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DIGITALLY VERIFIED RECORD

P-184/2025 7963/2025

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT ("**Agreement**") is made and executed on this **Thirty First day of October Two Thousand Twenty Five (31.10.2025)** at Bagalur,Tamil Nadu.

BETWEEN:

Mr. RAMESH REDDY, Son of Mr. Lakshmana Reddy, Aged about 48 Years (Date of Birth: 06/03/1977), holding **Aadhaar No. 9635 3153 4156 ; Residing at Sevaganapalli Village, Sevaganapalli Post, Hosur Taluk, Krishnagiri District, Tamil Nadu 635103. PAN No. ALPPR7315D**

(Hereinafter collectively referred to as the **"Owner"**, which expression shall unless repugnant to the context mean and include their respective heirs, legal representatives, executors, administrators, and assigns) OF THE **FIRST PART**.

AND

M/s DRA REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (CIN: U70100KA2011PTCO58105), having its registered office at 201A/202BA, Queens Corner, No. 3, Queens Road, Bangalore – 560001, represented by its Director, Mr. Nishant Ranka S/o Late Dinesh Ranka, aged about 45 years ,Aadhar No 4159 0535 2796, acting through its duly appointed attorney Mr. Bharat Baburao Hawaldar, son of Late Sri Baburao Hawaldar,holding Aadhaar No. 9863 0551 2427, residing at Desai Plot, K.E.B. Road, Raybag, Belgaum, Karnataka – 591317, pursuant to the Special Power of Attorney dated 26.09.2024, registered as Document No. SHV-4-00528-2024-25 at Shivajinagar Bangalore.

Hereinafter referred to as the **"Developer"**, which expression shall unless repugnant to the context mean and include its successors-in-interest and permitted assigns) of the **SECOND PART**

WHEREAS:

1. The said Mr. Ramesh Reddy became the absolute owner of lands in Survey No. 166/1 an extent of Hec.0.14.0 (or) Ac.0.35, Survey No.167/1G an extent of Hec.0.03.0 (or) Ac.0.07 and Survey No. 168/1B an extent of Hec.0.21.5 (or) Ac.0.53 out of Survey No. 168/1 an extent of Hec.0.60.0 (or) Ac.1.48 of Sevaganapalli Village, Hosur Taluk, Krishnagiri District by virtue of a registered Partition Deed dated 26.10.2009 (Doc. No. 7512/2009, SRO, Hosur).

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Mr.Ramesh Reddy OWNER / FIRST PARTY	Registering Officer M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

THE SEAL OF THE SUB REGISTRAR OF BAGALUR

2. The Owner is collectively the absolute owners and in peaceful possession of dry lands in Survey No.166/1 an extent of Hec.0.14.0 (or) Ac.0.35, Survey No.167/1G an extent of Hec.0.03.0 (or) Ac.0.07 and Survey No.168/1B an extent of Hec.0.21.5 (or) Ac.0.53 (out of Survey No.168/1 an extent of Hec.0.60.0 in Ac.1.48) total land admeasuring Hec.0.38.5 (or) Ac.0.95 situated in Sevaganapalli Village, Hosur Taluk Krishnagiri District and the Patta No.1009 in the name of Mr.Ramesh Reddy

3. The Owners have agreed to give land admeasuring Hec.0.14.0 (or) Ac.0.35 in Survey No. 166/1, Hec.0.03.0 (or) Ac.0.07 in Survey No.167/1G and Hec.0.21.5 in Ac.0.53 out of extent Hec.0.60.0 (or) Ac.1.48 in Survey No.168/1B of Sevaganapalli Village, Hosur Taluk Krishnagiri District aggregating to a total extent of **Hec.0.38.5 (or) Ac. 0.95**, more particularly described in the **Schedule** hereto and delineated in the site plan attached as **Annexure-A** for the development under this agreement (hereinafter referred to as the "**Schedule Property**").

4. The Developer is engaged in the business of real estate development and possesses the requisite expertise, resources, and financial capability to develop the Schedule Property into a high-quality residential plotted layout.

5. The Developer owns and/or is developing adjacent land parcels and intends to develop the Schedule Property as an integral part of a larger, composite residential project (hereinafter referred to as the "**Project**").

6. The Owners, being desirous of developing the Schedule Property, have approached the Developer, and after due negotiations, the Parties have agreed to enter into this Joint Development Agreement to record their mutual rights and obligations.

NOW, THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. GRANT OF DEVELOPMENT RIGHTS

1.1. In consideration of the payment and allocation set forth in Clause 2, the Owners hereby grant to the Developer the sole, exclusive, and irrevocable right to develop the Schedule Property into a residential layout , along with a license to enter, survey, develop, and market the same.

2. CONSIDERATION TO THE OWNERS

2.1. **Goodwill / Non-refundable Amount:** The Developer shall pay the Owners, a total sum of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)** as a non-refundable/ goodwill amount, in which a sum of **Rs. 50,00,000/-** (Rupees Fifty Lakhs Only) is paid to **Owner** by way of Cheque No. 000883 dated 17.10.2025

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Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Rank DEVELOPER/ SECOND PARTY

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF BAGALUR

drawn on Kotak Bank, Indiranagar Branch on signing this Agreement and balance sum of **Rs.10,00,000/-** (Rupees Ten Lakhs Only) shall be cleared/paid on legal due diligence is cleared on the title of the schedule properties by the Legal Advisor of the Developer as per the schedule in **Annexure-B**

2.2. **Area Allocation :** The Owners shall be entitled to receive **26 %** as Developed Site area to be formed in the Schedule Property permitted to be developed on the Schedule Property (hereinafter the "**Owners' Allocation**") .The remaining **74%** of the Total Developed Site area to be formed in the Schedule property is allotted to the share of the Developer (hereinafter the "**Developers' Allocation**")

2.3. **Limitation of Entitlement :** The Owners acknowledge and agree that their entitlement shall be **strictly limited** to the Owners' Allocation described above, and the Owners shall **have no right, claim, or demand** whatsoever for any additional villas, plots, units, monetary compensation, or other benefits from the Developer expressly provided under the Owners' Allocation. The Owners expressly waive any such claim, demand, or entitlement, whether now existing or arising in the future, in relation to the Project.

3. DEVELOPER'S EXCLUSIVE RIGHTS AND PREROGATIVES

3.1. **Master Planning & Allocation:** The Parties agree that the Schedule Property shall be developed as part of a larger, integrated **"Project"**. The Developer shall have the sole and exclusive right to create a master plan for the entire Project. Consequently, the **"Owners' Allocation"** shall be allotted at any place within the overall Project layout, as determined by the Developer in its absolute discretion, and need not be situated specifically on the Schedule Property.

3.2. **Naming and Branding:** The Developer shall have the exclusive right to determine the name, branding, logo, and marketing theme of the Project. The Owners shall not have any say or claim in this regard.

3.3. **Design and Specifications:** The Developer shall have the sole authority to finalize all aspects of the Project's design, including architectural plans, layout, amenities, and the **Standard specifications** for all plots , including the **Owners' Allocation.**

4. OWNERS' REPRESENTATIONS, WARRANTIES, AND COVENANTS

4.1. **Title:** The Owners represent that they have a clear, absolute, and marketable title to the Schedule Property, free from all encumbrances, liens, charges, attachments, and claims of any nature whatsoever.

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Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Pinka DEVELOPER/ SECOND PARTY

THE SEAL OF THE SUB REGISTRAR OF BAGALUR

4.2. **No Prior Agreements:** The Owners warrant that they have not entered into any prior agreement, understanding, or arrangement with any third party concerning the Schedule Property.

4.3. **Marketing of Owners' Allocation:** The Owners shall not, directly or indirectly, advertise, market, or offer for sale their allocated villas without the prior written No-Objection Certificate (NOC) and express approval of the Developer. They shall not engage in any marketing activities that may conflict with or undermine the Developer's marketing strategy for the Project.

4.4. **Handover of and Access to Title Documents:** The Owners hereby confirm that, simultaneously with the execution of this Agreement, they have handed over to the Developer all original title deeds and documents pertaining to the Schedule Property in their possession and custody, including but not limited to the original Partition Deed and parent/all legal documents related to the Schedule Property . The Owners further undertake and covenant that they shall, from time to time and without delay, provide any additional documents, whether original or certified copies, as and when required by the Developer, its legal counsel, financial institutions, or the prospective purchasers of villas in the Project, for the purposes of title scrutiny, due diligence, project approvals, or obtaining project finance.

4.5 **Execution of Sharing and Conveyance Agreement:** The Owners hereby irrevocably undertake and covenant that upon the Developer obtaining the final layout approval for the entire Project from the HNTCP or other competent authority, they shall cooperate in formalizing the allocation of their share. Upon receiving written intimation from the Developer, the Owners shall, within fifteen (15) days, appear before the Developer and/or the jurisdictional Sub-Registrar, as required, and shall execute and register a **Sharing Agreement** and/or such other conveyance deeds (e.g., Sale Deed or Deed of Exchange) as may be necessary to legally vest the title of the specific plots as identified and allocated by the Developer, into the names of the Owners. The Owners further undertake to sign all ancillary documents and complete all formalities required to give full effect to this transfer without any demur or delay.

5. INDEMNITY, DEVELOPER'S RIGHT TO INTERVENE, AND RECOVERY OF COSTS

5.1. **Indemnity by Owners:** The Owners hereby jointly and severally agree to indemnify, defend, and hold harmless the Developer, its partners, directors, employees, and agents from and against any and all losses, damages, liabilities, claims, costs, and expenses (including reasonable attorneys' fees) that may be incurred or suffered by the Developer arising from or in connection with:

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Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Rathi DEVELOPER/ SECOND PARTY

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a) Any defect in, or challenge to, the Owners' title to the Schedule Property;

b) Any breach of the representations, warranties, or covenants made by the Owners in this Agreement;

c) Any litigation, statutory claim, revenue claim, or proceeding initiated by any third party, family member, or governmental authority concerning the Schedule Property; or

d) Any physical or legal interference, obstruction, or stoppage of work on the Project caused by the Owners, their relatives, neighbors, or any person claiming through or under them.

5.2. Developer's Right to Intervene and Rectify: In the event any of the issues mentioned in Clause 5.1 arise, or if there are any defects in documentation or revenue records, the Developer shall notify the Owners in writing to resolve the same within Thirty (30) days. If the Owners fail to take effective steps to resolve the issue within the said period, the Developer shall have the absolute and unfettered right, but not the obligation, to step in and take all necessary actions to remedy the situation. This includes, but is not limited to, defending or initiating litigation, settling claims, engaging legal counsel, perfecting title, rectifying revenue records, and removing any physical or legal hindrances to the Project.

5.3. Recovery of Costs: All costs and expenses incurred by the Developer in exercising its rights under Clause 5.2 shall be forthwith debited to the Owners' account. The Owners shall be jointly and severally liable to repay all such amounts to the Developer, along with interest calculated at the rate of **18% (Eighteen Percent) per annum**, compounded monthly, from the date of expenditure by the Developer until the date of full and final recovery.

6. TAXES, COSTS, AND DEPOSITS

6.1. Prior Dues: The Owners shall be solely responsible for all property taxes, statutory dues, and other outgoings related to the Schedule Property up to the date of this Agreement.

6.2. Development Costs: The Developer shall bear all costs related to the development of the Project, including obtaining approvals, construction, infrastructure, and marketing.

6.3. Individual Liabilities: It is expressly agreed that each Party shall be solely responsible for all costs, charges, and deposits pertaining to their respective allocated share in the Project. This includes, but is not limited to, deposits for

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Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Bhandari DEVELOPER/ SECOND PARTY

electricity, water, and sewerage connections, as well as any charges for upgrades or additional amenities beyond the standard specifications.

6.4. **Tax Responsibilities:** Each Party shall be solely responsible for its own tax liabilities arising from this Agreement, including but not limited to Income Tax and Goods and Services Tax (GST). If, under any applicable law, the Developer is required to pay any tax on behalf of the Owners (such as under a reverse charge mechanism), the Developer shall have the right to recover such amount from the Owners, and it shall be treated as a due payable by the Owners to the Developer.

7. HANDOVER OF OWNERS' ALLOCATION AND LIEN FOR DUES

7.1. **Conditions Precedent for Handover:** The Developer's obligation to hand over the possession of the completed villas forming the Owners' Allocation shall be strictly conditional upon the fulfillment of both of the following conditions:

a) The Developer will handover the possession of the Owners' Allocation of the Villas within Twenty Four (24) Months with Six (6) months grace period from the time of Sanctioned Plan /HNTCP of the Master Plan of the Integrated Project.

b) The Developer having obtained the necessary Completion Certificate /Occupancy Certificate for the Project from the BDO or competent authorities;

c) The Owners having cleared, in full, any and all outstanding dues payable to the Developer under this Agreement, including but not limited to amounts recoverable under Clauses 5.3 and 6.4, along with accrued interest thereon.

7.2. **Post-Completion Dues:** From the date of the Project Completion Certificate, the Owners shall be solely responsible for all property taxes, cesses, maintenance charges, and utility bills pertaining to their allocated villas, irrespective of the actual date of handover.

7.3 **Developer's Lien and Right of Recovery:** The Parties expressly agree and declare that the Developer shall have a first and paramount lien and charge over the entire Owners' Allocation as security for the recovery of any and all dues payable by the Owners to the Developer under this Agreement. The Owners hereby covenant and undertake that they shall not be entitled to sell, alienate, transfer, lease, mortgage, or in any manner create any third-party rights or encumbrances over any of the villas in their allocation until all outstanding dues are paid in full to the Developer. To give effect to this, the

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Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Hauble DEVELOPER/ SECOND PARTY

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF BANGALORE

Owners agree that any proposed sale or transfer of their allocated villas shall be subject to a prior written **No-Objection Certificate (NOC)** from the Developer, and the Developer shall be entitled to withhold such NOC until all outstanding dues are cleared. For the purpose of this clause, "outstanding dues" shall include all amounts recoverable under this Agreement, including but not limited to costs incurred for title rectification, statutory payments, penalties, and other expenses, along with all accrued interest thereon as provided for herein.

8. FORCE MAJEURE AND EXTENSION OF TIME

8.1. **Landowner Attributable Delays:** The timeframe for the completion of the Project shall be subject to delays caused by events beyond the reasonable control of the Developer. For the purpose of this Agreement, a "**Landowner Attributable Delay**" shall mean any delay in the Project timeline caused directly or indirectly by:

a) Any litigation, court injunction, or stay order concerning the Schedule Property;

b) Any claim, dispute, or challenge to the Owners' title or the boundaries of the Schedule Property by any third party, family member, or statutory authority;

c) Any notice, inquiry, or action from any governmental or revenue authority due to improper records, documentation, or non-payment of past dues by the Owners;

d) Any physical interference, obstruction, or prevention of access to the Schedule Property by neighbors, local persons, or any party claiming under the Owners;

e) The failure of the Owners to provide timely cooperation, signatures, or documents as required by the Developer for obtaining project approvals.

8.2. **Automatic Extension of Timeline:** In the event of a Landowner Attributable Delay, the timeline for the completion and delivery of the Project shall be automatically extended for the entire period during which such delay subsists. Furthermore, the timeline shall be extended by an additional buffer period of **Three (3) months** after the complete resolution of the issue, to enable the Developer to remobilize its resources and recommence work smoothly. The Owners shall have no claim against the Developer for any consequences arising out of such an extension.

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Mr.Ramesh Reddy OWNER / FIRST PARTY	Registering Officer M/s DRA Realty Pvt Ltd Represented by its Director Nishant Rama DEVELOPER/ SECOND PARTY

THE SEAL OF THE SUB REGISTRAR OF BENGALURU

9. MEASUREMENT AND AREA ADJUSTMENT:

9.1. **Physical Survey:** The area of the Schedule Property as set out in this Agreement is based on existing revenue records, Patta documents, and prior subdivision records. The final extent of the Schedule Property shall be determined based on a physical survey conducted by a licensed surveyor appointed by the Developer at the time of development.

9.2. **Adjustment for Area Discrepancy :**

9.2.1. Land Area Discrepancy (Deficit Only)

In the event of the **Actual Physical Land Area** (measured upon completion of boundary survey]) is **less than** the **Stipulated Land Area** of **Hec.0.38.5 or Ac.0.95**, the resulting deficit shall be compensated or adjusted according to the Owner's proportionate share in one of the following two methods, at the Developer's discretion:

a. **Deduction in Land Area :** The deficit area shall be **deducted proportionately** from the **Owners' Area Allocation**.

b. **Financial Adjustment Against Owner's Dues :** The deficit area shall be **adjusted financially** against any amounts due from the Owner to the Developer at the time of **Handover of the Owner's Share**. The adjustment shall be calculated at a mutually agreed rate by the Parties.

9.3. **Survey Costs :** The costs of the survey and measurement shall be borne by the Developer. Any consequential adjustments in allocation or consideration shall be documented by the Developer and communicated in writing to the Owners.

10 ARBITRATION AND JURISDICTION

10.1. Any dispute arising from this Agreement shall be settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996. The venue for arbitration shall be Hosur.

10.2. The Courts at Hosur shall have exclusive jurisdiction over all matters arising from this Agreement.

SCHEDULE: DESCRIPTION OF THE PROPERTY

All that piece and parcel of land situated in **Sevaganapalli Village, Hosur Taluk, Krishnagiri District, Tamil Nadu**, aggregating to a total extent of **Hec.0.38.5** in **Ac. 0.95 (Ninety Five Cents)** , comprising:

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Mr.Ramesh Reddy **OWNER / FIRST PARTY**	**M/s DRA Realty Pvt Ltd** **Represented by its Director Nishanth Rathi** **DEVELOPER/ SECOND PARTY**

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF HOSUR

ITEM NO.1:

SURVEY NUMBER: 166/1, Dry extent Hec.0.14.0 in Ac.0.35 situated within the following boundaries:

East: Land in Survey No. 166/3A belonging to M/S Seveganapalli Land Partners

West: Land in Survey No. 168/1B belonging to Ramesh Reddy

North: Land in Survey No. 167/1G belonging to Ramesh Reddy

South: Land in Survey No. 166/2A belonging to Suresh Reddy/ Manjunath Reddy

ITEM NO.2 :

SURVEY NUMBER: 167/1G, Dry extent Hec.0.03.0 in Ac.0.07 situated within the following boundaries:

East: Land in Survey No. 167/1H and Survey No. Survey No. 167/1I

West: Land in Survey No. 168/1B belonging to Ramesh Reddy

North: Land in Survey No. 167/1F belonging to Krishna Reddy and Others

South: Land in Survey No. 166/1 and Survey No. 166/3A

ITEM NO.3 :

SURVEY NUMBER: 168/1B, Dry extent Hec.0.21.5 in Ac.0.53 , situated within the following boundaries:

East: Land in Survey No. 166/2A belonging to Suresh Reddy/ Manjunath Reddy

West: Land in Survey No. 166/2A1A and Survey No 166/2A1B

North: Land in Survey No. 167/1B , 168/1C and Survey No. 168/1F

South: Land in Survey No. 168/2A1 belonging to Suresh Reddy/ Manjunath Reddy

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Registering Officer

Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka DEVELOPER/ SECOND PARTY

THE SEAL OF THE SUB REGISTRAR

P/ Bagalur/ 184 / 2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6599 of 2025

I hereby certify that a sum of ₹ 3,10,800/- (Rupees Three Lakh Ten Thousand Eight Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. BHARAT BABURAO HAWALDAR residing at Desai Plot, K.E.B. Road, Raybag, Belgaum., Karnataka, India, 591317.

Sub Registrar: Bagalur
Date: 31/10/2025

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

THE SEAL OF THE SUB REGISTRAR OF BAGALUR

Presented in the office of the Sub Registrar of Bagalur and fee of ₹ 1,34,810/- paid at 05:48 PM on the 31/10/2025 by

Left Thumb





Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:75801926410001602594807 89a975c3a39637c5
(Details from UIDAI : Ramesh Reddy S/O: Lakshman Reddy, 06-03-1977, xxxxxxxx4156)



Claim admitted by
Left Thumb





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BHARAT BABURAO HAWALDAR, 35
Desai Plot, K.E.B. Road, Raybag, Belgaum,
Karnataka, India, 591317.

Registering Officer

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:6214603d37be6d1c3c2481989461ce50[illegible]



THE SEAL OF THE SUB REGISTRAR OF BAGALUR

	(Details from UIDAI : Bharat Baburao Hawaldar S/O: Baburao Hawaldar, 13-04-1990, xxxxxxxx2427)	

31st day of October 2025

VIJAYAMALA M
Sub Registrar
Bagalur

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Registered as Number **R/Bagalur/Book-1/7963/2025**

Date: 24/11/2025
Bagalur

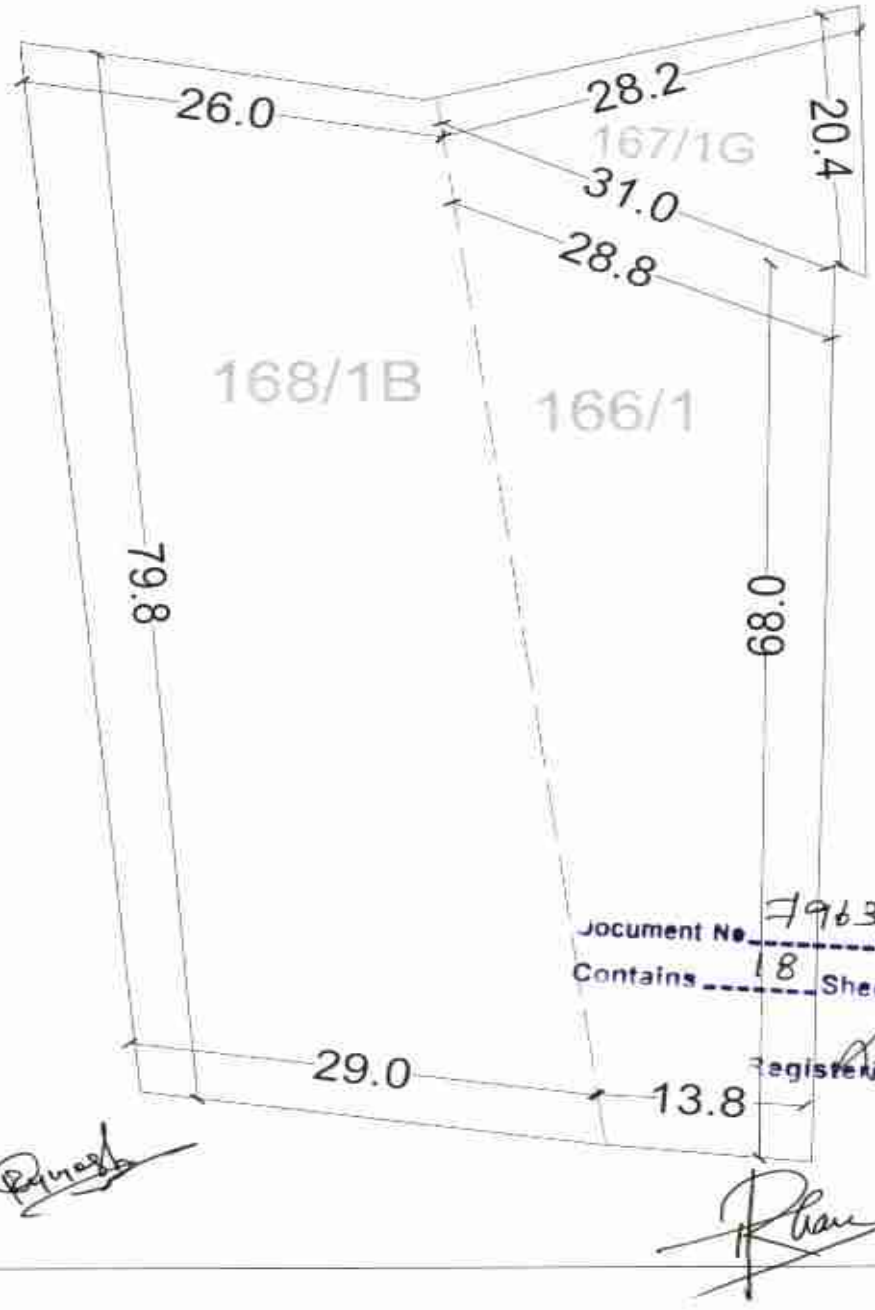
RAMESH S
Sub Registrar

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Registering Officer

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ANNEXURE -A SITE PLAN



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ANNEXURE-B: PAYMENT SCHEDULE FOR GOODWILL AMOUNT

Total Goodwill Amount: Rs. 60,00,000/- (Rupees Sixty Lakhs Only)

Part I: Payment on Execution of this Agreement

The Owners hereby have been paid a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) by the Developer on this day.

Cheque Date	Cheque No.	Bank Name	Amount (₹)	Paid To
17.10.2025	000883	Kotak Mahindra	50,00,000/-	Mr.Ramesh Reddy

The Owner acknowledges the above payment on this day.

Part II : Payment on clearance of the Legal Due diligence

The balance amount of Rs.10,00,000/- (Rupees Ten lakhs only) to be paid by the Developer to the Owner on clearance of Legal due diligence by the Legal Team/Advisor of the Developer.

IN WITNESS WHEREOF, the Parties have executed this Joint Development Agreement on the day, month, and year first above written.

Mr.Ramesh Reddy
OWNER / FIRST PARTY

M/s DRA Realty Pvt Ltd Represented by its Director Nishant Ranka
DEVELOPER/ SECOND PARTY

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Registering Officer

Mr.Ramesh Reddy **OWNER / FIRST PARTY**	**M/s DRA Realty Pvt Ltd** **Represented by its Director Nishant Ranka** **DEVELOPER/ SECOND PARTY**

THE SEAL OF THE SUB REGISTRAR OF BANGALORE

WITNESSES:

1. Naveen K Naveena w/o Ramesh Reddy No: 1/25-1
Sevaganapalli village aadhar No: 7564 8740 1554

2. Keerthi. R. D/o Ramesh Reddy No: 1/25-1
Sevaganapalli village aadhar No: 9891 1758 2346

DRAFTED BY:



S.S.SURESH, B.A., B.L., ADVOCATE,

Enrol No.1082/1990

Typed By: Mr.M.Sampath Kumar, VM Enterprises, Hosur.

Mob: 9035953136.

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Mr.Ramesh Reddy OWNER / FIRST PARTY	M/s DRA Realty Pvt Ltd Represented by its Director Nishant Rankr DEVELOPER/ SECOND PARTY

THE SEAL OF THE SUB REGISTRAR



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Registering Officer

THE SEAL OF THE SUB REGISTRAR OF HOSUR

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ನೋಂದಣಿ ಸಂಖ್ಯೆ Enrolment No.: 0821/89554/00253

To
ಭರತ ಬಾಬುರಾವ ಹವಾಲ್ದಾರ
Bharat Baburao Hawaldar
S/O: Baburao Hawaldar
Desai Plot
K.E.B. Road
Raybag
Belgaum Karnataka - 591317
9535108482

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

9863 0551 2427

VID : 9186 6410 9635 0000

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಭರತ ಬಾಬುರಾವ ಹವಾಲ್ದಾರ
Bharat Baburao Hawaldar
ಜನ್ಮ ದಿನಾಂಕ/DOB: 13/04/1990
ಪುರುಷ/ MALE

Issue Date: 24/01/2014

9863 0551 2427

VID : 9186 6410 9635 0000

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

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आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்தன்மை அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0623/18671/07787

To
நவீனா ர
Naveena R
W/O: Ramesh Reddy
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Sevaganapalli
Krishnagiri Tamil Nadu - 635103
9442779847

Download Date: 01/07/2021

Issue Date: 13/06/2018

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7564 8740 1554

VID : 9198 2550 1810 0057

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

நவீனா ர
Naveena R
பிறந்த நாள்/DOB: 10/06/1987
பெண்/ FEMALE

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Issue Date: 13/06/2018

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आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 2043/99523/01394

To
Kaerthi R Reddy
கீர்த்தி ஆர் ரெட்டி
D/O: Ramesh Reddy
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10/06/2015

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உங்கள் ஆதார் எண் / Your Aadhaar No. :

9891 1758 2346

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

கீர்த்தி ஆர் ரெட்டி
Kaerthi R Reddy

பிறந்த நாள் / DOB: 24/06/2006
பெண்/ Female

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ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Document No. 7963 of 2025 of Book 1
Contains 18 Sheets 18 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF BAGALUR

குறிப்பு : இவ்வாவணத்திற்கு மதிப்பு
ரூ_____என நிர்ணயம் செய்ததில் எழுத்த
குறைவு முத்திரைத் தீர்வை ரூ.1.09.2026/-
குறைவு பதிவுக் கட்டணம் ரூ.46.2026
ஆக மொத்தம் ரூ.1.56.2026 (ரூபாய் [illegible])மட்டும்
24/11/2026 தேதியில் வசூலிக்கப்பட்டது
என சான்றளிக்கிறேன்.

சார்பதிவாளர் அலுவலகம்
பாகலூர்,
நாள் 24/11/2026

சார்பதிவாளர்
பாகலூர்

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

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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.