Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	**IN-KA64878760582120X**
Certificate Issued Date	:	27-Feb-2025 04:54 PM
Account Reference	:	NONACC (FI)/ kagcsl08/ SHIVAJINAGAR4/ KA-SV
Unique Doc. Reference	:	SUBIN-KAKAGCSL0860243338366794X
Purchased by	:	SEVAGANAPALLI LAND PARTNERS AND NISHANT RANKA
Description of Document	:	Article 40(B)(b) Partnership - Reconstitution
Property Description	:	RECONSTITUTION OF PARTNERSHIP DEED
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SEVAGANAPALLI LAND PARTNERS AND NISHANT RANKA
Second Party	:	DRA REALTY PRIVATE LIMITED
Stamp Duty Paid By	:	SEVAGANAPALLI LAND PARTNERS AND NISHANT RANKA
Stamp Duty Amount(Rs.)	:	2,000 (Two Thousand only)

SEVA KENDRA Authorised Signatory

Please write or type below this line

THIS STAMP PAPER IS THE PART AND PARCEL OF RECONSTITUTION OF PARTNERSHIP DEED DATED: 27.02.2025

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Statutory Alert:

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

GOVERNMENT OF KARNATAKA GOVERNMENT OF KARNATAKA GOVERNMENT OF KARNATAKA GOVERNMENT OF KARNATAKA GOVERNMENT OF KARNATAKA GOVERNMENT OF KARNATAKA GOVERNMENT OF KARNATAKA

RECONSTITUTION OF PARTNERSHIP DEED

This Deed of Reconstitution of Partnership made and executed on this the day of 27.02.2025 at Bangalore by and between:

1. **M/s DRA REALTY PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 201A/202BA, QUEENS CORNER, NO.3, QUEENS ROAD, BANGALORE KA 560001 IN, and having CIN No.U70100KA2011PTC058105, represented by its Director **Mr.Kishan Murjani Nair,** aged about 36 years (**Aadhaar No 9708 3805 7634)**, hereinafter referred to as the **'First Party/Incoming Party'** (which term shall unless contrary to the context shall mean and include all his respective legal heirs, representatives, executors, administrators and assignees and Successors in interest etc.,)

2. **Mr. Nishant Ranka** aged about 45 years, son of late Sri Dinesh D Ranka, residing at flat No.1503, Embassy Habitat Apartments, No.59 Palace Road, Bangalore 560 001, having **Aadhaar No.4159 0535 2796** hereinafter referred to as the '**Second Party'** (which term shall unless contrary to the context shall mean and include all his respective legal heirs, representatives, executors, administrators and assignees and Successors in interest etc.,);

AND

3. **Mr. Srinivas Krishnappa**, aged about 55 years, S/o of Bidappa Krishnappa,residing at No. 30, 2 nd Cross, Ayyappa Garden, Adugodi Bangalore-560 030 having **Aadhar No. 4487 9498 6704** and hereinafter referred to as the ' **Retiring Party.**

(The terms First, Second and Retiring Party shall wherever the context to request mean and include their respective heirs, legal representatives, administrators, executors and assigns) of the each part

Whereas the Second Party and the Retiring Party were carrying on business in the partnership under the name and style of **"Sevaganapalli Land Partners"** (hereinafter "**Partnership/Firm**"), a Partnership set up under the provisions of the Indian Partnership

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

DRA Realty Pvt Ltd
Rep By its Director Mr. Kishan Murjani Nair
Incoming Party/First Party

Mr Nishant Ranka
Second Party

Mr Srinivas Krishnappa
Retiring Party

Act, 1932 vide Deed of Partnership dated 04.08.2023. As per the said Deed of Partnership the Second Party had 99% share and the Retiring Party had 1% share in the Partnership.

Whereas the Retiring Party has expressed his desire to release their right and share in the Partnership and the First and Second Party herein have offered to continue the business of the Partnership in the same purpose in which the firm was dealing prior and to take over the liabilities of the Partnership, all the assets together with goodwill and name. Hence this re-constitution deed.

NOW THEREFORE THIS DEED OF RECONSTITUTION OF PARTNERSHIP WITNESSETH AS FOLLOWS:

1. Name of the Firm: The Partnership business shall continue to be carried on in the firm name and style of **Sevaganapalli Land Partners.**

2. Address of the Firm: The address of the firm shall be changed from

No. 201A/202BA Queens Corner Apartment, No.3 Queens Road, Bangalore, Karnataka -560 001

TO

Queens Corner, 3rd Floor, 302A, Queens Corner, Queens Road, Bangalore - 560 001 unless relocated by consent of the partners.

3. DURATION OF PARTNERSHIP: The duration of the partnership will be AT WILL and shall not be dissolved without the consent of the continuing Partners.

4. From the date hereof of this Reconstitution Deed, the Retiring Party shall cease to be a Partner under the initial Partnership Deed dated 04.08.2023 and forfeits his all rights, share and interest in the Partnership.

For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory **DRA Realty Pvt Ltd** **Rep By its Director Mr. Kishan Murjani Nair** **Incoming Party/First Party**	**Mr Nishant Ranka** **Second Party**	**Mr Srinivas Krishnappa** **Retiring Party**

5. STRUCTURE OF PARTNERSHIP: The Partnership shall be reconstituted in the following manner to reflect the share and capital already invested in the following manner:

Sl No.	Partner	Share	Capital
1.	DRA Realty Private Limited	95%	95%
2.	Nishant Ranka	5%	5%

6. CAPITAL: The required capital for the Partnership shall be invested by the Parties herein as and when required.

7. PROFIT AND LOSS SHARING RATIO: The profit and loss as the case maybe after charging all expenses incurred in the normal course of and incidental to the business and after providing tax liability shall be apportioned as determined by the Partners on a project-to- project basis which does not have to reflect the capital contribution ratio.

8. DUTIES AND OBLIGATIONS OF PARTNERS: The Second Party shall continue to be the Managing Partner and they shall be responsible for keeping proper books of account of the Partnership and shall upon reasonable request provide the non-operating partners with access to review the books of account and financial statements.

9. BANK ACCOUNT: The Firm shall continue to maintain an account in the name of the Partnership which shall be operated by the Second Party.

10. FURTHER INVESTMENT: In case of necessity the partners have agreed to invest additional money for effectively running the Partnership as and when required which will be through mutual consent of all the partners.

11. RETIREMENT AND DISSOLUTION:

    a. In case of death, insolvency, lunacy or retirement of any one of the partners of the firm, the firm shall not automatically get dissolved. The surviving Partners will be entitled to continue the firm either by taking new Partners or without inducting anybody.

For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory **DRA Realty Pvt Ltd** **Rep By its Director Mr. Kishan Murjani Nair** **Incoming Party/First Party**	**Mr Nishant Ranka** **Second Party**	**Mr Srinivas Krishnappa** **Retiring Party**

b. If any of the parties hereto decide to retire from the firm, he/she may do so by giving written notice of his/her intention retire from the firm to the ot her Partner at least three months before the proposed date of retirement. The outgoing Partner shall have no right or title to the assets or goodwill of the firm and the remaining Partner shall be at liberty to carry on the Partnership with no objection from the outgoing Partner.

c. Either during the continuance of the Partnership or upon dissolution of the Partnership or on retirement of any of the Partners in settling accounts of the Firm shall be done so in the following manner:

   i. The losses including deficiencies of Capital shall be first paid out of the proceeds
   ii. Thereafter the repayment of loans and advances made by the Partners to the Partnership
   iii. Return of capital contributions made by the partners
   iv. Distribution of the remaining assets among the Partners in accordance with their profit-sharing ratio as determined on a project to project basis.

12. Any dispute or difference shall first be attempted resolved amicably and then thereafter be referred to Arbitration as mutually decided by the Incoming Parties hereto and the award passed shall be binding on the Parties.

13. This Deed is governed by and shall be construed in accordance with the laws of India

14. In respect of all the matters for which there is no specific clause provided herein, the parties herein, will be governed by provisions of the Indian partnership Act 1932 and any amendments thereto from time to time.

15. Any of the above clauses shall be varied, added to or amended as the Partners hereto decide mutually by executing amendment to the same.

16. This reconstituted Partnership Deed constitutes the entire agreement between the Partners and supersedes all prior arrangements, understandings and agreements if any relating to the subject matter hereof.

Except as modified by this Reconstitution Deed, the Partnership Deed dated 04.08.2023 shall hereafter be read and construed as if the same had been executed by the First Party/Incoming Party and Second Party hereto.

For DRA REALTY PRIVATE LIMITED Director / Authorised Signatory **DRA Realty Pvt Ltd** **Rep By its Director Mr. Kishan Murjani Nair** **Incoming Party/First Party**	**Mr Nishant Ranka** **Second Party**	**Mr Srinivas Krishnappa** **Retiring Party**

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SERVED THEIR RESPECTIVE HANDS TO THIS PARTNERSHIP DEED ON THE DATE AND PLACE MENTIONED HEREIN ABOVE IN PRESENCE OF THE FOLLOWING WITNESSES:

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

DRA Realty Pvt Ltd
Rep By its Director
Mr. Kishan Murjani Nair
(Incoming Partner/First Party)

Mr Nishant Ranka
(Second Party)

Mr Srinivas Krishnappa
(Retiring Partner)

WITNESSES:

1. Bharat Hawaldar
#206, Cunningham Road
Bangalore - 560052

2. Bhagya
Bhagya
No.18, Vijaynagar,
Bangalore - 560040.

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

DRA Realty Pvt Ltd
Rep By its Director Mr. Kishan Murjani Nair
Incoming Party/First Party

Mr Nishant Ranka
Second Party

Mr Srinivas Krishnappa
Retiring Party

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.