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2023-24

ORIGINAL

JOINT DEVELOPMENT AGREEMENT

This **JOINT DEVELOPMENT AGREEMENT** made and executed on this **20th Day of November, Two Thousand and Twenty-Three (20/11/2023):**

21

BY AND BETWEEN:

Sri. R. MAHALINGAPPA
S/o Late. B.C. Ramaiah,
Aged about 54 years,
Residing at No. 70, "Niveditha",7th Cross,
Further Extension, Mahalakshmi Layout,
Bangalore- 560 086.
Aadhaar No. 6430 9684 5863
PAN No. ABWPM8653L

Hereinafter referred to as the **"FIRST PARTY/OWNER"** (Which expression wherever the context so requires shall mean and include themselves, their heirs, legal representatives, administrators, executors, successors-in-interest and assigns etc.) of the **ONE PART;**

AND

M/s. HRS SAI GURU DEVELOPERS LLP
A Registered LLP Firm
Having its Office at Rajalli Arcade, # 41,
1st Main, Sanjay Nagar Main Road,
RMV 2nd Stage, Behind Muneshwara Temple,
Sanjay Nagar, Bangalore – 560 094.
PAN No. AAQFH0157B
Represented by its Managing Partners

a. **Sri. R. HARI KRISHNA**
S/o V. Rajagopal Naidu,
Aged about 47 years,
R/at. 230, 8th B Cross, Sanjay Nagar, Maruthi Nagar
Nagasettyhalli, Bangalore North, RMV Extension II
Stage, Bangalore- 94.
Aadhaar No. 2713 1872 4209

b. **Sri. B. RAMESH NAIDU**
S/o. B. Keshavalu Naidu,
Aged about 45 years.
R/at No.40, Guru Arpanam, 4th Floor,5th Cross,

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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2023-24

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. HARI KRISHNA ಇವರು ₹1.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	1.00	Online Challan Reference Number RG1123000004487017 Dated:18/11/2023
Total:	1.00	

ಸ್ಥಳ :ಬ್ಯಾಟರಾಯನಪುರ

ದಿನಾಂಕ: 20/11/2023

ಕಿರಿಯ ನೋಂದಣಿಪಾಲಕಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

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6th Main, TATA Nagar, Kodigehalli, Bangalore- 92.
Aadhaar No. 5681 5205 4538

c. **Sri. T. SRINIVASULU**
S/o. Muniswamy Naidu. T,
Aged about 47 years.
R/at. 14, 12th Main, 1st Cross,
Near Welfare Society, Health & Family,
Annapuraneshwari Nagar, VTC, Banglore-91.
Aadhaar No. 9426 9378 4908

d. **Sri. B. SATISH**
S/o. B. Keshavalu Naidu,
Aged about 42 years.
R/at. # 9, 4th Main, Near Sapthagiri Apartment,
Balaji Layout, Bangalore- 94.
Aadhaar No. 2265 6744 4511

e. **Sri. THIRUMALESHA**
S/o. Munirathnam Naidu,
Aged about 47 years.
R/at. # 37/2,2nd Floor, 9th Cross, Shankar Nagar Main Road, Balaji Layout, Bangalore- 96.
Aadhaar No. 4610 4966 9053

Hereinafter referred to as the **"SECOND PARTY/DEVELOPERS"** (Which expression wherever the context so requires shall mean and include its Partners, their heirs, successors-in-title, executives and assigns etc.,) of the **OTHER PART**

WHEREAS, the First party is the owner of Residential converted Property bearing Sy. No. 69/10, an extent of 0-06 guntas, Sy. No. 69/11, an extent of 0-04.12 guntas and Sy. No. 69/12, an extent of 0-10 guntas, Total 0-20.12 (20 ¾) guntas or 22596. 75 Sq. feet, having BBMP Katha No. 1562/Sy. No. 69/10, 69/11, 69/12, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk, earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore.

WHEREAS, the land measuring 0-06 guntas in Sy. No.69/10 situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BYP-1-11676-2023-24

ಬ್ಯಾಟರಾಯನಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20/11/2023 ರಂದು 10:25:51 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ಸೇವಾ ಶುಲ್ಕ	1,190.00
2	ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ	200.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	10,91,000.00
4	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	21,82,000.00
	ಒಟ್ಟು	32,74,390.00

M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. HARI KRISHNA ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. HARI KRISHNA , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Presenter)		Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .R. HARI KRISHNA , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner
2	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .B. RAMESH NAIDU , , 45, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner
3	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .T. SRINIVASULU , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		Left Thumb	For HRS SAI GURU DEVELOPERS LLP Designated Partner

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

from his predecessor-title holder i.e. Smt. Manjula through registered Sale deed dated 28/11/2002, registered as Document No.9234/2002-03, Book-1,stored in CD No. YNK29, in the office of the Sub-Registrar, Yelahanka, Bangalore.

WHEREAS, the land measuring 0-04 guntas in Sy. No. 69/11 and land measuring 0-10 guntas in Sy. No. 69/12, in total measuring 0-14 guntas, Situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. G. Poornima through registered Sale Deed dated 28.11.2002 vide registered as Document No. 9232/02-03, Book-1, stored in CD No. YNK-29, in the office of Sub-Registrar, Yelahanka, Bangalore.

WHEREAS, the land measuring 0-0 ¾ guntas in Sy. No. 69/11 situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. G. Poornima through registered Sale Deed dated 04.11.2004 vide registered as Document No. YAN-1-15410/04-05, Book-1, stored in CD No. YAND90, in the office of Sub-Registrar, Yelahanka, Bangalore.

Thus, Sri. R. Mahalingappa, the First Party herein, became the absolute owner in possession of the Sy. No. 69/10, an extent of 0-06 guntas, Sy. No. 69/11, an extent of 0-04.12 guntas and Sy. No. 69/12, an extent of 0-10 guntas, Total 0-20.12 (20 ¾) guntas situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, subsequently revenue records were transferred in his name, which is morefully described as Schedule herein and hereinafter referred to as Schedule Property.

WHEREAS, the First Party being owner of land bearing Sy. No. 69/10, 69/11 & 69/12, with desirous of developing into Non-Agriculture/Residential Use has obtained conversion order from the office of Deputy Commissioner, Bangalore vide its Official Memorandum bearing No. ALN(NAY)SR/214/13-14, dated 08.05.2014, in respect of Sy. No. 69/10, 69/11 & 69/12, total measuring 0-20 ¾ guntas of Thindlu Village.

PURSUANCE to the conversion order the First Party has approached the revenue authority for registration of Katha, on perusal of records accorded the registration of Katha and assigned New Municipal No. 1562 for Sy. No. 69/10, 69/11, 69/12 vide Special Notice bearing No. KTR/497/2014-15,

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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4	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .B. SATISH , , 42, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LL. Designated Partner
5	M/s. HRS SAI GURU DEVELOPERS LLP Represented by its Managing Partners is Rep. by Sri .THIRUMALESHA , , 47, Resident of: , Rajalli Arcade, # 41, 1st Main, Sanjay Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	For HRS SAI GURU DEVELOPERS LL. Designated Partner
6	Sri .R. MAHALINGAPPA S/o Late. B.C. Ramaiah, , 54, Resident of: No.70, "Niveditha",7th Cross, Further Extension, Mahalakshmi Layout, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560086 (Executant)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Nandeesha. T S/o Gurappa.T.K (Identifier)	No.17,2nd Cross, Basaveshwara layout, Nagashetty Halli, RMV 2nd stage, YELAHANKA, BENGALURU URBAN, KARNATAKA - 560094	
2	R.V. Praveen S/o - (Identifier)	No. 380/1,1st main Road, 8th Cross, Tatanagar, Kodigehalli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560092	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

There is no difference between the original copy and the duplicate presented for registration

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

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MR/75/14-15, dated 03.02.2015, issued by office of Revenue Officer, Vidyaranyapura Zone, BBMP, Bangalore. Further, Assistant Revenue Officer has collected Improvement/Betterment charge vide Receipt No. RD/RDAROVDYP/08/2014-15/Feb/0026, dated 03.02.2015.

AND WHEREAS, the First Party being desirous of developing the Schedule Property with residential Apartment which would be advantageous and beneficial to the First Party as the returns there from would be very attractive and beneficial and was on a lookout for a Developer to formulate a scheme of development and undertake to development on Schedule Property and have approached the Second Party herein.

WHEREAS the First Party herein have decided to develop the Schedule Property and hence has approached the Second Party herein for developing the said property comprehensively. And the Second party is engaged in the business of Property development and related activities.

WHEREAS the development of the Schedule Property requires huge wherewithal and expertise and First Party hence decided to do a joint development with a reputed developer and approached the Second Party and offered the Schedule Property for joint development.

WHEREAS the First Party has brought the Schedule Property as input for the joint development and the Second Party, by virtue of its vast experience, shall evolve a scheme of development and construction of residential apartments on the Schedule Property.

WHEREAS the Second Party agreed to develop the Schedule Property on the basis of the aforesaid and the following specific representations made by the First Party that:-

a) that the First Party is the sole and absolute owner of the Schedule Property and he title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share therein and cost of good title shall be that of theFirst Party at all times and Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise;

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ BYP-1-11676-2023-24 ಆಗಿ

ದಿನಾಂಕ 20/11/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದ್ದೆ

20/11/23

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ
P. RAVI KUMAR
SENIOR SUB REGISTRAR,
BYATARAYANAPURA, BANGALORE.

ವಿವಾಹ ನೋಂದಣಾಧಿಕಾರಿ, ಬ್ಯಾಟರಾಯನಪುರ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್
THE SEAL OF THE REGISTRAR OF MARRIAGE, BYATARAYANAPURA
BANGALORE REGISTRATION DISTRICT
ಗಾಂಧಿನಗರ ನೋಂದಣಿ ಜಿಲ್ಲೆ

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b) that the First Party have not entered into any agreement or arrangement for sale or development of the Schedule Property with anyone and have not executed any Power/s of Attorney to deal with the same;

c) that the First Party as on date do not have any pending liabilities with income tax or any other tax which would affect his title to the Schedule Property and/or its development and/or sale in terms herein;

d) that the First Party have not created any charge, mortgage or encumbrances on the Schedule Property, affecting development and have not alienated, leased, transferred or created any other third party rights of whatsoever nature in respect of the Schedule Property or any part thereof.

e) that the First Party is in possession and enjoyment of the Schedule Property and are competent to permit the Second Party to enter upon the Schedule Property to develop the same in terms of this Agreement;

f) that to the best of the knowledge of the First Party the Schedule Property is not a land in respect of which there is a prohibition regarding sale and/or development and that there is no bar or prohibition to acquire, hold or to develop or sell Schedule Property;

g) that the First Party have paid property taxes, cusses and other statutory charges with regard to the Schedule Property to the concerned authorities up to date;

h) that the First Party do not have any pending liabilities with regard to income tax or any other tax which would affect his title to the Schedule Property and its development and/or disposal in terms herein;

i) that the First Party have represented the legal status of the Schedule Property and do hereby declare that the Schedule Property is to the best of its/his/their knowledge, not the subject matter of any acquisition by any authority and that the said Property is a free hold land and is not subject to any mortgage, lease or charge or lien of any person/sand that there are no statutory restraint orders;

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

j) that the members of First Party is in lawful possession and enjoyment of the Schedule Property and competent to empower the Second Party to enter upon the Schedule Property and develop the same in terms of this Agreement;

k) that the members of First Party will keep the Schedule Property free from all encumbrances, attachments, court orders, charges, leases, mortgages and other third party claims during the terms of this Agreement;

l) that there are no tenancy claims in regard to the Schedule Property under the Karnataka Land Reforms Act;

m) that the First Party hereby covenant and declare to the best of its/his/their knowledge, that the Schedule Property is not an Inam Land or the land granted by the Government in favor of the Schedule Caste/Schedule Tribes, is not a Dharkast Land and that the Schedule Property is not a tenanted land, or a service land and to the best of the knowledge of the First Party there is no impediment for the First Party to either execute this agreement and to be best of the knowledge of the First Party the agreement is not opposed to public policy;

n) that no notice from Government or any other local body or authority or under the Land Acquisition Act or any other Act(Central or State) otherwise or under any other Legislative Enactment, Government Ordinance Order or Notification (including any notice for acquisition or requisition of the Schedule Property) has been received by the First Party to acquire whole or portions of the Schedule Property;

WHEREAS the First Party agreed to give the Schedule Property on the basis of the aforesaid and the following specific representations are made by the Second Party that:

a) That the Second Party has got the expertise, capability, experience and finance to develop the Schedule Property for developing the Schedule Property by constructing a Multistoried Residential apartment complex thereon:

b) that the Second Party would secure at its cost appropriate clearances, permissions, sanctions etc., from the Jurisdictional Authorities and all Government Agencies and

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

promptly comply with plans and sanctions and all the laws and regulations at all times;

c) that the Second Party have verified the title of the First Party to the Schedule Property and being fully satisfied with the same and after a comprehensive due diligence of the marketable title of the First Party to the Schedule Property and to the viability of the project to be carried out and upon a commercial appraisal of the same, the Second Party has offered to take the Schedule Property on Joint Development Agreement basis and develop the Schedule Property by way of residential apartments at its cost in entirety;

e) The Second Party completes the entire project within **30 (Thirty) months** with a grace period of **6 (Six) months** from the date of this supplementary sharing agreement.

d) The Second Party has got a team of Architects, Engineers, masons and laborers, and it will not be difficult for it to complete the project in all respects within **30 (Thirty) months**.

f) The quality of the construction will be of first class and will use highly durable and good quality material.

WHEREAS, based on the aforesaid mutual representations, the First Party has agreed to permit and the Second Party has agreed to develop the Schedule Property at their cost into `Residential Apartment Buildings' and deliver the agreed share of the constructed areas (i.e., super built-up area) therein and proportionate number of car parking spaces to the First Party and in consideration thereof, the Second Party would be entitled to retain the balance constructed areas and car parking spaces, for itself or its nominees and the First Party have agreed to convey to the Second Party an undivided proportionate share in the land in the Schedule Property as per this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

That in pursuance of the foregoing, the parties hereto have desired to develop the Schedule Property into a residential apartment (hereinafter referred to as the "Residential Apartment" for the sake of brevity) at the cost of the Second Party as per the specifications mentioned in the

For HRS SAI GURU DEVELOPERS LLP

Managing Partners

For HRS SAI GURU DEVELOPERS LLP

Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP

Managing Partners

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appendix to this agreement and the First Party shall not revoke the rights so granted till completion of the project development, and completion of sale and conveyance of undivided right, title, interest and share in the Schedule Property in favor of the Second Party or its nominees as subject to condition imposed on Second Party in this Joint Development agreement.

1. PERMISSION FOR DEVELOPMENT:-

1.1 The Second Party/Developer is hereby irrevocably empowered and authorized to develop the Schedule Property into `Residential Apartment Buildings'at its cost.

1.2 The First Party hereby grants license to the Second Party or its nominees to enter into the vacant possession of the Schedule Property and to construct a residential apartment building as per the plan to be sanctioned by BBMP or any other competent authority for the development of Schedule Property. The Second Party shall enter upon Schedule Property for commencing the work and shall continue to exercise the said right throughout the duration of the project and its completion, in terms this JDA.

1.3 It is hereby clarified that such permission to enter the Schedule Property shall however not be construed as delivery of possession under Section 53A of Transfer of Property Act read with Section 2 (47)(v) of the Income Tax Act , 1961.

2. PLANS/LICENCES:-

2.1 The Second Party shall at its cost prepare necessary plans/drawings/designs etc., for the construction of residential buildings/ amenities/facilities as per building Bye-laws, Rules and regulations in force.

2.2 The Second Party, shall secure the sanction of plan from the concerned authorities within six months from the date of the execution and registration of the present Joint Development Agreement with a minimum FAR to be achieved in an extent of 2.25 vis-à-vis the Schedule Property.

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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2.3 The First Party had this day executed a Power of Attorney to enable the Second Party to secure plans, licenses and other permissions for purposes connected with the development. In addition thereto the First Party shall sign and execute such other documents, papers and other agreements, applications that may be required by the Second Party from time to time, for securing permissions and sanction of license and plans for effectively developing the Schedule Property. However the cost thereof shall be met and borne by Second Party. The parties shall co-operate with each other for completion and mutual success of the development of the Schedule Property. The Second Party shall however be solely responsible at its cost to ensure that all applicable approvals, consents from all relevant authorities are obtained for development of Schedule Property.

2.4 The Stamp Duty, registration charges, legal fees and expenses in connection with the preparation and execution and registration of this Agreement shall be borne by the Second Party.

2.5 That in the event of government and departmental delays, or for reasons constituting force majeure, if the Second Party is unsuccessful in securing the sanction of Licence and Plan and all other approvals and permissions for development/construction purposes, within six months from the date of the Joint Development Agreement, the parties shall discuss and extend the time frame to provide such additional time as the circumstances and the nature of the hurdle warrant.

3. CONSTRUCTION:-

3.1 The Second Party shall, subject to sanction of license and plans for the development of Schedule Property construct in the Schedule Property such constructions as may be required in accordance with license and plans such as Residential Apartment Buildings, with internal and external service, amenities, facilities, fittings, including compounds, staircases and passages, and sewage lines and pipes etc., The construction shall be in accordance with specifications contained herein or equivalents thereto.

3.2 All the expenses and costs which may have to be incurred in connection with the preparation of the plans, drawings, estimates etc., and / or obtaining clearance and sanctions for the plan and including the fees payable to Architects, Engineers, Constructors

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and others, and other staff and workmen will be borne by the 2nd party. In case of disputes between the Second Party and / or their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the Second Party, the same shall be settled by the Second Party, and the First party shall have no liability of any nature whatsoever nor will the First party be deemed to be the principal contractor.

3.3 The Second Party shall be entitled to make additions, deletions and alterations in the plans and as demanded by the sanctioning authorities and also in constructions as they deem it fit without materially affecting the entitlement of the First party. The Second Party is also entitled to effect modifications depending on the plan and exigencies in the built areas agreed to be built and delivered to the First Party. The Second Party shall have absolute discretion in matters relating to the method, manner and design of construction without affecting the designs and safety of the buildings basically;

3.4 The Second Party shall have sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction and theFirst Party shall not interfere with the same provided it is made clear that the development and construction shall be in accordance with the Specifications agreed to between the Parties as per Annexure attached hereto and in terms of this Agreement. TheFirst Party are not liable and responsible in the event of any claims made by the buyers of the built-up areas in Schedule Property, which is including the Owners' Constructed Area, questioning the quality of the construction and the Specifications used in the development and construction. Such claims and demands shall be fully answered by the Second Party only and in respect of which theFirst Party have no concern, since the entire development will be made by the Second Party

4. <u>COST OF CONSTRUCTION</u>:-

The entire cost of construction, of the buildings to be put up in the Schedule Property and Architects fee and charges /fee if any, to be paid for Licence etc., shall be borne by the Second party and for the Deposits, payments for the temporary / permanent connection of water from BWSSB and electricity from KPTCL of the Schedule

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Property shall be borne by the Second Parties also.Any extra work or facility to the First Party's constructed area or to the prospective purchasers of the First Party's Constructed Area, that may be calculated at the rates mutually agreed upon by prior construction.

5. SHARING OF SALEABLE AREA/ SALE PROCEEDS:-

5.1 It is agreed between the parties to share the saleable area in the buildings along with other amenities and facilities to be constructed on Schedule Property as per sanctioned plans. It is agreed between the First Party and the Second Party to share the saleable area to be built on Schedule Property along with other facilities and amenities and divided/undivided right, title, interest and share of the land in Schedule Property, in the ratio of **47.5% : 52.5% (First Party : 47.5% and Second Party 52.5 %)** between them respectively in terms of super built up area.

5.1 a) The developer will provide parking of vehicles for each flat owners, providing certain common areas and facilities and upper floors consisting of convenient flats with permanent service connections, amenities and facilities.

5.2 The parties shall identify and earmark apartments falling to the share of each party based on equitable distribution and accordingly enter into a sharing agreement after sanction of building plan by BBMP. It is agreed between the parties that until entering in to a separate sharing agreement the parties are not liberty to enter in to any sale agreement with their intending purchasers. The First Party agreed to transfer an undivided **52.5%** or such proportionate divided/undivided share in the Schedule Property to the Second Party / their nominees/ assignees in terms of super built up area after the execution of Sharing Agreement. On the other hand the Second parties are entitle to transfer an undivided **52.5%** or such proportionate divided/undivided share and super built up area in the Schedule Property to the prospective purchaser/s on the basis of registered General Power of Attorney.

5.3 In consideration of the Second Party agreeing to deliver the First Party constructed Area together with separate car parking lots as per Para 5.1 above, the First Party hereby agrees to transfer/convey to the Second Party or its nominee/s, an undivided

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52.5% (Fifty Two Point Five Percent) share in the Schedule property;

5.4 The First party's constructed Area shall be the absolute Property of the First Party and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with their undivided 47.5% (Forty Seven Point Five Percent) share in the land and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing arising or flowing there from. The Second Party's constructed Area shall be the absolute Property of the Second Party and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with its undivided 52.5% (Fifty Two Point Five Percent) share in the land and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing arising or flowing there from.

5.5 The First party and the Second Party shall mutually agree upon the flats, terrace and car parking etc to be taken to their respective share and in that regard shall enter into a Supplementary Agreement/Sharing agreement in terms of Clause 5.1.

5.6 The Second Party agreed to achieve FAR to an extent of **2.25**, if possible. If the additional FAR has been constructed, then the ratio will be same i.e., 47.5% share shall be belongs to the First Party and 52.5% share shall be belongs to the Second Party.

6. REFUNDABLE DEPOSIT:

6.1 The Second Party has paid a sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** towards Refundable Deposit by way of RTGS transaction from ICICI Bank, Tatanagar Branch, Bangalore vide Ref. No. ICICR52023111700500446, dated 17/11/2023, to bank account of Sri. Mahalingappa. R. i.e. first party herein.

6.2 The above said amount shall be Refundable only on completion of project and conveyance of Second Party's share by the First Party in favour of Second Party or their nominees. The said amount shall be paid by the First Party within three (3) months from the date of completion of the project.

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7. COMMENCEMENT AND COMPLETION OF CONSTRUCTION:-

7.1 The Second Party will commence the construction with 60 days from the date of supplementary/sharing agreement. By reason of non-availability of Cement and/or Steel and/or by Government Restrictions and/or by reason of Civil Commotion, any act of God or due to any injection or prohibitory order or conditions of force majeure, in any of the aforesaid events which are beyond the control of the Second Party the Second Party shall be entitled to corresponding extension of time, for delivery of the First Party's constructed area.

7.2 The Second Party under normal conditions and in the absence of any restrictions, shall commence and complete the construction of the `Residential Apartment Buildings' in accordance with the Specifications and the Sanctioned Plans within 30 months from the date of sanction of licence and plan by Bruhat Bangalore Mahanagara Palike and/or plan sanctioning authorities complete in all respects subject to the grace period of 6 months as agreed. The time taken for obtaining permanent power by the Second Party shall be excluded at the time of computing the period stipulated for construction. In the event of delay in securing Permanent Power/the Second Party shall arrange to have temporary electrical, until permanent connections are obtained.

7.3. The Second Party shall complete and finish the Apartments consisting Developers Constructed Area and Owner's Constructed Area simultaneously and shall complete the construction and finishing the apartment on floor wise basis.

8. INDEMNITY:-

8.1 The Second Party shall keep the First Party fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the First Party in the Schedule property and the Building to be constructed thereon by reasons of any failure on the part of the Second Party to discharge its liabilities/obligations to the labour employed by it or any claims of the labour contractors or on account of any act of omission or commission in using the Schedule Property or putting up the construction.

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8.2 In case of any defect in the title of the Schedule Property or in case of any claims received by any third parties, the First Party are duty bound to settle and answer all such claims. In case of such claims or disputes are not settled the Second party is at liberty to stop the development work, in which event the time fixed for the development as per the terms of this agreement shall stand extended till resolution of such disputes or claims as the case may be. Further, in case any such dispute or claims are not settled within a period of 3 (three) months the Second Party, at its discretion settle such dispute at the cost of the First Party and recover such costs out of the saleable area falling to the share of the First Party on the strength of the GPA executed in pursuance of this Joint Development Agreement. Further, the First Party unconditionally undertake to indemnify the Second Party in case of any defect or lacuna or encumbrance etc., in respect of the Schedule Property to the entire extent of the loss caused to the Second Party along with the cost of the development incurred along with other incidental expenses with 12% interest per annum.

8.3 The Second Party if fails to complete and deliver the vacant possession of the allotted flats to the First Party (Owners) towards his 47.5% entitlement, within the stipulated period of thirty months plus Six months of grace period, in the such an event the Second Party agreed and undertaken to pay monthly compensation at the rate of Rs.10/-(Rupees Ten only) per sq feet for First Party's share of built up area till date of transfer of First Party's share in all respect.

8.4 The First Party assures the Second Party that First of First Party is the sole and absolute owner of the Schedule Property and assures the Second Party that the title of the Schedule Property is good, marketable, and free from all kinds of encumbrances, litigation, attachment, and acquisition proceedings or charges of any kind. The First Party further undertake to indemnify the Second Party against any loss or damage in case of any legal lacunas / litigation, want of title, attachment and acquisition proceedings or charges of any kind and further undertake to rectify the same at their cost. The First Party alone is responsible for such consequences in case the title of the Schedule Property is defective due to any of the said events.

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9. TRANSFER OF SALEABLE AREA:

The Second party shall be entitled to enter into an agreement for sale and sell/transfer/convey in favour of the transferees divided/undivided shares which will be proportionate to the saleable areas to be built in the Schedule Property as stated above after entering enter into Supplementary Agreement/Sharing agreement in terms of Clause 5.5.

9.1 The Stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of conveyance and/or other documents relating to the 52.5% (Fifty Two Point Five Percent) of built up area in proportionate to undivided share of the land in the schedule Property agreed to be conveyed to the Second Party or Second Party's nominee/s shall be borne by the Second Party or their nominee/s.

10. TAXES, MAINTENANCE AND DEPOSITS ETC.,:

10.1 The First Party has already paid and discharge all Municipal Taxes, Cesses and Assessments on the land in Schedule Property as on the end of March 2023 to the jurisdictional municipal authorities. The future taxes for the Schedule Property shall be on account of the Second Party shall pay the same thereafter till the completion of construction of **Owners' Constructed Area** in the buildings. Thereafter the property tax in respect of the land and building shall be borne by the parties in proportionate to their respective allocation therein.

10.2 The First Party is not liable to pay any amount towards security deposits payable to the Bangalore Electricity Supply Company Ltd., and Bangalore Water Supply & Sewerage Board to get power supply and water supply. The Second party shall install transformer or any other instrument as per requirement of BESCOM for power supply to the building.

10.3 The First Party shall be liable to pay GST and any other applicable taxes levied on **Owners' Constructed Area** as applicable at the time of the sale of his share.

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11. OTHER MATTERS:

11.1 It is covenanted between the parties that any disputes or differences arising between the Second Party and Purchaser of flats in the 52.5 % share in the Schedule Property shall be resolved between them only and all responsibility, consequential claims, damages, if any, shall exclusively be borne by the Second Party.

11.2 It has been agreed that during the period of construction, if there be any accident or untoward incident etc., the responsibility for the same shall be that of the Second Party and damages, claims, if any, arising out of such happening shall be on account of the Second Party only. The Second Party shall put up construction in Schedule property without causing any loss or damages to the neighboring properties or any person. If any such loss or damages were to be caused to the adjoining properties or persons during the course of constructions period it shall be the sole responsibility and liability of the Second Party to make good the said loss and damages. The First Party is not liable or responsible to answer any claim either Civil liability or any action which is Criminal in nature. In the event for any reason First Party is made to pay any amount, then, the Second Party shall reimburse the same to the First Party.

12. COMMON AMENITIES AND MAINTENANCE CHARGE ETC.,

12.1 The Second Party will be developing the Schedule Property into `Residential Apartment Buildings' by laying internal driveways, open spaces and other areas of common enjoyment. The members of First Party/occupants of **`Owners' Constructed Area'** and the Second Party/occupants of the **Developers' Constructed Area** shall be entitled to make use of all such common amenities provided in the development including the right to enjoy all common areas and passages etc. The members of First Party/Occupants of **`Owners' Constructed Area'** and the Second Party/occupants of the **Developers' Constructed Area** shall have the right to use all the access common areas, services, amenities and facilities without any obstruction and restriction whatsoever.

12.2 The First Party and the Second Party or their transferees shall from the date of completion of their areas in all respects, maintain their respective portions, at their own cost in good and tenantable repair and shall not do or suffer to be done anything in or to the said

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Premises, and/or common area and passages of the Building "which may be against law or which will cause obstruction or interference to the users of such common areas. The First parties and/or transferee/s in regard to FIRST PARTY'S ENTITLEMENT and the Second Party and its nominees in respect of SECOND PARTY'S ENTITLEMENT, shall become members of a Association/condominium to be formed by all the flats Holders for the purpose of attending to maintenance, and safely of the Building and all matters of common interest and shall observe and perform the terms/conditions/Bye-laws/Rules/Regulation of such association.

12.3 **FORMATION OF ASSOCIATION/CONDOMINIUM/SOCIETY:**

The First Party and/or their transferees in respect of the constructed Area of the First Party and the Second Party and or its nominee/s or its transferees in respect of the constructed area of the DEVELOPER shall become members of the Association, Condominium/Society to be formed by all the Residential Apartments Owners for the purpose of attending to maintenance and safety of the buildings and all matters of common interest and shall observe and perform the terms/conditions/bye-laws/rules/regulations of such Organization and all Owners of Apartments including their transferees.

13. SUPPLEMENTARY AGREEMENT/SHARING AGREEMENT:

13.1 After sanction of Building Plan by BBMP Supplementary Agreement shall be entered between the First and Second Parties incorporating the details, demarcation/apportionment of divided and undivided shares in built up and open areas falling to the respective shares of the Parties and details of Common/Individual amenities planned. The said Supplementary Agreement shall be entered within 30 days from the date of sanction of building plan by BBMP. The Supplementary Agreement /Sharing Agreement shall form part and parcel of this JDA.

13.2 The First Party and the Second Party have agreed to share the built up area/Residential Apartments in each floor. Both the Parties shall share both the advantages/ disadvantages proportionate to their respective shares on equitable basis and in such manner that the

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value of the area is of more or less proportionate to their respective shares.

13.3 If the First Party fails to execute the supplementary agreement within stipulated time (30 DAYS), then the Second Party is entitled to reserve the built up in each floor and each block on equitable basis sharing both advantages and disadvantages for the OWNERS share and sell or convey the remaining area/apartments.

14. OBLIGATIONS OF THE FIRST PARTY:

14.1 The First Party shall on the execution of this Agreement grant a specific Power of Attorney in favour of the Second Party or its nominees, empowering to proceed with obtaining of Licences Plans, consents and in regard to the Building/s to be constructed on the Schedule Property and authorizing the Second Party to represent before all and any to the statutory Authorities and General Power of Attorney to sell Second Party's share. And further the First party shall observe and carry out such acts, deeds and things as may be reasonably required by the Schedule Property.

14.2 The Second Party shall have the power to sell the constructed area of their proportionate share in land in Schedule Property and enter into agreements to sell and to receive consideration pursuant to the same in favour of prospective purchasers with proportionate undivided right, title, interest and share of the land in Schedule Property and to receive consideration pursuant to the same only after entering Supplementary Agreement/ Sharing Agreement as mentioned in Clause 13.1. above.

14.3 The First Party shall sign and execute necessary application, papers, documents and do all acts, deeds and things as the Second Party may lawfully require to obtain any licenses, Plan, and consents Etc., to complete the constructions of apartment.

15. DOCUMENTS OF TITLE:-

That on formation of Apartments Owners' Association by the purchaser/ owners, the First Party shall deliver/hand over the original documents of the title of the Schedule Property to the Association with proper acknowledgment. Similarly, the Second Party shall hand over the original documents with its possession and custody such as Licence, Sanctioned Plan, NOC of various

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authorities, CC and OC and other documents relating to the Schedule Property to the Apartments Owners' Association. It is agreed between the First and Second parties that each one shall produce or caused to be produced the original documents for verification by the prospective purchasers or their advocate/authorized representatives.

16. EMPOWERMENT AND POWER OF ATTTORNEY:

16.1. To enable the Second Party to carry out the scope of its activities as contemplated herein, the Party of First Part shall duly empower the Party of Second Part and / or its nominee to approach the COMPETENT AUTHORITY /BBMP/ City Corporation and other competent authorities, and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants, as desired by the Second Party.

16.2. the First Party shall, upon the Second Party delivering, to it / him, its / his share of Developed area free from all encumbrances and claims, convey and transfer to the Party of Second Part and / or its nominee/s its share of undivided interest in the land in the Schedule Property.

16.3. The Second Party is not entitle to obtainany financial assistance from any financial institution by raising any loan on the basis of the documents of title with respect to the Schedule Property or with regards to its share.

16.4. In view of the provisions of sub—clauses 14.1 to 14.3 above, the Party of First Part has simultaneously upon execution of these presents, executed Power of Attorneys in favor of the Party of Second Part.

17. NAME OF BUILDING:-

The buildings to be constructed in the Schedule Property shall be known by such name/s as may be mutually decided by the parties.

18. ACQUISITION:-

If the entire Schedule Property is acquired under any law by the Government or other authority under the law, then this agreement shall stand terminated, the respective compensation payable for the full site area by the First Party and the compensation payable for

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construction made thereon by the Second Party shall be taken by the Second Party.

19. MAINTENANCE OF APARTMENT BUILDING:-

The Developer/Second Party for the first year i.e., after completion of the project, shall maintain the Building at its own cost.

20. RIGHT OF THE OWNERS FOR INSPECTION:-

The Owner and/or his authorised representatives at all reasonable times, shall have the right to inspect the Plan, elevation, designing, progress of work and quality of construction and require the Developer to rectify any defects or deviations if any and to require the Developer to properly implement the project in Schedule Property. The specifications can be cross checked at any point of time by the Owner. In case of disputes as to quality of construction, rate of progress and other related matters, the decision of the Architect in such matter shall be binding on the Parties.

21. DEFECT LIABILITY PERIOD:-

The Developer agrees that it shall for a period of twelve months from the date of the Owners' constructed Area is ready for occupation (whether delivery is taken or not) be liable to repair or cause repairs, at the cost of Developers, of any structural defects noticed during the period of Twelve months.

22. The Second Party shall register the project with Real Estate (Regulation and Development) Act (RERA) and the rules made there under as per the provision of the Act and shall comply with the terms and conditions and other aspects as stipulated under the said Act.

23. The Second Party shall follow and comply all safety measures while constructing the apartment and shall not violate any labour law and other laws in the matter of constructions of building.

24. BREACH AND CONSEQUENCES

In the event of breach of terms of this Joint Development Agreement by either party, the aggrieved party shall be entitled to

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specific performance and also be entitled to recover all the losses and expenses incurred as consequences of such breach from the party committing the breach. However, both the parties have agreed that in the event the Second party abandoned the project or not shown progress in completing the construction as agreed or within the grace period, then, notwithstanding the right to seek specific performance through court of law, the First Party shall issue notice to the Second Party terminating this JDA and the First Party himself shall complete the constructions of the apartment at his cost and shall recover the damages from the second party consequences of breach of this JDA. Further, in the event of completing the construction by the First Party, then, the Second Party is not entitled it share or other benefits agreed under this JDA.

25. ADVERTISEMENT and MARKETING:-

25.1. The Second Party may market its share through print media and such other modes of communication/marketing and by adopting suitable marketing strategies at its option. The Second Party is at liberty to employ/take services of marketing agency/ies, canvassing agents, real estate brokers, at its sole discretion. The Second Party at its absolute discretion can offer incentives / schemes and additional amenities / specifications / fittings / fixtures / appliances / household articles for the purposes of marketing its share.

25.2. The Second Party may at the request of the First Party, sell the First Party's share of super built up area.

25.3. The Second Party shall be entitled to erect boards in the Schedule Property advertising for sale and disposal of the built areas and to publish in the Newspapers calling for response from prospective, purchaser and market their share of land and building in the Schedule Property only after completion of construction of apartments and on obtaining Occupancy Certificate.

26. ARBITRATION:

In the event of breach of the terms of this Agreement or in the event of any differences of disputes arising between the parties in regard to this agreement or any matter relating thereto, the same

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shall be referred to and settled by Arbitration under the Provisions of the Arbitration and Conciliation Act in force. The proceedings shall be held at Bangalore only. There shall be two arbitrators each party shall appoint one arbitrator and in case of difference of opinion, then, both the arbitrators shall refer the matter to the sole arbitrator appointed by them on mutual agreement and the said sole arbitrator shall decide the dispute.

27. CO-OPERATION:

The Parties shall use their reasonable efforts to cause the transactions contemplated by this Agreement to be consummated, including without limitation, obtaining, making and causing to become effective all approvals of the concerned authorities and other persons as may be necessary in order to consummate the transactions contemplated by this Agreement.

28. NOTICES:-

All notices and communications required to be sent by any Parties under this Joint Development Agreement shall be addressed to the Party's address / as mentioned in the title and shall be marked to the attention of the relevant person mentioned therein. All notices or communications may be delivered by way of registered post with acknowledgment due.

29. MISCELLANEOUS:-

This Agreement may be altered or amended on mutually agreed terms and conditions between the parties to this Deed and shall be of binding in nature only on being recorded in writing.

30. CUSTODY:-

This JDA is prepared in two sets. The original of JDA shall be with the Second Party and the 2nd Set which is known as Duplicate shall be with the First party.

31. HEADING:

The headings of the paragraphs of this Agreement are inserted for convenience of reference only and are not intended to be part of or to affect the meaning or interpretation of this Agreement.

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32. SPECIFICATION:-

The Details of specification has been mentioned in Annexure-1 appended to this JDA and it shall be the part and parcel of this JDA. The Second Party shall construct the building as per the specification mentioned in the Annexure- 1.

:: SCHEDULE PROPERTY ::

Item-1

All that piece and parcel of the un-developed converted land bearing **Sy.No.69/10 measuring 0-06 guntas**, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri. Hanumegowda,

West by : Land belonging to Smt. P. Rudramma,

North by : Land belongings to Sri. Hanumegowda,

South by : Road & Land belongings to Sri. A.R. Sharieff.

Item-2

All that piece and parcel of the un-developed converted land bearing **Sy.No.69/11 measuring 0-04 guntas & Sy. No. 69/12, measuring 0-10 guntas, in total measuring 0-14 guntas**, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri. Narayanappa,

West by : Land belonging to Sri. Nagaraja & Smt. Sunadamma,

North by : Land belongings to Smt. Sunadamma,

South by : 100 feet wide open space & thereafter Road.

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Item-3

All that piece and parcel of the un-developed converted land bearing **Sy.No.69/11 measuring 0-0¾ guntas**, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East	by	:	Road Left by Sri. M. Narayanappa, the Vendor of the property in Sy. No. 69/15, in all measuring 3400 ft, out of which 1700 feet is for the benefit of Sri. Mahalingappa
West	by	:	Land belonging to Sri. Mahalingappa,
North	by	:	Land bearing No. 69/15,
South	by	:	Land belongings to Sri. Mahalingappa.

:: SCHEDULE PROPERTY ::
(Description of Amalgamated/Clubbed/Composite property of converted land bearing Sy. 69/10, 69/11 & 69/12)

All that piece and parcel of the un-developed converted land bearing **Sy.No.69/10, 69/11 & 69/12**, total measuring **0-20 ¾ guntas or 22596.75 Sq. feet**, having **BBMP Katha No. 1562/Sy. No. 69/10, 69/11, 69/12**, vide conversion order bearing No. **ALN(NAY)SR/214/13-14, dated 08.05.2014**, issued by Deputy Commissioner, Bangalore, situated at **Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk**, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East	by	:	Road.
West	by	:	Land belongings to Smt. P. Rudramma, Sri. Nagaraja & Smt. Sunadamma.
North	by	:	Land belonging to Smt. Sunadamma,
South	by	:	Road & Land belongings to Sri. A.R. Sharieff.

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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2023-24

:: SCHEDULE A PROPERTY ::
(SHARE OF LAND OWNER/First Party)

All that piece and parcel **47.5 % (Forty Seven Point Five percent)** of Super Built-Up Area constructed in the Schedule Property along with 47.5% Car Parking area with right to retain 47.5% Undivided right, title and interest in the land in the Schedule Property, along with common rights in respect of common areas and amenities.

:: SCHEDULE B PROPERTY ::
(SHARE OF DEVELOPER/Second Party)

All that piece and parcel **52.5 % (Fifty Two Point Five percent)** of Super Built-Up Area constructed in the Schedule Property along with 52.5% Car Parking area with right to retain 52.5% Undivided right, title and interest in the land in the Schedule Property, along with common rights in respect of common areas and amenities.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE SIGNED AND EXECUTED THIS AGREEMENT OF THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES ATTESTING HEREUNDER:

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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2023-24

FIRST PARTY/OWNER	SECOND PARTY/DEVELOPER
Signature..... (Sri. R. Mahalingappa)	For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 1. Sri. R. HARI KRISHNA (Managing Partners)
SECOND PARTY/DEVELOPER	**SECOND PARTY/DEVELOPER**
For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 2. Sri. B. RAMESH NAIDU (Managing Partners)	For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 3. Sri. T. SRINIVASULU (Managing Partners)
SECOND PARTY/DEVELOPER	**SECOND PARTY/DEVELOPER**
For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 4. Sri. B. SATISH (Managing Partners)	For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 5. Sri. THIRUMALESH (Managing Partners)

WITNESSES:	WITNESSES:
Signature..... Name: NANDEESH.T Address: #17. 2nd cross Basaveswara layout N S Halli. Bangalore - 94	Signature..... Name: R.V. PRAVEEN Address: 380/1, 1st main, 8th Cross, Hatanagar, Kodigehalli Blore - 92

Drafted by

Ambarish. R. C, Advocate.
Kar: 3353/07
No. 4/7, 2nd Main, 8th Cross,
Weavers Colony, Ganganagar.
R.T. Nagar Post, Bengaluru 560032

AMBRISH R C KANAL
Advocate
Bangalore

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2023-24

Annexure-1
Schedule of items used in the Apartment Building.

Sl. No.	ITEMS	DESCRIPTIONS
1	Structure	RCC frame Structure along with individual column footing, pedestals, Plinth Beams, Columns, Roof slabs and lintel chajja completely reinforced in steel and concrete as per structural engineer's drawings
2.	Wall masonry works	All exterior walls, internal walls built using 6" and 4" cement solid concrete blocks using cement mortar as drawings and specifications.
3	Plastering	Plastering the complete structure including ceilings, internal walls, external walls with necessary joint mesh are using cement mortar in ratio of 1:6 etc., As per drawings and specifications
		DOORS
4.	Main Doors	Main Door Frames completely using Burma Teakwood (border), Main Door frame wood size : 6"x3". Main Door using 30mm commercial flush door panel along with 4mm thick Teakwood veneers on both sides of the door along with necessary hardware's like HINGS, TOWER BLOTS, 1 EUROPA LOCK, etc., as per design and specifications by the Architect.
5.	Bedrooms Doors & Bathroom Doors	Bedroom & Bathroom Door frames completely using Burma Teakwood (border).. door frame wood size: 5"x3". Doors using 30mm commercial fluish door panel along with 4mm thick teakwood veneers on front side of the door and 1mm laminate on the rear side of the door, along with necessary hardware's like HINGES, TOWER BLOTS, 1 Cylindrical Lock with handle, etc., as per design and specifications by the Architect.
6.	Windows & Ventilators	Windows & Ventilators using quality and ISI approved UPVC 3 track windows included with mosquito net and necessary hardware's Brands like VEKA, WIN TECH etc.,

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For HRS SAI GURU DEVELOPERS LLP
Managing Partners

7.	Window safety	Windows safety grills made in M.S. Flats, L angle and Rods as per design and specifications by the Architect.
		FLOORING & CLADDINGS
8.	Flooring	Internal floorings using 2'x4' vitrified tiles of ISI standards.
9.	Wall Cladding	Bathrooms wall using 2'x4' vitrified tiles of ISI standards.
10.	Antiskid Flooring	Bathroom flooring using 1'x1' antiskid tiles.
11.	Staircase & Common Area	Staircase, landing, common passages at all levels using 20 mm commercial granite.
12.	Parking	Stilt parking areas using VDF concrete flooring with necessary markings...
13.	Driveway	Driveway & Walking pathway using 60mm cement concrete interlocking pavers fixed on screed concrete with spacers and grouts...
14.	Utility	Utilities will have tile cladding up to 4' height and power & water suppl arrangements for washing machine, Dishwasher an SS sink in also provided.
15.	Electricals	Electrification of each flat using PVC conduits, insulated Copper cables (Finolex, V Guard or equivalent), switch controls using GM, Anchor, Roma, etc., ... As per drawing and specifications by the Architect.
16.	Supply	Electric supply for each 3 BHK would be 4KVA.. for each 2 BHK would be 3 KVA..
17.	Back-up	Basic electric back-up would be arranged by providing a diesel generator for common amenities and each and every flats would have lighting back-up.
18.	Water	Water sources would be having 2 borewells and BWSSB supply.
19.	Plumbing and Sanitations	Plumbing using CPVC pipes & fitting... Brands used as Ashiward or Supreme... Sanitary using PVC pipes and fitting.... Brand used are Finolex or Supreme.
20.		CP fittings made of Jaguar, Ess Ess or equivalent
21.		Ceramic fixtures made of Parryware, Hindware or

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		equivalent.
22.	Painting	Internal painting with 2 coats of Birla wall care putty, 1 coat of primer, 2 coats of premium emulsions, Brands used are ASIAN, BERGER & BIRLA etc.,
22.		External painting using 1 coat of exterior grade primer and 2 coats of APEX emulsions.. Brands used are ASIAN, BERGER and BIRLA etc.,
23.	Polishing	Polishing of complete door frames and doors using melamine polish.
24.	Terrace weather coat	Terrace water proofing with Mangalore tiles with spacers and necessary grouts.
25.	Lift	This property would have 2 lifts as shown in the drawings and as per specifications by the Architect.
26.	Compound Wall	Construction of compound walls using block masonry and plastering both side as per drawing and specification by the Architect.
27.	STP	STP as per the bye-law, using RCC walls and slab with necessary equipment and plumbing.
28.	RWH	Rain Water Harvesting pits using RCC precast rings of 900 mm dia with necessary earthwork and piping works.
29.	Security	24 hours security guards.... Complete property would have CCTV surveillance and recordings.

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

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Managing Partners

First Party/Owner

For HRS SAI GURU DEVELOPERS LLP
Managing Partners

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

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Certificate No.	:	IN-KA99229848792603V
Certificate Issued Date	:	28-Sep-2023 10:16 AM
Account Reference	:	NONACC (FI)/ kaksfcl08/ BANGALORE15/ KA-RJ
Unique Doc. Reference	:	SUBIN-KAKAKSFCL0870515500627792V
Purchased by	:	R HARIKRISHNA AND OTHER THREE PARTNERS
Description of Document	:	Article 12 Bond
Description	:	AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	HRS SAI GURU DEVELOPERS LLP
Second Party	:	R HARIKRISHNA AND OTHER THREE PARTNERS
Stamp Duty Paid By	:	R HARIKRISHNA AND OTHER THREE PARTNERS
Stamp Duty Amount(Rs.)	:	1,000 (One Thousand only)

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

Golden City Souhardha Credit Co-operative Ltd. Authorised Signatory

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

Please write or type below this line

RECONSTITUTED LLP AGREEMENT

(As per Section 23(4) of LLP Act,2008)

THIS AGREEMENT OF RECONSTITUTED LIMITED LIABILITY PARTNERSHIP (LLP AGREEMENT) is made and entered at Bengaluru this 28th day of September 2023 amongst:

1. Mr. R HariKrishna, S/o V Rajagopal Naidu, aged about 47 years, residing at #230, 8th B Cross, Sanjay Nagar, Maruthi Nagar, Nagasettyhalli, Bengaluru North, RMV Extension II stage, Bengaluru- 560094, which expression shall, unless it be repugnant

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

to the subject or context thereof include their legal heirs, successors, nominees and permitted assignees and hereinafter called the FIRST PARTY (Harikrishna Rajgopal),

2. Mr. Badapati Ramesh Naidu, S/o B Keshavalu Naidu, aged about 45 years, residing at #40, Guru Arpanam, 4th floor, 5th Cross, 6th Main, Tata Nagar, Kodigehalli, Bengaluru - 560092, which expression shall unless it be repugnant to the subject or context thereof include their legal heirs, successors, nominees and permitted assignees and hereinafter called the SECOND PARTY

3. Mr. Thokala Srinivasulu, S/o Muniswamy Naidu T, aged about 47 years, residing at #14, 12th Main, 1st Cross, Near Welfare Society, Health And Family, Annapurneshwari Nagar, VTC, Bengaluru North, Bengaluru- 560091, which expression shall, unless it be repugnant to the subject or context thereof include their legal heirs, successors, nominees and permitted assignees hereinafter called the THIRD PARTY

4. Mr. B Satish, S/o B Keshavalu naidu, aged about 42 years, residing at #9, 4th Main, Near Sapthagiri Apartment, Balaji Layout, Bengaluru North, Bengaluru- 560094, which expression shall unless it be repugnant to the subject or context thereof include their legal heirs, successors, nominees and permitted assignees and hereinafter called the FOURTH PARTY

AND

5. Mr. Thirumalesha, S/o Munirathnam Naidu, aged about 47 years, residing at #37/2, 2nd Floor,9th Cross, Shankar Nagar Main Road, Mahalakshmi Layout, Bengaluru North, Bengaluru- 560096, which expression shall unless it be repugnant to the subject or context thereof include their legal heirs, successors, nominees and permitted assignees and hereinafter called the FIFTH PARTY

WHEREAS the First Party, Second Party, Third Party and Fourth Party had entered into a LLP agreement under name of HRS SAI GURU DEVELOPERS LLP in accordance with the LLP agreement executed among themselves on 29th day of May, 2023.

Whereas the parties are desirous of admitting the party of the Fifth party Mr. Thirumalesha into partnership with effect from 28th September 2023 who has offered himself to come as a partner and it was unanimously agreed by all the partners of the LLP by their resolution on this date to admit Mr. Thirumalesha as an incoming partner.

It has been agreed that all the parties shall give effect to the admission by this deed and accordingly the reconstituted the LLP.

Now this reconstituted Deed of LLP with the party of the first, second, third, fourth and party of the fifth part as the five partners is as follows:

INTERPRETATION

In this Agreement unless the context otherwise requires:

"Accounting Year" means the financial year as defined in the LLP Act, 2008

"Act" or "LLP Act" means the Limited Liability Partnership Act, 2008.

Business includes every trade, profession service and occupation.

"Change" means a change in the constitution of the body of the Partners or Designated Partners other than their admission afresh.

"Designated Partners" means any partner designated as such and as defined u/s 7 of the Limited Liability Partnership Act, 2008.

"LLP" means the Limited Liability Partnership formed pursuant to this LLP Agreement.

"LLP Agreement" means this Agreement or any supplement thereof determining the mutual rights and duties of the partners and their rights and duties in relation to the LLP.

"Partner" means any person who becomes a partner in the LLP in accordance with this LLP Agreement.

Profit Sharing Ratio - Profit Sharing Ratio means the ratio in which the Profit of the LLP shall be distributed among the partners of the LLP and is more specifically described in clause 7 of this agreement.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. *Name:* A Limited Liability Partnership (LLP) shall be carried on in the name and style of **M/s. HRS SAI GURU DEVELOPERS LLP,** LLP identification number: ACB-2849, until and unless changed as mutually agreed upon by all the partners of the LLP and notified to the registrar in accordance with the Act.

2. *Place* -The Partnership Business shall be carried on at the address given below till the owner of the premises (or his heir) wishes to let it to use as the Registered office of the LLP.

   Rajalli Arcade, #41, 1st Main, Sanjaya Nagar Main Road, RMV 2nd Stage, Behind Muneshwara Temple, Sanjay Nagar, Bengaluru -560094

   Which shall also be the address for service of document or the address for correspondence. The business Shall also be carried from such other place as may be mutually decided by the partners from time to time. The change in registered office shall be made with mutual consent of all the partners after complying with the applicable provisions of the Act and the same shall be effective/stands modified once filed with Registrar.

   The First, Second and Third parties shall be the Designated partners on the incorporation of **M/s. HRS SAI GURU DEVELOPERS LLP.**

3. **Business**: The Partnership Business Shall be Carrying on the business of Developers, Builders, Civil contractors etc and all other real estate, property development projects, acquisition and sale of properties (commercial, residential or otherwise), leasing,

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renting out and do all such activities incidental and ancillary activities, Until and unless changed as per the mutual decision of all the partners of the LLP.

4. Duration: The partnership shall commence from the date of registration of the firm and shall continue to operate in accordance with the provisions of LLP Act, 2008 and rules framed there-under, until termination of this agreement with the mutual consent of all the partners.

5. The contribution of HRS SAI GURU DEVELOPERS LLP shall be Rs.1,00,000 /-(Rupees One Lakh only) which shall be contributed by the partners in the Following Proportions:

Name of the Partner	Contribution in (Rs)
HariKrishna Rajgopal	25,000
Badapati Ramesh Naidu	25,000
Thokala Srinivasulu	25,000
B Satish	10,000
Thirumalesha	15,000
Total	1,00,000

6. Any further contributions, if required by the LLP shall be brought by the Partners in such ratio as may be decided by all the partners from time to time and may be tangible, intangible, movable and immovable property also.

7. The Profit-sharing ratio of the partners shall be in the following ratio:

Name of the Partner	Percentage
HariKrishna Rajgopal	25%
Badapati Ramesh Naidu	25%
Thokala Srinivasulu	25%
B Satish	10%
Thirumalesha	15%
Total	100%

8. Number of designated Partners: The maximum number of designated partners appointed for the LLP shall be as mutually agreed between the partners initially at the time of incorporation of LLP or as decided by the designated partners of the LLP from time to time unanimously.

9. Common Seal: LLP shall have a common seal to be affixed on documents as defined by partners under the signature of any of the Designated Partners.

10. Immovable Properties: The immovable Properties Purchased by the LLP shall be clear, marketable, and free from all encumbrances.

11. Accounts and Audit.

The statement of accounts and solvency of LLP made each year shall be audited by a qualified chartered accountant in practice in accordance with the rules Prescribed under section 34(3) of the LLP Act, 2008, namely, Rule 24 of the LLP Rules & Forms, 2008.

It shall be the responsibility of the designated partners of the LLP to comply with Rule 24 of the rules.

12. Remuneration to Partners: The designated partners shall be entitled to salary/remuneration subject to mutual consent of all the partners and remuneration shall be within the limits allowed under section 40(b) of provisions of the Income Tax Act as amended from time to time.

13. Drawings: Each partner may draw out of the partnership funds as drawings from the credit balance of his income account any sum of money as may be mutually agreed by the partners. Such withdrawals shall be duly accounted for in the yearly settlement of accounts and divisions of profits of the partnership at the end of each financial year.

14. Interest on Capital or Loan: Interest at the rate of 12% per annum or such rate as may be allowable under The Income Tax Act , 1961 (or under any other law enacted in substitution thereof) on the capital contributed or loan given or credited as given by each of the partners may be paid to the partners. The interest shall be worked out based on daily credit balance in capital or current account or loan account of the respective month and shall be charged only out of profits of the business. Such interest shall be cumulative such that any deficiency in one financial year shall be made up out of the profits of any succeeding financial year or years.

15. Business Transaction of partner with LLP: A partner may lend money to and transact other business with the LLP, and in that behalf the Partner shall have the same rights and obligation with respect to the loans or other business transactions as a person who is not a partner.

16. Bankers: The bankers of the LLP shall be banks as the partners may from time to time unanimously agree upon and the operations of the said bank account shall be carried out jointly by the party of the first, second and third part.

17. Accounting year: The account year of the LLP shall be from 1st April of the year to 31st march of subsequent year. The first account year shall be from the date of the commencement of this LLP till 31st march of the subsequent year.

18. Place of keeping of books of accounts: The books of accounts of the firm shall be kept at the registered office of the LLP.

19. Division of annual profits of the LLP: As soon as the annual statements of accounts and solvency is signed by all partners and the same is duly audited if applicable and the auditor rendering his report thereon, the net profits, if any of the LLP business, shall be divided between the partners in the proportion specified in and in accordance with the provisions of this agreement. The amounts will be drawn as laid out in para 13 above.

20. Term of validity of deed: This agreement shall be valid until and to the extent it is modified or altered or amended with the mutual consent in writing of the parties hereto.

21. Arbitration: In the event of any dispute or differences arising between the parties hereto eighter touching or concerning the construction, meaning or effect of this deed or the respective rights and liabilities of the parties hereto, or their enforcement there under, it shall be first settled amicably through the discussions between the parties and if not

resolved then otherwise referred to the arbitration of a sole arbitrator if agreed upon, failing which to the Sole Arbitrator as appointed by the court in accordance with the provisions of the Arbitration and Conciliation, Act 1996.
The arbitration proceedings shall be conducted at Bengaluru in English language.

22. Severability: This deed constitutes the entire understanding/ agreement between the parties taking precedence over and superseding any prior or contemporaneous oral or written understanding. Unless otherwise provided therein, this deed cannot be modified, amended, rescinded, or waived, in whole or part except by a written instrument signed by all the parties to this deed. The invalidity or unenforceability of any terms or provisions of this deed shall not affect the validity or enforceability of the remaining terms and provisions of this deed, which shall remain in full force and effect.

23. The LLP shall be eligible to carry out all lawful business with a view to making a profit along with the activities specified in clause 3 of this agreement.

24. The LLP may from time to time, subject to the provisions of the LLP act, 2008, raise or borrow money from any person, company, body corporate, financial institutions, banks or associations with the consent of all the partners for the purpose of LLP.

25. The LLP may from time to time, subject to the provisions of the LLP act, 2008, invest money or enter into a partnership firm as a partner with the consent of all the partners for the business of LLP.

26. Admission of new partner
    a) The new partner may be introduced with the consent of all the existing partners. Such incoming partners shall give his prior consent to act as partner of the LLP.
    b) The contribution of the partner may be tangible, intangible, movable or immovable property.
    c) A person whose business interests are in conflict to that of the firm shall not be admitted as the partner.
    d) The profit-sharing ratio of the incoming partner shall be mutually agreed by all partners of the LLP.

27. Voluntary retirement of Partner: If any partner has voluntarily retired by giving notice of his decision for cessation as partner, a statement of account shall be taken and made out of his share of the capital and of all unpaid interest and profits due to him up to the time of his retirement and be paid at the earliest as may be decided by the designated partners of the LLP , subject to required adjustments between his capital account and income account transactions and transfers made till the date of retirement, as the case may be. The balances outstanding of all the partners shall be certified by a practicing Chartered accountant or auditor for the time being of the LLP. The said statement of account shall include the partner's share of profit and loss for the period from the beginning of the financial year in which his retirement occurs until the date of his retirement.

28. Representative of deceased Partner: Upon the death of a Partner, the spouse of the deceased partner shall be admitted as a partner against retention of the dues to the

former partner by the LLP, which shall be transferred to the account of the partner so admitted.

29. Rights of partner
    a) All the partners hereto shall have the rights, title and interest in all the assets and properties in the firm in the proportion of their contribution.
    b) Every partner has a right to and to inspect the books of accounts of the LLP
    c) Each of the parties hereto shall be entitled to carry on their own, separate and independent business they might be doing, or they may hereafter do as they deem fit and proper and other partners, and the LLP shall have no objection provided the business is not in competition to the existing business customers/projects being carried on by the LLP.
    d) On retirement of a partner, the retiring partner shall be entitled to full payment in respect of all his rights, title and interest in the partner as herein provided.
    e) Upon the death of any of the partners herein the spouse of the deceased partner will be admitted as a partner of the LLP in place of such deceased partner.
    f) On the death of any partner, if spouse opts not to become the partner, then the account of the deceased partner shall be settled, The settlement of the account of the deceased partner will be as laid down in clause 26 regarding settlement of account of the retiring partner and the amounts shall be paid over to the spouse of the deceased partner. In the event that the spouse is not alive the settlement shall be made to the legal representatives of the deceased partner.

30. Duties of Partners:
    a) Each partner shall be just and faithful to the other partners in all transactions relating to the LLP.
    b) Each partner shall render true accounts and full information of all things affecting the limited liability partnership to any partner or his legal representatives.
    c) Each partner shall account to the LLP for any benefit derived by him of any transaction concerning the limited liability partnership.
    d) Every partner shall indemnify the LLP and the other partners for any loss caused to it by his fraud in conduct of the business of the limited liability partnership.
    e) In case any of the partners of the LLP desire to transfer or assign his interest or shares in the LLP he can transfer the same with the consent of all the partners.

31. No partner shall without the written consent of other Partners:-
    - Engage or except for gross misconduct, dismiss any employee of the partnership
    - Commit to buy any immovable property for the LLP
    - Submit a dispute relating to business of LLP business to arbitration.
    - Assign, mortgage or charge his or her share in the partnership or any asset or property thereof or make any other person a partner therein.
    - Engage directly or indirectly in any business competing with that of the LLP.
    - Withdraw a suit filed on behalf of LLP.
    - Admit Liability in a suit or proceedings against LLP.
    - Share business secrets of the LLP with outsiders.
    - Remit in whole or part debt due to LLP.
    - Give any unauthorized security or Promise for the payment of money on account on behalf of the LLP except in the ordinary course of business.
    - Draw or accept or endorse unauthorizedly any bill of exchange or promissory note on LLP's account.

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- Lease, sell, pledge or do other disposition of any of the LLP's property
- Do any act or omission rendering the LLP liable to be wound up by the Tribunal.
- Derive any profits from any transactions of the LLP or from the use of its name, resources or assets or business connection by carrying on a business of the nature as competes with that of the LLP.

32. Duties of Designated Partner
    a) Devote their whole time and attention to the said partnership business diligently and faithfully by employing themselves in it and carry on the business for the greatest advantage of the partnership.
    b) The designated partners shall be responsible for the doing of all acts, matters and things as are required to be done by the LLP in respect of compliance of the provisions of this Act including filing of any document, return, statement, and the like report pursuant to the provisions of Limited Liability Partnership Act,2008.
    c) Protect the property and assets of the LLP.
    d) Upon every reasonable request, inform the other partners of all letters, writings and other things which shall come to their hands or knowledge concerning the business of the LLP.
    e) Punctually pay their separate debts to the LLP.
    f) The Designated partners shall be responsible for the doing of all such other acts arising out of this agreement.

33. Cessation of existing partners:
    a) Partner may cease to be partner of the LLP by giving a notice in writing of not less than 90(Ninety)days to the other partners of his intention to resign and retire from the partnership.
    b) The remaining partners unanimously can expel a partner in the situation where the partner has been found guilty of carrying of activity/business of LLP with fraudulent purpose or has been found to engage in a business which competes with the business of LLP. The accounts of such expelled partner shall be settled as laid down in clause 26 regarding retired partner settlement subject to recovery of any claims that the LLP may have towards any loss suffered by it on account of such partner's conduct and activities.

34. Disputes: All disputes between partners or between partners and LLP arising out of the agreement which cannot be resolved in terms of this agreement shall be referred for arbitration as per the provisions of the Arbitration and Conciliation Act, 1996 (26 of 1996)

35. The name of the LLP can be changed with the consent of all the partners subject to the provisions of Limited Liability Partnership Act, 2008

36. Meeting:
    a) The meeting of designated partners may be called by giving 7 (Seven) days' notice. In case any urgent meeting is called the notice requirement is to be ratified by all the Partners.
    b) The matter discussed in the meeting shall be decided by a resolution passed by a

majority in number of the partners, and for this purpose, each partner shall have one vote.

c) The meeting of the Partners may be called by sending 7 days prior notice to all the partners at their residential address or in case of urgent meeting the same can be called by telephonic conversation, but the notice requirement is to be ratified by all the Partners.

d) The meeting of Partners shall ordinarily be held at the registered office of the LLP or at any other place as per the convenience of partners.

e) Each Partner shall ensure that decisions taken are recorded in the minutes within 3 days of taking such decisions and are kept and maintained at the registered office of the LLP.

37. The LLP shall indemnify and defend its partners and other officers from and against all liability in connection with claims, actions and proceedings (regardless of the outcome), judgment, loss or settlement thereof, whether civil or criminal, arising out of or resulting from their respective discharging lawful duties as partners and officers of the LLP

38. The LLP can be wound up with the consent of all the partners subject to the provisions of Limited Liability Partnership Act 2008.

IN WITNESS WHEREOF THIS DEED IS SIGNED BY THE PARTIES HERETO THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN

Signed and delivered by the

For and on behalf of HRS SAI GURU DEVELOPERS LLP

1. .....

Mr. HariKrishna Rajgopal (Designated Partner- Party of the First Part) #230, 8th B Cross, Sanjay Nagar, Maruthi Nagar, Nagasettyhalli, Bengaluru North, RMV Extension II stage, Bengaluru- 560094	Witness: Name: K. RAJAN NANDAN Address: #12 6th Main Road MSR Nagar Bangalore-54

2. .....

Mr. Badapati Ramesh Naidu (Designated Partner- Party of the Second Part) at #40, Guru Arpanam, 4th floor, 5th Cross, 6th Main, Tata Nagar, Kodigehalli, Bengaluru -560092	Witness : Name: R.V. Praveen Address: #380/1, 1st main 8th cross Tata Nagar Kodigehalli, Blore-92

3. .....

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

Mr. Thokala Srinivasulu (Designated Partner- Party of the third Part) #14, 12th Main, 1st Cross, Near Welfare Society, Health And Family, Annapurneshwari Nagar, VTC, Bengaluru North, Bengaluru-560091	Witness: Bhavya.R Name: Bhavya.R Address: #14 12th main 1st Cross Health Layout Annapoorneswari Nagar Blore-91

B. Sat

Mr. B Satish (Partner- Party of the Fourth Part) #9, 4th Main, Near Sapthagiri Apartment, Balaji Layout, Bengaluru North, Bengaluru-560094	Witness: Prashanth Name: Prashanth Address: #309 Kuvempu School Road Nagashettahalli Bangalore -94

Mr. Thirumalesha (Partner- Party of the Fifth Part) #37/2, 2nd Floor,9th Cross, Shankar Nagar Main Road, Mahalakshmi Layout, Bengaluru North, Bengaluru- 560 096.	Witness: Name: #2, 9th cross, Marathinagar Address: Bhadrappa Layout, RMV IInd Stage Bangalore - 94

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

For HRS SAI GURU DEVELOPERS LLP

Designated Partner

This Document Consist of 16 Pages
First Page Doct. No. 8670 of Book-I
2024-25

ORIGINAL

SUPPLIMENTAL AGREEMENT

This **SUPPLEMENTAL AGREEMENT** (Sharing Agreement) is made and executed on the 17th day of September Two Thousand Twenty-Four **(17/09/2024):**

BY : **Sri. R. MAHALINGAPPA**
S/o Late. B.C. Ramaiah,
Aged about 54 years,
Residing at No. 70, "Niveditha",7th Cross,
Further Extension, Mahalakshmi Layout,
Bangalore- 560 086.
Aadhaar No. 6430 9684 5863
PAN No. ABWPM8653L

(hereinafter referred to as the "**OWNER/PARTIES OF THE FIRST PARTY**", which expression shall, wherever the context so requires or admits, mean and include his heirs, executors, administrators and assigns etc) of the FIRST PART;

IN FAVOUR OF :

M/s. HRS SAI GURU DEVELOPERS LLP
A Registered LLP Firm
Having its Office at Rajalli Arcade, # 41,
1st Main, Sanjay Nagar Main Road,
RMV 2nd Stage, Behind Muneshwara Temple,
Sanjay Nagar, Bangalore – 560 094.
PAN No. AAQFH0157B
Represented by its Managing Partners

a. **Sri. R. HARI KRISHNA**
S/o V. Rajagopal Naidu,
Aged about 47 years,
R/at. No. 230, 8th B Cross, Sanjay Nagar, Maruthi Nagar Nagasettyhalli, Bangalore North, RMV Extension II Stage, Bangalore- 94.
Aadhaar No. 2713 1872 4209

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

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2024-25

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners Sri. HARI KRISHNA S/o V. Rajagopal Naidu ಇವರು ₹1,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	1,000.00	Online Challan Reference Number RG0924000011971413BJ Dated:17/09/2024
E-Payment	500.00	1,000.00
Total:	1,000.00	1,000.00

ಕಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs 600.00 has been paid thereon

ಸ್ಥಳ :ಬ್ಯಾಟರಾಯನಪುರ

ದಿನಾಂಕ: 17/09/2024

ಕಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

b. **Sri. B. RAMESH NAIDU**
S/o. B. Keshavalu Naidu,
Aged about 45 years.
R/at No.40, Guru Arpanam, 4th Floor,5th Cross,
6th Main, TATA Nagar, Kodigehalli, Bangalore- 92.
Aadhaar No. 5681 5205 4538

c. **Sri. T. SRINIVASULU**
S/o. Muniswamy Naidu. T,
Aged about 47 years.
R/at. No. 14, 12th Main, 1st Cross,
Near Welfare Society, Health & Family,
Annapuraneshwari Nagar, VTC, Banglore-91.
Aadhaar No. 9426 9378 4908

d. **Sri. B. SATISH**
S/o. B. Keshavalu Naidu,
Aged about 42 years.
R/at. # 9, 4th Main, Near Sapthagiri Apartment,
Balaji Layout, Bangalore- 94.
Aadhaar No. 2265 6744 4511

e. **Sri. THIRUMALESHA**
S/o. Munirathnam Naidu,
Aged about 47 years.
R/at. # 37/2,2nd Floor, 9th Cross, Shankar Nagar
Main Road, Balaji Layout, Bangalore- 96.
Aadhaar No. 4610 4966 9053

(hereinafter referred to as the "**DEVELOPER/BUILDER/PROMOTER**", which expression shall, wherever the context so requires or admits, mean and include their heirs, nominee/s, executors, administrators and assigns etc) of the SECOND PART;

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BYP-1-08670-2024-25 2024-25

ಬ್ಯಾಟರಾಯನಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17/09/2024 ರಂದು 05:53:16 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
3	ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ	200.00
4	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	900.00
	ಒಟ್ಟು	1,760.00

Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners Sri. HARI KRISHNA S/o V. Rajagopal Naidu ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners Sri. HARI KRISHNA S/o, V. Rajagopal Naidu , 47, Resident of: , No. 230, 8th B Cross, Sanjay Nagar, Maruthi Nagar Nagasettyhalli, Bangalore North, RMV Extension II Stage, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560092 (Presenter)		Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners Sri. HARI KRISHNA S/o V. Rajagopal Naidu, , 47, Resident of: , No. 230, 8th B Cross, Sanjay Nagar, Maruthi Nagar Nagasettyhalli, Bangalore North, RMV Extension II Stage, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560092 (Claimant)		Left Thumb	
2	Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners Sri. B. RAMESH NAIDU S/o B. Keshavalu Naidu, , 45, Resident of: , No.40, Guru Arpanam, 4th Floor,5th Cross, 6th Main, TATA Nagar, Kodigehalli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560092 (Claimant)		Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

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2024-25

3	Mr.M/s. HRS SAI GURU DEVELOPERS LLP, Represented by its Managing Partners Sri. T. SRINIVASULU S/o Muniswamy Naidu. T, , 47, Resident of: , 14, 12th Main, 1st Cross, Near Welfare Society, Health & Family, Annapureshwari Nagar, VTC,, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560091 (Claimant)		 Left Thumb	
4	Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners Sri. B. SATISH S/o B. Keshavalu Naidu, , 42, Resident of: , # 9, 4th Main, Near Sapthagiri Apartment, Balaji Layout, , Bengaluru North, BENGALURU URBAN, KARNATAKA - 560094 (Claimant)		 Left Thumb	
5	Mr.M/s. HRS SAI GURU DEVELOPERS LLP,Represented by its Managing Partners, Sri.. THIRUMALESHA S/o Munirathnam Naidu, , 47, Resident of: , # 37/2,2nd Floor, 9th Cross, Shankar Nagar Main Road, Balaji Layout, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560096 (Claimant)		 Left Thumb	
6	Mr.R. MAHALINGAPPA S/o Late. B.C. Ramaiah, , 54, Resident of: , No. 70, "Niveditha",7th Cross, Further Extension, Mahalakshmi Layout, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560086 (Executant)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	PRAVEEN S/o VENKATARATHNAM (Identifier)	,,TATA NAGAR, KODIGEHALLI, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560023	
2	NAGESH R S/o G RAMAIAH (Identifier)	,,NO. 332. 19TH MAIN, SRINIVASNAGAR NANDINI LAYOUT , Bengaluru North, BENGALURU URBAN, KARNATAKA - 560096	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

There is no difference between the original copy and the duplicate presented for registration

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ

WITNESSETH AS FOLLOWS:

WHEREAS, the First party is the owner of Residential converted Property bearing Sy. No. 69/10, an extent of 0-06 guntas, Sy. No. 69/11, an extent of 0-04.12 guntas and Sy. No. 69/12, an extent of 0-10 guntas, Total 0-20.12 (20 ¾) guntas or 22596. 75 Sq. feet, having BBMP Katha No. 1562/Sy. No. 69/10, 69/11, 69/12, Situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk, earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore.

WHEREAS, the land measuring 0-06 guntas in Sy. No.69/10 situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. Manjula through registered Sale deed dated 28/11/2002, registered as Document No.9234/2002-03, Book-1, stored in CD No. YNK29, in the office of the Sub-Registrar, Yelahanka, Bangalore, which is referred as Item No. I in the schedule property.

WHEREAS, the land measuring 0-04 guntas in Sy. No. 69/11 and land measuring 0-10 guntas in Sy. No. 69/12, in total measuring 0-14 guntas, Situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. G. Poornima through registered Sale Deed dated 28.11.2002 vide registered as Document No. 9232/02-03, Book-1, stored in CD No. YNK-29, in the office of Sub-Registrar, Yelahanka, Bangalore. which is referred as Item No. II in the schedule property.

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

WHEREAS, the land measuring 0-0 ¾ guntas in Sy. No. 69/11 situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, was belonging to Sri. R. Mahalingappa, the said Sri. R. Mahalingappa has acquired property from his predecessor-title holder i.e. Smt. G. Poornima through registered Sale Deed dated 04.11.2004 vide registered as Document No. YAN-1-15410/04-05, Book-1, stored in CD No. YAND90, in the office of Sub-Registrar, Yelahanka, Bangalore. which is referred as Item No. III in the schedule property.

Thus, Sri. R. Mahalingappa, the First Party herein, became the absolute owner in possession of the Sy. No. 69/10, an extent of 0-06 guntas, Sy. No. 69/11, an extent of 0-04.12 guntas and Sy. No. 69/12, an extent of 0-10 guntas, Total 0-20.12 (20 ¾)guntas situated at Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, subsequently revenue records were transferred in his name, which is morefully described as Schedule herein and hereinafter referred to as Schedule Property.

WHEREAS, the First Party being owner of land bearing Sy. No. 69/10, 69/11 & 69/12, with desirous of developing into Non-Agriculture/Residential Use has obtained conversion order from the office of Deputy Commissioner, Bangalore vide its Official Memorandum bearing No. ALN(NAY)SR/214/13-14, dated 08.05.2014, in respect of Sy. No. 69/10, 69/11 & 69/12, total measuring 0-20 ¾ guntas of Thindlu Village.

PURSUANCE to the conversion order the First Party has approached the revenue authority for registration of Khatha, on perusal of records accorded the registration of Khatha and assigned New Municipal No. 1562 for Sy. No. 69/10, 69/11, 69/12 vide Special Notice bearing No. KTR/497/2014-15, MR/75/14-15, dated 03.02.2015, issued by office of

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

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2024-25

ಬ್ಯಾಟರಾಯನಪುರ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ BYP-1-08670-2024-25 ಆಗಿ

ದಿನಾಂಕ 17/09/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

17/09/24

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬ್ಯಾಟರಾಯನಪುರ
K V RAVIKUMAR
SENIOR SUB REGISTRAR,
BYATARAYANAPURA, BANGALORE

THE SEAL OF THE SUB-REGISTRAR, GANDHINAGAR, (BYATARAYANAPURA) ಉಪ ನೋಂದಣಾಧಿಕಾರಿ, ಗಾಂಧಿನಗರ (ಬ್ಯಾಟರಾಯನಪುರ) ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Revenue Officer, Vidyaranyapura Zone, BBMP, Bangalore. Further, Assistant Revenue Officer has collected Improvement/Betterment charge vide Receipt No. RD/RDAROVDYP/08/2014-15/Feb/0026, dated 03.02.2015.

WHEREAS the First Party evinced interest in developing the schedule property into Multistored Building/Residential Apartment has entered into Joint Development Agreement with Second Party i.e. M/s. HRS Sai Guru Developers LLP, on dated 20/11/2023, registered as Document No. BYP-1-11676/2023-24 of Book-1, registered before the Office of the Sub-Registrar, Bytarayanapura, Bangalore, for development of all that piece and parcel of Schedule property more fully described in the schedule of hereunder and hereinafter to as Schedule Property.

Subsequently, First Party also executed GPA dated20/11/2023 in favour of Second Party i.e. M/s. HRS Sai Guru Developers LLP viz registered as Document No. BYP-4-00586/2023-24 of Book-4, in the office of Sub-Registrar, Bytarayanapura, Bangalore, by empowering the developers to enter the property for development and to sale 52.5% share in Super-Built-Up Area and proportionate un-divided share in Schedule Property.

Whereas, the Second party i.e. Promoter/Developer has obtained approved building plan from the office of the Joint Director (Town Planning-North), BBMP, N.R. Square, Head Office Building, Annex-Building, Bangalore-560002 vide its approval **LP. No. BBMP/Addl.Dir/JDNORTH/0100/23-24, dated 14/08/2024**, and License No. BBMP/CC/4919/24-25, for constructed Residential Apartment consisting of Stilt/Basement Floor, Ground Floor plus 4 upper and Terrace Floor in the Schedule Property in term of JDA.

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

Furtherance, as per approved Building plan, total Super Built-Area 68,067 Sq. feet can be achieved and also saleable area as per RERA act.

Now, in the terms of JDA, the Promoter/Developers has 52.5% share in the Super Built-Up Area i.e. **35,735 Sq. feet** and 52.5% share in Car Parking Area and First Party/Owner has 47.5% share in the Super Built-Up Area i.e. **32,332 Sq. feet** and 47.5% share in Car Parking Area as term set forth in JDA.

WHEREAS, in pursuance of the said JDA the parties herein have mutually agreed to share the flats/units to their respective share in the project known as **'HRS SAIGURU BLISS AVENUE'** apartment in the following manner:-

A) Flats allocated to the share of the **OWNERS/FIRST PARTY.**

Sl. No.	Flat No.	Carpet Area	Common Area	Super Built-up Area	Un-Divided Share	Type of Flat	Facing of Main Door	Car parking space
GROUND Floor								
1.	GF001	887	275.16	1162.2	385.78	2BHK	East	One
2.	GF002	828	256.85	1084.9	360.12	2BHK	East	One
3.	GF007	1068	331.30	1399.3	464.50	3BHK	North	One
4.	GF008	1133	351.47	1484.5	492.77	3BHK	North	One
FIRST Floor								
5.	FF101	887	275.16	1162.2	385.78	2BHK	East	One
6.	FF102	828	256.85	1084.9	360.12	2BHK	East	One
7.	FF103	1266	392.73	1658.7	550.62	3BHK	East	One
8.	FF104	1444	447.94	1891.9	628.04	3BHK	East	One
9.	FF105	1329	412.27	1741.3	578.02	3BHK	North	One
10.	FF106	1254	389.00	1643.0	545.40	3BHK	North	One

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

11.	FF107	1068	331.30	1399.3	464.50	3BHK	North	One
12.	FF108	1133	351.47	1484.5	492.77	3BHK	North	One
13.	FF109	1182	366.67	1548.7	514.09	3BHK	North	One
THIRD Floor								
14.	TF301	887	275.16	1162.2	385.78	2BHK	East	One
15.	TF302	828	256.85	1084.9	360.12	2BHK	East	One
16.	TF303	1266	392.73	1658.7	550.62	3BHK	East	One
17.	TF304	1444	447.94	1891.9	628.04	3BHK	East	One
18.	TF305	1329	412.27	1741.3	578.02	3BHK	North	One
19	TF306	1254	389.00	1643.0	545.40	3BHK	North	One
20.	TF307	1068	331.30	1399.3	464.50	3BHK	North	One
21	TF308	1133	351.47	1484.5	492.77	3BHK	North	One
22.	TF309	1182	366.67	1548.7	514.09	3BHK	North	One

B) Flats allocated to the share of the Promoter/Builder/Developer/Second Party.

Sl. No.	Flat No.	Carpet Area	Common Area	Super Built-up Area	Un-Divided Share	Type of Flat	Facing of Main Door	Car parking space
GROUND Floor								
1.	GF003	1266	392.73	1658,7	550.62	3BHK	East	One
2.	GF004	1444	447.94	1891.9	628.04	3BHK	East	One
3.	GF005	1329	412.27	1741.3	578.02	3BHK	North	One
4.	GF006	1254	389.00	1643.0	545.40	3BHK	North	One
5.	GF009	1182	366.67	1548.7	514.09	3BHK	North	One
SECOND Floor								
6.	SF201	887	275.16	1162.2	385.78	2BHK	East	One
7.	SF202	828	256.85	1084.9	360.12	2BHK	East	One
8.	SF203	1266	392.73	1658.7	550.62	3BHK	East	One

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP

9.	SF204	1444	447.94	1891.9	628.04	3BHK	East	One
10.	SF205	1329	412.27	1741.3	578.02	3BHK	North	One
11.	SF206	1254	389.00	1643.0	545.40	3BHK	North	One
12.	SF207	1068	331.30	1399.3	464.50	3BHK	North	One
13.	SF208	1133	351.47	1484.5	492.77	3BHK	North	One
14.	SF209	1182	366.67	1548.7	514.09	3BHK	North	One
FOURTH Floor								
15.	FF401	887	275.16	1162.2	385.78	2BHK	East	One
16.	FF402	828	256.85	1084.9	360.12	2BHK	East	One
17.	FF403	1266	392.73	1658.7	550.62	3BHK	East	One
18.	FF404	1444	447.94	1891.9	628.04	3BHK	East	One
19.	FF405	1329	412.27	1741.3	578.02	3BHK	North	One
20.	FF406	1254	389.00	1643.0	545.40	3BHK	North	One
21.	FF407	1068	331.30	1399.3	464.50	3BHK	North	One
22	FF408	1133	351.47	1484.5	492.77	3BHK	North	One
23.	FF409	1182	366.67	1548.7	514.09	3BHK	North	One

The First Party has declared that share allocated to Promoter/Developer/Builder remain un-change/un-modified in the project and rest of the recitals of the Joint Development Agreement shall remain unaltered and unilateral declaration for all future correspondence.

Further, it has been specifically agreed by the owners that the aforesaid sharing shall be applicable only for the sanctioned floors approved by the Bruhat Bangalore Mahanagar Palike in the project along with proportionate undivided share of land.

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

Whereas, this Supplementary Agreement made in two sets, original copy shall be with the Second party i.e. Builder/Developer and Duplicate copy (2nd set) shall be with First Party i.e. Land owner and there is no difference from original and duplicate copies, for convivence of parties this agreement made in two sets.

:: SCHEDULE PROPERTY ::

Item-1

All that piece and parcel of the converted land bearing **Sy.No.69/10 measuring 0-06 guntas**, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Land belongings to Sri. Hanumegowda,

West by : Land belonging to Smt. P. Rudramma,

North by : Land belongings to Sri. Hanumegowda,

South by : Road & Land belongings to Sri. A.R. Sharieff.

Item-2

All that piece and parcel of the converted land bearing **Sy.No.69/11 measuring 0-04 guntas & Sy. No. 69/12, measuring 0-10 guntas, in total measuring 0-14 guntas**, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

East by : Land belongings to Sri. Narayanappa,

West by : Land belonging to Sri. Nagaraja & Smt. Sunadamma,

North by : Land belongings to Smt. Sunadamma,

South by : 100 feet wide open space & thereafter Road.

Item-3

All that piece and parcel of the converted land bearing **Sy.No.69/11 measuring 0-0¾ guntas**, situated at Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by : Road Left by Sri. M. Narayanappa, the Vendor of the property in Sy. No. 69/15, in all measuring 3400 ft, out of which 1700 feet is for the benefit of Sri. Mahalingappa

West by : Land belonging to Sri. Mahalingappa,

North by : Land bearing No. 69/15,

South by : Land belongings to Sri. Mahalingappa.

:: SCHEDULE PROPERTY ::
(Description of Amalgamated/Clubbed/Composite property of converted land bearing Sy. 69/10, 69/11 & 69/12)

All that piece and parcel of the converted land bearing **Sy.No.69/10, 69/11 & 69/12**, total measuring **0-20 ¾ guntas or 22596.75 Sq. feet,**

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

For HRS SAI GURU DEVELOPERS LLP
Designated Partner

having **BBMP Katha No. 1562/Sy. No. 69/10, 69/11, 69/12**, vide conversion order bearing No. **ALN(NAY)SR/214/13-14, dated 08.05.2014**, issued by Deputy Commissioner, Bangalore, situated at **Thindlu Village, Yelahanka Hobli, Yelahanka Taluk earlier Bangalore North Taluk**, presently comes under BBMP Jurisdiction, Bangalore and bounded on :

East by	:	Road.
West by	:	Land belongings to Smt. P. Rudramma, Sri. Nagaraja & Smt. Sunadamma.
North by	:	Land belonging to Smt. Sunadamma,
South by	:	Road & Land belongings to Sri. A.R. Sharieff.

IN WITNESS WHEREOF, the PARTIES have executed this SUPPLEMENTAL AGREEMENT in the presence of the Witnesses attesting hereunder.

FIRST PARTY/OWNER	SECOND PARTY/DEVELOPER
Signature..... (Sri. R. Mahalingappa)	For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 1. Sri. R. HARI KRISHNA (Managing Partners)
SECOND PARTY/DEVELOPER	**SECOND PARTY/DEVELOPER**
For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 2. Sri. B. RAMESH NAIDU (Managing Partners)	For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 3. Sri. T. SRINIVASULU (Managing Partners)

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SECOND PARTY/DEVELOPER	SECOND PARTY/DEVELOPER
For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 4. Sri. B. SATISH (Managing Partners)	For HRS SAI GURU DEVELOPERS LLP Rep. by its Managing Partners Signature..... 5. Sri. THIRUMALESH (Managing Partners)

WITNESSES:	WITNESSES:
Signature..... Name: Praveen Address: 380/1, 1st main, 8th cross, Tatanagar Bangalore-92	Signature..... Name: NAGESH K Address: No 332, 19th main Srinidhinagar Mandur Layout Bl-96.

Drafted by

Ambarish K.C. Advocate.
Kar: 3353/07
No. 4/7, 2nd Main, 8th Cross,
Weavers Colony, Gangnagar,
R.T. Nagar Post, Bengaluru 560032

AMBARISH K.C. Advocate Bangalore