



सत्यमेव जयते

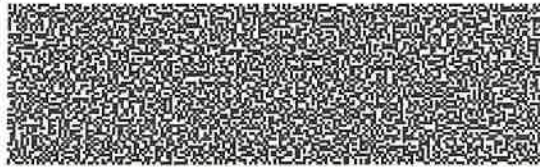
INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA30101623545243W
Certificate Issued Date : 30-Sep-2024 04:18 PM
Account Reference : NONACC (FI)/ kacrsf108/ MAHALAKSHMI/ KA-RJ
Unique Doc. Reference : SUBIN-KAKACRSFL0807133675557746W
Purchased by : BRIGADE HOTEL VENTURES LIMITED
Description of Document : Article 5(J) Agreement (in any other cases)
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : BRIGADE ENTERPRISES LTD
Second Party : BRIGADE HOTEL VENTURES LIMITED
Stamp Duty Paid By : BRIGADE HOTEL VENTURES LIMITED
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)



Please write or type below this line

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“**Agreement**”) is made and executed between Brigade Enterprises Limited and Brigade Hotel Ventures Limited at Bengaluru, Karnataka State on this Twenty Fourth day of October Two Thousand Twenty Four (24.10.2024) (“**Execution Date**”):



[Signature]



[Signature]

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.

BY AND BETWEEN

BRIGADE ENTERPRISES LIMITED (CIN No. L85110KA1995PLC09128 and PAN: AAACB7459F) a company incorporated under the Companies Act, 1956 and deemed to be incorporated under the Companies Act, 2013, having its registered office at 29th and 30th floors, World Trade Center, 26/1, Brigade Gateway, Dr. Rajkumar Road, Malleswaram, Rajajinagar, Bangalore, represented herein by its Executive Director Mr. Pradyumna Krishnakumar (hereinafter referred to as “**BEL**”, which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-interest and permitted assigns) of the **FIRST PART**;

AND

BRIGADE HOTEL VENTURES LIMITED (CIN No. U74999KA2016PLC095986 and (PAN: AAGCB8612G) a company incorporated under the Companies Act 2013, having its registered office at 29th and 30th floors, World Trade Center, 26/1, Brigade Gateway, Dr. Rajkumar Road, Malleswaram, Rajajinagar, Bangalore, Karnataka, India, 560055, represented herein by its Director Mr. Amar Mysore (hereinafter referred to as “**BHVL**”, which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-interest and permitted assigns) of the **SECOND PART**.

BHVL and BEL are hereinafter collectively referred to as the “Parties” and individually as a “Party”.

WHEREAS:

- A. BEL is the sole and absolute owner and in possession of the immovable property being land measuring 46,996.40 square yards or 39,295.08 square metres (equivalent to Acres 9.71 Cents) in Plot No. 8 in Survey Nos. 239 and 240, in Neopolis Layout-II, situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana (hereinafter referred to as the “**Larger Land**”), having purchased the same vide registered Sale Deed Document No.12652 of 2023, Book-I, dated October 16, 2023, registered in the Office of the Sub-Registrar, Gandipet, Ranga Reddy District, Telangana State;
- B. BEL is a real estate and property development company and has proposed to develop a mixed-use development on the Larger Land by constructing residential apartments, mall and commercial.
- C. In pursuance of the above referred proposed mixed-use development on the Larger Land, BEL has applied for Building Permission vide its Lr. No. 006753/BP/HMDA/1592/SKP/2024, dated October 3, 2024, bearing File no. 006753/BP/HMDA/1592/SKP/2024, dated June 24, 2024, from the Hyderabad Metropolitan Development Authority (HMDA); The Building permission is processed by HMDA and BEL has already paid fees/charges as levied by HMDA. The Building permission is expected to be released in about 30 days from the date of this Agreement.
- D. The commercial building consists of a mall, commercial office space and hotel which is planned in a single tower in an extent of 5.68 acres, which is described in Schedule A hereto and herein



after referred to as the “**Schedule A Land**”. The mall is planned to be located in the ground floor to 7th Floor of the commercial building, the commercial office space is planned to be located in the 8th floor to the 30th floor of the commercial building, and the hotel is planned to be located in the 31st floor to the 49th Floor of the commercial building. The hotel is planned to encompass about 5,00,000 square feet of Super Built-up Area (“**SBA**”) of the commercial building, consisting of 18 floors all together.

- E. BHVL is a wholly owned 100% subsidiary of BEL and is into the business of running and managing hotels. BHVL has expressed its interest to acquire 5,498 square meters (equivalent to 1.35 Acres) of undivided share which is approximately 23.76% of the **Schedule A Land**, and which is proportionate to 5,00,000 square feet of the SBA of the hotel proposed to be built as part of the commercial building in the Schedule A Land and is more fully described in Schedule B hereto (hereinafter referred to as “**Schedule B Property**”).
- F. BEL represents that (a) it has legal and valid right, title and interest over the Larger Land and as such it can convey an indefeasible right, title and interest in the Larger Land and/or any part and parcel of the Larger Land in favour of the BHVL, (b) there are no restrictions/impediments on its right, title and interest to transfer the Larger Land to the BHVL, (c) there is no claim, mortgage, charge, lien, attachment, requisition or acquisition, encumbrances in respect of the Schedule A land; (d) it has obtain all required approvals in relation to the Larger Land for the purpose of entering into this Agreement ; (e) property taxes in relation to the Larger Land have been paid up to date; and (f) it has entered into a hotel management agreement dated April 17, 2024 with Intercontinental Hotel Groups (India) Pvt Ltd for operating the Hotel with the international brand “Inter Continental Hyderabad Neopolis”.
- G. Relying on the representations, BEL has agreed to sell and BHVL has agreed to purchase from BEL the Schedule B Property for the terms and conditions as mutually agreed between them. Now the Parties intend to record the terms and conditions and accordingly the Parties have agreed to execute this Agreement.

NOW THEREFORE IN PURSUANCE OF THE FOREGOING, THE PARTIES HERETO, INTENDING TO BE LEGALLY BOUND, HEREBY AGREE AS FOLLOWS:

1. In pursuance of the discussion, BEL has agreed to sell Schedule B Property for a total sale consideration of Rs. 110,14,80,000/- (Rupees One Hundred and Ten Crores Fourteen Lakhs Eighty Thousand Only) (“**Sale Consideration**”), excluding stamp, registration charges, transfer duty for sale/ conveyance deed, as mentioned below Upon the receipt of the entire sale consideration, BEL shall execute Sale / Conveyance Deed favoring the BHVL for which BHVL shall be liable to bear all stamp duty, registration charges, transfer duty for Sale/Conveyance Deed amounting to ₹ 8,37,12,480/- (Rupees Eight Crores Thirty Seven Lakhs Twelve Thousand Four Hundred and Eighty only) (or such other amount that is applicable at the time of registration). BHVL would be incurring total amount of Rs 118,51,92,480/- (Rupees Hundred and Eighteen Crores Fifty One Lakhs Ninety Two Thousand Four Hundred and Eighty Only) including Sale Consideration, stamp duty, registration and transfer duty charges towards the purchase of Schedule B Property. For the purposes of this clause, it is clarified that the said Sale



Consideration has been arrived at pursuant to discussion with Technocrats Architects, Engineers & Valuers vide their valuation report dated October 22, 2024. In terms of the valuation report dated October 22, 2024 issued by Er. Venkateshwarlu Jagini, Approved Valuer and Chartered Engineer, Technocrats, Architects, Engineers and Valuers, the fair market value of the undivided share of the Schedule B Property is Rs. 110,14,80,000/-.

2. BHVL agrees to pay the Sale Consideration to BEL as per the following schedule:

- (a) Advance sale consideration: A sum of Rs. 10,89,00,000/- (Rupees Ten Crores Eighty-Nine Lakhs Only) paid through cheque bearing No. 589477 dated October 19, 2024 on Axis Bank Limited Branch, Bangalore, drawn by the Second Party in favour of the First Party, after deducting the TDS of 1% i.e., Rs. 11,00,000/- (Rupees Eleven Lakhs only) thus totaling Rs. 11,00,00,000 (Rupees Eleven Crores Only), is paid by the BHVL to BEL on the date of signing this Agreement, which shall form part of the Sale Consideration.
- (b) Further Payments: The balance sale consideration of Rs. 99,14,80,000/- (Rupees Ninety-nine Crores Fourteen Lakhs Eighty Thousand Only) shall be paid by the BHVL to the BEL at the time of execution & registration of the Sale Deed in favor of the BHVL.

After considering the advance sale consideration already paid, BHVL will have to pay balance Rs. 99,14,80,000 (Rupees Ninety-Nine Crores Fourteen Lakhs Eighty Thousand Only) to BEL and incur stamp duty, registration charges, transfer duty of Rs. 8,37,12,480/- (Rupees Eight Crores Thirty Seven Lakhs Twelve Thousand Four Hundred and Eighty only) for Sale/Conveyance Deed, thus totaling to Rs. 107,51,92,480/- (Rupees One Hundred and Seven Crores Fifty One Lakhs Ninety Two Thousand Four Hundred and Eighty Only).

3. All payments shall be made by the Buyer to the Seller by way of Cheque/ Demand Draft/ Bank Transfer/ RTGS/ NEFT drawn in favor of BEL and shall be subject to applicable taxes, if any.
4. Any statutory deductions or charges applicable on the Sale Consideration shall be borne and adjusted by BHVL in accordance with the applicable law at the time of each payment.
5. The Sale of the Schedule B Property shall be completed on or before March 31, 2025 and till then this Agreement will be in force and binding on the parties hereto without any further notice in respect thereto. The Parties may mutually agree to extend the timeline through discussions if necessary.
6. BEL shall pay all taxes, assessments, property taxes, outgoings and other charges and taxes etc., in respect of Schedule B Property to the Jurisdictional Authorities till the date of sale and the BHVL shall be liable to pay the above from date of sale. It is clarified that BHVL shall pay the stamp duty, registration and transfer duty charges, as applicable with respect to the subject matter of this Agreement.
7. **Possession** – BEL will hand over constructive possession of the Schedule B Property simultaneously upon execution and registration of the Sale/ Conveyance Deed.
8. BEL has agreed to sell and BHVL has agreed to buy from BEL Schedule B Property, so that BHVL shall build and own the hotel on the 31st Floor to 49th Floor of the commercial building (spread over 18 Floors altogether) or some other floors as the parties will mutually agree between



[Handwritten signature]



them. BHVL will be the absolute owner of the hotel so built with proportionate UDS as per Schedule B Property.

9. BHVL has agreed to entrust construction of hotel (core shell area) to BEL by entering into a construction contract with BEL or at the request of BEL, engaging the same contractor which BEL has engaged for constructing the lower floors of the commercial building for the terms and conditions as may be mutually agreed upon. BHVL agrees and undertakes with BEL that it will proportionately share the common expenses including basement cost, foundation cost, common amenities & facilities etc., for the commercial building. Parties will mutually discuss & arrive at consensus on the costing.
10. BEL has agreed to assign the hotel management agreement dated April 17, 2024 with Intercontinental Hotel Groups (India) Pvt Ltd in favour of BHVL by securing consent from the operator before the sale.
11. This Agreement shall be governed by and construed in accordance with the laws of India. Each Party submits to the exclusive jurisdiction of the courts situated at Hyderabad, Telangana State.
12. All notices, requisitions to be sent amongst the Parties shall be deemed to have been validly sent if the same are sent to the addresses mentioned against their names herein this Agreement by electronic mail, and by registered post acknowledgement due.
13. Each Party shall bear its own costs and expenses incurred in connection with the preparation, negotiation and execution of this Agreement and shall be liable and responsible for any and all tax incidences arising out of the this transaction.
14. Both the Parties are entitled to seek for specific performance of this Agreement against each other.
15. This Agreement shall be signed in one or more counterparts, all of which shall be construed to be an original and shall together constitute one instrument.
16. The Parties hereby agree that this Agreement constitutes a legal and binding obligation on them and their respective successors and permitted assigns.
17. The individuals signing below warrant and represents that they have the authority to bind the entities for which they have signed this Agreement.



[Handwritten signature]



LARGER LAND

All that piece and parcel of land admeasuring 46,996.40 square yards (equivalent to 9.71 acres) bearing Plot No. 8, in Survey Nos. 239 and 240, in NEOPOLIS LAYOUT-II, situated at Kokapet village, Gandipet mandal, Ranga Reddy District, Telangana and bounded as:

NORTH : 18M Wide Road;
 SOUTH : Plot No. 9, Eden Builders;
 EAST : 45M Wide Road, Temple, Movie Tower;
 WEST : Plot Nos. 6 and 7;

(PLAN ANNEXED)

SCHEDULE A LAND

(LAND EARMARKED FOR COMMERCIAL BUILDING)

Land measuring an **extent of 5.68 Acres** bearing Plot No. 8, in Survey Nos. 239 and 240, in NEOPOLIS LAYOUT-II, situated at Kokapet village, Gandipet mandal, Ranga Reddy District, Telangana and bounded as

NORTH : 18M Wide Road;
 SOUTH : Plot No. 9, Eden Builders;
 EAST : Area earmarked for Residential Development ;
 WEST : Plot Nos. 6 and 7;





(AS SHOWN IN THE PLAN)

SCHEDULE B PROPERTY


5,498 sq mtrs (equivalent to 1.35 Acres) of undivided share, interest and ownership rights in Schedule A Land hereinabove, (proportionate to 5,00,000 sq.ft of SBA of the proposed hotel).



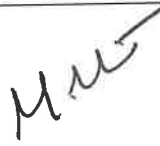
IN WITNESS WHERE OF THE PARTIES HEREIN HAVE SIGNED AND EXECUTED THIS MEMORANDUM OF AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES ATTESTING HEREUNDER.

SIGNED FOR AND ON BEHALF OF BRIGADE ENTERPRISES LIMITED	SIGNED FOR AND ON BEHALF OF BRIGADE HOTEL VENTURES LIMITED
<p>Signature: </p> <p>Name: Pradyumna Krishnakumar Designation: Executive Director</p> 	<p>Signature: </p> <p>Name: Amar Mysore Designation: Director</p> 

Witnesses:

1. 
Om Prakash P

&

2. 
Anand Natarajan M



NEIGHBOURS LAND

KOKAPET SEZ MAIN
ROAD

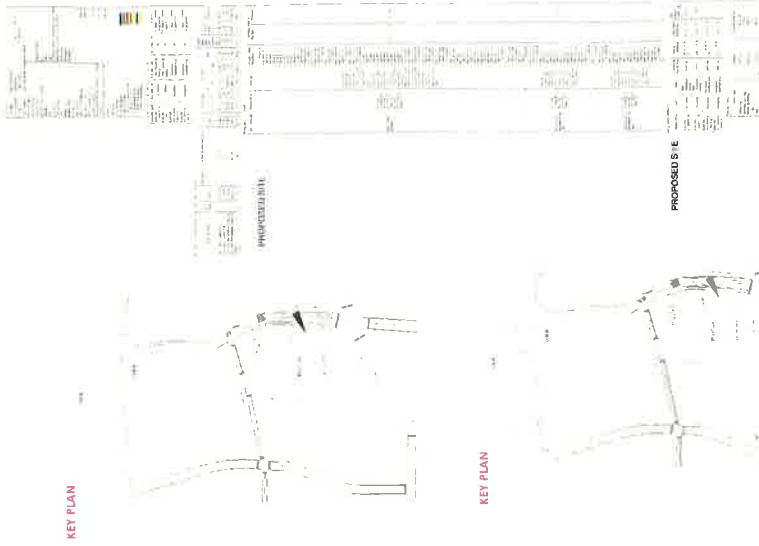
55.00 MT WIDE PROPOSED ROAD

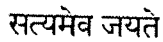
55.00 MT WIDE PROPOSED ROAD

BUILDING (COMMERCIAL)

55.00 MT WIDE PROPOSED ROAD

SITE PLAN





Government of Karnataka

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.

This **Letter of Extension** is executed on **16th day of June 2025** at Bangalore for extension of Memorandum of Agreement dated 24.10.2024.

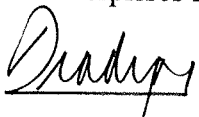
Subject : Extension of Memorandum of Agreement dated 24th October 2024 signed between Brigade Enterprises Limited and Brigade Hotel Ventures Limited with respect to the project Brigade Gateway- Hyderabad, 5,498 Sq. mtrs (equivalent to 1.35 Acres) encompassing 5,00,000 Sq. Ft of SBA situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District (Schedule B Property of the MOA).

This refers to the Memorandum of Agreement (“MOA”) dated 24th October 2024 between Brigade Enterprises Limited (“BEL”) and Brigade Hotel Ventures Limited (“BHVL”), wherein the commercial building consists of a mall, commercial office space and hotel which is planned in a single tower with an extent of 5.68 acres which is described in Schedule A of the MOA, the mall is planned to be located in 8th floor to the 30th floor of the commercial building, and the hotel is planned to be located in the 31st floor to the 49th floor of the commercial building. The hotel encompasses about 5,00,000 sq. ft of SBA of the commercial building consisting of 18 floors under which BEL agreed to sell and BHVL agreed to purchase approximately 5,498 sq mtr of (equivalent to 1.35 Acres) of undivided share which is approximately 23.76% of the Schedule A land of the MOA, earmarked for hotel development.

The parties acknowledge that under the MOA, the sale was to be completed on or before 31 March 2025 the MOA has now expired, and by mutual agreement, the term of the MOA is hereby extended by six (6) months.


The parties hereby confirm that, during the Extended Term, all rights, obligations, representations, covenants, liabilities, and conditions under the Memorandum of Agreement dated 24th October 2024 (‘MOA’) shall remain in force and effect and shall be extended accordingly, and no term of the MOA shall be amended, waived, released, discharged, or in any way modified unless agreed in writing and executed by both the Parties.

Brigade Enterprises Limited


Pradyumna Krishnakumar
Executive Director



Brigade Hotel Ventures Limited


Amar Mysore
Director



VENKATESHWARLU JAGINI

Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

Cell: 99849293336

Mail: jagini.venkat@icloud.com

INDEPENDENT VALUER REPORT

M/S. BRIGADE HOTEL VENTURES LIMITED

CIN NO: U74999KA2016PLC095986

M/s. Brigade Hotel Ventures Ltd., with its registered office at 29th & 30th
Floor, World Trade Center, Brigade Gateway Campus, 26/1,
Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore -560055

VENKATESHWARLU JAGINI

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VALUATION

VRN. No	IOV/2024-25/8038
COMPANY	M/S. BRIGADE HOTEL VENTURES LIMITED
DIRECTOR	Rep by its Director 1. Shri. Vineet Verma
PURPOSE OF VALUATION	To find out the ongoing concern fair market value of Land for Internal Purpose.
REGISTERD VALUER	Venkateshwarlu Jagini
FAIR MARKET VALUE	Rs. 1,10,14,80,000/-
REALISABLE VALUE	Rs. 99,13,32,000/-
DISTRESS SALE VALUE	Rs. 88,11,84,000/-
APPOINTMENT DATE	18-10-2024
VALUATION AS ON	24-10-2024
DATE OF INSPECTION	19-10-2024
DATE OF REPORT	24-10-2024

By
VENKATESHWARLU JAGANI,
B.Tech (Civil)
CHARTERED ENGINEER (INDIA)
REGISTERED VALUER (IBBI)
(IBBI/RV/02/2019/11083)

[Handwritten Signature]

FLAT #G2, JAGANI ARCADE, 1-10-132/3, STREET NO.9,
HYDERABAD, TELANGANA-500020, INDIA

+91 99849293336



[Handwritten Signature]

VENKATESHWARLU JAGINI

Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

Cell: 99849293336

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VALUATION REPORT

BACKGROUND

About Company:

M/s. Brigade Hotel Ventures Limited is a Public Limited Company incorporated on 24 August 2016. It is classified as Non-government company and is registered at Registrar of Companies, Bangalore, Karnataka. Its authorized share capital is Rs. 2,900,000,000 and its paid up capital is Rs. 2,814,300,000. Its NIC code is 551. As per the NIC code, it is involved in Business activities of Hotel and Restaurants.

The Annual General Meeting (AGM) of M/s. Brigade Hotel Ventures Limited was last held on 2nd August, 2024 and as per records from Ministry of Corporate Affairs (MCA), its balance sheet was last filed on 30th August, 2024.

The Directors of M/s. Brigade Hotel Ventures Limited are ANUP SHAH SANMUKH, JYOTI NARANG, BIJOU KURIEN, NIRUPA SHANKAR, VINEET VERMA, AMAR MYSORE AND NAKUL ANAND.

M/s. Brigade Hotel Ventures Limited Corporate Identification Number (CIN) is U74999KA2016PLC095986 and its registration number is 95986. Users may contact Brigade Hotel Ventures Limited on its Email address - omprakash@brigadegroup.com. Registered address of Brigade Hotel Ventures Limited is 29 & 30th Flr, World Trade Center, Brigade Gateway Campus 26/1, Rajkumar Road, Malleswaram-Rajajinagar, Bangalore, Karnataka, India - 560055.

About Property:

The Subject Property is open land of 39,295.08 square metres, which is equivalent to 9.71 acres and it is divided into 02 blocks i.e., Commercial block having area of 5.68 acres and Residential block having area of 4.03 acres.

Brigade Enterprises Limited ("Land Owner" or "Owner") is selling Undivided share of land **6576.00 Sq.yds** (5498.00 Sq.mtrs) out of 5.68 acres in commercial block relating to Hotel portion and there is no separate demarcation and it is valid subject to legal opinion regarding title of the "Scheduled Land".

The subject property is an Open land and it is located in NEOPOLIS Layout-II Multiple use zone locality in above said location and located about Adjacent to Kokapet and 2 kms from CBIT college (Chaitanya Bharathi institute of Technology) and surrounding areas near to knowledge city and Financial district and having well known Software companies like

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HYDERABAD, TELANGANA-500020, INDIA

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VENKATESHWARLU JAGINI

Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

Cell: 99849293336

Mail: jagini.venkat@icloud.com

Amazon, Microsoft, Google, Infosys, TCS, Wipro etc., (Route Map enclosed). It is having surface transport facilities, Schools, Colleges, Markets, Hospitals at a distance of about 2 to 3 kms.

Information from Documents:

- I. Provided a Draft copy of Agreement vide Dated.21-10-2024 In Favour of M/s. Brigade Hotel Ventures Limited Rep by its director, Mr.Vineet Verma. Seller M/s.Brigade Enterprises Limited Rep by its Authorized Signatories 1. Sri.Sriramshetty Rajesh, S/o.Sri.Ramshetty Srinivasa Rao 2. Smt.Rohini.B.M, W/o.Durgaprasad KB. With Undivided share of land 6576.00 Sq.yds (5498.00 Sq.mtrs) Out of 5.68 Acres earmarked for commercial development)
- II. Provided a copy of Sale deed vide Doc. No.12652/2023, Dt.16/10/2023 in favour of M/s.Brigade Enterprises Limited Rep by its Authorized Signatories 1. Sri.Sriramshetty Rajesh, S/o.Sri.Ramshetty Srinivasa Rao 2. Smt.Rohini.B.M, W/o.Durgaprasad KB
- III. Provided a copy of Layout Plan (Attached Below)
- IV. Provided Copies of Payment Receipts (Attached Below)
- V. Provided A copy of Land Use Certificate

VALUATION:

Assessment of Land Value by Residual Method:

The value of the subject property has been assessed based on comparison with similar properties with residual approach that have actually been sold in an arm-length transaction or are offered for sale in the subject micro- market. Based on the market research, we understand that there are limited transacted evidences of similar comparable properties in the subject micro-market. Based on interactions undertaken with market players in the subject micro-market.

[Handwritten Signature]



VENKATESHWARLU JAGINI

Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

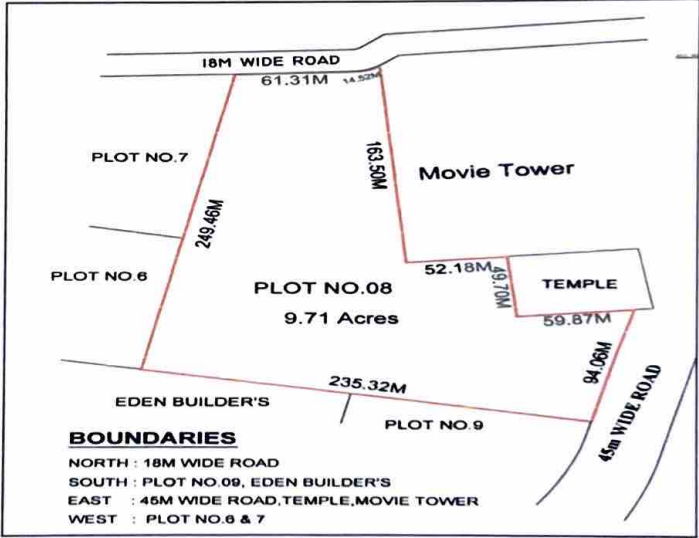
Cell: 99849293336

Mail: jagini.venkat@icloud.com

LAND DETAILS:

The property of the owner is situated at Plot No. 8, Sy.No's. 239 & 240, NEOPOLIS Layout-II, Kokapet Village, Gandipet Mandal, Ranga Reddy District. Pin Code : 500075

The Google Coordinates of the Property: 17.638937, 78.378551

B) Specify the Boundary Description on all Sides	As per Document	As per Site
NORTH	18M Wide Road	18M Wide Road
SOUTH	Plot No.9, EDEN Builders	Plot No.9, EDEN Builders
EAST	45M Wide Road, Temple, Movie Tower	45M Wide Road, Temple, Movie Tower
WEST	Plot No's.6 & 7	Plot No's.6 & 7
C) Dimensions	As per Document	As per Site
NORTH		
SOUTH		
EAST		
WEST		

579



VENKATESHWARLU JAGINI

Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

Cell: 99849293336

Mail: jagini.venkat@icloud.com

VALUATION OF LAND:

MEMORANDUM OF				
The property of the owner is situated at Plot No. 8, Sy.No's. 239 & 240, NEOPOLIS Layout-II, Kokapet Village, Gandipet Mandal, Ranga Reddy District. Pin Code : 500075				
S. No	Land Details	Total Land Area	Rate per Sq.Yrd	Fair Market Value (Rs.)
1	Plot No. 8, Sy.No's. 239 & 240, NEOPOLIS Layout-II	6576.00 Sq.yds	Rs.1,67,500.00/-	Rs.1,10,14,80,000/-
FAIR MARKET VALUE OF LAND				Rs.1,10,14,80,000/-/-

Note:

- Undivided share of land 6576.00 Sq.yds (5498.00 Sq.mtrs) Out of 5.68 Acres earmarked for commercial development)
- The Land Owner applied for construction of Commercial and Residential buildings and paid charges for Permissions.
- VAO/Guideline value maintained at Registrar Office is **Rs.1,40,500/- Per Sq.yd**
- Local/Market rate prevailing at the time of Valuation (Basis of valuation) is Rs.1,55,000/- to Rs.1,70,000/- Per Sq.yd.
- The Land Owner applied for construction of Commercial and Residential buildings and paid charges for Permissions and etc., We are considered land value for Sq.yd is **Rs.1,67,500/- per sq.yd** by considering all above charges paid by owner.
- This values only for reference and not for financial uses.
- Permitted plan areas only considering.

PROPERTY VALUE:

As a result of our valuation and analysis it is considered that the fair market value of the Schedule Land

DESCRIPTION	MARKET VALUE (Rs.)
Fair Market Value	Rs.1,10,14,80,000/-
Comparable Sale/ Realizable Value of Undivided share of land	Rs. 99,13,32,000/-
Forces/Distress Sale Value of Undivided share of land	Rs. 88,11,84,000/-

Er. Venkateshwarlu Jagini
B.E (Civil), M.Sc (Real Estate & Valuation)

Technocrats
Architects, Engineers & Valuers

GOVT. APPROVED VALUER, CHARTERED ENGINEER
Approve Valuer for SBI- UBI-INDIAN BANK-APGVB

FLAT #G2, JAGANI ARCADE, 1-10-132/3, STREET NO. 1,
HYDERABAD, TELANGANA-500020, INDIA

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VENKATESHWARLU JAGINI

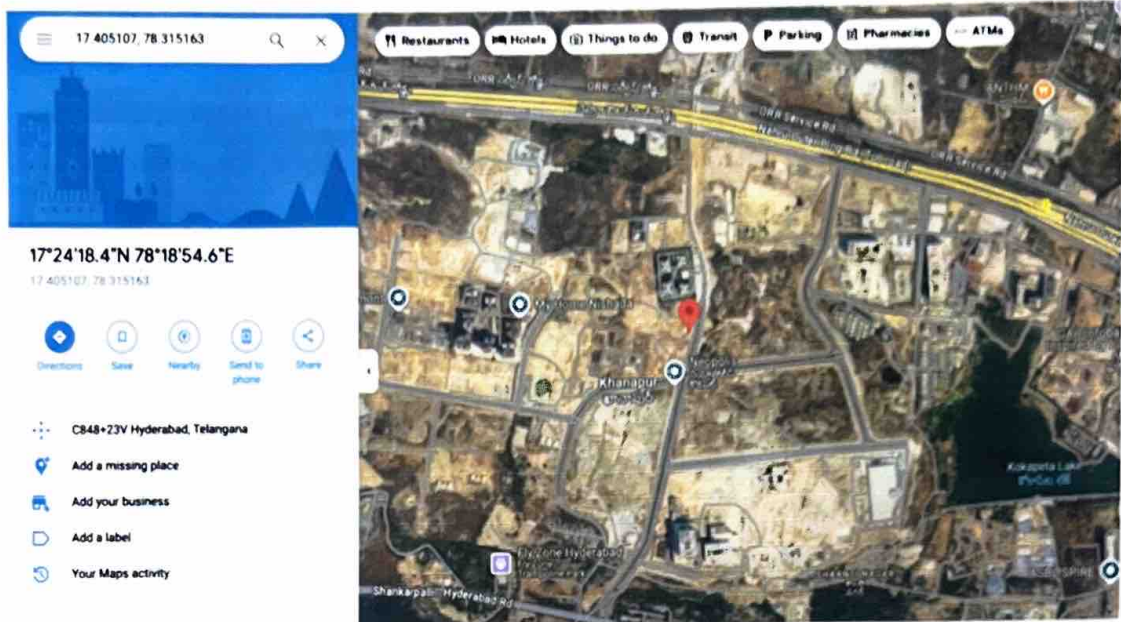
Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

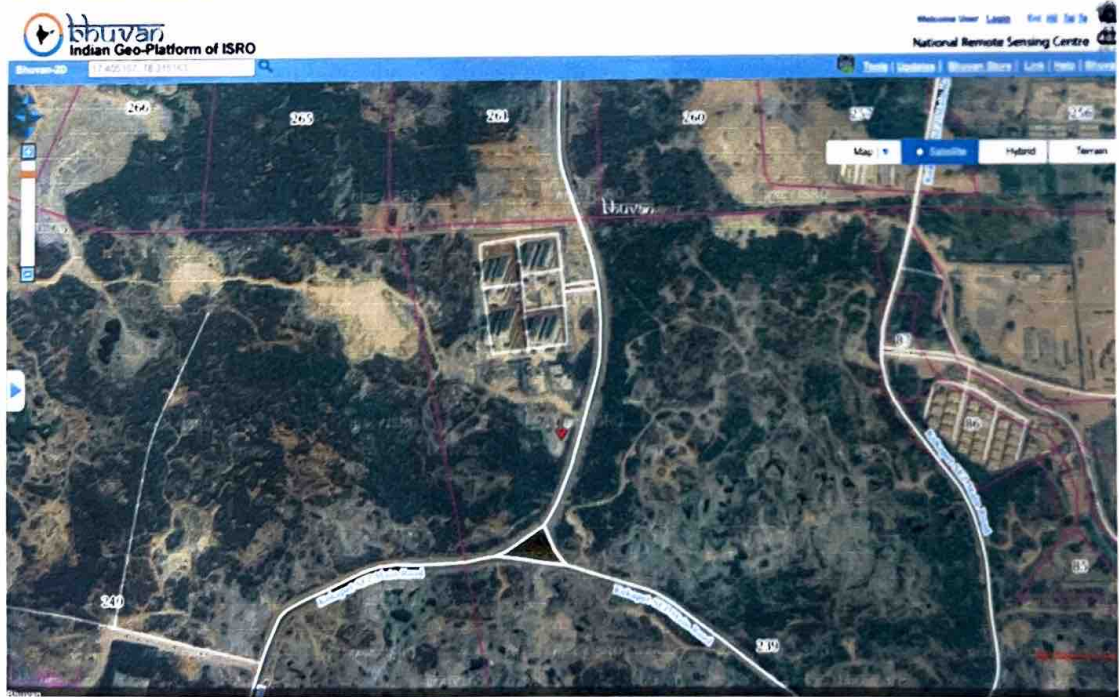
Cell: 99849293336

Mail: jagini.venkat@icloud.com

LOCATION MAPS: (17.405107, 78.315163)



BHUVAN MAP:



Er. Venkateshwarlu Jagini



Er. Venkateshwarlu Jagini
B.E. (Civil), M.Sc. (Real Estate & Valuation)

Technocrats
Architects, Engineers & Valuers

GOVT. APPROVED VALUER, CHARTERED ENGINEER
Approved Valuer for SBI- UBI-INDIAN BANK-APGVB

VENKATESHWARLU JAGINI


Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

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Mail: jagini.venkat@icloud.com

GUIDELINE RATES:



Telangana Building Permission Approval and Self-Certification System
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Directorate Of Town And Country Planning Government Of Telangana
3rd To 5th Floor 4th AC, Gouda Chapp, P.T.I Building
Hyderabad - 500004

TG-bPASS

Payment Receipt

Receipt No.	: TG/17078/2024	Receipt Date	: 07 October, 2024
Challan No.	: TG/17078/2024	File No.	: 006753/BP/HMDA/1592/SKP/2024

Owner Name : M/S Brigade Enterprises LTD Rep by its authorised signatories 1. Sri Ramshetty Rajesh and 2. Smt Rohini B.M

Communication Address : 29th and 30th floors, WTC Bangalore , Brigade Gateway campus ,26/1 ,Karnataka

Challan Type : (Labour) Fee

Amount (INR) : 62,404,369.00

Amount (In Words) : Rupees Six Crore Twenty Four Lacs Four Thousand Three Hundred Sixty Nine Only

Transaction Type : Net Banking / Credit Card / Debit Card


Payment Made At : Online

Payment Details

Transaction No. : pay_P6A6sv7vQHvqj Date : 07 October, 2024

Payment Gateway : RAZORPAY

Note: ***This is the automated generated receipt, no need for signature***



Telangana Building Permission Approval and Self-Certification System
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Directorate Of Town And Country Planning Government Of Telangana
3rd To 5th Floor 4th AC, Gouda Chapp, P.T.I Building
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TG-bPASS

Payment Receipt

Receipt No.	: TG/17078/2024	Receipt Date	: 07 October, 2024
Challan No.	: TG/17078/2024	File No.	: 006753/BP/HMDA/1592/SKP/2024

Owner Name : M/S Brigade Enterprises LTD Rep by its authorised signatories 1. Sri Ramshetty Rajesh and 2. Smt Rohini B.M

Communication Address : 29th and 30th floors, WTC Bangalore , Brigade Gateway campus ,26/1 ,Karnataka

Challan Type : (Building Permit Order) Fee

Amount (INR) : 560,623,302.00

Amount (In Words) : Rupees Fifty Six Crore Six Lacs Twenty Three Thousand Three Hundred Two Only

Transaction Type : Net Banking / Credit Card / Debit Card


Payment Made At : Online

Payment Details

Transaction No. : pay_P6AA3JWWhvCSN Date : 07 October, 2024

Payment Gateway : RAZORPAY

Note: ***This is the automated generated receipt, no need for signature***



Telangana Building Permission Approval and Self-Certification System
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Directorate Of Town And Country Planning Government Of Telangana
3rd To 5th Floor 4th AC, Gouda Chapp, P.T.I Building
Hyderabad - 500004

TG-bPASS

Payment Receipt

Receipt No.	: TG/17078/2024	Receipt Date	: 07 October, 2024
Challan No.	: TG/17078/2024	File No.	: 006753/BP/HMDA/1592/SKP/2024

Owner Name : M/S Brigade Enterprises LTD Rep by its authorised signatories 1. Sri Ramshetty Rajesh and 2. Smt Rohini B.M

Communication Address : 29th and 30th floors, WTC Bangalore , Brigade Gateway campus ,26/1 ,Karnataka

Challan Type : Environment Impact Fee Fee

Amount (INR) : 19,476,791.00

Amount (In Words) : Rupees One Crore Ninety Four Lacs Seventy Six Thousand Seven Hundred Ninety One Only

Transaction Type : Net Banking / Credit Card / Debit Card


Payment Made At : Online

Payment Details

Transaction No. : pay_P66HvJ8aZBJF Date : 07 October, 2024

Payment Gateway : RAZORPAY

Note: ***This is the automated generated receipt, no need for signature***



Telangana Building Permission Approval and Self-Certification System
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Directorate Of Town And Country Planning Government Of Telangana
3rd To 5th Floor 4th AC, Gouda Chapp, P.T.I Building
Hyderabad - 500004

TG-bPASS

Payment Receipt

Receipt No.	: TG/17078/2024	Receipt Date	: 07 October, 2024
Challan No.	: TG/17078/2024	File No.	: 006753/BP/HMDA/1592/SKP/2024

Owner Name : M/S Brigade Enterprises LTD Rep by its authorised signatories 1. Sri Ramshetty Rajesh and 2. Smt Rohini B.M

Communication Address : 29th and 30th floors, WTC Bangalore , Brigade Gateway campus ,26/1 ,Karnataka

Challan Type : Fire Fee

Amount (INR) : 3,950,443.00

Amount (In Words) : Rupees Thirty Five Lacs Fifty Thousand Four Hundred Forty Three Only

Transaction Type : Net Banking / Credit Card / Debit Card

Payment Made At : Online

Payment Details

Transaction No. : pay_P66FCBqK639n7 Date : 07 October, 2024

Payment Gateway : RAZORPAY

Note: ***This is the automated generated receipt, no need for signature***

[Signature]



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LAND USE INFORMATION



TS-bPASS

OFFICE OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY LAND USE INFORMATION

Application No: 002333/LUHMDA/GOPT/0132/2023

Date: 28-11-2023

To,
S Murali
Rangareddy
500081

Sir / Madam,

Sub:- HMDA- Issue of the Land Use Information, Survey No: 239,240, Village: Kokapet, Mandal: Gandipet, District: Rangareddy

Ref:-Your application No.002333/LUHMDA/GOPT/0132/2023, dated: 19-10-2023.

With reference to your application cited, the details of Land Use Information as per statutory provisions of Metropolitan Development Plan-2031 for Hyderabad Metropolitan Region notified by the Govt. Vide [Extended area of Erstwhile HUDA HMDA - G.O.Ms.No.33, MA dt:24.01.2013] is furnished hereunder:

Survey No
239

Land Use

: Multiple use Zone (SDZ) proposed 45M wide & 36 M wide roads are passing through the Sy No. (Note : CLU from conservation use/Partly Bio-conservation use/Partly buffer use to Multipul use (SDZ) in Sy.No.239&240 of kokapet(V) as per G.O.Ms No.24 Dt:4-2-2020. To widen the 36M wide Master Plan Road (F1-G-K-I) to 45 Mtr duly realining the F1-G as F-G. A new 45M road is proposed(K-L) through SY.No.239 of Kokapet(V) To widen the 24M wide Master Plan road(L1-J) to 45M road A new 45M road is proposed (M-N) through Sy.No.239 of kokapet(V) A new 36M road is proposed (O-P) through Sy.No.239, 240,44,51, 55&56 of kokapet(V). A new 45m road is proposed(M-N) through SY no.239 of Kokapet(V)

240

: Survey No :240 Multiple use Zone (SDZ) and three proposed 36m wide roads are passing through the Sy No. (Note : CLU from conservation use/Partly Bio-conservation use/Partly buffer use to Multipul use (SDZ) in Sy.No.239&240 of kokapet(V) as per G.O.Ms No.24 Dt:4-2-2020. A new 36M road (D-E) is proposed through Sy.No.240 kokapet(V) 265, 264 of vaitinagulapalli(V) A new 36M road is proposed (O-P) through Sy.No.239, 240,44,51, 55 & 56 of kokapet(V))



✓
Your's faithfully
Name : Smt. Kalpana Kaudi
Designation: PO
Date : 28-11-2023
Time : 11:43:58

Application No: 002333/LUHMDA/GOPT/0132/2023

Page 1 of 2



E. Venkateshwarlu Jagini
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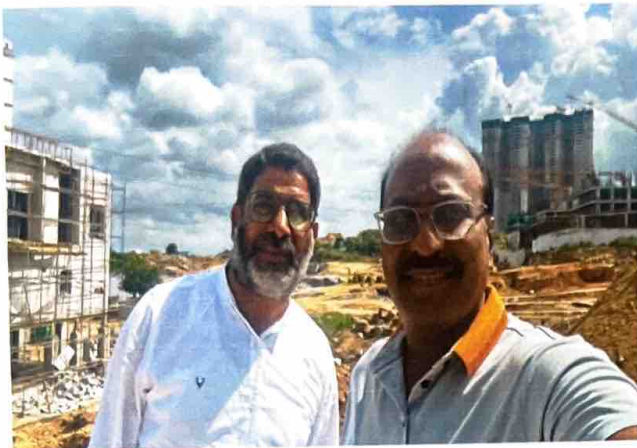
Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

Cell: 99849293336

Mail: jagini.venkat@icloud.com

PROPERTY PHOTOS:



Er. Venkateshwarlu Jagini

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VENKATESHWARLU JAGINI

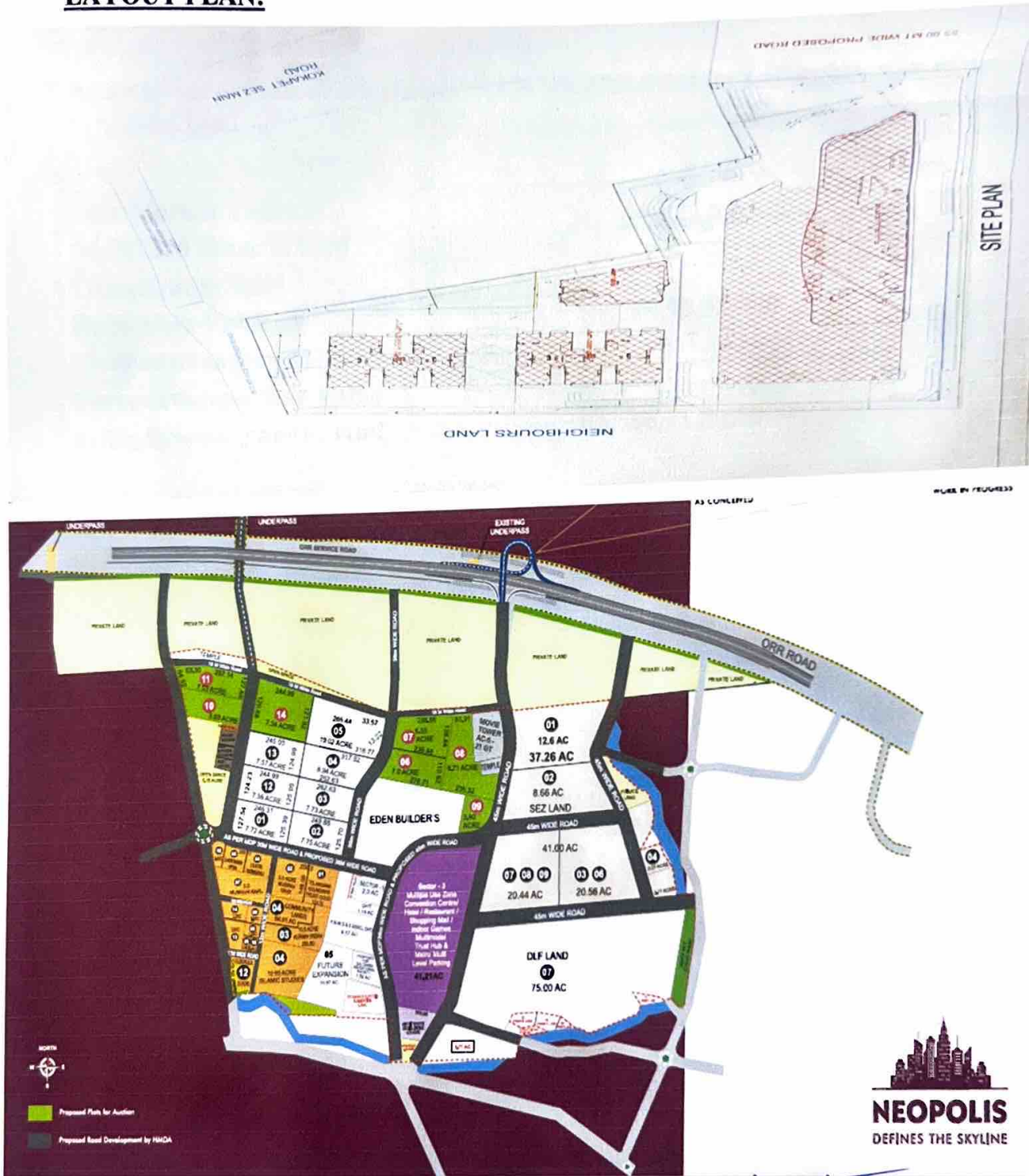
Registered Valuer (IBBI)

(IBBI/RV/02/2019/11083)

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LAYOUT PLAN:



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SUMMARY OF VALUATION

As a result of our valuation and analysis it is considered that the fair market value of the Scheduled Land.

Fair Market Value of undivided share of land	Rs. 1,10,14,80,000/-
Comparable Sale/ Realizable Value of Undivided share of land	Rs. 99,13,32,000/-
Forces/Distress Sale Value of Undivided share of land	Rs. 88,11,84,000/-

By
VENKATESHWARLU JAGANI,
B.Tech (Civil)
CHARTERED ENGINEER (INDIA)
REGISTERED VALUER (IBBI)
(IBBI/RV/02/2019/11083)



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REMARKS

The Company Management has provided the Sale deed documents, Agreement Copies and Layout copies; accordingly, we have cross verified with the market price and considered in the valuation. The rates for the below land compared and considered with the present market conditions.

At the time of inspection, we have cross verified the property with the provided documents and the same is enclosed with the report and found in order.

The rates for the above Land considered as per the present market condition, functional and technical obsolesces.

The valuation report issued in compliance with IVS

The information about the land furnished herein are true and correct to the best of our knowledge.

The Land Valuation may be taken into account or rejected at the discretion of the authorities and it is only opinion as regards the value.

Valuation report is valued / valid when all documents are genuine. The report issued assessing the value of the subject Land and it is not to be construed as confirmation of ownership/documents. This report has given as an opinion based on the available sources and based on the inspection and as identified by the parties concerned.

Legal aspects are not considered and if this asset is offered as collateral security concerned financial institutions are requested to verify the property mentioned in the valuation report with respect to legal opinion.



By

VENKATESHWARLU JAGANI,

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CHARTERED ENGINEER (INDIA)

REGISTERED VALUER (IBBI)

(IBBI/RV/02/2019/11083)



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ANNEXURE

As on date Fair Market value of the property : Rs. 1,10,14,80,000.00

Proposed stamp duty 7.6% on
Above property valued : Rs. 8,37,12,480.00

Total Value of the property inclusive of
Stamp duty & Registration charges : Rs. 1,18,51,92,480.00

