



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s. Aratt One World Private Limited (Formerly M/s. RGR Tech Park Private Limited) - reg.

Read:

- 1) Government Order No. CI 728 SPQ 2007, dated 25.09.2007.
- 2) Office Order No. I&C/ID/SLSWCC-133/DD2/2022-23, dated 05.08.2022.
- 3) Proceedings of the 148th State Level Single Window Clearance Committee (SLSWCC) meeting held on 26.09.2024.

Preamble:

In the 23rd SLSWCC Meeting dated held on 23.09.2007, approved the project proposal of M/s. RGR Tech Park Private Limited to establish "IT / ITES Tech Park" with an investment of Rs.45.00 crore in 14.04 Acres of land at Sy. No.82/1, 82/2, 83/2, 84/2, 84/3, 84/4, 84/5, 85/1 & 86/2 of Veerasandra Village, Anekal Taluk, Bangalore Urban District by KIADB on SUC, Accordingly, Government Order read at (1) above was issued.

In the 133rd SLSWCC Meeting dated 29.07.2022, approved the following amendments for M/s. RGR Tech Park Private Limited:

- Change of Company's Name from M/s. RGR Tech Park Private Limited to M/s. Aratt One World Private Limited.
- Extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.

Accordingly, Office Order read at (2) above was issued.

In the 144th SLSWCC Meeting dated 27.02.2024 & 01.03.2024 approval was accorded for Mixed use - Residential Area Construction of 15% of the total allowable construction, 5% Amenities out of the total allowable construction and 80% for IT/ITES space, accordingly Office Order was issued.

In the 31st SLSWCC Meeting approved the project proposal of M/s. Goyal Projects Pvt. Ltd., Bangalore to establish an "IT/ITES Tech park" with an investment of Rs.46.50 Cr in 17.03 acres of land at Sy No's 87/1, 88, 92/1A, 96/1, 96/2 and 97/2 of Veerasandra Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District to be allotted by KIADB,

accordingly Government Order No. KUM/SLSWCC-31/AD-2/1292/2006-07, Dated 26/09/2007 was issued.

In the 31st SLSWCC Meeting approved the project proposal of M/s. J.S Software India Pvt Ltd to establish an “Multi Utility Complex” with an investment of Rs.20 Cr in 7.19 acres of land at Sy No's 88, 89 and 90 of Veerasandra Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District to be acquired and allotted by KIADB, accordingly Government Order No. KUM/SLSWCC-31/E-2/1289/2006-07, Dated 26/09/2007 was issued.

Allotment of land and PC issued by KIADB:

PC issued for M/s. Aratt One World Private Limited:

KIADB Vide PC No. IADB/SUC-17719/2007-08, dated 20.12.2007 has issued possession certificate for 14 acres 04 guntas of land at Sy. No. 82/1, 82/2, 83/2, 84/2, 84/3, 84/4, 84/5, 85/1, 86/2 of Atiibele Industrial Area of Veerasandra Village, Anekal Hobli, Bengaluru.

M/s. Goyal Projects Private Limited:

Allotment of Land: KIADB vide Letter No. HO/AS-2/Allot-SUC-17658/10591/07-08, dated 14.11.2007 has allotted 12.00 acres 13, 1/4 guntas of land in Sy. No. 86/1, 87/1, 92/1A, 96/1, 96/2P & 88/P of Veerasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District

M/s. J.S Software India Private Limited:

Allotment of Land: KIADB vide Letter No. HO/AS-2/Allot-SUC-17720/10590/07-08, dated 14.11.2007 has allotted 3.00 acres 08 guntas of land in Sy. No. 88P & 89/2P of Veerasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District.

Now, Company vide request letter dated 14.08.2024 has requested approval for the below mentioned amendments:

1. Merging the approved project proposals of sister companies: M/s. J S Software Private Limited and M/s. Goyal Projects Private Limited with M/s. Aratt One World Private Limited (formerly RGR Tech Park Private Limited).
2. Merging the land allotted under SUC in M/s. J S Software Private Limited (7 Acres 19 Guntas) and M/s. Goyal Projects Private Limited (17 Acres and 3 Gunatas) into allotment made in M/s. Aratt One World Private Limited (14 Acres 4 Gunatas) formerly known as M/s. RGR Tech Parks Private Limited). The total land which will be held by M/s. Aratt One World Private Limited will be 38 Acres and 26 Gunatas.

3. Take on record and approve shareholding change M/s. J S Software Private Limited and M/s. Goyal Projects Private Limited (statement of earlier shareholding and revised shareholding attached as Annexure III)
4. Merger of project proposals of sister companies M/s. J S Software Private Limited and M/s. Goyal Projects Private Limited with M/s. Aratt One World Private Limited.
5. Merger of land allotted in M/s. J S Software Private Limited and M/s Goyal Project Private Limited into M/s. Aratt One World Private Limited by transferring the allotment into M/s. Aratt One World Private Limited.
6. Extension of time for implementation of the complete project by five (5) years.
7. Direction to KIADB to merge the allotments and extension of lease.
8. Direction to revenue department for transfer of government land as per acquisition in Sy. No. 90 of Veerasandra Village of 1.24 acres.
9. Direction to KIADB to issue physical possession of the land by closing any cases if existing and execution of lease cum sale agreement.
10. Total investment in the project is Rs. 485.00 crore and would generate direct and indirect employment to 1000 people

Reasons quoted by the Company for the aforesaid amendments:

In today's financial market, which is a drastic change from the financial situations existing in 2008, we have realized that operating three companies and obtaining respective approvals has become extremely difficult and challenging. In order to achieve economies to scale in respect of approval, operations, constructions and monitoring, we feel it optimal to merge the lands allotted in the sister companies into one company which is M/s. Aratt One World Private Limited (formerly RGR Tech Park Private Limited). This will entail faster implementation of the project.

Resolutions passed by the companies:

The Board of Directors of **M/s. Goyal Projects Private Limited** in their Meeting held on 13th August 2024, approved the merger of the project and allotment of land owned by M/s. Goyal Projects Private Limited with M/s. Aratt One World Private Limited.

Board of Directors of **M/s J.S Software India Private Limited** in Their Meeting held on 13th August 2024 approved the merger of project and the allotment of land owned by M/s. J.S Software India Private Limited with M/s. Aratt One World Private Limited.

Board of Directors of **M/s Aratt One World Private Limited** in their meeting held on 13.08.2024 have had resolved to accept the allotment of land and the associated project as presented by M/s. J S Software Private Limited and M/s. Goyal Projects Private Limited.

‘Tripartite Agreement:

M/s J.S Software India Private Limited, M/s Goyal Projects Private Limited and M/s Aratt One World Private Limited, has entered into tripartite agreement on 14.08.2024 expressing their consent to develop the lands allotted to them on mutual understanding and they are agreeing to merge the lands allotted to them.

CA certificate of Shareholding of the companies as on date of Allotment and on 13th August 2024 is given below:

| Name of the Shareholder | As on the date of Allotment (2007) | As on 13th August 2024 |
|---|---|--|
| M/s. JS Software Private Limited | | |
| Rajagopala Hulimangala Pillareddy | 50% | 46.6% |
| Sushamabai Rajagopala | 45.6% | - |
| Vinay Karthik Prakash | - | 24.5% |
| Vishal Vincent Tony | - | 12.25% |
| Tony Vincent | - | 12.25% |
| Shanthi Kumar Chelluri | 4.4% | 4.4% |
| M/s. Goyal Projects Private Limited | | |
| Hulimangala Rajagopala Deepikareddy | 2.86% | 2.86% |
| Sushamabai Rajagopala | 0.29% | 0.29% |
| Rajagopala Hulimangala Pillareddy | 95.14% | 46.14% |
| Vinay Karthik Prakash | - | 24.5% |
| Vishal Vincent Tony | - | 12.25% |
| Tony Vincent | - | 12.25% |
| Shanthi Kumar Chelluri | 1% | 1% |
| Sangitha Chelluri | 0.71% | 0.71% |
| M/s. Aratt One World Private Limited | | |
| Rajagopala Hulimangala Pillareddy | 34.17% | 34.17% |
| Sushamabai Rajagopala | 16.82% | 16.82% |
| Shanthi Kumar Chelluri | 0.01% | 0.01% |
| Vinay Karthik Prakash | 24.50% | 24.50% |
| Tony Vincent | 12.25% | 12.25% |
| Vishal Vincent Tony | 12.25% | 12.25% |

Recommendation of the 114th Land Audit Committee (LAC) meeting held on 13.09.2024:

The representative of the company appeared before the Committee and requested approval for merging of approved project, merging the land allotted, approval of share holding pattern, extension of time, etc.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SLSWCC for approval of the following:

1. Merging the approved project proposals of sister companies: M/s. J S Software Private Limited and M/s Goyal Projects Private Limited with M/s. Aratt One World Private Limited (formerly RGR Tech Park Private Limited).
2. Merging the land allotted under SUC for the following companies:
 - M/s. J S Software Private Limited (7 Acres 19 Guntas i.e 3 acres 8 guntas of land in Sy. NBo.88P & 89/2P of Veerasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District for which P. C has been issued by KIADB and 4 acres 11 guntas land is yet to be handed over by KIADB to the company).
 - M/s. Goyal Projects Private Limited (17 Acres and 3 Guntas i.e 12 acres 13 ¼ guntas of land at Sy. No.86/1,87/1,92/1A,96/1,96/2P and 88/P of Veersandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District for which P. C has been issued by KIADB and 4 acres 29 ¾ guntas land is yet to be handed over by KIADB to the company)

INTO

- M/s Aratt One World Private Limited (14 Acres 4 Guntas) formerly known as M/s. RGR Tech Parks Private Limited). The total land which will be held by M/s. Aratt One World Private Limited will be 38 acres and 26 guntas and to develop the project as per their Tripartite Agreement dated 14.08.2024.
- 3. Take on record and approve shareholding change M/s. J S Software Private Limited and M/s. Goyal Projects Private Limited
- 4. Extension of time for implementation of the complete project by 3 years, with a condition that further extension of time will not be considered.
- 5. KIADB to issue physical possession of remaining lands and execute lease cum sale agreement.
- 6. Total investment in the project is Rs. 485.00 Cr in Phase-1 and would generate direct and indirect employment to 1000 people

The above approval is subject to;

1. Terms and conditions in the shareholding pattern/lease/sale deed and transfer of lease hold rights/transfer policy of KIADB in vogue.
2. Regarding transfer of Government land, company is directed to approach Revenue Department.

The proposal was examined & approved in the 148th State Level Single Window Clearance Committee (SLSWCC) Meeting held on 26.09.2024.

Government has examined the recommendations made by the 148th State Level Single Window Clearance Committee (SLSWCC) meeting held on 26.09.2024 in all aspects.

Hence the following order.

GOVERNMENT ORDER No.CI 328 SPI 2024, BENGALURU,
DATED 29.10.2024

The Government is pleased to accord approval for the following amendments to M/s Aratt One World Private Limited;

1. Merging the approved project proposals of sister companies: M/s. J S Software Private Limited and M/s. Goyal Projects Private Limited with M/s. Aratt One World Private Limited (formerly RGR Tech Park Private Limited).
2. Merging the land allotted under SUC for the following companies
 - M/s. J S Software Private Limited (7 Acres 19 Guntas i.e 3 acres 8 guntas of land in Sy.No.88P & 89/2P of Veerasandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District for which P. C has been issued by KIADB and 4 acres 11 guntas land is yet to be handed over by KIADB to the company).
 - M/s. Goyal Projects Private Limited (17 Acres and 3 Guntas i.e 12 acres 13 1/4 guntas of land at Sy. No.86/1, 87/1, 92/1A, 96/1, 96/2P and 88/P of Veersandra Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban District for which P. C has been issued by KIADB and 4 acres 29 3/4 guntas land is yet to be handed over by KIADB to the company)

INTO

- M/s. Aratt One World Private Limited (14 acres 4 guntas) formerly known as M/s. RGR Tech Parks Private Limited). The total land which will be held by M/s. Aratt One World Private

Limited will be 38 acres and 26 guntas and to develop the project as per their Tripartite Agreement dated 14.08.2024.

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4. Extension of time for implementation of the complete project by 3 years, with a condition that further extension of time will not be considered.
5. KIADB to issue physical possession of remaining lands and execute lease cum sale agreement.
6. Total investment in the project is Rs. 485.00 crore in Phase-1 and would generate direct and indirect employment to 1000 people

The above approval is subject to;

1. Terms and conditions in the shareholding pattern/lease/sale deed and transfer of lease hold rights/transfer policy of KIADB in vogue.
2. Regarding transfer of Government land, company is directed to approach Revenue Department.

All other terms and conditions indicated in the Government Order No. CI 728 SPQ 2007, dated 25.09.2007 remain unaltered.

By Order and in the name of the Governor of Karnataka

Shilpa S R
29/10/24

(SHILPA S R)

Desk Officer (Technical Cell),
Commerce & Industries Department.

To,

1. Principal Accountant General (G&SSA) / (E&RSA), Karnataka, New Building, 'Audit Bhawan', Post Box No. 5398, Bengaluru.
2. Principal Accountant General (A&E), Karnataka, Park House Road, Post Box No. 5329, Bengaluru.
3. Additional Chief Secretary to Government, Finance Department, Vidhana Soudha, Bengaluru.
4. Additional Chief Secretary to Government, Energy Department, Vikasa Soudha, Bengaluru.
5. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
6. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.

7. Principal Secretary to Government, Revenue Department, M.S. Building, Bengaluru.
8. Secretary to Government, Department of Electronics, Information Technology, Bio Technology and Science & Technology, M.S. Building, Bengaluru.
9. Secretary to Government (Mines & SSI), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
10. Commissioner for Industrial Development and Director of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
11. Commissioner of Commercial Taxes, Vanijya Therige Karyalaya, Gandhi Nagar, Bengaluru-09.
12. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru.
13. Managing Director, Bangalore Electricity Supply Company Ltd., (BESCOM), Bengaluru.
14. Member Secretary, Karnataka State Pollution Control Board (KSPCB), No. 49, Church Street, Parisara Bhavan, Bengaluru-01.
15. Director (Technical Cell), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
16. Additional Director (P&P), Directorate of Industries & Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
17. Managing Director, Karnataka Udyog Mitra (KUM), Khanija Bhavan, Race Course Road, Bengaluru.
18. PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
19. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
20. M/s. Aratt One World Private Limited (Formerly M/s RGR Tech Park Private Limited), No. 362/32 Rajendra Patil Nilaya Eeramma Layout, Bengaluru-562106.
21. Guard File / Spare Copies.