

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

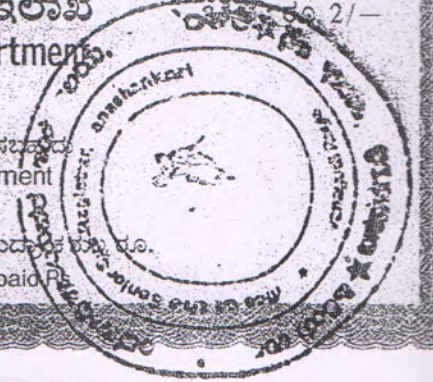


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid



JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made and executed on this the
4th day of July, 2013 at Bangalore.

BETWEEN

1. **Smt. LALITHAMMA,**
Aged about 58 years,
W/o.Late.S.C.Ramachandra Reddy,
2. **Sri. C. R. BABU REDDY,**
Aged about 39 years,
S/o.Late.S.C.Ramachandra Reddy,
3. **Sri. KESHA REDDY. C. R,**
Aged about 38 years,
S/o.Late.S.C.Ramachandra Reddy,
All are residing at No.2-3,
9th Cross, 1st Phase, J.P.Nagar,
Bangalore - 560 078.

Hereinafter referred to as the **OWNERS** (which expression shall wherever the
context so requires or admits, mean and include their respective Legal Heirs,
Successors, Executors, Administrators, Representatives and Assigns etc..)of the
FIRST PART.

M. Lalithamma
Ch. Reddy

For SRI VINAYAKA INFRA

Partner



316(U)BSK 39042013-14

2-23/7

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 Sri Vinayaka Infra Rep by its Partner Sri.L.R.Ravi Shankar , ಇವರು 200.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid in cash.
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ಬನಶಂಕರಿ

ದಿನಾಂಕ : 04/07/2013

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ

ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ).

ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ACTS Pune.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-2-

AND

M/s. SRI VINAYAKA INFRA

A Partnership Firm,
Having its office at No.51 and 52,
SV Plaza, 4th Floor,
8th Main, K.S.R.T.C Layout,
J.P.Nagar 2nd Phase,
Bangalore - 560 078.

Represented by its Partners

1. **Sri. L. R. RAVI SHANKAR,**
2. **Sri. K. P. NAIDU,**

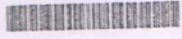
Herein after referred to as the **DEVELOPER/BUILDER/PROMOTER** (which expression shall wherever the context so requires or admits, mean and include its Authorized Representatives, Successors, Executors, Administrators and Assigns etc..) of the **SECOND PART.**

WITNESS AS FOLLOWS:

WHEREAS, the OWNERS are the joint and absolute owners of all that piece and parcel of **Converted Land in Sy.No.31/2,** situated at **THALAGHATTAPURA VILLAGE,** Uttarahalli Hobli, Bangalore South Taluk, (duly converted for Non-Agricultural purpose by the Special Deputy Commissioner, Bangalore District, Bangalore, vide Conversion Order bearing Nos: 1) **No.BDS.ALN.SR(S) 74/97-98, dated: 12-11-1997** and 2) **No.BDS.ALN.SR(S)/325/2004-05, Dated: 04-10-2004,** measuring an extent to **28.54 Guntas,** which Property is more fully described in the Schedule hereunder and hereinafter referred to as the **Schedule Property.**

M. Lalitha
Ch. R.
[Signature]

For SRI VINAYAKA INFRA
[Signature]
Partner



Print Date & Time : 04-07-2013 05:26:47 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3904

ING(U)BSK 3904 2013-14 4-23

ಬನಶಂಕರಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-07-2013 ರಂದು 04:55:09 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	71780.00
2	ಸೇವಾ ಶುಲ್ಕ	805.00
	ಒಟ್ಟು:	72585.00

ಶ್ರೀ M/s Sri Vinayaka Infra Rep by its Partner Sri.L.R.Ravi Shankar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Sri Vinayaka Infra Rep by its Partner Sri.L.R.Ravi Shankar			

ಸಹಿ ರವರ ಸಹಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s Sri Vinayaka Infra Rep by its Partner Sri.L.R.Ravi Shankar . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s Sri Vinayaka Infra Rep by its Partner Sri.K.P.Naidu . (ಬರೆಸಿಕೊಂಡವರು)			

ಸಹಿ ರವರ ಸಹಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ).
ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-3-

WHEREAS, the Land in Sy.No.31/2, of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, measuring an extent of 0-20 Guntas out of 1 Acre 12 Guntas, is self acquired property of **Sri.S.C.Ramachandra Reddy (husband of the Party No.1 of the First Parties herein and father of the Party No.2 and 3 of the First Parties herein)** and his son **Sri.C.R.Babu Reddy (Party No.2 of the First Parties herein)**, having jointly purchased the same from Smt.Kempamma, wife of Late.Dodderi Kariyappa, and her children, under a registered Sale Deed, vide Document No.8836/1993-94, of Book I, Volume No.892, Pages 39 to 44, Dated: 28-02-1994, in the office of the Sub-Registrar, Kengeri, Bangalore.

WHEREAS, the Land in Sy.No.31/2, of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, measuring an extent of 0-20 Guntas out of 1 Acre 12 Guntas, is self acquired property of **Smt.Lalithamma (Party No.1 of the First Parties herein)** and her son **Sri.Keshava Reddy.C.R (Party No.3 of the First Parties herein)**, having jointly purchased the same from Smt.Kempamma, wife of Late.Dodderi Kariyappa, and her children, under a registered Sale Deed, vide Document No.8834/1993-94, of Book I, Volume No.892, Pages 35 to 39, Dated: 28-02-1994, in the office of the Sub-Registrar, Kengeri, Bangalore.

WHEREAS, after acquiring the said properties, Sri.S.C.Ramachandra Reddy died intestate on 13-06-2002 leaving behind his wife Smt.Lalithamma and his sons Sri.C.R.Babu Reddy and Sri.Keshava Reddy.C.R (the First Parties herein) as his legal heir, to succeed to his estate.

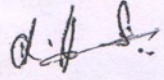
M.Lalithamma

Ch. S. S.

For SRI VINAYAKA INFRA

Partner

..4

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟವನು	ಸಹಿ
3	Smt.Lalithamma . (ಬರೆದುಕೊಡುವವರು)			M.Lalithamma
4	C.R.Babu Reddy . (ಬರೆದುಕೊಡುವವರು)			
5	Keshava Reddy.C.R. . (ಬರೆದುಕೊಡುವವರು)			

4
 6-23
 2013-14
 BSK 3904
 (U) BSK

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬಸವನಗುಡಿ (ಬನಶಂಕರ).
 ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-4-

WHEREAS, thereafter, the said Smt.Lalithamma and his son Sri.Keshava Reddy.C.R have applied for the conversion of Land in Sy.No.31/2, measuring an extent of 0-25 Guntas i.e., 0-20 Guntas together with Kharab of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, from agricultural purpose to non-agricultural purposes and they have paid the necessary conversion charges to the concerned authority and on receipt of the necessary conversion charges, the Special Deputy Commissioner, Bangalore District, has passed an order converting the said land, from agricultural to non-agricultural purposes, vide Conversion Order bearing No. **BDS.ALN.SR(S)/74/97-98, dated: 12-11-1997.**

WHEREAS, after the demise of Sri.S.C.Ramachandra Reddy, on the application of Sri.C.R.Babu Reddy and Smt.Lalithamma, the Revenue Authorities mutated the name of Smt.Lalithamma as Khathedar in respect of Sy.No.31/2, of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, for 0-20 Guntas, under M.R.No.55/2003-04 and the R.T.C. it is shown as Smt.Lalithamma as Khathedar.

WHEREAS, thereafter the said Smt.Lalithamma has applied for the conversion of Land in Sy.No.31/2, measuring an extent of 0-20 Guntas of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk, from agricultural purpose to non-agricultural purposes and she has paid the necessary conversion charges to the concerned authority and on receipt of the necessary conversion charges, the Special Deputy Commissioner, Bangalore District, has passed an order converting the said land, from agricultural to non-agricultural purposes, vide Conversion Order bearing No. **BDS.ALN.SR(S)/325/2004-05, Dated: 04-10-2004.**

M. Lalithamma

Ch. R. S.

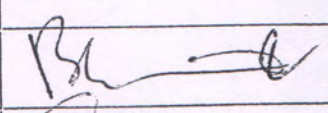
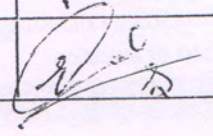
For SRI VINAYAKA INFRA ..5

Partner

ಗುರುತಿಸುವವರು

BSK (U) BSK 3904 2013-14

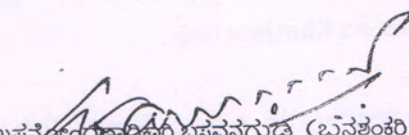
8-23/7

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.Ekambaram Naidu No. 2-3, 9th Cross, 1st phase, J.P.Nagar, Bangalore-78	
2	Shanthakumar Banashankari, Bangalore	

ಹಿರಿಯ ಉಪನೋದಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು

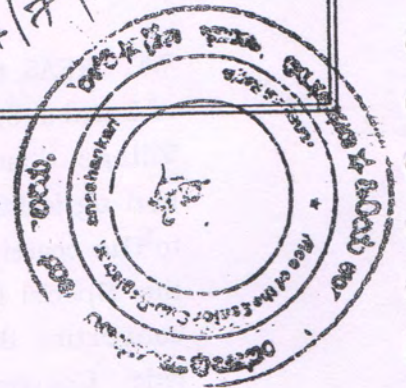
I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 358900/- has been paid thereon Vide Document No. 133/2013-14, of Book 4, C.D.No. BSKD223, Dt. 04.07.2013, in the Office of the Sub Registrar, Banashankari, Bangalore.

ಹಿರಿಯ ಉಪನೋದಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)
ಬೆಂಗಳೂರು

 1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು ನಂಬರ BSK-1-03904-2013-14 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BSKD223 ನೇ ದೃಢೀಕರಣ ದಿನಾಂಕ 04-07-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋದಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋದಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-5-

WHEREAS, thereafter, said Smt.Lalithamma along with her sons Sri.C.R.Babu Reddy and Sri.Keshava Reddy.C.R (the First Parties herein), were owners of the land measuring 1 Acre 05 Guntas (including five Guntas Kharab land) in Sy.No.31/2 of Thalaghattapura Village, Uttarahalli Hobli, Bangalore South Taluk.

WHEREAS, thereafter, said Smt.Lalithamma and her sons Sri.C.R.Babu Reddy and Sri.Keshava Reddy.C.R, have partitioned, the Portion of the said land, by virtue of a Registered Partition Deed, which is registered as Document No.32069/2006-07, of Book I, Stored in C.D.No.KEND353, Dated: 01-12-2006, registered in the office of the Sub-Registrar, Kengeri, Bangalore, as per the said Partition, wherein, 'Schedule-C' Property fallen to the share of Smt.Lalithamma and the 'Schedule-D' Property fallen to the joint share of Sri.C.R.Babu Reddy and Sri.Keshava Reddy.C.R.

WHEREAS, after the said Partition Deed as there was 0-03 Guntas of remaining converted land which was not covered under the said Partition Deed, said Sri.C.R.Babu Reddy and Sri.Keshava Reddy.C.R released and relinquished their right, title and interest over the said portion of land in favour of Smt.Lalithamma, under a registered Release Deed dated: 03-01-2007, which is registered as Document No.35077/2006-07, of Book I, Stored in C.D.No.KEND361, Dated: 05-01-2007, in the office of the Sub-Registrar, Kengeri, Bangalore, and thereby Smt.Lalithamma become absolute owner of 10,760 Square Feet of converted land with 3,275 Square Feet of land in her possession and enjoyment and other portion measuring 20,540 Square Feet is in possession and enjoyment of Sri.C.R.Babu Reddy and Sri.Keshava Reddy.C.R.

M. Lalithamma

(Signature)

For SRIVINAYAKA INFRA

(Signature)
Partner

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-6-

WHEREAS, ever since then, the OWNERS are in peaceful possession and enjoyment of the same and applied for Khatha of the Schedule Property to their names to concerned authorities. To develop the schedule property, the OWNERS have applied for plan sanction to BBMP for construction of multi-storied apartment building on the schedule property.

WHEREAS the OWNERS have represented as under: -

- That the OWNERS are the absolute owners of the Schedule Property and the OWNERS assures that their title to Schedule Property is good, marketable and subsisting and none else has/have right, title, interest or share therein;
- That the Schedule Property is not subject to any encumbrances, attachments, court or acquisition proceedings or charges or mortgages or lien of any kind;
- That OWNERS have not entered into any agreement/s for Sale/transfer/development of the Schedule Property with anyone else;
- That the agreement for development arrived at between the parties is for the benefits of the family members of the OWNERS and that the other members of the family have also consented to this joint development agreement.

Acting on the said representations, the PROMOTER has agreed to develop the Schedule Property and the Parties are desirous of reducing the terms agreed into writing;

III. NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

That in purchase of the foregoing and subject to the mutual obligations undertaken by the OWNERS and PROMOTER under this Agreement; the OWNERS and PROMOTER hereby agree to develop the Schedule Property by constructing and putting up multi-storied residential apartment Building & Commercial Space with subject to the terms and conditions herein contained;

..7

M. Lalitha
[Signature]

For SRI VINAYAKA INFRA
[Signature]
Partner