

Note of JD Agreement

1. Milestone Buildcon Private Limited (MBPL) entered into a Joint Development Agreement (JDA) with Alpine Housing Development Corporation Pvt Ltd (Landowner) registered vide Doc No.YAN-1-00940-2022-23 dated 22nd Apr, 2022.
2. Post entering the above JDA, MBPL has Demerged some of its business including the said JDA along with its related transactions and interest into Bhartiya City Residences Pvt Ltd (BCRPL) through a scheme of arrangement & same has been approved by Regional Director, Registrar of Companies, Ministry of Commerce and Industry vide approval reference No. CP No.18/S.233/2022-23 dated 12th Sep, 2022.
3. Subsequently, one supplemental Development Agreement has been executed on 12th Dec, 2024 between BCRPL and Landowner through which Bhartiya Urban Pvt Ltd (BUPL) has been inducted as main developer by acquiring 99% of development rights in the JDA.
4. Further, another Addendum to Development Agreement dated 16th Sep 2025 has also been signed by the parties and the same has been registered vide YAN-1-04601-2025-26 dated 16th Sep, 2025 to increase the land area to the extent of 38 Guntas, therefore the total area of the JDA increased to 13 Acres and 8 Guntas.
5. As a result of this BUPL having emerged as a main developer, a fresh scheme of arrangement between BCRPL and BUPL has been formed and thru this scheme, the entire business of BCRPL has been merged with BUPL. All assets, liabilities, rights, responsibilities of BCRPL in the subject JDA now vested in the hands of BUPL. The said scheme has been approved by Regional Director, Registrar of Companies, Ministry of Commerce & Industry, Chennai dated 17th April 2026 Vide Its approval Number : File No.5/M-50/CAA-11/RD(SR)/Sec 233 of CA 2013/2025-26.
6. After this, all relevant applicable Statutory approvals for the project are being obtained in the name of BUPL.

Rajesh A
17-08-2026

**ADMINISTRATIVE OFFICE ADDRESS:**Bhartiya City, Discovery Centre, Thanisandra Main Road,
Bengaluru -560 064, Karnataka (India)**REGISTERED OFFICE ADDRESS:**56/7, Nallambakkam Village (Via Vandalur), Chennai - 600 048, Tamil Nadu (India)
T: +91 95510 50418/419/420/421