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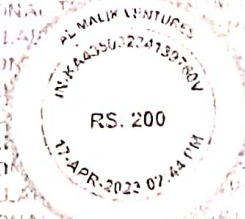
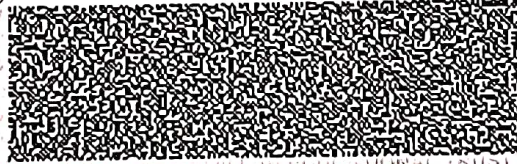
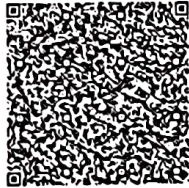
INDIA NON JUDICIAL

Government of Karnataka

Rs. 200

e-Stamp

Certificate No. : IN-KA43503234139760V
 Certificate Issued Date : 17-Apr-2023 02:44 PM
 Account Reference : NONACC (FI)/ kacrsf108/ JAYANAGAR5/ KA-JY
 Unique Doc. Reference : SUBIN-KAKACRSFL0869997985689775V
 Purchased by : AL MALIK VENTURES
 Description of Document : Article 12 Bond
 Description : SUPPLEMENTARY FLAT SHARING
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MS-BISMILLAH EDUCATIONAL TRUST
 Second Party : AL MALIK VENTURES
 Stamp Duty Paid By : AL MALIK VENTURES
 Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)
 सत्यमेव जयते



Please write or type below this line

SUPPLEMENT OF FLATS SHARING AGREEMENT

THIS SUPPLEMENT OF FLATS SHARING AGREEMENT is made and executed on this the Twenty Eighteenth day of April Two Thousand Twenty Three (18.04.2023) at Bangalore, by and between:

[Signature]
 HON. SECRETARY
 BISMILLAH EDUCATIONAL TRUST (REGD.)
 Bismillah Nagar, Bangalore-560 029

[Signature]
WORKING CHAIRMAN

Statutory Authority

1. The authenticity of this Certificate may be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
 2. In case of checking the validity of this Certificate as available on the website / Mobile App renders it invalid.
 3. In case of any discrepancy, please inform the Competent Authority.

[Signature]
 AL MALIK VENTURES Page 1 of 12
 PARTNER

[Signature]
PARTNER

[Signature]
 AL MALIK VENTURES
 PARTNER

GOVERNMENT OF KARNATAKA

ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

M/s. BISMILLAH EDUCATIONAL TRUST,
Trust registered Vide Document No. 226/89-90,
Of Book-IV, Volume 86, pages 186-191,
dated : 19.01.1990, Registered on the office
of the Sub-registrar, Jayanagar, Bangalore)

Represented by its **WORKING CHARIMAN,**

1. **Mr. ABDUL MUHEEB,**
Aged about 74 years,
S/o. Late. Shaik Abdul Subhan
Residing at No. 62/2, 1st Floor,
7th Cross, Wilson Garden,
Bangalore South, Bangalore-560027.
Aadhaar Card No. 3322 9428 5826

Represented by its **HONOURABLE SECRETARY**

2. **Mr. MOHAMMED SAIFULLA,**
Aged about 65 years,
S/o. Late. Mohammed Ghouse,
Residing at No. 541, 10th Cross,
29th Main, BTM Layout, 2nd Stage,
Bangalore South, Bangalore-560076.
Aadhaar Card No. 4570 2442 0213.

Hereinafter referred to as the **FIRST PARTIES** (which expression shall mean and include its heirs, legal representatives, successors-in-interest, executors, administrators and assigns) of the **ONE PART** ; and

Page 2 of 12

HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

Abdul Muheeb

WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES

PARTNER

AL MALIK VENTURES

PARTNER

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುರಿಯಬಾರದು

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M/s. AL-MALIK VENTURES

Office at No. 223,
Central Excise Layout Phase-2,
Doddakammanahalli, Bangalore – 560076,

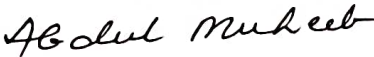
Represented by its Partners

- 1. Mr. M.P.AHAMED HASAN,**
S/o. Mr.M.Peer Mohamed,
Aged about 49 years,
Residing at No. 223/2, 4th Floor,
Aamina Abode Central Excise Layout,
Doddakamman Halli, Phase-2,
Bannerghatta Road, Bangalore-560076.
Aadhaar Card No. 5254 6923 0566.
- 2. Mr. SYED USMAN GHANI,**
S/o. Mr.Syed Ameer,
Aged about 43 years,
Residing at No. 15, 5th Cross,
Lal Bagh Fort Road, Bangalore-560027.
Aadhaar Card No. 8640 1786 9295.

Hereinafter referred to as the **SECOND PARTIES** (which expression shall mean and include their heirs, legal representatives, successors-in-interest, executors, administrators and assigns) of the **OTHER PART**;


HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

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WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES


PARTNER

AL MALIK VENTURES


PARTNER

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗದ
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WITNESSETH AS FOLLOWS:

WHEREAS the First Parties Trust is the actual absolute owner of the immovable property bearing Old Sy.No. 90/2, Site No. 89 & 90, Katha No. 90/2-89-90, situated at 3rd Cross, Aradhana Layout, Kothanur Village, Uttarahalli Hobli, Bangalore South, Bangalore - 560 076, Presently comes under BBMP Limits Ward No. 195, now new Ward No. 175 - Bommanahalli, Bangalore, after encroachment totally measuring 4722 square feet, which is morefully described in the Schedule "A" hereunder and hereinafter referred to as the SCHEDULE "A" PROPERTY, purchased by M/s.BISMILLAH EDUCATIONAL TRUST, represented by its Vice Chairman Mr. SHAIK UMAR and Its Honourable Secretary Mr. SIDDIQ PASHA, by virtue of a Registered sale Deed, which was registered as Document No. BMH-1 -10351-2013-14, in Book-I, stored in CD No. BMHD667, dated : 10.03.2014, registered in the office of the Sub-registrar, Jayanagar, (Bommanahalli), Bangalore, executed by Mr. SHAKEEL KHAN, Son of Munawar Khan, represented by his GPA HOLDER, Mr. Mohammed Ghouse Sabir, who was earlier the Chairman of Bismillah Educational Trust and Mr.Mohammed Saifulla, S/o. Mr. Mohammed Ghouse, who is the Present Honourable Secretary of Bismillah Educational Trust.


HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

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WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES

PARTNER

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PARTNER

ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 3(9)ರ ಕ್ರಮದ ಮಧ್ಯಸ್ಥರಾಗಿದ್ದಾರೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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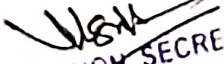
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(ಚಿವುಟ ಸೇರಿ)

AND WHEREAS originally the larger property is belongs to one Sri.P.Narayanaswamy, and the property is his ancestral property he having got the same through Partition Deed, for want of financial funds the said Mr. P. Narayanaswamy along with minor children have sold portion of property in favour of one Sri. Sreenivasa Parasad, S/o. Muninarayanappa, by virtue of a registered Sale deed which was registered as Document No. 3809/1979 – 80, in Book – I, of Volume 1430, between pages, 179 – 181, dated : 21.11.1979, registered in the office of the Sub-registrar, Bangalore South Taluk.

And whereas the said Sri. Sreenivasa Prasad, S/o. Muninarayanappa was unable to lookafter and maintain the day to day affairs of the property feels deem fit and proper to appointed, nominate, constituted, empowered one Mr. Shakeel Khan, S/o. Munavar Khan, by executing a Notarised General Power of Attorney and an affidavit on 11.12.1987, and deliver the physical vacant possession of the property.

And whereas subsequently the said Mr. Shakeel Khan S/o. Munavar Khan was also unable to lookafter and maintain the day to day affairs of the property feels deem fit and proper to appointed, nominate, constituted, empowered Bismillah Educational Trust (regd.,) represented by its Chairman Mr. Mohamed Ghouse Sabir and its secretary Mr. Mohamed Saifulla, by executing a Notarised General Power


HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

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WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES


PARTNER

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PARTNER

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
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of Attorney and an affidavit on 29.09.1990 and deliver the physical vacant possession of the property.

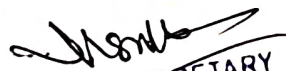
And whereas thereafter the said Bismillah Educational Trust has requested the parties to execute the above said registered sale deed in favour of M/s. **BISMILLAH EDUCATIONAL TRUST, represented by its Vice Chairman Mr. Shaik Umar and Honourable Secretary Mr. Siddiq Pasha** which is mentioned supra in para No. 1 and deliver the physical vacant possession of the same.

And whereas due to typographical mistake and error crept in the previous deeds the said Mr. SHAKEEL KHAN, Son of Munawar Khan, represented by his GPA HOLDER, Mr. MOHAMMED GHOUSE SABIR and Mr. MOHAMMED SAIFULLA, who were the Chairman and Secretary of Bismillah Educational Trust have executed a Rectification

Deed dated : 22.12.2015, which was registered as Document No. BMH-1-06450-2015-16, in Book-I, stored in CD No. BMHD721, registered in the office of the Sub-registrar, Jayanagar, Bommanahalli, Bangalore, in favour of Mr. Abdul Jabbar who was the working Chairman and Mr. Mohammed Kareemuddin who was the Honourable Secretary.

And whereas the said Mr. Abdul Jabbar has expired on 03.09.2020, leaving behind the Trust and its members to succeed the estate of the trust, after the death of Mr. Abdul Jabbar, Mr. ABDUL MUHEEB who is

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HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST (REGD.)
Bismillah Nagar, Bangalore-560 029



WORKING CHAIRMAN
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ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Presently working and continuing the Bismillah Educational Trust as working Chairman along with Mr.MOHAMMED SAIFULLA, Son of Mr.MOHAMMED GHOUSE, is continuing the Trust as Honourable Secretary of the M/s. Bismillah Educational Trust in place of Mr. MOHAMMED KAREEMUDDIN the First parties herein.

And whereas the Khatha of the schedule property has been registered and transferred in the name of M/s.BISMILLAH EDUCATIONAL TRUST and the said Trust has been paying upto date taxes, cesses, etc., to the concerned authority and since the date of purchase the said trust are in peaceful possession and enjoyment of the same without any let of hindrance from any body whatsoever manner:

Whereas ever since the date of acquisition the First parties are in peaceful possession and enjoyment of the same and free from all kinds of encumbrances, court attachments and minor claims etc.,

WHEREAS, the FIRST PARTIES [Trust] being the absolute owner in peaceful possession and enjoyment of the SCHEDULE 'A' PROPERTY has offered for the Development of SCHEDULE 'A' PROPERTY by way of constructing a residential apartment building with Basement / stilt floor and upper floors. Thereon for sharing the constructed area of apartment so constructed over the SCHEDULE 'A' PROPERTY.

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HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
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AL MALIK VENTURES

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Whereas the SECOND PARTIES are Builders and Developers, hence the FIRST PARTIES have approached the SECOND PARTIES with a proposal to develop and construct the Schedule "A" Property by entering into a joint venture. After negotiations the SECOND PARTIES have agreed to construct a multistoried building over the Schedule "A" Property.

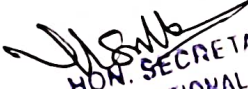
And whereas both the First and Second parties have entered into a Joint Development Agreement dated 18/04/23, regarding the Schedule "A" Property mentioned here below which is duly registered as which is duly registered as document No. BTM-1-00469 of Book-I, stored in CD No. BTM 1219, registered in the Office of the Sub-Registrar, BTM Layout Bangalore.

Whereas in the Joint Development Agreement as mentioned above the sharing of flats to be built by the Developers are in the ratio of 40% and 60% of apartments i.e., 40% to the owners / First parties jointly share and 60% to the builders / SECOND PARTIES' share.

NOW ON THIS DAY THE PARTIES HAVE MUTUALLY AGREED TO REDUCE INTO WRITING THE SHARING OF FLATS AS MENTIONED BELOW:

The total area of construction is 4 Flats in each floor, in Ground Floor 4 Flats bearing No. G01 to G04, in First Floor 4 Flats bearing No. F101 to F104, in Second Floor 4 Flats bearing No. S201 to S204, in

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HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029



WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
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AL MALIK VENTURES


PARTNER

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Third Floor 4 Flats bearing No. T301 to T304, in Fourth Floor 4 Flats bearing No. F401 to F404.

NOW THE EACH FLATS IN ONE FLOOR MEASURES AS MENTIONED BELOW:

Now it is mutually agreed that the land owner get the share in entire Ground Floor, totally 4 Flats i.e., in Ground Floor Flat No.G01, G02, G03 & G04, in First Floor Flat No. F101, F102, F103 & F104. And further it is agreed by both the parties that Second, Third and Fourth is for Developers i.e, in Second Floor entire Flat No. S201, S202, S203 & S204 and in Third Floor Flat No. T301, T302, T303 & T304 and in Fourth Floor Flat No. F401, F402, F403 & F404 totally 12 Flats whereas 8 Flats for land owner and 12 flats for Developers.

Flat No.	Floor	SBU	UDS	Percent	Share
G01	Ground	1090 Sq.ft.,	235 Sq.ft.,	5%	Owner
G02	Ground	1092 Sq.ft.,	235 Sq.ft.,	5%	Owner
G03	Ground	1178 Sq.ft.,	235 Sq.ft.,	5%	Owner
G04	Ground	1150 Sq.ft.,	235 Sq.ft.,	5%	Owner
F101	First	1090 Sq.ft.,	235 Sq.ft.,	5%	Owner

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುಚ್ಚಿರಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

F102	First	1092 Sq.ft.,	235 Sq.ft.,	5%	Owner
F103	First	1178 Sq.ft.,	235 Sq.ft.,	5%	Owner
F104	First	1150 Sq.ft.,	235 Sq.ft.,	5%	Owner

Now as it is mutually agreed that the Developers gets their share in entire Second, Third and Fourth Floors, totally 12 Flats i.e., in Second Floor Flat No. S201, S202, S203 and S204, in Third Floor Flat No. T301, T302, T303 & T304 and in Fourth Floor Flat No. F401, F402, F403 & F404. And further it is agreed by both the parties that entire Ground and First Floor is for Land owner i.e, in Ground Floor Flat No. G01, G02, G03 & G04, in First Floor Flat No.F101, F102, F103 & F104 so totally 8 Flats for Land Owner and 12 Flats for Developer.

Flat No.	Floor	SBU	UDS	Percent	Share
S201	Second	1090 Sq.ft.,	235 Sq.ft.,	5%	Developer
S202	Second	1092 Sq.ft.,	235 Sq.ft.,	5%	Developer
S203	Second	1178 Sq.ft.,	235 Sq.ft.,	5%	Developer
S204	Second	1150 Sq.ft.,	235 Sq.ft.,	5%	Developer
T301	Third	1090 Sq.ft.,	235 Sq.ft.,	5%	Developer

Page 10 of 12

Abdul Muhub
WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST (REGD.)
Bismillah Nagar, Bangalore-560 029

[Signature]
HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST (REGD.)
Bismillah Nagar, Bangalore-560 029

[Signature]
AL MALIK VENTURES
PARTNER

[Signature]
AL MALIK VENTURES
PARTNER

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Document Sheet



ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಚವನಾಟ ಶೇರಿ)

Flat No.	Floor	Total Area (Sq.ft.)	Area (Sq.ft.)	Percentage	Developer
T302	Third	1092 Sq.ft.,	235 Sq.ft.,	5%	Developer
T303	Third	1178 Sq.ft.,	235 Sq.ft.,	5%	Developer
T304	Third	1150 Sq.ft.,	235 Sq.ft.,	5%	Developer
F401	Fourth	1090 Sq.ft.,	235 Sq.ft.,	5%	Developer
F402	Fourth	1092 Sq.ft.,	235 Sq.ft.,	5%	Developer
F403	Fourth	1178 Sq.ft.,	235 Sq.ft.,	5%	Developer
F404	Fourth	1150 Sq.ft.,	235 Sq.ft.,	5%	Developer

Thus totally the Owner gets 8 Flats and Developer gets 12 flats respectively.

That the FIRST PARTIES have already executed a General Power of Attorney empowering and authorizing for the sale of flats and also to executed all acts, deeds and things which they deems fit and proper in favour of the SECOND PARTIES in respect of their 60% of share in the Schedule "A" Property morefully mentioned in the General Power of Attorney and Joint Development Agreement dated : 18/04/23, on the basis of the above said GPA the SECOND PARTIES herein shall have full rights to use and enjoy as per their choice or they shall have full power to alienate / convey their share of flats in favour of any prospective purchaser/s.

Abdul Mukherjee
[Signature]

Abdul Mukherjee
WORKING CHAIRMAN
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

[Signature]
HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST(REGD.)
Bismillah Nagar, Bangalore-560 029

AL MALIK VENTURES

[Signature]
PARTNER

AL MALIK VENTURES
[Signature]
PARTNER



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಠವನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಬಿವಿಎಚ್ ಸಿ.ಒ)

IN WITNESS WHEREOF, the FIRST PARTIES and the SECOND PARTIES have affixed their respective signatures to this Sharing / Supplement of Apartment Agreement, on the day, month and year first mentioned above.

WITNESSES:

1. *fayaz*
#17 Bismillah Nagar
Banguru

Abdul Muheeb
M/s. BISMILLAH EDUCATION TRUST
Represented by its WORKING CHAIRMAN
WORKING CHAIRMAN [ABDUL MUHEEB]
BISMILLAH EDUCATIONAL TRUST (REGD.)
Bismillah Nagar, Bangalore-560 029
HON. SECRETARY
BISMILLAH EDUCATIONAL TRUST (REGD.)
Bismillah Nagar, Bangalore-560 029

Mohammed Saifulla
HONOURABLE SECRETARY
[MOHAMMED SAIFULLA]
FIRST PARTIES

2. *AL MALIK VENTURES*
no 4, old no. 82.
1st cross, LIC colony.
3rd Block East.
Jaynagar, Bangalore-560011

AL MALIK VENTURES
M/s. AL-MALIK VENTURES
Represented by its Partners
[M.P.AHAMED HASAN]
AL MALIK VENTURES
Syed Usman Ghani
[SYED USMAN GHANI]
SECOND PARTIES PARTNER