any land parcel from the existing Scheme if found required by the Grantors and considering better and optimum utilization of the areas and facilities under this Deed.

F) That the administration of the Association and the Residential Complex built in the Schedule "A" Property shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws which are made a part of this Deed and attached hereto as Exhibit "B", read with the terms of the contract each of such owners have entered into with the Grantors herein, wherever applicable.

G) That ownership of each of the Apartment is subject to the provisions of the Act, so that the Apartments and the specified corresponding undivided interest in the respective plinth area of the buildings / towers constructed on the Schedule "A" Property can be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a common area and each Apartment owner having an exclusive and particular right, title and interest over his/her/their respective Apartment.

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- H) That the right of each of the Apartment owners of the undivided share of land in the respective plinth area of the building/tower constructed on Schedule "A" Property and common areas and facilities, shall remain undivided and no owner shall bring any action for partition or division thereof.
- I) There are adequate numbers of covered car parking spaces of 705 numbers in the basement level of the towers in the Residential Complex, and exclusive terrace areas are allotted to the purchasers of Penthouses in MANTRI MANYATA LITHOS in terms of the deed of conveyance executed in their favour in respect of which the respective allottees shall have exclusive right to use.
- J) That each Apartment owner shall, for the betterment of the Residential Complex, comply with the provisions of this Deed, the bye-laws, decisions and resolutions of the Association of Apartment Owners and failure to comply with any such provisions, decisions or resolutions, shall be grounds for an action to recover sums due, for damages, or for injunctive relief.
- K) That the dedication of the Schedule "A" Property and the Association herein shall not be revoked, or the property removed from the provisions herein amended except by the Grantors, unless all of the Apartment Owners of the Residential Complex unanimously agree to such revocation or amendment or removal of the Schedule "A" Property from the plan by duly registered instruments.
- L) That no Apartment owner of an Apartment may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by the abandonment of his Apartment.

Prasanna Technology Constellations Private Limited



Authorized Signatory

Prasanna Technology Constellations Private Limited



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- M) That all Apartment owners will pay in advance the maintenance charges towards the maintenance of the Residential Complex, the common areas, facilities and amenities provided therein, towards the charges of staff employed, common expenses, common water charges, common electricity charges, lift maintenance charges, replacement of bulbs/tube lights, alterations/repairs to pump sets and motors, maintenance of the roads, pathways, electricity charges for the common areas and pathways and the facilities such as swimming pool, club house, party hall, gymnasium, etc., which are common to all the residents of "MANTRI MANYATA LITHOS" as determined by the Grantor/ nominee of the Grantor or the Association (after completion of the Initial Term) from time to time. It is hereby specifically agreed that all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any Apartment shall constitute a charge on such Apartment prior to all other charges except only, (1) charge, if any, on the Apartment, for payment of Government or Municipal taxes, or both, and (2) all sums unpaid on a first mortgage of the Apartment.
- N) That any outstanding due by the Apartment Owner shall carry interest at the rate of 18% per annum on such outstanding from the date of its due and till actual payment of the same;
- O) That all present or future owners of "MANTRI MANYATA LITHOS", tenants, future tenants or any other person that might use the facilities of the Residential Complex are subject to the provisions of the Deed and its Bye laws and that the mere acquisition or rental of any of the Apartments of the building or the mere act of occupancy of any of the said Apartments shall signify that the provisions of this Deed are accepted and ratified. The respective Apartments shall not be rented or given on lease and license or caretaker basis by the Apartment Owners thereof for transit apartments or serviced apartment and the apartment shall be used only for the residential purposes.

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- P) That if the property, viz, "MANTRI MANYATA LITHOS" is totally or substantially damaged or destroyed, the apartment owner / purchaser is entitled for the repairs, reconstruction or disposition of the property in proportion to the entitlement of the Apartment Owner of each Apartment as specified in the Schedule C hereunder and be entitled for right to use of number of car parks as is allotted.
- Q) That where an Apartment is sold by a Mortgagee in exercise of his/her powers of sale under an English Mortgage or by a Court in execution of a decree in a Suit brought by a Mortgagee against the owner of such Apartment, then the Mortgagee or the purchaser who derives title to the Apartment at such sale, or his/her successors or assigns shall be liable for assessments by the association which become due prior to the acquisition of title by such acquirer, it being understood however, that the above shall not be construed to prevent the Association of Apartment Owners from filing and claiming charge for such assessments and enforcing the same as provided by law and that such charges shall be subordinate to such mortgage.
- R) That insurance premium for any blanket insurance coverage shall be a common expense to be paid by monthly assessments levied by the Association of Apartment Owners; and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premium as such premiums may become due.
- S) All Apartment Owners shall comply with all the rules and regulation pertaining to electrical installations, lifts, generators, fire safety equipment and services, pollution control and general safety equipment and services of the building. Apartment Owners shall also comply with the terms of the several no objection certificate issued and the rules and statute applicable to use and occupation of



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the multi-storied building and shall ensure with the other owners of the apartment in MANTRI MANYATA LITHOS to comply with all the statutory norms and rules as applicable to use of the building all its electrical installations, lifts, generators, fire safety equipment and services, pollution control and general safety equipment and services of the building and from time to time to carry out the required exercises and drills.

- T) All the Owners, through the Association, shall at all times keep the annual maintenance contracts with regards to all safety equipment such as lift, generator, heating and cooling systems, equipment provided for fire safety, pollution control, equipment relating to safety at terrace, walls, claddings, swimming pools and other places, pumps, motors and other equipment valid and shall pay the amounts of annual maintenance contract as and when demanded by the concerned agencies. Non payment towards the annual maintenance contracts will adversely affect all the equipment installed.
- U) All the Owners, through the Association, shall at all times maintain all facilities, machinery, equipment installed in the Residential Complex and shall ensure that all agreements for maintenance of such equipment, machinery and facilities are entered into, periodically renewed and kept in currency and also maintain necessary certificates, licenses, permits, permissions, insurance renewal thereof.
- V) The maintenance of the Common Facilities and Amenities of the residential Project shall be undertaken by the Grantors through M/s. Propcare Mall Management (India) Pvt. Ltd. (hereinafter referred as “PMMPL”) or any other entity that the Grantor may appoint or nominate for this purpose, for an initial period of 10 years, which may be extended by another year until the Grantor decides to handover the management to the Association (hereinafter referred to as “Initial Term”). PMMPL shall have the option to withdraw themselves or terminate the Maintenance Agreement at any time during the Initial Term or any


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extended term by giving 6 (six) months' notice in writing to the Association of Flat Owners.

- W) The purpose of PMMPL undertaking Initial Maintenance is to ensure proper maintenance and management of the common areas until the sale and transfer of all Apartments in the Project and transition of the maintenance and management of the common areas to the Association. The enjoyment and ownership of the Apartments shall be governed by the rules and regulations framed by the Association so as to ensure proper maintenance and management of the Residential Complex and the common areas and facilities that are to be enjoyed in common by all the Apartment owners/ occupants in the Project;
- X) After the maintenance of the Residential Apartment Complex is handed over to the Association that has been formed, the Grantors shall not be responsible for any consequence or liability on account of failure, negligence, act or omission, obstruction, alteration, modification, restraint or improper use by any or all the Owners, service providers or their agents with regards to the fire equipment, fire protection systems, their supporting equipment, pollution control and other general safety equipment, related facilities and services. All apartment owners, through the Association, shall ensure that periodical inspections of all such equipment and facilities are made by them so as to ensure proper functioning of all such equipment.
- Y) The Apartment Owners shall not in any manner obstruct or cause obstruction to any of the entries or exits of the Residential Complex or obstruct any open place meant to be retained as open place or obstruct free movement of vehicles including fire tenders, sledge movers and such other vehicles required to ensure safety and statutory compliance.

Z) All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any Apartment shall constitute a charge on such Apartment prior to all other charges.

AA) The Grantors shall have exclusive right/s to name/rename/brand the entire Development of the Schedule 'A' Property, as an entire township, at any point of time as found feasible. The Apartment Owner / Purchaser or the Association shall not alter or subscribe to any decision for the alteration / rename of the name of the Project, which shall be known as "**MANTRI MANYATA LITHOS**" or any other name as decided, at the sole discretion of the Grantors.

BB) The Grantors reserve the right to amend and /or register a supplementary Deed of declaration to this Deed of Declaration in order to include the details of the buildings to be constructed in future for the residential development on the Larger Property or the Schedule A Property as and when the same has been finalized by the Grantors. The Apartment Owners shall not object to the same under any circumstances. The Apartment Owners shall not object to the commencement, carrying on or completion of any of the apartments or the balance of the developments in any manner on any ground whatsoever and further that the Apartment Owners are aware that the Grantors are entitled to all additional areas that may form part of the Modified Plan sanctions, the balance area of the Larger Property may be used by the Grantors for development of different or similar developments as may be permitted by the Authorities and that the Apartment Owners shall not be entitled for any facility or amenity that are provided therein unless specifically included in any document executed by the Grantors.

LARGER PROPERTY

(Description of the Larger Property)

Authorised Signatory Construction/Association



Author

Authorised Signatory Construction/Association



Author

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All that piece and parcel of the converted lands bearing the survey numbers as listed below, situated at Rachenahalli Village measuring 13 acres 34 guntas) K.R. Puram Hobli, Bangalore East Taluk, Bangalore including an extent of 2 (Two) acres 28 (Twenty Eight) guntas or 10973.07 Sq mtrs relinquished in favour of BDA:

Sl. No.	Sy. Nos	A	G	East	West	North	South
1	35/1	0	17	Survey No.29	Kaluve	Sy.No.34	Survey No.35/2
2	35/2	0	14	Sy.No.29/1	Kaluve	Sy.No.35/1	Remaining portion of same Sy.No.35/2
3	34/3	1	3	Sy.No.29/1	Kaluve	Sy.No.34/2	Sy.No.35/1
4	34/2	1	3	Sy.No.29/1	Kaluve	Sy.No.34/1	Sy.No.34/3
5	34/1	1	4	Sy.No.29/1	Kaluve	Sy.No.33/2	Sy.No.34/2
6	33/2	1	2	Sy.No.29/1 & 30	Kaluve	Sy.No.33/1	Sy.No.34/1
7	33/1	1	6	Sy.No.29/1 & 30	Kaluve	Sy.No.32/3 & 30/3	Sy.No.33/2
8	32/3	0	27	Sy.No.30	Kaluve	Sy.No.32/2	Sy.No.33/1
9	32/2	0	8	Remaining portion of Sy.No.32/2	Kaluve	Sy.No.32/1	Sy.No.32/3
10	32/1	0	13.25	Remaining portion of Sy.No.32/1	Kaluve	Sy.No.31/5	Sy.No.32/2

11	31/5	0	2.75	Portion of same Sy.No.31/5	Kaluve	Portion of same Sy.No.31/5	Sy.No.32/1
12	30/3	0	32	Portion of same Sy no 30/3	Sy.No.32/2 & 32/3	Portion of same Sy no 30/3	Sy.Nos.33/1 & 29/1
13	29/1	1	16	Sy.No.29/2	Sy.Nos.33, 34, 35	Sy.No.30	Sy.No.35
14	42/2	0	28	Kaluve	Dasarahalli Boundary	Sy.No.43/3	Sy.No.41/2
15	43/3	1	37	Kaluve	Dasarahalli Boundary	Sy.No.43/1	Sy.No.42/2
16	43/1	1	30	Kaluve	Dasarahalli boundary	Sy.No.43/2	Sy.No.43/3
17	43/2	1	28	Kaluve	Dasarahalli Boundary	Sy.No.44/1	Sy.No.43/1

SCHEDULE A PROPERTY

(Description of Schedule A Property)

(Area earmarked for Residential Development as per the Building Plans sanctioned)

All that piece and parcel of Residentially Converted land measuring 6 acres 3 guntas or 24603.16 sq. mtrs., including the proportionate area relinquished in favour of BDA, comprised of the areas and survey numbers mentioned in the table below:

Sl. No.	Sy. Nos.	A	G	East	West	North	South
1	42/2	0	28	Kaluve	Dasarahalli Boundary	Sy.No.43/3	Sy.No.41/2
2	43/3	1	37	Kaluve	Dasarahalli Boundary	Sy.No.43/1	Sy.No.42/2
3	43/1	1	30	Kaluve	Dasarahalli boundary	Sy.No.43/2	Sy.No.43/3
4	43/2	1	28	Kaluve	Dasarahalli Boundary	Sy.No.44/1	Sy.No.43/1

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Authorized Person

Schedule "A" Property is shown in green outline in the plan hereto as Exhibit "A" together with additional land parcels.

SCHEDULE 'B'

(DETAILS OF THE COMMON AMENITIES AND FACILITIES & RESTRICTED COMMON AREAS AND FACILITIES)

PART I

COMMON AREAS AND FACILITIES WITHIN THE APARTMENT COMPLEX

All Apartment owners/ occupants of Mantri Manyata Lithos Residential Apartment Complex are entitled to enjoy the Common Areas and Facilities provided in the Residential Apartment Complex and the Schedule A Property which include the following or their equivalents or as may be suggested by the Architects and Consultants from time to time:

1. The Apartment Complex has an all-round fire-driveway two way drive-way to enter into and exit from the Apartment Complex.
2. The foundations, columns, corridors, lobbies, stairs, stairways, entrances and exits of the Apartment Complex.
3. Common toilets in the basement/ ground floor for the common use by the visitors, employees and staff of the apartment owners and the Association.
4. One (1) No. of passenger lift, one (1) service lift along with related equipment and lift machine rooms for towers A to H.
5. One stairway leading from the Basement Floor/ Ground Floor to the Terrace.
6. Plumbing network throughout the ducts and the ducts.
7. Electrical wiring throughout and within the compound.
8. Power and water connections.
9. All Buildings shall have the necessary maintenance and safety measures for its existence, as are normally in common use.



10. Lobbies at each floor along with Fire Extinguisher and all other related equipment.
11. Corridors at each floor.
12. Common area lighting in the lobbies, staircases, basements, corridors and the land appurtenant thereto.
13. Number plates to each Apartment are provided on the doors of the Apartments.
14. Landscaped area within the Residential Apartment Complex.
15. Common pathways, roads, passages, etc. in the Residential Apartment complex.
16. Swimming pool with toddlers pool.
17. Tennis Court.
18. Visitors' car parking area.
19. Basket Ball Post.
20. Outdoor Party Area with barbeque pits.
21. Children's play area.
22. Pickup and Drop off point.
23. Paved Garden Walk / Jogging / Walking Trail.

PART II

RESTRICTED COMMON AREAS AND FACILITIES FOR USE BY THE RESIDENTIAL APARTMENT OWNERS OF ALL TOWERS

1. Sewerage Treatment Plant and Water Treatment Plant erected within the Schedule 'A' Property for the use of the Residential Apartment Complex.
2. One overhead tank each, located on the terrace and on water sump in or below the ground floor with pumps and fire service equipment for each of the Towers.
3. Ducts at each floor and the entire building.
4. Underground sanitary, water pipes, RWH lines and electric cables/ wires.

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5. Transformers with accessories (BESCOM Property) situated in the Schedule A Property.
6. Generators provided in the Apartment Complex.
7. Centrax facility.
8. Garbage processing area.
9. All areas, services and facilities which are common with the Larger Property like roads, main water and electricity lines, open spaces, parks and other areas as shown in the Development Plan.

SCHEDULE "C"

DETAILS OF THE APARTMENTS AND CORRESPONDING UNDIVIDED SHARE

SI.No	Tower	Unit No	Floor	SBU (Sft)	UDI (Sft)
1	Tower-A	A-101	1	1440	69.62
2	Tower-A	A-102	1	1690	81.70
3	Tower-A	A-103	1	1440	69.62
4	Tower-A	A-104	1	1875	90.64
5	Tower-A	A-201	2	1435	69.37
6	Tower-A	A-202	2	1760	85.09
7	Tower-A	A-203	2	1920	92.82
8	Tower-A	A-204	2	1920	92.82
9	Tower-A	A-301	3	1440	69.62
10	Tower-A	A-302	3	1760	85.09
11	Tower-A	A-303	3	1920	92.82
12	Tower-A	A-304	3	1920	92.82
13	Tower-A	A-401	4	1435	69.37
14	Tower-A	A-402	4	1760	85.09
15	Tower-A	A-403	4	1920	92.82
16	Tower-A	A-404	4	1920	92.82
17	Tower-A	A-501	5	1440	69.62
18	Tower-A	A-502	5	1760	85.09
19	Tower-A	A-503	5	1920	92.82
20	Tower-A	A-504	5	1920	92.82
21	Tower-A	A-601	6	1435	69.37
22	Tower-A	A-602	6	1760	85.09
23	Tower-A	A-603	6	1920	92.82
24	Tower-A	A-604	6	1920	92.82
25	Tower-A	A-701	7	1440	69.62
26	Tower-A	A-702	7	1760	85.09
27	Tower-A	A-703	7	1920	92.82

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28	Tower-A	A-704	7	1920	92.82
29	Tower-A	A-801	8	1435	69.37
30	Tower-A	A-802	8	1760	85.09
31	Tower-A	A-803	8	1920	92.82
32	Tower-A	A-804	8	1920	92.82
33	Tower-A	A-901	9	1440	69.62
34	Tower-A	A-902	9	1760	85.09
35	Tower-A	A-903	9	1920	92.82
36	Tower-A	A-904	9	1920	92.82
37	Tower-A	A-1001	10	1435	69.37
38	Tower-A	A-1002	10	1760	85.09
39	Tower-A	A-1003	10	1920	92.82
40	Tower-A	A-1004	10	1920	92.82
41	Tower-A	A-1101	11	1440	69.62
42	Tower-A	A-1102	11	1760	85.09
43	Tower-A	A-1103	11	1920	92.82
44	Tower-A	A-1104	11	1920	92.82
45	Tower-A	A-1201	12	1435	69.37
46	Tower-A	A-1202	12	1760	85.09
47	Tower-A	A-1203	12	1920	92.82
48	Tower-A	A-1204	12	1920	92.82
49	Tower-A	A-1301	13	1440	69.62
50	Tower-A	A-1302	13	1760	85.09
51	Tower-A	A-1303	13	1920	92.82
52	Tower-A	A-1304	13	1920	92.82
53	Tower-A	A-1401	14	1435	69.37
54	Tower-A	A-1402	14	1760	85.09
55	Tower-A	A-1403	14	1920	92.82
56	Tower-A	A-1404	14	1920	92.82
57	Tower-A	A-1501	15	1440	69.62
58	Tower-A	A-1502	15	1760	85.09
59	Tower-A	A-1503	15	1920	92.82
60	Tower-A	A-1504	15	1920	92.82
61	Tower-A	A-1601	16	1435	69.37
62	Tower-A	A-1602	16	1760	85.09
63	Tower-A	A-1603	16	1920	92.82
64	Tower-A	A-1604	16	1920	92.82
65	Tower-A	A-1701	17	1440	69.62
66	Tower-A	A-1702	17	1760	85.09
67	Tower-A	A-1703	17	1920	92.82
68	Tower-A	A-1704	17	1920	92.82
69	Tower-A	A-1801	18	1435	69.37
70	Tower-A	A-1802	18	1760	85.09

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71	Tower-A	A-1803	18	1920	92.82
72	Tower-A	A-1804	18	1920	92.82
73	Tower-A	A-1901	19	3050	147.45
74	Tower-A	A-1902	19	3220	155.67
75	Tower-A	A-1903	19	1920	92.82
76	Tower-A	A-1904	19	1920	92.82
77	Tower-A	A-2003	20	1920	92.82
78	Tower-A	A-2004	20	1920	92.82
79	Tower-B	B-101	1	1690	100.86
80	Tower-B	B-102	1	1440	85.94
81	Tower-B	B-103	1	1420	84.74
82	Tower-B	B-104	1	1355	80.86
83	Tower-B	B-201	2	1760	105.03
84	Tower-B	B-202	2	1435	85.64
85	Tower-B	B-203	2	1420	84.74
86	Tower-B	B-204	2	1420	84.74
87	Tower-B	B-301	3	1760	105.03
88	Tower-B	B-302	3	1440	85.94
89	Tower-B	B-303	3	1420	84.74
90	Tower-B	B-304	3	1420	84.74
91	Tower-B	B-401	4	1760	105.03
92	Tower-B	B-402	4	1405	83.85
93	Tower-B	B-403	4	1420	84.74
94	Tower-B	B-404	4	1420	84.74
95	Tower-B	B-501	5	1760	105.03
96	Tower-B	B-502	5	1440	85.94
97	Tower-B	B-503	5	1420	84.74
98	Tower-B	B-504	5	1420	84.74
99	Tower-B	B-601	6	1760	105.03
100	Tower-B	B-602	6	1435	85.64
101	Tower-B	B-603	6	1420	84.74
102	Tower-B	B-604	6	1420	84.74
103	Tower-B	B-701	7	1760	105.03
104	Tower-B	B-702	7	1440	85.94
105	Tower-B	B-703	7	1420	84.74
106	Tower-B	B-704	7	1420	84.74
107	Tower-B	B-801	8	1760	105.03
108	Tower-B	B-802	8	1435	85.64
109	Tower-B	B-803	8	1420	84.74
110	Tower-B	B-804	8	1420	84.74
111	Tower-B	B-901	9	1760	105.03
112	Tower-B	B-902	9	1440	85.94
113	Tower-B	B-903	9	1420	84.74

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114	Tower-B	B-904	9	1420	84.74
115	Tower-B	B-1001	10	1760	105.03
116	Tower-B	B-1002	10	1435	85.64
117	Tower-B	B-1003	10	1420	84.74
118	Tower-B	B-1004	10	1420	84.74
119	Tower-B	B-1101	11	1760	105.03
120	Tower-B	B-1102	11	1440	85.94
121	Tower-B	B-1103	11	1420	84.74
122	Tower-B	B-1104	11	1420	84.74
123	Tower-B	B-1201	12	1760	105.03
124	Tower-B	B-1202	12	1435	85.64
125	Tower-B	B-1203	12	1420	84.74
126	Tower-B	B-1204	12	1420	84.74
127	Tower-B	B-1301	13	1760	105.03
128	Tower-B	B-1302	13	1440	85.94
129	Tower-B	B-1303	13	1420	84.74
130	Tower-B	B-1304	13	1420	84.74
131	Tower-B	B-1401	14	1760	105.03
132	Tower-B	B-1402	14	1435	85.64
133	Tower-B	B-1403	14	1420	84.74
134	Tower-B	B-1404	14	1420	84.74
135	Tower-B	B-1501	15	1760	105.03
136	Tower-B	B-1502	15	1440	85.94
137	Tower-B	B-1503	15	1420	84.74
138	Tower-B	B-1504	15	1420	84.74
139	Tower-B	B-1601	16	1760	105.03
140	Tower-B	B-1602	16	1435	85.64
141	Tower-B	B-1603	16	1420	84.74
142	Tower-B	B-1604	16	1420	84.74
143	Tower-B	B-1701	17	1760	105.03
144	Tower-B	B-1702	17	1440	85.94
145	Tower-B	B-1703	17	3045	181.72
146	Tower-B	B-1704	17	3045	181.72
147	Tower-B	B-1801	18	1760	105.03
148	Tower-B	B-1802	18	1435	85.64
149	Tower-B	EWS-38	1	185	11.04
150	Tower-B	EWS-34	1	169	10.09
151	Tower-B	EWS-35	1	170	10.15
152	Tower-B	EWS-36	1	130	7.76
153	Tower-B	EWS-37	1	190	11.34
154	Tower-C	C-101	1	1420	91.55
155	Tower-C	C-102	1	1355	87.36
156	Tower-C	C-103	1	1675	107.99

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157	Tower-C	C-104	1	1740	112.18
158	Tower-C	C-201	2	1420	91.55
159	Tower-C	C-202	2	1420	91.55
160	Tower-C	C-203	2	1740	112.18
161	Tower-C	C-204	2	1740	112.18
162	Tower-C	C-301	3	1420	91.55
163	Tower-C	C-302	3	1420	91.55
164	Tower-C	C-303	3	1740	112.18
165	Tower-C	C-304	3	1740	112.18
166	Tower-C	C-401	4	1420	91.55
167	Tower-C	C-402	4	1420	91.55
168	Tower-C	C-403	4	1740	112.18
169	Tower-C	C-404	4	1740	112.18
170	Tower-C	C-501	5	1420	91.55
171	Tower-C	C-502	5	1420	91.55
172	Tower-C	C-503	5	1740	112.18
173	Tower-C	C-504	5	1740	112.18
174	Tower-C	C-601	6	1420	91.55
175	Tower-C	C-602	6	1420	91.55
176	Tower-C	C-603	6	1740	112.18
177	Tower-C	C-604	6	1740	112.18
178	Tower-C	C-701	7	1420	91.55
179	Tower-C	C-702	7	1420	91.55
180	Tower-C	C-703	7	1740	112.18
181	Tower-C	C-704	7	1740	112.18
182	Tower-C	C-801	8	1420	91.55
183	Tower-C	C-802	8	1420	91.55
184	Tower-C	C-803	8	1740	112.18
185	Tower-C	C-804	8	1740	112.18
186	Tower-C	C-901	9	1420	91.55
187	Tower-C	C-902	9	1420	91.55
188	Tower-C	C-903	9	1740	112.18
189	Tower-C	C-904	9	1740	112.18
190	Tower-C	C-1001	10	1420	91.55
191	Tower-C	C-1002	10	1420	91.55
192	Tower-C	C-1003	10	1740	112.18
193	Tower-C	C-1004	10	1740	112.18
194	Tower-C	C-1101	11	1420	91.55
195	Tower-C	C-1102	11	1420	91.55
196	Tower-C	C-1103	11	1740	112.18
197	Tower-C	C-1104	11	1740	112.18
198	Tower-C	C-1201	12	1420	91.55
199	Tower-C	C-1202	12	1420	91.55

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200	Tower-C	C-1203	12	1740	112.18
201	Tower-C	C-1204	12	1740	112.18
202	Tower-C	C-1301	13	1420	91.55
203	Tower-C	C-1302	13	1420	91.55
204	Tower-C	C-1303	13	1740	112.18
205	Tower-C	C-1304	13	1740	112.18
206	Tower-C	C-1401	14	1420	91.55
207	Tower-C	C-1402	14	1420	91.55
208	Tower-C	C-1403	14	1740	112.18
209	Tower-C	C-1404	14	1740	112.18
210	Tower-C	C-1501	15	3045	196.31
211	Tower-C	C-1502	15	3045	196.31
212	Tower-C	C-1503	15	1740	112.18
213	Tower-C	C-1504	15	1740	112.18
214	Tower-C	C-1603	16	1740	112.18
215	Tower-C	C-1604	16	1740	112.18
216	Tower-C	EWS-33	1	155	9.99
217	Tower-C	EWS-28	1	185	11.93
218	Tower-C	EWS-29	1	185	11.93
219	Tower-C	EWS-26	1	130	8.38
220	Tower-C	EWS-31	1	130	8.38
221	Tower-C	EWS-25	1	150	9.67
222	Tower-C	EWS-32	1	150	9.67
223	Tower-C	EWS-27	1	190	12.25
224	Tower-C	EWS-30	1	190	12.25
225	Tower-D	D-101	1	1875	127.72
226	Tower-D	D-102	1	1440	98.09
227	Tower-D	D-103	1	1675	114.10
228	Tower-D	D-104	1	1740	118.53
229	Tower-D	D-201	2	1920	130.79
230	Tower-D	D-202	2	1920	130.79
231	Tower-D	D-203	2	1740	118.53
232	Tower-D	D-204	2	1740	118.53
233	Tower-D	D-301	3	1920	130.79
234	Tower-D	D-302	3	1920	130.79
235	Tower-D	D-303	3	1740	118.53
236	Tower-D	D-304	3	1740	118.53
237	Tower-D	D-401	4	1920	130.79
238	Tower-D	D-402	4	1920	130.79
239	Tower-D	D-403	4	1740	118.53
240	Tower-D	D-404	4	1740	118.53
241	Tower-D	D-501	5	1920	130.79
242	Tower-D	D-502	5	1920	130.79

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243	Tower-D	D-503	5	1740	118.53
244	Tower-D	D-504	5	1740	118.53
245	Tower-D	D-601	6	1920	130.79
246	Tower-D	D-602	6	1920	130.79
247	Tower-D	D-603	6	1740	118.53
248	Tower-D	D-604	6	1740	118.53
249	Tower-D	D-701	7	1920	130.79
250	Tower-D	D-702	7	1920	130.79
251	Tower-D	D-703	7	1740	118.53
252	Tower-D	D-704	7	1740	118.53
253	Tower-D	D-801	8	1920	130.79
254	Tower-D	D-802	8	1920	130.79
255	Tower-D	D-803	8	1740	118.53
256	Tower-D	D-804	8	1740	118.53
257	Tower-D	D-901	9	1920	130.79
258	Tower-D	D-902	9	1920	130.79
259	Tower-D	D-903	9	1740	118.53
260	Tower-D	D-904	9	1740	118.53
261	Tower-D	D-1001	10	1920	130.79
262	Tower-D	D-1002	10	1920	130.79
263	Tower-D	D-1003	10	1740	118.53
264	Tower-D	D-1004	10	1740	118.53
265	Tower-D	D-1101	11	1920	130.79
266	Tower-D	D-1102	11	1920	130.79
267	Tower-D	D-1103	11	1740	118.53
268	Tower-D	D-1104	11	1740	118.53
269	Tower-D	D-1201	12	1920	130.79
270	Tower-D	D-1202	12	1920	130.79
271	Tower-D	D-1203	12	1740	118.53
272	Tower-D	D-1204	12	1740	118.53
273	Tower-D	D-1301	13	3065	208.78
274	Tower-D	D-1302	13	3065	208.78
275	Tower-D	D-1303	13	1740	118.53
276	Tower-D	D-1304	13	1740	118.53
277	Tower-D	D-1403	14	1740	118.53
278	Tower-D	D-1404	14	1740	118.53
279	Tower-D	EWS-23	1	155	10.56
280	Tower-D	EWS-24	1	169	11.51
281	Tower-D	EWS-22	1	150	10.22
282	Tower-E	E-101	1	1440	69.39
283	Tower-E	E-102	1	1690	81.44
284	Tower-E	E-103	1	1440	69.39
285	Tower-E	E-104	1	1875	90.36

286	Tower-E	E-201	2	1435	69.15
287	Tower-E	E-202	2	1760	84.81
288	Tower-E	E-203	2	1920	92.53
289	Tower-E	E-204	2	1920	92.53
290	Tower-E	E-301	3	1440	69.39
291	Tower-E	E-302	3	1760	84.81
292	Tower-E	E-303	3	1920	92.53
293	Tower-E	E-304	3	1920	92.53
294	Tower-E	E-401	4	1435	69.15
295	Tower-E	E-402	4	1760	84.81
296	Tower-E	E-403	4	1920	92.53
297	Tower-E	E-404	4	1920	92.53
298	Tower-E	E-501	5	1440	69.39
299	Tower-E	E-502	5	1760	84.81
300	Tower-E	E-503	5	1920	92.53
301	Tower-E	E-504	5	1920	92.53
302	Tower-E	E-601	6	1435	69.15
303	Tower-E	E-602	6	1760	84.81
304	Tower-E	E-603	6	1920	92.53
305	Tower-E	E-604	6	1920	92.53
306	Tower-E	E-701	7	1440	69.39
307	Tower-E	E-702	7	1760	84.81
308	Tower-E	E-703	7	1920	92.53
309	Tower-E	E-704	7	1920	92.53
310	Tower-E	E-801	8	1435	69.15
311	Tower-E	E-802	8	1760	84.81
312	Tower-E	E-803	8	1920	92.53
313	Tower-E	E-804	8	1920	92.53
314	Tower-E	E-901	9	1440	69.39
315	Tower-E	E-902	9	1760	84.81
316	Tower-E	E-903	9	1920	92.53
317	Tower-E	E-904	9	1920	92.53
318	Tower-E	E-1001	10	1435	69.15
319	Tower-E	E-1002	10	1760	84.81
320	Tower-E	E-1003	10	1920	92.53
321	Tower-E	E-1004	10	1920	92.53
322	Tower-E	E-1101	11	1440	69.39
323	Tower-E	E-1102	11	1760	84.81
324	Tower-E	E-1103	11	1920	92.53
325	Tower-E	E-1104	11	1920	92.53
326	Tower-E	E-1201	12	1435	69.15
327	Tower-E	E-1202	12	1760	84.81
328	Tower-E	E-1203	12	1920	92.53

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329	Tower-E	E-1204	12	1920	92.53
330	Tower-E	E-1301	13	1440	69.39
331	Tower-E	E-1302	13	1760	84.81
332	Tower-E	E-1303	13	1920	92.53
333	Tower-E	E-1304	13	1920	92.53
334	Tower-E	E-1401	14	1435	69.15
335	Tower-E	E-1402	14	1760	84.81
336	Tower-E	E-1403	14	1920	92.53
337	Tower-E	E-1404	14	1920	92.53
338	Tower-E	E-1501	15	1440	69.39
339	Tower-E	E-1502	15	1760	84.81
340	Tower-E	E-1503	15	1920	92.53
341	Tower-E	E-1504	15	1920	92.53
342	Tower-E	E-1601	16	1435	69.15
343	Tower-E	E-1602	16	1760	84.81
344	Tower-E	E-1603	16	1920	92.53
345	Tower-E	E-1604	16	1920	92.53
346	Tower-E	E-1701	17	1440	69.39
347	Tower-E	E-1702	17	1760	84.81
348	Tower-E	E-1703	17	1920	92.53
349	Tower-E	E-1704	17	1920	92.53
350	Tower-E	E-1801	18	1435	69.15
351	Tower-E	E-1802	18	1760	84.81
352	Tower-E	E-1803	18	1920	92.53
353	Tower-E	E-1804	18	1920	92.53
354	Tower-E	E-1901	19	3050	146.98
355	Tower-E	E-1902	19	3220	155.17
356	Tower-E	E-1903	19	1920	92.53
357	Tower-E	E-1904	19	1920	92.53
358	Tower-E	E-2003	20	1920	92.53
359	Tower-E	E-2004	20	1920	92.53
360	Tower-E	EWS-03	1	170	8.19
361	Tower-E	EWS-01	1	128	6.17
362	Tower-E	EWS-02	1	148	7.13
363	Tower-F	F-101	1	1690	100.60
364	Tower-F	F-102	1	1440	85.72
365	Tower-F	F-103	1	1420	84.53
366	Tower-F	F-104	1	1355	80.66
367	Tower-F	F-201	2	1760	104.77
368	Tower-F	F-202	2	1435	85.42
369	Tower-F	F-203	2	1420	84.53
370	Tower-F	F-204	2	1420	84.53
371	Tower-F	F-301	3	1760	104.77

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372	Tower-F	F-302	3	1440	85.72
373	Tower-F	F-303	3	1420	84.53
374	Tower-F	F-304	3	1420	84.53
375	Tower-F	F-401	4	1760	104.77
376	Tower-F	F-402	4	1435	85.42
377	Tower-F	F-403	4	1420	84.53
378	Tower-F	F-404	4	1420	84.53
379	Tower-F	F-501	5	1760	104.77
380	Tower-F	F-502	5	1440	85.72
381	Tower-F	F-503	5	1420	84.53
382	Tower-F	F-504	5	1420	84.53
383	Tower-F	F-601	6	1760	104.77
384	Tower-F	F-602	6	1435	85.42
385	Tower-F	F-603	6	1420	84.53
386	Tower-F	F-604	6	1420	84.53
387	Tower-F	F-701	7	1760	104.77
388	Tower-F	F-702	7	1440	85.72
389	Tower-F	F-703	7	1420	84.53
390	Tower-F	F-704	7	1420	84.53
391	Tower-F	F-801	8	1760	104.77
392	Tower-F	F-802	8	1435	85.42
393	Tower-F	F-803	8	1420	84.53
394	Tower-F	F-804	8	1420	84.53
395	Tower-F	F-901	9	1760	104.77
396	Tower-F	F-902	9	1440	85.72
397	Tower-F	F-903	9	1420	84.53
398	Tower-F	F-904	9	1420	84.53
399	Tower-F	F-1001	10	1760	104.77
400	Tower-F	F-1002	10	1435	85.42
401	Tower-F	F-1003	10	1420	84.53
402	Tower-F	F-1004	10	1420	84.53
403	Tower-F	F-1101	11	1760	104.77
404	Tower-F	F-1102	11	1440	85.72
405	Tower-F	F-1103	11	1420	84.53
406	Tower-F	F-1104	11	1420	84.53
407	Tower-F	F-1201	12	1760	104.77
408	Tower-F	F-1202	12	1435	85.42
409	Tower-F	F-1203	12	1420	84.53
410	Tower-F	F-1204	12	1420	84.53
411	Tower-F	F-1301	13	1760	104.77
412	Tower-F	F-1302	13	1440	85.72
413	Tower-F	F-1303	13	1420	84.53
414	Tower-F	F-1304	13	1420	84.53

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415	Tower-F	F-1401	14	1760	104.77
416	Tower-F	F-1402	14	1435	85.42
417	Tower-F	F-1403	14	1420	84.53
418	Tower-F	F-1404	14	1420	84.53
419	Tower-F	F-1501	15	1760	104.77
420	Tower-F	F-1502	15	1440	85.72
421	Tower-F	F-1503	15	1420	84.53
422	Tower-F	F-1504	15	1420	84.53
423	Tower-F	F-1601	16	1760	104.77
424	Tower-F	F-1602	16	1435	85.42
425	Tower-F	F-1603	16	1420	84.53
426	Tower-F	F-1604	16	1420	84.53
427	Tower-F	F-1701	17	1760	104.77
428	Tower-F	F-1702	17	1440	85.72
429	Tower-F	F-1703	17	3045	181.26
430	Tower-F	F-1704	17	3045	181.26
431	Tower-F	F-1801	18	1760	104.77
432	Tower-F	F-1802	18	1435	85.42
433	Tower-F	EWS-04	1	170	10.12
434	Tower-F	EWS-10	1	170	10.12
435	Tower-F	EWS-06	1	130	7.74
436	Tower-F	EWS-08	1	130	7.74
437	Tower-F	EWS-05	1	150	8.93
438	Tower-F	EWS-09	1	150	8.93
439	Tower-F	EWS-07	1	190	11.31
440	Tower-G	G-101	1	1420	91.73
441	Tower-G	G-102	1	1355	87.53
442	Tower-G	G-103	1	1675	108.20
443	Tower-G	G-104	1	1740	112.40
444	Tower-G	G-201	2	1420	91.73
445	Tower-G	G-202	2	1420	91.73
446	Tower-G	G-203	2	1740	112.40
447	Tower-G	G-204	2	1740	112.40
448	Tower-G	G-301	3	1420	91.73
449	Tower-G	G-302	3	1420	91.73
450	Tower-G	G-303	3	1740	112.40
451	Tower-G	G-304	3	1740	112.40
452	Tower-G	G-401	4	1420	91.73
453	Tower-G	G-402	4	1420	91.73
454	Tower-G	G-403	4	1740	112.40
455	Tower-G	G-404	4	1740	112.40
456	Tower-G	G-501	5	1420	91.73
457	Tower-G	G-502	5	1420	91.73

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458	Tower-G	G-503	5	1740	112.40
459	Tower-G	G-504	5	1740	112.40
460	Tower-G	G-601	6	1420	91.73
461	Tower-G	G-602	6	1420	91.73
462	Tower-G	G-603	6	1740	112.40
463	Tower-G	G-604	6	1740	112.40
464	Tower-G	G-701	7	1420	91.73
465	Tower-G	G-702	7	1420	91.73
466	Tower-G	G-703	7	1740	112.40
467	Tower-G	G-704	7	1740	112.40
468	Tower-G	G-801	8	1420	91.73
469	Tower-G	G-802	8	1420	91.73
470	Tower-G	G-803	8	1740	112.40
471	Tower-G	G-804	8	1740	112.40
472	Tower-G	G-901	9	1420	91.73
473	Tower-G	G-902	9	1420	91.73
474	Tower-G	G-903	9	1740	112.40
475	Tower-G	G-904	9	1740	112.40
476	Tower-G	G-1001	10	1420	91.73
477	Tower-G	G-1002	10	1420	91.73
478	Tower-G	G-1003	10	1740	112.40
479	Tower-G	G-1004	10	1740	112.40
480	Tower-G	G-1101	11	1420	91.73
481	Tower-G	G-1102	11	1420	91.73
482	Tower-G	G-1103	11	1740	112.40
483	Tower-G	G-1104	11	1740	112.40
484	Tower-G	G-1201	12	1420	91.73
485	Tower-G	G-1202	12	1420	91.73
486	Tower-G	G-1203	12	1740	112.40
487	Tower-G	G-1204	12	1740	112.40
488	Tower-G	G-1301	13	1420	91.73
489	Tower-G	G-1302	13	1420	91.73
490	Tower-G	G-1303	13	1740	112.40
491	Tower-G	G-1304	13	1740	112.40
492	Tower-G	G-1401	14	1420	91.73
493	Tower-G	G-1402	14	1420	91.73
494	Tower-G	G-1403	14	1740	112.40
495	Tower-G	G-1404	14	1740	112.40
496	Tower-G	G-1501	15	3045	196.69
497	Tower-G	G-1502	15	3045	196.69
498	Tower-G	G-1503	15	1740	112.40
499	Tower-G	G-1504	15	1740	112.40
500	Tower-G	G-1603	16	1740	112.40

2018-19 Technology Contribution

2018-19 Technology Contribution

Chh

Chh

Author's Name

501	Tower-G	G-1604	16	1740	112.40
502	Tower-G	EWS-11	1	155	10.01
503	Tower-G	EWS-18	1	170	10.98
504	Tower-G	EWS-13	1	130	8.40
505	Tower-G	EWS-16	1	130	8.40
506	Tower-G	EWS-12	1	150	9.69
507	Tower-G	EWS-17	1	150	9.69
508	Tower-G	EWS-14	1	190	12.27
509	Tower-G	EWS-15	1	190	12.27
510	Tower-H	H-101	1	1875	127.77
511	Tower-H	H-102	1	1440	98.13
512	Tower-H	H-103	1	1675	114.14
513	Tower-H	H-104	1	1740	118.57
514	Tower-H	H-201	2	1920	130.84
515	Tower-H	H-202	2	1920	130.84
516	Tower-H	H-203	2	1740	118.57
517	Tower-H	H-204	2	1740	118.57
518	Tower-H	H-301	3	1920	130.84
519	Tower-H	H-302	3	1920	130.84
520	Tower-H	H-303	3	1740	118.57
521	Tower-H	H-304	3	1740	118.57
522	Tower-H	H-401	4	1920	130.84
523	Tower-H	H-402	4	1920	130.84
524	Tower-H	H-403	4	1740	118.57
525	Tower-H	H-404	4	1740	118.57
526	Tower-H	H-501	5	1920	130.84
527	Tower-H	H-502	5	1920	130.84
528	Tower-H	H-503	5	1740	118.57
529	Tower-H	H-504	5	1740	118.57
530	Tower-H	H-601	6	1920	130.84
531	Tower-H	H-602	6	1920	130.84
532	Tower-H	H-603	6	1740	118.57
533	Tower-H	H-604	6	1740	118.57
534	Tower-H	H-701	7	1920	130.84
535	Tower-H	H-702	7	1920	130.84
536	Tower-H	H-703	7	1740	118.57
537	Tower-H	H-704	7	1740	118.57
538	Tower-H	H-801	8	1920	130.84
539	Tower-H	H-802	8	1920	130.84
540	Tower-H	H-803	8	1740	118.57
541	Tower-H	H-804	8	1740	118.57
542	Tower-H	H-901	9	1920	130.84
543	Tower-H	H-902	9	1920	130.84

For the Technology Division (H-101)



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For the Southampton Custodian (H-101)



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544	Tower-H	H-903	9	1740	118.57
545	Tower-H	H-904	9	1740	118.57
546	Tower-H	H-1001	10	1920	130.84
547	Tower-H	H-1002	10	1920	130.84
548	Tower-H	H-1003	10	1740	118.57
549	Tower-H	H-1004	10	1740	118.57
550	Tower-H	H-1101	11	1920	130.84
551	Tower-H	H-1102	11	1920	130.84
552	Tower-H	H-1103	11	1740	118.57
553	Tower-H	H-1104	11	1740	118.57
554	Tower-H	H-1201	12	1920	130.84
555	Tower-H	H-1202	12	1920	130.84
556	Tower-H	H-1203	12	1740	118.57
557	Tower-H	H-1204	12	1740	118.57
558	Tower-H	H-1301	13	3065	208.86
559	Tower-H	H-1302	13	3065	208.86
560	Tower-H	H-1303	13	1740	118.57
561	Tower-H	H-1304	13	1740	118.57
562	Tower-H	H-1403	14	1740	118.57
563	Tower-H	H-1404	14	1740	118.57
564	Tower-H	EWS-19	1	155	10.56
565	Tower-H	EWS-21	1	130	8.86
566	Tower-H	EWS-20	1	150	10.22

Author/Technology Constellation (s) _____

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Author/Technology Constellation (s)

Author/Technology Constellation (s) _____

(Signature)

Author/Technology Constellation (s)

IN WITNESS WHEREOF the GRANTORS have signed and executed on the Day, Month and Year first above written in the presence of the witness attesting below:

GRANTORS

WITNESSES:

- (1) [Signature]
No. 44 V.M. Road
B.lore-01
- (2) [Signature]
No. 44 V.M. Road
B.lore-01

[Signature]
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Exhibit "A" –

Plan denoting the Schedule 'A' Property (Demarcated with thick line out of the Larger Property)

EXHIBIT – "B"

MANTRI MANYATA LITHOS APARTMENT OWNERS ASSOCIATION

BYE – LAWS
CHAPTER – I

1. SHORT TITLE AND APPLICATION:

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- 1.1 These Bye-laws may be called the Bye-laws of the MANTRI MANYATA LITHOS APARTMENT OWNERS' WELFARE ASSOCIATION.
- 1.2 The provisions of these Bye-laws apply to the MANTRI MANYATA LITHOS APARTMENT OWNERS' WELFARE ASSOCIATION.
- 1.3 All present and future owners, tenants, future tenants or their employees, or any other person who might use the facilities of the Residential Complex in any manner, are subject to the regulation set forth in these Bye-laws.
- 1.4 The mere act of acquisition, or rental, or taking on license or an act of occupancy of any of the Apartments in the Residential Complex will signify that these Bye-laws are accepted, ratified and will be complied with.

2. DEFINITIONS:

In these Bye-laws, unless the context requires otherwise:

- 2.1 "ACT" means the Karnataka Apartment Ownership Act of 1972.
- 2.2 "RESIDENTIAL APARTMENT COMPLEX" shall mean the entire eight Towers of Residential Development constructed in the Schedule "A" Property set out in the Deed of Declaration;
- 2.3 "ASSOCIATION" means MANTRI MANYATA LITHOS APARTMENT OWNERS' WELFARE ASSOCIATION;
- 2.4 "BOARD" means a Board of Managers consisting of minimum of 5 (five) representatives namely President, Vice President, Secretary, Joint/Assistant Secretary and Treasurer, all of whom shall be owners of Apartments in MANTRI MANYATA LITHOS.
- 2.5 "COMMITTEE" shall mean a committee consisting of 16 members representing each towers / Buildings in which no tower shall be represented by more than two members functioning in consultation with the Board;
- 2.6 "DECLARATION" means the Declaration which all owners of the Residential Apartment Complex have executed and registered as provided in Section 2 of the Act;
- 2.7 "MAJORITY OF OWNERS" means those owners holding 2/3rd of the votes in accordance with the percentages assigned in the Declaration;
- 2.8 "OWNER" or "APARTMENT OWNER" means the person owning an Apartment in Mantri Manyata Lithos;
- 2.9 "SECTION" means a Section of the Act.

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3. OBJECTS OF THE ASSOCIATION:

3.1 The objects of the Association shall be:

3.1.1. To be and to act as the Association of the Owners of the Residential Apartment Complex.

3.1.2. To invest or deposit monies.

3.1.3. To provide for and administer the maintenance, repair and replacement of the major damaged items of common areas and facilities by contributions from the Apartment Owners with the mutual consent of majority of apartment owners present in the meeting.

3.1.4. To retain and rent or license, if possible, suitable portions of the common areas to outsiders or Apartment Owners for commercial purposes, and to distribute the common profits left after deducting the common expenses amongst the Apartment Owners as common profits or accumulate the same for reserve fund. However, this shall not be undertaken if majority of the Apartment Owners object in this regard.

3.1.5. To frame rules, with the approval of the general meeting of the Association, to administer the Residential Complex and common facilities thereof.

3.1.6. To establish and carry on, on its own account or jointly with individuals or institutions, economic, educational, physical, social, and/or recreational activities for the benefit of the Apartment Owners;

To do all things necessary and/or otherwise provide for the welfare of Apartment Owners, expedient for the attainment of the objects specified in these Paragraphs (3.1.1) to (3.1.6).

3.2 The Association will work through the Board of Managers, to take care of the Residential Complex and be the representative of the Association in taking the initiative of implementation of the aims and object of the Association;

3.3 The Association shall not act beyond the scope of its objects without duly amending the provision of these Bye-laws for the purpose. Except to the extent reserved herein, these objects of the Association can be amended only with the consent of Majority of Owners.

4. MEMBERS OF ASSOCIATION:

4.1 All persons who purchased or otherwise become owners of any Apartment/s in the Residential Apartment Complex, "Mantri Manyata Lithos" shall automatically be the members of the Association and shall together constitute the General Body of the

Association. Each Apartment Owner shall receive a copy of the bye-laws on payment of Rs.100/- per copy of the bye-laws;

- 4.2 Upon any Apartment Owner selling his Apartment, the purchaser shall automatically become a member of the Association and shall be admitted as member on payment of the entrance fee of Rs.1000/- and a minimum of Rs.1000/- as transfer fee or such other fees as the Association may decide from time to time. However transfer fee will not be applicable for testamentary or non-testamentary inheritance of ownership or gift. Transfer fee and entrance fee will not be applicable for the owners of the flats who are the nominees of the Grantors herein or in respect of those flats sold by the Grantors herein.
- 4.3 Disqualification: No Apartment Owner shall be entitled to vote on the questions of the election of members of the Board or the president, secretary, treasurer or any other office bearer or be entitled to stand for election to such office if he/she /they/it is in arrears on the last day of the financial year of the Association, in respect of his contributions for common expenses to the Association, for more than 60 days.

CHAPTER - II

VOTING, QUORUM AND PROXIES

1. **Voting Rights** - Each Owner shall have one vote. Joint owners, if any, shall have one vote together. Each of the joint owners can be present in a meeting to cast his/her share of vote in respect of a particular Apartment. However, any one of joint owners present in a meeting can cast a vote in respect of the other joint owner also, unless expressly prohibited.
2. **Quorum**: Except as otherwise provided in these Bye-laws, the presence in person or through their power of attorney, of a majority of the owners shall constitute a Quorum.

CHAPTER - III

ADMINISTRATION

1. **Powers and Duties of Association:**

The Association will have the responsibility of administering the Residential Complex, approving the annual Budget for the Residential Complex, establishing and collecting annual assessments/ charges towards maintenance of the complex in monthly/ quarterly installments, as deemed fit, from the occupants/ users of the residential complex and arranging for the management of the Residential Complex and each of the Towers either directly or through Committees formed for each of the Tower in the Residential Complex in an efficient manner. Except as otherwise provided, resolutions of the Association is required for any expenditure of Rs. 50,000/- or more as capital expenditure (excluding, installing any equipment which is already provided for common use and the regular maintenance



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expenditure) shall have the approval of majority of all the owners present for voting personally or through their nominees.

2. Election of Board of Managers:

At the first meeting of the Association the Grantors (who are also the Owners of unsold Apartments) or their representative, along with the Owners attending such meeting, elect /nominate/ appoint (as may be feasible, depending on the number of persons attending such meeting) the First Board of Managers and the Board so constituted shall remain in office for the initial two years. Thereafter, every year all available Members shall elect a Board of Managers consisting of a maximum of five persons who shall be the administering body of the Association and shall act in accordance with the provisions of the Act, the Bye-laws and the Rules and Regulations framed by the General Body of the Association from time to time in the meetings held for such purpose. The Board of Managers shall be elected by all the members present in the General Meeting with consensus. In case where more than one person offers nomination for a particular post, then an election for that post shall be held, in which all the members present at the Meeting shall vote. Upon the election of the Board of Managers, the entire administration of the Association and the common areas and facilities shall vest with such Board of Managers subject to the supervision of the General Body of the Members. The General Body of the Members shall be supreme and all the members of the Board of Managers and the Committees, if any constituted, shall be responsible to the General Body of the Association. It is made clear that each of the Board of Managers shall be appointed only by election by all the available Members, save and except for the first two years of commencement, during which time sufficient numbers of owners may not be available for election and the Grantors may be holding unsold apartments; or, where only one candidate is available for such post. The Grantors shall be released of such obligation earlier, if they so desire.

3. Formation of the Committees:

Subject to the aforementioned right of the Grantors at the First Meeting, the Association at its general meeting constituted to elect the Board of Managers, shall also elect one or more Committees either for a Tower/Building or for the entire Residential Complex as may be decided by the Board of Managers, considering the nature and functions of such Committee. If such Committee represents a single Tower, the owners of Apartments in such Tower shall be the Voters and if the Committee represents the interest of all the members of the Association, they shall be elected by all the available members at such meeting. The Committee shall act under the supervision of the Board of Managers. This is being done for efficient management of the respective Tower and their internal common area maintenance, however such Committee will act in conformity with the rules and regulation of this Association and under the direct supervision of the Board of Managers and the resolutions passed from time to time with regards to the functioning of each of the Committees. The expenses for each of the Committees and the budget allocation to each of the Committees will be done by the Board of Managers depending on the nature of maintenance, repairs and house keeping work required in that tower or conducting of various sports, games,



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competitions and other activities for the entire Residential Complex for which such Committee is formed.

4. **Place of Meetings:**

Meetings of the Association shall be held at a suitable place convenient to the Owners, as may from time to time be designated by the Association.

5. **Annual Meetings:**

The annual meetings of the Association shall be held once in a year (after the first term of two years). At such meetings, there shall be elected by ballot of the Apartment Owners, a Board of Managers from amongst the Owners (except where one person is elected unanimously) and appoint an independent Chartered Accountant as Auditor for the Financial Accounts of the Association. The Owners may also transact such other business of the Association as may properly come before them.

6. **Special Meetings:**

It shall be the duty of the President to call a special meeting of the Owners, upon a petition signed by a Majority of the Owners and presented to the Secretary. The notice of any Special Meeting shall state the time and place of such meeting and the purpose thereof. No other business shall be transacted at a special meeting, except as stated in the notice, without the consent of four-fifths of the Owners present in person.

7. **Notice of Meetings:**

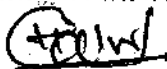
It shall be the duty of secretary of the Association to mail or send a notice of each annual or special meeting, stating the purpose thereof, as well as the time and place where it is to be held, to each Apartment Owner, at least 15 days prior to such meeting. The mailing or sending of a notice by e-mail, hand delivery or certificate of posting shall be considered as notice served.

8. **Adjourned Meeting:**

If any meeting of Owners, excepting the AGM / Special Meeting, cannot be organized because a quorum has not attended, the Owners who are present may adjourn the meeting to a time not less than one hour from the time the original meeting was called. If at such adjourned meeting also, no quorum is present the owners present in person, being not less than 50 (Fifty), shall form a quorum.

9. **Order of Business:**

The order of business, at all meetings of the Apartment Owners, shall be as follows:



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- a. Roll call;
- b. Proof of notice of meeting or waiver of notice;
- c. Reading of minutes of preceding meeting;
- d. Reports of officers, if any;
- e. Election of Board of Managers, where applicable
- f. Unfinished business, if any;
- g. New business.

10. **Minutes of meeting:**

Minutes shall be written in the minute's book maintained by the Association to be circulated to all members present and also display a copy on the Association notice board, within 15 days of holding the meeting.

**CHAPTER IV
BOARD OF MANAGERS**

1. **Management of Association:**

The affairs of the Association shall be governed by a Board of Managers who shall be elected by the apartment owners.

2. **Powers and Duties of the Board:**

The Board of Managers shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are by law or by these Bye-laws or the resolutions of the Association, directed to be exercised and done by the Owners. The Board of Managers may also constitute Tower Committees or other Sub-Committees as deemed expedient to implement the aims and objects of the Association. All such Committees shall be constituted from the Owners. The Board of Managers shall constitute with the elected members. All Tower Committees and Sub-Committees shall report to the Board of Managers. Functioning of the Committee shall be decided from time to time by the Board of Managers. The functioning of the Board of Managers shall be decided at the General Body Meetings, taking into consideration the requirements, from time to time.

3. **Other Duties:**

In addition to the duties imposed by these Bye-laws, or by resolutions of the Association, the Board shall be responsible for the following:

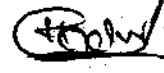
3.1 **Care, upkeep and surveillance of the Residential Complex and the common areas and facilities of the Residential Complex.**

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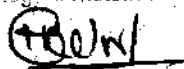
- 3.2 Collection of monthly assessment and other charges as may be resolved from the Owners;
- 3.3 Designation, employment, remuneration and dismissal of the personnel necessary for the maintenance, operation of the Building, the common areas and facilities;
- 3.4 To provide for the manner in which the audit and accounts of the Association shall be carried out;
- 3.5 To inspect the accounts kept by the treasurer and/or the secretary and examine the registers and account books and to take steps for the recovery of all sums due to the Association;
- 3.6 To sanction working expenses for the Residential Complex, count cash balance and deal with other miscellaneous business;
- 3.7 To see that the cash book is written up promptly and is signed weekly by one of the members of the board authorized in this behalf;
- 3.8 To hear and deal with complaints of the members of the Association.
- 3.9 To draft Rules and Regulations for smooth functioning of the Association its committees, conduct of residents, vendors, employees etc. and any other issues that may come up from time to time.
- 3.10 To take such actions as are appropriate from time to time to enforce, comply with, ensure compliance of, regulate and maintain all facilities, equipment and machinery in accordance with any law, rule, regulation, license, permit, approval, the provisions contained in the Sale Deed, the Deed of Declaration, the Bye-laws of the Association and all the Rules, Regulations and Resolutions made applicable from time to time and any amendment thereto and to take necessary and appropriate action as are required to be taken under several of the consents, permission and no objections Issued by the statutory authorities with regard to the Residential Complex and from time to time issued.

4. Manager:

The Board of Managers may employ for the Association a Manager at compensation determined by the Board, to perform such duties and services as the Board shall authorize; including, but not limited to the duties listed in bye-law 17.1 to 17.9 and to interact with the Board and each of the Committees.

4.1 Election and term of office:

At the first meeting of the members of Association, the First Board of Managers are nominated by the Grantors along with the Owners who attend such meeting and the term of office of the Board of Managers shall be fixed at 2 years. At the expiry of the initial term of office, the Board of Managers will be re-elected at the Annual General Meeting of the eligible



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members. All the retiring members of the Board will be eligible for re-election. However, a member shall not be eligible for election to the Board for more than two terms at a stretch. Such members will be eligible for election to the Board again after a gap of 2 years. The Board shall hold office until successors have been elected.

4.2 Vacancies:

Vacancies in the Board of Managers caused by any reason other than the removal by a vote of the Association, shall be filled by vote of the majority of the remaining Managers, even though they may constitute less than a quorum; and each person so elected shall be a Member of the Board of Manager until a successor is elected at the next Annual Meeting of the Association.

4.3 Removal of Manager:

At any regular or special meeting duly called, any one or more of the members of the Board of Managers may be removed with or without cause by a majority of the Apartment Owners and a successor may then and there be elected to fill the vacancy thus created. Any member of the Board of Managers whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting. Any member of the Board of Managers, who is a defaulter in paying maintenance charges for a period of three consecutive months or has failed to attend three consecutive meetings of the Board without leave of absence, shall be liable to be removed at the next Board meeting.

4.4 Organization meeting:

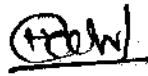
The first meeting of a newly elected Board of Managers shall be held within ten days of election at such place as shall be fixed by the Managers at the meeting at which such Managers were elected and no notice shall be necessary to the newly elected managers in order to legally constitute such meeting, provided a majority of the whole Board be present.

4.4.1 Regular meetings:

Regular meetings of the Board shall be held at such time and place as shall be determined from time to time, by a majority of Managers and such meetings shall be held at least once in a month. Notice of the meetings of the Board shall be given to each Manager, personally or by mail, at least three days prior to the day named for such meeting.

4.4.2 Special meetings:

Special meetings of the Board may be called by the President on three day notice to each member of the Board of Managers, given personally or by mail, e-mail, which notice shall state the time, place (as hereinabove provided) and purpose of the meeting. Special or emergency meetings of the Board shall be called by the President or Secretary by circulating a note on decisions to be taken, to each Board Member.



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4.5 **Quorum:**

At all meetings of the Board, two third of the total strength of the members of the Board of Managers shall constitute a quorum for the transaction of business, and the acts of the Members present at a meeting at which quorum is present shall be the acts of the Board. If, at any meeting of the Board, there be less than quorum present, the majority of those present may adjourn the meeting, from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called, may be transacted without further notice, provided there is a quorum present.

**CHAPTER V
OFFICERS**

- 1 **Designations:** The principal officers of the Association shall be a President, a Vice-President, a Secretary, a joint secretary and a Treasurer. These principal officers are defined as Board of Managers in this Deed. The Board may appoint such other officers as necessary including the Committee members not exceeding 16 persons either to represent the towers or to carry out any activity.
- 2 **Election of officers:** Subject to the provisions of Chapter IV, the officers of the Association shall be elected once in a year at the General Meeting of Members and shall hold office at the pleasure of the Association.
- 3 **Removal of Officers:** Upon an affirmative vote of a majority of the members of the Association, any officer or the Committee member/s may be removed, either with or without cause and his successor elected at any regular or at any special meeting of the Board, called to such purpose.
- 4 **President:** The President shall preside at all meetings of the Association and of the Board. He shall have all of the general powers and duties which are usually vested in the office of President of an Association, to assist in the conduct of the affairs of the Association.
- 5 **Vice-President:** The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board shall appoint some other member of the Board so to act on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be assigned to him by the Board.
- 6 **Secretary:** The Secretary shall keep the minutes of all meetings of the Board and the minutes of all meetings of the Association. He shall have charge of such books and papers as the Board may direct and he shall, in general, perform the entire duties incidental to the office of Secretary. The Assistant / Joint Secretary, if appointed, shall carry out such functions of the Secretary as may be decided by the Board.

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- 7 **Treasurer:** The Treasurer shall be responsible for Association funds and securities and shall also be responsible for keeping full and accurate accounts of all receipts and disbursement in books belonging to the Association. He shall be responsible for the deposit of all monies in such depositories as may from time to time be designated by the Board of Managers. He is also responsible to get the books of accounts of the Association to get audited from the Auditor so appointed by the Association.

CHAPTER - VI
RIGHTS AND OBLIGATIONS OF THE APARTMENT OWNER:

1. **Assessment:** All owners are obliged to pay in advance, their monthly assessments imposed by the Association to meet all expenses relating to the Residential Complex, the common areas, the amenities and facilities, their management and maintenance, which may include an insurance premium for a policy and/or a sinking fund to cover, repair and reconstruction work in case of hurricane, fire, earthquake or other hazards or calamity or natural wear and tear. The assessments shall be shared equally between all the owners. Such assessments shall include monthly payments to a general operating reserve fund, for replacements.
2. **Maintenance and Repairs:**
- 2.1 Every Owner must perform promptly, all maintenance and repair work within his/her own unit, at his/her own cost which if omitted would affect the building entirely or in a part belonging to other Owners, being expressly responsible for the damages and liabilities that his/her failure to do so may endanger.
- 2.2 All the repairs or internal installations such as water, light, gas, power, sewerage, telephones, air conditioners, sanitary installations, doors, windows, lamps and all other accessories shall be at the expense of the individual Apartment Owner concerned.
- 2.3 An Owner shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his/ her fault.
- 2.4 Insurance premium for any blanket insurance coverage if any shall be a common expense to be paid by monthly assessments levied by the Association and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums, as such premiums become due.
- 2.5 Non-payment of the share of common expenses, assessment, funds towards sinking fund etc., within the stipulated time, shall make the Apartment Owner/ occupant/tenant liable to pay an interest of 18% per annum from the date it is due, apart from discontinuance of all common facilities.



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3. All units shall be utilised for residential purposes only and not for any other purposes.
4. An Owner shall not make any structural modifications in his/her Apartment or to the Building.
5. No Owner shall install/use any electrical appliance (e.g. air-conditioner) requiring more than the installed load, without first obtaining additional electricity capacity/load from the KPTCL/BESCOM. Any default will give rise to personal responsibility/liability.
6. Each of the Apartment Owner is aware of and is made aware by this Deed of Declaration that all the maintenance charges should be paid regularly otherwise it would affect the maintenance of the all file equipment, safety equipment, pool equipment and if not maintained would affect their functioning.
7. The calculation of the expenses toward the common areas, amenities, facilities of the Residential Complex and each of the tower shall be based on the Super built up area of each of the apartments.
8. Use of common areas and facilities /Limited common area and Restricted common areas and facilities: An owner/ user shall not place or cause to be placed in the lobbies, vestibules, stairways, elevators and other common areas and facilities of a similar nature, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them. Similarly, any Limited Common Area attached to a particular Apartment like parking, terrace, or garden areas shall not be claimed for use or otherwise by any other Apartment Owner. However, the Apartment owners allotted with these areas shall use them for the purpose for which they are intended to be and shall maintain these areas by themselves.
9. The building has an elevator service. Under no circumstances additional load exceeding the capacity of the elevator shall be carried in the lift.
10. **Right of Entry:**
 - 10.1 An Owner shall be deemed to have granted the right of entry into his Apartment to the President or to any other person authorised by the President of the Association, in case of any emergency originating in or threatening his/her Unit, whether the Owner is present at the time or not.
 - 10.2 An Owner shall permit other owners, or their representatives, when so required, entering his/her unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that a request for entry is at a time convenient to the Owner. In case of an emergency, such right of entry shall be immediately permitted.
 - 10.3 An Owner shall be entitled to the ownership of the Apartment subject to the terms and conditions contained in this Declaration and the Deed of Sale for the Apartment read with the sale agreement and construction agreement;

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10.4 An Owner and all persons authorised by the Owner (in common with all other persons entitled, permitted or authorised to similar rights) shall be entitled to use the staircases, passages, lift and common areas in the Apartment Tower (except the earmarked car parking space and earmarked garden and terrace (if any) which shall not be construed as common areas for ingress and egress and use, at all times and for all purposes, and shall permit others to use the same for such purposes;

10.5 An Owner shall be entitled to the subjacent, lateral, vertical and horizontal support for the Apartment from the other parts of the Building;

10.6 An Owner shall have the right to lay cables/wires/ lines for radio, television, telephone/other communication installations leading to and from the Apartment;

10.7 An Owner shall have the right of entry and passage with or without workmen to the other parts of the building for the purpose of or in connection with repairing and maintaining the Apartment and for repairing, cleaning, maintaining the water tanks, sewer lines, drains, cables, pipes and wires, leading to or from the Apartment ensuring that minimum disturbance is caused to the owners/ occupiers of other Apartments, and making good any damage thereby caused;

10.8 Such of the Owners who have been allotted the right of exclusive use of garden/terrace/car parking/other space (if any) shall alone be entitled to the use of the earmarked garden/terrace/car parking/other space (if any), provided however that no structure shall be put up in the garden/terrace area/ car parking/other space (if any), so allotted to them;

10.9 An Owner shall not at any time carry on in the Apartment or in any part of the Schedule Property, any activity which will be a nuisance, annoyance or danger to the owners/occupiers of the other Apartment in the Residential Complex;

10.10 An Owner shall keep the common areas, open space, parking areas, passages, lift, staircases, lobbies etc., in the Residential Complex free from obstructions or encroachments and in a clean and orderly manner;

10.11 An Owner shall reciprocate and recognise the rights of the other Apartment Owners in the Residential Complex as enumerated above;

10.12. An Owner shall remain a member of the Mantri Manyata Lithos Apartment Owners' Welfare Association formed under this Declaration for the purpose of attending to maintenance and safety of the Schedule A Property and the Residential Complex and the common amenities and facilities therein and all matters of common interest and shall observe and perform the terms and conditions and Bye-laws/Rules and Regulations thereof.



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10.13 An Owner shall duly and punctually pay the proportionate share of municipal taxes, rates and cesses, insurance charges, user charges towards common amenities and facilities like club house etc., cost of maintenance, usage and management of the Residential Complex and charges for services like water, sanitation, electricity, etc., cost of maintenance of common areas, internal pathways/roads, compound walls and for that purpose. An Owner may retain the services of nominees of the Grantors from time to time to maintain Residential Complex and regularly pay the charges as raised by them for the management/maintenance of the same.

10.14 An Owner shall keep the walls, drains, pipes and other fittings in the Apartment in good and habitable repair and condition, so as to support and protect the other parts of the Building, and carry out all works of repairs/maintenance as may be required;

10.15 An Owner shall not make any additions/alterations to the Apartment nor shall change the outside colour scheme, elevation or facade of the Apartment. An Owner shall not subscribe to or seek the change of name of the Residential Complex which shall be "MANTRI MANYATA LITHOS" or the names of the respective towers in the Residential Complex;

10.16 An Owner is aware that the club house and its facilities are part of the common area. The membership rights to use the facilities of the club house facility will always lie with the Owner of the Apartment and will get automatically transferred with the transfer of ownership of the Apartment.

10.17 In the event of the Apartment being occupied by other than the Owner of the Apartment, such occupier only shall be entitled to use the club house facility and other common facilities and not the said Owner.

11. **RULES OF CONDUCT:**

11.1 No resident of the residential complex shall post any advertisement or posters of any kind in or on the residential complex except as authorised by the Association.

11.2 Residents shall exercise extreme care about making noises caused by any carpentry, repair works or the use of musical instruments, radios, television and amplifiers that may disturb others. Residents keeping domestic animals shall abide by the Municipal Sanitary Bye – laws or regulations.

11.3 It is prohibited to hang garments, rugs, etc., from the windows, balconies or from any of the facades of the Building.

11.4 It is prohibited to dust rugs from the windows or to clean rugs etc., by beating on the exterior part of the Building.

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11.5 It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas. If such installation is not provided all garbage or trash shall be collected in a vessel and thrown in the municipal dust bin.

11.6 No owner, resident or lessee shall install wiring for electrical or telephone and cable installation, television antennae, machines or air-conditioning units etc., on the exterior of the Building, or that which protrude through the walls or the roof of the Building, except as authorised by the Association.

CHAPTER - VII **FUNDS AND THEIR INVESTMENTS**

1. Funds:

- 1.1 Funds may be raised by the Association in all or any of the following ways namely:
- 1.2 By contributions and donations from the Apartment Owners, including transfer fees as provided above.
- 1.3 By Membership fees.
- 1.4 From common profits which shall form the nucleus of the reserve fund/sinking fund.
- 1.5 By raising loans, if necessary, subject to such terms and conditions as the Association, with the approval of the competent authority, may determine. The approval of majority of the Apartment Owners of the Association in writing is required for raising any loan on behalf of the Association.

2. Investment:

The Association may invest or deposit its funds in any one or more of the following:

- 2.1 In any of the securities specified in section 20 of the Indian Trusts Act, 1882; and
- 2.2 In any Scheduled Bank or in any banking company approved for this purpose by the Association;
- 2.3 With any other institution or person with the consent of the majority of the members of the Association.

3. **Affiliation:** Should there be any Federation of Apartment Owners, the Association may become a member thereof and pay the sums from time to time payable to such Federation



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under the rules thereof, provided such an affiliation is approved by a majority of all the owners.

4. **Bank Accounts:** A banking account in the name of the Association, shall be opened by the Association into which all monies received on behalf of the Association shall be deposited, provided that the Treasurer may retain in his personal custody amounts required for petty expenses as authorised by the Board of Managers.

5. **Books of Accounts and Audit:**

5.1 The Association shall, on or before 31st May in each year, circulate to all the Owners an Audited Annual Financial Statement in respect of the common areas and facilities containing:

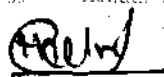
- The Profit and Loss Accounts and Balance Sheet;
- The Receipts and Expenditure statement of the previous financial year;
- Annual Budget for the next financial year
- Comparison statement of Annual Budget Vs. Actual expense for the previous year.
- Comparison of Annual Budget of previous year, current year and the next financial year
- A summary of the property and assets and liabilities of the common areas and facilities of the Association, giving such particulars as will disclose the general nature of the liabilities and assets and how the value of fixed assets have been arrived at.
- Details of any additions / deletions of Assets for the previous year.
- In case of any capital expenditure / major repair or replacement expenses incurred during the previous year, details thereof to be presented.

5.2 The Audited Financial Statement and the details thereof shall be open to the inspection of any member of the Association, during convenient hours and in the office of the Association.

5.3 Every financial statement shall be accompanied by a complete list of the Apartment Owners and defaulters who have not paid their dues. The Financial Statement shall state up to what date profits and expenses of common areas are included.

5.4 **Appointment of Auditors:** The Association shall appoint at its general meeting, an auditor (a qualified Chartered Accountant) who shall audit the accounts of the Association to be prepared by the Board as herein before provided and shall examine the annual return and verify the same with the accounts relating thereto and shall either sign the same as found by him to be correct, duly vouched and in accordance with law, or specially report to the Association in what respect he finds it incorrect, un-vouched or not in accordance with law.

5.5 **Power of Auditor:** The Auditor shall be entitled to call and examine any paper or document belonging to the Association relating to the common areas and facilities (including restricted common areas and facilities) and common expenses and shall make a special



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report to the Association upon any matter connected with the accounts which appears to him to require notice.

5.6 Internal Auditor: The Association may also appoint an Internal Auditor from amongst the Apartment Owners, who should be qualified to take up the assignment. The Internal Auditor will report directly to the Association as and when necessary on any comments he has to offer on the accounts, common area assets etc.

CHAPTER VIII MISCELLANEOUS

1. **Compliance:** These bye-laws are set forth to comply with the requirements of Karnataka Apartment Ownership Act 1972. In case, any of these bye-laws do not address a matter or is in conflict with the provisions of the said Act, it is hereby agreed and accepted that the provisions of the Act will apply.
2. **Seal of the Association:** The Association will have a common seal which shall be in the custody of the Secretary and shall be used only under the authority of a resolution of the Board of Managers and every Deed of Instrument to which the seal is affixed shall be attested for or on behalf of the Association by two members of the Board and the Secretary or any other person authorized by the Association in that behalf.

IN WITNESS WHEREOF the GRANTORS have hereto set their hand on the day, month and year first above written in the presence of the witness attesting below:

WITNESSES:

(1) *[Handwritten signature]*
Raj Kumar G.
No. 11, Vittal Malay Road
Bangalore - 01

(2) *[Handwritten signature]* Jas Jas
No. 11, V.M. Road
B. 6 22-01

[Handwritten signature]

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GRANTOR No.1
by their duly constituted Power of Attorney
holder, the Grantor No.2

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Grantor No.2
by its Authorised Signatory

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220KVA High Tension Power Line

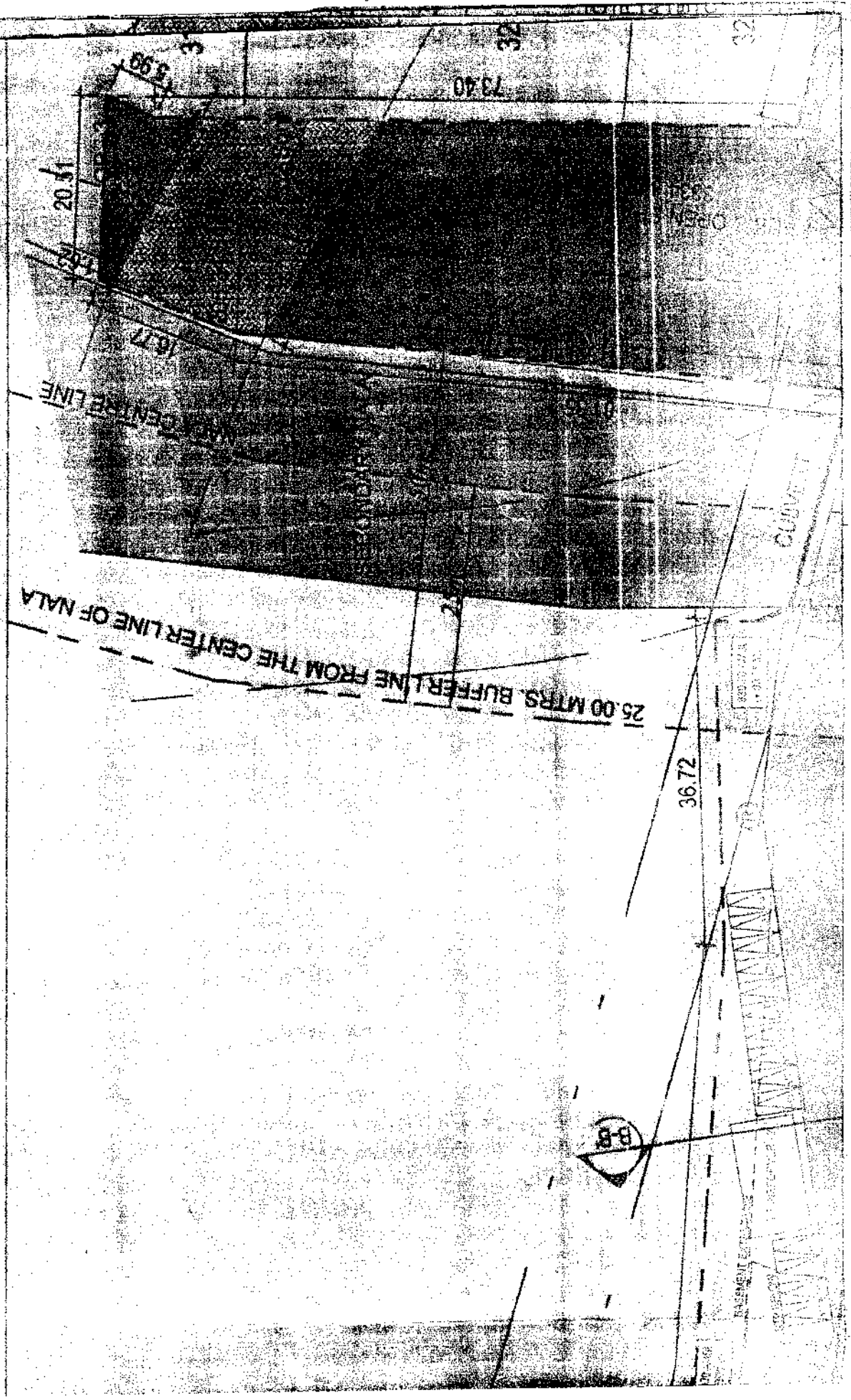
220KVA High Tension Power Line

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THE BRADLEY INC.

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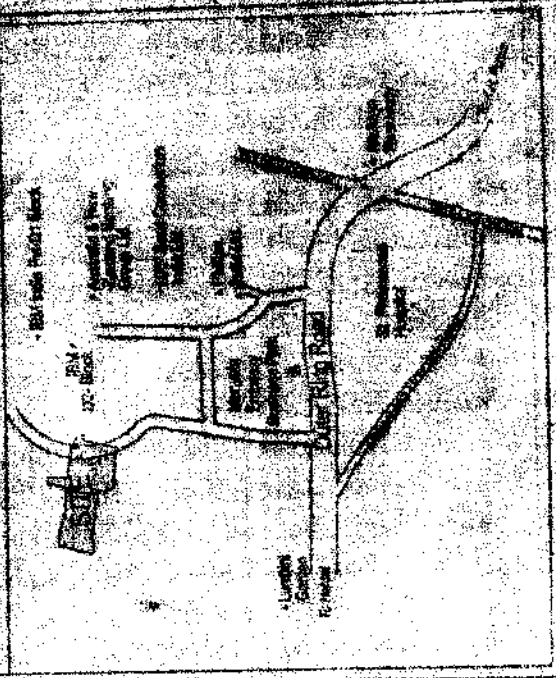
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Conditions

1. Sanction is accorded for the proposed construction of Residential Apartment Building (RAB) on the site of the existing 20 upper floor (old) building.
2. Sanction is accorded for the building shall not be declared to any other use.
3. The use of the building shall not be converted for any other use.
4. The building shall be used for the purpose of the original sanction.
5. The building shall be used for the purpose of the original sanction.
6. The building shall be used for the purpose of the original sanction.
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10. The building shall be used for the purpose of the original sanction.
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12. The building shall be used for the purpose of the original sanction.
13. The building shall be used for the purpose of the original sanction.
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23. The building shall be used for the purpose of the original sanction.
24. The building shall be used for the purpose of the original sanction.
25. The building shall be used for the purpose of the original sanction.

LOCATION PLAN



INDEX

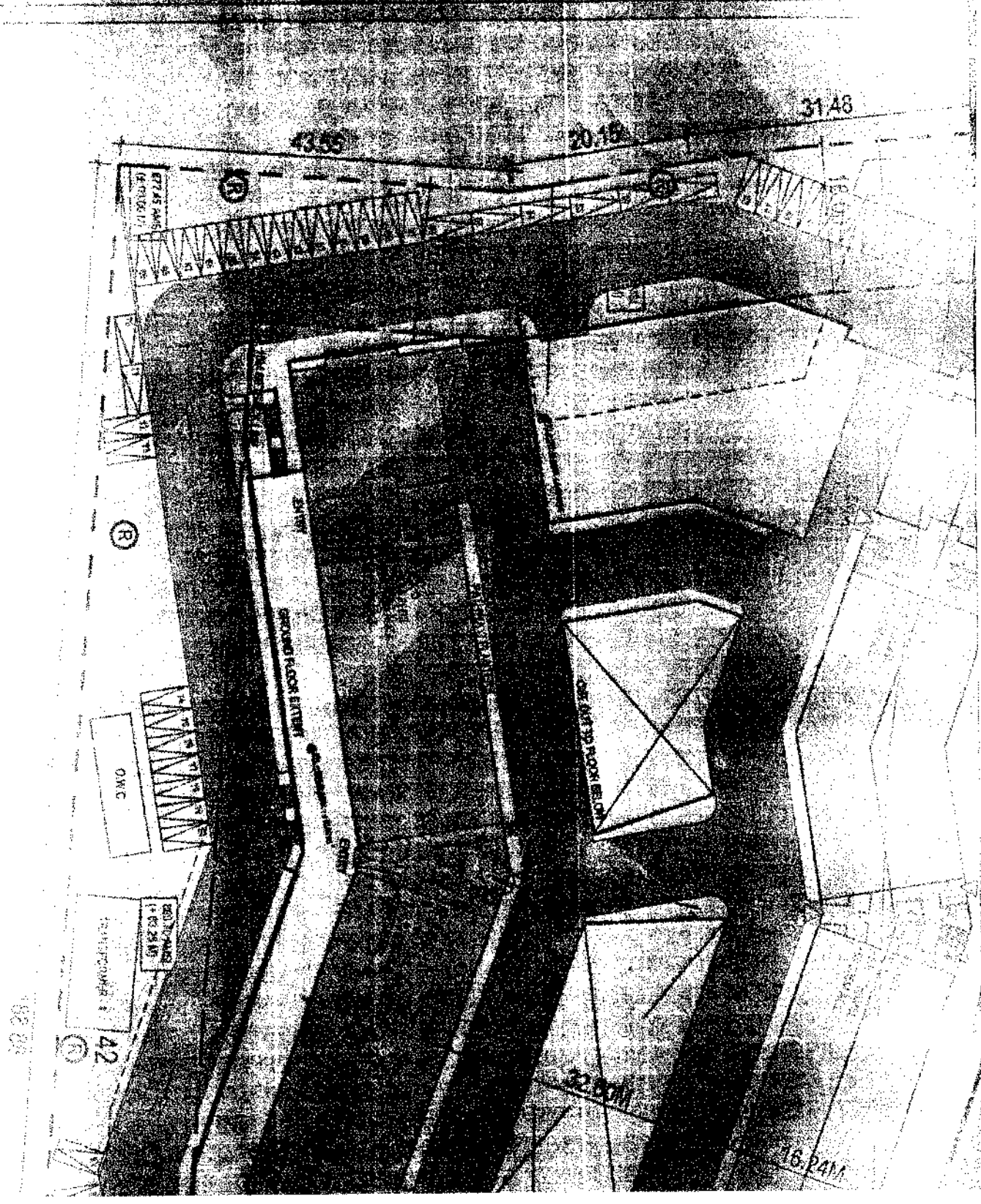
	SITE LINE
	10M SETBACK LINE
	CIVIC AMENITIES
	PROPOSED OPEN SPACE
	PROPOSED ROAD
	OPEN SPACE

56

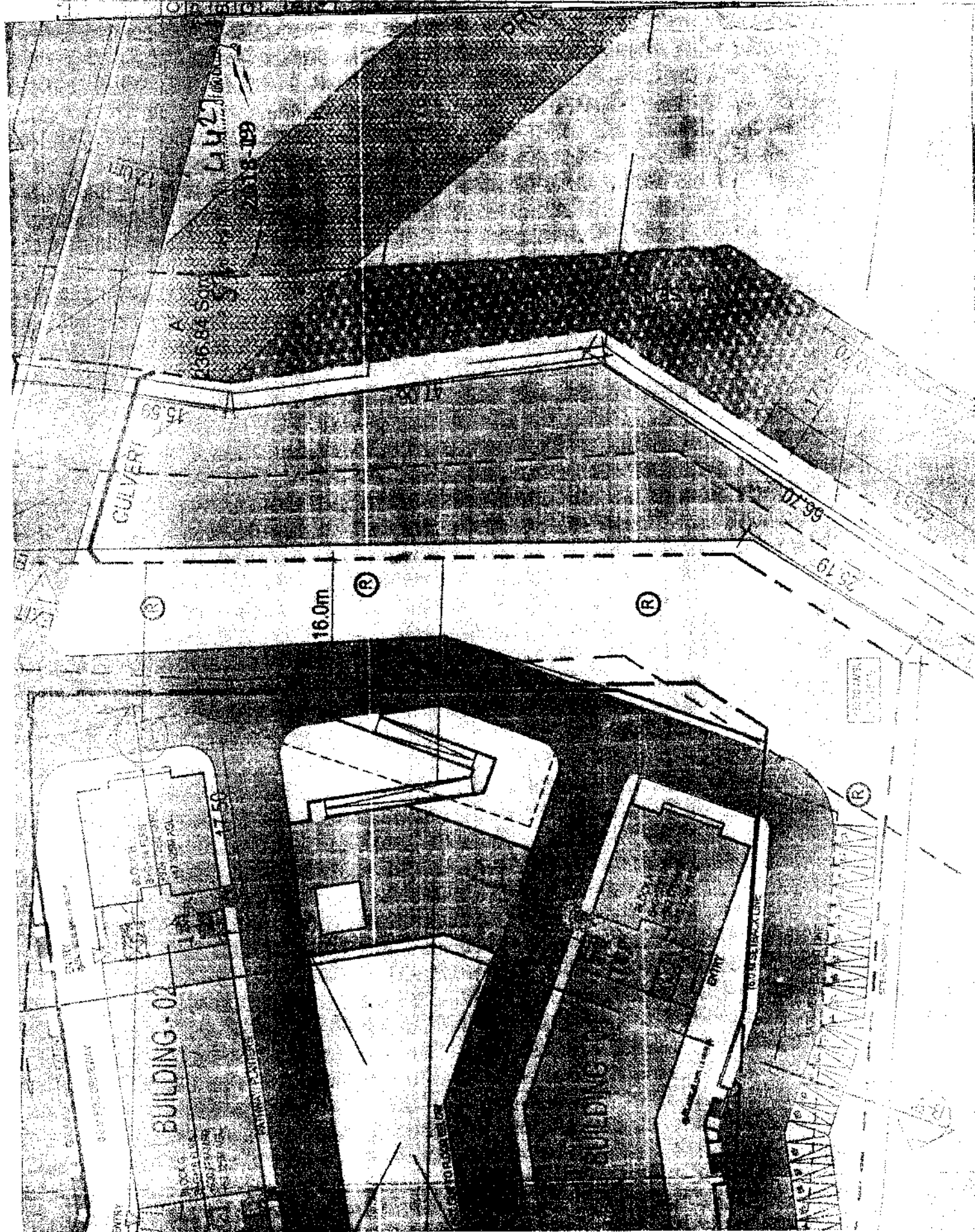
10/27/68

7

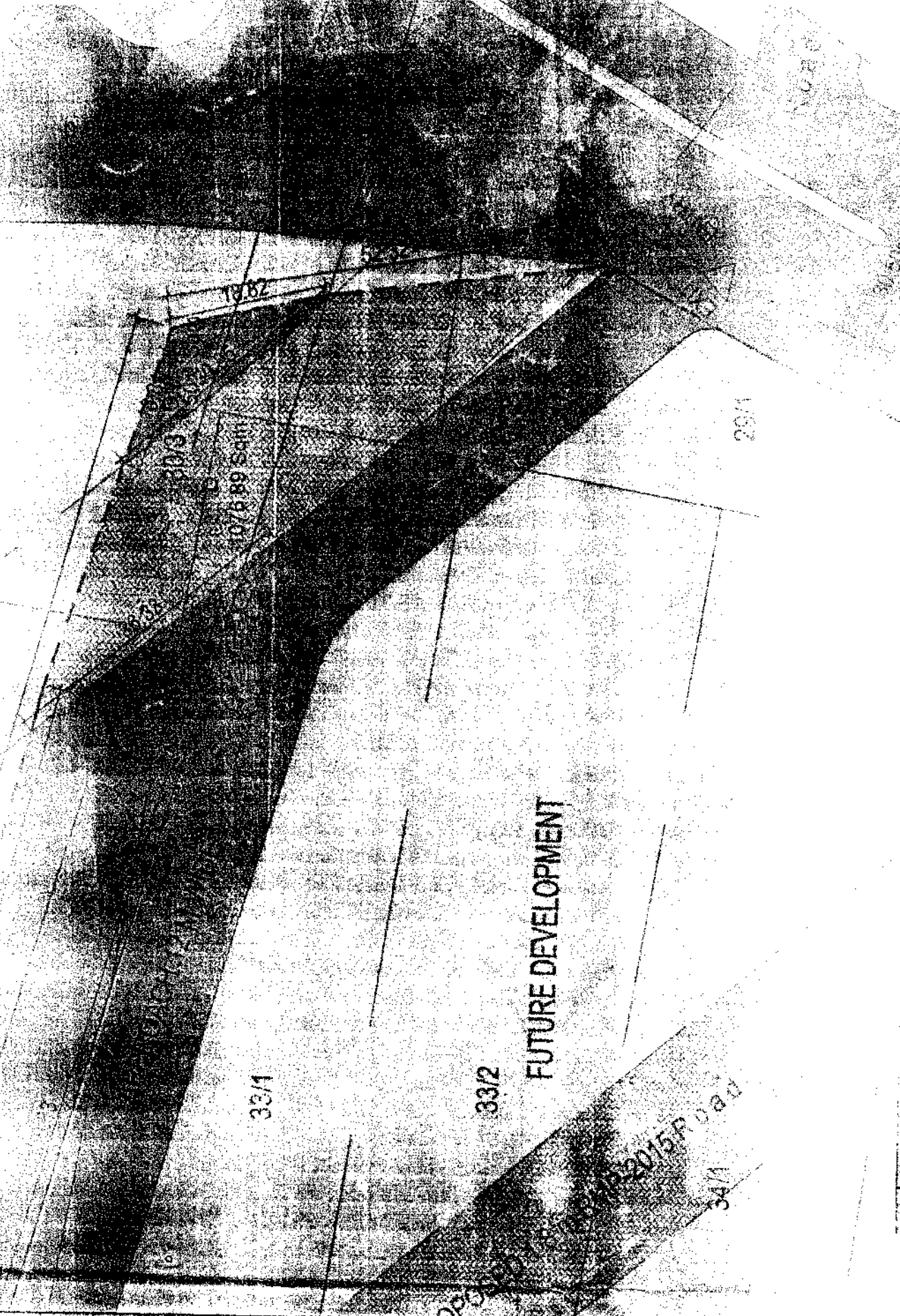
2008-19



10/1/91



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2018-19



FUTURE DEVELOPMENT

33/1

33/2

34/1

29/1

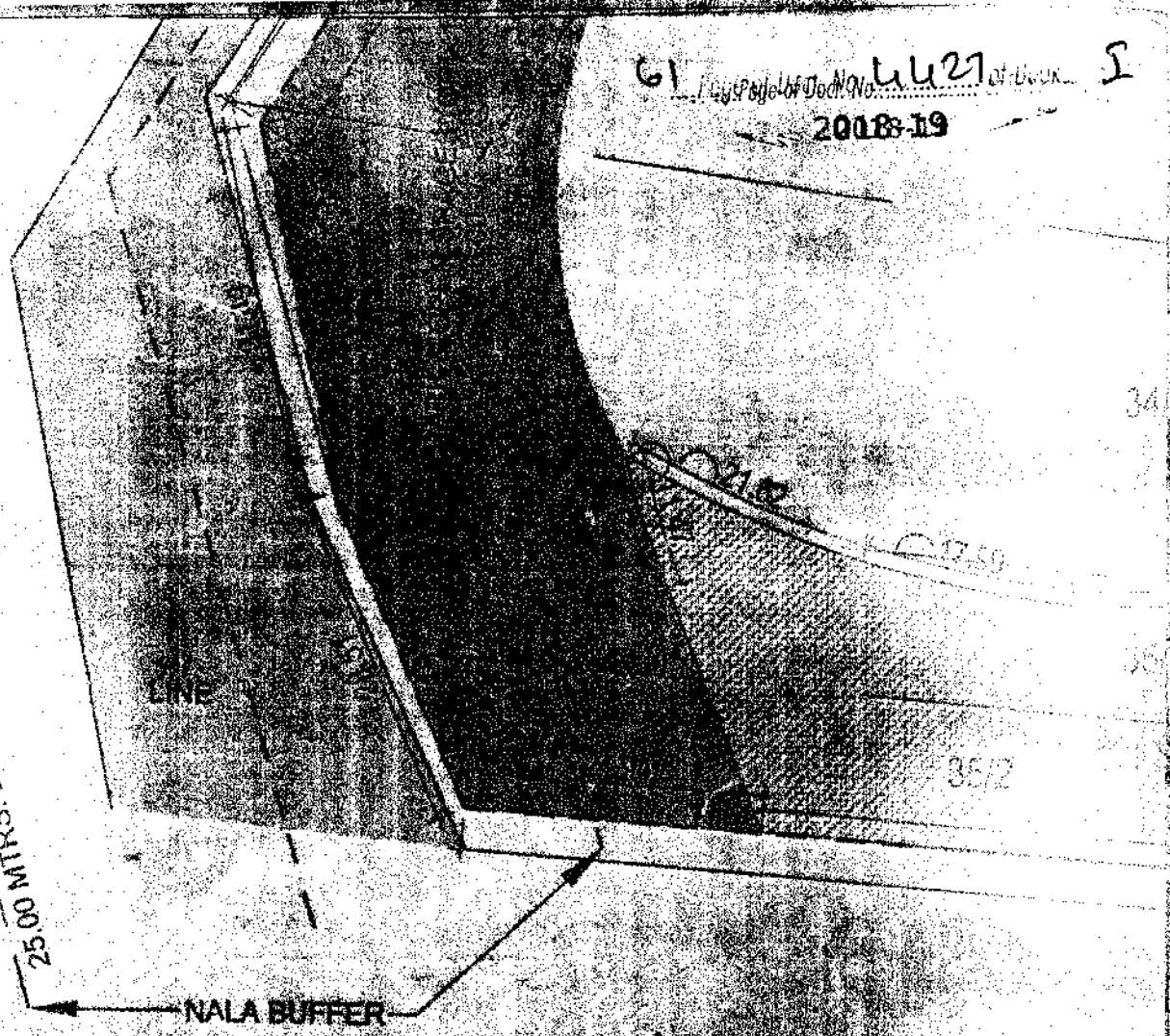
2015 Road

107689 Sqm

10882

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1936 Vol. No. 1936
2018:19

25.00 MTRS. BUFFER LINE FROM THE CENTRE



NO. OF UNITS AND PARKING

TYPE	BUILT UP AREA	NO. OF UNITS
PART I		
2 BHK	107.92 sqm	2
2.5 BHK	108.43 sqm	1
3 BHK	146.32 sqm	1
Pent House	300.09 sqm	1
Total		5

34/2

3

49.56

21.89

28.96

13.75

22.22

25th Dec 40
4427
of Book 2

2008813

AREA CALCULATIONS

LAND USE	RESIDENTIAL
SITE AREA	58036.46 sqm
CIVIC AMENITIES	13.75 sqm
REQUIRED	58050.21 sqm
ACHIEVED	57550.21 sqm
NET SITE AREA	53180.24 sqm
PARK AND OPEN SPACES	
REQUIRED	53264.90 sqm
ACHIEVED	52654.90 sqm
DEFICIT	610.00 sqm

PARK AND OPEN SPACES

AREA CALCULATIONS	
PART 01	2056.00 sqm
PART 02	3534.34 sqm
PART 03	122.92 sqm
PART 04	150.71 sqm
TOTAL	6083.97 sqm

CAR PARKING UNITS REQUIRED	
ARTICLE	NO. OF CAR PARKS
UNITS < 150 sqm area = E12 No.	One each # 612
UNITS > 225 sqm area = E16 No.	Three each = 18
HOUSEHOLD PARKING	0
BUS PARKING	0
TOTAL VEHICLE	612
VISITORS CAR PARKS	27.10% OF 612
TOTAL PARKING REQUIRED (612)	

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2013-19

PROJECT :

PROPOSED RESIDENTIAL DEVELOPMENT AT
KHATHA NO 2423/7 & 2407 OF SY NOS 28/1,
30/3, 31/5, 32/1, 32/2, 32/3, 33/1, 33/2, 34/1, 34/2,
34/3, 35/1, 35/2, 42(P), 43/1, 43/2, 43/3,
RACHENAHALLI VILLAGE, K R PURAM HOBLI,
BANGALORE EAST TALUK, WARD NO-08,
BANGALORE.

OWNER'S SIGNATURE

[Signature]

Mr. NAGENDRA PRASAD M.S
(Authorized Signatory for Mantri Technology Consultations Pvt Ltd.)

ARCHITECT'S SIGNATURE

[Signature]

K.S. ACHAR

REGD. NO. 343/A-307-83-10

K.D. ACHAR AND ASSOCIATES

ನಕಲು ಪ್ರತಿ:

1. The Applicant has paid the fees vide Receipt No. 17/10/2002 dated 27/10/2002 for the following:

1. Entrance Fee
2. Circular Road
3. Endowment Charges
4. Security Deposit
5. Sanitary charges
6. Compensated Wall Charges
7. Insurance Charge on Labour Cost

TOTAL
SAY RS.

A. Labour Cost

Rs. 1,00,000/- Paid vide DD No. 13/02/03
Date: 27/10/2002
Established Bank Bangalore

Date: 27/10/2002

1	Entrance Fee	Rs. 1,00,000/-
2	Circular Road	Rs. 1,00,000/-
3	Endowment Charges	Rs. 1,00,000/-
4	Security Deposit	Rs. 1,00,000/-
5	Sanitary charges	Rs. 1,00,000/-
6	Compensated Wall Charges	Rs. 1,00,000/-
7	Insurance Charge on Labour Cost	Rs. 1,00,000/-
TOTAL		Rs. 7,00,000/-

Page (a)
10 scm

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CLUBHOUSE AREA = 2065 sqm	
EWS UNIT	
VISITORS PARKING	
TOTAL UNITS	
UNITS < 150 sqm AREA	512
UNITS > 225 sqm AREA	15
TOTAL UNITS	528

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RMPS 2015 ROAD AREA	ALLOWED	57.00
ROAD WIDTH	ACHIEVED	
COVERAGE	ACHIEVED	
	ALLOWED	3.20
	ACHIEVED	85.21.00
		53195.49
		16M AROUND
		85.175M
		712
		712

RMPS 2015 ROAD	
AREA CALCULATIONS	
PART A	236.84 sqm
PART B	205.34 sqm
PART C	237.52 sqm
PART D	1076.89 sqm
PART E	3244.78 sqm
TOTAL	5001.35 sqm

NO. OF CAR PARKS	ACHIEVED
438	
146	
TOTAL (A)	582
130	
TOTAL CAR PARK (A+B)	712

12

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2018-19

[illegible]

9911
m/10/1
4/17/03

SUBJECT OF THE DRAWING:

SITE PLAN

SHEET NO.:	1 OF 18
SCALE:	1:500
DATE:	02.06.2014



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2018-19

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For Matrix Technology Constellation:

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