

ORIGINAL

15188

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

క్ర.సం / శ్రీ Chandann Malhar Rao and others

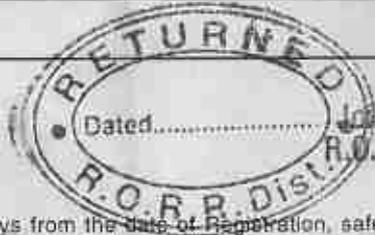
ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది. Flater

దస్తావేజు స్వభావము	DA&PA		
దస్తావేజు విలువ	54674000		
స్టాంపు విలువ రూ.	100		2245/18
దస్తావేజు నెంబరు	955/8		Nanchangda (P18)
రిజిస్ట్రేషన్ రుసుము	20000		
లోటు స్టాంపు (D.S.D.)	5467400	శా.సం.:	696C1807028
GHMC (T.D.)	-		R 5467400
యూజర్ ఛార్జీలు	300		
అదనపు షేక్లు			Flater
5 x .....			
మొత్తం	5487400		

(అక్షరాల) Flater

తేది 7/12/18

చావను తేది \_\_\_\_\_



Chandann Malhar Rao  
 Joint Sub Registrar-II  
 R.O. Ranga Reddy Dist.  
 500001

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

2123 "ORIGINAL"

22/05/2018

PBS/18

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sabiha K 290097

3736

07/02/2018

Sr. No. Date

Sold to Y. Vijay Kumar

Sr. No. Who To Sham Karagah

For whom Vasavi Infrastructures LLP

Smt. SABIHA BEGUM

LICENSED STAMP VENDOR

Lic.No.15-23-014/2013

Ren.No.15-23-038/2016

H.No.13-5-139/2 V. Rama Rao Nagar,

Mothi Nagar, Borabanda,

Balanagar (M), Ranga Reddy District

Cell:9052777508

**DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY**

**THIS DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY** is made and executed on this 7<sup>th</sup> day of February, 2018 at Hyderabad, Telangana State

by and between:-

1. **M/s Budhapurnima Erectors & Estates Private Limited**, a company incorporated under Companies Act, 1956, with registration No. 01-28574/CIN U45200AP1997PTCO28574, PAN : AABCB4792N, having its registered office at Plot No. 4 & 5, Kousalya Estates, Karkhana, Secunderabad represented by its Director and authorized representative

For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT LTD

*[Signature]*

Director

*[Signature]*

DIRECTOR

For VASAVI INFRASTRUCTURES LLP

*[Signature]*

Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

*[Signature]*

Director

For Skhandagiri Textiles Pvt. Ltd.

*[Signature]*

Director

For VASAVI-INFRASTRUCTURES LLP

*[Signature]*

Designated Partner

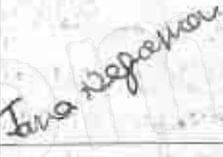
For ANNADATA AGRO FARMS PVT. LTD.

*[Signature]*

Director

**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 3 and 4 on the 07th day of FEB, 2018 by Sri Chandana Mohan Rao

Execution admitted by / Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 VIJAY KUMAR YERRAM (OF [1510-1-2018-2124])	VIJAY KUMAR YERRAM ( DESIGNATED PARTNERS) S/O. SHANKARAIAH R/O, VILLA 32, LUXURA GREENS, NEW BOWENPALLY, SEC'BAD	
2	EX		 MAVURI VENKATA RAMANA ( [1510-1-2018-2123])	MAVURI VENKATA RAMANA ( DIRECTOR) S/O. SATYANARAYANA R/O.HNO. 53-33-16, K.R.M.COLONY, VISAKHAPATNAM,	
3	EX		 MAVURI VENKATA RAMANA (OF [1510-1-2018-2123])	MAVURI VENKATA RAMANA S/O. SATYANARAYANA R/O.HNO. 53-33-16, K.R.M.COLONY., VISAKHAPATNAM,	
4	EX		 JANA NAGAMANI ( DIRE: [1510-1-2018-2129])	JANA NAGAMANI ( DIRECTOR) W/O. RAMA RAO R/O. HNO. 8-2-883/28/A, PLOT N NO. 21/A, PHASE I, ROAD O. 2, JUBILEE HILLS HYDERABAD	
5	EX		 ALLAKA SATYANARAYANA ( [1510-1-2018-2123])	ALLAKA SATYANARAYANA ( DIRECTOR) S/O. NARASIMHA RAO R/O, PLOT NOS. 4 & 5, KOUSALYA ESTATES., KARKHANA, SEC'BAD	
6	EX		 CHANDANA MOHAN RAO ( [1510-1-2018-2123])	CHANDANA MOHAN RAO S/O. PAGESWARA RAO R/O. PLOT NO. 4 & 5, KOUSALYA ESTATES, KARKHANA, SEC'BAD	

Bk - 1, CS No 2123/2018 & Doc No. 85/18  
Sheet 1 of 37 Joint SubRegistrar  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



Sri. Chandana Mohan Rao (PAN: AAZPC0741P)(Aadhaar No. : 995520110496) S/o.Nageswara Rao, Age: 72 Years, Occupation: Business, Resident of Plot Nos. 4 & 5, Kousalya Estates, Karkhana, Secunderabad, vide Resolution dated 07-02-2018, hereinafter referred as "Land Owner No. 1" which expression shall mean all of its successors in interest, representatives, administrators and assigns, etc.

2. **M/s Green House Plantations Private Limited**, a company incorporated under the Companies Act, 1956, with registration No. 01-28563/CIN U01122AP1997PTCO28563, PAN : AABCG3057B, having its registered office at Plot No. 4 & 5, Kousalya Estates, Karkhana, Secunderabad represented by its Director and authorized representative Sri Allaka Satyanarayana, (PAN :AEKPA2649L)( Aadhaar No. :658132980024) S/o Narasimha Rao, Age: 42 Years, Occupation: Business, Resident of Plot Nos. 4 & 5, Kousalya Estates, Karkhana, Secunderabad, vide Resolution dated 07-02-2018, hereinafter referred as "Land Owner No. 2" which expression shall mean all of its successors in interest, representatives, administrators and assigns, etc.

3. **M/s Vijayanagar Real Estate Private Limited**, a company incorporated under Companies Act, 1956, with registration No. 01-28682/CIN U70102AP1998PTCO28682, PAN : AABCV1489J, having its registered office at D.No. 8-2-893/28/A, Plot No. 21/A, Phase -I, Road No. 2, Jubilee Hills cooperative House Building Society, Jubilee Hills, Hyderabad represented by its Director and authorized representative Sri Jana Nagamani W/o Rama Rao (PAN:AEUPJ3950Q) (Aadhaar No.405630123553) Age: 49 Years, Occupation: Business, Resident of D. NO. 8-2-893/28/A, Plot No. 21/A, Phase-1, Road No. 2, Jubilee Hills Coop. House Building Society, Jubilee Hills, Hyderabad, vide Resolution dated 07-02-2018, hereinafter referred as "Land Owner No.3" which expression shall mean all of its successors in interest, representatives, administrators and assigns, etc.

4. **M/s Skandagiri Textiles Private Limited**, a company incorporated under Companies Act, 1956 with registration No. 01-28671/ CIN U17109AP1998PTCO2861, PAN : AAEC9540C, having its registered office at Plot No. 4&5, Kousalya Estates, Karkhana, Secunderabad represented by its Director and authorized representative Sri. Mavuri Venkata Ramana (PAN ABWPM3763B)(Aadhaar No.869065426706), S/o Satyanarayana,, Age: 47 Years, Occupation: Business, Resident of H. No. 53-33-16, K.R.M. Colony, Visakhapatnam, vide Resolution dated 07-02-2018, hereinafter referred as "Land Owner No.4 "which expression shall mean all of its successors in interest, representatives, administrators and assigns, etc.

For Budhapurnima Erectors & Estates Pvt. Ltd. **GREEN HOUSE PLANTATIONS PVT LTD**

  
Director

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd. For Skhandagiri Textiles Pvt. Ltd.

  
Director

  
Director

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

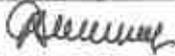
For ANNADAIA AGRO FARMS PVT. LTD.

  
Director

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 KALESHWAR VASGI: 07/02 [1510-1-2018-2123]	KALESHWAR VASGI VILLA NO.321 SHELNDID APARNA PALM MEADOWS POCHAMPALLY R.R.DIST	
2		 ALLAKA SUNEETHA KUMARI [1510-1-2018-2123]	ALLAKA SUNEETHA KUMARI P.NO.4 AND 5 KARTHANA KOUSALYA ESTATES AMARAVATHI COLONY SEC-BAD	

07th day of February, 2018

  
Signature of Joint SubRegistrar2  
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6750 Name: Kaleshwar Vasgi	S/O Late V Rajeshwar, Kompalle, Qutubullapur, K.v. Rangareddy, Telangana, 500014	
2	Aadhaar No: XXXXXXXX4975 Name: Allaka Suneetha Kumari	W/O Allaka Satyanarayana, secunderabad, Hyderabad, Andhra Pradesh, 500015	
3	Aadhaar No: XXXXXXXX0496 Name: Mohana Rao Chandana	S/O Nageswara Rao Chandana, Tirumalagiri, Tirumalagiri, Hyderabad, Telangana, 500015	
4	Aadhaar No: XXXXXXXX0024 Name: Allaka Satyanarayana	S/O Late Allaka Narsimha Rao, Secunderabad, Secunderabad, Hyderabad, Telangana, 500003	
5	Aadhaar No: XXXXXXXX3553 Name: Jana Nagamani	W/O Jana Rama Rao, Hyderabad, Hyderabad, Andhra Pradesh, 500033	
6	Aadhaar No: XXXXXXXX6706 Name: Mavuri Venakata Ramana	S/O Mavuri Satyanarayana Late, Visakhapatnam (Urban), Visakhapatnam, Andhra Pradesh, 530013	
7	Aadhaar No: XXXXXXXX6706 Name: Mavuri Venakata Ramana	S/O Mavuri Satyanarayana Late, Visakhapatnam (Urban), Visakhapatnam, Andhra Pradesh, 530013	

Bk-1 CS No 2123/2018 & Decr No 18518  
9045/18 Joint SubRegistrar2  
Ranga Reddy (R.O)



5. **M/s Annadata Agro Farms Private Limited**, a company incorporated under the Companies Act, with registration No. 01-024029/ CIN: U01113AP1996PTCO24029, PAN : AABCA7193C, having its registered office at Plot No. 4&5, Kousalya Estates, Karkhana, Secunderabad represented by its Director and authorized representative Sri Mavuri Venkata Ramana (PAN ABWPM3763B)(Aadhaar No.869065426706), S/o Satyanarayana, Age: 47 Years, Occupation: Business, Resident of H. No. 53-33-16, K.R.M. Colony, Visakhapatnam, vide Resolution dated 07-02-2018, hereinafter referred as "Land Owner No. 5" which expression shall mean all of its successors in interest, representatives, administrators and assigns, etc.,

Hereinafter the above LAND OWNERS No.1 to 5 are to collectively called and referred as the "**LAND OWNERS**", which term shall also mean and include all their legal heirs, executors, administrators, successors, assignees and representatives etc. of FIRST PART.

**AND**

**M/s Vasavi Infrastructures LLP**, a Limited Liability Partnership Firm incorporated under the LLP Act, 2008, having LLP Identification No.AAG-1138 and having its Registered Office at 8-2-269/S/59, Sagar Society, Road No.2,Banjara Hills, Hyderabad,Telangana - 500034 (PAN: AANFV6881H) Represented by its Designated Partners 1. Sri.Vijay Kumar Yerram, S/o Sri. Shankaraiah, aged about 52 years, Villa No.32, Luxura Greens, New Bowenpally.(PAN:AAHPY8528L) 2.M/s.Sumadhura Infracon Pvt Ltd., Represented by G.Madhusudhan, s/o.LateG.Sattaiah, aged 47 years, No.43, 2nd Floor, "CKB PLAZA", Varthur Main Road, Marthalli, Bangalore-560037.(PAN - AAOFV5588L).

[HEREINAFTER to be called and referred as the "**DEVELOPER**" which term shall also mean and include all its executors, administrators, successors, assignees and legal representatives, etc., of SECOND PART]

**WHEREAS**

1. The Land Owner No. 1 is the absolute owner and peaceful Possessor of land to an extent of 2154.82 Sq. Yards in Sy.No. 145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana.

For Budhapurnima Erectors & Estates Pvt. Ltd.

or GREEN HOUSE PLANTATIONS PVT LTD

*[Signature]*  
Director

*[Signature]*

DIRECTOR For VASAVI INFRASTRUCTURES LLP

For Vijayanagar Recl Estates Pvt. Ltd. For Skhandagiri Textiles Pvt. Ltd.

*[Signature]*  
Director  
For ANNADATA AGRO FARMS PVT. LTD.

*[Signature]*  
Director

*[Signature]*  
Designated Partner

For VASAVI INFRASTRUCTURES LLP  
*[Signature]*  
Designated Partner

*[Signature]*  
Director

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
8	Aadhaar No: XXXXXXXX9822 Name: Yerram Vijay Kumar	S/O Yerram Shankaraiah, Tirumalagiri, Tirumalagiri, Hyderabad, Telangana, 500011	

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

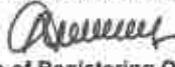
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	5467400	0	0	0	5467500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	300	0	0	0	300
<b>Total</b>	<b>100</b>	<b>0</b>	<b>5487700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5487800</b>

Rs. 5467400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 546740000/- was paid by the party through E-Challan/BC/Pay Order No. 696C18070218 dated 07-FEB-18 of SBH/PSB BANJARAHILLS HYDERABAD

E-Challan Details Received from Bank:

(1). AMOUNT PAID: Rs. 5487700/-, DATE: 07-FEB-18, BANK NAME: SBH, BRANCH NAME: PSB BANJARAHILLS HYDERABAD, BANK REFERENCE NO: 085285959, REMITTER NAME: VASAVI INFRASTRUCTURES LLP, EXECUTANT NAME: BHUDHAPURNIMA ERECTORS AND ESTATES PVT, CLAIMANT NAME: VASAVI INFRASTRUCTURES LLP.

Date:  
07th day of February, 2018

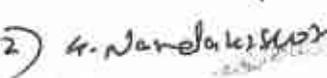
  
Signature of Registering Officer  
Ranga Reddy (R.O)

Bk-1 CS No 2123/2018 & Doct No 18519  
Sheet 3 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)

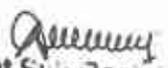
1939512 Magha 18th



జనన తారీఖు నోటు (Also to) (G. MADHAV SUDHAN)  
S/o. G. SATTANAH AGE: 47 yrs  
R/o. No-43, 2nd FLOOR CKB PLAZA  
VARTHUR MAIN ROAD, MARATHALLI  
BANGALORE.

1)  (G. RAMDEV REDDY S/o. G. SATYANARAYANA AGE: 44 yrs  
No. 8-3-228/678/160, KARMIKANAR, Hyd.  
2)  (K. NANDA KISHORE S/o. K. SHYAM SUNDER AGE: 35 yrs  
R/o. 57/228 CHINTAL, Hyd.

2018  
1939  
Generated on 07/02/2018 16:19:54

  
Joint Sub-Registrar  
R.O., R.R. Dist, T.S.



I.A. The Land Owner No.1 has purchased land to an extent of Ac. 01-00 gts in Sy.No. 145 vide registered sale deed dated 14.3.2002 bearing No.2164/2002 and subsequently, sold land admeasuring 2685.18 Sq. yards in favor of M/s Indmax Infrastructure India (Private) Limited, a company registered under the Companies Act, 1956 having its registered office at Flat No. 209, Venkata Ramana Towers, Basheerbagh, Hyderabad (hereinafter referred as "Indmax") vide registered sale deed 2011/2011 and the document was registered at Registrar of Assurances, Ranga Reddy and the Land Owner No.1 thus remained with land admeasuring 2154.82 Sq. yards in Sy.No. 145.

II. The Land Owner No.2 is the absolute owner and peaceful Possessor of land to an extent of 3167.01 Sq. Yards in Sy.No. 145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana.

II.A. The Land Owner No. 2 has purchased land to an extent of Ac. 01-20 gts in Sy.No. 145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana vide registered sale deed dated 14.3.2002 bearing No. 2163/2002 and subsequently, sold land admeasuring 4092.99 Sq. yards in favor of Indmax vide registered sale deed bearing No. 2011/2011 and the document was registered at Registrar of Assurances, Ranga Reddy and the Land Owner No. 2 thus remained with land admeasuring 3167.01 Sq. yards in Sy.No. 145.

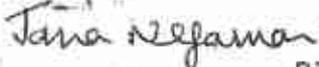
III. The Land Owner No. 3 is the absolute owner and peaceful Possessor of land to an extent of 2165.64 Sq. Yards in Sy.No.145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana.

III.A. The Land Owner No. 3 has purchased land to an extent of Ac. 01-00 gts in Sy.No. 145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana vide registered sale deed dated 14.3.2002 bearing No. 2162/2002 and subsequently, sold land admeasuring 2674.36 Sq. yards in favor of Indmax vide registered sale deed 2011/2011 and the document was registered at Registrar of Assurances, Ranga Reddy and the Land Owner No.3 thus remained with land admeasuring 2165.64 Sq. yards in Sy.No. 145.

For Budhapurnima Erectors & Estates Pvt. Ltd.  
  
Director

or GREEN HOUSE PLANTATIONS PVT LTD  
  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.  
  
Director

For Skhandagiri Textiles Pvt. Ltd.  
  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For ANNADAIA AGRO FARMS PVT. LTD.  
  
Director

Bk-1 CS No 2123/2018 & Decl. No. 2018  
Sheet 4 of 371 Joint SubRegistrar2  
Ranga Reddy (R.O)

Registered as Document No. 2045  
701871939 SE of Book 1 and assigned the  
Identification Number as 1854-1-2045-2018  
For Scanning.  
Date

Registering Office  
Joint Sub-Registrar-II  
R.O., R.H. Dist., T.S.

9 FEB 2018



Generated on: 07/02/2018 08:19:54 PM



IV. The Land Owner No. 4 is the absolute owner and peaceful Possessor of land to an extent of 2227.64 Sq. Yards in Sy.No.145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana.

IV.A. The Land Owner No.4 has purchased land to an extent of Ac. 01-00 gts in Sy.No.145 situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana vide registered sale deed dated 14.3.2002 bearing No. 2161/2002 and subsequently, sold land admeasuring 2612.26 Sq. yards in favor of Indmax vide registered sale deed 2011/2011 and the document was registered at Registrar of Assurances, Ranga Reddy and the Land Owner No.4 thus remained with land admeasuring 2227.65 Sq. Yards in Sy.No. 145.

V. The Land Owner No. 5 is the absolute owner and peaceful possessor of land to an extent of Ac. 00-35 gts or (4235 Sqyards) in Sy.No. 91/2 Part situated at Nanakramguda Village, SerilingampallyMandal, Ranga Reddy District in the State of Telangana vide registered sale deed dated 14.3.2002 bearing document No. 2165/2002 and the document was registered at Registrar of Assurances, Ranga Reddy.

V.A. The LAND OWNERS have acquired land admeasuring 650 Sq. Yards in Sy.No.145 situated at Nanakramguda Village, SerilingampallyMandal, Ranga Reddy District in the State of Telangana vide registered exchange deed dated 4.2.2011 bearing No. 2009/2011 by exchanging land admeasuring 1210 Sq. Yards in Sy.No. 145 jointly contributed by Land Owner No. 1 to Land Owner No. 4 with Indmax and the document was registered at Registrar of Assurances, Ranga Reddy.

Whereas after all the above said transactions described in detail under paragraphs I-IA to V-VA the LAND OWNERS are present left with the total land admeasuring 11503 Sq. yards or 9617 Sq. Mtrs. in the Sy.No.145/Part and Sy.No.91/2 Part, situated at Nanakramguda Village, SerilingampallyMandal, Ranga Reddy District Described in detail in the Schedule of the Property and the LAND OWNERS have been in continuous, uninterrupted and peaceful possession of the Schedule Property.

WHEREAS the Sy.NO.91/2 part is was declared under retainable area under ULC Memo. No.H/A6/1860/2010.

WHEREAS as each of the aforesaid Properties described in detail above I-IA to V-VA are situated adjacent to one another and totally admeasures 11503 Sq.Yards or 9,617Sq.Meters, situated at Nanakramguda Village, SerilingampallyMandal, Ranga Reddy District, Telangana which Property is morefully described in the Schedule hereunder and heroinafter referred as the "SCHEDULE OF PROPERTY". The LAND OWNERS hereinabove have

For Budhapurnima Erectors & Estates Pvt. Ltd.

*[Signature]*

Director

or GREEN HOUSE PLANTATIONS PVT LTD

*[Signature]*

DIRECTOR

For VASAVI INFRASTRUCTURED LLP

Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

*[Signature]*

For Skhandagiri Textiles Pvt. Ltd.

*[Signature]*

Director

For VASAVI INFRASTRUCTURED LLP

*[Signature]*

Designated Partner

For ANIMALARIA AGRO FARMS PVT LTD

*[Signature]*

Bk - 1 QS No 2123/2018 & Dect No 5518  
Sheet 5 of 354 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



decided to entrust the same to the DEVELOPER of the Second Part herein for the purpose of Development of the same into a Luxury "Multistoried High Rise Residential Apartment Complex" combining with the adjacent land totally admeasuring 13924 Sq. Yards or 11642 Sq. Mtrs in Sy.No.145 Part and 91/2 Part, situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana belonging to and owned by Indmax Infrastructure India Private Limited (CIN : U45200AP2006PTC0484261) and Group Company of the DEVELOPER, which was earlier acquired by the said company from the LAND OWNERS through the sale deed bearing Document No.2011/2011 dated 04-02-2011, exchange deed bearing Document No.2009/2011 dt.04-02-2011, registered with the Office of the District Registrar, Ranga Reddy District and also Doc.Nos.13532/2006 dt.26-06-2006, 15196/2006, dt.26-07-2006, 16653/2006 dt.27-07-2006, 13791/2006, dt.29-06-2006, 13561/2006, dt.26-06-2006, 13529/2006 dt.26-06-2006, 15991/2006 dt.02-08-2006 and 159/2008 dt.08-01-2008. WHEREAS thus the land belonging to LAND OWNERS admeasuring 11503 Sq Yards or 9617 Sq. Mtrs and land belonging to the DEVELOPER group company admeasuring 13924 Sq. Yards, which becomes a single and contiguous parcel of land totally admeasuring 25428 Sq. Yards or 21261 Sq. Mtrs. is the total Project Land, which shall be developed into a "Multistoried High Rise Residential Apartment Complex"

WHEREAS the DEVELOPER herein viz., M/s Vasavi Infrastructures LLP., which is in the business of real estate development, has required expertise, financial and managerial capabilities, clout, men and machinery to undertake the development of the properties approached the LAND OWNERS for the development of SCHEDULE OF PROPERTY into a "Multistoried High Rise Residential Apartment Complex".

WHEREAS the LAND OWNERS being agreeable to the proposal of the DEVELOPER herein, hereby represent and warrant with respect to the SCHEDULE OF PROPERTY herein to the DEVELOPER;

- (i) That the LAND OWNERS are the absolute owners and have clear, marketable, subsisting title and vacant physical possession of the SCHEDULE OF PROPERTY and that none other than the LAND OWNERS have any right, title and interest or share therein.
- (ii) That there are no litigations or disputes pending in respect of the SCHEDULE OF PROPERTY nor have they entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the SCHEDULE OF PROPERTY with any other person/s, nor have they issued any power/s of attorney or any other authority, oral

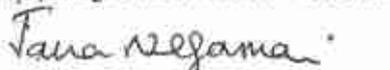
For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT LTD

  
Director

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

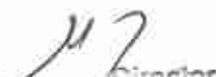
  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
Designated Partner

For ANNADATA AGRO FARMS PVT. LTD.

  
Director

Bk - 1, CS No 2123/2018 & Doct No 1854  
19 Sheet 6 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



or otherwise empowering any other person/s to deal with the SCHEDULE OF PROPERTY in any manner, whatsoever.

- (iii) That the SCHEDULE OF PROPERTY is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;
- (iv) That there are no claims, mortgages, charges, lien or encumbrances on the SCHEDULE OF PROPERTY;
- (v) That there are no pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the SCHEDULE OF PROPERTY in any manner, whatsoever;
- (vi) That there are no easements, quasi-easement, restrictive covenants or other rights in respect of the SCHEDULE OF PROPERTY and that the LAND OWNERS have not received any notice of acquisition or requisition in respect of the SCHEDULE OF PROPERTY under any Statute or from any authority.
- (vii) That they have the full power and legal authority to execute, deliver and perform the terms and conditions of this deed as relates to the SCHEDULE OF PROPERTY to which they hold title;

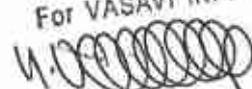
WHEREAS the DEVELOPER acting on the above representations has offered to develop the Project on the "SCHEDULE PROPERTY" at its own cost and expense and agreed to construct and complete the Project of "Multistoried High Rise Residential Apartment Complex" in accordance with the scheme formulated by it as agreed upon and as set out hereunder for construction thereon.

WHEREAS the DEVELOPER having got thoroughly satisfied with the right, title, interest and ownership of the LAND OWNERS over the "SCHEDULE PROPERTY", being part of the land earlier acquired by the LAND OWNERS to the extent of Ac. 5-35 Guntas, part of which was sold to Indmax Infrastructure India Private Limited have come forward to develop the Schedule Property being contiguous and adjacent land, of the total extent of land of 25428 Sq. Yards or 21261 Sq. Mtrs. to develop the "Multistoried High Rise Residential Apartment Complex".

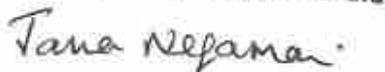
For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT. LTD

  
Director

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For ANNADATA AGRO FARMS PVT. LTD.

  
Director

Bk - 1, GS No 2123/2018 & Do&T No. 153/18  
18/18. Sheet 7 of 35 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



WHEREAS pursuant to the offer made by the DEVELOPER and accepted by the LAND OWNERS to develop the SCHEDULE PROPERTY into a "Multistoried High Rise Residential Apartment Complex", the LAND OWNERS and DEVELOPER have come to an understanding to develop the SCHEDULE PROPERTY and the Parties hereinabove have deemed fit and proper to reduce the terms and conditions reached among themselves into writing and hence this DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY.

**NOW THIS DEVELOPMENT AGREEMENT -CUM-IRREVOCABLE  
GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER:**

The LAND OWNERS and the DEVELOPER hereto agree that the SCHEDULE OF PROPERTY shall be developed into a Multistoried Residential Apartment Complex comprising of Residential Flats and *inter-alia* constructed areas in the shape of Residential Flats along with parking areas and the said Multistoried Residential Apartment Complex and proportionate undivided share of land out of the SCHEDULE OF PROPERTY shared between both the parties in the manner and in accordance with the terms and conditions recorded hereinafter:

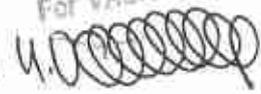
**1. CONSTRUCTION:**

- (a) The DEVELOPER hereby agrees and undertakes to develop the SCHEDULE OF PROPERTY into a Residential Apartment Complex with required number of parking floors in Cellar/ Basement/Stilt and Thirty Six Upper Floors for Residential Flats comprising of various blocks as per the permit and sanction of plans to be accorded by the Authorities. It is further agreed among the LAND OWNERS and the DEVELOPER that the total cost of construction of Residential Apartment Complex including development shall be borne exclusively by the DEVELOPER.
- (b) That in pursuance of the foregoing, the LAND OWNERS hereby authorize and empower the DEVELOPER to develop the SCHEDULE PROPERTY herein into a "Multistoried High Rise Residential Apartment Complex" consisting of Parking floors in Cellar/Basement/Stilt and Thirty Six Upper Floors for Residential Flats at the own cost and expense of the DEVELOPER as per the architectural designs, permit and sanction of plans to be accorded and approved by the Competent Authorities and as per the detailed specifications appended herewith.

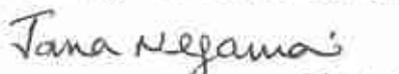
For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT. LTD

  
Director

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

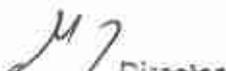
  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For ANNADATA AGRO FARMS PVT. LTD.

  
Director

Bk - 1 CS No 2123/2018 & Decr No 18518 And  
Sheet 8 of 37 Joint Sub Registrar 2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



- (c) The DEVELOPER shall undertake the construction work and complete the Project thereon by itself through competent contractors and sub-divide the work or appoint reputed construction companies as sub-contractors as it may deem fit and proper. The DEVELOPER alone shall also be entitled to call for tenders/bids or adopt any other method for the purposes of selection of contractors or agents, employees etc., required for construction or other purposes covered by this Agreement.
- (d) The DEVELOPER shall prepare and finalize the layout, construction plans and shall endeavor to obtain the required sanctions, permits and approvals from the statutory Authorities subject to LAND OWNERS title documents being fit for submission and obtaining for approval, however any expenditure including the expenditure incurred towards payments of fees, charges as may be levied by the concerned Authorities together with other incidental costs/charges shall be exclusively borne by the DEVELOPER.
- (e) The entire and total expenses and costs with regard to the development and construction of "Multistoried-High Rise Residential Apartment Complex" as envisaged shall be exclusively borne and paid by the DEVELOPER. As per the specifications contained in Annexure-A
- (f) The DEVELOPER will be entitled to engage architects, engineers, contractors and others as it deems fit to execute the construction work. In case of any disputes between the DEVELOPER and its contractors, architects, engineers and other workmen, suppliers of materials, the DEVELOPER alone shall settle the same at its own cost and effort.
- (g) The DEVELOPER shall be responsible for obtaining all necessary clearances/permits relating to construction from the statutory Authorities pertaining to construction of the Project and the cost for obtaining such permissions, preparation of the Plans and getting them sanctioned for construction of the Project on the SCHEDULE PROPERTY, shall be borne /incurred by the DEVELOPER only.

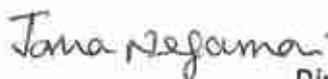
For Budhapurnima Erectors & Estates Pvt. Ltd.

  
Director

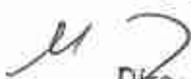
or GREEN HOUSE PLANTATIONS PVT LTD

  
DIRECTOR

For Vijayanagar Real Estates Pvt. Ltd

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP



For VASAVI INFRASTRUCTURES LLP

  
General Partner

For ANNADATA AGRO FARMS PVT. LTD.

  
Director

Bk. 1, CS No 2123/2018 & Dact No 1878  
9245/19 Joint Sub Registrar 2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



## 2. PERMISSION TO ENTER:

- (a) The LAND OWNERS hereby entrusted to the DEVELOPER, the SCHEDULE PROPERTY which is free from all the encumbrances and obstructions, solely for the purposes as contemplated in this Agreement and further authorized the DEVELOPER, its agents, servants, associates to enter upon the SCHEDULE OF PROPERTY for the exclusive purpose of developing the project.
- (b) The DEVELOPER shall from this date grant permission to enter upon the SCHEDULE PROPERTY as contemplated in this Clause, be deemed to have a permission to implement the Project on the SCHEDULE OF PROPERTY and the DEVELOPER'S right to carry out the construction and development works shall be continuous and the LAND OWNERS shall not in any manner whatsoever obstruct the implementation of the Project.
- (c) The LAND OWNERS shall not revoke the permission so granted, till the completion of the entire development as the agency created is one coupled with interest in so far as the DEVELOPER will be incurring huge expenditure for construction of the "Multistoried High Rise Residential Apartment Complex" in the SCHEDULE PROPERTY, having been permitted to develop by obtaining permits, sanction plans, license etc., provided nothing herein contained shall be construed as delivery of possession of the SCHEDULE OF PROPERTY in part performance of any Agreement of Sale under Section 53A of Transfer of Property Act, 1908 or Section 2(47)(v) of Income Tax Act, 1961.

## 3. PLANS/LICENCES:

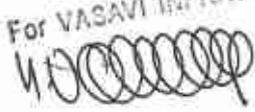
The DEVELOPER shall prepare the necessary Plans/Drawing/Designs for the Construction of "Multistoried High Rise Residential Apartment Complex" and the DEVELOPER at its cost shall submit the same to the concerned Authorities for sanction of License and Plan. The responsibility and expenses for preparing the Plans, Drawings, etc., and obtaining the necessary License and Sanctioned Plan, and all other permissions required to take up and complete the said construction and development on the SCHEDULE PROPERTY shall be that of the DEVELOPER only.

For Budhapurnima Erectors & Estates Pvt. Ltd.

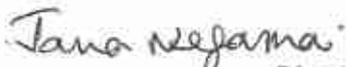
  
Director

OR GREEN HOUSE PLANTATIONS PVT LTD

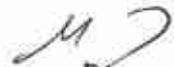
  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designer

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designer

For ANNADATA AGRO FARMS PVT. LTD.

  
Director

Bk - 1, CS No 2123/2018 & Decl.No. 5518  
2245/18 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



#### 4. CONSTRUCTION ACTIVITY:

- (a) The DEVELOPER shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the LAND OWNERS shall not interfere with the same. The quality of materials used shall conform to IS codes of BIS or equivalent thereto and the same shall be branded products and shall be in conformity with the specifications laid down in Annexure-A.
- (b) The LAND OWNERS shall extend full co-operation to the DEVELOPER to complete the development and completion of the Project undertaken by them. The LAND OWNERS shall not create any impediments or obstructions in the way of the DEVELOPER in developing or constructing the Project.

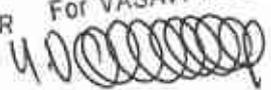
#### 5. COMPLETION:

- (a) The DEVELOPER of Second Part shall complete the construction Luxury "Multistoried High Rise Residential Apartment Complex" in accordance with sanctions from the authorities and handing over physical possession of completed Units/flats to LAND OWNERS within 60 (Sixty) months, from the date of sanction of the approval plans from GHMC. However the LAND OWNERS had granted a grace period of 06 (Six Months) to the DEVELOPER over and above the agreed. The period of completion shall be extended by such period, wherein the DEVELOPER is prevented from executing the Work under reference. In case the DEVELOPER requires to spent some time in excavation and removal of Rocks and Boulders during the course of execution of the Project under Reference, the DEVELOPER is entitled to claim such period lost in excavation and removal of Rocks and Boulders, provided, the Developer promptly notifying the same to the LAND OWNERS and taking their consent in writing for extension of time.
- (b) In the event of Delay in completion of project within the said period of 60 months from the date of GHMC permission, the Developer shall pay to Land owners a penalty @ of 5 Rs per Sft per month on unfinished portion till the completion of the Project in all aspects and handing over the position of Owner share.

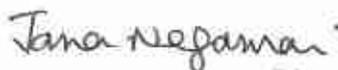
For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT LTD

  
Director

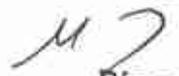
  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

FOR ANNADAIA AGRO FARMS PVT. LTD.

  
Director

Bk. 1, CS No 2423/2018 & Dtd No 18/11/18  
Sheet 11 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



- (c) In the event if the development activity is stalled on account of any third party claims over the property or due to any prohibition imposed by the Government or Court orders, the period consumed for clearance of such litigation or embargo shall be excluded from the above completion period and the period of completion will be correspondingly extended.

**6. FORCE MAJEURE:**

Notwithstanding anything contained under this agreement, the above stipulated time frame will be suitably extended, if the construction is not completed on account of unforeseen circumstances beyond the control of the DEVELOPER such as force majeure, act of god, natural calamities, war, strikes, agitations and further on account of restrictions and controls that may be put up by the government or the authorities or changes and amendments in the rules or regulations or in view of any prohibitory orders passed by the Hon'ble Courts or any third party claims over the SCHEDULE PROPERTY by virtue of which the applications for permission are not entertained and permissions and sanctions are not granted by the authorities and construction cannot be proceeded with or due to any other circumstances not attributable to any action of the DEVELOPER.

**7. SHARING OF SALEABLE BUILT-UP AREAS AND SHARING OF REVENUES :**

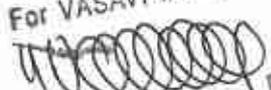
THAT the DEVELOPER in consideration of developing the Schedule Property is entitled for 70% of the super built up area of residential flats built on Schedule of Property i.e., a minimum of about 6,75,000Sft and 36 Floors out of Schedule Property along with undivided share of land proportionately coupled with all Common Rights, Car Parking's, Privileges, Usages etc., Likewise the LAND OWNERS being the owners of Schedule Property are entitled for 30% of the super built up area out of residential flats of the Schedule Property along with proportionate undivided share of land coupled with all Common Rights, Car Parking's, Privileges, Usages etc., out of SCHEDULE PROPERTY in the Luxury "Multistoried High Rise Residential Apartment Complex" that shall be constructed by the DEVELOPER in the SCHEDULE PROPERTY, so however that the Owners shall be given by the DEVELOPER a minimum super built up area of residential Flats of 2,05,000 Sqft. (Minimum of Two lakhs and Five Thousands Square Feet). Thus the LAND OWNERS shall be entitled for 30% of the total Super Built up area to be constructed on

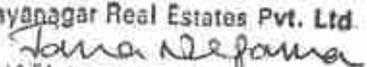
For Budhapurnima Erectors & Estates Pvt. Ltd.

or GREEN HOUSE PLANTATIONS PVT LTD

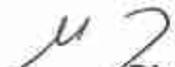
  
Director

  
DIRECTOR

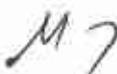
For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.  
  
For ANNAJATA AGRO FARMS PVT. LTD.  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

  
Director

Bk - 1, OS No 2123/2018 & Docl No. *118*  
Sheet 12 of 35 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



the Schedule Property or 2,05,000 Sft, whichever is higher, coupled with all Common Rights, Car Parking's, Privileges, Usages etc., out of Schedule Property in the Luxury "Multistoried High Rise Residential Apartment Complex", which shall be consisting of Minimum of about 6,75,000Sft and minimum of 36(Thirty Six) Floors and the LAND OWNERS shall be entitled for the said 30% of the Terrace Rights, Future Exploitation and construction over and above the 36 Floors built on the SCHEDULE PROPERTY.

The LAND OWNERS shall be given the said 30% share in the total built up area on the SCHEDULE PROPERTY at free of cost and LAND OWNERS shall not be required to pay or bear any part of the cost and expenses of the construction and development of the Luxury "Multistoried High Rise Residential Apartment Complex" on the SCHEDULE PROPERTY, including the expenditure for obtaining of the necessary permissions, sanctions, approvals.

It is further agreed that the LAND OWNERS and the DEVELOPER shall be treated as absolute owners of their respective entitled shares of constructed areas as per the terms of this Agreement read with the Flats to be allotted to each of the parties by virtue of Allocation Agreement/Joint declaration/ Supplementary Agreement/MOU to be entered into on a future date as stated below, which shall be registered with the Registrar of Assurance, and which shall be treated as part and parcel of the Development Agreement cum General Power of Attorney.

The DEVELOPER of Second Part will be deemed to have fulfilled their obligations when the finished constructed area in the shape of Residential Flats, completed as per specifications-in all aspects and made them ready for occupation, falling to the share of LAND OWNERS are delivered to them and obtaining Occupancy Certificate.

The sharing of the units between the Owners and Developer will be equal and proportionate in all the floors with their respective shares.

### 8. ALLOCATION AGREEMENT:

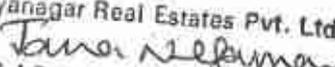
- (a) It is further mutually agreed that immediately after the construction plans are approved by the authorities, when the proposed constructed areas become identifiable, the Residential Flats, parking areas and proportionate undivided share of land to each of such flats with Flat Number, Name of the Block and Floor Number will be allotted to the LAND OWNERS and the DEVELOPER in proportion to entitlement of

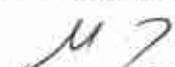
For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT LTD

  
Director

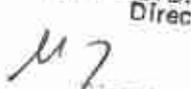
  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.  
  
For ANNADAIA AGRO FARMS PVT. LTD.  
Director

For Skhandagiri Textiles Pvt. Ltd.  
  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner





constructed areas to the LAND OWNERS and the DEVELOPER and such allotment will be recorded and reduced into writing by way of entering into a Allocation Agreement/Supplemental Agreement /MOU/Joint Declaration which will be executed among the LAND OWNERS and the DEVELOPER on mutual understandings upon obtaining approval of the permit and sanctions for apartments complex from the Authorities, since the constructed area will be identifiable at such point of time on such plans and such Allocation Agreement/Supplemental Agreement/MOU/Joint Declaration shall be deemed to be the part and parcel of this Development Agreement, which shall be registered. If in the said process of division, the exact ratio of division is not practicable; the party getting more than the allotted ratio, such party shall compensate the other with the prevailing market value for such excess area so allotted.

- (b) The Residential Flats shall be allotted to the LAND OWNERS and the DEVELOPER in proportion to their entitled shares as stated supra and in the same proportion as regards each floor-wise, facing of the Flats location in the Apartment Complex and as such all the Flats will be distributed on equal and pro-rata basis.

**9. OBLIGATIONS OF THE LAND OWNERS:**

- (a) The LAND OWNERS shall render their full support in obtaining all clearances / approvals/ letters/ No Objection Certificates (NOC's) from the Revenue Divisional Officer or Urban Land Ceiling Authorities and/or any other concerned authority as may be required by the Authorities from time to time.
- (b) The LAND OWNERS further covenants as under:-
- (i) Not to create any encumbrance or charge on the SCHEDULE PROPERTY in favour of any third party in any manner whatsoever.
- (ii) To sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the title vested with the DEVELOPER and or prospective purchasers, if any.
- (iii) To allow the DEVELOPER to construct on the SCHEDULE PROPERTY without any let or hindrance by the LAND OWNERS or any third party claiming through them.
- (iv) To make out a good marketable right, title and interest to the SCHEDULE PROPERTY on as is where is basis;

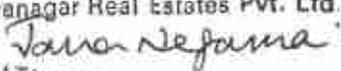
For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS PVT LTD

  
Director

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  


For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

For ANNADATA AGRO FARMS PVT LTD

  
Director

Designated Partner

Bk - 1, CS No 2123/2018 & Doct No. 65/18  
8445-18. Sheet 14 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



- (v) To provide the property for development in a contiguous and in condition fit for development of the proposed project and further to extend all co-operation and assistance to obtain sanction of permits and plans from the concerned authorities for the development and construction of the Project, at the cost of the DEVELOPER;
- (vi) Not to cause any let or hindrance for development of the SCHEDULE PROPERTY and the DEVELOPER have been permitted to enter into and develop the SCHEDULE PROPERTY as per the scheme of development agreed to under the terms of this Agreement.
- (vii) To carry out such acts, deeds and things as may be reasonably required by the DEVELOPER at the cost of the DEVELOPER in order to successfully develop the SCHEDULE PROPERTY into the Project and the LAND OWNERS shall rectify defects if any in their title to the SCHEDULE PROPERTY at their cost;
- (viii) Provided also that the LAND OWNERS agrees and undertakes that they shall not in any way correspond in any manner whatsoever with the Government of India/Government of Telangana State including the Hyderabad Urban Development Authority, Semi Government Offices, Statutory Offices, Bodies and other Authorities, HMWSSB Authorities, Department of Telecommunication, Electricity Supply Company, Police Department, Airport Authorities, Fire Services and Disaster Management department and in all other government offices in respect of the powers conferred under this Development Agreement -cum- Power of Attorney, or otherwise countermanding or conflicting with any acts, deeds, matters and things done by the DEVELOPER pursuant to the said Power of Attorney, and the Powers of Attorney granted in terms hereof shall remain operative till the Project is completed and DEVELOPER's share of constructed areas, parking areas and undivided interest being conveyed to the DEVELOPER or prospective purchasers.

#### 10. OBLIGATIONS OF THE DEVELOPER:

Subject to compliance of the obligations under this Agreement by the LAND OWNERS, the DEVELOPER shall, on its own and at its own

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

For Vijayanagar Real Estates Pvt. Ltd.

For ANNAURIA AGRO FARMS PVT. LTD.

Director

OR GREEN HOUSE PLANTATIONS PVT LTD

DIRECTOR

For Skhandagiri Textiles Pvt. Ltd.

Director

For VASAVI INFRASTRUCTURES LLP

Designated Partner

For VASAVI INFRASTRUCTURES LLP

Designated Partner

Bk - 1. CS No 2123/2018 & Decr No 1.5.18  
Sheet 15 of 37 Joint SubRegistrar,  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



cost and expenses, perform the following acts in connection with the development of the SCHEDULE OF PROPERTY;

- (i) To prepare and finalize the construction plans and applications required for the construction of the Project on the SCHEDULE OF PROPERTY including any modifications thereof.
- (i) To take all necessary steps to prepare the required plans/ drawings/ designs/ applications for construction of the Project on the SCHEDULE OF PROPERTY, as per all applicable building bye-laws, rules and regulations and submit the same to the concerned local planning authorities and various government departments and authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction of the Project including any modifications thereof.
- (ii) Any accident or any compensation thereof to the labour or any such demands for compensation for injury in the course of construction in the SCHEDULE OF PROPERTY and the wages of workmen shall be borne entirely by the DEVELOPER or their sub-contractors and the LAND OWNERS shall not be responsible or liable for any claim whatsoever.
- (iii) To construct, at its own cost and expense, Project in the SCHEDULE OF PROPERTY after obtaining necessary approvals, sanctions, license etc., in accordance with the sanctioned building plan with, such alterations, additions, modifications as may, from time to time become necessary.
- (iv) Exercise discretion in all matters relating to the conceptualization, manner, method and design of construction of the Project subject to the terms of this Agreement.
- (v) It shall follow all building designs, codes, laws as may be applicable in the development of the Project and shall also bear all the penalties, taxes, fees that may arise as a result of any accident or injuries or loss of life caused to any of the workers or employees or laborer's and payment of compensation thereof during the construction of the Project.
- (vi) It shall be responsible for the design and structural stability of the Project.

For Budhapurnima Erectors & Estates Pvt. Ltd.



Director

GREEN HOUSE PLANTATIONS PVT LTD



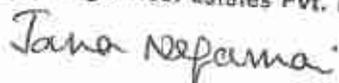
DIRECTOR

For VASAVI INFRASTRUCTURES LLP



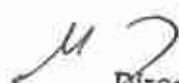
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd



Director

For Skhandagiri Textiles Pvt. Ltd



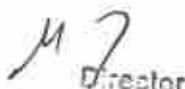
Director

For VASAVI INFRASTRUCTURES LLP



Designated Partner

For ANNADATA AGRO FARMS PVT. LTD.



Director

Bk - 1, OS No 2123/2018 & Doct No 18  
Sheet 16 of 35 Joint SubRegistrar  
Ranga Reddy (R.O)

*Am*



Generated on: 07/02/2018 08:19:54 PM



- (vii) It shall render assistance and co-operation with the purchasers of any of the Residential Flats from out of the LANDOWNER'S share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of the prospective purchasers.
- (viii) The DEVELOPER shall comply with, in letter and spirit, the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) and the regulations notified from time to time in all aspects and the DEVELOPER alone shall be responsible for the omissions and commissions arising out of the non-compliance, if any, of the provisions of this Act.

### 11. RIGHTS OF DEVELOPMENT:

It is hereby declared that the DEVELOPER of Second Part will be entitled to deal with all such Residential Flats, parking areas together with proportionate undivided share of land allotted towards the share of the DEVELOPER. Likewise, the LAND OWNERS will be entitled to deal with all such Residential Flats, parking areas together with proportionate undivided share of land allotted towards the share of LAND OWNERS as if it is their absolute property. The constructed area and the undivided share of land, parking areas retained by the DEVELOPER after completion of the construction of the Luxury "Multistoried High Rise Residential Apartment Complex" towards its share shall at all times be treated to be the property of DEVELOPER and it is open to the DEVELOPER to deal with the same in any manner at their discretion.

The DEVELOPER shall be entitled to enter into any separate Agreements of Sale in respect of any portion of constructed area, Residential Flats and undivided share of land, parking areas falling towards the share of DEVELOPER and receive the sale consideration of such flats. The DEVELOPER, as a GPA holder is also entitled to execute and register the sale deeds in favour of the prospective purchasers in respect of the constructed areas/flats together with proportionate undivided share of land allotted towards the share of DEVELOPER and however such power to execute and register the sale deeds is in terms and to the extent of the GPA powers conferred infra. The DEVELOPER shall exercise full rights and ownership in respect of the undivided share of land and constructed areas, parking areas allotted towards the share of DEVELOPER and under no circumstances the LAND OWNERS of First Part shall interfere with the

or GREEN HOUSE PLANTATIONS PVT LTD

For Budhapurnima Erectors & Estates Pvt. Ltd.



Director



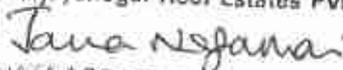
DIRECTOR

For VASAVI INFRASTRUCTURES LLP



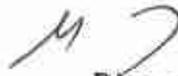
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.



Director

For Skhandagiri Textiles Pvt. Ltd.



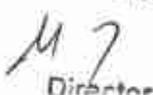
Director

For VASAVI INFRASTRUCTURES LLP



Designated Partner

For ANIVADATA AGRO FARMS PVT. LTD



Director

Bk - 1. CS No 2123/2018 & Doct No 185/18  
8845-18  
Sheet 17 of 37 - Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



rights of the DEVELOPER in and over the areas allotted towards the share of DEVELOPER which shall be separately marked in the plan and shall be appended to as an Annexure to Allocation Agreement/Supplemental Agreement/MOU/Joint Declaration which would be entered into between the LAND OWNERS and the DEVELOPER after the permissions and sanctions are accorded by the Competent Authority for construction of apartments and the same shall also be registered as Supplementary Agreement to the Development Agreement and GPA.

The LAND OWNERS and DEVELOPER shall get the right to alienate their respective flats/allocated constructed areas by entering into Sale Agreements to the prospective buyers only after execution of the Allocation Agreement/ Supplemental Agreement/MOU among the parties hereinabove.

## 12. ORIGINAL DOCUMENTS

THAT the LAND OWNERS declare that the Original Documents like Sale Deeds, Link Documents, etc., will be kept in a joint locker operated by both the LAND OWNERS and Developer and shall make available the said documents to the Prospective Purchasers or to the Bankers or Financial Institutions for scrutiny. The LAND OWNERS shall be delivering the Original sale deeds and link documents or any such original documents connected with Schedule Property to the Flat Owners Welfare Association after completion of the Project.

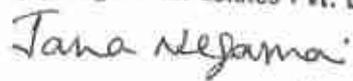
## 13. PAYMENT OF DEPOSITS AND EXPENSES TOWARDS AMENITIES ETC:

It is agreed among the parties of First and Second parts that the ultimate purchasers of the Residential Flats in the complex shall pay to the DEVELOPER of second part, the proportionate cost/charges payable towards deposits/charges payable to the authorities for obtaining electrical supply, water connections and sewerage/drainage connection and cooking gas connection to the proposed complex. Such amount shall be decided after receipt of the permissions from the authorities and shall be payable by the LANDOWNERS or their successors-in-interest to the DEVELOPER before taking the delivery of such Residential Flats or at the time of alienation of Residential Flats by the LANDOWNERS in favour of the prospective purchaser/s.

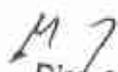
For Budhapurnima Erectors & Estates Pvt. Ltd.

  
Director

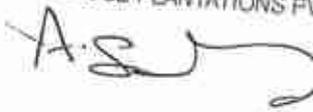
For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For ANIVADATA AGRO FARMS PVT. LTD.

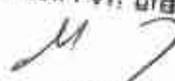
  
Director

OR GREEN HOUSE PLANTATIONS PVT LTD.



For VASAVI INFRASTRUCTURES LLP  
DIRECTOR   
Designated Partner

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

Bk - 1 - CS No 2123/2018 & Doct No 155/18  
Sheet 18 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)

*[Handwritten signature]*



Generated on: 07/02/2018 08:19:54 PM



**14. BORROWINGS:**

- (a) The DEVELOPER is entitled to obtain loans and advances from the Banks or Financial Institutions required for the construction of the Project on SCHEDULE PROPERTY by way of project loans/funding by offering the share of the DEVELOPER along with its rights under this Agreement as security, and the DEVELOPER shall alone be responsible for servicing, discharging, such project finance or financial assistance and shall indemnify, and keep harmless, the LAND OWNERS against all and every kind of claims, actions, proceedings and the like by such bank or financial institution.
- (b) The DEVELOPER further assures and covenants with the LAND OWNERS that all such borrowings and liabilities created for the development of the SCHEDULE OF PROPERTY shall be the sole responsibility of the DEVELOPER and there shall absolutely be no personal liability of the LAND OWNERS with regard to any such debts and in the event of default in repayment by the DEVELOPER, recovery shall be enforced only against the DEVELOPER and its properties.

**15. CORPUS FUND:**

It is hereby agreed by the parties hereinabove to float a corpus fund for the entire complex which is payable by the ultimate purchasers at the time of execution and registration of Sale Deeds or the retainers of the flats at the time of taking delivery of such flats and such Corpus fund is fixed at **Rs.50/-** per sq feet of built-up area being proportionate contribution towards Corpus Fund and such fund will be governed and held initially by the DEVELOPER and after the project is completed, the said fund will be transferred and made over to the Association or Society formed among the owners of the Residential Flats in the project after its formation and the interest earned and generated on the same will be utilized to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, lifts, motors, water pumps, common lawns, gates, laying of internal roads, pipelines, club equipment etc., and if at any point of time, such interest generated/earned on the corpus fund is not sufficient to meet such expenditure, the deficit required shall be contributed by all the owners of Flats in the project in the same proportion in which they contribute the monthly maintenance charges.

For Budhapurnima Erectors &amp; Estates Pvt. Ltd.



Director

or GREEN HOUSE PLANTATIONS PVT LTD



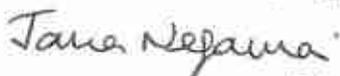
DIRECTOR

For VASAVI INFRASTRUCTURES LLP



Designated Partner

For Vijayanagar Real Estates Pvt. Ltd



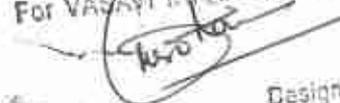
Director

For Skhandagiri Textiles Pvt. Ltd



Director

For VASAVI INFRASTRUCTURES LLP



Designated Partner

For ANNADATA AGRO FARMS PVT. LTD.



Director

Bk. 1, CS No 2123/2018 & Doc. No. 155/18  
2018/18. Sheet 19 of 32 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



**16. PAYMENT OF MAINTENANCE CHARGES:**

- (a) The prospective purchaser/occupants of the Residential Flats in the complex shall pay the proportionate regular monthly maintenance charges to the DEVELOPER during initial period and subsequently to the Association formed among the owners of the Residential Flats to meet the expenses for day to day regular maintenance of the common amenities of the Complex and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance.
- (b) The DEVELOPER and LANDOWNERS hereby agrees for maintenance of the building/complex by/under its own supervision for an initial period of up to **60 (Sixty) months** from the date of handing over of majority flats to the prospective purchasers.
- (c) The monthly maintenance charges payable by the prospective purchasers/retainers of the flats during such period mentioned above will be fixed on Sq.ft basis by the DEVELOPER or as revised by the DEVELOPER from time to time.
- (d) The prospective purchaser/retainers of Flats in the complex with effect from the date of DEVELOPER handing over to them, shall regularly pay the maintenance charges every month irrespective of the fact whether possession of such flat being taken or not and occupied the Flat or not by such prospective purchaser/retainer of such Flat.

**17. INDEMNITY:**

The parties hereto shall keep each other fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against either party on account of any act of omission or commission on the part of either party or on account of any failure on the part of either party to discharge its liabilities/obligations herein.

**18. NAME OF PROJECT:**

It is agreed between the parties that the DEVELOPER is entitled to name the project in consultation and in concurrence with the LAND

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

or GREEN HOUSE PLANTATIONS PVT LTD

DIRECTOR

For VASAVI INFRASTRUCTURES LLP

Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

Director

For Skhandagiri Textiles Pvt. Ltd.

Director

For VASAVI INFRASTRUCTURES LLP

Designated Partner

FOR ANNAMATA AGRO FARMS PVT. LTD.

Director

Bk-1 CS No 2123/2018 & Ddet.No. 18510  
Sheet 20 of Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



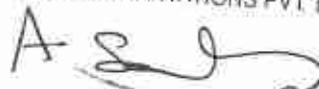
OWNERS and neither party shall at any time change or subscribe to the change of the name of the Project thereafter.

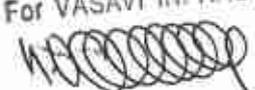
**19. PAYMENT OF GST, STAMP DUTY, REGISTRATION CHARGES AND OTHER DUTIES::**

- (a) The prospective purchasers of the residential flats in the complex shall bear and pay the GST and/or any other taxes as levied by the authorities. Both the Parties DEVELOPER and LANDOWNERS herein can recover the above taxes from their nominee/s/purchasers as per the rules in the ratio of their respective shares along with the sale proceeds. It is the responsibility of the LAND OWNERS to discharge the liability of GST on their respective share of built-up area to the DEVELOPER. If the Developer sells the share of the Landowners flats, then he can directly collect the GST from the purchasers of Landowners share of flats and pay to the concerned authorities.
- (b) The cost of stamps, Transfer of Property Tax, registration fees and other incidental charges for sale of Residential Flats together with undivided share of the land"fell to the shares of the Parties herein shall be borne and paid by the prospective purchasers of the respective parties herein.
- (c) Any liability on/of the LAND OWNERS of first part towards any income tax or tax on capital gains consequent to any of the agreements entered into in relation to the scheduled property shall be the responsibility of the LAND OWNERS and the DEVELOPER does not bear any responsibility for the same. And similarly any liability on/of the DEVELOPER of second part towards any income tax consequent to any of the agreements entered into in relation to the SCHEDULE OF PROPERTY shall be the responsibility of the DEVELOPER and the LAND OWNERS do not bear any responsibility for the same.
- (d) Any stamp duty or any expenses to be incurred in relation to this Developmental Agreement shall be exclusively borne by the DEVELOPER only.
- (e) Both Parties to this Agreement agree and undertake to each other to act bonafide and in a reasonable manner in the exercise of their respective rights under the terms of this Agreement.

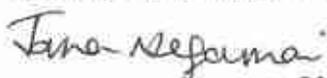
For Budhapurnima Erectors & Estates Pvt. Ltd. GREEN HOUSE PLANTATIONS PVT LTD

  
Director

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

For ANNA DATA AGRO FARMS PVT. LTD.

  
Director

Bk - 1 CS No 2123/2018 & Doct No *18/18* *Am*  
Sheet 21 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2016 08:19:54 PM



**20. MARKETING AND SALE OF THE APARTMENTS IN THE LUXURY "MULTISTORIED HIGH RISE RESIDENTIAL APARTMENT COMPLEX"**

It shall be the responsibility of the DEVELOPER to sell the LAND OWNERS' share also in proportionate manner while marketing and selling the DEVELOPERS' Share in the Project and the DEVELOPER shall coordinate and cooperate with the LAND OWNERS and DEVELOPER shall put in their best efforts in marketing and selling the LAND OWNERS' share in the Luxury "Multistoried High Rise Residential Apartment Complex" and the expenses towards marketing and selling of the Apartments shall be shared proportionately for the Apartments actually sold by the DEVELOPER under this marketing and selling arrangement, out of the LAND OWNERS share in the Luxury "Multistoried High Rise Residential Apartment Complex".

**21. DISPUTE RESOLUTION:**

Any disputes and/or differences whatsoever arising under or in connection with this Agreement which could not be settled by the parties through negotiations, shall be finally settled by arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996. The venue of Arbitration shall be at Hyderabad only and the Courts in Hyderabad shall have exclusive jurisdiction in all aspects in relation to this Development Agreement and General Power of Attorney.

**22. INSPECTION:**

The LAND OWNERS or their authorized representatives shall have the power to inspect the progress of the development activity at any time, during the course of the execution of project of development of the Luxury "Multistoried High Rise Residential Apartment Complex".

**23. AMENDMENT:**

This Agreement may not be amended except by an agreement in writing signed by both the parties herein and such agreement shall be read as part and parcel of this Agreement.

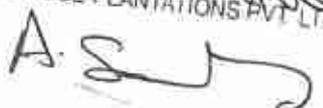
It is further declared that all the Annexure/s enclosed herewith to this Development Agreement -cum- GPA shall be treated and shall form integral part and parcel of this Agreement and the parties are bound by not only these presents of the Agreement but also the contents and all other aspects covered under the Annexure/s enclosed herewith.

For VASAVI INFRASTRUCTURES LLP

For Budhapurnima Erectors & Estates Pvt. Ltd.

or GREEN HOUSE PLANTATIONS PVT LTD

  
Director

  
DIRECTOR

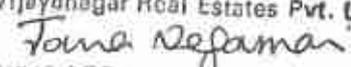
Designated Partner

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

For Skhandagiri Textiles Pvt. Ltd.

For Vijayanagar Real Estates Pvt. Ltd.

  
For ANNAUAI AGRO FARMS PVT. LTD.  
Director

  
Director

  
Director

Bk-1, CS No 2123/2018 & Doct No. 85/18  
8245/18 Sheet 22 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



**24. DEFECT IN DOCUMENT:**

In the event that any provision of this Agreement or any circumstances shall be determined to be invalid, unlawful or unenforceable, to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is determined to be unlawful, invalid, or unenforceable, shall not be affected thereby, and each remaining provision of this Agreement shall continue to be valid and may be enforced to the fullest extent permitted by law.

**25. EMPOWERMENT AND GENERAL POWER OF ATTORNEY:**

By virtue of the covenants of the development agreement and to enable the developer to carry out the construction of the luxury Multi storied high rise residential apartment , on the schedule of the property as envisage in this development agreement, THIS IRREVOCABLE GENERAL POWER OF ATTORNEY is executed on the date, month and year aforementioned by the aforesaid LAND OWNERS duly nominating, appointing, constituting and retaining the DEVELOPER hereinabove viz., **M/s Vasavi Infrastructures LLP.**, having its registered office at at 8-2-269/S/59, Sagar Society, Road No.2, Banjara Hills, Hyderabad, Telangana - 500034, (PAN:AANFV6881H) Represented by its Designated Partners 1. Sri.Vijay Kumar Yerram, S/o Sri. Shankaraiah, aged about 52 years, Villa No.32, Luxura Greens, New Bowenpally.(PAN:AAHPY8528L) 2. M/s. Sumadhura Infracon Pvt Ltd. Represented by G.Madhusudhan, S/o.Late G.Sattaiah, aged 47 years, No.43, 2<sup>nd</sup> Floor, "CKB PLAZA",Varthur Main Road, Marthalli, Bangalore-560037.(PAN - AAOFV5588L). (or represented by any other authorized representative on behalf of the DEVELOPER company as per the Board Resolution from time to time) as their General Power of Attorney holder to do, perform and execute the following things, acts and deeds, that is to say:-

- (a) That by virtue of the Development Agreement executed, We, the LAND OWNERS hereinabove named do hereby appoint, retain and constitute the DEVELOPER hereinabove to act as my lawful General Power of Attorney holder to exercise all the powers referred to below and to do, perform and execute the following things, acts and deeds on my behalf. However, it is made clear that the power of alienation, transfer by any mode, sale etc., shall be restricted to the DEVELOPER'S share as mentioned in this Agreement. The power to sell and transfer the DEVELOPER'S share is limited in respect of Residential Flats, parking areas with undivided share of land falling towards the share of DEVELOPER as per the terms of this Agreement coupled with Allocation Agreement/ Supplementary Agreement/MOU/Joint Declaration to be executed subsequently after obtaining the permissions when the Flat Numbers, Floor Numbers,

For Budhapurnima Erectors & Estates Pvt. Ltd.

  
Director

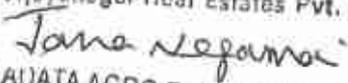
or GREEN HOUSE PLANTATIONS PVT LTD

  
DIRECTOR

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skbandagiri Textiles Pvt. Ltd.

  
Director

For VASAVI INFRASTRUCTURES LLP

  
Designated Partner

For ANNA DATA AGRO FARMS PVT.LTD

  
Director

Bk - 1, CS No 2123/2018 & Doc No. *R. Reddy* / Joint SubRegistrar  
Sheet 23 of 37 Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



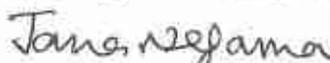
Block Names/Numbers, Parking Lot Numbers, built-up area of the Flats and undivided share of land of the Flats becomes identifiable i.e., to say the DEVELOPER is entitled to execute Agreements of Sale/Sale Deeds in respect of all such built-up areas in the shape of Flats together with the undivided share of land allotted towards the share of the DEVELOPER.

- (b) To enter into, execute Agreements to Sell / Sale Deeds, Agreement to/of lease, Lease Deeds, Agreements of leave and license, License Deeds and / or other contracts, agreements or documents that may be required to transfer by way of sale, lease, license or otherwise in any manner deemed fit by the DEVELOPER, the DEVELOPER'S share i.e., in respect of Residential Flats together with undivided share of land falling towards the share of DEVELOPER in favour of itself (i.e., in favour of the DEVELOPER), intending purchasers, Lessees, Licensees and/or other persons nominated by the DEVELOPER, alienating, conveying and transferring the DEVELOPER'S share as contemplated under this Agreement in whole or in parts and/or rights thereto; and for this purpose to sign and execute such other documents/Sale Deeds/Agreements as may be required in favour of the DEVELOPER and / or any other third parties selected/nominated by the DEVELOPER such as prospective lessees, licensees; purchasers etc. including a company /Building Management Company and to receive sale consideration to itself, to admit the execution of such deeds/ Agreements/Sale Deeds and to present such documents/deeds before the concerned Registration Authorities, to admit execution and to complete the registration formalities.
- (c) To present all such agreements of sale/deeds of sale, lease or leave & license or any other conveyances in respect of the DEVELOPER'S share for registration before the concerned Sub-Registrar/District Registrar of Assurances having jurisdiction, and admit execution thereof and complete all the registration formalities;
- (d) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the DEVELOPER'S share;
- (e) To hand over physical possession of the Residential Flats allotted towards DEVELOPER'S share or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc.;
- (f) To raise loans or otherwise borrow funds or project loans for construction of the Project on the Developer Share from banks, financial institutions and/or other persons by creating equitable mortgage by depositing the development rights of the SCHEDULE PROPERTY

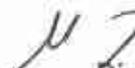
For Budhapurnima Erectors & Estates Pvt. Ltd.

  
Director

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

FOR ANNAMALAI AGRO FARMS PVT. LTD.

  
Director

OR GREEN HOUSE PLANTATIONS PVT LTD



DIRECTOR

For Skhandagiri Textiles Pvt. Ltd.

  
Director

DIRECTOR

For VASAVI INFRASTRUCTURES LLP

DIRECTOR

DIRECTOR

Designated Partner

For VASAVI INFRASTRUCTURES LLP

Designated Partner

Bk - 1, CS No 2123/2018 & Doct.No. 5518  
2245/18 Sheet 24 of 39 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



- (g) To approach the concerned local City Municipal Council, Greater Hyderabad Municipal Corporation or such other competent authorities, including the Fire Services and Disaster Management Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the DEVELOPER, and to do all other acts as may be necessary for putting up any construction/s including Residential Apartment Complex and for effective development and completion of the buildings on the SCHEDULE OF PROPERTY in such manner as the DEVELOPER may deem fit and proper. Any major deviations shall be with the consent of the LAND OWNERS.
- (h) To execute mortgage deed in favor of the concerned Authority including GHMC/ HMDA, Banks and Financial Institutions and to execute deed of release, relinquish deed for road widening portion of the land in favor of concerned authorities or any other documents as per the Building/project loan sanctioned conditions.
- (i) To appear for and represent us before the Greater Hyderabad Municipal Corporation, Hyderabad Urban Development Authority, Cyberabad Development Authority, Serilingampally Municipality, TCPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Metropolitan Water Supply and Sewerage Board Authorities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Services and Disaster Management Department, Environmental Authorities, Pollution Control Board, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of residential flats including Residential Apartment Complex in the SCHEDULE OF PROPERTY, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
- (j) To apply to TCPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage

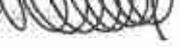
For Budhapurnima Erectors & Estates Pvt. Ltd.

  
Director

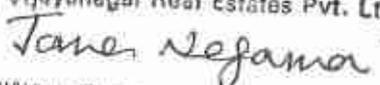
or GREEN HOUSE PLANTATIONS PVT LTD

  
DIRECTOR

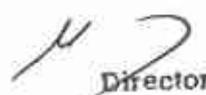
For VASAVI INFRASTRUCTURES LLP  
Designated Partner

  
Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

  
Director

For Skhandagiri Textiles Pvt. Ltd.

  
Director

For ANNALATA AGRO FARMS PVT. LTD.

  
Director

Bk - 1, CP No 2123/2018 & Doct No 185/19 And  
22A5/18 Sheet 25 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;

- (k) To appear for and represent the LAND OWNERS before revenue authorities, Municipal Authorities, Hyderabad Metropolitan Development Authority, Cyberabad Development Authority, in connection with any of the matters connected with the SCHEDULE OF PROPERTY;
- (l) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent before any or all authority/ies set out in sub-clauses v to vii hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the DEVELOPER;
- (m) To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the SCHEDULE OF PROPERTY;
- (n) To pay development charges, layout charges, betterment charges, property tax, library tax etc. as may be applicable, on behalf of LAND OWNERS in respect of the SCHEDULE OF PROPERTY;
- (o) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the SCHEDULE OF PROPERTY from the concerned authorities;
- (p) To deal with the municipal assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the SCHEDULE OF PROPERTY;
- (q) To pay necessary deposits of security or any other amounts that may be required to be deposited or paid to TSCPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Metropolitan Water Supply and Sewerage Board, Hyderabad Metropolitan Development Authority, Cyberabad Development Authority, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

or GREEN HOUSE PLANTATIONS PVT LTD

DIRECTOR

For VASAVI INFRASTRUCTURES LLP

For Skhandagiri Textiles Pvt. Ltd.

Director

For VASAVI INFRASTRUCTURES LLP

Designated Partner

For Vijayanagar Real Estates Pvt. Ltd

Jana Rajama

For ANNADAATA AGRO FARMS PVT. LTD.

Director

Bk-1 CS No 2123/2018 & Doct No 518  
22/15/18 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



- (r) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in its Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax Authorities, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as my attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the SCHEDULE OF PROPERTY and its development thereof;

And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the DEVELOPER'S share in the manner aforesaid, without any restrictions, reservations or conditions.

And generally to do all such acts, deeds, matters and things as may be necessary as the DEVELOPER shall think fit and proper, notwithstanding no express power or authority in that behalf is hereinabove provided, provided however the same shall be incidental to the powers conferred hereinabove.

And the LAND OWNERS hereby agree that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the completion of entire development and construction and the DEVELOPER has/have fully conveyed all the DEVELOPER's share in favour of the DEVELOPER / nominee/s or in favour of the third parties as stated above.

And the LAND OWNERS do hereby agree that all acts, deeds and things lawfully done by the DEVELOPER shall be construed as acts, deeds and things done by the LAND OWNERS and the LAND OWNERS undertakes to ratify and confirm all and whatsoever that the DEVELOPER shall lawfully do or cause to be done for the LAND OWNERS by virtue of the power/s herein above given.

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

For Vijayanagar Real Estates Pvt. Ltd

Tana Refama

For ANNADATA AGRO FARMS PVT. LTD

Director

or GREEN HOUSE PLANTATIONS PVT LTD

DIRECTOR

For VASAVI INFRASTRUCTURES LLP

Designated Partner

For Skhandagiri Textiles Pvt. Ltd.

Director

For VASAVI INFRASTRUCTURES LLP

Designated Partner

BK - 1, OS No 2123/2018 & Doct No 18518  
2845/18. Sheet 27 of 357 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



The LAND OWNERS hereby empowers the DEVELOPER or its nominee/s by means of Power of Attorney to approach the competent authorities, and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants, and to execute documents etc., as desired by the DEVELOPER.

Provided that the Power of Attorney so executed shall not be revoked since the power of attorney is coupled with interest in view of the fact that the DEVELOPER by investing large amount of funds to develop the SCHEDULE OF PROPERTY. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the DEVELOPER. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney is irrevocable.

Provided further, the DEVELOPER shall not act in exercise of the powers conferred under the Power of Attorney in derogation of the rights of the LAND OWNERS guaranteed under the terms of this Agreement.

### SCHEDULE OF PROPERTY

All that the Land admeasuring 8505 Sq. Yards in Sy.No. 145/Part, land admeasuring 2348 Sq. Yards in Sy.No. 91/2 and 650 Sq. Yards in Sy.No. 145/Part to a total land admeasuring 11503 Sq. Yards or 9617 Sq. Meters situated at Nanakaramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana and bounded by:

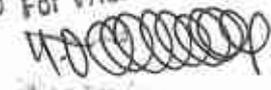
NORTH : 80' Road & land in Sy. No. 145  
 SOUTH : Land in Sy.No. 104, 105 and Part of 145  
 EAST : Existing 20' Road.  
 WEST : Land belongs to M/s Indmax Infrastructures  
 (India) Pvt Ltd

For Budhapurnima Erectors & Estates Pvt. Ltd.

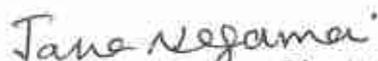
  
 Director

or GREEN HOUSE PLANTATIONS PVT LTD

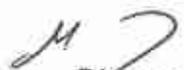
  
 DIRECTOR

For VASAVI INFRASTRUCTURES LLP  
  
 Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

  
 Director

For Skhandagiri Textiles Pvt. Ltd.

  
 Director

For VASAVI INFRASTRUCTURES LLP  
  
 Designated Partner

For ANNADATA AGRO FARMS PVT. LTD.

  
 Director

Bk - 1, CS No 2123/2018 & Dect No. 65/18  
Joint SubRegistrar  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



**Annexure -A**

1. Description of the property: Land admeasuring 8505 Sq. Yards in Sy.No. 145/Part, land admeasuring 2348 Sq. Yards in Sy.No. 91/2 and 650 Sq. Yards in Sy.No. 145/Part to a total land admeasuring 11503 Sq. Yards or 9617 Sq. Meters situated at Nanakaramguda Village, Serilingampally Mandal, Ranga Reddy District in the State of Telangana.
2. Nature of Roof : R.C.C
3. Total Extent of land : 11,503Sq.Yards or 9,617Sq.Meters
4. Built -up area of site : 6,75,000 Sft
5. Party's own estimate of Market value of the land : Rs: 17,25,45,000/- @ Rs.15000/- per Square yard

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

or GREEN HOUSE PLANTATIONS PVT LTD

DIRECTOR

for Vijayanagar Real Estates Pvt. Ltd

Jane Megama  
Director

For Skhandagiri Textiles Pvt. Ltd.

M J  
Director

For ANNADATA AGRO FARMS PVT. LTD.

M J  
Director

For VASAVI INFRASTRUCTURES LLP

Designated Partner

For VASAVI INFRASTRUCTURES LLP

Designated Partner

Bk - 1, CS No 2123/2018 & Decl No 2815/18  
Sheet 29 of 35 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



IN WITNESS WHEREOF, the PARTIES hereto have set their hands to this signed this DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY with their free will, consent and sound mind on the day , month and year mentioned above in the presence of the following witnesses:

**WITNESSES:**

1. *V. Kalesh*

2. *A. Suneetha K. Sri*

For Budhapurnima Erectors & Estates Pvt. Ltd.  
1. *[Signature]*

Director

2. For GREEN HOUSE PLANTATIONS PVT LTD

*A. S. [Signature]*

DIRECTOR

3. for Vijayanagar Real Estates Pvt. Ltd.

*Uma Megama*

Director

4. For Skhandagiri Textiles Pvt. Ltd.

5. For ANNALAJIA AGRO FARMS PVT. LTD.

Director

*[Signature]*  
Director

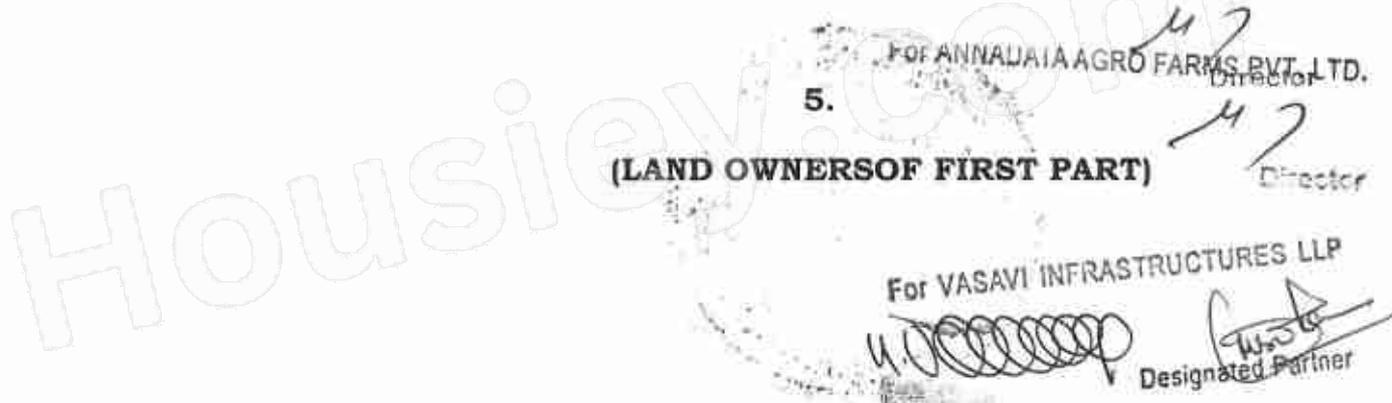
**(LAND OWNERS OF FIRST PART)**

For VASAVI INFRASTRUCTURES LLP

*[Signature]*

Designated Partner

**( DEVELOPER OF SECOND PART)**



Bk-1, C5 No 2123/2018 & Doc't No. 187/18  
8245/18. Sheet 30 of 35 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



**Annexure-A****Structure :**

R.C.C. framed structure to withstand wind & seismic loads as per IS code with RCC walls or solid cement concrete blocks

**Doors :**

Engineered hard wood frame with designer shutters of 38 mm thickness with melamine finish on both sides.

**Windows:**

Upvc window system with clear float glass with suitable finishes as per design, with provision for mosquito mesh. All Hardware of reputed make.

**Paintings :**

Textured /smooth finish and two coats of exterior emulsion for external walls.

Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer for internal walls.

**Flooring :**

Living, Dining, Bedrooms &Kitchen: 600 X 600 mm size double charged vitrified tiles.

Anti-skid ceramic tiles for bath rooms and balconies.

**Kitchen :**

Granite platform with stainless steel sink at Extra cost.

Provision for both drinking(Municipal) and softened water.

**Bathrooms :**

Granite counter for wash basin.

Wall mounted EWC with concealed Flush tank/valve.

Single lever fixtures with wall mixer cum shower.

Provision for geysers and Exhaust Fans in all Bathrooms.

TOTO or Equivalent sanitary fittings.

Grohe or Equivalent CP Fittings.

**Electrical :**

Concealed copper wiring of Havells or Equivalent.

For Budhapurnima Erectors & Estates Pvt. Ltd.

Director

or GREEN HOUSE PLANTATIONS PVT. LTD.

DIRECTOR

For VASAVI INFRASTRUCTURES LLP

Designated Partner

For Vijayanagar Real Estates Pvt. Ltd.

Director

For Skhandagiri Textiles Pvt. Ltd.

Director

FOR ANNAVAIA AGRO FARMS PVT. LTD.

Bk - 1, CS No 2123/2018 & Ddct No 108/18  
Sheet 31 of 3577 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



Modular switches : Northwest or equivalent make.  
 Power outlets for air conditioners in all rooms.  
 Power outlets for geysers in all bathrooms.  
 Power plug for chimney, refrigerator, microwave oven, mixer / grinders,  
 Water Purifier in kitchen, washing machine in utility area.  
 Three phase power supply for each unit and individual meter boards.  
 Miniature circuit breakers ( MCB ) for each distribution boards of best brands.

**Telecom / Internet / Cable TV :**

FTH with FTH Wifi, internet, DTH, telephone & intercom.

**Lifts :**

Automatic passenger lifts (13 Passenger Capacity) and One Service Lift for Each Block with auto rescue device with V3F for energy efficiency. (Schindler or Equivalent make)

**WTP &STP :**

Fully treated water made available through an exclusive water softening and purification plant (in case of bore water).

Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping / flushing purpose.

**Power backup:**

For Apartments Metered DG backup up to 2 KV per unit except for A.C's & geysers.

100% D.G. Backup for all common areas, Lifts, Pumps.

**Club house & Amenities:**

Reception, Lobby, Multipurpose Hall, Space for Association, Fully Equipped Gym, Indoor Badminton Court, Billiards, Table Tennis, Board Games , Yoga/ Meditation Hall, Library and Swimming pool with changing rooms.

**Fire Safety:**

Fire hydrant and fire sprinkler system in basement.

Fire alarm and public address system in all floors and parking (basements).  
 Control panel will be kept at main security.

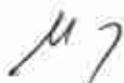
**LPG:**

For Budhapurnima Erectors & Estates Pvt. Ltd. or GREEN HOUSE PLANTATIONS

  
 Director

For Vijayanagar Real Estates Pvt. Ltd

  
 Director  
 For ANNADAIA AGRO FARMS PVT. LTD.

  
 Director

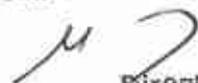
For VASAVI INFRASTRUCTURES LLP

  
 DIRECTOR

Designated Partner  
 For VASAVI INFRASTRUCTURES LLP

  
 Designated Partner

For Skhandagiri Textiles Pvt. Ltd.

  
 Director

Bk - 1, CF No 2123/2018 & Doct No 1824  
Sheet 32 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



ey.com

Generated on: 07/02/2018 08:19:54 PM



Supply of gas through reticulated pipe lines to all individual flats with pre paid gas meters.

**Security / BMS:**

Round-the-clock security system.

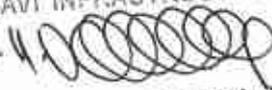
Intercom facility to all apartments connecting to security room.

Panic button and intercom is provided in the lifts connected to the security room.

Solar power fencing around the compound.

Surveillance cameras at the main security and entrance of each block.

For VASAVI INFRASTRUCTURES LLP



Designated Partner

For VASAVI INFRASTRUCTURES LLP



Designated Partner

For Budhapurnima Erectors & Estates Pvt. Ltd.



Director

or GREEN HOUSE PLANTATIONS PVT. LTD

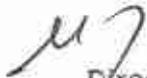


DIRECTOR

for Vijayanagar Real Estates Pvt. Ltd.

Jane Rajama  
Director

For Skhandagiri Textiles Pvt. Ltd.



Director

FOR ANNAJATA AGRO FARMS PVT. LTD.



Director

Bk - 1, CS No 2123/2018 & Dist. No. 181/18  
2018/18 - Sheet 33 of 37 Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A OF REGISTRATION ACT, 1908.

FINGER PRINT IN BLACK INK (LEFT THUMB)	PHOTOGRAPH BLACK & WHITE OR COLOUR	NAME AND PERMANENT POSTAL ADDRESS OF PRESENT/SELLER/BUYER
	 	<p>M/S VASAVI INFRASTRUCTURES LLP, REPRESENTED BY ITS DESIGNATED PARTNER SRI VIJAY KUMAR YERRAM, R/O VILLA NO.32, LUXURA GREENS, NEW BOWENPALLY</p>
	 	<p>M/S VASAVI INFRASTRUCTURES LLP, REPRESENTED BY ITS DESIGNATED PARTNER M/S.SUMADHURA INFRACON PVT LTD., REPRESENTED BY G.MADHUSUDHAN, R/O NO.43, 2<sup>ND</sup> FLOOR, "CKB PLAZA", VARTHUR MAIN ROAD, MARTHALLI, BANGALORE, 560037.</p>

WITNESSES

1. U. Kalsi

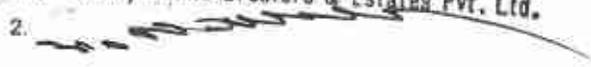
2. S. Srinetha Kari

SIGN OF DEVELOPER

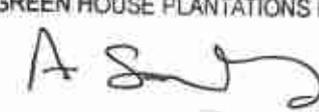
1.   
 Designated Partner  
 2.   
 Designated Partner

SIGN OF LAND OWNERS

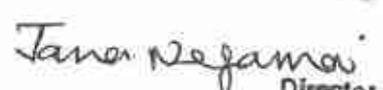
1. For Budhapurnima Erectors & Estates Pvt. Ltd.

2.   
 Director

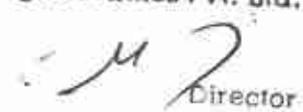
3. or GREEN HOUSE PLANTATIONS PVT LTD

4.   
 DIRECTOR

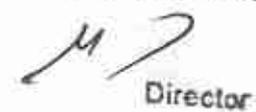
5. For Vijayanagar Real Estates Pvt. Ltd.

  
 Director

For Skhandagiri Textiles Pvt. Ltd.

  
 Director

FOR ANNAJATA AGRO FARMS PVT. LTD.

  
 Director

Bk - 1, CS No 2123/2018 & Doct No. *245/18* Joint SubRegistrar2  
Ranga Reddy (R.O)



Generated on: 07/02/2018 08:19:54 PM





యర్రం విజయ కుమార్  
Yarram Vijay Kumar  
పుట్టిన తేదీ / Year of Birth : 1964  
పురుషుడు / MALE



9186 4375 9822

ఆధార్-సామాన్యని హక్కు

*Handwritten signature*

2123

భారత ప్రభుత్వం  
Government of India



మోహన రాజ్ చందన  
Mohana Rao Chandana  
పుట్టిన తేదీ/DOB: 20/06/1942  
పురుషుడు/ MALE



9955 2011 0496

నా ఆధార్, నా సుర్తింబు

*Handwritten signature*

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6581 3298 0024

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం  
Government of India



అల్లక సునీత కుమారి  
Allaka Suneetha Kumari  
పుట్టిన తేదీ / DOB : 14/04/1974  
పురుషుడు / Male



6581 3298 0024

ఆధార్ - సామాన్యని హక్కు

*Handwritten signature*



జానా నాగమణి  
Jana Nagamani  
పుట్టిన సంవత్సరం / Year of Birth : 1969  
స్త్రీ / Female

4056 3012 3553



ఆధార్ - సామాన్యని హక్కు

*Handwritten signature*



మావూరి వెంకటేశ రమణ  
Mavuri Venkatesa Ramana

పుట్టిన సంవత్సరం / Year of Birth : 1966  
పురుషుడు / Male

8690 6542 6706



ఆధార్ - సామాన్యని హక్కు

*Handwritten signature*



వ. కలు  
V. Kalu

పుట్టిన సంవత్సరం / Year of Birth : 1966  
పురుషుడు / Male

3328 7319 8750



*Handwritten signature*

సామాన్యని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3393 5939 4975

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



అల్లక సునీత కుమారి  
Allaka Suneetha Kumari  
పుట్టిన సంవత్సరం / Year of Birth : 1974  
స్త్రీ / Female

3393 5939 4975



ఆధార్ - సామాన్యని హక్కు

*Handwritten signature*

BK-1 CS No 2123/2018 & Doc No 6549  
Sheet 35 of 37 Joint SubRegistrar  
Ranga Reddy (R.O)



9/2/2018

భారత సర్కార్

గూడ్స్ మధు సుధాన్

Gurds Madhu Sudhan

జన్మ తేదీ: DOB: 23/08/1970

లింగం / MALE

2609 9201 0777

ఆధార - శ్రీ సాయాన్యన అధికారి

*Handwritten signature*

Generated on: 07/02/2018 08:19:54 PM



**Photographs and FingerPrints As per Section 32A of Registration Act 1908**

RegNo/Year: **2123/2018** of SRO: 1510 Report Date: **09-FEB-18 12:51 PM**

This report prints Photos and FPs of all parties

**Execution admitted by (Details of all executants/Claimants of sec 32a):**

Sl No	Code	Thumb Impression	Signature	Photo	Address
1	CL			 VIJAY KUMAR YERRAM ( DE [1510-1-2018-2123]	<b>VIJAY KUMAR YERRAM ( DESIGNATED PARTNERS)</b>  R/O. VILLA 32, LUXURA GREENS, NEW BOWENPALLY, SEC'BAD
2	CL			 G.MADHUSUDHAN ( AU [1510-1-2018-2123]	<b>G.MADHUSUDHAN ( AUTHORISED SIGNATORY)</b>  R/O. 43, 2 ND FLOOR., CKB PLAZA, VARTHUR MAIN ROAD, MARTHALLI, BANGALOORE.
3	EX			 CHANDANA MOHAN RAO: [1510-1-2018-2123]	<b>CHANDANA MOHAN RAO</b>  R/O. PLOT NO. 4 & 5, KOUSALYA ESTATES, KARKHANA, SEC'BAD
4	EX			 ALLAKA SATYANARAYANA [1510-1-2018-2123]	<b>ALLAKA SATYANARAYANA ( DIRECTOR)</b>  R/O, PLOT NOS: 4 & 5, KOUSALYA ESTATESK,, KARKHANA, SEC'BAD
5	EX			 JANA NAGAMANI ( DIREK [1510-1-2018-2123]	<b>JANA NAGAMANI ( DIRECTOR)</b>  R/O. HNO. 8-2-893/28/A, PLOT N NO. 21/A, PHASE I, ROAD O. 2, JUBILEE HILLS, HYDERABAD
6	EX			 MAVURI VENKATA RAMANA [1510-1-2018-2123]	<b>MAVURI VENKATA RAMANA</b>  R/O.HNO. 53-33-16, K.R.M.COLONY,, VISAKHAPATNAM,

1వ పుస్తకము 2018... వ సంఖ్య... 22/15  
 రెండవ యొక్క మొత్తము... సంఖ్య... 32  
 ఈ... సంఖ్య... 36  
 ఆయింటి నంబర్-12345-11



Housiey.com

7	EX			 <p data-bbox="783 501 975 546">MAVURI VENKATA RAMANA ( [1510-1-2018-21#7]</p>	<p data-bbox="991 338 1219 389"><b>MAVURI VENKATA RAMANA ( DIRECTOR)</b></p> <p data-bbox="991 412 1182 488">R/O HNO. 53-33-16, K.R.M.COLONY., VISAKHAPATNAM,</p>
---	----	---	--	---	---

Identified by

Witness 1

Witness 2

*[Handwritten signature]*  
*K. Narasimha Murthy*

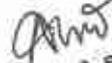
Photos and Tis captured by me

*[Handwritten signature]*

Caputure of Photos and Tis done in my presence

Housley.com

1వ పుస్తకము 2019 వ సం. 2018  
దస్తావేజు యొక్క మొత్తము కారితముల సంఖ్య 32  
ఈ కారితము యొక్క వరుస సంఖ్య 32

  
జాయింట్ సచి-రిజిస్ట్రార్-II



Housiey.com

## Challan Proforma [Dept. copy]

## Challan Proforma [Citizen copy]

Challan No: 696C18070218	
 <b>Registration &amp; Stamps Department, Telangana</b>	
Fee Type : 2091	
CBS Screen Number : 8888	
I Remitter Details	
Name	VASAVI INFRASTRUCTURES LLP
Address	8-2-269/S/59 SAGAR SOCIETY BANJARA HILLS HYDERABAD
PAN Card Number	AANFV6881H
Aadhar Card Number	
Mobile Number	*****148
II Executant Details	
Name	BHUDHAPURNIMA ERECTORS AND ESTATES PVT
Address	LTD AND OTHERS OFFICE AT PLOT NO.4 AND 5 KOUSALYA ESTATES KARKHANA, SEC-BAD
III Claimant details	
Name	VASAVI INFRASTRUCTURES LLP
Address	8-2-269/S/59 SAGAR SOCIETY BANJARA HILLS HYDERABAD
IV Document Nature	
Nature of Document	DEVELOPMENT AGREEMENT CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	5467400
Transfer Duty	0
Registration Fee	20000
User Charges	3000
TOTAL	5487400
User ID No	600413
Case No	600413
Total in Words	FIFTY FOUR THOUSAND SEVEN HUNDRED RUPEES ONLY
Date	07-02-2018
Journal No.	085285959
Stamp & Signature	

Challan No: 696C18070218	
 <b>Registration &amp; Stamps Department, Telangana</b>	
Fee Type : 2091	
CBS Screen Number : 8888	
I Remitter Details	
Name	VASAVI INFRASTRUCTURES LLP
Address	8-2-269/S/59 SAGAR SOCIETY BANJARA HILLS HYDERABAD
PAN Card Number	AANFV6881H
Aadhar Card Number	
Mobile Number	*****148
II Executant Details	
Name	BHUDHAPURNIMA ERECTORS AND ESTATES PVT
Address	LTD AND OTHERS OFFICE AT PLOT NO.4 AND 5 KOUSALYA ESTATES KARKHANA, SEC-BAD
III Claimant details	
Name	VASAVI INFRASTRUCTURES LLP
Address	8-2-269/S/59 SAGAR SOCIETY BANJARA HILLS HYDERABAD
IV Document Nature	
Nature of Document	DEVELOPMENT AGREEMENT CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	5467400
Transfer Duty	0
Registration Fee	20000
User Charges	3000
TOTAL	5487400
User ID No	600413
Case No	600413
Total in Words	FIFTY FOUR THOUSAND SEVEN HUNDRED RUPEES ONLY
Date	07-02-2018
Journal No.	085285959
Stamp & Signature	

