



తెలంగాణ తెలంగాణ TELANGANA

SI.No. 485, Date: 25/01/2022, Rs.100/-

SOLD TO: Sri Sanna Prakash, S/o. S. Muthyalu, R/o. R.R. Dist.FOR WHOM: Magna Developers LLP

AP 023862

B. RAVI KUMAR
 Licensed Stamp Vendor
 License No. 15-25-032/2012
 Renewal No. 15-25-072/2021
 Puppalguda (W), Gandipet(M)
 Dist. Cell: 9986486000

SUPPLEMENTAL AGREEMENT

This Supplemental Agreement ("Agreement") to Development Agreement-cum-Irrevocable General Power of Attorney executed on March 11, 2019 and registered as document No.3233 of 2019 in the office of Sub-Registrar of Gandipet ("DAGPA"), is made and executed on this the 27th day of JANUARY 2022 ("Execution Date") at Hyderabad by and between:

1. Sri Kasturi Pedda Balraj, S/o. Late Kasturi Sathaiah, aged about 68 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Agriculture (hereinafter referred to as "Landowner 1");
2. Smt. Kasturi Sravanthi, W/o. Late. Sri Kasturi Nagaraju, aged about 36 years, resident of resident of H. No. 1-2, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: House Wife (hereinafter referred to as "Landowner 2");

[Handwritten signatures and names of the parties]

[Handwritten signatures]

For Magna Developers LLP

LTD K. Dasareethi

3. Sri Kasturi Srinivas Raj, S/o. Sri Kasturi Pedda Balraj, aged about 34 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 3");
4. Sri Kasturi Mallesh, S/o. Sri Kasturi Sathaiah, aged about 64 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 4");
5. Sri Kasturi Sai Baba, S/o. Sri Kasturi Mallesh, aged about 32 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 5");
6. Sri Kasturi Anjaiah, S/o. Sri Kasturi Sathaiah, aged about 62 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Agriculture (hereinafter referred to as "Landowner 6");
7. Sri Kasturi Raj Kumar, S/o. Sri Kasturi Anjaiah, aged about 38 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 7");
8. Sri Kasturi Sai Babu, S/o. Sri Kasturi Anjaiah, aged about 32 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 8");
9. Sri Kasturi Dasarath, S/o. Sri Kasturi Sathaiah, aged about 59 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Agriculture (hereinafter referred to as "Landowner 9");
10. Sri Kasturi Raj Kumar, S/o. Sri Kasturi Dasarath, aged about 37 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 10");
11. Sri Kasturi Mahesh Kumar, S/o. Sri Kasturi Dasarath, aged about 33 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 11");

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Handwritten signature: U. G. Dasarath

Handwritten signature: H. Jay

For Magna Developers LLP

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Partner

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Partner

12. Sri Kasturi Sahadev, S/o. Sri Kasturi Sathaiah, aged about 56 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Govt. Employee (hereinafter referred to as "Landowner 12");
13. Sri Kasturi Satish Kumar, S/o. Sri Kasturi Sahadev, aged about 25 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Student (hereinafter referred to as "Landowner 13");
14. Sri Kasturi Ramulu, S/o. Sri Kasturi Sathaiah, aged about 54 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Govt. Employee (hereinafter referred to as "Landowner 14");
15. Sri Kasturi Yadaiah, S/o. Sri Kasturi Sathaiah, aged about 52 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Govt. Employee (hereinafter referred to as "Landowner 15");
16. Sri Kasturi Shravan Kumar, S/o. Kasturi Yadaiah, aged about 22 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Student (hereinafter referred to as "Landowner 16"); and
17. Sri Kasturi Narendra, S/o. Sri Kasturi Sathaiah, aged about 50 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Business (hereinafter referred to as "Landowner 17");

(hereinafter collectively referred as the "Landowners", which expression shall unless repugnant to the meaning and context, means and includes their respective legal heirs, legal representatives, administrators, successors-in-interest and permitted assigns) of the **FIRST PART;**

AND

1. Smt. N. Sujatha, W/o. Sri N. Mahesh (D/o. Sri Kasturi Pedda Balraj), aged about 45 years, resident of P.No. 65, H.No. 7-13/65, Alkapur Colony, Puppalguda, Gandipet Mandal, Ranga Reddy District, Occ: housewife (hereinafter referred to as "Consenting Party 1");

RSU

K. Sathiah

3. 2/2/25

2/2/25

N. Sujatha

Lily K. Dasraath

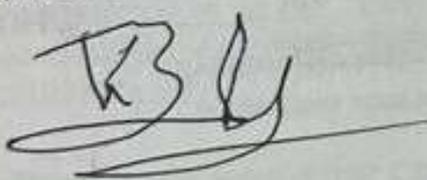
H. Jay

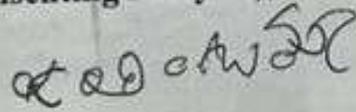
For Magna Developers LLP

S.P.
Partner

M. R. N. N.
Partner

2. Smt. Chinthala Dhana Lakshmi, W/o. Sri Chintala Anantha Swamy (D/o. Sri Kasturi Pedda Balraj), aged about 37 years, resident of H. No. 1-2/1, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: housewife (hereinafter referred to as "Consenting Party 2");
3. Smt. T. Vijaya Lakshmi, W/o. Sri T. Laxmi Narayana (D/o. Sri Kasturi Mallesh), aged about 41 years, resident of H.No. 13-6-965/2, Karwan, Hyderabad Occ: housewife (hereinafter referred to as "Consenting Party 3");
4. Smt. Nurudu Madhavi, W/o. Sri Nurudu Mahender Mudiraj (D/o. Sri Kasturi Mallesh), aged about 36 years, resident of P.No. 26, Durga Nagar Colony, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: housewife (hereinafter referred to as "Consenting Party 4");
5. Smt. Chintala Manjula, W/o. Sri Chintala Raju (D/o. Sri Kasturi Mallesh), aged about 33 years, resident of H.No. 12-2-822/A, Venkanna Nagar, Mehdipatnam, Hyderabad Occ: housewife (hereinafter referred to as "Consenting Party 5");
6. Smt. Kasturi Jyothi, D/o. Sri Kasturi Anjaiah, aged about 37 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: housewife (hereinafter referred to as "Consenting Party 6");
7. Smt. Kasturi Radhika, D/o. Sri Kasturi Anjaiah, aged about 33 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: housewife (hereinafter referred to as "Consenting Party 7");
8. Sri Kavali Archaana, W/o. Sri Kavali Srinivas (D/o. Sri Kasturi Dasarath), aged about 35 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: housewife (hereinafter referred to as "Consenting Party 8");
9. Sri Kasturi Saiveni, D/o. Sri Kasturi Sahadev, aged about 27 years, resident of H. No. 1-2, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Student (hereinafter referred to as "Consenting Party 9");

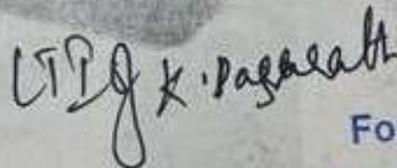






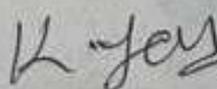




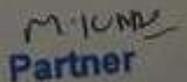


For Magna Developers LLP






Partner


Partner

10. Sri Kasturi Swapna, D/o. Sri Kasturi Sahadev, aged about 28 years, resident of H. No. 1-2, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Student (hereinafter referred to as "Consenting Party 10");
11. Sri Kasturi Pravalika, D/o. Sri Kasturi Ramulu, aged about 21 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Student (hereinafter referred to as "Consenting Party 11"); and
12. Sri Kasturi Spandana, D/o. Sri Kasturi Yadaiah, aged about 23 years, resident of H. No. 1-3, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Occ: Student (hereinafter referred to as "Consenting Party 12").

(hereinafter collectively referred as the "Consenting Parties", which expression shall unless repugnant to the meaning and context, means and includes their respective legal heirs, legal representatives, administrators, successors-in-interest and permitted assigns) of the **SECOND PART**;

AND

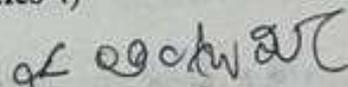
Magna Developers LLP, a limited liability partnership firm, registered under the provisions of Limited Liability Partnership Act, 2008, having LLP identification no. AAM-0297, and having its registered address at Plot No.554, Phase-III Jubilee Hills Hyderabad 500096, represented by its designated partners

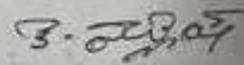
1. **SRI SANNA PRAKASH, S/O.S. MUTHYALU**, aged about 43 years, resident of Flat No.A-102, Gem Ascentla, Khanamete, Serilingampally Mandal, Ranga Reddy District, Telangana State. and
2. **SRI. MADADI KONDAL RAO, S/O.M.NARAYANA RAO**, aged about 68 years, resident of Flat No.A-210, Magnum Opus, Road No.2, Cyber Hills, Gachibowli Junction, Serilingampally Mandal, Ranga Reddy Dist. Telangana State.

(hereinafter referred to as the "Developer", which expression shall mean and include its legal representatives, executors, administrators, successors-in-interest and permitted assigns) of the **THIRD PART**.

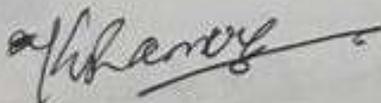
(The Landowners, the Consenting Parties and the Developer shall be referred to individually as a "Party" and collectively as the "Parties".)

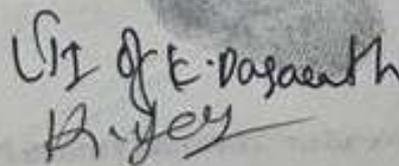




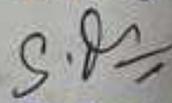


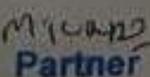





Sri K. Vasanth
R. Jay

For Magna Developers LLP


Partner

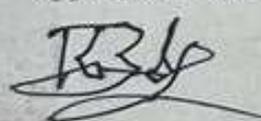
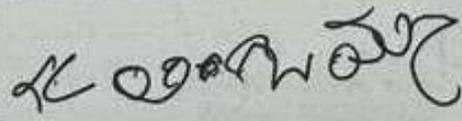

Partner

RECITALS

- A. Whereas, the Parties have entered into the DAGPA in respect of the land bearing Survey No. 443/A, admeasuring 484.00 Square Yards or equivalent to Ac. 0-04 guntas, situated at Puppalguda Village, Gandipeta Mandal, Ranga Reddy District (hereinafter referred to as the "**Schedule Property**") for the purpose of development and construction of residential multistoried complex which shall comprise of two cellars, ground floor and 9 (nine) upper floors.
- B. Whereas, as per Clause 3 of DAGPA the Parties have agreed to share the built-up area in the residential multistoried complex, parking areas and the proportionate undivided share in the Schedule Property in the ratio of 43:57, respectively.
- C. Whereas, as per Clause 4 of DAGPA the Developer has to complete the construction of the residential complex within 5 (five) years from the date of handing over the possession of the Schedule Property to the Developer.
- D. Whereas, pursuant to the discussion between the Parties, the Parties have agreed that the Developer will construct high rise residential complex on the Schedule Property ("**Project**"). The Parties further agree that the costs of development and construction of the Project would be higher than the residential complex contemplated under the DAGPA and that the timelines for the construction of the Project would also be longer than the residential complex as contemplated under the DAGPA. Therefore, the Parties have now agreed to amend certain terms of the DAGPA by reducing the same into writing in this Agreement.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

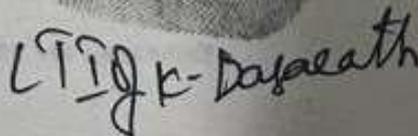
1. The Landowners, collectively, shall be entitled to 75,000 (seventy five thousand) square feet of the built-up area for each acre or portion thereof of the Schedule Property for which the permission is granted for construction of Project, along with the proportionate car parking spaces and undivided share in the Schedule Property ("**Landowner Share**"). The Developer shall be entitled to the remaining built-up area constructed on the Schedule Property along with the proportionate car parking spaces and undivided share in the Schedule Property ("**Developer Share**").
2. The Developer shall be responsible to obtain permits and sanction of plans by availing maximum possible floor space index (FSI) / floor area ratio (FAR) from the appropriate governmental authorities at its sole costs and expenses.

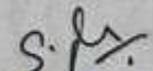


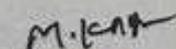
 K. Jayas



 K. Dasrath

For Magna Developers LLP


Partner


Partner

3. The Developer shall complete the construction of the Project, within 4 (Four) years from the date of receipt of all approvals for the Project from the appropriate governmental authority, with a grace period of 1 (one) year after the expiry of said period of 4 (Four) years.
4. The Landowners shall be entitled to the Landowner Share and the Developer shall be entitled to the Developer Share. The Parties shall enter into such supplemental agreements as may be required for conveying the Landowner Share to the Landowner and Developer Share to the Developer and earmarking their respective portion.
5. The Parties hereby agree and acknowledge that the revised understanding as contemplated by this Agreement is dependent upon the receipt of permission/sanctions for the development and construction of the Project on the Schedule Property from the appropriate government authorities. In the event, the aforesaid permission/sanctions are not granted within 365 days from the Execution Date, then this Agreement shall automatically terminate, and the Parties shall continue to be bound by the terms and conditions of the original DAGPA, except the amendments specified in Clauses 3 and 6, which shall mutatis mutandis apply to the DAGPA.
6. The Parties agree that a new sub-clause (n) should be incorporated after sub-clause (m) of Clause 29 of the DAGPA as follows:

“(n) To avail any financial assistance from banks/financial institutions or such other party and create security over the built-up area and execute such documents and perform such acts on behalf of the Land Owners as may be required by such banks/financial institutions or such other party, in relation to such financial assistance pertaining to the both landowners share and Developer’s Share.”

[Handwritten signatures and text in Devanagari script]

[Handwritten signature] K. Jey



[Handwritten signature] K. Dasabath

For Magna Developers LLP

[Handwritten signature]
Partner

[Handwritten signature]
Partner

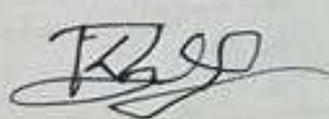
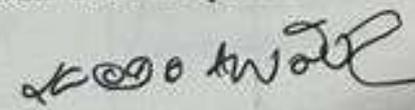
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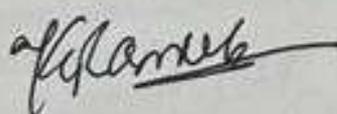
a. A new Clause 32, should be incorporated after the Clause 31 of the DAGPA, as follows:

“32 (a) In respect of construction services by the Developer to the Land Owner (for Land Owner’s Share) the Developer shall charge and recover applicable goods and services tax (“GST”) in accordance with the applicable laws, from the Land Owner, on the construction services rendered to the Land Owner with respect to the Land Owner’s Share and shall deposit the same with the government. Further, the GST liability arises on issuance of completion certificate for the Project or on its first occupation whichever is earlier. In case there is change in the GST law with respect to taxability of construction service provided by the Developer to the Land Owner, the new GST provisions will be applicable and the same is agreeable to both the Parties. For express clarity, the Parties shall bear and pay the GST proportionately on their respective share as levied by the government authorities.

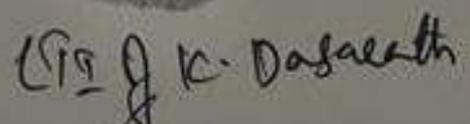
32 (b) Each Party shall bear and pay such taxes as are required to be borne and paid by them under applicable laws. Further, it is clarified between the Parties that the Land Owner shall bear the applicable taxes imposed / to be imposed by the governmental authorities in respect of the Land Owner’s Share.”

7. The Parties agree and acknowledge that the DAGPA shall be construed to be amended and modified to the extent provided hereunder and the Clauses 2, 3 and 4 of the DAGPA shall be rescinded and cannot be enforceable on and from the Execution Date.
8. The Parties agree and confirm that except to the extent modified by this Agreement, all other provisions of the DAGPA shall remain un-altered and shall continue to be in full force and effect and valid and binding on all the Parties.
9. This Agreement shall be read as a part and parcel of the DAGPA. For the sake of clarity, it is hereby confirmed and agreed that in the event of a conflict or inconsistency between this Agreement and the DAGPA, the provisions of this Agreement shall prevail over the provisions of the DAGPA to the extent of such inconsistency.

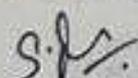
  

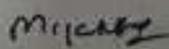
 

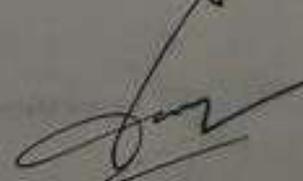




For Magna Developers LLP


Partner


Partner

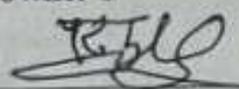
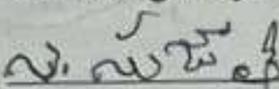
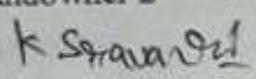
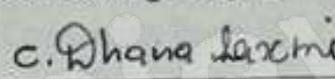
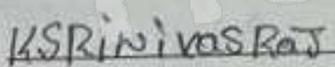
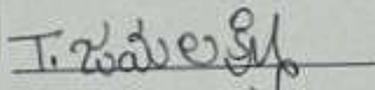
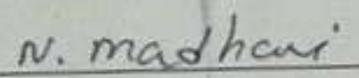
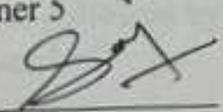
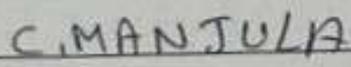
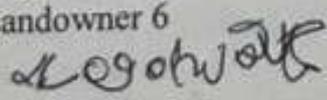
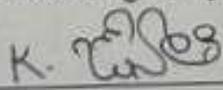


SCHEDULE OF PROPERTY

All that the piece and parcel of Land in Sy. No. 443/A admeasuring 484.00 Square Yards or equivalent to Ac. 0-04 gts., situated at PUPPALAGUDA VILLAGE, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District and bounded by:

- North : 30 meters Road in master plan
- South : Neighbours land
- East : Part of land in Sy.No. 447
- West : Neighbours land

AND Whereas, The Parties have signed and executed this Agreement with their own free will and consent on date and year first hereinabove written in the presence of the following witnesses:

Signed and delivered by Landowner 1 	Signed and delivered by Consenting Party 1 	For and on behalf of the Developer For Magna Developers LLP Authorised Signatory 1
Signed and delivered by Landowner 2 	Signed and delivered by Consenting Party 2 	Authorised Signatory 2 Partner Partner
Signed and delivered by Landowner 3 	Signed and delivered by Consenting Party 3 	
Signed and delivered by Landowner 4 	Signed and delivered by Consenting Party 4 	
Signed and delivered by Landowner 5 	Signed and delivered by Consenting Party 5 	
Signed and delivered by Landowner 6 	Signed and delivered by Consenting Party 6 	
Signed and delivered by Landowner 7	Signed and delivered by Consenting Party 7	

S. S. Kumar
Signed and delivered by
Landowner 8

K. S. S. Kumar

Signed and delivered by
Landowner 9

S. S. Kumar
Signed and delivered by
Landowner 10

K. R. S. Kumar

Signed and delivered by
Landowner 11

S. S. Kumar

Signed and delivered by
Landowner 12

S. S. Kumar

Signed and delivered by
Landowner 13

K. S. S. Kumar

Signed and delivered by
Landowner 14

K. S. S. Kumar

Signed and delivered by
Landowner 15

K. S. S. Kumar

Signed and delivered by
Landowner 16

K. S. S. Kumar

Signed and delivered by
Landowner 17

K. Radhika

Signed and delivered by
Consenting Party 8

K. Aschana

Signed and delivered by
Consenting Party 9

S. S. Kumar

Signed and delivered by
Consenting Party 10

S. S. Kumar

Signed and delivered by
Consenting Party 11

K. Pravalika

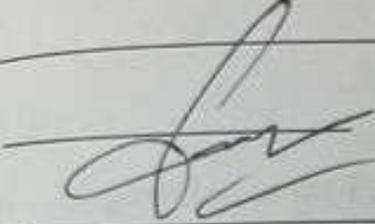
Signed and delivered by
Consenting Party 12

S. S. Kumar

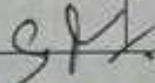
For Magna Developers LLP

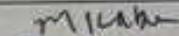
S. S. Kumar
Partner

S. S. Kumar
Partner

		
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For Magna Developers LLP


Partner


Partner

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