

XXXXXXXXXXXXXXXXXXXX

Print Date & Time : 10-03-2023 05:14:56 PM

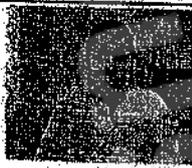
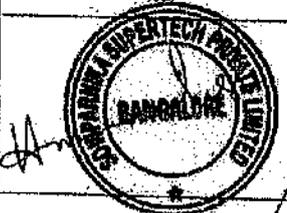
2022-23

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-13533 12555

ಅತ್ತಿಬಲಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-03-2023 ರಂದು 03:44:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	1808620.00
2	ಸೇವಾ ಶುಲ್ಕ	3500.00
	ಒಟ್ಟು:	1812120.00

ಶ್ರೀ M/S Sowparnika Supertech Private Limited Rep by Authorised Director Meenakshi Ramji ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Sowparnika Supertech Private Limited Rep by Authorised Director Meenakshi Ramji			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ (ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ವ್ಯತಿಪಲ ರೂ..... (ರೂಪಾಯಿ)..... ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಚಿಸಿದ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿಬಲಿ) ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S Sowparnika Supertech Private Limited Rep by Authorised Director Meenakshi Ramji (ಬರೆದುಕೊಂಡವರು)			
2	M/S Bollheni Developers Limited Rep by Authorised Signatory C H Tarako Rama Rao (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿಬಲಿ) ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

2022-23

A

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is executed on the 22nd day of February, 2023 at Bengaluru:

BY AND BETWEEN:

THE PERSONS LISTED IN SCHEDULE A, in their capacity as landowners, (hereinafter collectively referred to as the "Owners", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, representatives, administrators, executors, and permitted assigns) of the FIRST PART;

AND

BOLLINENI DEVELOPERS LIMITED, a company incorporated under the Companies Act, 1956, with CIN U65990TG1996PLC024371, PAN AAACB8237D, and having its registered office at H No.8-2-546/1, Road No.7, Banjara Hills, Hyderabad 500034, and Bengaluru office at No. 23, Old No: 05, 3rd Floor, Sankey Square, Sankey Road, Sadashivanagar, Bengaluru - 560003 (hereinafter referred to as "BDL", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the SECOND PART;

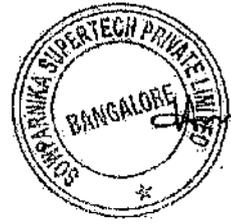
AND

SOWPARNIKA SUPERTECH PRIVATE LIMITED, a company registered under the Companies Act, 2013, with CIN U70109KA2021PTC151624, with PAN ABGCS8220G, and having its registered office at no. 750, 'C' Block, 1st main AECS layout, Kundalahalli,

~~S. Srinivasan~~
Alyan
V. S. Srinivasan
V. A. Murthy
Poomina Poomina
Lakshminish
S. Srinivasan
R. Pushpalatha
Sandhya R.

J. Srinivasan
Srinivasan H.C.
Srinivasan H.C.
V. V. Murthy
Shyamala B
Shyamala B
B.V. Srinivasan
Srinivasan
Srinivasan B.N.
B.R. Srinivasan

R. Srinivasan
Srinivasan
Srinivasan
Srinivasan B.H.
Srinivasan J.
Rachappa B.H.
Srinivasan J.



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Sri K. Venkatesha Murthy S/o Late L.M. Krishnamurthy (ಬರೆಯಬೇಕಾದವರು)			
4	Sri V. Venkatarama Murthy S/o K. Venkatesha Murthy (ಬರೆಯಬೇಕಾದವರು)			
5	Smt V.A. Seethalakshamma W/o V. Venkatarama Murthy (ಬರೆಯಬೇಕಾದವರು)			
6	Sri V A Murthy @ V Achutha Murthy S/o V. Venkatarama Murthy (ಬರೆಯಬೇಕಾದವರು)			
7	Mrs Poornima W/o V A Murthy (Self & Minor Guardian For Bhatrima & Dhatri Kosuhika A) (ಬರೆಯಬೇಕಾದವರು)			
8	Mrs V R Lakshmi D/o V. Venkatarama Murthy (ಬರೆಯಬೇಕಾದವರು)			
9	Sri V R Murthy S/o K. Venkatesha Murthy (ಬರೆಯಬೇಕಾದವರು)			
10	Smt Pushpalatha.R W/o V R Murthy (ಬರೆಯಬೇಕಾದವರು)			

Page Doct. No. 12555 of Book I

2022-23

ಬರೆಯಬೇಕಾದವರು
ಬರೆಯಬೇಕಾದವರು (ಅಧಿಕಾರಿ)
ಅಧಿಕಾರಿ ಅಧಿಕಾರಿ

2022-23

Bengaluru- 560037, India, (hereinafter referred to as the "Developer"/ "SSPL", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the of the **THIRD PART**.

The Owners, BDL, and the Developer shall hereinafter collectively be referred to as "Parties" and individually as a "Party".

WHEREAS

1. The Owner No. 1, Owner No. 2, Owner No. 2(a), Owner No. 2(b), Owner No.2(b)(1), Owner No. 2(b)(2), Owner No. 2(b)(3), Owner No. 2(c), Owner No.3, Owner No. 3(a), Owner No. 3(b), Owner No. 3(c), Owner No. 4, Owner No.4(a), Owner No.4(b), Owner No. 4(c), Owner No.5, OwnerNo.5(a), Owner No. 5(b) and Owner No. 5(c) are the joint and absolute owners of, and are in possession of all that piece and parcels of immovable property:

1.1. Bearing Sy. No. 72/2, measuring 1 Acre 29 guntas, situated at Bidaraguppe Village, Attibeele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 259/2015-16 dated 11/05/2016, more fully described in Item No. 1 of the Schedule B hereunder and hereinafter referred to as "Item No. 1 Property".

1.2. Bearing Sy. No. 81, measuring 5 Acres 02 Guntas, situated at Bidaraguppe Village, Attibeele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted, an extent of 4 Acres 8 Guntas for residential purposes and 34 Guntas reserved for Park vide Official Memorandum bearing No. ALN (A)(A) CR 256/2015-16 dated 11/05/2016 more fully described in Item No. 2 of the Schedule B and hereinafter referred to as "Item No. 2 Property".

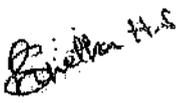
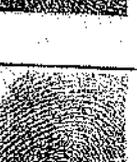
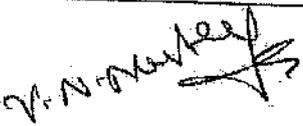
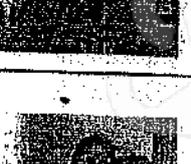
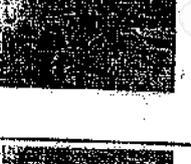
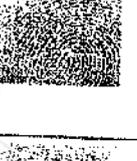
~~S. S. S. S. S.~~
K. S. S. S. S.
V. S. S. S. S.
V. A. S. S. S.
P. S. S. S. S.
L. S. S. S. S.
S. S. S. S. S.
R. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.

S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.

S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.
S. S. S. S. S.

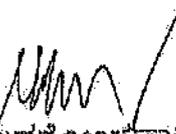


S. S. S. S. S.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
11	Smt R. Sandhya D/o V R Murthy (ಬರೆಯಕೊಡುವವರು)			Sandhya R
12	Sri R. Kishore S/o V R Murthy Rep by GPA Holder Mr. V R Murthy (ಬರೆಯಕೊಡುವವರು)			
13	Sri V L Murthy S/o K. Venkatesha Murthy (ಬರೆಯಕೊಡುವವರು)			
14	Smt Shewtha H S W/o V L Murthy (Self & Minor Guardian For Master Pranav Koushik & Babyu Pracheth Koushik) (ಬರೆಯಕೊಡುವವರು)			
15	Sri V N Murthy S/o K. Venkatesha Murthy (ಬರೆಯಕೊಡುವವರು)			
16	Smt Shyamala B W/o V N Murthy (Self & Minor Guardian For Srujana Koushik & Vaishnavi Koushik) (ಬರೆಯಕೊಡುವವರು)			Shyamala B
17	Sri B N Rangappa S/o late Nanjappa (ಬರೆಯಕೊಡುವವರು)			B N Rangappa
18	Sri B R Ramakrishna S/o B N Rangappa (ಬರೆಯಕೊಡುವವರು)			BR Ramakrishna

Page Doc. No. 12555 of Book I

2022-23


ಹಿರಿಯ ಉಪನಿರೀಕ್ಷಕಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆರೆ)
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

2022-23

- 1.3. Bearing Sy. No.80/4, measuring 11.08 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District – 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) SR 57/2016-17, more fully described in item No. 1 of the Schedule B hereunder and hereinafter referred to as "Item No. 3 Property".
- 2. The Owner No. 2(b), Owner No. 2(b)(1), Owner No. 2(b)(2) and Owner No. 2(b)(3) represent that they are the absolute owners of, and are in possession of the property bearing Sy.No. 88, measuring 26 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District – 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 255/2015-16 dated 11/05/2016 more fully described in Item No. 4 of the Schedule B hereunder and hereinafter referred to as "Item No. 4 Property".
- 3. The Owner No. 6, Owner No. 6(a), Owner No. 6(b), Owner No.6(c), Owner No. 6(d), Owner No. 6(e); Owner No. 6(f), Owner No. 6(g), Owner No. 6(g)(1) and Owner No. 6(g)(2) are the absolute owners of, and are in the possession of the property bearing Sy.No. 72/1, measuring 0-11 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Rural District– 562107, duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 258/2015 - 16 dated 11/05/2016 more fully described in Item No. 5 of the Schedule B hereunder, and hereinafter referred to as "Item No. 5 Property".
- 4. The Owner No. 7, Owner No. 7(a), Owner No. 7(b) and Owner No. 7(c) are the absolute owners of, and are in the possession of the property bearing Sy.No. 80/7, measuring 0.11.08 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District – 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 257/2015-16 dated 11/05/2016, more fully described in Item No.6 of the Schedule B hereunder and hereinafter referred to as "Item No. 6 Property".

[Handwritten signature]
 S. Srinivas
 V. S. Srinivas

[Handwritten signature]
 Sreetha H. S
 Sreetha H. S

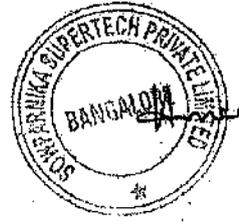
V. A. Murthy
 Poonni Poonni

V. V. Murthy
 Shyamala B.
 Shyamala B.
 B. N. Srinivas

Lakshmi. V.R
 R. Srinivas
 R. Pushpalatha.
 Sandhya R

[Handwritten signature]
 Chaitan B. N
 B. N. Srinivas
 B. N. Srinivas

[Handwritten signature]
 D. Srinivas
 R. Srinivas
 R. Srinivas



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
19	Sri Deepak R S/o B R Ramakrishna (ಬರೆಯಕೊಡುವವರು)			
20	Sri B R Nagaraj S/o B N Rangappa (ಬರೆಯಕೊಡುವವರು)			B R Nagaraj
21	Smt. Chitra D/o B R Nagaraj (ಬರೆಯಕೊಡುವವರು)			Chaitree - B N
22	Sri Shivekumar S/o B R Nagaraj (ಬರೆಯಕೊಡುವವರು)			
23	Sri B R Anand S/o B N Rangappa (Self & Minor Guardian Ms Himma Bindu & Master Satvik) (ಬರೆಯಕೊಡುವವರು)			
24	Sri B H Harish S/o Late Hanumanthappa (ಬರೆಯಕೊಡುವವರು)			B H Harish
25	Smt Uma Devi W/o B H Harish (Self & Minor Guardian For Master Mithun B H) (ಬರೆಯಕೊಡುವವರು)			Uma Devi B H
26	Miss Rachitha H D/o B H Harish (ಬರೆಯಕೊಡುವವರು)			Rachitha B H

8 Page Doct. No. 12555 of Book I
2022-23

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗು (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

5. The Item No. 1 Property, Item No. 2 Property, Item No. 3 Property, Item No. 4 Property, Item No. 5 Property and Item No. 6 Property shall be hereinafter collectively referred to "Schedule Property". A sketch of the Schedule Property is attached hereto in Schedule B
6. The Owners were desirous of developing the Schedule Property into a project consisting of residential layouts, earlier known as 'Hamlet' ("Project"), and for this purpose had approached BDL, which had the necessary expertise, to carry out the construction and development of the Project on the Schedule Property.
7. By and under a Development Agreement dated March 29, 2021, registered with sub-registrar of assurances at Anekal vide registered document No. ANK-1-00469/2021-22, Stored in CD No. ANKD1024 ("BDL JDA"), the Owners appointed BDL to develop the Schedule Property into residential layouts as per the terms and conditions as set out in the BDL JDA. Pursuant to the terms of BDL JDA, the Owners have duly executed and registered a power of attorney March 29, 2021, registered with sub-registrar of assurances at Anekal vide registered document No. ANK-4-00033/2021-22, Stored in CD No. ANKD1024, in favour of BDL to undertake the actions in respect of the Project as set out therein.
8. A copy of the Sanctioned Plan (as defined below) in respect of the Project, has been annexed as Schedule C of this Agreement.
9. Pursuant to the provisions of the BDL JDA, BDL completed the development of the plotted layouts on the Schedule Property, and has obtained the release of all the plots comprised in the Project via an order No. STRRPA/TP/LAO/19/2016-17, dated 03-12-2022. As per the provisions of the BDL JDA, BDL and the Owners have executed a Sharing Agreement dated March 29, 2021 ("Sharing Agreement") for the purpose of identifying and allocating

[Handwritten signatures]
 V. S. Srinivas
 V. Srinivas
 V. A. Murthy
 Poomma Poomma
 Lalitha V.
 S. Srinivas
 R. Pushpalatha
 Sandhya R.

[Handwritten signatures]
 Shetha H S
 Shetha H S
 V. N. Murthy
 Shyamala B
 Shyamala B
 B. N. Srinivas

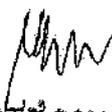
[Handwritten signatures]
 B. N. Srinivas
 Lalitha B. H.
 B. N. Srinivas

[Handwritten signatures]
 B. N. Srinivas
 Chaitra B. N.
 B. N. Srinivas



A

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram S/o Muniyappa No 750, C Block, 1st Mian, AECS layout, Kundalahalli, Bangalore	PR
2	A. Sathiesh Kumar S/o Anandan No 750, C Block, 1st Mian, AECS layout, Kundalahalli, Bangalore	A PR


 ಓರಿಯ ಉಪನಿರ್ದೇಶಕರು
 ಬಸವನಗುಡಿ (ಅತಿಬೆಲೆ)
 ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

Tonsley.com

the plots coming to the share of BDL and to the share of the Owners in the Project. Pursuant to the Sharing Agreement, BDL is entitled to and owner of an area of 78,974 (Seventy Eight Thousand Nine Hundred and Seventy Four only) square feet in the Project, comprising of 54 plots on the Schedule Property ("BDL' Share"), as more particularly detailed in Part A of Schedule D, and the Owners are entitled to and owner of an area of 94,690 (Ninety Four Thousand Six Hundred and Ninety) square feet, comprising of 73 plots on the Schedule Property ("Owners' Share"), as more particularly detailed in Part B of Schedule D.

- 10. Post the execution of the BDL JDA and the Sharing Agreement, BDL and the Owners have agreed to offer their respective plots comprised in BDL's Share and Owners' Share, to the Developer for the purpose of construction and development of villas on them, along with common amenities and facilities and, pursuant to which, the Owners and BDL have jointly and severally decided to appoint the Developer to construct, market and sell villas along with the plots comprised in the BDL's Share and Owners' Share on a 'revenue sharing basis', which is set out in detail in Clause 4 of this Agreement.
- 11. Based on the representations made by the Owners in respect of the Schedule Property, and Owners' Share, and the representations made by the BDL in respect of the BDL's Share, and subject to the terms and conditions set out herein, the Developer has agreed to enter into this Agreement to undertake the construction, development, marketing and selling of villas on the plots comprised in BDL's Share and Owners' Share on 'revenue sharing basis' and to construct the common amenities and facilities.
- 12. Accordingly, upon the terms and subject to the conditions recorded in this Agreement, and subject to the representations, warranties and covenants made by the Parties, the Parties hereby agree to execute this Agreement.

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

~~Signature~~
 V. Suresh
 V. A. Murthy
 Pooni Pooni
 Lalitha, V.R.
 R. Pushpalatha
 Sandhya.R
 Signature


~~Signature~~
 Binetha H S
 Binetha H S
 V. A. Murthy
 Shyamala B
 Shyamala B
 Signature
 Signature
 Signature
 Signature
 Signature

~~Signature~~
 Signature
 Signature
 Signature
 Signature
 Signature
 Signature

 Signature



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Sowparnika Supertech Private Limited Rep by Authorised Director Meenakshi
Ramji , ಇವರು 3617240.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	1808620.00	Challan No CR0323003000308266 Rs.1808620/- dated 10/Mar/2023.
ಚೆಲನ್	1808620.00	Challan No CR0323003000308744 Rs.1808620/- dated 10/Mar/2023
ಒಟ್ಟು :	3617240.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 10/03/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಅತ್ತಿಬೆಲೆ)

Designed and Developed by C- DAC Pune.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

2022-23

A

1. DEFINITIONS AND INTERPRETATION

1. In addition to the terms defined in the text and recitals of this Agreement, unless the context otherwise requires, the following words and expressions shall bear the meanings ascribed to them below:

1.1. "Agreement" shall mean this Development Agreement as the same may be modified from time to time in accordance with the terms herein along with the Schedules and Annexures hereto;

1.2. "Force Majeure" shall mean any cause beyond the reasonable control of either Party which prevents or impedes the due performance of this Agreement, and which, by due effort, the affected Party is unable to avoid or overcome through its effort. Force Majeure shall include but not be limited to, events like earthquakes, typhoons, cyclones, floods, lightning, landslides, fire, explosions, plague, epidemic, Pandemic lockouts, lockdowns, voice, rebellion, riot, strikes, civil commotion, invasion, act of foreign enemies, hostilities, civil war, any act of God, government restrictions including government sanctions, shortage of supply of construction material, permissions or any other acts or delays of the Government Authority;

1.3. "Governmental Authority" shall mean any national, state, provincial, local or similar government, governmental, regulatory or administrative authority, branch, agency, any statutory body or commission or any non-governmental regulatory or administrative authority, body or other organisations to the extent that the rules, regulations and standards, the requirements, procedures or orders of such authority, body or other organisation have the force of Law or any court, tribunal, arbitral or judicial body, or any stock exchange of India or any other country;

~~Signature~~
Signature
V. A. Murthy

~~Signature~~
Signature
Signature

V. A. Murthy
Poonni Poonni
Lakshmi V.R.

V. A. Murthy
Shyamala B
Shyamala B
B.N. Prasad

Signature
P. Pushpalatha

Signature
Chaitra. B. N.

Signature
Signature

Signature
BR Prasad



Signature
Signature
Signature

Signature
Signature
Signature
Signature
Signature

Signature
Signature



Signature

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Sri Dilip, R S/o B R Ramakrishna ... (ಬರಹಗೊಳಿಸುವವರು)			

14 Page Doct. No. 12555 of Book.

2022-23

A

ಸಿರಿ ದಿಲಿಪ್ಪ
ಹಿರಿಯ/ಉಪನಿರ್ದೇಶಕರಾಗಿದ್ದು
ಬರಹಗುರುತಿ (ಅಧಿಕಾರಿ)
ಆನೇಕಲ್ ಕಾರ್ಯಾಲಯ

ouraisy.com

2022-23

A

- 1.4. "Law" shall mean any statute, law, regulation, ordinance, rule, judgement common notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of this Agreement or thereafter;
- 1.5. "Plots" shall mean the plotted layouts comprised in the Owners' Share and BDL's Share collectively minus the plots which are to be released to the Owners and SKLN Foundation as per Clause 4.3(ii), a list of which is set out in Schedule D.
- 1.6. "Sanctioned Plan" shall mean the Layout Plan relating to the Scheduled Property in respect of the Project approved by the relevant Governmental Authority, as copy of which is annexed as Schedule C of this Agreement, and shall include any modifications, amendments, revalidation, etc., made thereto from time to time;
- 2. Unless the context of this Agreement otherwise requires:
 - 2.1. References in the singular shall include references in the plural and vice versa;
 - 2.2. References to a particular Clause, Schedule and Annexure shall, except whether context otherwise requires, be a reference to that Clause, Schedule, Annexure;
 - 2.3. Terms defined in this Agreement shall be capitalised throughout the text of this Agreement and shall have the meaning assigned to it by the way of this Agreement;

~~S. Srinivasan~~
 K. Jayaram
 V. Srinivasan

V. A. Murthy
 Poonima, Poonima
 Lakshmi VR

~~S. Srinivasan~~
 R. Pushpalatha
 Sandhya R



~~S. Srinivasan~~
 Swetha H. S
 Swetha H. S

V. N. Murthy
 Shyamala B
 Shyamala B
 B/1/80/100

~~S. Srinivasan~~
 Chaitan B.N

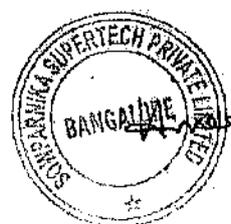
~~S. Srinivasan~~
 B. R. R.
~~S. Srinivasan~~

~~S. Srinivasan~~
 05.03

~~S. Srinivasan~~
~~S. Srinivasan~~
~~S. Srinivasan~~

~~S. Srinivasan~~
 Roshni B.H

~~S. Srinivasan~~
~~S. Srinivasan~~



Page Docl. No. 12555 of Book.T
2022-23


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ ABL-1-12555-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ ABLD1398 ನೇ ದೃಶ್ಯ
ದಿನಾಂಕ 14-03-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತಿಬೆಲೆ)

Designed and Developed by C-DAC, AGTS, Pune
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

- 2.4. The words "include" and "including" are to be construed without limitation;
- 2.5. The Schedules and Annexures to this Agreement form an integral part of this Agreement and will be in full force and effect as though they were expressly set out in the body of the Agreement;
- 2.6. Whenever provision is made for the giving of notice, approval or consent by any person, unless otherwise specified such notice, approval or consent shall be in writing and the words "notify" and "approve" shall be construed accordingly; and
- 2.7. Reference to the Agreement shall be construed as reference to such agreement as the same maybe amended, varied, supplemented or novated.

2. GRANT OF DEVELOPMENT RIGHTS

2.1. The Owners hereby, jointly and severally, grant the Developer, an exclusive right to enter upon their plots comprised in Owners' Share and construct, market and sell villas on such plots, at its own costs, upon the execution of this Agreement and in accordance with the terms and conditions of this Agreement. Similarly, BDL hereby grants the Developer, an exclusive right to enter upon its plots comprised in BDL's Share and construct, market and sell villas on such plots, at its own costs, upon the execution of this Agreement and in accordance with the terms and conditions of this Agreement. Accordingly, the Owners and BDL shall deliver the actual, physical, and vacant possession of their respective plots to the Developer simultaneous with the execution of this Agreement.

2.2. The Owners and BDL hereby further agree to irrevocably and exclusively permit and authorise the Developer, its agents, servants, associates and any other person claiming

~~S. Srinivasan~~
 V. Srinivasan
 V. Srinivasan
 V. A. Murthy
 Pooma Pooma
 Lateshni V.
 S. Srinivasan
 R. Pushpalatha
 Sandhya R
 fin

Shreya H S
 Shreya H S
 V. N. Murthy
 Shyamala B
 Shyamala B
 B. N. Srinivasan

B. R.
 J. B. H
 R. B. H
 R. B. H
 R. B. H

8
 Charithra B. N
 B. R. Prasad
 B. R. Prasad



Handwritten signature or initials at the bottom right of the page.

or omit anything that would result in stoppage or delay of the construction, marketing and sale of Villas on the Plots.

3. CONSTRUCTION, MARKETING AND SALE OF VILLAS

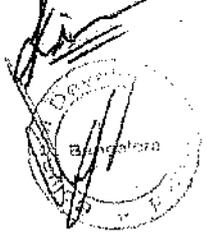
- 3.1. The Owners and BDL have permitted the Developer to commence construction on villas on their respective Plots in the Schedule Property, at the cost of the Developer, The Developer shall undertake to construct the aforementioned villas on the Plots in the Project by utilising the FSI as per the scheme offered to the prospective buyers of plots. All costs to be incurred for the construction/development of the aforesaid villas on the Plots in the Project shall be solely borne by the Developer.
- 3.2. The Developer shall be entitled to make modifications, additions, deletions and alterations in Sanctioned Plans as demanded by the Government Authority and as per the business demands if required and seek sanction of modified Sanctioned Plan, however such modifications, additions, deletions and alterations shall be with the consent of the Owners and BDL, which consents shall not be unreasonably withheld by the Owners and BDL.
- 3.3. The Developer shall manage the Project and the day to day affairs, and shall be in full control and charge of the Project, and will use its technical knowhow, experience and expertise to manage the same until all the villas are constructed on the Plots, and are sold. Further, the Parties agree that Developer shall, construct club house for the Project, at its own costs and expenses, and provide perpetual access to such club house(s) to the Transferees of the Villas comprised in the Plots.
- 3.4. The Developer shall be entitled to appoint architects, contractors, engineers and other consultants at its cost for the purposes of the Villas/villament in the Project, as it deems

~~S. S. S. S. S.~~
 S. S. S. S. S.
 V. S. S. S. S.
 V. A. Murthy
 Poomi Poomi
 Lakshmi V. B.
 S. S. S. S. S.
 R. Pushpalatha.
 Sandhya R.

S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 V. A. Murthy
 Shyamala B.
 S. S. S. S. S.

S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.

10
 Balgopal
 Chaitra B. N.
 S. S. S. S. S.
 B. R. R.
 S. S. S. S. S.



Handwritten mark

fit. The fees payable to such architects, contractors, engineers and other consultants and other staff and workmen and all persons connected with the construction of villas on the Plots shall be borne by the Developer.

- 3.5. In case of disputes between the Developer and/ or its architects, contractors, engineers and other consultants and other workman and suppliers of materials and all other persons who are engaged or employed in the development and construction of villa/villament in the Project, the same shall be paid and settled by the Developer who alone shall be liable and answerable for such claims, if any. The Owners and BDL shall have no liability whatsoever in this behalf.
- 3.6. The Developer 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 the Owners and BDL shall not interfere with the same.
- 3.7. The construction of the villas on the Plots in the Schedule Property shall be as per the specifications determined by the Developer.
- 3.8. The Developer shall be entitled to appoint architects, contractors, engineers and other consultants at their cost to execute the development and construction works of Villas on the Plots on its behalf as it deems fit, provided that Developer alone shall be liable to fulfil the terms and conditions and the obligations set out under any such agreements that may be executed by Developer in respect thereof. The fees payable to architects, engineers, contractors, consultants and other staff and workmen and all persons connected with the development/construction of villas on the Schedule Property appointed by Developer and connected with the development of villas of the Plots shall be borne by Developer and the aforesaid persons shall have no claim on or against the Owners and BDL under this Agreement.

~~S. Anand Kumar~~

K. Jayaram
V. S. Srinivasulu

V. A. Murthy

Poomini Poomini

Lakshmi V.

D. Srinivas

R. Pushpalatha.

Sandhya R.

Handwritten signature


Handwritten signature
B. Srinivasulu
B. Srinivasulu

V. N. Murthy
Shyamala B.
Shyamala B.

B. N. Srinivasulu

11
B. Srinivasulu
Chaitanya B. N.

Handwritten signature
B. R. Srinivasulu
Handwritten signature

Handwritten signature

Handwritten signature
Handwritten signature
Handwritten signature

Handwritten signature

Handwritten signature
Rajitha B. H.

Handwritten signature



Handwritten signature
Anandheshi

3.9. The Developer shall be responsible, for any accidents or injury or death of any workmen or third party that may occur during the development of villas on the Plots or in relation to any other development of the Schedule Property. The Owners and BDL shall have no liability whatsoever in this behalf under this Agreement. The Developer shall promptly comply with all labour laws, insurance laws and all other rules and regulations during the course of development of villas on the Plots and further be fully responsible for all the consequences. The other Parties have no liability in respect thereto under this Agreement.

3.10. All items of plant and machinery, tools and implements, stores and materials or such other materials of the Developer and/or their contractors, workmen and other agencies brought into the Schedule Property/Plots for the development and construction of the villas on the Plots shall remain their exclusive property at all times and/or they shall be entitled to remove the same any time. The Owners and BDL shall have no claim or lien whatsoever on any such items of plant and machinery, tools and implements, stores and materials at any time. The Developer shall move their equipment and machinery into the Schedule Property/Plots without damaging the environment and without causing any inconvenience to the other persons within the vicinity of the Schedule Property.

3.11. The Developer shall, at its own costs, undertake marketing and selling of the villas constructed on the Owners' Share and BDL's Share, and for this purpose, the Developer shall be entitled to appoint such consultants and/or other third parties, as per its sole discretion. All proceeds from the sale of the villas shall be received by the Developer and shall be distributed between the Parties in the manner as set out in Clause 4 below.

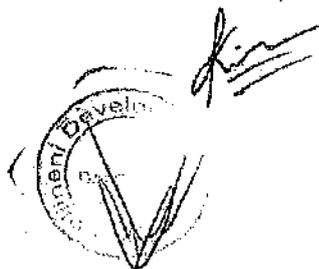
~~S. S. Srinivasan~~
K. Srinivasan
V. S. Joeide
V. A. Murthy
Poonima Poonima
Lakshmi. V.B
D. Srinivas
P. Pushpalatha
Sandhya R

~~H. Srinivasan~~
Bhetha H.S
Bhetha H.S
V. N. Murthy
Shyamala B
Shyamala B
B. V. Srinivas

~~S. S. Srinivasan~~

B. Srinivasan
Chaitanya B.N

~~S. S. Srinivasan~~
BR Srinivasan
~~S. S. Srinivasan~~



Ameenahalli

3.12. The Developer shall, be solely liable to deal with the prospective purchasers/buyers of plots/villas in the Project, without any recourse to BDL or the Owners. In case of disputes between the Developer and/ or any purchaser/ buyer in the Project, the same shall be dealt and settled by the Developer who alone shall be liable and answerable for such claims, if any. The Owners and BDL shall have no liability whatsoever in this behalf.

4. CONSIDERATION AND REVENUE SHARING

4.1. The Owners authorises the Developer to sell and collect the proceeds from the sale of villas along with the plots comprised in the Owners' Share. Similarly, BDL authorises the Developer to sell and collect the proceeds from the sale of villas along with the plots comprised in the BDL's Share. For the purpose of the above, the Owners and BDL jointly and severally authorises the Developer to open and operate such accounts as may be required in respect of the Project for the purpose of collection of receivables from the sale of the villas along with the plots or as per Applicable Laws.

4.2. The Parties agree that the revenue distribution between the Parties under this Agreement shall be 'on per villa/plot basis'. The first collections received from the sale of plots shall be utilised by the Developer to pay the dues to BDL and the Owners and thereafter the balance revenue shall be available to the Developer towards Project costs and profit.

4.3. In consideration of the Developer undertaking the construction, marketing and sale of villas on the Plots:

(i) BDL shall receive a revenue share from the sale of the sites/plots comprised in BDL's Share, which shall be calculated at the rate of INR 2300/- (Rupees Two

S. Srinivasan

K. Jayaram

V. Srinivasan

V. A. Murthy

Pooma - Pooma

Lakshmi. vb

S. Srinivasan

R. Pushpalatha

Sandhya R.

J. Srinivasan

Srinetha H.S

Srinetha H.S

V. N. murthy

Shyamala B

Shyamala B

BN 80

13

B. Srinivasan

Chaitra B.N

B. Srinivasan

B. Srinivasan

B. Srinivasan

S. Srinivasan



2022-23

(iv) BDL's Revenue Share and Owners' Revenue Share being paid as per this Clause shall be net of all deductions and costs..

4.4. The Parties agree and acknowledge that the payment of BDL's Revenue Share and the Owners' Revenue Share shall be made on 'per site/plot basis' from the customer collections received from the sale of each of their respective sites /plots villas in the Project. Further, the Owners shall be liable to divide/distribute the Owner's Revenue Share between them without any recourse to BDL or the Developer.

4.5. The Parties agree that the Developer had paid a sum of INR 25,00,000/- (Rupees Twenty Five Lakh only) to BDL as interest free refundable deposit ("BDL's Refundable Deposit"). Similarly, the Developer has had paid a sum of INR 45,00,000/- (Indian Rupees Forty Five Lacs only) to the Owners as interest free refundable deposit ("Owners' Refundable Deposit") which shall be utilised by the Owners to settle all the existing liabilities of S.V. Concrete. (BDL's Refundable Deposit and Owners' Refundable Deposit shall be collectively referred to as "Refundable Deposit"). For good and valid considerations, the Parties agrees with the Developer to adjust the Refundable Deposit of Owners before making payment of their respective revenue share as per Clause 4.3 above.

4.6. The Developer hereby covenants with the Owners and BDL to complete the sale of plots comprised in the Owners' Shares and BDL's Share, such that the Owners and BDL shall have realised all of their revenue share payable pursuant to this Agreement, within a period of 18 months from Effective Date of this Agreement. In the event of failure by the Developer to adhere to the timelines mentioned above, then in such a case, the Developer shall pay an additional amount of INR 100/- per square feet on the unsold plot area of the Owners' Share and BDL's Share to the Owners and BDL respectively.

[Handwritten signature]
N. Srinivas
V. Srinivas
V.A. Murthy
Poomma Poomma
Rakshmi V
S. Srinivas
R. Pushpalatha
Sandhya R

[Handwritten signature]
Srieta H S
Srieta H S
V.N. Murthy
Shyamala B
Shyamala B
BMC

[Handwritten signature]
27.12.19
Rakshmi B
Rakshmi B



15
B. Rajgopal
Chaitra B N
BR
[Handwritten signature]



[Handwritten signature]

4.7. The Developer covenant to the Owners and BDL that it will finish any pending layout development work within 12 months with a grace period of 6 months of the Effective Date of this Agreement. In case of delay beyond 18 months in completing any pending layout development work, the Developer shall pay monthly penalty to the Owners and BDL, calculated at the rate of INR 10/- per square feet of unsold plot area of the Owners' Share and BDL's Share for each month of delay to the Owners and BDL respectively. In the event the Developer does not commence the pending layout development work within a period of 12 months from the Effective Date of this Agreement, then the Owners and/or BDL shall have the right to terminate this Agreement and negotiate with third parties for the construction and development of villas as contemplated in this Agreement.

4.8. The Developer shall not be permitted create a mortgage or encumbrance on BDL and/or the Owner's plots or create any encumbrance of their share of cashflows. The Developer confirms that BDL's Share / Owner's Share and their revenue shall be free from mortgage or any charge at all times.

5. PROJECT COST AND EXPENSES

The total cost and expense for the construction, marketing and selling of villas on the Plots on the Schedule Property and along with construction of common amenities and facilities shall be borne by the Developer, which will include the cost of undertaking the construction (if any), wages and salaries of the workmen, fees to be paid to the architects, legal advisors and other consultants, fees for the revalidation of Sanctioned Plan (if any), remuneration paid to the engineers, contractors, all fees (excluding deposits) to be paid to concern Governmental Authority or departments inclusive of work contract tax, value added tax etc.

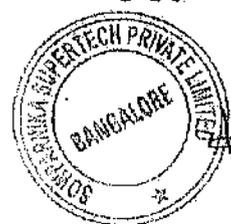
[Handwritten signatures]
 V. A. Murthy
 Poonima Poonima
 Lakshmi V.R.
 R. Pushpalatha
 Sandhya R.

[Handwritten signatures]
 Swetha H.S.
 Swetha H.S.
 V.N. Purthy
 Shyamala B
 Shyamala B
 BV Srinivas

[Handwritten signatures]
 J.B.H.



[Handwritten signatures]
 Chalitha B.N.
 BR Pini



[Handwritten signatures]
 Pasheta BH
 Watarah J
 Anasaheli

2022-23

A

6. PLANS AND APPROVALS:

- 6.1. The Owners covenants that they have procured the Sanctioned Plan and such other required licences, sanctions, consents, permissions and no-objections in respect of the Project, which are valid and subsisting in accordance with all applicable building bye-laws, rules and regulations in respect of the Project.
- 6.2. In the event if any licenses and/or approvals in respect of the Project, except villa development related approvals, are pending, then the same shall be obtained by the Owners at their own costs.
- 6.3. The Owners and BDL have this day executed a power of attorney in favour of the Developer to enable the Developer to amend / modify in its name, the Sanctioned Plan, and other approvals, licences, RERA approval, sanctions, consents, permissions .
- 6.4. In addition, thereto the Owners and BDL shall sign and execute such documents, papers and other agreements, applications that may be required by the Developer from time to time, for securing / renewing / modifying the Sanctioned Plan, RERA approval, licences, sanctions, consents, permissions and no-objections for effectively constructing, marketing and selling villas on the Scheduled Property.
- 6.5. The Developer shall be entitled to modify the Sanctioned Plan or submit a fresh plan, from time to time as may be required by the concerned statutory authorities. The Developer shall keep the Owners and BDL informed about any such modifications.

7. POWER OF ATTORNEY

~~S. Anand Kumar~~
~~Shyama B~~
 V. S. Rao
 V. A. Murthy
 Poomma Poomma
 Lakshmi. V.
 S. Anand
 R. Pushpalatha
 Sandhya R

~~Shyama B~~
 Shyama H S
 Shyama H C
 V. A. Murthy
 Shyama B.
 Shyama B
 BV 80 80

~~Shyama B~~

~~Shyama B~~

W. S. B. H

~~Shyama B~~
Chaitra. B. N

~~Shyama B~~
Rachita B. H

~~Shyama B~~
BR
~~Shyama B~~

~~Shyama B~~
W. S. B. H
Shyama B



Simultaneous with the execution of this Agreement, the Owners and BDL shall execute a power of attorney in favour of the Developer. The Power of Attorney shall empower the Developer to undertake the construction, marketing and sale of villas in the Project and specifically authorised the Developer to represent before various Governmental Authority to apply and modify the sanctioned plan, sell, lease, gift or otherwise dispose of and transfer the Developer's Revenue Share as per the terms of this Agreement.

8. TAXES AND MAINTAINANCE

The taxes, cesses, assessments, electricity charges, water charges, sanitary charges and any other outgoings, maintenance fund contributions, charges levied by the Developer/maintenance entity and all other associated charges for the upkeep and maintenance of the Project shall be borne by the customers and shall be fixed by the Developer or the maintenance entity.

9. REPRESENTATION AND WARRANTIES BY THE OWNERS AND BDL

9.1. The Owners and BDL, as the case may be, represent and warrant to the Developer as follows:

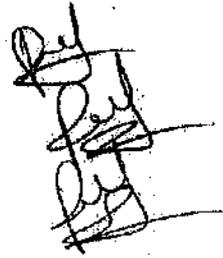
- (i) The Owners are the joint and absolute owners of the Plots comprised in the Owner's Share and has a clear and marketable title and is in uninterrupted possession, use and occupation of the Plots comprised in the Owners' Share;
- (ii) BDL is the absolute owners of the Plots comprised in BDL's Share and has a clear and marketable title and is in uninterrupted possession, use and occupation of the Plots comprised in BDL's Share.

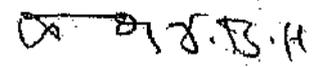

K. Jayaram
V. S. Srinivas
V. A. Murthy
Pooma Pooma
Lakshmi. V.
L. Prakash
B. Pushpalatha
Sandhya R

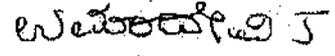


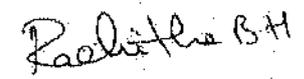
Sreetha H. S
Sreetha H. S
V. N. Murthy
Shyamala B
Shyamala B
B. S. Srinivas

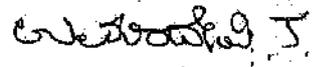




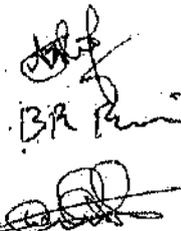




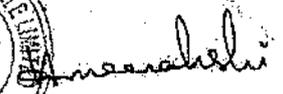




18
B. S. Srinivas
Chaitra D. N







2022-23

- (x) All property taxes and cesses in respect of their respective Plots on the Schedule Property have been duly and punctually paid as on the date of this Agreement, and the Owners and BDL shall be liable to make payments of any out standings in this respect, including penalties and arrears, if any, in respect of their respective Plots till the date of this Agreement;
- (xi) There is no notice from any Governmental Authority, Municipal Corporation, development authority or any other public or private body or authority and no notice under any Central or State Law including the Land Acquisition Act, 1894, the relevant town planning statute, or any other local, State or Central statutes has been issued or received or served upon the Owners and/or BDL in respect of the Schedule Property/Plots or any part thereof which restricts or may restrict the intended sale or development of villas on the Plots; and
- (xii) No hazardous substances have been or are disposed of, stored, kept or present on, in or under the Schedule Property, nor in water or the ground or ground water on or under the Schedule Property. There have not been and there are not now any releases or emissions or threats of any releases or emissions into the environment of any hazardous substance from or at the Schedule Property.

10. CUSTODY OF ORIGINAL DOCUMENTS OF TITLE

The Parties agree that the custody of the original documents of title with regard to the Schedule Property/Plots is with Vistra ITCL (India) Limited, which is acting as the debenture trustee for the financial facility availed by BDL in respect of the Project. As and when required by the Developer, BDL shall facilitate the access to the original documents of title of the Schedule Property/Plots, to the Developer.

11. INDEMNITY

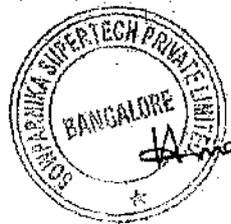
~~Signature~~
 A. Jeyaraj
 V. S. Suresh
 V. A. Murthy
 Poonia Poonia
 Lakshmi V.
 R. Pushpalatha
 Sandhya R.

~~Signature~~
 Sneha H.S
 Sneha H.C
 V.N. Musthy
 Shyamala B
 Shyamala B

~~Signature~~
~~Signature~~
 R. B. H

~~Signature~~
 chaitanya B.N
 BR Prasad

~~Signature~~
 Rachita B.H.
~~Signature~~



11.1. The Owners agree to indemnify, defend and hold harmless the Developer and its affiliates, partners, officers, representatives, employees and agents (collectively, the "Indemnified Persons") from and against any and all losses, whether suffered or incurred by any of the indemnified persons to which any of the indemnified persons may otherwise become subject (Regardless of whether or not such losses relate to any third party claim) and which arise out of, or result from or are connected with:

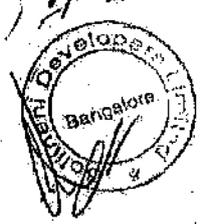
- (i) Any breach by the Owners of the representations and warranties contained in this Agreement; or
- (ii) Any violation of applicable Law or terms of any governmental approval, consent or permit, or breach of any material contract;
- (iii) Any breach by the Owners of the covenants, agreements or obligations contained in this Agreement; or
- (iv) Any claim or dispute by a person that relates to or arises in connection with the Plots comprised in the Owners' Share; or
- (v) Any delay caused in the undertaking and development of villas in the Project at the instance of the Owners; or
- (vi) Any defect or want of title of the Owners to the Schedule Property or any claim by third parties relating to any of the Owners' title to the Schedule Property.

11.2. BDL agree to indemnify, defend and hold harmless the Developer and its affiliates, partners, officers, representatives, employees and agents (collectively, the "Indemnified Persons") from and against any and all losses, whether suffered or incurred by any of the indemnified persons to which any of the indemnified persons may otherwise become subject (Regardless of whether or not such losses relate to any third party claim) and which arise out of, or result from or are connected with:

~~S. Suresh~~
 V. Suresh
 V. Suresh
 V.A. Murthy
 Poomin Poomin
 Lakshmi
 S. Suresh
 R. Pushpalatha
 Sandhya R

~~S. Suresh~~
 Suresh H.S
 Suresh H.S
 V.N. Murthy
 Shyamala B
 Shyamala B
 BR Parth

~~S. Suresh~~
 Suresh H.S
 Suresh H.S
 V.N. Murthy
 Shyamala B
 Shyamala B
 BR Parth
 Chaithe. B.N
 BR Parth
 BR Parth



Amrakeshi

Any notice, information, intimation, or document required or authorised by this Agreement, shall be given in writing in English and shall be deemed to have been duly given or delivered:

- 18.1. Upon delivery by hand at the addresses referred to herein above and obtaining written acknowledgement in receipt thereof; or
- 18.2. Upon sending it by a recognized courier to the other Party at the addresses referred to herein above; or
- 18.3. Upon sending it by registered post acknowledgement due (RPAD) to the relevant Party at the address referred to herein above,

(or to such other addresses as a Party may designate) by notice to the other Party.

19. MISCELLANEOUS

19.1. ASSIGNMENT

Notwithstanding anything contained in this Agreement, the Parties shall not be entitled to assign any of their rights in this Agreement without the prior written approval of the other Parties.

19.2. EXCLUSIVITY

The Owners and BDL hereby agree that it shall not enter into any discussions, negotiations, agreements or any understanding directly or indirectly in relation to the Schedule Property for sale, lease, development or any other manner of transfer of any right, title or interest therein, with any other third party, during the existence of this Agreement.

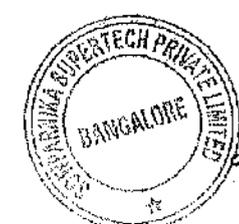
19.3. SEVERABILITY

~~Signature~~
 K. Jayaram
 V. Srinivasulu
 V. A. Murthy
 Pooma Pooma
 Lakshmi V.
 D. Srinivas
 R. Pushpalatha
 Sandhya R.

~~Signature~~
 Bintha H.C
 Bintha H.C
 V. N. Murthy
 Shyamala B
 Shyamala B
 Botraj

~~Signature~~
~~Signature~~
~~Signature~~
 V. Srinivasulu
 R. Pushpalatha
 Sandhya R

~~Signature~~
 Chair. B.N
~~Signature~~
 BR Primi
~~Signature~~
 B.R.



2022-23

If for any reason whatsoever, any provision of this Agreement is or becomes, or is declared by a court of competent jurisdiction to be, invalid, illegal or unenforceable, then the Parties will negotiate in good faith to agree on such provision to be substituted, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability.

19.4. AMENDMENTS AND WAIVERS

Any amendments or modifications to this Agreement shall not be valid unless such modifications and/or amendments are in writing and signed by both the Parties. A waiver or any failure or delay by a Party to require the enforcement of the obligations, agreements, undertakings or covenants in this Agreement shall not be construed as a waiver by such a Party of any of its rights, unless made in writing referring specifically to the relevant provisions of this Agreement and signed by a duly authorized.

19.5. HEADINGS

The headings of the paragraphs and clauses 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.

19.6. ENTIRE AGREEMENT

This Agreement together with all the schedules and annexures hereto, constitutes and contains the entire agreement and understanding between the Parties with respect to the subject matter hereof and supersedes all previous communications, negotiations, commitments, either oral or written between the Parties respecting the subject matter hereof. It is clarified that this Agreement shall be read together with the BDL JDA and Sharing Agreement.

~~S. Anand~~
K. Jayaram
V. Suresh
V. A. Murthy
Pooma - Pooma
Lalitha V.R.
D. Suresh
R. Pushpalatha
Sandhya R
K.

H. S.
B. S.
B. S.
M. S.
S. S.
B. S.
B. S.
B. S.
B. S.
B. S.

~~S. Anand~~
S. Anand
S. Anand



2022-23

SCHEDULE A

List of Owners

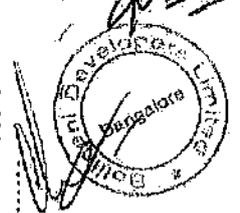
1. MR. K. VENKATESHA MURTHY, aged about 84 years, son of Late Mr. L.M. Krishna Murthy [PAN: BAAPV9127N] ("Owner No.1")
2. MR. V. VENKATARAMA MURTHY, aged about 63 years, son of Mr. K. Venkatesha Murthy [PAN: ALLPV9351P] ("Owner No.2");
 - 2.1. MRS. V. SEETHALAKSHMAMMA, aged about 62 years, wife of Mr. V. Venkatarama Murthy [PAN: GVVPS1343L] ("Owner No.2(a)");
 - 2.2. MR. V.A. MURTHY @ V. Achutha Murthy, aged about 39 years, son of Mr. V. Venkatarama Murthy [PAN: AJBPM8864E] ("Owner No 2(b)");
 - 2.2.1. MRS. POORNIMA, aged about 29 years, wife of Mr. V. A. Murthy, [PAN: BDTPP5456J] ("Owner No.2(b)(1)");
 - 2.2.2. DHATRI KOUSHIK A, aged about 8 years, daughter of Mr. V.A. Murthy ("Owner No. 2(b)(2)");
 - 2.2.3. BABY SATHVIK KOUSHIKA, aged about 4 ½ years, son of Mr. V.A. Murthy, ("Owner No. 2(b)(3)"); AND

(The Owner No. 2(b)(2) and Owner No. 2(b)(3) are minors and are being represented by their mother and natural guardian, Mrs. Poomima).

[Handwritten signature]
 K. Venkatesha Murthy
 V. Venkatarama Murthy
 V. A. Murthy
 Poomima Poomima
 Lakshmi V.B
 R. Pushpalatha
 Sandhya R

[Handwritten signature]
 Swetha H.S
 Swetha H.S
 V. V. Murthy
 Shyamala B
 Shyamala B
 00002

[Handwritten signature]
[Handwritten signature]
 09.08.2022
 Lakshmi B.H.
[Handwritten signature]



[Handwritten signature]
 Chaitanya B.N
[Handwritten signature]
 BR Ravi
[Handwritten signature]
 Ravi



[Handwritten signature]
 Anuragshi

2022-23

- 2.3. MRS. V.R. LAKSHMI, aged about 36 years, daughter of V. Venkatarama Murthy [PAN: AMKPR9050M] ("Owner NO. 2(c)");
- 3. MR. V. R. MURTHY, aged about 60 years, son of Mr. K. Venkatesha Murthy [PAN: AYXPM1938L] ("Owner No.3"),
 - 3.1. MRS. PUSHPALATHA R, aged about 52 years, wife of Mr. V. R. Murthy [PAN: AIYPR3640K] ("Owner No.3(a)");
 - 3.2. MRS. R. SANDHYA, aged about 28 years, daughter of Mr. V.R. Murthy [PAN: DQUPS7041N] ("Owner No. 3(b)");
 - 3.3. MR. R. KISHORE, aged about 23 years, son of Mr. V. R. Murthy [PAN: DERPK1476L] ("Owner No. 3(c)");
- 4. MR. V.L. MURTHY, aged about 47 years, son of Mr. K. Venkatesha Murthy [PAN: AYEPM1004G] ("Owner No. 4");
 - 4.1. MRS. SHEWTHA H.S., aged about 35 years, wife of Mr. V.L. Murthy, ("Owner No. 4(a)");
 - 4.2. MASTER. PRANAV KOUSHIK, aged about 10 years, son of Mr. V.L. Murthy ("Owner No. 4.(b));



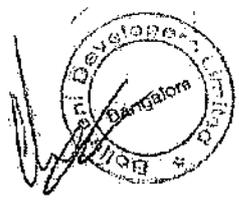
Amrinal

[Handwritten signature]

~~V. Venkatarama Murthy~~
 V. Venkatesha Murthy
 V.A. Murthy
 Poonima Poonima
 Lakshmi V.L.
 R. Pushpalatha.
 Sandhya R

~~V. Venkatesha Murthy~~
 Shewtha H.S.
 Shewtha H.S.
 V.N. Murthy
 Shyamala B
 Shyamala B
 Pranav K
 B.N. Nagaraj
 30
 Chaitanya B.N.
 B.R. Prasad
 B.R. Prasad
 B.R.

~~V. Venkatesha Murthy~~
 V.L. Murthy
 Shewtha H.S.
 Pranav K
 Chaitanya B.N.
 Rishi B.H.
 Chaitanya B.N.



Amrinal

2022-23

4.3. BABY PRACHETH KOUSHIK, aged about 4 1/2 years, son of Mr. V. L. Murthy, ("Owner NO. 4(c)"); AND

The Owner No. 4(b) and 4(c) are minors and are being represented by their mother and natural guardian, Mrs. Shwetha H.S.

5. MR. V. N. MURTHY, aged about 45 years, son of Mr. K. Venkatesha Murthy (PAN: AFXPV0719H) ("Owner No.5"),

5.1. MRS. SHYAMALA B., aged about 34 years, wife of Mr. V.N. Murthy, (PAN: GJWPS2219Q) ("Owner No. 5(a)"),

5.2. MS. SRUJANA KOUSHIK, aged about 13 years, daughter of Mr. Y.N. Murthy, ("Owner No. 5(b)");

5.3. MS. VAISHNAVI KOUSHIK, aged about 7 years, daughter of Mr. V. N. Murthy, ("Owner No. 5(c)");

The Owner No. 5(b) and Owner No. 5(c) are minors and are being represented by their mother and natural guardian, Mrs. Shyamala B.

The Owner No. 1, Owner No. 2, Owner No. 2(a), Owner No. 2(b), (2)(b)(1), 2(b)(2)& 2(b)(3), Owner No. 2(c) Owner No. 3, Owner No. 3(a), Owner No. 3(b), Owner No. 3(c), Owner No. 4, Owner No. 4(a), Owner No. 4(b), Owner No. 4(c), Owner No. 5, Owner No. 5(a) and Owner No. 5(b), Owner No. 5(c) are all residing at Bidaraguppe Village & post, Attibele Hobli, Anekal Taluk, Bangalore-562107.

6. MR. B.N. RANGAPPA, aged about 75 Years, son of Mr. Late Nanjappa, ("Owner No. 6");

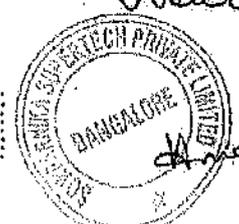
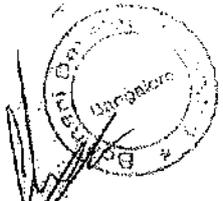
[Handwritten signatures]
V. S. Rao
V. A. Murthy
Poomin Poomin
Lakshmi V.
D. Rajesh
R. Pushpalatha
Sandhya R

[Handwritten signatures]
Shwetha H.S.
Shwetha H.S.
V.N. Murthy
Shyamala B.
Shyamala B.

31

[Handwritten signatures]
B.N. Rangappa
Swetha, B.N.
B.R. Prasad

[Handwritten signatures]
S.B.H.
Rachitha BH



A

- 6.1. MR. B.R. RAMAKRISHNA, aged about 52 years, son of Mr. B. N. Rangappa [PAN: CBQTR6463P] ("Owner No. 6(a)");
- 6.2. MR. DILIP R., aged about 21 years, son of Mr. B.R. Ramakrishna ("Owner No. 6(b)");
- 6.3. MR. DEEPAK R., aged about 19 years, son of Mr. B.R. Ramakrishna ("Owner No. 6(c)");
- 6.4. MR. B.R. NAGARAJ, aged about 46 years, son of B. N. Rangappa [PAN: AKDPNM1475B] ("Owner No. 6(d)");
- 6.5. MS. CHITRA, aged about 21 years, daughter of Mr. B.R. Nagaraj ("Owner No. 6(e)");
- 6.6. MR. SHIVAKUMAR, aged about 19 years, son of Mr B.R. Nagaraj ("Owner No. 6(f)");
- 6.7. MR. B.R. ANAND, aged about 44 years, son of Mr. B.N. Rangappa [PAN: AMLPA6563J] ("Owner No. 6(g)");
- 6.7.1. MS. HIMA BINDU, aged about 12 years, daughter of Mr. B.R. Anand, ("Owner No.6(g)(1)");
- 6.7.2. MASTER SATVIK, aged about 9 years, daughter of Mr. B. R. Anand, ("Owner No. 6(g)(2)");

[Handwritten signatures]
 U. S. Prasad
 V. A. Murthy
 Pooni Pooni
 Lakshmi V
 R. Pushpalatha.
 Sandhya R

[Handwritten signatures]
 Bhetra HS
 Bhetra HS
 V. N. Mustaf
 Shyamala B
 Shyamala B

[Handwritten signatures]
 eritooops J
 Rachitha BH
 Webood J

32
 B. B. Ganes
 chaitra, B. N.
 B. R. R.
[Handwritten signature]



[Handwritten signature]
 Anandheli

2022-23

A

The Owner No.6(g)(1) and Owner No. 6(g)(2) are minors and are being represented by their father and natural guardian, Mr. B R Anand.

All Residing at Bidraguppe Village, AttibeleHobli, Anekal Taluk, Bengaluru District.

7. MR. B.H. HARISH, aged about 47 years, son of Late Hanumanthappa, [PAN: ADUPH31681H] ("Owner No. 7");

7.1. MRS. UMA DEVI, aged about 42 years, wife of B.H. Harish, ("Owner No. 7(a)");

7.2. MS. RACHITHAB. H., aged about 19 years, daughter of Mr. B.H. Harish. ("Owner No. 7(b)");

7.3. MASTER MITHUN B.H., aged about 14 years, son of Mr. B.H. Harish ("Owner No. 7(c)").

The Owner No. 7(c) being a minor is represented by his mother and natural guardian Mrs. Uma Devi.

All residing at Bidraguppe Village and Post, Attibele Hobli, Anekal Taluk, Bengaluru District - 562107.

[Handwritten signatures]

Biretha H.S
Biretha H.S

[Handwritten signatures]

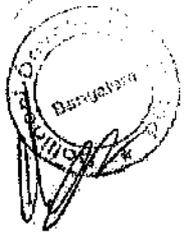
V.A. Murthy
Poonniya Poonniya
Lakshmi MB

V.N. Murthy
Shyamala B
Shyamala B
B.R. Anand

001 B.H. Harish
Rachitha B.H.

R. Pushpalatha
Sandhya.R
[Handwritten signatures]

B.R. Anand
Chaitra B.N
[Handwritten signatures]



[Handwritten signature]

15. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed in all respects by the Laws of India and, subject to the provisions of Clause 14 (Dispute Resolution), the courts at Bangalore, Karnataka, India shall have exclusive jurisdiction.

16. CONFIDENTIALITY AND NON-DISCLOSEURE

16.1. Each Party shall keep all information and other materials passing between it and the other Parties in relation to the Project contemplated by this Agreement and also in relation to the Owners or BDL or the Developer (the "Information") confidential and shall not, without the prior written consent of the other Party, divulge the Information to any other person or use the Information other than for carrying out the purposes of this Agreement.

16.2. In the event that for any reason this Agreement shall lapse and the transactions contemplated hereby shall not be implemented, the Parties shall immediately return the Information in relation to the other Parties, together with any copies in its possession.

17. INTERPRETATION

This Agreement shall not be construed as a partnership as contemplated either under the Indian Partnership Act, 1932 or under the Income Tax Act, 1961 or contract of employment between the Parties herein and the Parties have entered into this Agreement on a principal to principal basis,

18. NOTICES

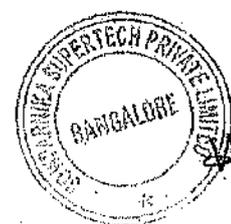
~~V. S. Srinivasan~~
V. Srinivasan
V. Srinivasan
V. A. Murthy
Poonima Poonima
Lakshmi V.R
R. Pushpalatha
Sandhya R

Bhatha H.S
Bhatha H.S
S. M. Murthy
Shyamala B
Shyamala B
B. N. Srinivasan

B. R. Nagaraj
Chaitra R.N.
B. R. Nagaraj
B. R. Nagaraj

~~Rekha B.H~~
Rekha B.H
Rekha B.H
Rekha B.H

Rekha B.H
Rekha B.H
Rekha B.H



Amesalali

2022-23

(Dispute Resolution), Clause 15 (Governing Law and Jurisdiction), Clause 16 (Confidentiality and Non-Disclosure) and Clause 18 (Notices), as are applicable or relevant thereto, shall survive termination of this Agreement.

13. SPECIFIC PERFORMANCE

This Agreement shall be specifically enforceable at the instance of any Party. The Parties agree that a non-defaulting Party will suffer immediate, material, immeasurable, continuing and irreparable damage and harm in the event of any material breach of this Agreement and the remedies at law in respect of such breach will be inadequate (each Party hereby waives the claim or defence that an adequate remedy at Law is available) and that such non-defaulting Party shall be entitled to seek specific performance against the defaulting Party for performance of its obligation under this Agreement in addition to any and all other legal or equitable remedies available to it.

14. DISPUTE RESOLUTION

14.1. The Parties hereto agree that in the event of there being any disputes with regards to this Agreement or interpretation of any of the terms of this Agreement, the same shall be referred to Arbitration in terms hereof.

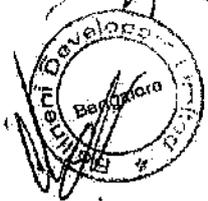
14.2. Arbitration shall be conducted as follows:

- (i) All proceedings in any arbitration shall be conducted in English;
- (ii) All the Parties shall appoint one arbitrator;
- (iii) The arbitration award shall be final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly;
- (iv) The seat of such arbitration tribunal shall be at Bangalore; and
- (v) The Arbitration and Conciliation Act, 1996 or any re-enactment or modification thereof shall govern the Arbitration Proceedings.

[Signature]
 N. Srinivas
 V. Srinivas
 V. A. Murthy
 P. Srinivas
 Lalitha V.
 S. Srinivas
 R. Pushpalatha
 Sandhya K.

[Signature]
 B. Srinivas
 B. Srinivas
 V. N. Murthy
 Shyamala B.
 Shyamala B.
 B. Srinivas
 24
 B. Srinivas
 Chaitanya B. N.
[Signature]
 B. R. Prasad
[Signature]

[Signature]
 B. Srinivas
[Signature]
[Signature]
 B. Srinivas
 Lalitha B. H.
[Signature]
 Lalitha B. H.



2022-23

SCHEDULE B

Details of Scheduled Property

Item No.1:

All that piece and parcel of the land bearing Sy. No. 72/ 2, measuring 1 Acres 29 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 259/2015- 16 dated 11/05/2016 and bounded on:

- East: Remaining portion of Sy. No. 72/ 2 belonging to K. Venkatesha Murthy;
- West: Land bearing Sy. No. 73;
- North: Land bearing Sy. No. 72/ 1; and 71; and
- South: Land bearing Sy. No. 88.

Item No.2:

All that piece and parcel of the land bearing Sy. No. 81, measuring 5 Acres 02Guntas, duly converted an extent of 4 Acres 8 Guntas for residential purpose and 34 Guntas reserved for Park vide Official Memorandum bearing No. ALN (A)(A) CR 256/2015-16 dated 11/05/2016 situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 and bounded on:

- East: Land bearing Sy.No.72, Sy. No. 88 and Sy. No. 84
- West: Road;
- North: Land bearing Sy. No. 72; Sy. No. 73 and Sy. No. 80; and
- South: Land bearing Sy. No. 82.

~~S. Venkatesha Murthy~~
~~K. Venkatesha Murthy~~
 V. Venkatesha Murthy
 V. A. Murthy
 Poomina Poomina
 Lakshmi VR
 S. Venkatesha Murthy
 R. Pushpalatha
 Sandhya R

~~H. S. Venkatesha Murthy~~
 Binetha H.S
 Binetha H.S
 M. N. Murthy
 Shyamala B
 Shyamala B
 B. S. S. S.
 Chaitra. B.N
 BR. P. S.
 S. S. S.

~~R. S. S. S.~~
 R. S. S. S.
 R. S. S. S.



Handwritten signature

Item No.3:

All that piece and parcel of the land bearing Sy. No. 80/4, measuring 11.08Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District- 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) SR 57/2016- 17 and bounded on:

- East: Land bearing Sy. No. 80/3 belonging to Sundar Raju;
- West: Road;
- North: Land bearing Sy. No. 80/5; and
- South: Land bearing Sy. No. 81 belonging to Venkata Rama Murthy

Item No.4:

All that piece and parcel of the land bearing Sy. No. 88, measuring 26Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District – 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 255/2016- 17dated 11/05/2016 and bounded on:

- East: Land bearing Sy. No. 88 belonging to Sri L Srinivas @ Rajesh;
- West: Land bearing Sy. No. 81;
- North: Land bearing Sy. No. 72/2; and
- South: Land bearing Sy. No. 88 Portion belonging to B.S. Anand.

Item No.5:

All that piece and parcel of the land bearing Sy. No. 72/1, measuring 0-11Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Rural District- 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 258/2015- 16dated 11/05/2016 and bounded on:

[Handwritten signature]
 V. S. Rao
 V. A. Murthy
 Poonie Poonie
 Lakshmi V.
 R. Pushpalatha
 Sandhya R

[Handwritten signature]
 Swetha H. S
 Swetha H. S
 S. W. Muthy
 Shyamala B
 Shyamala B
 B. V. Rao
 B. Anand
 Chaitra B.N
 B. R. P.
[Handwritten signature]

[Handwritten signature]
 B. N.
[Handwritten signature]
[Handwritten signature]
 B. N.
 B. N.
 B. N.
 B. N.
 B. N.



[Handwritten signature]

A

East: Land bearing Sy. No. 72/1 belonging to K Venkatesha Murthy;
West: Land bearing Sy. No. 73;
North: by Road; and
South: Land bearing Sy. No. 72/2.

Item No.6:

All that piece and parcel of the land bearing Sy. No. 80/7, measuring 0.11.08 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 257/2015-16 dated 11/05/2016 and bounded on:

East: Land bearing Sy. No. 80/3;
West: Road;
North: Land bearing Sy. No. 80/4; and
South: Land bearing Sy. No. 81 belonging to V Venkata Rama Murthy.

[Handwritten signatures and names]
B. Venkatesha Murthy
V. S. S. S. S.
V. A. Murthy
P. S. S. S. S.
Lakshmi. V.
S. S. S. S.
R. Pushpalatha
Sandhya. R.
B. Venkatesha Murthy

[Handwritten signatures and names]
B. Venkatesha Murthy
V. Venkatesha Murthy
Shyamala B.
S. S. S. S.
B. Venkatesha Murthy
Chaitra. B. N.
DR R.
R. S. S. S.

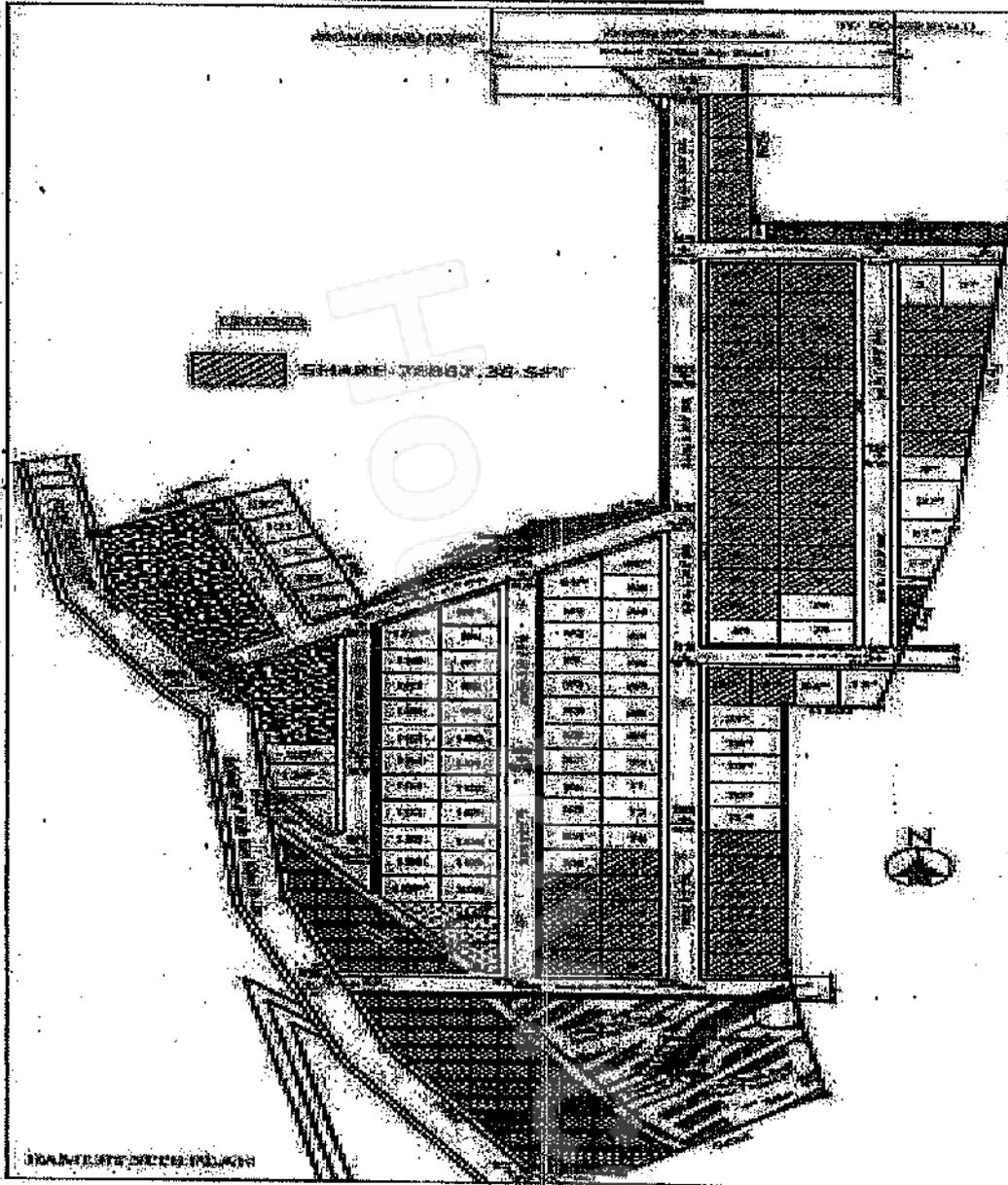
[Handwritten signatures and names]
B. Venkatesha Murthy
S. S. S. S.
S. S. S. S.
S. S. S. S.
S. S. S. S.
S. S. S. S.



[Handwritten signature]

2022-23

Sketch of the Schedule Property



~~S. S. S. S. S.~~
 N. S. S. S. S.
 V. S. S. S. S.
 V. A. M. S. S.
 P. S. S. S. S.
 L. S. S. S. S.
 L. S. S. S. S.

R. Pushpalatha
 Sandhya R
 K. S. S.
 S. S. S. S. S.
 S. S. S. S. S.

B. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.

S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.

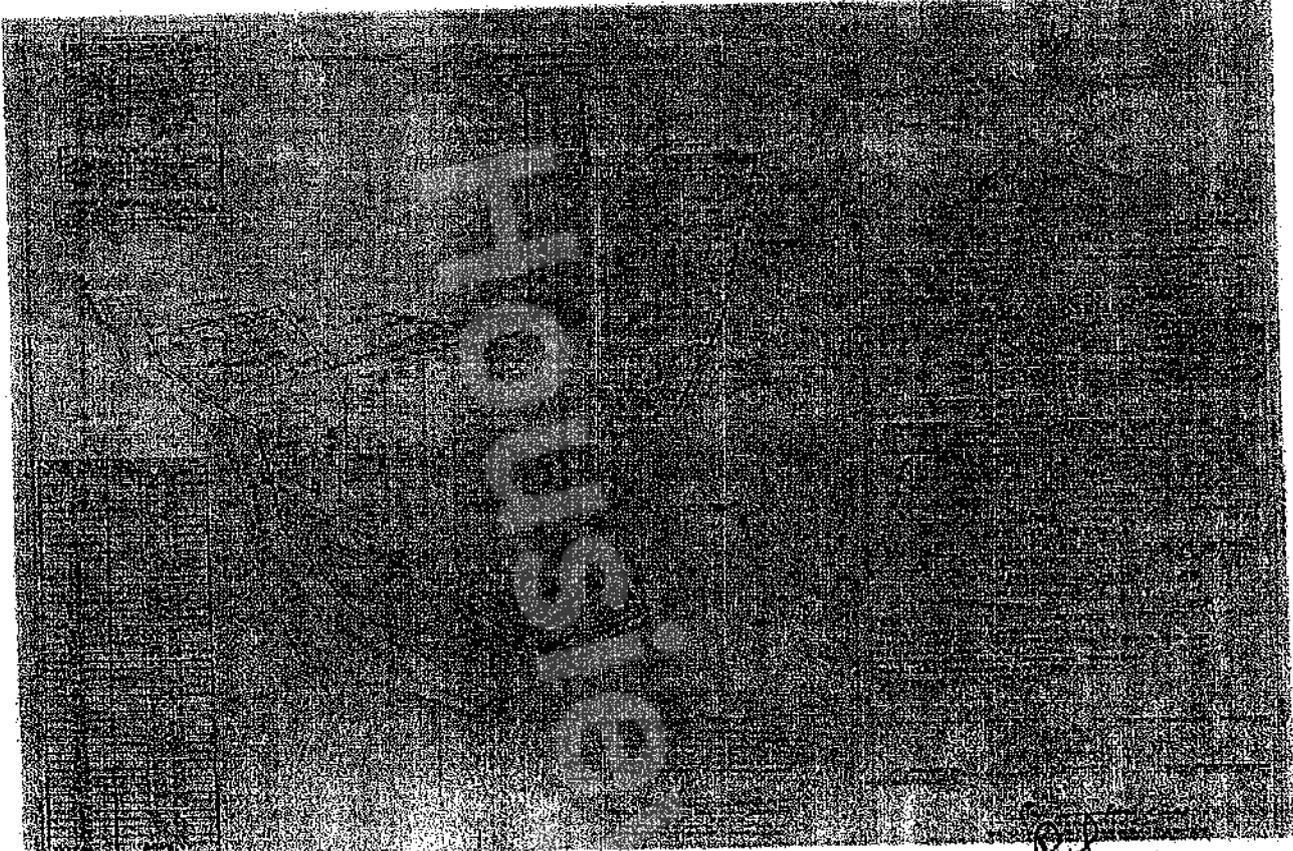


S. S. S. S. S.
 S. S. S. S. S.
 S. S. S. S. S.



SCHEDULE C

Copy of the Sanctioned Plans



~~S. Sushama~~

N. Jagan
V. S. S. S. S.
V. A. Murti

Poornima Poornima
Lakshmi. V.

S. S. S. S.
R. Pushpalatha

Sandhya. R

~~S. S. S. S.~~

S. S. S. S.

S. S. S. S.

V. V. S. S. S.
Shyamala. B

S. S. S. S.

~~B. S. S. S.~~
Chaitra. B. N

~~S. S. S. S.~~
B. S. S. S.

~~S. S. S. S.~~
B. S. S. S.

~~S. S. S. S.~~

~~S. S. S. S.~~
~~S. S. S. S.~~

S. S. S. S.

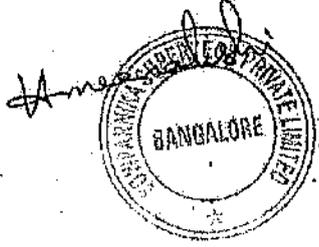
S. S. S. S.

S. S. S. S.

S. S. S. S.



B. S. S. S.



2022-23

SCHEDULE D

Part A - Details of Plots in the BDL Share

Sl No.	Site No.	Type	Facing	Total Nos	Plot Area IN SFT
1	3	Odd Site	W	1	1887.45
2	4	Odd Site	W	1	1792.22
3	5	Odd Site	W	1	1696.99
4	6	Odd Site	W	1	1601.76
5	7	Odd Site	W	1	1506.53
6	8	Odd Site	W	1	1411.3
7	15	Odd Site	W	1	1493.35
8	16	Odd Site	W	1	1431.50
9	17	Odd Site	W	1	1630.09
10	18	Odd Site	W	1	1624.33
11	19	Odd Site	W	1	1618.57
12	20	Odd Site	W	1	1612.81
13	26	Odd Site	N	1	1352.75
14	27	Odd Site	N	1	1353.3
15	30	(30'-0"X50'-0")	E	1	1500.00
16	31	(30'-0"X50'-0")	E	1	1500.00
17	32	(30'-0"X50'-0")	E	1	1500.00
18	33	(30'-0"X50'-0")	E	1	1500.00

~~Handwritten signature~~

Abhinav

V. S. S. S. S.

V. A. M. M.

Poornima Poornima

Lalitha V.K.

S. S. S.

R. R. R. R.

Sandhya R.

~~Handwritten signature~~

~~Handwritten signature~~

B. S. S.

~~Handwritten signature~~

N. N. N. N.

S. S. S.

~~Handwritten signature~~

~~Handwritten signature~~

Chaitanya B.N.

~~Handwritten signature~~

~~Handwritten signature~~

~~Handwritten signature~~

~~Handwritten signature~~

~~Handwritten signature~~

S. S. S.

~~Handwritten signature~~

Rachita B.H.

~~Handwritten signature~~



2022-23

19	34	(30'-0"X50'-0")	E	1	1500.00
20	35	(30'-0"X50'-0")	E	1	1500.00
21	36	(30'-0"X50'-0")	E	1	1500.00
22	37	(30'-0"X50'-0")	E	1	1500.00
23	38	(30'-0"X50'-0")	E	1	1500.00
24	39	(30'-0"X50'-0")	E	1	1500.00
25	40	(30'-0"X50'-0")	E	1	1500.00
26	41	(30'-0"X50'-0")	E	1	1500.00
27	42	Odd Site	E	1	1760.76
28	43	Odd Site	W	1	1374.72
29	44	Odd Site	W	1	1175.03
30	45	Odd Site	W	1	1223.06
31	46	Odd Site	N	1	1260.08
32	47	Odd Site	W	1	1760.76
33	48	(30'-0"X50'-0")	W	1	1500.00
34	49	(30'-0"X50'-0")	W	1	1500.00
35	50	(30'-0"X50'-0")	W	1	1500.00
36	51	(30'-0"X50'-0")	W	1	1500.00
37	52	(30'-0"X50'-0")	W	1	1500.00
38	53	(30'-0"X50'-0")	W	1	1500.00
39	54	(30'-0"X50'-0")	W	1	1500.00
40	55	(30'-0"X50'-0")	W	1	1500.00
41	56	(30'-0"X50'-0")	W	1	1500.00
42	57	(30'-0"X50'-0")	W	1	1500.00

[Handwritten signature]

[Handwritten signature]

H. Jayaram

V. A. Suresh

V. A. Murthy

Poornima Poornima

Lakshmi V.K.

S. Suresh

R. Pushpalatha

Pandhya R.

[Handwritten signature]

[Handwritten signature]

Bhetha H.S.

V. V. Murthy

Shyamala B.

Shyamala B.

[Handwritten signature]

B. A. Raju

Chaithe B.N.

[Handwritten signature]

B.R. Ravi

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

V. S. B. H.

[Handwritten signature]

Rachitha B.H.

[Handwritten signature]



[Handwritten signature]

2022-23

43	58	(30'-0"X50'-0")	W	1	1500.00
44	59	(30'-0"X50'-0")	W	1	1500.00
45	74	(30'-0"X40'-0")	E	1	1200.00
46	75	(30'-0"X40'-0")	E	1	1200.00
47	76	(30'-0"X40'-0")	E	1	1200.00
48	77	(30'-0"X40'-0")	E	1	1200.00
49	78	(30'-0"X40'-0")	E	1	1200.00
50	79	(30'-0"X40'-0")	W	1	1200.00
51	80	(30'-0"X40'-0")	W	1	1200.00
52	81	(30'-0"X40'-0")	W	1	1200.00
53	82	(30'-0"X40'-0")	W	1	1200.00
54	21	Odd Site	W	1	1607.00
		TOTAL AREA		54	78974.36

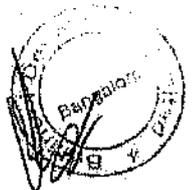
Part B - Details of Plots in the Owners' Share

SI No	Site No.	Type	Facing	Total Nos	Plot Area IN SFT
1	10	Odd Site	W	1	1731.48
2	11	Odd Site	W	1	1156.68
3	13	Odd Site	N	1	1411.35
4	14	Odd Site	N	1	1366.77
5	22	Odd Site	W	1	1601.29

~~Subscribed~~
 V. S. Rao
 V. A. Murthy
 Poonima Poonima
 Lalitha V.R.
 R. Pushpalatha.
 Gandhya R
 B. R. H. S

B. R. H. S
 V. N. Murthy
 Shyamala B
 Shyamala B
 B. R. H. S
 B. R. H. S
 chaitra B. N
 B. R. H. S
 B. R. H. S
 B. R. H. S

~~Subscribed~~
 R. S. H
 R. S. H
 R. S. H
 R. S. H
 R. S. H



6	23	Odd Site	W	1	1595.53
7	24	Odd Site	W	1	1589.77
8	25	Odd Site	W	1	1584.01
9	62	Odd Site	E	1	1371.59
10	63	(30'-0"X40'-0")	E	1	1200.00
11	64	(30'-0"X40'-0")	E	1	1200.00
12	65	(30'-0"X40'-0")	E	1	1200.00
13	66	(30'-0"X40'-0")	E	1	1200.00
14	67	(30'-0"X40'-0")	E	1	1200.00
15	68	(30'-0"X40'-0")	E	1	1200.00
16	69	(30'-0"X40'-0")	E	1	1200.00
17	70	(30'-0"X40'-0")	E	1	1200.00
18	71	(30'-0"X40'-0")	E	1	1200.00
19	72	(30'-0"X40'-0")	E	1	1200.00
20	73	(30'-0"X40'-0")	E	1	1200.00

~~Signature~~
 S. S. S. S.
 V. S. S. S.
 V. S. S. S.
 Pooni Pooni
 Lalitha. V.
 R. S. S. S.
 R. Pushpalatha.
 Pandhya. R.
 Signature
 Swetha H. S.

Swetha H. S.
 M. N. Murthy
 Shyamala B.
 Shyamala B.
 Signature
 B. S. S. S.
 Chaitra. B. N.
 Signature
 B. S. S. S.
 Signature
 42
 Signature

Signature
 Signature
 Signature
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.



Signature

2022-23

21	84	(30'-0"X40'-0")	W	1	1200.00
22	83	(30'-0"X40'-0")	W	1	1200.00
23	85	(30'-0"X40'-0")	W	1	1200.00
24	86	(30'-0"X40'-0")	W	1	1200.00
25	87	(30'-0"X40'-0")	W	1	1200.00
26	88	(30'-0"X40'-0")	W	1	1200.00
27	89	(30'-0"X40'-0")	W	1	1200.00
28	90	(30'-0"X40'-0")	W	1	1200.00
29	91	(30'-0"X40'-0")	W	1	1200.00
30	92	(30'-0"X40'-0")	W	1	1200.00
31	93	(30'-0"X40'-0")	W	1	1200.00
32	94	Odd Site	W	1	1623.11
33	96	(30'-0"X40'-0")	E	1	1200.00

~~S. S. S. S. S.~~

A. G. G. G.
V. S. S. S.
V. A. M. M.
Poomi Poomi
Lakshmi V.

R. Pushpalatha

Gandhya. R

~~Handwritten signature~~
S. S. S. S.

S. S. S. S.

V. N. M. M.
Shyamala B
Shyamala B
P. N. S. S.

R. S. S. S.
Chigitha. B. N.
~~Handwritten signature~~

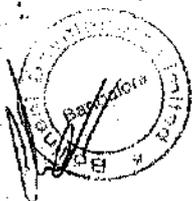
B. R. R. R.
~~Handwritten signature~~

43

~~Handwritten signature~~

~~Handwritten signature~~

S. S. S. S.
S. S. S. S.
S. S. S. S.



2022-23

A

34	97	(30'-0"X40'-0")	E	1	1200.00
35	100	(30'-0"X40'-0")	E	1	1200.00
36	101	(30'-0"X40'-0")	E	1	1200.00
37	102	(30'-0"X40'-0")	E	1	1200.00
38	103	(30'-0"X40'-0")	E	1	1200.00
39	104	(30'-0"X40'-0")	E	1	1200.00
40	105	(30'-0"X40'-0")	E	1	1200.00
41	106	(30'-0"X40'-0")	E	1	1200.00
42	107	Odd Site	E	1	1548.69
43	108	Odd Site	E	1	2081.50
44	109	Odd Site	w	1	1186.52
45	110	(30'-0"X40'-0")	w	1	1200.00
46	111	(30'-0"X40'-0")	w	1	1200.00
47	112	(30'-0"X40'-0")	w	1	1200.00

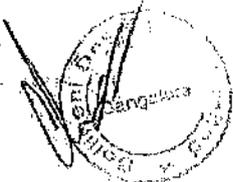
~~Handwritten signature~~

Bhatha H-2

V. A. Murthy
 Poomma, Poomma
 Lalabhai. V.K.
 Do. J. Murthy
 R. Pushpalatha
 Sandhya. R.
 Handwritten signature
 Handwritten signature
 Bhatha H-2

V. N. Murthy
 Shyamala B
 Shyamata. B
 B. N. S. K.
 Handwritten signature
 Chaitra. B. N.

Handwritten signature
 Handwritten signature
 Handwritten signature
 Handwritten signature
 Handwritten signature
 Handwritten signature
 Handwritten signature



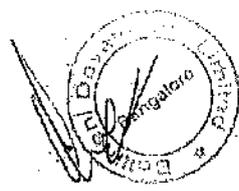
Handwritten signature

48	113	(30'-0"X40'-0")	w	1	1200.00
49	114	(30'-0"X40'-0")	w	1	1200.00
50	115	(30'-0"X40'-0")	w	1	1200.00
51	116	(30'-0"X40'-0")	w	1	1200.00
52	117	(30'-0"X40'-0")	w	1	1200.00
53	118	(30'-0"X40'-0")	w	1	1200.00
54	119	Odd Site	w	1	1572.27
55	120	Odd Site	w	1	1231.06
56	121	(30'-0"X40'-0")	w	1	1200.00
57	122	(30'-0"X40'-0")	w	1	1200.00
58	123	(30'-0"X40'-0")	w	1	1200.00
59	124	Odd Site	w	1	1340.47
		TOTAL AREA		59	75592.09

~~S. S. S. S.~~
 N. S. S. S.
 V. S. S. S.
 V. A. M. S.
 P. S. S. S.
 L. S. S. S.
 D. S. S. S.
 R. S. S. S.
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.

B. S. S. S.
 V. S. S. S.
 S. S. S. S.
 S. S. S. S.
 B. S. S. S.
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.

~~S. S. S. S.~~
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.
 S. S. S. S.



Part C - Details of the Plots and Villas to be allotted to Owners

Plots allotted to the Owners

Sl No	Site No.	Type	Facing	Total Nos	Plot Area IN SFT
1	1	Odd Site	N	1	1858
2	2	Odd Site	N	1	1500
3	28	(30'-0"X50'-0")	E	1	1500
4	29	(30'-0"X50'-0")	E	1	1500
5	60	(30'-0"X50'-0")	W	1	1500
6	61	(30'-0"X50'-0")	W	1	1500
7	125	Odd Site	w	1	1166
8	126	Odd Site	w	1	1347
9	127	Odd Site	w	1	1201
		TOTAL AREA		9	13,072

[Handwritten signature]

V.N. Murthy
Shyamala B
Shyamala B

[Handwritten signature]

V. S. Suresh

V. Anand
Pooni

Pooni

Lakshmi V B

S. Anand

R. Pushpalatha
Sandhya R.

[Handwritten signature]

[Handwritten signature]

Shrutha H S

Shrutha H S

BR Pr

By 8000

R. N. S.

Chaitra B. N.

[Handwritten signature]

[Handwritten signature]

S. B. H.

[Handwritten signature]

Rachita B. H.

[Handwritten signature]



2022-23

Villas allotted to the Owners

Sl No	Site No.	Type	Facing	Total Nos	Plot Area IN SFT
1	9	Odd Site	W	1	1316
2	12	Odd Site	W	1	988
3	95	(30'-0"X40'-0")	E	1	1320
4	98	(30'-0"X40'-0")	E	1	1200
5	99	(30'-0"X40'-0")	E	1	1200
TOTAL AREA					6024

[Handwritten signature]

V-A R 300 etc

V-A-Murthy

Poonim

Poonim

Jalshri

S. Srinivas

R. Pushpalatha.

Sandhya R

[Handwritten signature]

B R Prasad

B N Srinivas

BANUJAS

Chaitra B N

Bhukta H S

Bhukta H S

[Handwritten signature]

N. N. Srinivas

Shyamala B

Shyamala B

[Handwritten signature]



[Handwritten signature]

V. S. D. H

W. Srinivas J.

Rachita B. H.

W. Srinivas J.



[Handwritten signature]

IN WITNESS WHEREOF, the Parties have entered into this Agreement the day and year first above written in presence of the following witnesses:

For the Owner No. 1

~~Signature~~

For the Owner No. 2

Signature

For the Owner No. 2(a)

Signature

For the Owner No. 2(b)

V. A. Murthy

For the Owner No. 2(b)(1)

Signature

For the Owner No. 2(b)(2) and Owner No. 2(b)(3)

Signature Signature

For the Owner No. 2(c)

Lalshoni vk

For the Owner No. 3

Signature

For the Owner No. 3(a)

R. Pushpalatha

2022-23

For the Owner No. 3(b)

Sandhya R

For the Owner No. 3(c)

[Signature]

For the Owner No. 4

[Signature]

For the Owner No. 4(a)

[Signature]

For the Owner No. 4(b) and Owner No. 4(c)

[Signature]

[Signature]

For the Owner No. 5

Shyamala B

For the Owner No. 5(a)

Shyamala B Shyamala B

For the Owner No. 5(b) and Owner No. 5(c)

[Signature]

For the Owner No. 6

[Signature]

Housiey.com

2022-23

For the Owner No. 6(a)

VR Rami

For the Owner No. 6 (b)

[Signature]

For the Owner No. 6(c)

[Signature]

For the Owner No. 6(d)

Chairman R.N

For the Owner No. 6(e)

[Signature]

For the Owner No. 6(f)

[Signature]

For the Owner No. 6 (g)

[Signature] [Signature]

For the Owner No. 6(g)(1) and Owner No. 6(g)(2)

[Signature] [Signature]

R. B. H

For the Owner No. 7

W. S. J.

For the Owner No. 7(a)

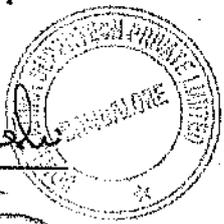
Rachita B H

For the Owner No. 7(b)

W. S. J.

For the Owner No. 7(c)

For the Developer

A. S. S.


For BDL



Witnesses: (C.H. Tarakaram Reddy)

- 1) R. B. H. (TAYAKAM)
750, 1st Main, AECs layout, Kundalahalli, Bengaluru-32
- 2) A. S. S. (SATHISH KUMAR)
750, 1st Main, 2nd Block 51
AECs layout, Kundalahalli
Bengaluru-32

Nagesh R. B. A. L. L. B.

NAGESH. R. B.A.L.L.B.
ADVOCATE

SHREE MOKSHA LAW ASSOCIATES
No.67/2, Benaka Complex, Hennagara Gate,
Hosur Main Road, Bommasandra, Bangalore-99



सत्यमेव जयते

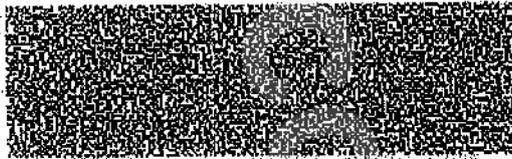
This Document Consist of 26 Pages
First Page Doct. No 352 of Book IV
INDIA NON JUDICIAL 2022-23

Book: IV 352/22-23

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA89787705362809V
Certificate Issued Date	: 21-Feb-2023 07:03 PM
Account Reference	: NONACC/ kakscsa08/ AECS LAYOUT/ KA-SV
Unique Doc. Reference	: SUBIN-KAKAKSCSA0869121015997186V
Purchased by	: SOWPARNIKA SUPERTECH PRIVATE LIMITED
Description of Document	: Article 5(j) Agreement (In any other cases)
Property Description	: GENERAL POWER OF ATTORNEY
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SOWPARNIKA SUPERTECH PRIVATE LIMITED
Second Party	: BOLLINENI DEVELOPERS LIMITED AND OTHERS
Stamp Duty Paid By	: SOWPARNIKA SUPERTECH PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

[Handwritten signatures]
 V. A. Murthy
 Poominji
 Poominji
 Lakshmi V.R.
 Statutory Agent

[Handwritten signatures]
 R. Pushpalatha
 B.R. Prakash
 Shyamala B
 Shyamala B
 B. Lakshmi

[Handwritten signatures]
 B.H.
 R. Lakshmi
 A. Meenakshi



1. The authenticity of this Stamp certificate should be verified at www.shdilestamp.com or using e-Stamp Mobile App of Stock Holders
 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

2022-23

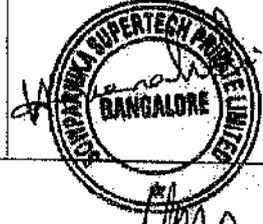
Print Date & Time : 10-03-2023 05:24:31 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-13531 352
2223

ಅತ್ತಿಬೆಲೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-03-2023 ರಂದು 03:22:35 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

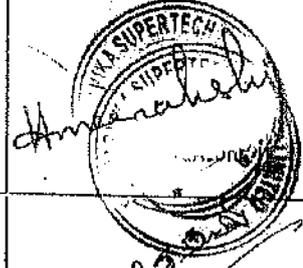
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
	ಒಟ್ಟು :	1350.00

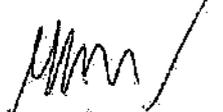
ಶ್ರೀ M/S SOWPARNIKA SUPERTech PRIVAT LIMITED, Rep by Its Authorized Director Meenakshi Ramji. ಬಿನ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S SOWPARNIKA SUPERTech PRIVAT LIMITED, Rep by Its Authorized Director Meenakshi Ramji. ಬಿನ್			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತುತ್ತಾರೆ

ಸಹಿ ರಚಿಸ್ತಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	M/S SOWPARNIKA SUPERTech PRIVAT LIMITED, Rep by Its Authorized Director Meenakshi Ramji. ಬಿನ್ (ಬರೆದುಕೊಂಡವರು)			
2	Sri K.Venkatesha Murthy S/o Late L.M. Krishna Murthy, ಬಿನ್ (ಬರೆದುಕೊಂಡವರು)			


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Sri V. Venkatarama Murthy S/o K. Venkatesha Murthy . ಬಿಸ್ . (ಬರೆದುಕೊಡುವವರು)			
4	Smt V. Sreethalakshammamma W/o V. Venkatarama Murthy . ಕೋ .. (ಬರೆದುಕೊಡುವವರು)			V. ಸೀತಲಮ್ಮ
5	Sri V.A. Murthy @ V. Achutha Murthy S/o V. Venkatarama Murthy . ಬಿಸ್ . (ಬರೆದುಕೊಡುವವರು)			V.A. Murthy
6	Mrs Poonima W/o V. Achutha Murthy . ಕೋ .. (ಬರೆದುಕೊಡುವವರು)			Poonima
7	Mrs Dhatri Koushik.A. and Baby Sathvik Koushika Mother and Natural Gardlan Mrs, Poonima . D/o . (ಬರೆದುಕೊಡುವವರು)			Poonima
8	Mrs V.R. Lakshmi D/o V.Venkatarama Murthy . D/o .. (ಬರೆದುಕೊಡುವವರು)			Lakshmi
9	Sri V.R. Murthy S/o K. Venkatesha Murthy . ಬಿಸ್ . (ಬರೆದುಕೊಡುವವರು)			S. Venkatesh
10	Mis Pushpalatha.R. W/o V.R. Murthy . ಕೋ .. (ಬರೆದುಕೊಡುವವರು)			R. Pushpalatha

4 Page Doct. No. 352 of Book. 12

2022-23

ಹರಿಯ ಉಪನಿರೀಂದ್ರಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆರೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

2.3. MRS. V.R. LAKSHMI, aged about 36 years, daughter of V. Venkatarama Murthy [PAN: AMKPR9050M] ("Owner NO. 2(c)");

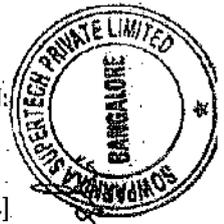
3. MR. V. R. MURTHY, aged about 60 years, son of Mr. K. Venkatesha Murthy [PAN: AYXPM1938L] ("Owner No.3"),

3.1. MRS. PUSHPALATHA R, aged about 52 years, wife of Mr. V. R. Murthy [PAN: AIYPR3640K] ("Owner No.3(a)");

3.2. MRS. R. SANDHYA, aged about 28 years, daughter of Mr. V.R. Murthy [PAN: DQUPS7041N] ("Owner No. 3(b)");

3.3. MR. R. KISHORE, aged about 23 years, son of Mr. V. R. Murthy [PAN: DERPK1476L] ("Owner No. 3(c)");

[Handwritten signature]



[Handwritten signature]

4. MR. V.L. MURTHY, aged about 47 years, son of Mr. K. Venkatesha Murthy [PAN: AYEPM1004G] ("Owner No. 4");

4.1. MRS. SHEWTHA H.S., aged about 35 years, wife of Mr. V.L. Murthy, ("Owner No. 4(a)");

4.2. MASTER. PRANAV KOUSHIK, aged about 10 years, son of Mr. V.L. Murthy ("Owner No. 4.(b));

4.3. BABY PRACHETH KOUSHIK, aged about 4 1/2 years, son of Mr. V. L. Murthy, ("Owner NO. 4(c)");

[Handwritten signatures]
V. Venkatesha
V.A. Murthy
Poonni Poonni
Lakshmi V.R.
D. Venkatesh
R. Pushpalatha.

[Handwritten signatures]
Shewtha H.S.
Pranav H.S.

[Handwritten signatures]

[Handwritten signatures]
V.R. Murthy
Shyamala B
Shyamala B
B.N. K. K.
B.R. K.
B.N. K.
Chaitan B.N.

[Handwritten signatures]
Pracheth K.
Pracheth K.
Pracheth K.
Pracheth K.
Pracheth K.
Pracheth K.



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
11	Mrs R. Sandhya D/o V.R. Murthy . D/o --- (ಬರೆದುಕೊಡುವವರು)			Sandhya R.
12	Sri R. Kishore S/o V.R. Murthy . ಬಿನ್ --- (ಬರೆದುಕೊಡುವವರು)			
13	Sri V.L.Murthy S/o K. Venkatesha Murthy . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			
14	Mrs Shewtha H.S. W/o V.L.Murthy ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			Shewtha H.S.
15	Mrs Master Pranav Koushik, Minor and Baby Prachin Koushik Rep by his Mother and Natural Gardian Swetha, H.S. (ಬರೆದುಕೊಡುವವರು)			Shewtha H.S.
16	Sri V.N. Murthy S/o K. Venkatesha Murthy . ಬಿನ್ ... (ಬರೆದುಕೊಡುವವರು)			V. N. Murthy
17	Mrs Shyamala.B. W/o V.N.Murthy ಬಿನ್ ... (ಬರೆದುಕೊಡುವವರು)			Shyamala.B.
18	Mrs Srujana Koushik D/o/A and Vaishali Koushik V.N.Murthy Minor Rep by her Mother and Natural Gardlan Shyamala.B. . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			Shyamala.B.

6 Page Doct. No. 352 of Book IV
2022-23

ಹಿರಿಯ ಅಧಿಕಾರಿಯಿಂದ
ಬರವಣುಡಿ (ಅತಿಥಿ)
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

The Owner No. 4(b) and 4(c) are minors and are being represented by their mother and natural guardian, Mrs. Shwetha H.S.

5. MR. V. N. MURTHY, aged about 45 years, son of Mr. K. Venkatesha Murthy (PAN: ABXPV0719HJ) ("Owner No.5"),

5.1. MRS. SHYAMALA B., aged about 34 years, wife of Mr. V.N. Murthy, (PAN: GJWPS2219Q) ("Owner No. 5(a)"),

5.2. MS. SRUJANA KOUSHIK, aged about 13 years, daughter of Mr. Y.N. Murthy, ("Owner No. 5(b)");

5.3. MS. VAISHNAVI KOUSHIK, aged about 7 years, daughter of Mr. V. N. Murthy, ("Owner No. 5(c)");

The Owner No. 5(b) and Owner No. 5(c) are minors and are being represented by their mother and natural guardian, Mrs. Shyamala B.

The Owner No. 1, Owner No. 2, Owner No. 2(a), Owner No. 2(b), (2)(b)(1), 2(b)(2)& 2(b)(3), Owner No. 2(c), Owner No. 3, Owner No. 3(a), Owner No. 3(b), Owner No. 3(c), Owner No. 4, Owner No. 4(a), Owner No. 4(b), Owner No. 4(c), Owner No. 5, Owner No. 5(a) and Owner No. 5(b), Owner No. 5(c) are all residing at Bidaraguppe Village & post, Attibele Hobli, Anekal Taluk, Bangalore 562107.

6. MR. B.N. RANGAPPA, aged about 75 Years, son of Mr. Late Nanjappa, ("Owner No. 6");

6.1. MR. B.R. RAMAKRISHNA, aged about 52 years, son of Mr. B. N. Rangappa [PAN: CBQTR6463P] ("Owner No. 6(a)");

~~S. S. Rangappa~~
V. N. Murthy
V. A. Murthy
Poonima Poonima
Lalitha VR
R. Pushpalatha

Shwetha H.S.
Shwetha H.S.

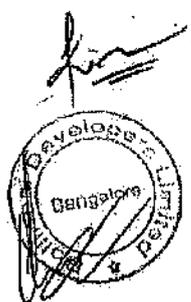
V. N. Murthy
Shyamala B
Srujana B

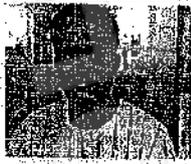
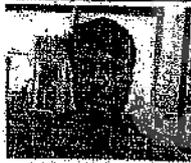
B N Rangappa
B R Krishna
Chaitan B N

~~Chaitan B N~~
Chaitan B N

~~Chaitan B N~~
Chaitan B N

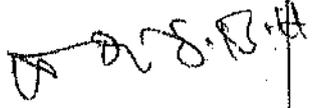
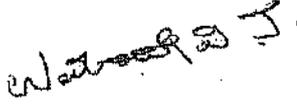
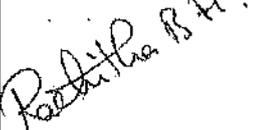
Chaitan B N
Chaitan B N
Chaitan B N



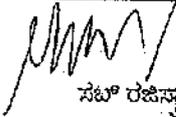
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
19	Sri B.N. Rangappa S/o Late Nanjappa . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			B.N. Rangappa
20	Sri B.R.Ramakrishna S/o B.N.Rangappa . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			B.R. Ramakrishna
21	Sri Deepak.R. S/o B.R.Ramakrishna . (ಬರೆದುಕೊಡುವವರು)			Deepak.R.
22	Mrs B.R.Nagaraj S/o B.N.Rangappa . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			B.R. Nagaraj
23	Sri Chitra D/o B.R.Nagaraj . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			Chitra B.N
24	Sri Shivakumar S/o B.R.Nagaraj . ಬಿನ್ .. (ಬರೆದುಕೊಡುವವರು)			Shivakumar
25	Mrs B.R.Anand S/o B.N.Rangappa . D/o .. (ಬರೆದುಕೊಡುವವರು)			B.R. Anand
26	Sri Himabindu D/o B.R.Anand Minor Rep by her Father and Natural Guardian B.R.Anand . and Master Srinivasan minor rep by his Father and Natural Guardian B.R. Anand (ಬರೆದುಕೊಡುವವರು)			Himabindu

8 Page Doct. No. 352 of Book 1Y
2022-23

ಹರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಬಿಚ್ಚಿಟ್ಟುಕೊಂಡ ಗುರುತು	ಸಹಿ
27	Sri B.H. Harish S/o Late Hanumanthappa . ಬಿನ್ . (ಬರೆದುಕೊಡುವವರು)			
28	Mrs Umadevi W/o B.H.Harish , ಕೋ. ಜಿ.ಎಸ್.ಎಂ. ಮತ್ತು ಗ್ರೇಡ್‌ಗಳಿಗಾಗಿ ಮಾನ್ಯ ನಿರ್ದೇಶಕರು - ಬಿ.ಎ.ಎ. (ಬರೆದುಕೊಡುವವರು)			
29	Mrs Rochitha B.H. D/o B.H.Harish . D/o .. (ಬರೆದುಕೊಡುವವರು)			
30	M/S BOLLINENI DEVELOPERS LIMITED Rep by Its Asst. General Manger Mr. Tharakarama Rao . (ಬರೆದುಕೊಡುವವರು)			

10 Page Doct. No. 352 of Book IV
2022-23


ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

www.com

7.2. MS. RACHITHAB. H., aged about 19 years, daughter of Mr. B.H. Harish ("Owner No. 7(b)");

7.3. MASTER MITHUN B.H., aged about 14 years, son of Mr. B.H. Harish ("Owner No. 7(c)").

The Owner No. 7(c) being a minor is represented by his mother and natural guardian Mrs. Uma Devi.

All residing at Bidraguppe Village and Post, Attibele Hobli, Anekal Taluk, Bengaluru District - 562107, and hereinafter collectively referred to as the "Owners".

AND

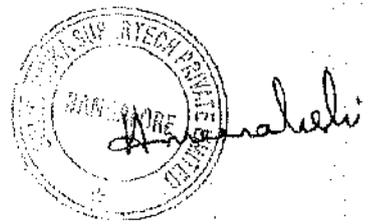
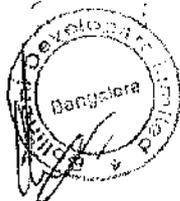
BOLLINENI DEVELOPERS LIMITED, a company incorporated under the Companies Act, 1956, with CIN U65990TG1996PLC024371, PAN AAACB8237D, and having its registered office at H No.8-2-546/1, Road No.7, Banjara Hills, Hyderabad 500034, and Bengaluru office at No. 23, Old No: 05, 3rd Floor, Sankey Square, Sankey Road, Sadashivanagar, Bengaluru - 560003 (hereinafter referred to as "BDL"; which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns)

Together do hereby, irrevocably and unconditionally, appoint, nominate, and constitute **SOWPARNIKA SUPERTech PRIVATE LIMITED**, a company registered under the Companies Act, 2013, with CIN U70109KA2021PTC151624, with PAN ABGCS8220G, and having its registered office at no. 750, 'C' Block, 1st Main AECS layout, Kundalahalli, Bengaluru- 560037, India, ("Developer"/"SSPL"), as our lawful attorney to do the following acts, deeds, and things mentioned herein below, either jointly or severally, on our behalf, either by itself or through any of its officers authorised to act as such:

[Handwritten signatures]
V. A. Murthy
Poonima Poonima
Lalshree K.
R. Pushpalatha

[Handwritten signatures]
Bhetha H S
Bhetha H S
V. V. Murthy
Shyamala B.
Shyamala B.
B R Pun
Praveen
Anitha. B. N

[Handwritten signatures]
Rachtha B.H.
Rachtha B.H.
Rachtha B.H.



ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram.M. S/o Muniyappa No. 750, 1st Main, C Block, AECS Layout, Kundalahalli, Bangalore-32	
2	A. Sateesh Kumar S/o Anadan No. 750, 1st Main, C Block, AECS Layout, Kundalahalli, Bangalore-32	

ಸಹಿ ರಚಿಸಿದ
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು/ಉಪನಿರ್ದೇಶಕರು
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

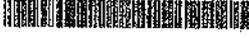
Designed and Developed by C-DAC, ACTS, Pune

4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂ. ABL-4-00352-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂ. ABLD1398 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 14-03-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನಿರ್ದೇಶಕರು/ಉಪನಿರ್ದೇಶಕರು (ಅತ್ತಿಬೆಲೆ)

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು/ಉಪನಿರ್ದೇಶಕರು
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S SOWPARNIKA SUPERTECH PRIVAT LIMITED, Rep by its Authorized Director
Meenakshi Ramiji, ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	1000.00	Challan No CR0323003000309383 Rs.1000/- dated 10/Mar/2023
ಒಟ್ಟು:	1000.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ
ದಿನಾಂಕ : 10/03/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಅತ್ತಿಬೆಲೆ)

Designed and Developed by C- DAC Pune.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

2022-23

dated 11/05/2016 more fully described in Item No. 4 of the Schedule hereunder and hereinafter referred to as "Item No. 4 Property".

- 3. The Owner No. 6, Owner No. 6(a), Owner No. 6(b), Owner No. 6(c), Owner No. 6(d), Owner No. 6(e); Owner No. 6(f), Owner No. 6(g), Owner No. 6(g)(1) and Owner No. 6(g)(2) are the absolute owners of, and are in the possession of the property bearing Sy. No. 72/1, measuring 0-11 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Rural District - 562107, duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 258/2015 - 16 dated 11/05/2016 more fully described in Item No. 5 of the Schedule hereunder, and hereinafter referred to as "Item No. 5 Property".
- 4. The Owner No. 7, Owner No. 7(a), Owner No. 7(b) and Owner No. 7(c) are the absolute owners of, and are in the possession of the property bearing Sy. No: 80/7, measuring 0.11.08 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 257/2015-16 dated 11/05/2016, more fully described in Item No.6 of the Schedule hereunder and hereinafter referred to as "Item No. 6 Property".
- 5. The Item No. 1 Property, Item No. 2 Property, Item No. 3 Property, Item No. 4 Property, Item No. 5 Property and Item No. 6 Property shall be hereinafter collectively referred to "Schedule Property".
- 6. By and under a Development Agreement dated March 29, 2021, registered with the sub-registrar of assurances at Anekal (Taluk), with serial no. ANK-1-00469/2021-22, Stored in CD No. ANKD1024 ("BDL JDA"), the Owners have appointed BDL to develop the Schedule Property into residential layouts as per the terms and conditions as set out in the BDL JDA. As per the provisions of the BDL JDA, BDL and the Owners have executed a Sharing Agreement dated March 29, 2021 ("Sharing Agreement") for the purpose of identifying and allocating the plots coming to the share of BDL and to the share of the Owners. Pursuant to the Sharing Agreement, BDL is entitled to an

[Signature]
 V. S. S. S. S. S.

[Signature]
 Srinatha H.S.
 Srinatha H.S.

[Signature]
[Signature]
 R. S. R.

V. A. Murthy
 Poomin Poomin
 Lalashree V.R.
 R. Pushpalatha

V. N. Murthy
 Srinath B
 Srinath B
 B. N. S. R. S.
 B. N. S. R. S.

[Signature]
[Signature]
[Signature]

charitra B.N

W. S. S. S. S.
 W. S. S. S. S.



2022-23

area of 78,974.36 (Seventy-Eight Thousand Nine Hundred Seventy Four and Point Three Six only) square feet, comprising of 54 plots on the Schedule Property ("BDL' Share"), and the Owners are entitled to an area of 94,690 (Ninety-Four Thousand Six Hundred and Ninety) square feet, comprising of 73 plots on the Schedule Property ("Owners' Share").

- 7. Post the execution of the BDL JDA and the Sharing Agreement, BDL and the Owners have come to an understanding for constructing and selling villas on their respective plots comprised in BDL's Share and Owners' Share, along with common amenities and facilities and, pursuant to which, the Owners and BDL have jointly and severally decided to appoint the Developer as the developer in order to construct, market and sell villas on the plots comprised in the BDL's Share and Owners' Share on a 'revenue sharing basis.

AND WHEREAS we, BDL and the Owners have entered into a Development Agreement dated February 22, 2023 ("Agreement") with **SOWPARNIKA SUPERTECH PRIVATE LIMITED**, a company registered under the Companies Act, 2013, with CIN U70109KA2021PTC151624, with PAN ABGCS8220G, and having its registered office at no. 750, 'C' Block, 1st main AECS layout, Kundalahalli, Bengaluru- 560037, India, (hereinafter referred to as "Developer/ Attorney") for construction, marketing and selling on villas on the plots comprised in the Owners' Share and BDL's Share. In pursuance of the aforesaid Agreement, the Developer is being appointed as our lawful attorney to do the following acts, deeds and things in our names and on our behalf in respect of the plots comprised in the Owners' Share and BDL's Share:

- 1. To represent before the Bangalore Development Authority / Bruhat Bangalore Mahanagar Palike or any statutory authority in connection with obtaining necessary permission, sanctions, no-objection certificate(s) and such other permissions as required under the law for the development of villas on the plotted layouts on the Scheduled Property. The Attorney is also authorized to sign necessary forms, application, affidavits, papers, documents, etc. in connection with the above acts and to receive the letter of permissions, sanctions, no-objection certificates, etc. from the Bangalore Development Authority / Bruhat Bangalore Mahanagar

[Signature]
 V. S. Gowda

[Signature]
 Sowtha H S
 Sowtha H S

[Signature]
 R. S. R.

V. A. Murthy
 Pooni Pooni
 Lakshmi V K
 S. Anand
 R. Rishpalatna

V. N. Murthy
 Shyamala B
 Shyamala B
 B. N. P. A. S.
 B. N. P. A. S.
 B. N. P. A. S.

[Signature]

[Signature]

Charithra B N

W. S. B. H.
 Weerappa J
 Radhika B. H.



Panchayat, Bangalore Water Supply and Sewerage Board, Karnataka Power Transmission Corporation Ltd., Bangalore Electricity Supply Company (BESCOM/KPTCL).

6. To sign and submit necessary applications, petitions, memorandums, affidavits, undertaking documents and other papers and to represent before the Revenue Authorities, Pollution Control Boards, Airport Authorities, Karnataka Town and Country Planning Authorities, Bangalore Development Authority, STRR Planning Authority, Bruhat Bangalore Mahanagar Palike, Fire Force, Police Departments, Telecom Authority, Telephone Departments (BSNL) or any other local bodies or statutory authorities or any other concerned planning authorities of the State and Central Government etc. (hereinafter referred to as "Authorities") in connection with or any of the matters pertaining to the Schedule Property and obtaining necessary permissions, licenses from the concerned Authorities, etc.
7. To appear, admit execute, convey, sell, transfer, gift, assign, create any charge, to draw sign, execute, transfer, to enter into agreements, memorandums of agreement, declarations, rectification deeds in respect of the villas constructed / to be constructed on the plotted layouts comprised in the Schedule Property to any person/s it deems fit or otherwise in whole or in parts and to receive monies in its name, to receive consideration, and to sign and execute necessary receipts, forms, affidavit, agreements, deeds and documents in pursuance thereof in our names and on our behalf.
8. To put the purchasers in the position of the villas constructed on the plots comprised in Schedule Property as and when it is sold.
9. To apply and purchase transfer of development rights as per the prevailing Rules and Regulations and to take necessary certificates and make payments for the same.
10. To sign declarations, memorandum of association, deed of declaration, undertakings, affidavits, bye-laws, and to present the same for registration or attestation before the Sub Registrar of

[Handwritten signature]

[Handwritten signature]
Bhargava H.S
Bhargava H.S

[Handwritten signature]
Rajesh

[Handwritten signature]
V. R. J. S. S.

V.A. Murthy
Poonima Poonima

V.N. Murthy
Shyamala B
Shyamala B

[Handwritten signature]

Lakshmi V.R.
R. Pushpalatha

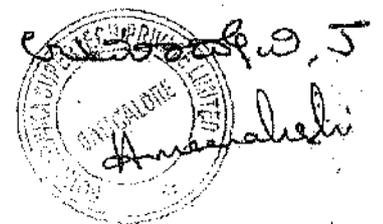
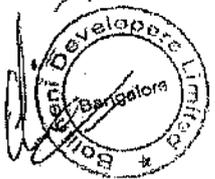
B.R. Ravi
B.R. Ravi

[Handwritten signature]

[Handwritten signature]

Chaitra B.N.

W. S. S. S. S.
Rachita B.H.



Assurances or Notary Public Magistrates or any other authority in respect of the formation of the Owners Association/Society.

11. To affix thumb impression on the deeds of declaration, memorandums of association and on the registration registers and sign the same.
12. To sign the membership forms in the formation of Owners Association/Society or any other declarations or bye laws to pay the required fee in this behalf obtain the certificates and to do all other things necessary in the formation of Owners Association/Society.
13. To appoint advocate, counsel, auditor in connection with the above matter.
14. To appear before the concerned Sub-Registrar and admit execution and receipt of full sale consideration and to affix a thumb impression in the documents and in the registration registers.
15. To further delegate any of these powers to any person or persons/firm/company or sub-agent as the Attorney may deem fit, authorising such persons to do and make all acts and things, which the attorney is authorised to do under these presents.
16. And generally to do all such acts, deeds and things as may be necessary and we hereby agree and undertake to ratify and confirm all and whatsoever the attorney shall lawfully do, execute or perform or cause to be done by virtue of this Power of Attorney.

(Schedule and Signature page follows)

~~S. S. S. S. S.~~

Betha H.S.
 Betha H.S.

~~Red R~~

~~S. S. S. S. S.~~

V. A. Murthy

Pooni

Pooni

Lakshmi V.R.

S. S. S. S. S.

R. Rishpalatha

V. Murthy
 Shyamala B.

B.R. S. S.

B.R. S. S.

B.R. S. S.

Chaitanya B.N.

~~S. S. S. S. S.~~

S. S. S. S. S.

Webbopu S.

Rachtha. B.H.

Webbopu S.



Aneesheli

2022-23

SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of the land bearing Sy. No. 72/ 2, measuring 1 Acres 29 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 259/2015- 16 dated 11/05/2016 and bounded on:

- East: Remaining portion of Sy. No. 72/ 2 belonging to K. Venkatesha Murthy;
- West: Land bearing Sy. No. 73;
- North: Land bearing Sy. No. 72/1; and 71; and
- South: Land bearing Sy. No. 88.

Item No.2:

All that piece and parcel of the land bearing Sy. No. 81, measuring 5 Acres 02 Guntas, duly converted, an extent of 4 Acres 8 Guntas for residential purpose and 34 Guntas reserved for Park vide Official Memorandum bearing No. ALN (A)(A) CR 256/2015-16 dated 11/05/2016 situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District- 562107 and bounded on:

- East: Land bearing Sy.No.72, Sy. No. 88 and Sy. No. 84
- West: Road;
- North: Land bearing Sy. No. 72; Sy. No. 73 and Sy. No. 80; and
- South: Land bearing Sy. No. 82.

Item No.3:

All that piece and parcel of the land bearing Sy. No. 80/4, measuring 11.08 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) SR 57/2016- 17 and bounded on:

5. ~~V. S. Murthy~~

V. S. Murthy

V. A. Murthy

P. S. Murthy

Lalitha V. R.

S. S. Murthy

R. Pushpalatha

V. N. Murthy

Shyamala B.

Shyamala B.

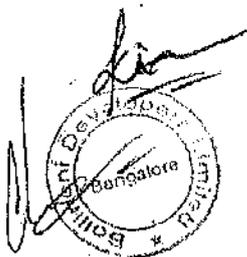
B. V. S. Murthy

B. R. Murthy

Chaitanya B. N.

12

13/11/2022



Handwritten signatures and names:

P. S. Murthy

V. S. Murthy

Chaitanya B. N.

Handwritten signature

2022-23

East: Land bearing Sy. No. 80/ 3 belonging to Sundar Raju;
West: Road;
North: Land bearing Sy. No. 80/ 5; and
South: Land bearing Sy. No. 81 belonging to Venkata Rama Murthy

Item No.4:

All that piece and parcel of the land bearing Sy. No. 88, measuring 26 Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 255/2016- 17 dated 11/05/2016 and bounded on:

East: Land bearing Sy. No. 88 belonging to Sri L Srinivas @ Rajesh;
West: Land bearing Sy. No. 81;
North: Land bearing Sy. No. 72/ 2; and
South: Land bearing Sy. No. 88 Portion belonging to B.S. Anand.

Item No.5:

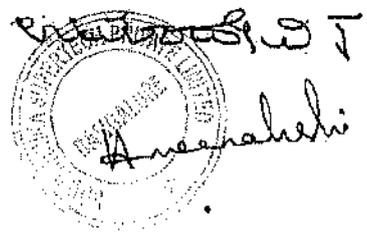
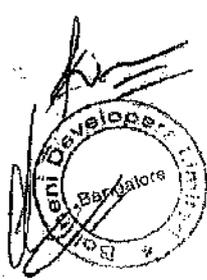
All that piece and parcel of the land bearing Sy. No. 72/1, measuring 0-11Guntas, situated at Bidaraguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Rural District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 258/2015- 16 dated 11/05/2016 and bounded on:

East: Land bearing Sy. No. 72/1 belonging to K Venkatesha Murthy;
West: Land bearing Sy. No. 73;
North: by Road; and
South: Land bearing Sy. No. 72/2.

~~S. Venkatesha Murthy~~
K. Venkatesha Murthy
V. S. S. S. S.
V. A. Murthy
Pooma Pooma
Lalitha V. B.
D. S. S. S.
B. Sushpalatha.

~~S. Venkatesha Murthy~~
S. Venkatesha H.S.
S. Venkatesha H.S.
V. N. Murthy
Shyamala B.T.
Shyamala B.
B. S. S. S.
B. S. S. S.
B. S. S. S.
Chaitra B. N.

~~S. Venkatesha Murthy~~
S. Venkatesha H.S.
S. Venkatesha H.S.



Item No.6:

All that piece and parcel of the land bearing Sy. No. 80/7, measuring 0.11.08 Guntas, situated at Bjdarguppe Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District - 562107 duly converted vide Official Memorandum bearing No. ALN (A)(A) CR 257/2015- 16 dated 11/05/2016 and bounded on:

East: Land bearing Sy. No. 80/3;

West: Road;

North: Land bearing Sy. No. 80/4; and

South: Land bearing Sy. No. 81 belonging to V Venkata Rama Murthy

~~Signature~~
Signature
V. Venkata Rama Murthy

Signature
B. Swetha H.S.
B. Swetha H.S.

Signature
Signature

V. A. Murthy
Poomma
Poomma
Lalitha. V.K.

V. V. Murthy
Shyamala. B.
Shyamala. B.
B.K. R. K. R.

Signature
Signature
Signature

Signature
R. Pushpalatha.

B.R. R.
B.R. R.
Maitheya. B.N.

Signature
Signature
Signature
Signature

Signature

Signature



Signature

IN WITNESS WHEREOF, we, the Owners and BDL have signed and executed this General Power of Attorney on this 22nd day of February, 2023 at Bengaluru before the following witnesses:

WITNESSES:

1. J.R. (JAYARAM)

#750, 1st Main
AECs Mysore
Kendakhalli
Bengaluru-32

2. A.S. (SATEESH KUMAR)

#750, 1st Main,
AECs Mysore
Kendakhalli
Bengaluru-32

OWNER

For the Owner No. 1

[Signature]

For the Owner No. 2

[Signature]

For the Owner No. 2(a)

V. S. S. S. S.

For the Owner No. 2(b)

V. A. Murthy

For the Owner No. 2(b)(1)

Poomin

For the Owner No. 2(b)(2) and Owner No. 2(b)(3)

Poomin

For the Owner No. 2(c)

Poomin

For the Owner No. 3

[Signature]

For the Owner No. 3(a)

R. Pushpalatha

For the Owner No. 3(b)

For the Owner No. 3(c)

[Signature]

Lakshmi
VR

For the Owner No. 4

[Signature]
For the Owner No. 4(a)

Emetha H S
For the Owner No. 4(b) and Owner No. 4(c) *Emetha H S*

V. N. Murthy
For the Owner No. 5

Shyamala B
For the Owner No. 5(a)

Shyamala B Shyamala B
For the Owner No. 5(b) and Owner No. 5(c)

B N S R
For the Owner No. 6

B R Ravi
For the Owner No. 6(a)

[Signature]
For the Owner No. 6 (b)

[Signature]
For the Owner No. 6(c)

B A Nagaraj
For the Owner No. 6(d)

Chaitheer B N
For the Owner No. 6(e)

[Signature]
For the Owner No. 6(f)

For the Owner No. 6 (g)

[Signature] [Signature]
[Signature] [Signature]

2022-23

For the Owner No. 6(g)(1) and Owner No. 6(g)(2)

21.5.13.H

For the Owner No. 7

21.5.13.H

For the Owner No. 7(a)

Rachtha. B.H.

For the Owner No. 7(b)

21.5.13.H

For the Owner No. 7(c)

BOLLINENI DEVELOPERS LIMITED



Ch. Taraka Rama Rao

FOR DEVELOPER
SOWPARNIKA SUPERTECH PRIVATE LIMITED



A. Anandheli

NAGESH. R.B.A.L.L.B.
ADVOCATE

SHREE MOKSHA LAW ASSOCIATES
No.67/2, Benaka Complex, Hennagara Gate,
Hosur Main Road, Bommasandra, Bangalore-99