



सत्यमेव जयते

INDIA NON JUDICIAL

ಈ ದಸ್ತಾವೇಜು.....16.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ
ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1-48
2024-25

Government of Karnataka

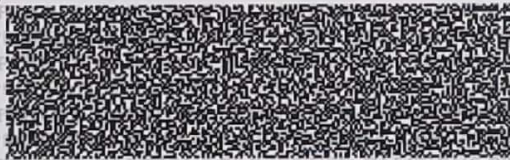
Rs. 2,000

e-Stamp

Certificate No. : IN-KA67479726014981W
Certificate Issued Date : 25-Mar-2024 05:17 PM
Account Reference : NONACC (FI)/ kacrsf108/ JAYANAGAR7/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0895552232930937W
Purchased by : CAPSTONE PROPERTIES
Description of Document : Article 40(B)(b) Partnership - Reconstitution
Property Description : RECONSTITUTED PARTNERSHIP DEED
Consideration Price (Rs.) : 0
(Zero)
First Party : CAPSTONE PROPERTIES
Second Party : KIRAN KUMAR AND OTHERS
Stamp Duty Paid By : CAPSTONE PROPERTIES
Stamp Duty Amount(Rs.) : 2,000
(Two Thousand only)

सत्यमेव जयते

Authorized Signatory
YMSSN, Jayanagar



Please write or type below this line

RECONSTITUTED PARTNERSHIP DEED

This Deed of Reconstituted partnership made and executed on this 1st day of April, Two Thousand and Twenty-Four (01.04.2024) at Bangalore, by and between:

[Signatures]

For MANYATA DEVELOPERS PVT.LTD.

Authorized Signatory

Page 1 of 11

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.



Scanned with OKEN Scanner

2...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...1-48
2024-25



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.KIRAN KUMAR.S S/o Mr. Ramakrishna ಇವರು ₹2,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	2,000.00	Online Challan Reference Number RG0324000007846045 Dated:28/03/2024
Total:	2,000.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ: 01/04/2024



ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

1. **KIRAN KUMAR.S**, aged about 36 years, Son of Mr. Ramakrishna, Residing No.8, 2nd Floor, 22nd Main, Ramanna Road, JP Nagar 5th Phase, Bangalore - 560 078. Occ: Business

HEREIN AFTER REFERRED TO AS PARTY OF THE FIRST PART AND CONTINUING PARTNER

2. **YASHWANTH KUMAR.H**, aged about 39 years, Son of Hanumantharayappa, residing at No.86/1, 1st Main, 5th Cross, BHCS Layout, Uttarahalli Main Road, Bangalore - 560 061. Occ: Business

HEREIN AFTER REFERRED TO AS PARTY OF THE SECOND PART AND CONTINUING PARTNER

3. **SHANTH KUMAR.E.G**, aged about 39 years, S/o E. Govinda Naidu, residing at No. 1161/G-12, 9th Cross, 2nd Block, Ashokanagar, BSK 1st Stage, Bengaluru - 560 050. Occ: Business

HEREIN AFTER REFERRED TO AS PARTY OF THE THIRD PART AND CONTINUING PARTNER

4. **UMESHA .J**, aged about 37 years, Son of Jagannath, Residing at No.464, Virat Nagar, Bommanahalli, Bangalore - 560 068. Occ: Business

HEREIN AFTER REFERRED TO AS PARTY OF THE FOURTH PART AND CONTINUING PARTNER

5. **RAM MOHAN. V** aged about 47 years, Son of Venkataramaiah, residing at No.11, 2nd Cross, 22nd Main, Vinayaka Nagar, 5th Phase, JP Nagar, Bangalore - 560 078. Occ: Business

HEREIN AFTER REFERRED TO AS PARTY OF THE FIFTH PART AND CONTINUING PARTNER

6. **MANYATA DEVELOPERS PVT LTD**, a company registered under the provisions of Companies Act, 1956, having its Office at No.9/1, Classic Court, 2nd floor, Richmond Road, Bangalore - 560025. PAN: AAFCM7472A, represented by its DIRECTOR **Abhiram Parvathaneni**

HEREIN AFTER REFERRED TO AS PARTY OF THE SIXTH PART AND RETIRING PARTNER

WHEREAS:

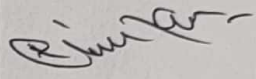
WHEREAS the First, Second, Third, Fourth, Fifth Parties hereto had partnership under the name and style of "**CAPSTONE PROPERTIES**" PAN: AATFC3415C by virtue of Partnership Deed executed on 20.11.2023 and registered with the Registrar of Firms, Jayanagar on 23.11.2023 with registration Number JNR-F717-2023-24, to carry on the Partnership by Constitution themselves with a firm in

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- SRJ-1-00048-2024-25

ಸರ್ಜಾಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01/04/2024 ರಂದು 05:43:28 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	400.00
2	ಸೇವಾ ಶುಲ್ಕ	665.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	1,600.00
	ಒಟ್ಟು	2,665.00

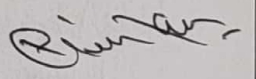
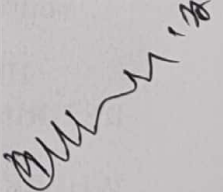
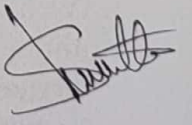
Sri.KIRAN KUMAR.S S/o Mr. Ramakrishna ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.KIRAN KUMAR.S S/o, Mr. Ramakrishna , 36, Resident of: , No.8, 2nd Floor, 22nd Main, Ramanna Road, JP Nagar 5th Phase, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.KIRAN KUMAR.S S/o Mr. Ramakrishna, , 36, Resident of: , No.8, 2nd Floor, 22nd Main, Ramanna Road, JP Nagar 5th Phase, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Claimant)		 Left Thumb	
2	Sri.YASHWANTH KUMAR.H S/o Hanumantharayappa,, , 39, Resident of: , No.86/1, 1st Main, 5th Cross, BHCS Layout, Uttarahalli Main Road, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Claimant)		 Left Thumb	
3	Sri.SHANTH KUMAR.E.G, S/o E. Govinda Naidu,, , 39, Resident of: , No. 1161/G-12, 9th Cross, 2nd Block, Ashokanagar, BSK 1st Stage, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560050 (Claimant)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Reciept Number: 2199799

ಕಛೇರಿ: Sarjapura

Original Copy

ದಿನಾಂಕ: 01/04/2024

Sri.KIRAN KUMAR.S ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2024 - 2025 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 00048 ಸಂಖ್ಯೆಯ ಪತ್ರದ
ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ :	₹400.00
ಸೇವಾ ಶುಲ್ಕ :	₹665.00
ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ :	₹1,600.00
ಒಟ್ಟು:	₹2,665.00

Rs 2665 Paid through E-Payment

ಒಟ್ಟು: ₹2,665.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, Two Thousand Six Hundred and Sixty Five
Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 01/04/2024 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಉಪನೋಂದಣಾಧಿಕಾರಿ: Sarjapura

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

carrying on the business of Developing and selling of Residential & Commercial Layouts and construction of Commercial buildings and residential Apartments and market them to potential buyers and other Civil Construction works and Real Estate promoting and developing business.

WHEREAS, the party of the Sixth Part was the absolute owner of all that piece and parcels of converted land bearing survey **Sy. No. 131, measuring 4 Acres 06 Guntas**, (Four Acres Six Guntas) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [converted as per the Official. Memorandum, dated 27/09/2013 vide No.ALN(A)(S)/SR/68/2013-14 and Revised Official Memorandum dated 28/12/2015 vide No. ALN(A)(S)/SR/68/13-14 for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore] which is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO.1 OF THE SCHEDULE PROPERTY**, Residentially converted undeveloped **land bearing Sy. No. 131, measuring 2 Acres 06 Guntas**, (Two Acres Six Guntas) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [converted as per the Official. Memorandum, dated 15/01/2005 vide No. ALN/SR(A)/295/2004-05 for residential purposes, issued by the Assistant Commissioner, Bangalore District, Bangalore, which is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO.2 OF THE SCHEDULE PROPERTY** and Residentially converted undeveloped **land bearing Sy. No. 131, measuring 2 Acres** (Two Acres) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [converted as per the Official. Memorandum, dated 30/01/2016 vide No.ALN/(A)(S)/SR/282/2011-12 for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore, which is morefully described in the schedule hereunder and hereinafter referred to as the **ITEM NO.3 OF THE SCHEDULE PROPERTY**. The item No.1 to 3 are adjacent to each other and which is together described in the Schedule hereunder and hereinafter described as **COMPOSITE SCHEDULE PROPERTY** for Convenience.

AND WHEREAS party of the Sixth Part had purchased the item No.1 to 3 of the schedule property as detailed below:

i.Item No.1 of the schedule Property vide Sale deed dated 20-11-2017 executed by M/s.Sapphire Infrastructure Development Private Ltd registered as document bearing No.SRJ-1-03382-2017-2018, Book-1, CD.No.SRJD249, on 01-12-2017 registered in the office of the Sub-Registrar, Basavanagudi (Sarjapura).

ii.Item No.2 of the schedule property vide Sale deed dated 20-10-2015 executed by Smt.R.Pushpavathi registered as Document bearing No.ANK-1-03288-2015-16, Book-1, CD.No.ANKD395, on 29-10-2015 registered in the office of the Sub-registrar Anekal.

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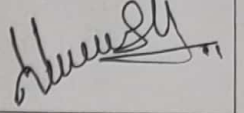
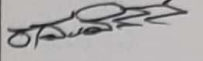
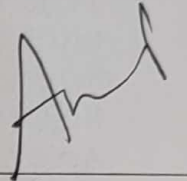
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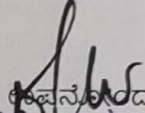
Page 3 of 11

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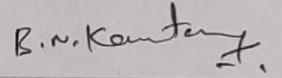
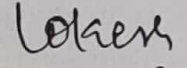
For MANYATA DEVELOPERS PVT.LTD.

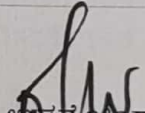
Authorised Signatory

4	Sri.UMESHA .J S/o Jagannath, , 37, Resident of: , No.464, Virat Nagar, Bommanahalli, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560068 (Claimant)		 Left Thumb	
5	Sri.RAM MOHAN. V S/o Venkataramaiah, , 47, Resident of: , No.11, 2nd Cross, 22nd Main, Vinayaka Nagar, 5th Phase, JP Nagar, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Claimant)		 Left Thumb	
6	MANYATA DEVELOPERS PVT LTD represented by its DIRECTOR Abhiram Parvathaneni (Retiring Partner) is Rep. by Sri.Abhiram Parvathaneni , , 54, Resident of: , No.9/1, Classic Court, 2nd floor, Richmond Road, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560025 (Executant)		 Left Thumb	


ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Neelakantam S/o Ramamurthy (Identifier)	Jayanagar ,3rd Block , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560011	
2	lokesh C/o ... (Identifier)	J P Nagar,5th Phase , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078	


ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

7
.....ನೀ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1-48
2024-25

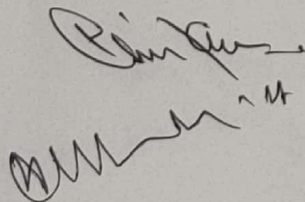
iii.item No.3 of the schedule Property vide sale deed dated 02-05-2015 executed by Mr.K.Venkateshwara Rao registered as document bearing No.ANK-1-00496-2015-16, Book-1, CD.No.ANKD390 in the office of the Sub-Registrar, Anekal.

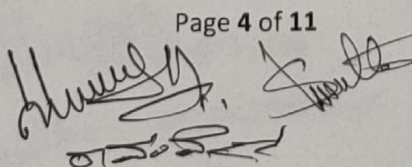
WHEREAS, the First, Second, Third, Fourth and fifth parties were already in to construction business and having experience and had approached Sixth Party to contribute the composite Schedule Property to the firm and the existing Parties shall contribute their experience and investment in to the firm and the Sixth Party has agreed to bring the above **COMPOSITE SCHEDULE PROPERTY** as a Capital into the Partnership Firm and Sixth party further agreed to receive from the account of the firm which was invested by the First, Second, Third, Fourth and fifth parties in the Firm, towards part of the value of the **COMPOSITE SCHEDULE PROPERTY**, and in view of receiving back the said amount, the Sixth party agreed to become a sleeping partner in the Firm and with limited liability, limited to the extent of the said balance Consideration continue to be the sleeping partner in respect of the balance Consideration as its capital contribution into the Firm and hence the Partnership ship deed was amended vide amended partnership deed dated 14.12.2023 which was registered in the office of the Sub registrar, Sarjapura Dated 21.12.2023 Vide Document number SRJ-1-08636-2023-24 in BOOK-1 as per the terms and conditions agreed between partners.

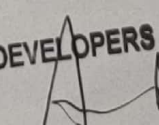
WHEREAS, subsequently the Sixth Party i.e. **MANYATA DEVELOPERS PVT LTD**, represented by its DIRECTOR **Abhiram Parvathaneni** expressed at the partners meeting that due to its other company businesses they wanted to retire from the firm with effect from 01.04.2024 and the same was agreed by the First to fifth partners and accordingly the Sixth Party submitted their resignation. The firm books of accounts were prepared till this date and partners agreed to take the share of the sixth party and pay their capital outstanding as on 01.04.2024. Hence in view of the retirement of the sixth party, property which was brought in by the sixth party on 21.12.2023, shall be the absolute property of the firm, as the value of the property is credited to the capital account of the sixth party and the same is withdrawn by the sixth party on different dates and hence there is no outstanding/due payable to the Sixth Party. The Sixth Party hereby admit and acknowledge for having received entire amount from the continuing partners. The continuing partners considered it expedient to reduce the terms and conditions governing the Partnership herein and are desirous of putting the terms and conditions of the partnership into writing.

NOW THIS DEED OF PARTNERSHIP DEED WITNESSTH AS FOLLOWS: -

1. That the Amended partnership shall come into effect from the 1st day of April, 2024.
2. The name of the firm shall be "**CAPSTONE PROPERTIES**".



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FOR MANYATA DEVELOPERS PVT.LTD.

Authorised Signatory

8 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1-48
2024-25



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ SRJ-1-00048-2024-25 ಆಗಿ

01/04/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಶಿವಕುಮಾರ್. ಡಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

3. The business of the Firm shall be to purchase, acquire lands, buildings and other movable properties or any interest therein and to develop, construct, sell, lease, dispose of or maintain the same, and carry on all or any of the functions for the promotion and development of flats, apartments, shops, offices, residential layouts, clubs, industrial parks, resorts, technological parks, bio-tech parks, commercial complexes and to carry on any other business as maybe. Conveniently carried along with the above business or any additional line of business as may be mutually agreed upon by the Parties herein from time to time including the development of the **COMPOSITE SCHEDULE PROPERTY** in to Residential Apartment.
4. The place of business shall be at No. 71 (Old No.26), 4th Floor, GR Bhaskar Plaza, 8th C Main Road, Jayanagar 4th Block, Bangalore - 560 011. However, with the mutual consent of all the Parties herein the place of business may be shifted to any other place/s from time to time.
5. The accounting year of the firm shall continue to be form 1st day of April to 31st day of March.
6. All the partners shall be liable or responsible for the operations of the business and the results and legal consequences of whatsoever nature touching the affairs of the firm effective from the date of this Deed.
7. The partnership shall be a "**Partnership-at-will**". Any partner desiring to retire from the firm shall do so by giving three months notice in writing to the other partner/s. Death or Retirement of a partner/s shall not have the effect of dissolving the firm and other partner/s shall be entitled to carry on the business of firm by admission of one or more other partner/s.
8. The Capital of the Partnership Firm shall be discussed and will be contributed by partners once after the firm starts operations. The Party of the Sixth part has bought the **COMPOSITE SCHEDULE PROPERTY** as part of his Capital contribution and the same was valued **Rs.56,55,00,000/- (Rupees Fifty-Six Crore Fifty-Five Lakhs Only)**, the entire amount **Rs.56,55,00,000/- (Rupees Fifty-Six Crore Fifty-Five Lakhs Only)** including Tax Deducted at Source has been paid by First, Second, Third, Fourth, and fifth parties of the Firm to the Sixth Party of the Partnership Firm. The partners have re-worked out the Profit and Loss sharing ratio based on the partner's contribution and the **COMPOSITE SCHEDULE PROPERTY** will be the property of the firm and the Sixth Party who is the retiring partner will not have any claim, right, title, interest of what so ever nature, here after in the **COMPOSITE SCHEDULE PROPERTY** or in the Firm.

9. The profit or loss of the partnership, after providing for interest and remuneration to the partners, shall be divisible between the partners in the following ratio;

First Party	KIRAN KUMAR .S	31%
Second Party	YASHWANTH KUMAR H	23%
Third Party	SHANTH KUMAR E.G	20%
Fourth Party	UMESHA .J	16%
Fifth Party	RAM MOHAN. V	10%

10. All the parties shall be working partners and shall be entitled to the following remuneration;

a. On the first Rs. 3,00,000 : Rs. 150000/- or at the rate of 90% of the book-profit of the book profit whichever is more,

b. On the balance of the : At the rate of 60% Book profit

The remuneration shall be adjusted to the account of the partners at the end of each accounting year and the same shall be charged against the divisible profits of the firm. However, all the partners shall be entitled to draw such sum/sums as may be agreed between the partners from time to time. If the total of drawings of any partner is in excess of the credit balance standing to his/her capital account, he/ she shall pay interest to the firm at the rate of 12% P.A. or at such maximum rates as may be permissible by Income Tax Act, 1961 on such excess debit balance.

For the purposes of this clause, book-profit means the net profit, as shown in the profit and loss account for the relevant previous year computed in the manner laid down in Chapter IV-D of the Income Tax Act, 1961 as increased by the aggregate amount of the remuneration paid or payable to all partners of the firm if such amount has been deducted while computing the net profit.

11. All the partners shall be eligible for interest on capital at 12% per annum or at such maximum rate as may be permissible by Income Tax Act, 1961 on their capital balance standing to their credit from time to time. However, if the profit before charging interest is not sufficient to provide interest at 12%, both the partners shall be eligible for the remaining profit as interest to be paid to the partners under this clause shall be a charge against the divisible profits.

12. The Bank accounts in the name of the firm shall be opened and shall be operated by the First and Second Parties only, of the Firm i.e. **KIRAN KUMAR.S** and **YASHWANTH KUMAR.H** jointly.

13. The Third and Fourth Parties of the Firm i.e. **SHANTH KUMAR.E.G** and **UMESHA.J** are jointly authorized to sign all the sale deed/s, purchase deed/s, confirmation deed/s, rectification deed/s, mortgage deed/deposit of title deed/s, discharge deed/s, Special power of attorney, authorisation and all other agreement/s and deeds on behalf of the Firm in respect of the property/ies of the firm including the schedule Property or in respect of the property/ies to be purchased by the Firm.
14. The partners are hereby empowered to raise or borrow loans, cash credits, overdrafts, or other advances for the purpose of the partnership business, from bank/banks and other parties, either on the personal security of the partners or on the pledge mortgage or charges on the firm's assets at such rate of interest and other terms and conditions, as to repayment, as may be mutually agreed between the parties to the loans and the partners.
15. All necessary and proper books of account shall be kept at the principal place thereof and each of the parties hereto or their legal representatives as the case may have free access and also the right to take or keep copies of same but the same shall not be removed from the place of business, without the consent of the other partner.
16. **ADMISSION, RETIREMENT, EXPULSION OF PARTNERS AND DISSOLUTION OF THE FIRM:-**
 - a. **Admission:** No New partner shall be admitted to the firm except with the written consent of the existing partners.
 - b. **Retirement:** Any partner, desiring to retire from the firm shall do so by giving three months notice in writing to the other partner.
 - c. **Expulsion:** A partner may be expelled from the firm in following Circumstances
 - i. If the partner/s borrow funds without the written consent of the all-other partners.
 - ii. If the partner refuses to co-operate with the other partner in complying with the statutory obligations of the firm in respect of Income Tax, Sales Tax, Provident fund, E.S.I., and in respect of dealing with other statutory authorities thereby exposing the firm to higher tax obligations, penalties, damages, losses, and other civil and criminal proceedings.
 - iii. If the partner tries to sell, transfer, or otherwise dispose of the fixed assets of the firm without the written consent of the other partners of the Firm.

- iv. If the partner carries out any act, deed, or thing which prevents the firm from conducting the day-to-day business.

However, before exercising the aforesaid powers, the offending partner, shall be given three months' notice in writing to make suitable amendments or make good the damages and losses incurred by the firm as mentioned above.

- d. **Dissolution:** Retirement, expulsion death of any partner/s, during the continuance of the partnership, the firm shall not be dissolved, the surviving partners shall have the option to purchase the share of the deceased partner/s, admit the legal heir/s as partner in to the partnership business, In particular, no partner/s has the right to demand dissolution of the firm.
- e. **Settlement of Accounts:** In the event of admission, retirement, and expulsion of partner/s all the fixed assets of the business shall be revalued taking into account the life of such assets, the prevailing market prices for the same, and all other relevant factors. Provision for bad and doubtful debts shall also be made. Any surplus or deficit arising out of the aforesaid excise shall be divided in proportion to the profit-sharing ratio and credited or debited as the case may be, to the respective current capital accounts of the partner.
17. On 31st March each year during the continuance of the partnership an account shall be taken of all assets and liabilities for the time being of the partnership and a profit and loss and a balance sheet, making due allowances for depreciation and recouping any lost capital shall be prepared and a copy thereby unless a manifest error is discovered within one calendar month, in which case such error shall be rectified immediately.
18. All the partner shall:
- Diligently attend the business of the partnership.
 - Punctually repay his/her separate debts and indemnify the other partners and the partnership assets against the same and against all expenses resulting therefrom.
 - Forthwith pay all the monies, cheques and negotiable instruments received by him on account of the firm into partnership account.
 - Be just and faithful to the other partner and at all times give to the other partners full information and truthful explanations of all matters relating to the partnership affairs and offer every assistance in his/her power in carrying on business for the mutual advantages.

19. No partners shall without the consent of the others: -

- Take any apprentice or hire or dismiss any agent, servant, technician or workmen for and on behalf of form the firm.
- Lend any money or deliver on credit any goods of the form to any person or persons.
- Enter into any bond, becomes a surety for any person or knowingly cause or do anything where the partnership property may be endangered in any manner.

20. All disputes which may arise between the partners and or their or any of their heirs or legal representatives of a deceased partners or between the continuing partner and the retiring partner whether during the continuance or after the termination of the partnership in relation to the interpretation or effects thereof for or as to any act or omission of any party to the dispute or any of them or in relation to any other matter whatever touching the partnership affairs shall be referred to arbitration in accordance with the provisions of arbitration and conciliation Act, 1996 for the time being and form time to time in force.

SCHEDULE PROPERTY

ITEM No.1

All that piece and parcel of the immovable property being Residentially converted undeveloped land bearing **Sy. No. 131, measuring 4 Acres 06 Guntas**, (Four Acres Six Guntas) situated at Chambenahalli Village, Sarjapura Hon, Anekal Taluk, Bangalore District, [converted as per the Official Memorandum, dated 27/09/2013 vide No.ALN(A)(S)/SR/68/2013-14 and Revised Official Memorandum dated 28/12/2015 vide No. ALN(A)(S)/SR/68/13-14 for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore] together with all appurtenances whatsoever whether underneath or above the surface and bounded as follows:

East-by : Valagere Kallahalli Boundary & Neriga Road
West by : Road
North by : R. Chinnappa's Land & Kharab Land
South by : U. Chinnappa's Land in Sy. No.131 & Land belonging to Kodandarama Reddy & Madhava Reddy

[Handwritten signatures]

[Handwritten signature]

For **MANYATA DEVELOPERS PVT.LTD.**
 Authorised Signatory

ITEM No.2

All that piece and parcel of immovable property being undeveloped land converted for Residential use by the Assistant Commissioner vide Official Memorandum dated 15-01-2005 in No. ALN SR (A) 295/04-05 bearing **Survey No.131 measuring 2 Acres 06 guntas** situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, together with all appurtenances whatsoever whether underneath or above the surface and bounded as follows:

East by : Remaining land in same Sy No belongs to K.N.Mahadeva Reddy
West by : Road
North by : Remaining land in same Sy No belongs to U.Subramani
South by : Road.

ITEM No.3

All that piece and parcel of the immovable property being Residentially converted undeveloped **land bearing Sy. No. 131, measuring 2 Acres** (Two Acres) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [earlier converted for industrial use and later converted for residential purposes as per the Official Memorandum, dated 30/01/2016 vide No.ALN/(A)(S)/SR/282/2011-12, issued by the Deputy Commissioner, Bangalore District, Bangalore together with all appurtenances whatsoever whether underneath or above the surface and bounded as follows:

East by : V.K.Halli Boundary
West by : Remaining land in Sy No. 131
North by : Land of U.Subramani & Sy No. 39
South by : Road & Sy No. 117

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of the immovable Property being undeveloped Residentially converted undeveloped **land bearing Sy. No. 131, totally measuring 8 Acres 12 Guntas** (Eight Acres Twelve Guntas) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, [converted as per the Official. Memorandum, dated 27/09/2013 vide No.ALN(A)(S)/SR/68/2013-14 and Revised Official Memorandum dated 28/12/2015 vide No. ALN(A)(S)/SR/68/13-14 for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore, Official Memorandum dated 15-01-2005 in No. ALN SR (A) 295/04-05 for residential purposes, issued by the Assistant Commissioner, Bangalore District, Bangalore and Official. Memorandum, dated 30/01/2016 vide No.ALN/(A)(S)/SR/282 /2011-12 for residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore together with all appurtenances whatsoever whether underneath or above the surface and bounded as follows:

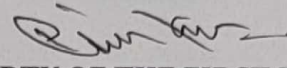
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2024-25

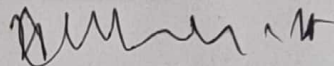
East by : Valagere Kallahalli Boundary
West by : Road & Sy. No. 39
North by : Sy. No. 39
South by : Road & Sy No. 117

IN WITNESS WHEREOF the Parties have put their hands the day and year first herein above written before the witnesses attested hereunder.

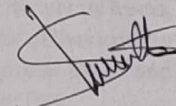
WITNESSES:

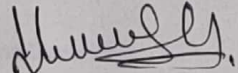
1. B.N. Kantary
B. Neelakantary
Jayaraja 3rd floor
Bangalore - 560011

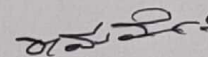

PARTY OF THE FIRST PART
(Continuing Partner)


PARTY OF THE SECOND PART
(Continuing Partner)

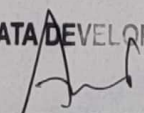
2. Lokesh
J.P. Nagar
5th phase
B'lore


PARTY OF THE THIRD PART
(Continuing Partner)


PARTY OF THE FOURTH PART
(Continuing Partner)


PARTY OF THE FIFTH PART
(Continuing Partner)

For MANYATA DEVELOPERS PVT.LTD.


PARTY OF THE SIXTH PART
MANYATA DEVELOPERS PVT LTD.
Represented by its Director
ABHIRAM PARVATHANENI
(Retiring Partner)

Drafted by
Advocate
C.R. PRATHIMA
c.ph

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF MANYATA DEVELOPERS PRIVATE LIMITED ('COMPANY') HELD ON THURSDAY, THE 28TH DAY OF MARCH 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT NO 9/1 2ND FLOOR, CLASSIC COURT, RICHMOND ROAD, BANGALORE-560025 AT 11 AM IST

TO AUTHORISE MR. ABHIRAM PARVATHANENI TO ENTER INTO RECONSTITUTED PARTNERSHIP DEED ON BEHALF OF THE COMPANY

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to **COMPANY** Manyata Developers Private Limited **to retire from the Partnership entered with** Capstone Properties (THE FIRM) and in this regard it is hereby consented and authorize Mr. Abhiram Parvathaneni, Director of the Company, to represent the company.

"RESOLVED FURTHER THAT Mr. Abhiram Parvathaneni, Director of the Company, be and is hereby authorized to sign and **Present** the Reconstituted Partnership deed and its related documents, related to retirement of the firm in respect of its partnership in Capstone Properties and admit execution of the said documents and to sign and execute necessary forms, declarations, affidavits and to do all other acts and deeds and things and to take delivery of the documents registered, as authorized person, before the concerned Sub registrar office and complete the registration of the said document/s in the manner required under Law.

Mr. Abhiram Parvathaneni, is Authorised on behalf of the Company as stated above, to give effect to the above resolution;

"RESOLVED FURTHER THAT a copy of the said Resolution certified as true by any of the Directors of the Company may be furnished to the concerned Authorities as and when required."

*****// Certified True Copy//*****

For M/s. MANYATA DEVELOPERS PRIVATE LIMITED

Reddy
Veeranna
Digitally signed by
Reddy Veeranna
Date: 2024.03.29
12:33:59 +05'30'

Reddy Veeranna
Director
DIN-00169511

Sangeetha
R
Digitally signed by
Sangeetha R
Date: 2024.03.29
12:34:26 +05'30'

Reddy Sangeetha
Director
DIN-00169072

For MANYATA DEVELOPERS PVT.LTD.
Authorised Signatory