

O.P.
796218

3083/2023



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 10/03/2023, 03:01 PM

SRO Name: 1525 Gandipet

Receipt No: 3295

Receipt Date: 10/03/2023

Name: AMIT BAGLA

CS No/Doct No: 3300 / 2023

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 4931DN270223

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 27-FEB-23

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIC

E-Challan Bank Branch:

Account Description

RETURNED

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

JOINT SUB-REGISTRAR - 5
Gandipet P.R. Dist

100000

Deficit Stamp Duty

37386000

User Charges

1000

Total:

37487000

In Words: RUPEES THREE CRORE SEVENTY FOUR LAKH EIGHTY SEVEN THOUSAND ONLY

Prepared By: MDMUNEER

[Signature]

Signature by SR

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CS
3300

"original"

Doct no. 3083/2023



తెలంగాణ తేలంగానా TELANGANA

S.No: DATE: 09-03-2023

SOLD TO: Amit Bagla

S/o. Prem Kumar Bagla R/o. Hyderabad

FOR WHOM: EDEN BUILDCON PVT LTD

Kalpana
AW 416262

IKKURTHY KALPANA

LICENCED STAMP VENDOR

Lic No: 15-10-010/2019 RL No: 15-10-080/2021

Plot No: 1188, Sri Swamy, Ayyappa

Co-Op Housing Society, Madhapur,

Serilingampally (M), Ranga Reddy Dist

Ph :- 9490666722

JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Joint Development Agreement cum Irrevocable General Power of Attorney ("JDA") is made and executed on the Tenth day of March Two Thousand and Twenty-Three (10/03/2023) at Hyderabad.

BETWEEN

Eden Buildcon Private Limited (formerly known as Eden Buildcon Limited), a company within the meaning of the Companies Act, 1956, with CIN: U45201KA2006PTC145150 having its Registered Office at 4th Floor, Salarpuria Windsor No. 3, Ulsoor Road, Bengaluru – 560 042, Karnataka, India, represented by its authorised signatory, Mr. Amit Bagla, S/o. Prem Kumar Bagla, aged about 40 years, Aadhar No. 9584 6905 5005.

(Hereinafter referred to as the "LANDOWNER", which expression shall, wherever the context so requires or admits, mean and include its successors in-title and assigns) OF THE ONE PART;

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 10th day of MAR, 2023 by Sri Amit Bagla

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
				SHIRASA DWELLINGS PRIVATE LIMITED (R/P) PIYUSH AGARWAL S/O. PAWAN KUMAR AGARWAL KISHANGANJ, BIHAR	
				EDEN BUILDCON PRIVATE LIMITED (FORMERLY EDEN BUILDCON LIMITED) (R/P) AMIT BAGLA S/O. PREM KUMAR BAGLA LANSUM ELENA, PUPPALGUDA R.R.DIST.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			B RAGHAVENDER REDDY AADHAAR NO XXXX XXXX 4757	
2			S RAJESHAM AADHAAR NO XXXX XXXX 3376	

10th day of March, 2023

Signature of Sub Registrar Gandipet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5005 Name: Amit Bagla	C/O Prem Kumar Bagla, Puppalaguda, K.v. Rangareddy, Telangana, 500089	
2	Aadhaar No: XXXXXXXX2945 Name: Piyush Agarwal	C/O Pawan Kumar Agarwal, Golconda, Hyderabad, Telangana, 500008	

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A N D

SHIRASA DWELLINGS PRIVATE LIMITED, a company within the meaning of the Companies Act, 1956 with CIN: U45309KA2022PTC160816 having its registered office at 4th Floor, Salarpuria Windsor No. 3, Ulsoor Road, Bengaluru – 560 042, Karnataka, India, represented by its authorised signatory, Mr. Piyush Agarwal, S/o. Mr. Pawan Kumar Agarwal, aged about 37 years, Aadhaar No. 8215 9445 2945

(Hereinafter referred to as the “**DEVELOPER**”, which term, wherever the context requires or permits, shall mean and include its successors in title and assigns) **OF THE OTHER PART.**

The Landowner and the Developer shall individually be referred to as ‘**Party**’ and collectively referred to as ‘**Parties**’, such usage shall be construed accordingly.

WITNESSES AS FOLLOWS:

- I. WHEREAS, the Landowner is the absolute owner of the property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District and as delineated as shown in RED colour in the Plan annexed to this, measuring in all about **45,980 Square Yards (9.50 Acres)**, which is more fully described in the Schedule hereto and hereinafter referred to as the “**SCHEDULE PROPERTY**”. The plan of the Schedule Property is annexed to hereunder and the Schedule Property marked in red colour as Annexure -1.
- II. WHEREAS, the Landowner acquired title to the Schedule Property vide Sale deed dated June 19, 2019 bearing number 6786 of 2019 registered in the office of the sub registrar, Gandipet, Hyderabad. *(From H.M.D.A)*
- III. WHEREAS the Landowner has entered into negotiations with the Developer herein who has necessary experience in the construction of multi-storied apartment/commercial office building/s. The Developer has assured the Landowner that it has the necessary capabilities and expertise to construct and develop residential apartment building/s on the Schedule Property and the Landowner and the Developer have mutually agreed to enter into this JDA for development of the Project as per the approved plans procured by the Developer on the Schedule Property.
- IV. WHEREAS the Landowner has represented to the Developer as under:
- (a) that the Landowner is the absolute owner of the Schedule Property and its title to the Schedule Property is good, marketable and subsisting and no one else has right, title, interest or share therein;
- (b) that the Schedule Property is free from encumbrances and there are no attachments, no Court or acquisition or requisition proceedings or charges of any kind;

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Piyush Agarwal
Authorised Signatory

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	37386000	0	0	0	37386100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	37487000	0	0	0	37487100

Rs. 37386000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 3738557000/- was paid by the party through E-Challan/BC/Pay Order No ,4931DN270223 dated ,27-FEB-23 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 37487050/-, DATE: 27-FEB-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 9291292553317, PAYMENT MODE: NB-1001138, ATRN: 9291292553317, REMITTER NAME: SHIRASA DWELLINGS PRIVATE LIMITED, EXECUTANT NAME: EDEN BUILDCON PVT LTD, CLAIMANT NAME: SHIRASA DWELLINGS PRIVATE LIMITED).

Date:

10th day of March, 2023

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 3083 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 3083 - 2023 for Scanning on 10-MAR-23 .

Registering Officer
Gandipet
(K Vija Kumari)

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For SHIRASA DWELLINGS PRIVATE LIMITED

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- (c) that there are no tenancy claims in regard to the Schedule Property;
- (d) that the Landowner has not entered into any agreement, understanding or arrangement for sale or transfer or development of the Schedule Property with anyone else and that the Landowner ever since the date of acquisition of the Schedule Property is in physical possession and enjoyment and personal occupation of the Schedule Property without any let or hindrance;
- (e) there are no disputes vis-à-vis boundaries of the Schedule Property with any of the adjoining property. The Schedule Property is not under any reservation or set back under any development plan or no part of Schedule Property has been relinquished;
- (f) no notice/s is/are received by the Landowner or anyone on its behalf, either from local authorities or from the Government or otherwise for requisition and/or acquisition of the Schedule Property or any part thereof. The Schedule Property is not reserved for any public purpose.
- (g) There are no minors and/or other persons interested in the Schedule Property or any part thereof.
- (h) that there are no tax proceedings/attachments with regards to the Schedule Property or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes;
- (i) there is no legal impediment on the Landowner to enter into this JDA and that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property under any law; and
- (j) that the Landowner has paid the land revenue, taxes, cesses and other statutory charges with regard to the Schedule Property.

V. WHEREAS the Developer has represented to the Landowner as under:

- (a) that the Developer has the financial capability and resources to undertake the construction and development of the Project on the Schedule Property.
- (b) that the Developer would comply with all Approvals for the Project obtained from the concerned Authorities.
- (c) that the Developer shall comply with all applicable laws and complete the development and construction in accordance with Plan Sanction and Approvals.

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory


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- VI. The Landowner being desirous of developing the Schedule Property negotiated with the Developer to develop the Schedule Property and the Developer has agreed to develop the Project on the Schedule Property.
- VII. The Landowner has agreed for such development and has assured, represented and warranted to the Developer as detailed in the Landowner's Representation and Warranties; and
- VIII. The Developer, based on the mutual representations and assurances of the Landowner, has agreed to jointly develop the Schedule Property with the Developer, share the Net Sale generated out of the sale of the Units in the Project, on the conditions and terms that are mutually agreed between the Parties and set forth herein below.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS:

The capitalized terms used in this JDA shall have the following meanings:

- 1.1. **"Applicable Law"** means all laws, statutes, regulations, codes, bye-laws, ordinances, treaties, judgments, decrees, directives, rules, guidelines, orders, policies and other requirements of any Governmental Authority having jurisdiction over the Schedule Property which are in effect or as may be amended, modified, enacted or revoked from time to time hereafter including the Real Estate (Regulation and Development) Act, 2016 and Telangana State Real Estate (Regulation and Development) Rules, 2017 (**'RERA'**);
- 1.2. **"Approvals or Approval"** shall mean all those sanctions, certificates, approvals, permits, no-objection certificates, consents, clearances, plans, licenses, authorizations, authentications, registrations, declarations, notifications, etc., as are necessary and required to be obtained from the Authorities, for the construction and development activities on the Schedule Property pertaining to the Project, required for the complete execution of the Project as envisaged in this JDA.
- 1.3. **"Association" or "Association of Owners" or "Owner's Association"** shall mean association formed by all the owners/occupants of the Units in the Project, being the Association of Landowner that is established in respect of the Project, and formed for the purpose of maintenance of the Common Areas and the Common Amenities and Facilities of the Project.
- 1.4. **"Appropriate Authority" or "Authority" or "Government Authority"** shall mean any union, state, local or other governmental, administrative, regulatory, judicial or quasi-judicial authority or self-regulating authority or agency, commission, board, tribunal, court, Telangana State Industrial Infrastructure Corporation Limited ("TSIICL"), Hyderabad Metropolitan Development Authority ("HMDA"), Greater Hyderabad Municipal Corporation ("GHMC"), Electric

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory

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Supply Company, Water Supply and Sewerage Board, Telangana Southern Power Distribution Company Limited ("TSSPDCL"), the Real Estate Regulatory Authority under the Real Estate (Regulation And Development) Act, 2016 and having jurisdiction over the Schedule Property.

- 1.5. **"Common Areas of the Project"** means and include the areas to be demarcated and declared as common areas of the Project which shall be all such areas which are available for the common use and enjoyment of the occupants/allottees in the Buildings and apartments such as lobbies, staircases, lift room, ducts, open balconies, sanitary ducts, electrical ducts, generators, circulation areas, machine rooms, water tanks and all other areas of common use in the Project, but shall exclude any limited common areas associated to specific apartments for exclusive use and enjoyment such as car parks, exclusive terrace areas etc. and which shall be subject to such reasonable, non-discriminatory rules and regulations as are prescribed by the Developer or the Association.
- 1.6. **"Common Amenities and Facilities of the Project"** means those amenities and facilities of the Project, which are in common use and enjoyment by the apartment owners/occupants in the Project. The use of the Common Amenities and Facilities of the Buildings shall be subject to such reasonable, non-discriminatory rules and regulations as are prescribed by the Developer or the Association.
- 1.7. **"Completion of the Project"** shall mean the completion of all the work of construction and development of the Schedule Property pursuant to the terms of this JDA and obtaining the Occupancy Certificate from the Appropriate Authority by the Developer for the Project.
- 1.8. **"Developer's Revenue"** shall mean 80% (Eighty percent) of the Net Sales falling to the share of the Developer in accordance to Clause 9.2 below.
- 1.9. **"Developer's Representation and Warranties"** means the representations and warranties, made by the Developer to Landowner, as detailed herein including in Recital V and Clause 5.2 hereof.
- 1.10. **"Exclusions"** shall mean the following amounts received from the end purchasers in respect of Units in the Project towards: (a) the costs incurred by the Developer, at actuals, towards any additional interior work in relation to a specific Unit done over and above the Specifications at the request of the end purchaser, (b) the stamp duty, registration fee and other such ancillary expenses which shall be in the nature of pass-through charges, (c) statutory infrastructure costs, charges and deposits and expenses towards electricity connection, charges and deposits and expenses towards water, sanitation, drainage and sewerage, (d) advance maintenance charges, and maintenance deposits, society/ association formation charges, and (e) legal fees, goods and service tax ('GST') or any other Statutory Payments on such amounts which shall be in the nature of pass-through charges.

For Eden Buildcon Pvt. Ltd.


Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED


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- 1.11. **"Force Majeure"** shall mean earthquake, floods, other natural disasters, war, acts of terrorism, strike, epidemic, pandemic, civil commotion, or any act of God or governmental restrictions if such event wholly or partially delays or prevents a Party from performing any of its obligations under this JDA and are beyond the reasonable control of such affected Party and directly affecting the Project.
- 1.12. **"FSI" and "FAR"** shall mean floor space index or floor area ratio, respectively.
- 1.13. **"JDA" or "Agreement"** shall mean this Joint Development Agreement Cum General Power Of Attorney executed by and between the Landowner and the Developer including all attachments, Annexures, Schedules, and instruments supplemental to or amending, modifying, or confirming this JDA in accordance with the provisions of this JDA.
- 1.14. **"Landowner's Representation and Warranties"** means the representations and warranties made by the Landowner to the Developer which are detailed herein.
- 1.15. **"Landowner's Revenue"** shall mean 20% (Twenty percent) of the Net Sales falling to the share of the Landowner in accordance to Clause 9.1 below.
- 1.16. **"Lender"** shall mean any scheduled bank, non-banking financial corporation, financial institution, corporate or entity (including an alternate investment fund) of repute from whom the Developer may, at its discretion, avail a loan, in such form including construction and development finance and/or term loan and/or overdraft account.
- 1.17. **"Maintenance Agency"** shall mean the Developer or any of its nominee/ subsidiary or assigns or any entity appointed by the Developer who are the exclusive maintenance managers of the Project and its Common Areas of the Project and the Common Amenities and Facilities of the Project and services to be provided for the same.
- 1.18. **"Maintenance Agreement"** means the agreement executed between the Maintenance Agency and the Landowner and the Developer or anyone claiming through them, or the Association of Owners, as the case maybe for the maintenance of the Common Areas of the Project and Common Amenities and Facilities of the Project.
- 1.19. **"Net Sales"** shall mean all proceeds from the sale of the Units and other Saleable Area in the Project being developed on the Schedule Property and corresponding proportionate undivided interest in the Schedule Property, and any other amounts received from the Project including but not limited to charges towards exclusive right of use of parking spaces and open terraces, garden spaces, premium location charges, and other charges for the work done for the purchaser, delayed payment charges including delayed interest payable by the allottee in case of delay in making any tranche payments,

For Eden Buildcon Pvt. Ltd.


Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED


Authorised Signatory

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transfer charges levied on sale or resale of any Saleable Area, penalties on account of cancellation if any, but shall not include the Exclusions.

- 1.20. **"Occupancy Certificate"** shall mean the completion certificate or occupancy certificate issued by the relevant Government Authority signifying the Project is constructed in accordance with the Plans and is ready for occupation pursuant to the Plans.
- 1.21. **"Party"** unless repugnant to the context, shall mean a signatory to this Agreement and **"Parties"** unless repugnant to the context, shall mean a collective reference to all the signatories to this Agreement;
- 1.22. **"Person"** shall mean any natural person, limited or unlimited liability company, corporation, general partnership, limited liability partnership, proprietorship, trust, union, association, court, tribunal, agency, government, ministry, department, commission, self-regulatory organisation, arbitrator, board, or other entity, enterprise, authority, or business organisation;
- 1.23. **"Project Architect"** shall mean an architect or an architect firm appointed by the Developer as the architects to the Project, who shall be responsible, among others, for the certification of the Completion of the construction of the Project.
- 1.24. **"Project"** means the development of the Schedule Property into a development consisting of the residential apartment building as per the Specifications with Common Area of the Project, Common Amenities and Facilities of the Project to be undertaken by the Developer, in not more than 2 (two) phases;
- 1.25. **"Plans" or "Plan Sanction" or "Sanction of Plan"** means the plans sanctioned by the jurisdictional Authority for the Project to be constructed on the Schedule Property;
- 1.26. **"RERA"** shall mean and include the Real Estate (Regulation and Development) Act, 2016 read with applicable Rules and shall include any amendments from time to time;
- 1.27. **"Saleable Area"** shall mean super built up area which includes the total area constructed including balconies, sit outs, staircases, lift room, corridor areas, Common Areas of the Project, Common Amenities And Facilities of the Project, services appertaining to the building or as the case may be proportionate part/s thereof in the case of Unit/s including but not limited to, electrical /meter rooms, pump rooms, generator rooms, air-conditions/AHU areas, common areas capable of being used commonly in the building, circulation areas but excludes car parking areas and terrace areas.
- 1.28. **"Schedule Property"** shall mean meaning ascribed to the term in Recital 'I' and more fully described in the Schedule hereto;

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory

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- 1.29. **“Security Deposit”** shall mean the interest free refundable security deposit of Rs. 400,00,00,000/- (Rupees Four Hundred Crores Only) agreed to be paid by the Developer to the Landowner as detailed in Clause 11 hereof.
- 1.30. **“Specification of the Project” or “Specifications”** means the broad specification of the Project and its layout, with the provision of the Common Areas of the Project and Common Amenities and Facilities of the Project provided therein and detailed in Annexure-2 hereto or any equivalent thereof;
- 1.31. **“Statutory Payments”** shall mean goods and service tax (GST), all statutory charges, levies, taxes or new pronouncements by Applicable Law, amendments to the current laws, introduction of new statutory levies, taxes, cess etc., which may be imposed by the Authorities – State and Central Government from time to time and payable by the Landowner and Developer, in proportion to their respective Revenue.
- 1.32. **“TDR”** shall mean Transfer of Development Rights that the Developer would acquire in order to add to the construction in the Project.
- 1.33. **“Unit”** means the constructed residential apartments in the Project.

1.13 INTERPRETATION:

Unless the context otherwise requires in this Agreement,

- (a) In this Agreement, any reference to any statute or statutory provision shall include all the current statutes either state or central, their amendment, modification, re-enactment or consolidation;
- (b) Any reference to the singular shall include the plural and vice-versa;
- (c) Any references to the masculine, the feminine and the neutral gender shall also include the other;
- (d) The recitals, annexures and schedules annexed herein forms part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any recitals, annexure and schedules to it.
- (e) Harmonious Interpretation and Ambiguities within the Agreement:

In case of ambiguities or discrepancies within the Agreement, the following shall apply:

- i) Between two Articles of this Agreement, the provisions of the specific Article relevant to the issue under consideration shall prevail over general provisions in the other Articles.

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory

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- ii) Between the provisions of this Agreement and the Appendices, the Agreement shall prevail, save and except as expressly provided in this Agreement or the Appendices.
- iii) Between any value written in numerical or percentage and in words, the words shall prevail.
- (f) Reference to this Agreement or any other deed, agreement or other instrument or document shall be construed as a reference to this Agreement or such deed, other agreement, or other instrument or document as the same may from time to time be amended, varied supplemented or novated;
- (g) Each of the representations and warranties provided in this Agreement are independent of other unless the contrary is expressly stated;
- (h) No Section in this Agreement limits the extent or application of another Section;
- (i) Headings to clauses, parts and paragraphs of this Agreement, Annexure and Schedules are for convenience only and do not affect the interpretation of this Agreement;
- (j) The words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;

2. JOINT DEVELOPMENT:

That in consideration of the Developer having agreed to pay the Security Deposit in accordance with terms of this JDA and agreeing to take up the development of the Schedule Property at its cost and sharing the Landowner's Revenue with the Landowner herein and subject to the mutual covenants, obligations, representations and warranties, the Developer shall be entitled to the Developer's Revenue and the Landowner shall make available to the Developer the Schedule Property for the construction of the Project and the Developer shall take up the development of the Schedule Property on the terms and condition contained herein.

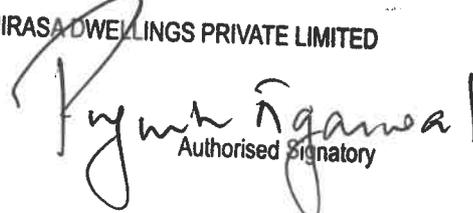
3. SANCTION OF PLANS:

- 3.1 The Landowner shall obtain all Approvals pertaining to the development of the Project, including the Plan Sanction for the start of the construction of the Project. The Developer shall reimburse to the Landowner all the cost and expenses incurred by the Landowner towards obtaining the Approvals and the Plan Sanction for the Project.
- 3.2 The Landowner, or the Developer pursuant to the powers granted by the Landowner to the Developer under Clause 19.1(ix) herein, undertake to release

For Eden Buildcon Pvt. Ltd.


Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED


Authorised Signatory

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or gift or transfer free of cost such portion of the Schedule Property required for open spaces, roads and civic amenities as per the conditions of the Authorities sanctioning the Plan. Any cost of construction or compliance with such condition, including stamp duty and registration charges, if any, shall be borne by the Developer.

4. RIGHT OF ENTRY, COMMENCEMENT OF CONSTRUCTION AND COMPLETION AND INSPECTION:

- 4.1. In consideration of the Developer having agreed to undertake to execute and develop the Project in terms hereof and delivering Landowner's Revenue to the Landowner, the Landowner hereby permits the Developer to take up the development of the Project in the said Schedule Property and hereby exclusively grants the absolute and unobstructed right and authority to the Developer to develop the Project on the Schedule Property.
- 4.2. The Landowner has exclusively permitted the Developer to enter upon and use the Schedule Property for the purposes of the development of the Project. The Landowner grants the exclusive permit, permission and unrestricted right to the Developer or any persons executing the works under the Developer, to enter upon the Schedule Property or any part thereof with full right and authority to commence, carry on and complete the Project thereof in accordance with the terms of this Agreement.
- 4.3. The Developer shall carry out the development of the Project at the Developer's own cost and expenses, on the Schedule Property as per the Specifications as per Annexure-2 of the Project.
- 4.4. Provided always, that nothing contained in this JDA or otherwise shall be construed as the grant of possession in part performance of an agreement under the Transfer of Property Act, 1882 (including Section 53A of the Transfer of Property Act, 1882) or transfer under Sections 2(47)(iv) and 2(47)(v) of the Income Tax Act, 1961. It is hereby clarified that legal possession of the Schedule Property and all parts thereof shall at all times remain with the Landowner.
- 4.5. The Developer shall be solely liable to comply with all the Applicable Laws, terms and conditions under the Approvals and Plan Sanction and other contractual terms in the execution of the Project. The Developer shall be responsible for fulfilment of all obligations including compliance to Applicable Laws in the execution and completion of the Project.
- 4.6. The Developer shall be entitled to create mortgage / charge favouring Appropriate Authorities in respect of such portions/percentage of the Project as may be required under Applicable Laws for securing Approvals. It is clarified that the Developer shall be responsible and obligated to undertake the release/discharge of such mortgage/charge.
- 4.7. The permission so granted to the Developer shall also include its agents,

For Eden Buildcon Pvt. Ltd.


Authorized Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED


Authorized Signatory

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servants, vendors, contractors, sub-contractors, consultants and all those Persons and agency involved in the Project. The Developer is also entitled to put boards/signs/hoarding on the Schedule Property for the purpose of advertising its right to develop/construct on the same.

- 4.8. The Second Party shall procure all the required Approvals for commencement of construction work of the Project on the Schedule Property within 12 (twelve) months from the date of execution of this JDA and within such extended period as may be requested by the Developer in writing and mutually agreed between the Parties in writing.
- 4.9. The Developer shall obtain Completion of the Project (including obtaining the Occupancy Certificate) for all phases within 7 (seven) years from the date of receipt of first RERA registration. The Developer shall be entitled to a grace period of 1 (one) year for Completion of the Project. However, the Developer shall be entitled to corresponding extension of time for securing Completion of the Project, if the delay, is caused due to any eventuality of the Force Majeure.
- 4.10. The Landowner's representative/s, at its own risk and cost will be entitled to inspect the construction of the Project, after notifying the Developer 24 hours in advance and subject to the Landowner's representative complying with the Developer's safety procedure at the Schedule Property.
- 4.11. If, as a result of any injunction or stay orders granted by any court arising out of any issues in the title of the Landowner in respect of the Schedule Property due to which the Developer is unable to undertake the development of the Project, then the Developer shall be entitled to a corresponding extension of time of actual stoppage of work on account of such injunction or stay order.
- 4.12. In case any legal or acquisition proceedings are initiated upon the Schedule Property by any Government Authority which may hinder the progress of construction of the Project, then the Developer herein shall be entitled to corresponding extension of time. Any such acquisition resulting in reduction of the Saleable Area, the sharing of the Saleable Area shall be restricted to the area permitted to be constructed or FAR utilized in such circumstances and the Landowner shall refund the Security Deposit proportionate to the reduced area within 30 (Thirty) days of the Developer informing that the area of the Project stands reduced due to such acquisition. Notwithstanding the above, in the event the Schedule Property or the Project or any portion thereof is acquired, then the compensation payable by the Authorities shall be shared between the Parties in a manner determined by the Parties equitably considering the factors including extent of portion of the Schedule Property or the Project acquired, investments already made by the Developer towards the Project, and the benefits that the Parties will continue to enjoy post such acquisition by the Authorities, the Security Deposit paid to the Landowner, etc.
- 4.13 All the cost of litigation in terms of Clause 4.12 shall be borne by the Landowner.

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5. ASSURANCE AND WARRANTY:

5.1 The Landowner's Representation and Warranties:

- 5.1.1 the Landowner is the full and absolute owner of the entirety of the Schedule Property with good, clear and marketable title and the name of the Landowner stands recorded/mutated as the absolute owner of the Schedule Property in the revenue records; and
- 5.1.2 the Landowner has the full right and absolute power and authority to sell, dispose of or transfer in any manner or deal with the Schedule Property; and
- 5.1.3 there is no restriction on the Landowner from dealing with the Schedule Property and/or transferring and/or alienating the same in any manner whatsoever; and
- 5.1.4 the entirety of the Schedule Property is free from all encumbrances except as disclosed in this Agreement, liens, lispendens, charges, mortgages, trusts, trespassers, alignment, attachments, acquisitions, requisitions whatsoever or howsoever; and
- 5.1.5 save and except the Landowner, no other party or person has any manner of right or title or interest or claim or demand over or in respect of the Schedule Property and/or any part or portion thereof; and
- 5.1.6 the Landowner has neither dealt with any part or portion of the Schedule Property in any manner nor created any third party right or title or interest therein nor given any first right of refusal or options to purchase/lease etc.; and
- 5.1.7 no part or portion of the Schedule Property is subject of any acquisition by any government body and/or authority, statutory or otherwise, and further neither the Landowner are in receipt of any notice of acquisition in respect of any part or portion of the Schedule Property; and
- 5.1.8 the title documents in respect of the Schedule Property are common for the Schedule Property and the land adjacent to the Schedule Land which are owned by the Landowner ("**Adjacent Land**"), and the original / certified true copies of such title documents ("**Title Documents**") have been deposited by the Landowner with Universal Trusteeship Services Limited for an on behalf of ICICI Bank for the purpose of creation of security over the Adjacent Land; and
- 5.1.9 the entirety of the Schedule Property is butted and bounded and there is no manner of boundary dispute in respect thereof; and
- 5.1.10 the Schedule Property nor any part thereof was or is subject to any attachment under the provisions of any Applicable Law including but not

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limited to any direct taxes or under any statute (central, state or local) for the time being in force; and

- 5.1.11 there are no legal or other proceedings pending in respect of any part or portion of the Schedule Property nor is there any threat of any such proceedings and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc.; and
- 5.1.12 there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgments or decrees of any nature made, existing, or pending or, to the best of the knowledge of the Landowner, threatened or anticipated, which may prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transactions contemplated hereunder; and
- 5.1.13 there are no proceedings against the Landowner that would in any manner affect the Landowner right to the Schedule Property; and
- 5.1.14 the Landowner shall be liable to pay all taxes including property tax in respect of the Schedule Property upto the date of receipt of the Plan Sanction and all other taxes including Capital Gains Tax, Statutory Payments as may be required to be paid to the Government Authority for the Landowner's Revenue;
- 5.1.15 there is no dispute with any tax authorities or other official department, in India or elsewhere in relation to the affairs of the Landowner as on date, which may in any manner affect or impact the Schedule Property and/or the rights granted herein and the Landowner is not aware of any facts which may give rise to such a dispute;
- 5.1.16 the Landowner shall be liable for all expenses incurred towards ensuring that its title to the Schedule Property is clear and marketable;
- 5.1.17 the Landowner shall not do any act, deed or thing whereby the Developer is in any manner prevented from performing its obligations herein; and
- 5.1.18 that the Landowner has not created any easement or license over or in respect of the Schedule Property or any part thereof and has free and unhindered access to and from the Schedule Property.
- 5.1.19 not to cause any hindrance or interference in the construction of the said Project at the Schedule Property;
- 5.1.20 not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Units in the Project on the Schedule Property.

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- 5.1.21 not to let out, grant lease, mortgage and / or create charge over the Schedule Property or any portion thereof during the tenure of JDA except as provided under this JDA.
- 5.1.22 each of the representations and warranties contained herein are true and correct and shall survive and also be repeated in other documents pertaining to the sale made by the Developer in favour of its nominees from time to time.

5.2 The Developer's Representation and Warranties:

- 5.2.1 It has necessary infrastructure and efficiency, capability, capacity, resources, expertise, skill, experience and competence to undertake the construction, and development of the Project on Schedule Property in accordance with the terms of this JDA;
- 5.2.2 It has corporate authority to enter into and perform its obligations under this JDA, and its execution, delivery and performance of this JDA has been duly and validly authorized by the board of directors and shareholders of the Developer and that it has legal capacity to undertake its obligations as contemplated in this Agreement. This Agreement constitutes a valid binding obligation of the Developer enforceable against it at all times;
- 5.2.3 The Developer is entitled and authorized under Applicable Laws and under its constitution documents to enter into this Agreement and to perform its obligations under this JDA;
- 5.2.4 It has the financial capabilities for undertaking the development of the Project as contemplated herein;
- 5.2.5 It has the necessary expertise and requisite financial strength for commencing the Project and achieving the Completion of the Project as per the terms and conditions of this Agreement;
- 5.2.6 It has/shall secure all the required licenses, permits and certificates to carry out the construction and development activities;
- 5.2.7 It shall undertake the construction and development of the Project in compliance with applicable laws and as per the required permits, Approvals, Plan Sanctions, Specifications and the provisions of this JDA;
- 5.2.8 It shall comply with all Applicable Laws and regulations, if any, from time to time in force in respect of the construction of the Project; and pay all the Statutory Payments without any default; and
- 5.2.9 each of the representations and warranties are true and correct and shall survive the termination of this JDA.

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5.3 Compliance with the provision of RERA

- (a) The Parties have agreed that wherever there is a requirement to comply with the provisions of RERA, the Parties will comply with the same and co-operate with each other for compliance thereof. The Developer confirms and agrees that the Developer shall at its sole cost and expense fully comply with the provisions of the RERA Act and rules made thereunder (including (a) any compliances under the RERA Act and rules made thereunder as may be notified from time to time, and (b) obtaining a valid registration certificate under the RERA Act and not undertaking any sales, and advertisements of the Project without having a valid registration certificate under RERA Act).
- (b) The Landowner shall be responsible for all claims and obligations relating to the title of the Schedule Property while the Developer will be fully responsible to the end customers and also to the Landowner with regard to all issues relating to development and construction of the Project on the Schedule Property in terms of this JDA. In the event the Applicable Laws require the Landowner to be registered as the Promoter for the purpose of RERA, the Landowner shall be registered as the Promoter.

6. RESPONSIBILITY FOR CONSTRUCTION AND DEVELOPMENT OF THE PROJECT:

- 6.1 The Developer shall be responsible and liable for undertaking and completing of the following activities at all times at the Developer's cost:
- 6.1.1 Designing and conceptualizing, product mix, site layout, the design consultants, phasing and all other vendors etc. for the entire Project.
- 6.1.2 Engaging structural engineers, consultants, contractors, RCC specialists, and architects and paying their remuneration, fees retainers etc., being their payment by whatever name.
- 6.1.3 Applying, and obtaining the post construction Approvals (including but not limited to the Occupancy Certificate) from time to time for the Project and complying with the same.
- 6.1.4 Bearing and paying all costs and expenses pertaining to preparation of Plans, obtaining Approvals, including any, revised, modified, approved and sanctioned as aforesaid, and pay all fees, deposits and premium required to be paid to the Authorities for such Plans approval, permission, no objections, occupation certificate/s, in accordance with the terms of this JDA.
- 6.1.5 Bearing and paying all the Statutory Payments applicable towards the construction, labor, staff, employee engaged in the construction of the Project.

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- 6.1.6 Bearing and paying all and any service and departmental charges, charges and deposits payable in respect of the electricity, power, water, sewerage, infrastructure etc. and to the other Appropriate Authority / service provider and cost towards installation and creation of water, sanitary and electrical and all other infrastructure like transformers, ring main units, cable charges and work executed on D.C.W. basis along with supervision charges by the electricity supply Authorities or concerned Authorities, pipe laying charges for water and sanitary connections from the main road in connection with construction.
- 6.1.7 Preparing, revising, amending and/or modifying the Plans in consultation with the Project Architect if required .
- 6.1.8 Complying with all obligations/ reservations as may be specified under the Zoning of Schedule Property, Use and Regulations contained therein for the city of Hyderabad while carrying out the Project.
- 6.1.9 Employing any number of labourers, workmen and all other personnel (skilled and unskilled), entering into agreements/contracts with each contractor, sub-contractor, project management company, architect, consultant, specialist, engineer, labourer, workman, supplier, vendor, employee as may be required for the purpose of development and construction work, provided always that the Developer alone shall be liable to fulfil the terms and conditions and the obligations as set-forth herein, and shall be solely liable for all payments to and/or claims and demands by any contractor, sub-contractor, architect, consultant, specialist, engineer, labourer, workman, supplier, vendor, employee and complying with all Applicable Laws and regulations from time to time in force in that behalf. Under no circumstance shall it be construed that the Landowner has any privity of contract with such contractor, sub-contractor, project management company, architect, consultant, specialist, engineer, labourer, workman, supplier, vendor, employee and in case of any dispute with such persons and other workmen and suppliers of materials and all other persons who are engaged or employed in the development of the Schedule Property, the same shall be dealt, paid, and settled by the Developer who alone shall be liable and answerable for their claims, if any.
- 6.1.10 Engaging at its own costs, contractors, sub-contractors, project management companies, architects, consultants, specialists, engineers, labourers, workmen, suppliers, vendors, employees, specialists in reinforced cement concrete construction and other professionals for supervising, carrying out and completing the construction work and all matters connected therewith.
- 6.1.11 Supervising the compliance of design parameters and performance of contractors, sub-contractors, project management companies, architects, consultants, specialists, engineers, labourers, workmen,

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suppliers, vendors, employees for the Project at the cost of the Developer.

- 6.1.12 Supervise the construction and the Completion of development of the Project pertaining to the entire Project on the Schedule Property.
- 6.1.13 Ensuring that the approval from the Fire Department (if required) is received for the entire Project.
- 6.1.14 Obtaining the Occupancy Certificate from the Authorities pertaining to the entire Project on the Schedule Property.
- 6.1.15 The Project to be constructed on the Schedule Property shall be marketed under the brand name of 'Sattva', as shown in Annexure-3. The name of the Project shall be finalized by the Developer and shall not be changed forever unless consented by both the Parties in writing.
- 6.1.16 Compliance with all labour laws, insurance laws, environmental laws and all other Applicable Laws and shall further be fully responsible for all the consequences in relation to the development of the Project. The Landowner shall have no liability in respect thereto.
- 6.1.17 In case of any accidents or injury or death of any workmen or third party during the construction in the Schedule Property or elsewhere in relation to the development of the Schedule Property under this JDA, the Developer shall solely be responsible. The Landowner shall have no liability whatsoever in this regard.

7. OWNERSHIP AND TITLE:

- 7.1 The Landowner shall be responsible for ensuring that the Landowner Representation and Warranties are valid and subsisting during the entire term of this JDA and that the Landowner either by itself or through the Developer based on any Power of Attorney shall give the same representation, assurances and warranties to the purchaser of the Unit/s in the Project.
- 7.2 The Landowner shall also be responsible to settle any suit/disputes/claims that may arise in connection with the title of the Schedule Property at its cost.
- 7.3 The Landowner has granted an irrevocable power of attorney in favour of the Developer as mentioned in Clause 19 below for securing all the Sanction and for entering into agreement for sale/lease/mortgage/gift/transfer and conveyance to the extent of its share.
- 7.4 The Landowner shall be liable to pay all taxes, charges, cess including property tax applicable to the Schedule Property till the date of receipt of the Plan Sanction, and thereafter the same shall be borne and paid by the Developer and/or unit/s purchasers (proportionately).

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7.5 The original Title Documents are currently deposited by the Landowner with Universal Trusteeship Services Limited for and on behalf of ICICI Bank as mentioned in Clause 5.1.8. Subject to Clause 8.4 below, if the original Title Documents are handed back to the Landowner by Universal Trusteeship Services Limited for and on behalf of ICICI Bank, they shall be held by the Landowner in trust for the benefit of the Landowner, the Developer, and their respective permitted assignees (including mortgagees/lenders, as the case maybe) and the association of the owners of the Schedule Property and the Adjacent Land, as and when and if the same are formed, and the Landowner shall allow/permit the inspection of such original Title Documents at such reasonable time and date provided the Landowner is given a prior written notice of 48 (forty-eight) hours.

7.6 The Landowner has informed the Developer that a portion of land measuring 0.40 Acres adjoining the Schedule Property as more particularly identified in the sketch of the Schedule Property, has been reserved for a 45 meter proposed road widening to be handed over to the Municipality / Local Authority and the Developer agrees that the Landowner shall be solely entitled for all the benefit arising out of acquisition/relinquishment of such land including monetary or transferable development rights. Pending completion of acquisition/relinquishment of the land towards road widening, the Landowner hereby provides the Developer with a permanent right of way over such portion of the Schedule Property reserved for road widening at no additional cost. The Parties further agrees that no permanent construction shall be put on the land reserved for road widening.

8. FINANCIAL FACILITY FOR THE PROJECT:

8.1 The Developer shall be entitled to take financial facility from the Lender after receipt of Plan Sanction and shall be entitled to create security to the extent of Developer's rights under this JDA, the Developer's Revenue along with the undivided share in the Schedule Property proportionate to the Developer's Revenue. However, it is clarified that all costs pertaining to procuring such loan/financial assistance, including the interest, processing fee, stamp duty or any other amounts to be paid to such Lender shall be borne and paid by the Developer alone and it shall be the responsibility of the Developer to repay such loan/financial assistance together with interest accrued thereon from and out of the Developer's Revenue in the Project or otherwise from the Developer's own resources. All such financial facility shall be without recourse to the Landowner or the Landowner's Revenue. The Landowner shall furnish NOC's and sign such other relevant documents as required by the Developer for obtaining financial facility. However, it is clarified that the Landowner shall not be liable in any manner for the financial facility availed by the Developer. It is further clarified that all rights of the Lender / mortgagee / transferee of the development rights (including any auction purchaser pursuant to enforcement of security) and any person on enforcement of rights under any such security documents of the Developer should always remain subject to the terms and conditions and performance of the terms and conditions contained under the JDA including the performance of all obligations of the Developer with respect

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to the Landowner.

- 8.2 The Developer agrees that it shall comply with all conditions and obligations of the Lender pertaining to the loan account and shall indemnify and keep the Landowner indemnified, protected and harmless against any claims, demands etc. at all times till the repayment of such loan/financial assistance, due to any delay, default or contravention of any condition or obligation by the Developer.
- 8.3 The Parties agree the Landowner shall also be entitled to obtain financial facility and create security over the Landowner's Revenue and the undivided share in the Schedule Property proportionate to the Landowner's Revenue. All costs pertaining to procuring such loan/financial assistance, including the interest, processing fee, stamp duty or any other amounts to be paid shall be borne and paid by the Landowner alone and it shall be the responsibility of the Landowner to repay such loan/financial assistance together with interest accrued thereon from the Landowner's own resources. All such financial facility shall be without recourse to the Developer or the Developer's Revenue. It is hereby clarified that the Developer shall execute any and all required papers and documents in favour of the banks, financiers, financial companies and/or other financial institutions to support the applications of the Landowner.
- 8.4 Upon the Developer obtaining the financial facility as mentioned in Clause 8.1 and at the written request of the Developer, the Landowner shall either deposit the original Title Documents or ensure that the original Title Documents are deposited with an escrow agent cum security trustee ("**Agent**") for retaining custody of the original Title Documents. The Agent shall be jointly appointed by the Landowner and the Developer by execution of an escrow agreement with the Agent which will set out the modalities on the basis of which the Agent will be holding the original Title Documents. The Parties agree that the Agent shall act as (a) the escrow agent on behalf of the Parties and the association of the owners of the Schedule Property and the Adjacent Land, as and when and if the same are formed, (b) the security trustee for the benefit of the lenders of the Landowner in relation to security over the Landowner's Revenue, the undivided share in the Schedule Property proportionate to the Landowner's Revenue and / or the Adjacent Land for which the original Title Documents are needed to be deposited, and (c) the security trustee for the benefit of the Lenders of the Developer in relation to security over the Developer's Revenue and/or the undivided share in the Schedule Property proportionate to the Developer's Revenue for which the original Title Documents are needed to be deposited. It is clarified that the Agent shall allow/permit the inspection of such original Title Documents at such reasonable time and date provided the Agent is given a prior written notice of 48 (forty-eight) hours. All costs and fees payable to the Agent shall be borne by the Landowner and the Developer equally, and upon formation of the association of the owners of the Schedule Property and the Adjacent Land, by such associations equally.

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9. REVENUE SHARE:

- 9.1 In consideration of the Landowner agreeing to give the Schedule Property to the Developer for the development of the Project on the Schedule Property, the Developer agrees to share 20% (Twenty percent) of the Net Sales (hereinafter referred to as the "**Landowner's Revenue**") with the Landowner.
- 9.2 In consideration of the Developer agreeing to develop the Schedule Property by constructing the Project and agreeing to share with the Landowner the Landowner's Revenue, the Developer shall be entitled to the remaining 80% (Eighty percent) of the Net Sales (hereinafter referred to as the "**Developer's Revenue**").
- 9.3 The distribution of the Landowner's Revenue shall be subject to clause 10.
- 9.4 The amount of Exclusions shall be deposited directly to the account of Developer and Landowner is not entitled for any share in such amount to be received by the Developer as the Exclusions under third party agreements. However, it is hereby clarified that the Developer shall be fully liable and responsible to the purchasers/allottees/customers making payments towards the Exclusions. The Landowner shall not be liable, responsible, or answerable to the purchasers/allottees/customers in respect thereto and in this regard, the Developer hereby agrees to keep indemnified saved and defended the Landowner for any claims, loss, demands, damages, costs, etc.
- 9.5 The Parties agree that the Landowner shall be entitled to the Landowner's Revenue from each and every sale of saleable built-up area made and from out of each instalment (*i.e.*, the Net Sales) of payment received under every such sale or proposed sale made from the purchasers/allottees in the said Project, in terms of the agreements entered into in respect thereto.

10. DISTRIBUTION OF THE REVENUE SHARE:

- 10.1 For the purposes of distribution of Net Sales between the Parties, the following bank accounts shall be opened, and the Net Sales shall be transferred in the bank accounts in the following manner:
- (a) the Developer shall open a designated current bank account which shall hereinafter be referred to as the "**Current Account**", in which all Net Sales, whether in instalments or not, received by the Developer from the sale of the Project shall be deposited;
- (b) Upon receiving any amounts in the Current Account, the Developer shall transfer 70% (seventy percent) of the amount to a separate designated bank account ("**RERA Account**") in accordance with the RERA Act. The Net Sales deposited to the RERA Account shall be withdrawn subject to compliance of the provisions of RERA and shall be paid to the Developer;

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- (c) From and out of balance 30% (thirty percent) in the Current Account, the Landowner's Revenue (i.e., 20% (twenty percent) of the Net Sales) shall be paid to the Landowner and balance 10% (ten percent) of the Net Sales will be paid the Developer.
- 10.2 It is clarified that any withdrawal by the Developer from the RERA Account shall be in accordance with the RERA Act and rules made thereunder and shall be transferred to the Developer.
- 10.3 The Landowner's Revenue shall be transferred from the Current Account to the Landowner on the 5th day of the every month. The Parties will reconcile the account on quarterly yearly basis and any surplus/ deficit will be adjusted with the next monthly pay out.
- 10.4 Anytime after receipt of the Occupancy Certificate for the Project, in case all the Units and Saleable Area and undivided share in the Schedule Property have not been sold, then at the sole option of the Landowner, the Developer has agreed to enter into an allocation agreement distributing the unsold Units in the ratio of 20% (twenty percent) to the Landowner ("**Landowner's Constructed Area**") and 80% (eighty percent) to the Developer ("**Developer's Constructed Area**") and the Landowner shall pay to the Developer charges towards amenities and facilities in the club house in the Project, deposit, costs, charges and expenses towards the water, sewerage and electricity connections, transformer cost, sewerage treatment plant, along with GST thereon, with respect to area allocated to the Landowner. Each Party shall be entitled to absolutely enjoy the Saleable Area allocated to them as absolute owner and shall be at liberty to hold or convey/mortgage/exchange/lease or otherwise deal with its share and to enter into any contract or agreement in respect of its share at such price and on such terms and conditions as such Party may think fit. On allocation of the Units in terms of this clause, the actual numbers of car parking shall be allocated between the Parties in terms of the agreed ratio by way of a separate agreement. Each Party shall sign and execute all such deeds and documents as may be required by the other Party to perfect the title of the other Party to the Units / car parks allotted and the stamp duty and registration fees shall be payable by each of the Parties respectively in respect of the Units received by each of them. It is hereby clarified that, if the area falling to the share of either of Parties is not a complete Unit, then the Party receiving a fractional area which is larger than the fractional area falling to the share of the other Party shall pay to such other Party the cost in respect thereof by applying the last sale price. The Parties further agree that the allocation should be done such that the advantages and disadvantages are equal for the Landowner and the Developer. In case of any disagreement in the allocation, then in that event the Developer shall be entitled to divide the remaining areas in two lots and on such lots being prepared, the Landowner shall have the first right to choose any one of the lots prepared by the Developer. Simultaneous with such bifurcation of the Units/Saleable Area and subject to Clause 11.3 below, the Landowner shall refund the proportionate balance Security Deposit, if any pending, to the Developer.

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10.5 The Parties have agreed that the Developer shall as and when requested by the Landowner, provide the Landowner with a statement of sales, units booked, payments received in relation to each unit sold, agreed to be sold, and booked, details of agreements executed, etc. ("**MIS Statement**") along with all supporting agreements copies, documents and supporting bank statements. The MIS Statement should also contain (a) the details of the apartment/unit numbers, block number, its Saleable Built-up Area, car parking spaces, terrace and garden, (b) the Net Sales and the Exclusions received from the allottee / purchaser, (c) calculation of the Net Sales falling to the share of the Landowner and the Developer, and the amounts transferred to the account of the Landowner and the Developer, and (c) such other information as may be requested by the Landowner.

10.6 Goods and Service Tax (GST)

10.6.1 The GST Payable by the Landowner to the Developer as per Clause 10.4 will be based on the invoices raised by the Developer on the allocation of the units and the same shall be actually paid by the Landowner to the Developer within 30(thirty) days of receipt of the GST invoice from the Developer.

10.6.2 the Developer shall ensure that compliance with all requirements and procedures laid down in the GST Act, Rules, Circulars, Notifications and Clarifications issued thereunder and the Landowner shall not be responsible nor liable towards the aforesaid obligations of the Developer in any manner whatsoever.

10.7 The Parties agree that all amounts to be paid as compensation (including interest or penalty) to the purchaser/s and/or the allottee/s relating to delay in achieving the Completion of the Project or any cancellations/withdrawals of bookings for any other reason whatsoever shall be borne by the Developer alone except if such cancellation is due to a Defect in Title, in which case such compensation shall be borne by the Landowner. For the purpose of this JDA, "**Defect in Title**" shall mean a stay order or injunction being passed by an Appropriate Authority due to a deficiency in title of the Landowner to the Schedule Property and affecting the development of the Project by the Developer and being beyond the control of the Developer.

11. REFUNDABLE INTEREST FREE SECURITY DEPOSIT:

11.1 The Developer shall deposit with the Landowner a total amount of Rs. 400,00,00,000/- (Rupees Four Hundred Crores Only) ("**Security Deposit**") as interest free refundable Security Deposit.

11.2 The Parties have agreed that Developer shall pay the Security Deposit to the Landowner within 90 (Ninety) days from the date of this JDA.

11.3 The Security Deposit shall be refunded by the First Party to the Second Party

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on receipt of the Occupancy Certificate or as may be mutually agreed between the Parties in writing.

- 11.4 In the event of the Landowner failing to refund the Security Deposit on such date as set out in Clause 11.3 above, it would carry interest at the rate of 18% (eighteen percent) per annum from due date till the date of payment of the said amounts to the Developer. In the event of the Landowner failing to pay the Security Deposit within a period of 30 (Thirty) days of the Security Deposit being due, the Landowner, at the sole discretion of the Developer, agrees to adjust the amounts of Security Deposit and interest thereon or any part thereof, against such of the Landowner's Constructed Area in the form of full unit at the rate at which the Developer last marketed such unit of the Developer's Constructed Area. Till such time the Owner do not execute the sale deed in terms of this clause, interest in terms of this clause shall become payable/adjustable against the Landowner's Constructed Area.

12. EXECUTION OF DOCUMENTS:

The Landowner, despite having granted a power of attorney to the Developer in terms of this JDA, at the request and cost of the Developer, shall execute all such papers and documents required by the Developer for the purpose of the Developer complying with the terms of this JDA.

13. POWER TO SELL UNITS AND CONVEYANCE:

- 13.1 That on execution of this Agreement, the Landowner hereby give their express consent to the Developer to enter into agreements for sale with the prospective purchaser(s) to sell the undivided share in the Schedule Property corresponding to the Saleable Area in the Project.

- 13.2 The Landowner under the terms of this Agreement do hereby grant an irrevocable power of attorney in terms of clause 19 in favour of the Developer to *inter alia*, to make all application for permission, consents, no objections for obtaining Approvals, for sanctioning of plans, to enter into agreement for sale, as well as to execute conveyance / transfers deeds for the Saleable Area in the Project along with the undivided share in the Schedule Property.

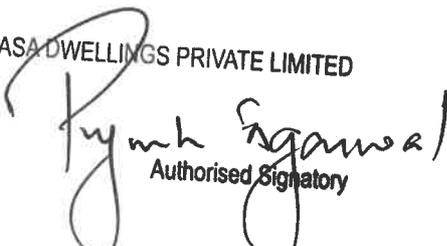
14. INDEMNIFICATION:

- 14.1 The Developer hereby defends, holds harmless and indemnifies and shall keep indemnified the Landowner at its own risk and costs, charges and expenses in all respects, from and against all claims, demands, actions and/or proceedings that may be claimed, demanded, brought, submitted and/or taken by any Person, or Authority against the Landowner, the Schedule Property, the Project, the Saleable Area, the Developed Area and/or any part or portion thereof which is directly caused by a breach by the Developer of any non-payment of any Statutory Payments, labour dues, labour cases, or due to any injury or death of the labour employed by the Developer in the development of the Project.

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- 14.2 The Developer further agrees to undertake the responsibility, at its sole cost, for any material structural or other defect or deficiency in the construction development work related to the Project and any claims arising there from for a period of one (1) year from the date of completion of the Project or any longer warranty period as per provisions of the Applicable Law at that time or in pursuance with the contract entered into with the purchaser(s) for the Saleable Area. However small air cracks in the plaster, masonry, door and windows shall not be construed as defects.
- 14.3 The Landowner hereby confirms that the Landowner's title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, interest or share in the Schedule Property. The Landowner shall keep the Developer fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings and third party claims that may arise against the Developer or any one claiming through the Developer for any act of omission or commission of the Landowner in breach of the terms hereof or on account of any defect in or want of title on the part of the Landowner;
- 14.4 The Landowner is aware and have been informed and made aware that the Developer has entered into this JDA expressly on the faith and strength of the assurances, representation and warranties given by the Landowner and if it is found at a later date that the representations, assurances and warranties made by the Landowner regarding their title are false and resulting in causing damage to the Developer, the Landowner shall be solely liable for the loss incurred by the Developer due to the misrepresentations of the assurances, representations and warranties and the Landowner shall reimburse all the costs, charges and expenses incurred by the Developer.
- 14.5 The Landowner hereby agrees to indemnify and keep the Developer or any one claiming through the Developer, against losses, damages, deficiencies, liabilities, assessments, judgments, costs and expenses, actions, suits, proceedings, third party claims, demands, penalties, that may be made against and/or raised against the Developer and/or incurred by the Developer as a result of there being any claim in title of the Landowner to the Schedule Property. The Developer shall immediately after coming to know about any defect in title or third party claims or any acts of omission /commission by the Landowner shall make a written claim to the Landowner who shall be required to respond and settle or clear such claims at their cost, within 30 (Thirty) days of service of notice and prevent any delay in development of the Schedule Property. Any such claim / claims shall be a charge on the Landowner's Revenue and such period of delay in resolving the issue will be added to the period of construction and Developer shall be exempted to that extent of delay.

15. ASSOCIATION OF OWNER AND OUTGOINGS:

- 15.1 The Landowner and the Developer and/or the transferees or their successors-in-title shall, along with the other co-owners or occupants of the Project, become members of the Association to be formed for the purpose of maintenance of the Project. In the event, the Parties divide and allocate the

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area in terms of Clause 10.4 above, the Parties hereto shall pay their respective share of maintenance deposits due towards Landowner's Constructed Area and Developer's Constructed Area and / or maintenance charges to the Owner's Association or the Maintenance Agency as may be formed or appointed on completion of the Project. In all other scenarios, the Developer shall pay the maintenance deposits and/or maintenance charges to the Owner's Association or the Maintenance Agency as may be formed or appointed on completion of the Project. If for any reason, the Owner's Association is not formed by that time, the same shall be paid to the Developer or its nominees till the formation of the Association. It is agreed between the Parties hereto that in the event of tenant occupying the portion falling to the share of the Landowner, then in that event the maintenance cost shall be collected by the Developer or any agency appointed by the Developer from the tenants directly;

15.2 The Landowner and Developer shall execute and register the Association of Owners for the maintenance of the Project;

15.3 The Landowner and the Developer have agreed that the maintenance and property management of the Project and all Common Areas of the Project and the Common Amenities and Facilities of the Project shall be exclusively maintained by Maintenance Agency at such charges as may be fixed by the Developer. The Maintenance Agency shall be the sole and exclusive service provider for providing the maintenance and property management services to the Project and the Landowner and the Developer have agreed that in each of the sale deeds for conveyance to be executed in favour of subsequent purchaser/s for their respective undivided share in the Schedule Property, they shall secure covenants from the purchaser/s in this regard to this effect.

16. TERM AND SPECIFIC PERFORMANCE:

16.1 **Term:** This JDA shall come into effect from the date of execution and this JDA shall remain in full force and effect until completion of the Project and allocation of the Units in terms of Clause 10.4.

16.2 **Survival:**

Notwithstanding anything contained herein to the contrary, the provisions of the clauses which are enforceable and applicable post the termination of the JDA shall survive the termination or expiration of this JDA for whatever reason.

16.3 **Specific Performance:**

In the event of breach by either one of the Party the other Party shall be entitled to seek specific performance against the party in breach including all the cost of enforcing such specific performance.

17. ARBITRATION:

17.1 All Disputes arising between the Parties touching, concerning or relating to any

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matter, question or issue under this JDA or its construction or effect or the rights, duties or liabilities of the Parties shall be referred to and finally resolved by arbitration before a sole arbitrator mutually appointed.

- 17.2 The seat and venue of the arbitration shall be in Hyderabad, Telangana State India, and shall be conducted in accordance with the rules of arbitration as per the Arbitration and Conciliation Act, 1996 as amended from time to time.
- 17.3 The language of the arbitration proceedings shall be in English.
- 17.4 Subject to provisions of the Arbitration and Conciliation Act, 1996, the Parties agree that the arbitration award shall be final and binding on the Parties.
- 17.5 Subject to Arbitration, the Courts in Hyderabad, Telangana State, alone shall have jurisdiction and is the court of competent jurisdiction or application may be made to such court for any applications, a judicial acceptance of the award or an order of enforcement, as the case may be.

18. MISCELLANEOUS:

- 18.1 **Best Commercial Efforts:** Each Party agrees to execute and deliver such other documents, certificates, agreements and other writings and to take such other lawful actions as may be necessary or desirable in order to consummate or implement expeditiously such transactions.
- 18.2 **Expenses:** Each Party shall pay its own revenue and capital taxes expenses in connection with its share in the Net Sale or their respective allocation and bear its own costs and expenses in connection with the negotiation and execution of this JDA, save registration cost and stamp duty payable on this JDA and related ancillary documents, which shall be borne solely by the Developer.
- 18.3 **No Third Party Beneficiary:** The terms and provisions of this JDA are intended solely for the benefit of the Parties hereof, and their respective successors and permitted assigns (including, without limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger) and legal representatives, and it is not the intention of the Parties to confer third party beneficiary rights upon any other Person.
- 18.4 **Binding Effect:** This JDA is binding upon and will inure to the benefit of the Parties. The Parties recognize that damages in alternative to or in lieu of specific performance will not be an adequate remedy and the Parties shall be entitled to specific performance of this JDA.
- 18.5 **Invalid Provisions:** If any provision of this JDA shall be held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Applicable Law, such provision or part shall to that extent be deemed not to form part of this JDA, and the legality and enforceability of the remainder of this JDA shall not be affected; provided, however, that in such event this JDA shall be interpreted so as to give effect, to the greatest extent consistent with and

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permitted by Applicable Law, to the meaning and intention of the excluded provision as determined by such court of competent jurisdiction.

- 18.6 **Publicity:** The Developer shall, immediately on signing this Agreement, be entitled to erect sign board/s on the Schedule Property advertising for sale and disposal of the Units in the Project and to publish in newspaper/s, magazine/s, website/s and such other media/s calling for application form/s from purchaser/s and otherwise market the Project in any manner howsoever, in accordance with Applicable Law.
- 18.7 **Notices:** Any Notice shall be written in English and shall be delivered in person, or sent by international courier or by registered mail or speed post with acknowledgement due or proof of delivery and properly addressed as follows:

In the case of notices to the Landowner, to:

4th Floor, Salarpuria Windsor No. 3, Ulsoor Road, Bengaluru – 560 042.
Mr.Amit Bagla
E mail: amit@sattvagroup.in

In the case of notices to the Developer, to:

Orwell – I, Ground Floor,
Sattva Knowledge City,
Sy. No. 83/1, Plot No. 2,
Seilingampally Mandal, Raidurg
Ranga Reddy District, Hyderabad
Telangana – 500081
Mr.Piyush Agarwal
E mail: piyush@sattvagroup.in

or at such other address as the Party to whom such notices, requests, demands or other communication is to be given shall have last notified the other Party giving the same in the manner provided in this Section, but no such change of address shall be deemed to have been given until it is actually received by the Party sought to be charged with the knowledge of its contents.

- 18.8 **Waiver, Rights and Remedies:** No failure or delay by any Party in exercising any right, power or remedy under this JDA shall operate as a waiver thereof. No single or partial exercise of any right, power or remedy under this JDA by any Party shall preclude any further exercise thereof or the exercise of any other right, power or remedy by that Party. Without limiting the foregoing, no waiver by any Party of any breach by any other Party of any provision hereof shall be deemed to be a waiver of any subsequent breach of that or any other provision hereof.
- 18.9 **Protection Of Intellectual Property Rights:** The Parties are fully aware and acknowledge, understand and agree that the logo mark and all Intellectual Property Rights with regards to “Sattva” as shown in Annexure-3 is the sole

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and exclusive property of the Developer and only the Developer has all the intellectual property rights thereto and any use of the same without any limitation whatsoever and in any manner whatsoever shape or form by the Landowner or any other Person claiming through the Landowner is expressly prohibited to use the same and only the Developer is entitled to the same and to use the same in any form, manner, for any products, and to exploit the same. Any violation of the intellectual property rights by the Landowner or any Person claiming through the Landowner in any manner, the Developer apart from injunctive relief will also be entitled to be compensated fully including all cost, charges and expenses incurred by the Developer in protecting its rights.

- 18.10 **Assignment:** No Party may assign and transfer any of its rights or obligations under this JDA in whole or in part without the written consent of the other Party, save and except as provided under this JDA. However, the Developer is entitled to assign and/or transfer any of its rights and/or obligations hereunder to any subsidiary and/or affiliate.
- 18.11 **Amendments:** No amendment, supplement, modification or clarification to this JDA or mutual decisions between the Parties shall be valid or binding unless set forth in writing and duly executed by both the Parties to this JDA.
- 18.12 **Counterparts:** This JDA may be executed in two counterparts, and each of which will be deemed an original, but both of them will constitute one and the same instrument. The Original registered document shall be held by the Developer.
- 18.13 **Confidential Information:** Each Party shall cause its respective employees, agents and representatives to keep absolutely confidential all information and details concerning the other Party that may have come into the possession of such Party during the negotiation and finalization of this JDA. Neither non-effectiveness nor termination of this JDA, for any reason whatsoever, shall release the other parties hereto from any of their obligations under this paragraph.
- 18.14 **Announcements:** The Developer, under its brand name, logo would be entitled to make public announcements, information, advertisements with regards to the Project, its marketing etc., in any media (print or electronic or any kind), or form.
- 18.15 **Parties Relationship:** The Parties herein do not desire to become agents of each other and as such neither intends to constitute a partnership firm or an association of persons, consequently no Party shall be entitled to represent the other as an agent of the other so as to bind the other Party. This JDA is made on a principal to principal basis and accordingly the provisions of the Indian Contract Act, 1872 shall be applicable to the Parties herein in their inter-relationship and the same shall govern this JDA wherever there is no express provision made therefore.

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18.16 **Entire Understanding:** This JDA constitutes the whole agreement between the Parties in respect of the subject matters hereof and supersedes any previous negotiations, commitments, understandings, agreements and representations, written or oral made by the Parties hereto prior to this date, provided that this Section shall not exclude any liability for (or remedy in respect of) fraudulent misrepresentation.

19. IRREVOCABLE GENERAL POWER OF ATTORNEY

19.1 That in view of this Agreement and in consideration of the Developer taking up the development of the Schedule Property at its cost and sharing the Landowner's Revenue with the Landowner, the Landowner does hereby appoint, retain, nominate and constitute the Developer herein as its lawful power of attorney to do all such acts, deeds and things as set out herein below in the name and on behalf of the Landowner in relation to the Project and the Schedule Property:

- (i) To enter upon the Schedule Property and have physical possession in terms of the JDA and take all actions for development of the Schedule Property.
- (ii) To apply to the GHMC/HMDA and any other authorities concerned for obtaining sanctions in connection with the architectural plans from time to time for the construction and execution of the Project and for the said purpose to sign all applications, maps, plans and representations as may be necessary and as the Developer shall think fit and proper.
- (iii) To deposit any fee or any other amounts which may have to be paid to the GHMC/HMDA and any other authority for the Plan Sanction of the architectural plans, granting all permissions and consents for execution of the Project.
- (iv) To appoint Engineers, Architects and other Agents and sub-contractors as the Developer shall think fit and proper and to make payment of their fees and charges.
- (v) To warn off and prohibit, and if necessary, proceed against in due form of law, against all or any trespassers on the Schedule Property or any parts thereof and to take appropriate steps.
- (vi) To apply for and obtain such certificates and other permissions and clearances, including, certificates and/or permissions from the Urban Land Ceiling Authorities, the Land Conversion Authorities and other authorities as may be required for the Plan Sanction of the architectural plans and execution of the Project on the Schedule Property.
- (vii) To appear for and represent the Landowner before the State and Central Government authorities, local bodies, Town Planning Department, Municipal Councils and other statutory offices, bodies etc., apply for and obtain necessary and appropriate orders for conversion and/or change of land use of the Schedule Property from the existing to use to any other usage in respect of the Schedule Property, pay the prescribed fees, premiums,

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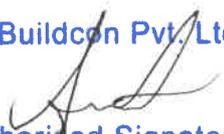
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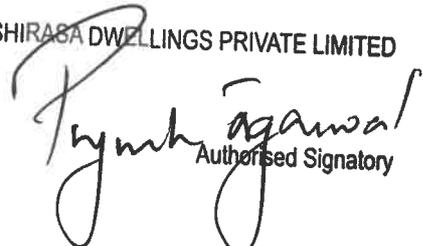
conversion fine and other sums that may be demanded by the authorities and for the said and other purposes sign and execute necessary Petitions, Applications, Forms, Affidavits, Declarations, Undertakings, Indemnities and other deeds and papers required therefor and for renewal if required and to do all such acts, deeds and things that may be required to achieve the aforesaid purposes.

- (viii) To appear for and represent the Landowner before the Town Planning Department, Government and Semi-Government Offices, Statutory Offices, bodies and other authorities, Electricity Supply Company Ltd., Water Supply and Sewerage Board, Airport Area Planning Authority, Town Municipal Council, National Highways Authority, State Highways Authority, Southern Railways, Telephones, Police Department, Airport Authorities, Fire Force Authorities, Industries Department, State Pollution Control Board, Environment Authorities, Infrastructure and Development Department, Urban Development Department, Housing Development Department, Departments of Energy, Forest and Ecology, Tourism Department and in all other Offices of State and Central Governments etc., and apply for and obtain necessary consents, no objection certificates, permissions, licenses, plans, conversions, sanctions, permits and all other orders required for development and for securing the Sanction of license and Plan/s Sanction for the Development and also for Power/ Water supply and other infrastructure and all other connected utilities and purposes as the Developer may deem it fit from time to time and for the said purposes, sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary therefor and also apply for renewals thereof and pay necessary charges levies, premiums and all other sums that may be demanded both for Sanction/s and/or for renewal/s.
- (ix) To release and relinquish portions of the Schedule Property to the authorities sanctioning the License and Plan for development of Schedule Property as parks, open spaces and other civic amenity sites, road widening etc., on such terms and conditions as the authorities may impose for Sanction of license and Plan and for the said purposes, sign and execute release deeds and/or relinquishment deeds to surrender such areas to the Government and/or Local Bodies and/or Plan Sanctioning Authorities and get the same registered in the manner required under law before the jurisdictional Sub-Registrar.
- (x) To fully develop the Schedule Property into apartment buildings and for the said purposes, take steps as are required for commencement and completion of the construction, development and providing infrastructure therein.
- (xi) To apply for and secure electricity, water and sanitary connections and all other amenities and facilities, whether temporary or permanent and other incidental requirements which may be required in the Schedule Property and/or to the Project to be constructed from the concerned authorities from time to time and for the said and other purposes, to sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the concerned authorities.

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- (xii) To deal and correspond with the Electricity Supply Company Ltd., and/or other service providers for obtaining electricity connection or connections including making or putting up sub-station/s for and/or in respect of or relating to the Project which will be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the concerned authorities.
- (xiii) To deal and correspond with the Water Supply and Sewerage Board and/or other service providers for obtaining water and sanitary service in respect of or relating to the Project which will be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the concerned authorities.
- (xiv) To apply for and obtain building permit, Commencement Certificates or Completion Certificates, Occupation Certificates and all other certificates in respect of the Project to be constructed and completed on the Schedule Property from time to time from the concerned authorities.
- (xv) To appear for and represent the Landowner before any and all concerned Authorities and parties as may be necessary, required or advisable for or in connection with securing of all the permissions, sanctions, connections as stated in the foregoing paragraphs and to make such arrangement and arrive at such arrangements as may be necessary for the Schedule Property and to sign and execute necessary papers, documents, affidavits, undertakings, indemnities, petitions, etc.;
- (xvi) To appear on behalf of and in the name of and to represent the interest of the Landowner before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, and Municipal Offices, and other Government and Semi-Government Offices, for assessment of property and other taxes, securing any licences, securing plans for the same or for any other purposes relating to Schedule Property and its development etc., as may be necessary under any Local Acts, Rules or Regulations and also to appear before any public or Government Office or other Authorities whomsoever in any matter relating to the Schedule Property.
- (xvii) To appear for and represent the Landowner before any and all concerned authorities and parties as may be necessary, required or advisable for or in connection with the development of the Schedule Property and to make such arrangement and arrive at such arrangements as may be conducive to the development of the Schedule Property;
- (xviii) to enter into agreements, arrangements, Memorandum of Understanding, for transfer and convey by way of sale/ lease/ license, mortgage, gift, exchange pertaining to undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project or enter into any kind of agreement/s on such

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terms as the Developer deems fit and to get the Agreement/s registered as well to cancel the said registration;

- (xix) to transfer and convey by way of sale or gift, release, exchange or to grant lease/ license or renew the same or otherwise transfer undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project and execute necessary Deeds of Sale/Conveyance/lease in favour of the intending purchasers/ transferees/lessee and do everything necessary for completing the sale/ conveyance/ transfer /gift / release/lease/ exchange of the same including execution of such Deed/s/Deeds of all caption, and for the presentation of the Sale Deed/s, Gift Deed, Lease Deed, Deeds of all Captions or any other gifts as required for this clause and admitting execution thereof as well as to sign and execute all forms, affidavits, applications/statements/ declarations/ forms/returns;
- (xx) to receive the advances, earnest money deposits, part payments and balance payments towards the sale consideration in regard to the sale/conveyance/ lease/transfer undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project and issue receipts and acknowledgements thereof;
- (xxi) to receive the consideration for sale/transfer/ lease/conveyance and balance payments in regard to the sale/conveyance/transfer undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project and issue receipts and acknowledgements thereof;
- (xxii) to raise loans, borrow funds from banks, bankers, financial institutions and other public in their name by creating equitable or other mortgages on security of the Developer's right under the JDA, the Developer's Revenue along with the Schedule Property including by means of deposit of title deeds, as more particularly set out in Clause 8 above, and sign and execute requisite mortgage deeds and other documents in relation thereto including but not limited to discharge deeds, release deeds, etc. for the release of the mortgage/ charge/ other security interest and get such documents registered before the jurisdictional Sub-Registrar in the manner prescribed under law.
- (xxiii) to apply for and obtain clearance required for the registration of the undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project and on behalf of the Landowner either in favour of the purchasers or in favour of their nominee/s and to pay such dues as may be necessary for the purposes of obtaining such clearance certificate/s from the concerned Authority;
- (xxiv) to apply for and obtain transfer and registration of pahani in regard to the undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project to the names of the purchasers;
- (xxv) to rectify any document/s executed by the Landowner under this irrevocable power of attorney, and ratify any such document and to get the same

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registered by presenting and admitting the execution of the document and to complete and comply all the formality of the registration;

- (xxvi) to grant and terminate leases, tenancies, licences, with regard to the Units in the Project allotted to the share of the Developer along with proportionate undivided share in the Schedule Property or any portions/shares thereof and constructed area pertaining to the Project and constructed area on such terms as the Developer may deem fit;
- (xxvii) to execute any deeds for Lease, Tenancy, Licence for the Saleable Area and give possession to such lessee, licensee, tenant after the issue of Occupancy Certificate for the Project by the concerned authority. For the registration of such lease deed, tenancy and licence do everything necessary for completing thereof including presentation and admitting execution thereof as well as to sign and execute all forms, affidavits / applications / statements / declarations / forms / returns;
- (xxviii) to renew a lease already granted and to terminate such lease or renewal and take back the possession in respect of Developer's Allocation.
- (xxix) to hand over possession of the Saleable Area along with the undivided share in the Schedule Property or any portions/shares thereof pertaining to the Project with the constructed area to any of the lessees, licensees or person authorised to occupy Developer's Allocation in the Schedule Property or any part thereof;
- (xxx) to issue legal notice for termination of any lease, licence or tenancies granted and to take all action necessary for eviction of the occupant from the Developer's Allocation in the Project or any part thereof;
- (xxxii) to institute, prosecute and defend all legal, Revenue, Tax and other proceedings relating to the Units in the Project allocated to the share of the Developer along with proportionate undivided share in the Schedule Property; and to settle, withdraw, compromise, compound any Suit or proceedings with regard thereto;
- (xxxiii) to sign and execute pleadings, applications, petitions, affidavits, declarations, Memorandum of Appeal, Revision and Review to be filed before any Court, Tribunal or Authority or Arbitration/s with regard to the Units in the Project allocated to the share of the Developer along with proportionate undivided share in the Schedule Property or portion thereof to present and admit for execution any document executed with regards to the Units in the Project allocated to the share of the Developer along with proportionate undivided share in the Schedule Property or portion thereof and complete all the formalities of registration of such executed document by the Landowner including signing any forms etc., for such registration;
- (xxxiii) to produce documents and obtain return thereof, to give evidence and to instruct counsel in regard to any proceeding relating to the undivided share in

For Eden Buildcon Pvt. Ltd.


Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED


Authorised Signatory

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the Schedule Property or any portions/shares thereof pertaining to the Project and development in the Schedule Property;

- (xxxiv) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or arbitration proceeding and demands touching any of the matters aforesaid or any other matters relating to the Project or any part thereof, and also if thought fit, to refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any Court, Civil, Criminal or Revenue, Small Causes Court, including High Court and Supreme Court, except to the title of the Schedule Property.
- (xxxv) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons touching any of the matters aforesaid or any other matters relating to the Project or any part thereof.
- (xxxvi) For the purposes aforesaid, to appoint Advocates and sign and execute Vakalatnamas, authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.
- (xxxvii) To pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant receipts and discharges in respect thereof except to the sale and purchase of Owners' Allocation and entitlement.
- (xxxviii) To appear for and represent the Landowner before the concerned authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the Project and connections of utilities and sanctioning/modifications of matters relating to the Project, sign and verify plaint, written statement, give affidavit, declaration, depose before Court of Law Tribunal, authorities etc. on oath, and to sign any document required to defend or to prosecute or to institute suit on behalf of the Landowner.
- (xxxix) To depose in any court of law or before any authority on behalf of and in the name of the Landowner, in any matter stated above.
- (xl) To receive any registered letters or any other documents in respect of the Project and to grant proper and effectual receipts in respect thereof;
- (xli) To form the Association of Owners for the maintenance and up keep of the building to be constructed on the Schedule Property;
- (xlii) To apply for and obtain such certificates and other permissions from the Real Estate Regulatory Authority under the Real Estate (Regulation And Development) Act, 2016 in respect of the Project on the Schedule Property, if required;

For Eden Buildcon Pvt. Ltd.

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For SHIRASA DWELLINGS PRIVATE LIMITED


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- (xliii) generally to do all other acts, deeds and things necessary in regard to the management, maintenance and disposal of the Units in the Project along with proportionate undivided share in the Schedule Property or portion thereof; and
- (xliv) to do all or any other acts, deeds and things which are not specifically stated herein and which may be necessary and incidental as per this Agreement with reference to the Schedule Property and the Landowner hereby undertakes to ratify all such acts, deeds and things made and executed by the Developer pursuant to the powers granted under this Clause 19.

19.2 The Landowner does hereby authorize and empower the Developer as its attorney to delegate all or any of powers granted hereinabove to any other person and to cancel/revoke such delegated powers and re-delegate all or any of the powers to any other person. The Developer hereby accept the powers granted in terms of this Clause 19 and the JDA. The appointment of the Developer as attorney of the Landowner by virtue of this Clause is one coupled with interest and shall be exercised strictly in accordance with this JDA.

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For Eden Buildcon Pvt. Ltd.

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For SHIRASA DWELLINGS PRIVATE LIMITED

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SCHEDULE OF THE PROPERTY
(DESCRIPTION)

All that part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District measuring **45,980 Square Yards (9.50 Acres)** and as delineated as shown in red colour in the Plan annexed to this Agreement and bounded on:

East by	:	HMDA Land;
West by	:	Remaining portion of property in Sy. No. 239 & Sy. No. 240;
North by	:	HMDA Land;
South by	:	45-Meter-wide Road.

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For Eden Buildcon Pvt. Ltd.


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For SHIRASA DWELLINGS PRIVATE LIMITED


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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written:

SIGNED AND DELIVERED for and on)
Behalf of the within named "Landowner")
By its authorized signatory)
Mr. Amit Bagla)
Pursuant to the Resolution of its)
Board of Directors passed in that)
Behalf on 27/02/2023)
In the presence of:)

For Eden Buildcon Pvt. Ltd.


Authorized Signatory

SIGNED AND DELIVERED for and on)
Behalf of the within named "Developer")
By its authorized signatory)
Mr. Piyush Agarwal)
Pursuant to the Resolution of its)
Board of Directors passed in that)
Behalf on 27/02/2023)
In the presence of:)

For SHIRASA DWELLINGS PRIVATE LIMITED


Authorized Signatory

~~S~~
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Annexure-1
Sketch of the Schedule Property



For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory


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Annexure – 1A

1	Description of the Property:	Proposed Construction over property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District measuring 45980 sq yards (9.50 Acres)
2	Type of Roof and Structure:	R.C.C. roofing and framed structure
3	Total Extent of the site	45980 Square Yards.
4	Proposed Built-up area :	
	Tower 1 :	38240.09 Sq. Mts.
	Tower 2 :	37963.49 Sq. Mts.
	Tower 3 :	41225.52 Sq. Mts.
	Tower 4 :	52371.26 Sq. Mts.
	Tower 5 :	41121.8 Sq. Mts.
	Tower 6 :	32995.58 Sq. Mts.
		243917.74 Sq. Mts.
	Amenities:	8095.11 Sq. Mts.
	Total built up area	252012.85 Sq. Mts.
	Parking:	
	Basement – 02	24694.2 Sq. Mts.
	Basement – 01	25692.5 Sq. Mts.
	Podium - 01	13375.43 Sq. Mts.
	Podium - 02	14109.14 Sq. Mts.
	Podium - 03	15608.05 Sq. Mts.
	Total Parking Area:	93479.32 Sq. Mts.
5	Total Proposed Built-up area (including Parking & amenities) :	345492.2 Sq. Mts.
6	Total estimation value of the Proposed Construction is :	Rs. 373,85,57,000/-

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory

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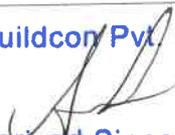
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**Annexure-2
Specifications**

Item	Description.	
	TOWER 4 & 6 FLORING AREA	TOWER 1 ,2 ,3 & 5 FLORING AREA
Foyer ,Drawing , Dining ,Living	Imported marble in Tower	Imported marble in Tower
Utility	Vitrified Tiles	Vitrified Tiles
Study	Wooden Flooring	Wooden Flooring
BEDROOMS	Imported marble in Tower	VETRIFIED TILES
KITCHEN	Vitrified Tiles	Vitrified Tiles
Balconies	CERAMIC Tiles	CERAMIC Tiles
Toilets	CERAMIC Tiles	CERAMIC Tiles
Common Areas		
Entrance loby of towers	Imported marble	Imported marble
Lift lobby	Granite /Vitrified/ Marble CLADDING	Granite /Vitrified/ Marble CLADDING
Staircase	Tile flooring	Tile flooring
Corridors	Vitrified Tiles	Vitrified Tiles
WALL/ CEILING FINISH		
Exterior of Building	Exterior grade texture paint	Exterior grade texture paint
Apartment Interior wall face	Punning with Emulsion paint	Punning with Emulsion paint
Ceilings on corridor area	Fall cealing with Emulsion paint	Fall cealing with Emulsion paint
Toilet (Dado)		
Toilet	All Toilets: CERAMIC TILES up to grid ceiling heigh.	All Toilets: CERAMIC TILES up to grid ceiling height.
Kitchen	modular kitchen provision	modular kitchen provision
Utilty	Vitrified tiles	Vitrified tiles
All Lift facing wall	vitrified tiles	vitrified tiles

For Eden Buildcon Pvt. Ltd.


Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED


Authorised Signatory ⁴⁰

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Doors		
Entrance Door	8feet high opening with shutter both side with veneer finish	8feet high opening with shutter both side with veneer finish
Bed Room & Toilet Doors	8feet high opening with laminates or paint finish	8feet high opening with laminates or paint finish
Balcony / Open Terrace Doors	Aluminium double glazed sliding with mosquito mess	Aluminium double glazed sliding with mosquito mess
WINDOWS		
All windows	Aluminium double glazed sliding with mosquito mess	Aluminium double glazed sliding with mosquito mess
Kitchen	Aluminium window	Aluminium window
Mosquito Shutter Provision	Yes	Yes
Common Area Windows	Aluminium glass window - Combination of 2 Track sliding & fixed glass	Aluminium glass window - Combination of 2 Track sliding & fixed glass
GRILLS / RAILINGS		
Window/ ventilator Grill	MS painted with synthetic enamel	MS painted with synthetic enamel
Balcony Railing	Glass railing with MS fittings	Glass railing with MS fittings
TOILET – INTERIOR FINISH		
Bathroom fixture	Kolher, TOTO, American Standard or equivalent makes	Kolher, TOTO, American Standard or equivalent makes
	European Water Closets- Wall mounted with concealed cistern	European Water Closets- Wall mounted with concealed cistern

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Ryma Sgawala
Authorised Signatory 41


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Annexure-3
Developer's Logo Mark



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**Annexure – 4
BOARD RESOLUTIONS**



EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF SHIRASA DWELLINGS PRIVATE LIMITED HELD AT THEIR REGISTERED OFFICE, NO.3, 4TH FLOOR, SALARPURIA WINDSOR, ULSOOR ROAD, BANGALORE ON MONDAY, THE 27TH DAY OF FEBRUARY 2023.

Chairman informed the Board that the Company is negotiating with **M/s. Eden Buildcon Pvt. Ltd.**, having its office at No. 3, 4th Floor, Salarpuria Windsor, Ulsoor Road, Bangalore - 560 042 ('Land Owner') for developing the land owned, all that part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana State, measuring 9.50 Acres.

Further Chairman informed the Board that, the Company is desirous of executing a Joint Development Agreement Cum General Power of Attorney with M/s. Eden Buildcon Pvt. Ltd., for developing the said Land and draft copy of the Joint Development Agreement Cum Power of Attorney and authorizing Mr. Piyush Agarwal, Authorized Signatory of the Company to sign the Joint Development Agreement Cum Power of Attorney on behalf of the Company is placed before the Board for approval.

After due discussions it was resolved that:

RESOLVED THAT: the consent of the Board be and is hereby given to the Company to enter into a Joint Development Agreement Cum Power of Attorney with M/s. Eden Buildcon Pvt. Ltd., as per the terms and conditions contained in the draft copy of Joint Development Agreement Cum Power of Attorney for developing the part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana State, measuring 9.50 Acres.

RESOLVED FURTHER THAT: Mr. Piyush Agarwal, Authorized Signatory of the Company be and is hereby authorized for and on behalf of the Company to sign the Joint Development Agreement Cum Power of Attorney with M/s. Eden Buildcon Pvt. Ltd., (Land Owner) for developing the part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana State, measuring 9.50 Acres.

RESOLVED FURTHER THAT: Mr. Piyush Agarwal is further authorized to present the Joint Development Agreement Cum Power of Attorney duly signed by him before the concerned Sub-Registrar Office at Hyderabad for registering the documents and completing all the formalities of registration on behalf of the Company

RESOLVED FURTHER THAT: Mr Piyush Agarwal - Authorised signatories of the company be and is hereby authorised to do all such acts, deeds and things as may be necessary to give effect to this resolution."

// CERTIFIED TO BE TRUE //

For **SHIRASA DWELLINGS PRIVATE LIMITED,**

KAVINDRA KUMAR MISHRA
Director
DIN: 02433753
Salarpuria Sattva Cadenza, No. 602, 6th Floor, Tower 7, Viola Block, Kudlu,
Bangalore - 560 068

SHIRASA DWELLINGS PRIVATE LIMITED

Regd and Corp office: 4th floor Salarpuria Windsor, No. 3, Ulsoor Road, Bangalore - 560 042, Karnataka,
Tel: 91 80 42699000 Fax: 91 80 42699011 Website: www.sattvagroup.in Email: secretariat@sattvagroup.in
CIN: U45309KA2022PTC160816.

For **Eden Buildcon Pvt. Ltd.**

Authorized Signatory

43
For **SHIRASA DWELLINGS PRIVATE LIMITED**

Authorized Signatory

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF EDEN BUILDCON PRIVATE LIMITED AT THEIR MEETING HELD ON MONDAY, THE 27TH DAY OF FEBRUARY 2023, AT REGISTERED OFFICE THE COMPANY, SALARPURIA WINDSOR, 4TH FLOOR, NO. 3, ULSOOR ROAD, BANGALORE - 560 042, KARNATAKA - INDIA

Chairman informed the Board that the Company is negotiating with M/s. Shirasa Dwellings Pvt. Ltd., having its office at No. 3, 4th Floor, Salarpuria Windsor, Ulsoor Road, Bangalore - 560 042 ("Developer") for developing the land owned by the Company, all that part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana State, measuring 9.50 Acres (LAND)

Further Chairman informed the Board that the Company is desirous of entering in to a Joint Development Agreement Cum General Power of Attorney with M/s. Shirasa Dwellings Pvt. Ltd., for developing the "Land" and draft copy of the Joint Development Agreement Cum Power of Attorney and authorizing Mr. Amit Bagla, Authorized Signatory of the Company to sign the Joint Development Agreement Cum Power of Attorney on behalf of the Company is placed before the Board for approval.

After due discussions it was resolved that,

RESOLVED THAT: the consent of the Board be and is hereby given to the Company to enter into a Joint Development Agreement Cum Power of Attorney with M/s. Shirasa Dwellings Pvt. Ltd., as per the terms and conditions contained in the draft copy of Joint Development Agreement Cum Power of Attorney for developing the part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana State, measuring 9.50 Acres (LAND).

RESOLVED FURTHER THAT: Mr. Amit Bagla, Authorized Signatory of the Company be and is hereby authorized for and on behalf of the Company to sign the Joint Development Agreement Cum Power of Attorney with the Developer M/s. Shirasa Dwellings Pvt. Ltd., for developing the part of property bearing Plot No. 1, Empire-I venture, in Survey No. 239 (Part) and 240 (Part), situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana State, measuring 9.50 Acres (LAND).

RESOLVED FURTHER THAT: Mr. Amit Bagla is further authorized to present the Joint Development Agreement Cum Power of Attorney duly signed by him before the concerned Sub-Registrar Office at Hyderabad for registering the documents and completing all the formalities of registration on behalf of the Company

RESOLVED FURTHER THAT: Mr. Amit Bagla - Authorised signatories of the company be and is hereby authorised to do all such acts, deeds and things as may be necessary to give effect to this resolution."

//Certified True Copy//

For and on behalf of Board of Directors of
Eden Buildcon Private Limited,

Pradeep Kumar Dhandhanian
Director
DIN: 00387006
Salarpuria Greenage,
Ginger 1201, Hosur Road,
Bangalore - 560 068

EDEN BUILDCON PRIVATE LIMITED

(Formerly: EDEN BUILDCON LIMITED)

Regd & Corp office: Salarpuria Windsor, 4th Floor, No. 3, Ulsoor Road, Bangalore - 560 042, Karnataka, India.
Tel: 91 80 42699000 Email: secretarial@sattvagroup.in Website: www.sattvagroup.in CIN: U45201KA2006PTC145150

For Eden Buildcon Pvt. Ltd.

Authorised Signatory

For SHIRASA DWELLINGS PRIVATE LIMITED

Authorised Signatory

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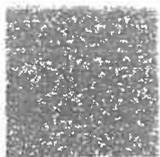




भारत सरकार



అమిత్ బాగ్లా
Amit Bagla
పుట్టిన తేదీ/DOB: 11/03/1983
పురుషుడు/ MALE



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VID 9123 3807 7734 3068

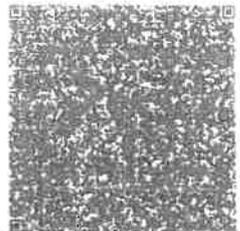
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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
సంబంధితం: ప్రేమ్ కుమార్ బాగ్లా, ఫ్లాట్ నెం-1302, బ్లాక్-
ఈ, లాన్సమ్ ఎటానియా, పుప్పలగూడ, కె.వి. రంగారెడ్డి,
తెలంగాణ - 500089
Address:
G/O: Prem Kumar Bagla, Flat No-1302, Block-
E, Lansum Etania, Puppalaguda, K.V.
Rangareddy,
Telangana - 500089



9584 6905 5005
VID : 9123 3807 7734 3068

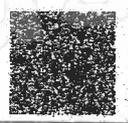
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Government of India



బీసం రాఘవేందర్ రెడ్డి
Beesam Raghavender Reddy
పుట్టిన తేదీ/DOB: 17/04/1982
పురుషుడు/ MALE



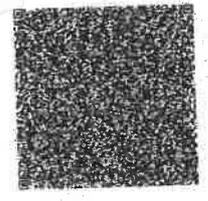
5648 2783 4757
VID: 9118 4966 8172 4936

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O: బి. శివ రెడ్డి, 4-3-76, మల్లికార్జున కోల్నీ, దత్తు
కాంపౌండ్ జగిర్, బండ్లగూడ జాగిర్, రంగారెడ్డి, కె.వి.
రంగారెడ్డి
తెలంగాణ - 500086



Address:
S/O: B. Shiva Reddy, 4-3-76,
mallikarjuna colony, near dasnna
compound, bandlaguda jagir,
Rajendranagar, K.V. Rangareddy,
Telangana - 500086

5648 2783 4757
VID: 9118 4966 8172 4936

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సట్ల రాజేశం
Satla Rajesham
DOB: 20-07-1987
Gender: Male



3456 2322 3376

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
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S/O: సట్ల రామలు, 4-60, కొత్తపల్లి,
బీమడేవరపల్లి, కె.వి. రంగారెడ్డి,
కె.వి. రంగారెడ్డి, కరీంనగర్, తెలంగాణ,
505497

Address:
S/o: Satla Ramulu, 4-60,
Kothapally, Bheemadevarapally,
Kothapalle, Kothapalli,
Bheemadevarpalle, Karimnagar,
Telangana, 505497



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भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/ Enrolment No.: 1129/21814/04837

To
पियूष अग्रवाल
Piyush Agarwal
S/O Pawan Kumar Agarwal
caltex chowk
Kishanganj
Kishanganj Bihar - 855107
9701012304

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आपका आधार क्रमांक / Your Aadhaar No. :

8215 9445 2945

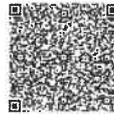
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



पियूष अग्रवाल
Piyush Agarwal
जन्म तिथि/DOB: 02/01/1986
पुरुष/ MALE



8215 9445 2945

मेरा आधार, मेरी पहचान



सत्यमेव जयते
Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O Pawan Kumar Agarwal, caltex
chowk, Kishanganj, Kishanganj,
Bihar - 855107

पता:

S/O पवन कुमार अग्रवाल, काल्तेक्स चौक,
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Piyush Agarwal

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