

Ce.no: 8065/18 P796/18

DOCT No. 8104/2018 ORIGINAL

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 13104 Date: 06/11/18 Rs. 100/-  
Sold to: V. Srinivasa Rao  
S/o: D/o V. Venkateswara Rao  
To Whom: Mahira Ventures Pvt

T. Bhagya Lakshmi U 209619

JAKKULA BHAGYA LAKSHMI  
LICENCED STAMP VENDOR  
Lic.No: 16-06-04 of 2016  
Shop No. 1-10-10/47/2, Mayuri Marg,  
Begumpet, Hyderabad-500 010.  
Phone: 7995546150

R/0th/1  
LTD  
**DEVELOPMENT AGREEMENT  
CUM  
IRREVOCABLE GENERAL POWER OF ATTORNEY**

This Development Agreement cum Irrevocable General Power of Attorney ("Agreement") is made and executed on this the 9<sup>th</sup> day of November, 2018 at Serilingampally, Ranga Reddy District between:

**NAVAYUGA LEGALA ESTATES PRIVATE LIMITED** (CIN: U70102TG2006PTC052114), (PAN CARD No.AACCN4475D) a Company incorporated under the Companies Act, 1956 having its Registered Office at H.No.8-2-293/82/A/379 & 379/A, 2<sup>nd</sup> Floor, Plot No. 379, Road No.10, Jubilee Hills, Hyderabad – 500033, Telangana represented by Sri. C.Sasidhar, S/o Sri C.V. Rao, Aged about yrs. who has been duly authorized vide resolution passed at the meeting of its Board of Directors held on 8<sup>th</sup> NOV 2018 (hereinafter referred to as the "LANDOWNER", which expression shall unless excluded by or repugnant to the context, be deemed to mean and include its executors, administrators, representatives, nominees, attorney, liquidators, successors and assigns) of the **FIRST PART**: 5412 8163 1399

AND

**MAHIRA VENTURES PRIVATE LIMITED** (Formerly known as Mahira Power Systems Private Limited, (CIN:U45100TG2012PTC084829),(PAN CARD No. AAICM3245N) a Company incorporated under the Companies Act, 2013 having its Registered Office at Plot No. 1-121/1, Survey No.66(Part) & 67(Part), Miyapur, Hyderabad – 500049, Telangana and Corporate Office at Titanium, Plot No.1-98/8/75-A& 75-B, Jubilee Enclave, Madhapur – 500081, Telangana represented by Sri P.Sarath

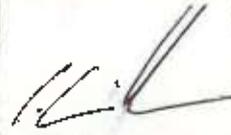


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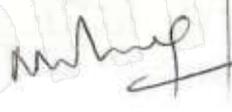


**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Serilingampalli 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 11 and 5 on the 09th day of NOV, 2018 by Sri C.Sasidhar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/lnk Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 MAHIRA VENTURES [1522-1-2018-8065]	MAHIRA VENTURES PVT LTD REP BY P.SARATHCHANDRA REDDY S/O. P.V.RAMAPRASAD REDDY R/O.MIYAPUR, HYD	
2	EX		 NAVAYUGA LEGAL E [1522-1-2018-8095]	NAVAYUGA LEGAL ESTATES PVT LTD REP BY C.SASIDHAR S/O. C.V.RAO R/O 3/9 JUBILEE HILLS, HYD	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 V.J.RAVINDRA KUMAR [1522-1-2018-8065]	V.J.RAVINDRA KUMAR BANJARA HILLS, HYD	
2		 N.RAVEENDRANASH, [1522-1-2018-8065]	N.RAVEENDRANASHA REDDY KONDAIPUR	

09th day of November, 2018

Signature of Sub Registrar  
Serilingampalli

**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1399 Name: SASIDHAR CHINTA	S/O Chinta Visweswara Rao, Greater Hyderabad(m.corp), Hyderabad, Telangana, 500033	
2	Aadhaar No: XXXXXXXX3452 Name: Penaka Sarath Chandra Reddy	S/O Penaka Venkata Ram Prasad Reddy, Hyderabad, Hyderabad, Andhra Pradesh, 500038	

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**Chandra Reddy** , S/o P.V.Ramaprasad Reddy, Aged about 33 yrs. who has been duly authorized vide resolution passed at the meeting of its Board of Directors held on 8<sup>th</sup>, November 2018 (Hereinafter referred as "**DEVELOPER**" which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives, nominees, attorney, liquidators, successors and assigns) of the **SECOND PART**;

Landowner and Developer have been hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

**WHEREAS:**

- 1) The Landowner represents that it is the absolute owner with a valid and marketable title, peaceful possession and in enjoyment of *land admeasuring Ac. 25.10 Guntas comprised in Survey No.82(p), 83(p) & 84(p), situated at Opp. To New Municipal Office, Old Mumbai Highway, Serilingampally Village, Serilingampally Mandal & Municipality, Ranga Reddy District, Telangana State* (hereinafter referred to as "**Schedule Property**" and more-fully described in **Schedule A** hereto) having acquired the same vide registered Sale Deed bearing no.2868 of 2007 dated January 31, 2007 registered on the file of Office of Sub-registrar of Assurances, Ranga Reddy (R.O.).
- 2) The Landowner further represents that the Schedule Property was notified for development of sector specific (IT/ITES) Special Economic Zone (SEZ) vide the Ministry of Commerce and Industry (Department of Commerce) Notification Number S.O. 1580(E) dated 20th September, 2007 and that the said notification has since been rescinded vide Ministry of Commerce and Industry (Department of Commerce) Notification Number S.O. 5482(E) dated 23rd October, 2018.
- 3) The Developer herein is a reputed company engaged in real estate and infrastructure development with requisite experience, expertise, financial and other resources to undertake development and construction activity as per the best industry standards.



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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan w/S 41 of IS Act	E-Challan	Cash	Stamp Duty (S 17 of IS Act)	DD/BG (Pay Order)	Total
Stamp Duty	100	0	46360000	0	0	0	46360000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	500	0	0	0	500
Total	100	0	46360500	0	0	0	46360500

Rs. 46360000/- towards Stamp Duty including T.D under Section 11 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 46360000/- was paid by the party through E-Challan/BG/Pay Order No. 171 dated 08-NOV-18 of 2018.

**Online Payment Details Received from SBI e-P**

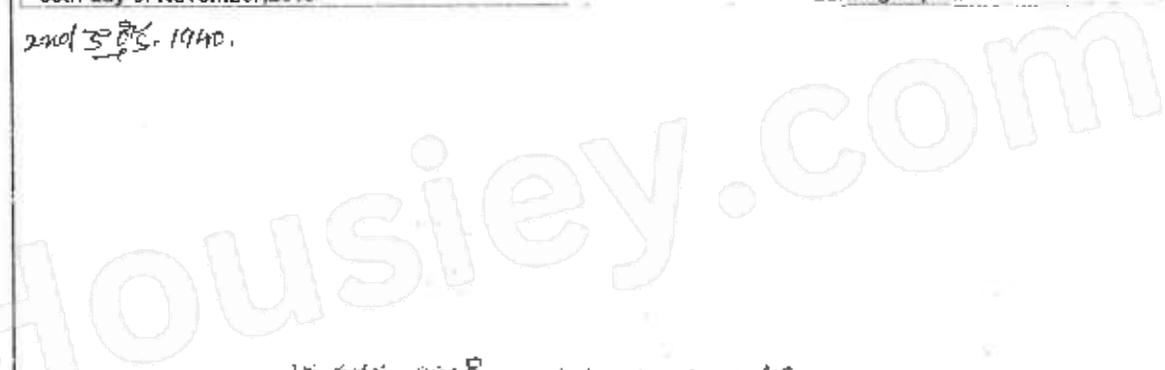
(1). AMOUNT PAID: Rs. 46360500/-, DATE: 08-NOV-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 5013031505712, PAYMENT MODE: CASH-1000200 A/RN:5013031505712 REMITTER NAME: MAHIRA VENTURES PRIVATE LTD, COUNTER NAME: NAVAYUGA LEGAL ESTATES PRIVATE LIMITED, CLAIMANT NAME: MAHIRA VENTURES PRIVATE LTD).

Date: 09th day of November, 2018

Signature of Registering Officer  
Serilingampalli

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2018 నవంబరు 09



1వ పుస్తకం 2018 వ సం. (శా.శ. 1940..)

పు. 8104 వెంబరుగా రిజిస్టరు చేయబడి

స్వామింగు నిమిత్తము గుర్తింపు సంఖ్యగా-152

8104 2018 గా ఇవ్వడమైనది.

2018 వ సం. నవంబరు 09 పేరి

NOTE: ONE COPY HAS BEEN REGISTERED  
Along with original.

సబ్-రిజిస్ట్రార్

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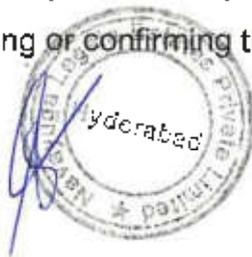
- 4) The Landowner, being desirous of having the Schedule Property commercially exploited by development and construction thereon of commercial, retail and residential buildings, approached the Developer and agreed to offer on development basis, the Schedule Property to the Developer.
- 5) The Landowner has further represented that the Schedule Property is absolutely free from all Encumbrances, liens, mortgages, gifts, tenancy, unauthorized occupation, claims and litigations and is fit in all respects which may be but not limited to mutation in their favour as will be required for commercial exploitation.
- 6) Placing reliance on the representations of the Landowner, in relation to the Schedule Property, the Developer has agreed to develop the Schedule Property subject to the terms and conditions set out herein.
- 7) The Parties enter in to this Agreement to record the terms of their association and mutual understanding and agreement in relation to the development of the Schedule Property.

**NOW THEREFORE FOR VALUABLE CONSIDERATION THE SUFFICIENCY OF WHICH IS ACKNOWLEDGED AND ACCEPTED BY THE PARTIES THIS AGREEMENT RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-**

#### **ARTICLE I: DEFINITIONS & INTERPRETATIONS**

It is expressly agreed between both the Parties herein that the following words and phrases wherever occurring in this Agreement, unless repugnant to the context, shall be deemed to mean as hereunder and the same shall always form part of this Agreement:

**Agreement or this Agreement or Development Agreement** means this Development Agreement and Irrevocable General Power of Attorney and shall include all attachments, annexures, Schedules and instruments supplemental to or amending, modifying or confirming this Agreement.



*[Signature]*  
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**Applicable Laws** means all laws, promulgated or brought into force and effect by Government of India and/or Government of Telangana and/or any Governmental Authority including orders, regulations, policies, circulars, directives, guidelines, restrictions, instructions, rules made thereunder, and judgements, decrees, injunctions, writs, orders of any court, tribunal, as amended, modified, enacted or revoked from time to time and being in force and effect during the subsistence of this Agreement.

**Approvals or approval** means all authorizations, permits, notifications, consents, licenses or permissions or other authorization of whatsoever nature which are required from any Government or Statutory Authority or under any Applicable Laws for the purpose of consummating all or any of the transactions contemplated under this Agreement.

**Arbitration Act** means the Arbitration and Conciliation Act, 1996.

**Architect** shall mean a person registered as an architect under the provisions of Architects Act, 1972 or persons having relevant experience in civil construction and duly registered with the Greater Hyderabad Municipal Corporation and all other statutory authorities required under the Applicable Laws to be appointed by the Developer.

**Base Price** shall mean shall have the meaning ascribed thereto in Article 10.2.

**Building Plans** shall mean such building plan(s) or building permit order(s) or plan(s) obtained (either phase wise or entirely for the Project) and which are approved by GHMC or any other appropriate authorities obtained by Developer for construction of Project on the Schedule Property and shall include any amendment(s) thereto and/or modification(s) thereof.

**Business Day** means any day of the week (excluding Saturdays, Sundays and public holidays) on which commercial banks are open for normal business in Hyderabad.



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**Common Facilities/Portions/Amenities** shall mean and include such areas of the Project that are intended for the use by and/ or for the benefit of all the persons owning or entitled to use any part of the Project, without any exclusive rights of ownership of such facilities/ portions/ amenities being granted in favor of or to any Person and shall include but not limited to roofs, stairways, drive ways, lifts, lift lobbies, fire escapes, common basements, terraces, parks, play areas, common storage spaces, security rooms, visitor's parking, passage, corridors and other spaces and facilities, whatsoever required for the egress, ingress to the building(s) constructed on the Schedule Property and all other portion(s) as shall be determined to be as such by the Developer from time to time.

**Commencement of Construction** shall mean the date intimated by the Developer to Landowner by way of a written communication about commencement of construction at the Schedule Property.

**Developer's Allocation** shall have the meaning ascribed thereto in Article 2.4.

**Drawings/Designs/Plans** shall mean all such plans, drawings, sketches, calculations, documents and designs that have been prepared or developed by the Developer either on its own or through its Architect and/or external agencies/consultants and/or as may be approved by authority/ies under the Applicable Law/s in relation to the Project.

**Encumbrance(s)** shall mean and include creation of mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, right of other Persons, security interest, title defect, title retention agreement, interest, lien, charge, restrictive covenants, commitment, loan, sale, departmental and/or government proceedings, notifications, acquisition proceedings, revenue recovery proceedings, court attachments, arrears of tax, levy or rent due to the government or local body, restriction or limitation viz., transfer, receipt of income or exercise of any other attributes of ownership, any arrangement for the purpose of or which has the effect of granting security or any other interest of any kind whatsoever, or any agreement,



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whether conditional or otherwise, to create any of the same and the term Encumber shall be construed accordingly.

**Force Majeure** shall mean occurrence of any of the following events beyond the reasonable control of the Party claiming Force Majeure, if the occurrence of such event makes it impossible or illegal for such Party to perform its obligations under this Agreement:

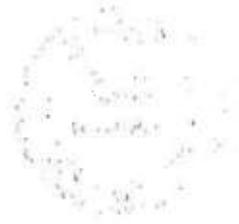
- i) Act of God;
- ii) Acts of war, hostilities, invasion, act of foreign enemies;
- iii) Acts of terrorism, riots, mob violence or civil commotion;
- iv) Rebellion, revolution, insurrection or military or usurped power, or civil war;
- v) Presence/discovery of any radioactive material in the Schedule Property and/ or contamination by any radio-activity from any nuclear fuel, or from any nuclear waste from the combustion of nuclear fuel, radio-active toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly;
- vi) Fire, flood, earthquakes, cyclones, lightening, landslides or typhoons;
- vii) Strikes, slow-downs, or acts of similar nature, which are specific to the Project and industry in general;
- viii) Government restrictions, government orders, statutory regulations, court order, tribunal order, governmental delays or any unforeseen circumstances adversely affecting the development or construction;
- ix) Any suit/s or dispute/s or claim/s by any third party/ies or in connection with the title/ownership or by any authority for any means on the Schedule Property and the Landowner is unable to cure the same within a period of six (6) months from the date of intimation of the said event by Developer to the Landowner.

**Landowner Allocation** shall have the meaning ascribed thereto in Article 2.4.

**Person** means any individual, sole proprietorship, unincorporated association, unincorporated organization, body corporate, corporation, company, partnership, limited



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liability company, limited liability partnership, joint venture, trust, Government Authority or any other entity or organization who is not a party to this Agreement;

**Project** means the development of the Schedule Property which may be in one or more phases, into residential, commercial and retail building(s) or structures or towers with common areas and Common Facilities/amenities, car parking and other spaces intended for the enjoyment by its occupants at the sole discretion of Developer.

**Saleable/Leasable Area** shall mean super built up area which includes the total areas constructed including balconies, sit outs, stair case, lift rooms, corridor areas, common areas, Common Facilities, services appertaining to the buildings or as the case may be proportionate part/s thereof in the case of unit/s including but not limited to, electrical meter rooms, pump rooms, generator rooms, air-conditioners/HVAC areas, common area capable of being use commonly in the buildings, circulation areas but excludes visitors parking space and terrace areas.

**Specifications** shall mean the details of specification of the Project and its layout with the provisions of common areas and Common Facilities provided therein and detailed in "Schedule B" herein.

**Statutory Authority or Authorities or Government Agency or Agencies or Government Authority or Authorities** shall mean any union, state, local, other governmental, administrative, regulatory, judicial or quasi-judicial authority or self-regulating authority or agency, commission, board, tribunal, court, Hyderabad Metropolitan Development Authority, Greater Hyderabad Municipal Corporation, Electric Supply Company/DISCOMS/Transmission Companies of Telangana, Hyderabad Metropolitan Water Supply and Sewerage Board, Labour Department, Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016, Airport Authority of India, Fire Department, Pollution Control Board (both State and the Central Government as may be necessary) and any other statutory and/ or government authority (ies) whose permissions and/ or licenses, approvals, permissions are required for all or any of the transactions contemplated under this Agreement.



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**Unit(s)/Units/Unit** shall mean each individual portion of the properties/buildings/towers along with undivided share in the land constructed on the Schedule Property which is demarcated from the other unit and capable of being sold or leased out independently.

**Utilities** shall mean all such common utilities like water, gas/fuel, power, sewerage, telephones lines, internet, cable, safety and security equipment that forms part of the Specifications of development under this Agreement.

### **INTERPRETATION:**

1.1 Any express reference to an enactment includes references to:

- (a) that enactment as amended, extended or applied by or under any other enactment before or after the date of this Agreement;
- (b) any enactment which re-enacts that enactment (with or without modification); and
- (c) all subordinate legislation (including regulations) made (before or after the date of this Agreement) under that enactment, as re-enacted, amended, extended or applied as described in Clause (a) above, or under any enactment referred to in Clause (b), except to the extent that any of the matters referred to in Clauses 1.1(a) to (b) above occurring after the date of this Agreement increases or alters the liability of any Party to this Agreement.

1.2 Headings to clauses, parts and paragraphs of this Agreement and Schedules are for convenience of reference and do not affect the interpretation of this Agreement.

1.3 Reference to Schedules or Annexures shall mean schedules to this Agreement and references to this Agreement shall include its Schedules.



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- 1.4 The expression 'this Clause' shall, unless followed by reference to a specific provision, be deemed to refer to the whole Clause (not merely the sub-clause, paragraph or other provision) in which such expression occurs.
- 1.5 Each of the representations and warranties provided in this Agreement are independent of other representations and warranties unless the contrary is expressly stated.
- 1.6 The words 'include', 'including' and 'in particular' shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words unless contra to the terms of this Agreement.
- 1.7 Any reference to the singular shall include the plural and vice versa.

## ARTICLE II: SUBJECT MATTER OF THE AGREEMENT

2.1. In consideration of the Developer having agreed to take up development of the Schedule Property by constructing the Project in accordance with Applicable Laws, the Landowner hereby agrees with the Developer exclusively for the construction and development of the Project on Schedule Property. Further, Landowner acknowledges that the Developer has absolute rights over and above 69,000 sq. feet per Acre of the Landowner's share and further reiterate and undertakes that Landowner will not make any sort of any claim/s on such extent over and above 69,000 sq. feet per Acre as assigned to the Landowner as per the approved Master Plan of Schedule Property. If any such claim/s made against Developer by Landowner shall be treated as breach of this Agreement and the Developer will have the right to invoke Clause 7.3 & 7.4 under this Agreement.

2.2. The Developer relying on the Landowner's representation and warranties agrees to take up the development of the Schedule Property on the terms and conditions contained herein.



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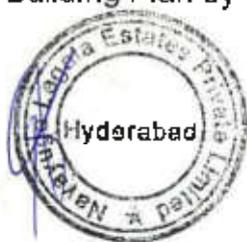
2.3. The Developer shall have absolute right to submit, sign required Plans including any amendments on behalf of Landowner for the approval of the Governmental Authorities and also to appear before Governmental Authorities seeking for approvals of Plans/revisions/amendments thereof.

2.4. The Landowner having granted exclusive right to develop the Project to the Developer at its own cost and in consideration of Developer undertaking to develop the Project at its own cost, the Landowner and the Developer shall be entitled to the sharing of the total Saleable Area of the Project as per the following details:

**Developer Allocation** shall mean a minimum of saleable/Leasable area of **1,74,000 Sq. feet per acre** in the Project together with proportionate car parking space and the proportionate undivided share of land in the Schedule Property.

**Landowner Allocation** shall mean a saleable/Leasable area of **69,000 Sq. feet per acre** in the Project together with proportionate car parking space and the proportionate undivided share of land in the Schedule Property.

Upon receipt of requisite approvals for the Plans and sanction/s thereof from time to time, the Parties agree and undertake to enter in to an Allocation Agreement to agree and record the details of Units in the Project falling into their respective shares with specific Unit Numbers, Floor Numbers, Block/Tower Names/Numbers, Extent of Saleable Area of such Units. The Parties further agree that allocations of the respective shares shall be based on the configuration/s, Unit(s) facing and to the tower wise allocation. All such Units will be distributed in sharing proportions in all respects without any discrimination in the allotment of shares in favour of either of the party and also if the amicable sharing is not reached, then the allotment shall be on the basis of lots by draw". The proposed Allocation Agreement will be executed within 1 (one) month from the notified date of sanction of Building Plan by GHMC.



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Simultaneously with the execution of Allocation Agreement, the Parties shall conclude on entitlement of their right to usage or otherwise of the common amenities and Common Facilities for each of the Unit (s).

2.5. The Parties further agree that since any Unit in the Project cannot be fragmented to enable the Landowner and the Developer to get the exact Saleable Area falling within their respective allocations, the Landowner and the Developer shall be entitled to such number of Unit(s) whose aggregate Saleable Area shall be closest to their respective entitlement and any shortfall therein, shall be compensated by payment calculated as per the prevailing selling price per sq. ft by the Party which ends up having allocated area in excess of its entitlement to the other Party.

### **ARTICLE III: REPRESENTATIONS AND WARRANTIES**

3.1. The Landowner, represents and warrants to the Developer that:

- a) The Landowner is the absolute and legal owner of the Schedule Property and has a valid, clear, good, marketable and subsisting title to the Schedule Property and is in uninterrupted possession, use and occupation of the Schedule Property and no one else has any right, title, interest or share therein.
- b) There is no restriction on the development and sale of the Schedule Property in any manner, no impediment in law or otherwise that may have the effect of preventing it from entering into or otherwise undertaking any transaction contemplated under this Agreement.
- c) The description of the Schedule Property set forth in the Schedule herein is true, accurate and complete and comprises of all of the land vested in, occupied or used by, or in the possession of the Landowner.



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- d) The Schedule Property is not a land in respect of which there is a prohibition regarding sale or transfer and there is no bar or prohibition to acquire, hold, transfer or sell the Schedule Property.
- e) There are no pending or threatened legal proceedings, litigations, suits, claims etc. with respect to the Schedule Property or any portions thereof.
- f) The Landowner has not received any notice of acquisition or requisition under any statute in respect of the Schedule Property or any part thereof.
- g) The Landowner has not agreed to sell or transfer whole or portions of the Schedule Property with any third parties and has not executed any power of attorney or other agreements empowering any person (s) to deal with the Schedule Property.
- h) The Schedule Property is not affected by any Road Alignment/widening exercise or in any manner of acquisition by any authority as on the date of this Agreement.
- i) The Schedule Property is not covered/notified under Urban Land (Ceiling & Regulation) Act, 1976 or any other statute and there is no legal bar on Development thereon.
- j) That there are no attachments of whatsoever nature with regard to the Schedule Property or any part thereof under the Income Tax Act, 1961, Wealth Tax or Sales Tax or any other Taxing Statutes.
- k) There are no ways, passages, rights of way or privileges of whatsoever nature common with any other Person or property.



A handwritten signature in blue ink, appearing to be "S. S. S.", written over a horizontal line.



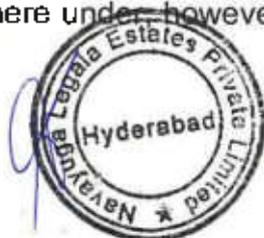
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- l) No condition, circumstance, or set of facts directly or indirectly applicable to the Schedule Property constitutes or could reasonably be deemed to constitute a hazard to health, safety, property or the environment.
- m) All documents including title document(s) and records relating to the Schedule Property delivered/to be delivered to the Developer, at any time, are true, correct and complete copies of such documents.
- n) All the municipal taxes payable in relation to the Schedule Property till the date of this Agreement have been duly paid and no taxes, statutory dues, cess, rates, interest, penalties and payments are required to be paid due to any default in complying with or breach of any legal or statutory obligation relating to the Schedule Property.
- o) Landowner agree and undertakes to cooperate with the Developer for the suggested change in name of their Company which may be by prefixing Aurbindo and deletion of Navayuga or as the case may be which shall be at the sole discretion of Developer. Further, Landowner shall comply with all the formalities as may be required under the applicable law/s and with necessary authority/ies in this regard and in perspective of this Agreement.
- p) Landowner accepts and undertakes to co-operate with the Developer to float a separate legal entity (special purpose vehicle) under any of the applicable law/s exclusively for Leasable Area in consonance with the Allocation Agreement for envisaging the commercial arrangements thereof. After the formation of such Legal Entity, any party intends for alienation/selling of their respective share as to specifically allotted Leasable Area, then such intending Party shall offer first right of option to sell it to the other party for exercising their right of option to purchase and after which the other party do not exercises such option, in such a case the intending party may proceed to sell to a third party/ies in compliance to any of arrangement/ obligation there under, however exercising such option of sale or purchase by in-



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tending party shall be in consonance with the prevailing market rate/value as on such date of sale or purchase or as the case may be.

3.2. The Landowner covenants to the Developer that:

- a) A joint survey of Schedule property shall be carried out within 7(seven) days from the date of registration of this Agreement and basis of the Development of the Project shall be on such arrived extent which in any case shall not be less than 24 Acres. However, all efforts shall be put up by the Landowner to bring this Schedule Property to the contiguous extent to 25 acres by realigning the common boundaries of their neighborhood land extent.
- b) It shall not in any manner, deal with the Schedule Property or any part thereof except as expressly provided in this Agreement at any time during the currency of this Agreement.
- c) The advertising, development, operation and maintenance and all related rights for the entire Project and Schedule Property shall vest with Developer. The Developer shall be at liberty to decide on the Project branding and the name of the Project.
- d) It shall be responsible for its compliance obligations under Applicable Laws pursuant to this Agreement and shall fulfil such compliance obligations in a manner that it does not cause any undue delay or impediment in the implementation and execution of the Project.
- e) It shall be responsible for ensuring that the Landowner representation and warranties are valid and subsisting during the currency of this Agreement and that the Landowner either by itself or through the Developer based on any Power of Attorney shall give the same representation, assurances and warranties to the purchasers/lessors of the Project.



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- f) It shall not to do any act or thing whereby the Developer may be prevented/precluded in any manner from selling, assigning and/or disposing of any of the Developer's allocated portion in the Project on the Schedule Property.

3.3. The Developer, represents and warrants to the Landowner that:

- a) It has necessary infrastructure, finances, men, machinery, resources and efficiency, capability, capacity and competence to undertake the construction and development of the Project.
- b) It shall obtain all necessary consents, licenses, permits, certificates and approvals from all the competent authorities as required under various statutes, rules and regulations as may be applicable from time to time to carry out the construction and development activities on the Schedule Property hereunder.
- c) It shall undertake the construction and development of the Project as per the required permits and/or Approvals and/or Plan sanctions and the provisions of this Agreement.
- d) It shall comply with all Applicable Laws and regulations, if any, from time to time in force in respect of the construction and development of the Project and pay all statutory payments during the course of construction without any default.
- e) It shall be responsible for ensuring that its representations and warranties are valid and subsisting during the currency of this Agreement.
- f) Entitled to at least a minimum Saleable/Leasable area of 69,000Sq. feet per acre which includes both residential & commercial. Any further upward revision in the Saleable/Leasable due to final outcome of Approved Master Plan, even otherwise the allocation of Landowner's share shall only be limited to Saleable/Leasable Area of 69,000 Sq. feet per acre.

3.4. Each of the Parties represents and warrants to the other as follows:

- a) It has the power and authority to execute and deliver this Agreement.



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- b) This Agreement has been duly authorized, executed and delivered by it and upon such execution and delivery will be a legal, valid and binding obligation of it enforceable in accordance with its terms.
- c) The execution and delivery of this Agreement by it and promises, agreements or undertakings of it under this Agreement do not violate any law, rule, regulation or order applicable to it or constitutional documents or violate or contravene the provisions of or constitute a default under any documents, contracts, agreements or any other instruments to which it is a party.
- d) There are no insolvency or winding up proceedings initiated or pending against it.

#### **ARTICLE IV: RESPONSIBILITY FOR CONSTRUCTION AND DEVELOPMENT OF THE PROJECT**

4.1. The Developer shall be responsible and liable for the undertaking and completing of the following activities at all times at the Developer's sole cost and expenses:

- a) Designing and conceptualizing of the entire Project;
- b) Engaging structural engineers, consultants, contractors, sub-contractors, vendors, RCC specialists, Architects and any other consultant(s) or professional(s) as may be required under the Agreement and paying their remuneration, fees and their payment by whatever name;
- c) Applying and obtaining for the pre-construction approvals pertaining to the Project either phase-wise or entirely;
- d) Applying and obtaining for the post-construction approvals pertaining to the Project from time to time including but not limited to occupancy certificate;
- e) Bearing and paying any and all costs and expenses pertaining to preparation of Plans, obtaining all Approvals, including any revised, modified, approved and sanctioned as aforesaid, and any and all fees, deposits, premium required to be paid to authorities for such Plans, Approvals, permission, occupancy certificates, no-objections, licenses etc;
- f) Bearing and paying all statutory payments applicable towards the construction, labour, staff, employee engaged in the construction of the Project;

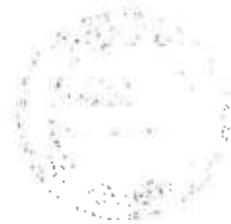


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- g) Develop the Project as per the Specifications set out in Schedules hereto or equivalent thereof subject to amendments if any from time to time under the Agreement;
- h) Supervise the construction and completion of development of the Project.

## ARTICLE V – OWNER’S RIGHTS AND OBLIGATIONS

5.1. Simultaneously with the execution of this Agreement, the Landowner shall handover the possession of Schedule Property as a free hold land absolutely in all perspectives to the Developer, provided nothing herein contained shall be construed as delivery of possession of the schedule property in part performance of any Agreement of Sale under Section 53(a) of Transfer of Property Act 1908 or Section 2(47)(v) of Income Tax Act, 1961.

5.2. That the Landowner does hereby grant exclusive license, permission and authorities to the Developer to plan, construct, erect, build and complete on the Schedule Property the Project in accordance with the Specifications and approved Plan (s).

5.3. That the Landowner does hereby grant exclusive power and authority to the Developer to create charge/ hypothecation/ mortgage or encumbrance or otherwise deal with the Schedule Property in entirety in any manner (includes documentation and execution thereof) for the purposes of securing any financing or borrowings to be availed by the Developer in relation to the execution of the Project on the Schedule Property.

5.4. Notwithstanding the General Power of Attorney being granted by the Landowner in favor of the Developer under these presents, the Landowner hereby undertakes that it will provide all documentary evidence to the Developer without limitation such as original title deeds, documents, undertaking(s), declaration(s) and information(s) as may be required from time to time to be submitted to the authorities or with the Banker/ Financial institutions in concerned with Schedule Property for any application, approval, consent, permission and for any regulatory



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ry requirement. The Landowner shall immediately upon receipt of any request from the Developer also sign and execute such other applications, documents, letters, undertakings, confirmations, declarations, affidavits etc. from time to time to be executed in its capacity as legal owner or otherwise for giving effect to or undertaking any transaction/ approval as contemplated under this Agreement.

5.5. The Landowner also undertakes that in the event of the Schedule Property or any part thereof, is lost on account of any defect in the Landowner's title or any litigation commenced by any one claiming through the Landowner on account of any cause or causes whatsoever including relating to any outstanding(s), claims(s), tax(es) or title or any deviation in the approvals obtained by Landowner etc., the Landowner shall be liable for refund of all the sum/s paid on its behalf by Developer to any other legal entity/ firm/ individual under any of agreement/s executed in lieu of this Agreement, the damages, losses, costs and expenses sustained/incurred by Developer apart from returning of the entire sum/s invested by the Developer for Development of the Project which shall include but not limited to payment of stamp duty if any, expenses incurred towards development and construction at the Schedule Property, expenses and fees paid towards obtaining various approvals, payments made to external agencies/ consultants/ advisors, rates and taxes and/or other expenses. For the purpose of computation or assessment of losses sustained or damages, expenditure incurred or suffered by Developer, both Parties shall mutually agree and accept to appoint a third-party consultant to assess and quantify the damages suffered or loss sustained by the Developer in terms of monetary. The findings of the said third party consultant shall be absolutely binding on the Landowner and the Landowner shall forthwith pay the amount as determined by third party consultant to the Developer along with interest @ 12% p.a. from the date of execution of this Agreement till the date of actual payment (realization). Both Parties shall jointly bear the costs and fees of such third-party consultant. However, Landowner is not liable for any consequences if the Developer fails to bring any of the above stated acts to his notice post submission of Building Plan to GHMC.



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Notwithstanding the above, the Developer also reserves its rights to initiate legal proceedings for damages and consequential losses. Till such time, the entire monies are realized by the Developer, the money (s) invested pursuant to this Agreement shall be deemed to have been secured by charge and/or lien over the Schedule Property in favor of the Developer.

5.6. The Landowner shall comply and strictly adhere with the compliance/s in consonance with the applicable provisions stipulated under "The Real Estate (Regulation and Development) Act, 2016 (RERA)" and its allied rules, circulars etc., made from time to time and extend all support (including execution of any applications, documents, affidavits, confirmations, declarations etc.) that may be required in this regard.

5.7. The Landowner hereby agree, accept and undertake to mortgage that portion of their allocated shares of the Project as may be required for the purposes of complying with any statutory prescription/ covenant and it is the ultimate obligation of the Developer to get such mortgaged premises released from the authorities simultaneous with obtaining of Occupancy Certificate.

5.8. The Landowner shall not create any impediments or obstruction in any manner or in the way of the Developer in neither completing nor executing the Project on the Schedule Property.

## **ARTICLE VI: DEVELOPER'S RIGHTS AND OBLIGATIONS**

6.1. The Developer shall incur all the costs and expenses and shall be solely responsible for all the payments towards charges and fees for obtaining all the required permissions and NOCs for construction and all the expenses to be incurred towards construction, development of the Project. The Developer shall comply with all the labour welfare and social security requirements including but not limited to obtaining/renewal/payment of Labour licenses, PF, ESIC, License under the Shops and Establishments Act, Building and Construction Workers' Welfare Cess, Workmen compensation, Real Estate (Regulation & Develop-



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ment) Act, 2016 (RERA) and its allied Rules and all other applicable laws and pay the same as and when falls due. The Landowner shall in no way be liable to make payments or compensate the labourers for any injuries or loss sustained by the staff/workmen/labourers etc. employed by the Developer.

6.2. The Developer hereby agrees, accepts and undertakes to mortgage that portion of its allocated share of the Project as may be required for the purposes of complying with any statutory prescription/ covenant.

6.3. The Developer at its own cost shall take steps:

- a. For obtaining all clearances, approvals, licenses, permits, permissions, authorization (s) and/ or no-objection certificate from various Statutory Authority (ies).
- b. To prepare plans for construction of the building or buildings/Project on the said Schedule Property according to the Specifications and Applicable Laws and to get the said plans approved and thereafter construct building or buildings or structures in accordance with the sanctioned plans.
- c. To submit or resubmit all further plan/s with modification and/or file applications and other documents or paper and to do all further acts/ deeds matter and things as may be required by the Developer to obtain permission in respect of the construction of the building, clearance of Building Plans or otherwise relevant for the purpose from the appropriate government/ department and/or authority/ies concerned.
- d. To do all such other acts deeds and things as may be necessary for construction of the Project at the Schedule Property and for such other purpose to appoint necessary Architects, consultants, advisors and professionals.
- e. To appoint contractor/sub-contractors for the construction of the building/s or structures at the Schedule Property.
- f. To construct the building/s or structures in accordance with the sanctioned plans and to take all precaution, safety, insurance and follow the norms prescribed by GHMC, other authority/ies and under the National



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Building Code and to comply with and/or take necessary permission as required under any law for the time being in force.

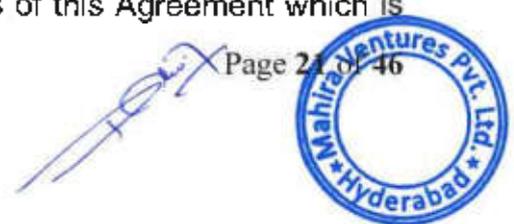
- g. The Developer shall be authorized in the name of the Landowner to apply for and obtain temporary connection of electricity, drainage and water.
- h. To act diligently and efficiently in the matter of constructions of the Building/s and hereby agrees to indemnify and/or keep the Landowner indemnified from and against all claims or compensation and actions arising out of any act or omission of the Developer or any action in or relating to the construction of the building/s on the Said Schedule Property.
- i. The Developer shall be entitled to deal with the Developer's allocation in its absolute discretion without any hindrance/objection from the Landowner and shall be entitled to receive payment/s in this regard. The Developer shall be entitled to receive the booking money as well as full consideration money in respect of their share in the building (s) to be constructed in the Schedule Property from the intending purchaser or purchasers and the same shall be enjoyed by the Developer.

#### **ARTICLE VII: TERM, DELAY, PENALTY AND TERMINATION**

7.1. The Agreement shall come into effect from the date of execution thereof.

7.2. Subject to Force Majeure, the Developer shall complete the Project by December 31, 2026. Both Parties agree that the completion of the Project shall have a grace period of 6 (six) months beyond December 31, 2026. For the purposes of this clause, completion shall mean grant of occupancy certificate in relation to all the phases of the Project by the competent Government Authority. Provided further that the term shall stand automatically extended by such period during which the Developer is unable to carry on any activity on the Schedule Property due to occurrence and continuance of Force Majeure conditions.

7.3. Without prejudice to the other provisions of this Agreement, the Developer shall be entitled to terminate this Agreement only in the event of (a) at any stage if the Landowner commits material breach of any of the terms of this Agreement which is



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not remedied within sixty (60) working days of receipt of notice from the Developer notifying the breach or (b) legal proceedings initiated by any person with regard to the title of the Landowner to the Schedule Property which would hinder the possession and developmental works in accordance with this Agreement and which remains unresolved for a period of six (6) months from the date on which the Developer issues a notice to the Landowner in this regard.

7.4. Upon such termination, the Owner shall forthwith pay to the Developer the refundable Deposit together with all the expenditures/costs incurred by the Developer towards planning, design, development, obtaining approvals, cost of construction, all other expenses incurred by Developer pursuant to this Project and Agreement, damages, loss of profit, loss of opportunity and loss of good will. For the purpose of computation or assessment of losses sustained or damages, expenditure incurred or suffered by Developer both Parties shall mutually agree and accept to appoint a third-party consultant to assess and quantify the damages suffered or loss sustained by the Developer in terms of monetary. The findings of the said third party consultant shall be absolutely binding on the Landowner and the Landowner shall forthwith pay the amount as determined by third party consultant to the Developer along with interest @12% p.a. from the date of execution of this Agreement till the date of actual payment (realization). Both Parties shall jointly bear the costs and fees of such third-party consultant.

7.5. The Developer undertakes to prepare, finalize and submit the requisite applications and plans within 6 (six) months from the date of this Agreement to the Authorities and shall obtain the requisite permits and sanctions within 9 (nine) months from the date of this Agreement and in the event of failure on the part of the Developer in obtaining the permits and sanctioned plans within the said period, at the sole option of the Landowner, the Landowner may choose to extend and provide a further time in writing to the Developer to enable it to obtain the permits and sanctions and if no such further extension is provided by the Landowner, this Development Agreement automatically gets terminated/cancelled.



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7.6. In the event of any delay on the part of the Developer in handing over the Landowner's share of the agreed constructed area as referred under Schedule C (TIME-LINES) of this Agreement other than what is mentioned in above clauses, the Developer shall be entitled to grace period of not less than 6 (six) months (Grace Period) to complete the undelivered areas of construction. In the event of delay on the part of the Developer in delivering and handing over the Landowner's constructed areas and completing the construction including obtaining of Occupancy Certificate from the Authorities within the above stipulated period together with grace period, the Developer hereby agrees to pay the liquidated damages only to the extent of undelivered areas to the Landowner by way of penalty at the rate of Rs.4/- (Rupees four only) per Square feet per month in respect of Landowner's allotted share towards saleable/leasable pertaining to Landowner's share.

7.7. In case, if such period of delay exceeds beyond the above stipulated period, then the Developer shall be liable to pay all the penalties as prescribed under the Telangana Real Estate (Regulation and Development) Rules, 2017 RERA and further defaults if any shall be dealt in accordance with it for future course of action in regard to the construction and development of Project.

**EXIT OPTION:** In event of any material breach by the Developer in regard to the construction and development of Project which may lead to termination of this Agreement, in such a case all the outstanding amount, if and any, with any of third party/ies or with Banks/ financial institution shall be cleared by Developer at its own risk and cost and further assures the Landowner without any claim/s in any manner by any third party/ies. Developer shall furnish a Personal Guarantee of Sri P. Sarath Chandra Reddy in view of this clause and thereafter his Guarantee extinguishes without any implication thereof.

#### **ARTICLE VIII: DELAY IN COMPLETION AND CONSEQUENCES**

8.1. If as a result of any Force Majeure event, the Developer shall without prejudice to any of its rights this Agreement, be entitled to extension of time for completion by



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a period equal to the period during which the work on the Schedule Property remains suspended/ stopped.

## **ARTICLE IX: BORROWINGS**

9.1. After obtaining the necessary permits/approvals for construction of the Project, the Developer shall be entitled to avail loans/ credit facilities for the construction of the Project and shall be further permitted to mortgage or create Encumbrance on the Schedule Property to Financial Institutions, Banks etc., for the purpose of securing such finance, loans and borrowings.

9.2. The Landowner shall extend all necessary support to the Developer in this regard including but not limited to issue of NOC's and furnishing such other relevant documents as may be required by the Developer for obtaining credit facility (ies).

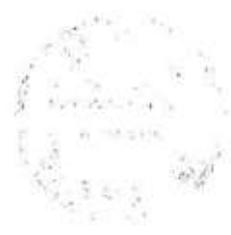
9.3. The Developer agrees that it shall comply with all conditions and obligations under the financing arrangements entered by it in relation to the Project and shall indemnify and keep indemnified, the Landowner against any claims, demands etc., due to any delay, default or contravention of any condition or obligation by the Developer at all times till the repayment of such loan/ financial assistance.

## **ARTICLE X: MARKETING OF THE PROJECT**

10.1. The Landowner acknowledges that the Developer is investing considerable amount of monies in branding, timing the launch and marketing of the Project. Therefore, the Landowner undertakes to refrain from making any public announcement and/or address the media in any manner or provide any details with reference to this Agreement or the Project during the subsistence of the Agreement unless specifically authorized to do so in writing by the Developer or sought for in writing by Statutory Authority. The Landowner acknowledges the Developer's exclusive rights to media management and public announcements in relation to the Project from time to time in the mutual interest of the Parties to this Agreement.



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10.2. Prior to commencement of sales, the Parties shall mutually agree upon in writing, the pricing strategy in relation to the sale of the Unit/s comprised in the Project. The mechanism for determination of price strategy would be as follows:

- i. The Developer shall communicate in writing at least 10 (ten) days prior to the proposed launch of the Project or any part thereof to the Landowner the Base Price at which each Unit is to be sold. The Base Price will vary depending upon the location, extent and face of the Unit and market conditions prevailing at that particular point of time. The Parties shall conclude on the Base Price by mutual consultations within 5 (five) days of receipt of such notice and the Base Price so arrived at shall be binding on both the Parties and each of them agree and represent to the other that they shall not sell their respective share/allocated Unit(s) at a price below the Base Price so determined.
- ii. The Developer shall be at liberty to revise the base price depending on the prevailing market conditions from time to time. In case of such revisions, the Developer shall immediately intimate the same in writing to the Landowner, which shall be binding on the Landowner.

10.3. Without prejudice to the above, the Landowner agrees and vests the Developer with exclusive marketing rights for any part of the Landowner's allocation in the Project during the period of construction or at any time within twelve months from the date of completion of the Project or any phase thereof. In the event of the Parties after due consideration of prevailing market conditions agree to lease out the Project or any part thereof, they would enter in to a separate agreement setting out the terms of the grant of lease and related matters at any time during the construction of the Project or thereafter.

10.4. In case, the Landowner prefers to utilize the Developer's Service for marketing and Sale of any Unit/s falling within the Landowners' allocation as demarcated under the Allocation Agreement, Land Owner shall pay 4 % plus applicable taxes (other than income tax thereon) of the sale consideration to Developer towards brokerage/ facilitation charges.





10.5. The Developer will endeavor to market/ sell the entire Project or any phase thereof (including the Landowner's allocation therein) after the completion of the Project or as the case may be, the completed phase. It is further agreed that any failure under this clause shall not constitute breach on part of the Developer under this Agreement.

10.6. The Parties agree to enter in to a separate agreement to this effect towards the terms of engagement of the Developer for facilitating sale of Landowner's share in the Project.

10.7. The Landowner further agrees and undertakes that it will not adopt in any manner counter sale's strategy (including selling at lower prices being offered by Developer) or take any action that may adversely impact the Developer's capacity to alienate its allocated share of the Project.

10.8. The Landowner hereby undertakes to register and execute the Agreement of sale/ Memorandum of Understanding/ Deed of Conveyance or a Deed of Transfer or any other document in respect of any part/s or portion/s of the Developer's Allocation in the Project in favour of Developer's nominees/Transferees/ assignees as and when called upon by the Developer to do so or as the case may be, agreement (s) for lease of whole or part of the Project and related matters.

#### **ARTICLE XI: TITLE DEEDS**

11.1. The photo copies of original documents in respect of the Schedule Property shall be kept with the Developer who shall hold such documents during the subsistence of this Agreement and the Landowner shall allow inspection to the customers of the Developer and/or may allow them to take extracts of the title deeds and produce the same of true copies thereof when documents are needed for legal scrutiny and verification; to undertake process of ownership change or for availing amenities etc.



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11.2. After the completion of the said building/s and the sale of Units, original title deeds exclusively relating to the Schedule Property and the certified copies of the documents shall be handed over to the registered building's Society or Association after the completion of last phase of the Project.

## **ARTICLE XII: MISCELLANEOUS**

12.1. Dispute Resolution, Governing Law & Jurisdiction:

12.1.1. **Conciliation** :In the event of any dispute, controversy or difference between the Parties arising out of or relating to this Agreement including a dispute relating to the validity or existence of this Agreement and any non-contractual obligations arising out of or in connection with this Agreement (a **Dispute**), the representatives of the Parties shall, within 10 Business Days of service of a written notice from any Party to the other (the **Dispute Notice**) hold a meeting (the **Dispute Meeting**) in an effort to resolve the Dispute in good faith. In the absence of Agreement to the contrary the Dispute Meeting shall be held at the Schedule Property for the time being of the Developer.

12.1.2. **Arbitration Procedure**: If a Dispute is not resolved within 15 Business Days after the service of a Dispute Notice, whether or not a Dispute Meeting has been held, any Party to the Dispute shall be entitled to refer the Dispute to arbitration by sending a **Notice of Arbitration** to the other Party and such Dispute shall be finally resolved in the manner set out under this Article. The Agreement and the rights and obligations of the Parties under the Agreement shall remain in full force and effect notwithstanding pendency of any Dispute under reference to arbitration.

12.1.3. **Appointment of Arbitrators**: If a Dispute is referred to arbitration by any Party such Dispute shall be resolved in the following manner:

That each party viz., Developer and Landowner shall be entitled to nominate one each Arbitrator, together the two arbitrators so appointed, shall appoint the third Arbitrator being the Presiding Arbitrator and all the three arbitrators shall constitute Arbitral Tribunal to conduct the arbitral proceedings.



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12.1.4. **Venue, Language and Rules of Arbitration:** The place of the arbitration shall be at Hyderabad, India and the language of the arbitration shall be English. The arbitration shall be conducted in accordance with the Arbitration Act.

12.1.5. **Award; Apportionment of Costs:** The arbitration award of the Arbitration Tribunal shall be final and binding on the Parties and shall be enforceable in accordance with its terms. The Arbitration Tribunal shall state reasons for the findings in writing. The apportionment of costs as to arbitration shall be shared by Parties in equal proportions.

12.1.6. **Law Governing the Arbitration:** The arbitration shall be governed by the laws of India.

**12.2. Waiver:**

12.2.1. The failure of any Party to insist upon a strict performance of any of the terms or provisions of this Agreement or to exercise any option, right or remedy herein contained, shall not thereafter be construed as a waiver or a relinquishment of such terms, provisions, option, right or remedy but the same shall continue and remain in full force and effect. No waiver by any Party of any term or provision hereof shall be deemed to have been made unless expressed in writing and signed by such party.

**12.3. Governing Law:**

12.3.1. This Agreement and any non-contractual obligations arising out of or in connection with it shall be governed by the laws of India.

**12.4. Jurisdiction:**

12.4.1. Any dispute arising between the Parties in relation to any matters arising out of this Agreement or otherwise shall be subject to Courts situated at Ranga Reddy, Telangana.

**12.5. Relationship between the Parties:**

12.5.1. Each Party is an independent contracting party and nothing contained in this Agreement shall be construed to be inconsistent with this relationship or status.



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Nothing in this Agreement shall be deemed to constitute a partnership between the Parties or constitute any Party as the agent, employee or representative of the other Party. As an independent contractor, each Party has relied on its own expertise or the expertise of its legal, financial, technical or other advisors in entering into this Agreement.

**12.6. Amendment:**

12.6.1. No modification, amendment or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by each of the authorised representatives of the Parties.

**12.7. Severability:**

12.7.1. Each of the provisions of this Agreement is severable. If any provision of this Agreement (or part of a provision) is found by any Government Authority to be invalid, unenforceable or illegal, the other provisions shall remain in force. If any invalid, unenforceable or illegal provision would be valid, enforceable or legal if some part of it were deleted or modified, the provision shall apply with whatever modification is necessary to give effect to the commercial intention of the Parties.

**12.8. Registration:**

12.8.1. This Agreement shall be registered in the office of the concerned Sub-registrar of Assurances. The stamp duty and registration charges shall be borne by the Developer. The Original of this Agreement shall be retained by the Developer and the Duplicate copy thereof shall be retained by the Landowner.

**12.9. Agreement in Counterparts:**

12.9.1. This Agreement may be executed in any number of counterparts, all of which, taken together, shall constitute one and the same instrument, and any Party (including any duly authorised representative of a Party) may enter into this Agreement by executing a counterpart.

**12.10. Good Faith:**





12.10.1. Each of the Parties agree that this Agreement has been entered into in good faith, that each Party shall at all times act in good faith towards each other and shall comply with all its obligations under the Agreement and shall refrain from any act which could damage any lawful rights and interests of the other Party.

**12.11. Best Commercial Efforts:**

12.11.1. Each Party agrees to execute and deliver such other documents, certificates, agreements and other writing and to take such other lawful actions as may be necessary or desirable in order to consummate or implement expeditiously such transactions.

**12.12. Assignment:**

12.12.1. The Developer is only entitled to assign all its rights under this Agreement in favour of any of their group firms, Company/ies etc., for development of the Schedule Property without the written consent of the Owner, but with a mere intimation to Landowner. The Developer shall not assign this Agreement, rights and liabilities arising from this Agreement to any third party without prior written consent of the Owner.

**12.13. Services of Notices:**

12.13.1. All communications and notices to be given by any Party to the other under this Agreement shall be sent by facsimile, registered post, email and addressed to the authorized person of the Party as per the following details:

In the case of notices to the Landowner:

Email: vlegala@gmail.com

Address: 1-8/A, Lingampally, Chanda Nagar,  
Telangana – 500019

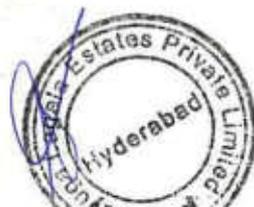
Mobile No.:09618321143

Kind Attn.: L.Vijayanand Reddy

In the case of notices to the Developer:

Email: Ravindra.K@Aulnf.Com

Address: Titanium, Plot no.1-98/8/75-A& 75-B,



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Jubilee Enclave, Madhapur – 500081, Telangana State

Mobile No.:9849256640

Kind Attn.: Ravindra Kumar VJ

12.13.2. Each Party shall give notice under acknowledgement, to the other of any change in address as soon as possible. All communication shall be sent by registered post acknowledgement due or delivered personally with acknowledgement or sending by a recognized courier and will be deemed to have been received by the addressee within 3 (three) working days of posting.

12.14. The Developer, his men, contractors, workers, employees or any associated person shall use the Schedule Property as access or passage, for ingress or egress of persons, machinery or equipment, to the lands adjacent or contiguous to the Schedule Property.

12.15. None of the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto and no Party shall have any authority to bind or shall be deemed to be the agent of the other in any way unless otherwise authorized, provided or permitted under this Agreement.

### **ARTICLE XIII: TAXES MAINTENANCE, CHARGES**

13.1. On and from the date of this Agreement, all municipal taxes in relation to the Schedule Property shall be borne by the Parties in proportion to their share in the Project.

- a) On completion of development of Schedule Property, the Landowner and the Developer and or any one claiming through them shall be liable to pay the maintenance charges, taxes, cesses, assessments, charges for electricity, water and sanitary and other services maintenance charges and out goings payable in respect of their share of the Project.



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- b) The Landowner and the Developer or any one claiming through them shall, from the date of completion of the Landowner's Share in saleable area shall maintain their respective portions at their own cost in good and tenantable condition and shall not do or suffer, to be done anything in or to the said premises and/or common areas and passages of the building which may be against law or which will cause obstruction or interference to the users of such common areas.
- c) The Landowner and/or their transferees in regard to the Landowner's Allocation and the Developer and/or its nominees in respect of the Developer's Allocation shall become members of the Association/Society to be formed by and among all the owners/holders of Saleable Area for the purpose of attending to regular maintenance and safety of the buildings, Project and all matters of common interest and concern and shall abide by the terms/conditions/Bye-laws/ Rules and Regulations of such Association/Society.

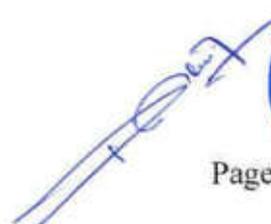
13.2. The Developer shall be responsible for any structural defects to be constructed in the Schedule Property noticed upto a period of 5 (five) years from the date of completion of the Project or any phase-wise whichever is earlier.

#### **ARTICLE XIV: INDEMNITY**

14.1. The Developer shall defend, indemnify, and hold harmless the Landowner and its affiliates, directors, officers, representatives, employees and agents (collectively, the "Landowner Indemnified Persons") from and against any material claim, liability, demand, loss, damage, judgment or other obligation or right of action, which may arise as a result of:

- i) Breach of any provision of this Agreement, the Power of Attorney or of any other Agreement(s) by the Developer; and/or



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- ii) Misrepresentation of any material fact by either Developer to an Owner Indemnified Person or to third parties; and/or
- iii) Anything done or omitted to be done through the negligence, default or misconduct of the either Developer or of its officers, directors, employees or agents; and/or
- iv) Collection of Taxes in respect of Owner's Allocation and remission thereof with the relevant revenue/ statutory authorities; and/or
- v) Any other matter relating to or connected with construction and development of the Project including any third party/Customer claims, environmental matters and workmen's compensation, other than in respect of matters (i) attributable to the acts of an Owner Indemnified Person, and (ii) for which Owner is required to indemnify the Developers Indemnified Persons under clause (b)(iv) mentioned below.

14.2. The Owner shall defend, indemnify, and hold harmless the Developer and its affiliates, directors, officers, representatives, employees and agents (collectively, the "Developers Indemnified Persons") from and against any material claim, liability, demand, loss, damage, judgment or other obligation or right of action, which may arise as a result of:

- i) Breach of any provision of this Agreement or of any other Project agreement(s) by the Owner; and/or
- ii) Misrepresentation of any material fact by the Owner to a Developer's Indemnified Person or to third parties; and/or
- iii) Anything done or omitted to be done through the negligence, default or misconduct of the Owner or of its officers, directors, employees or agents.



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- iv) Any other matter relating to or connected with the title of the Owner to the Schedule Property, other than those that are attributable to the acts of a Developers Indemnified Person.

#### **ARTICLE XV: SURVIVAL**

Any termination of this Agreement shall be without prejudice to any claims or rights of action of any Party accrued to it against the other Party till the date of such termination. The provisions of this Article XV (Survival), Article XIV (Indemnity), Clause 12.1, 12.2, 12.3, 12.4, 12.6, 12.7 and 12.14 of Article XII shall survive termination of this Agreement.

#### **ARTICLE XVI: IRREVOCABLE GENERAL POWER OF ATTORNEY**

That in view of this Agreement and in consideration of the Developer undertaking to deliver the Owner's allocation, the Owner do hereby nominate, constitute and appoint the Developer herein i.e., **M/s MAHIRA VENTURES PRIVATE LIMITED (Formely known as Mahira Power Systems Private Limited, (CIN:U45100TG2012PTC084829)**, a Company incorporated under the Companies Act, 2013 having its Registered Office at Plot No. 1-121/1, Survey No.66(Part) & 67(Part), Miyapur, Hyderabad – 500049, Telangana and with its Corporate Office at Titanium, Plot No.1-98/8/75-A& 75-B, Jubilee Enclave, Madhapur – 500081, Telangana, as our true lawful power of attorney/Attorney to do all such acts, deeds and things as set out herein below in the Schedule Property including the power and authority to execute any deeds or documents for transfer or conveyance or lease to the extent of a minimum saleable/Leasable area of 1,74,000 Sq. feet per acre in the development, along with the proportionate undivided share in the Schedule Property, parking areas, Utilities common areas, Common Facilities i.e., all such Units with specific Unit Numbers, Floor Numbers, Block/Tower Names/Numbers to be allotted in favor of the Developer herein in terms of an Allocation Agreement to be entered into, executed and registered among the parties herein after the Permits and Sanctions are obtained from the Authorities in favour of the Developer or their nominees/assignees, if they so desire without seeking our no objection in any manner whatsoever at the time of such conveyance in their favour i.e.



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therefor and also apply for renewals thereof and pay necessary charges, levies, premiums and all other sums that may be required or demanded for sanctions and/or Approvals and/or renewals thereof.

3. To appear for and represent us before the State and Central Government authorities, local bodies, Town Planning Department, Municipal Councils and other statutory offices, bodies etc, apply for and obtain necessary and appropriate orders for conversion and/or change of land use of the Schedule Property, pay the prescribed fees, premiums, conversion fine and other sums that may be demanded by the authorities/Government Authority and for the said and other purpose sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds and papers required therefor and for renewal if required and to do all such acts, deeds, and things that may be required to achieve the aforesaid purposes;
4. To raise loan and/ or project finance/credit facilities from banks/financial institutions on the security of the Schedule Property in entirety and execute all such necessary security agreements which may include but not limited to mortgage deeds and other necessary documents in this regard. The Developer shall repay such loan in full within the scheduled time and handover the documents to the Association or society.
5. To deposit any fee or any other amounts which may have to be paid to GHMC/HMDA/any Government Authority for the sanction of the architectural plans, granting all permissions and consents as required for execution of the Project.
6. To appoint Engineers, Architects and other agents, sub-contractors as the said Attorneys shall think fit and proper to make to payment of their fees and charges.



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7. To warn off and prohibit, and if necessary, proceed against in the form of law, against all or any trespassers on the Schedule Property or any parts thereof and to take appropriate steps.
8. To apply for and obtain such certificates and other permissions and clearances, including certificates and/or permissions from the Urban Land Ceiling Authorities, the Land conversion authorities and other authorities as may be required for sanction of the architectural plans and execution of the Project on the Schedule Property.
9. To release and relinquish portions of the Schedule Property to the authorities sanctioning the license and plans for development of Schedule Property as parks, open spaces and other civic amenity sites, road widening etc., on such terms and conditions as the authorities may impose for sanction of licenses and plans and for the said purposes, sign and execute release deed(s) and/or relinquishment deeds to surrender such areas to the government and/or local authorities/bodies and/or plan sanctioning authorities and get the same registered in the manner required under law before the jurisdictional Sub-Registrar.
10. To fully develop the Schedule Property into buildings/ towers and for the said purposes, take steps as are required for the commencement and completion of constructions, development and providing infrastructure therein.
11. To apply for and obtain commencement certificates or virtual completion certificates, occupancy certificates and all other certificates in respect of the Project to be constructed and completed on the Schedule Property from time to time from the concerned authorities.
12. To initiate/defend any proceedings as may become necessary before the Court, Tribunal or authority whatsoever so as to protect and preserve the property and also to manage and develop the interest of the Owner in the



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said Schedule Property but not relating to title of the Schedule Property and/or prosecute and defend any such litigations or proceedings as may become necessary and in this regard to appoint a counsel, sign vakalath, applications, affidavits or change/remove the counsel and incur such expenses as it may deem fit and necessary in its absolute discretion.

13. To do all such other acts, deeds and things which are ancillary and incidental to the power hereinabove conferred and the same shall be ratified by the Owner as if they have been done by them in their name and on their behalf.
14. To give and execute necessary undertakings, assurances and indemnities, as be required for the purposes aforesaid.
15. To develop the Project on such terms and conditions as detailed in the Development Agreement and to take steps in this regard to alienate, encumber, convey, sell, exploit, transfer, mortgage including mortgage of the Schedule Property to the extent of the Developer Share as well as the Landowner's share in favour of any Authority for the development and construction of the Project.
16. The Developer has an exclusive right to alienate, encumber, convey, sell, exploit, transfer or in any manner for securing its rights under the Development Agreement, charge, lease, license or otherwise deal with the Developer's Share in any manner as it may deem fit in order to give effect to the provisions of the Development Agreement;
17. To execute buyer/s / Vendor/ s agreements, sale / conveyance deeds, memoranda of understanding, agreements to lease, lease deeds, leave and license agreements, power of attorneys and/or all such relevant agreements/documents, term-sheets with respect to Developer's share in favour of prospective buyers / lessees along with all easement rights and other relevant appurtenant and rights and intents and in this regard to also



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do the following:

- i. to present and admit execution of the sale, conveyance, lease, assignment deeds and power of attorneys for registration before the sub registrar of assurances and obtain duly registered documents from the office of the sub-registrar of assurances;
  - ii. to sign and move applications and other documents for obtaining mutation of with respect to Developer Share, in records maintained by all concerned authority(ies) including but not limited to revenue, tehsil, Zildar, Patwari, Assessor & Collector, Department of Town & Country Planning and the like;
  - iii. to appear in person to represent before the officers of all concerned local authority(ies) to secure mutation of the Developer Share and rectification of local land records and to give any statement, affidavit, application, undertaking, indemnity bond or any other documents that may be required by the Developer for the purpose of development of the Project on the Land; and
18. To advertise, market the leasable Units, put sign boards, hoardings on / in the Schedule Property in such manner as may be deemed fit and proper by the Developer in its sole and exclusive discretion;
19. To apply and obtain electricity, water, gas, sewage and/or connection of any other utilities, permits for lifts and also the completion and other certificates from the competent and/ or other authorities.
20. To form association/society of Allottees of all the Units in the project for the maintenance and up keep of the buildings to be constructed on the Schedule Property.
21. To apply for obtain such certificates and other permission from the Real



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Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016 in respect of the Project on the Schedule Property.

22. Generally to do all other acts, deeds and things necessary in regard to the management, maintenance and disposal of a minimum saleable/Leasable area of 1,74,000 Sq. feet per acre or any portions/shares thereof pertaining to the Development in the Schedule Property.

23. To do all or any other acts, deeds, things which are not specifically stated herein and which may be required, necessary and incidental as per this Agreement with reference to Schedule Property and Project and executant/Owner hereby agrees to ratify and confirm all and whatsoever the said Developer/ irrevocable General Power of Attorney-holder shall or may do or cause to be done in connection with and by virtue of these presents in compliance with the Development Agreement.

24. The Owner hereby agrees and confirms that this GPA is granted for consideration, the receipt and sufficiency of which we do hereby acknowledge, and as such shall be irrevocable and to this intent and purpose shall be governed by the provisions of Section 202 of the Indian Contract Act, 1872.

**WE HEREBY AUTHORISE** and empower our said Attorney to delegate all or any of the aforementioned powers granted to any other persons and to cancel/revoke such delegated power to other persons;

**WE HEREBY AGREE AND UNDERTAKE ABSOLUTELY TO RATIFY AND CONFIRM** all and whatsoever our said Attorney may lawfully do in pursuant to this irrevocable General Power of Attorney.



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**SCHEDULE A**  
**(SCHEDULE PROPERTY)**

ALL THAT piece and/or parcel of land extent admeasuring Acres 25.10 Gun-  
tas comprising in Survey No.82(p), 83(p) & 84(p), situated Opp. To New Municipal  
Office, old Mumbai Highway, Serilingampally Village, Serilingampally Mandal  
& Municipality, Ranga Reddy District which is more particularly described in the red  
colour in the plan annexed to this Agreement and bounded by:

NORTH : Survey No.74  
SOUTH : 100' Feet Wide Road  
EAST : Proposed 150' Feet Wide Road & Survey No. 85 & 83 (P)  
WEST : Survey no. 82 (P) & Survey No.75

**IN WITNESS WHEREOF** the Parties have signed this Agreement by their respective  
authorised signatory/ies in presence of the following witnesses on the date and place  
above mentioned.

  
LANDOWNER  


  
DEVELOPER

Witnesses:

1. 

2. 



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**SCHEDULE B**  
**(SPECIFICATIONS)**

1	<b>Structure</b>	RCC shear walls-framed structure, resistant to wind and earthquake (Zone-2).
2	<b>Brick work (Internal walls)</b>	4" thick solid block work for internal walls
3	<b>Plastering Internal - (Toilet/ Shaft walls)</b>	One coat of Plastering in CM 1:6, for walls.
4	<b>Entrance Lobbies</b>	Elegant and Double Heighted Entrance Lobby. Granite / Marble / Vitrified flooring and Lobby wall cladding with Granite /Marble/ Vitrified tiles as per the design.
5	<b>Wall finishes:</b>	
	Internal walls/ceiling	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed makes over a Coat of Primer.
	External walls	Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make. Enamel Paint of Asian Paints or Equivalent on all M.S. Railings
6	<b>Kitchen</b>	Granite work top with S.S sink of Superior Quality. Vitrified tiles of Superior Quality above the kitchen platform 600mm high dado. Adequate power points in kitchen with multi-pin 6/16A sockets Provision for Washing Machine & dish washer in Utility area. Piped Gas Connection.
7	<b>Toilets /</b>	EWC with concealed cistern, Single lever fixtures with wall



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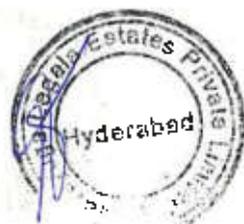
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	<b>Bathrooms</b>	<p>mixer, provision for geysers, and C.P fittings of reputed make.</p> <p>False ceiling with grid panels in all bathrooms.</p>
8	<b>Flooring</b>	<p>Vitrified floor tiles of Superior Quality (up to Rs 50/Sft) in drawing, living, dining, and bedrooms.</p> <p>Vitrified floor tiles of Superior Quality (up to Rs 50/Sft) in bathrooms, corridors, toilets flooring and dado, balconies, kitchen, Kitchen utility areas and in common areas.</p> <p>Cement tiles (up to Rs 30/Sft) in Staircases and stair case lobbies.</p>
9	<b>Main Door</b>	<p>Manufactured wooden door frame and polished flush shutters of Superior Quality.</p> <p>SS hardware of Superior Quality of reputed make.</p>
	<b>Internal Doors</b>	<p>Manufactured Wooden door frame and membranes pressed or flush shutters of Superior Quality with paint finish.</p> <p>UPVC framed glazed sliding/openable French door (up to Rs 550/Sft) for balconies with Toughened glass.</p>
	<b>Windows</b>	<p>UPVC framed glazed sliding/open able shutters with Toughened glass and provision for mosquito mesh (up to Rs 450/Sft).</p>
10	<b>Electrical</b>	<p>PVC Insulated Copper Wires of Superior Quality with Modular Switches of reputed make, with Sufficient Power Outlets and Light Points.</p> <p>DBs with MCB and ELCB of Superior Quality in each apartment for safety.</p> <p>Lightning arrester for the tower &amp; aviation lamp.</p> <p>Provision for Installation of Spilt AC's in the living room and all bedrooms.</p> <p>TV outlets in master bedroom and living / drawing area.</p> <p>Provision for Geyser in all bathrooms.</p>
11	<b>Telephone / Data Con-</b>	<p>Telephone Point in living / drawing room.</p>



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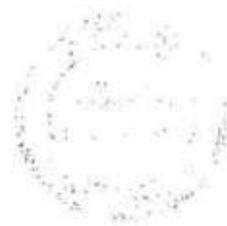
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	<b>nections:</b>	Wi-Fi facility provision for internet in drawing / living Direct to Home (DTH) provision for TV.
12	<b>Sanitary Fittings:</b>	Ceramic ware of reputed brand. CP fittings of reputed brand in bath rooms.
13	<b>Elevators</b>	High Speed Automatic Passenger Lifts as per requirement, of reputed make with rescue device and V3F for energy efficiency.  One High Speed Automatic Service lift of reputed make with rescue device and V3F for energy efficiency.  Lift Lobby area with Granite/Marble / Vitrified tile cladding as per design.
14	<b>Fire Safety:</b>	Fire Water Tank and Fire Pumps located at Basement and Terrace level.  Fire Detection; Alarm system and Public-Address System.  Automatic sprinkler system at basement, lobby and apartments.  Portable Fire Extinguishers in the common areas.
15	<b>Back Up for Power:</b>	100% generator power back up with acoustic enclosure and AMF for apartments other than AC point & Geyser points, lifts, pumps, and lighting in common areas.
16	<b>Water Supply</b>	Water Supply from HMWSSB.
17	<b>Water Treatment Plant</b>	Treated Water made available through an exclusive Water Softening Plant.  Water Meters are provided in each apartment.
18	<b>Sewage Treatment Plant</b>	Sewage Treatment plant of adequate capacity will be provided.  Treated Sewage Water will be used for Landscaping / Gardening and WC flushing.
19	<b>Security and Centralized billing sys-</b>	Round-the-clock security and Surveillance Systems with surveillance cameras at the main security; entrance of each block and at strategic locations.



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	<b>tems:</b>	Panic button and intercom is provided in the elevators, which is connected to the security room.  Centralized billing for water and electricity consumption.
20	<b>Parking Management</b>	Parking is optimally designed to suit the ease of parking. Parking signages and equipment are positioned at Strategic places to provide ease of maneuvering and parking.
21	<b>Car Wash Facility</b>	Car wash facility provision will be provided.
22	<b>Terraces</b>	All terraces finished with water proofing & weather protection as per design.
23	<b>Landscaping</b>	Beautifully landscaped gardens with Eco friendly planters as per design.
24	<b>Gas supply</b>	Supply of gas from centralized Gas bank to all individual flats with Prepaid gas meters.
25	<b>Green Initiatives</b>	Rain Water Harvesting provided for recharging ground water levels.

Housiey.com



*[Signature]*  
LAWOWNER

*[Signature]*  
DEVELOPER



Witnesses:

1. *[Signature]*

2. *[Signature]*

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**SCHEDULE C**  
**(TIME LINES)**

**Phase 0 : Commencement of Design & Approvals : Dec'2018 to May'2019**

**Phase -I: Commencement of Construction and handover: June -2019 to May-2023**

**Phase -II: Commencement of Construction and handover :Feb-2021 to Jan-2025**

**Phase -III: Commencement of Construction and handover: Jan-2022 to Dec-2025**

**Phase -IV: Commencement of Construction and handover: Jan-2023 to Dec-2026**

Notwithstanding anything contained herein above, overall completion in construction of the Project shall not be later than December 2026 and further phase-wise delays cannot be treated as delay and consequently default by the Developer under this Agreement. Further the Developer has every right to adjust such phase-wise delay till the completion of last phase or in any manner or as the case may be to attain the completion of the Project in entirety by not later than December 2026.



LANDOWNER

DEVELOPER

Witnesses:

1.

2.



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**ANNEXURE-1A**

1. Description of Property : Proposed construction of Multi Storied Complex in a piece of land, comprising in Survey Nos.82(p), 83(p) & 84(p), situated opp. to new municipal office, old Mumbai Highway, Serilingampally Village, Mandal and Circle, under GHMC Limits, Hyderabad, Ranga Reddy District.
2. Total Extent of Site : Acres 25.10 guntas
3. Proposed built up area : 2,03,333.34 Square feet per each floor  
Total Floors (30) : total built up area 6100000.29 square feet
4. M.V. of the Property : Rs. 4,63,60,00,220.4/-

**CERTIFICATE**

I/We do hereby declare that what is stated above is true and correct to the best of my/our knowledge and belief.

DATE:



SIGNATURE OF THE LAND OWNERS

SIGNATURE OF THE DEVELOPER



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Government of India  
ససిధర్ చింత  
SASIDHAR CHINTA  
పుట్టిన తేదీ / DOB : 29/01/1972  
పురుషుడు / Male

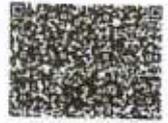
*[Handwritten Signature]*



5412 8163 1399

నా ఆధార్, నా గుర్తింపు

10  
ససిధర్ చింత  
SASIDHAR CHINTA  
S/O Chinta Venkateswara Rao  
Plot No.A-33, Sri Viswanvitha Road No.11, Filmnagar  
Jubilee Hills  
Greater Hyderabad(m.corp)  
Jubilee Hills  
Sheikpet Hyderabad  
Telangana 500033  
9177788888



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA  
పెనకా శరత్ చంద్రా రెడ్డి  
Penaka Sarath Chandra Reddy  
పుట్టిన సంవత్సరం/Year of Birth: 1985  
పురుషుడు / Male

*[Handwritten Signature]*



2544 8667 8452

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: పం పెనక వెంకట శరత్ చంద్రా రెడ్డి,  
8-3-189/45,  
సిద్ధార్థ నగర్,  
వంగలూరు నగర్,  
హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్,  
500033

Address: S/O Penaka Venkata  
Ram Prasad Reddy, 8-3-189/45,  
Siddhartha nagar, vongaluru  
nagar, Hyderabad, Andhra  
Pradesh, 500038



భారత సర్కార్  
GOVERNMENT OF INDIA  
N Raveendranatha Reddy  
N Raveendranatha Reddy  
పుట్టిన తేదీ / DOB: 24/06/1965  
పురుషుడు / MALE



9300 6862 1126

ఆధార్ - సామాన్యుని హక్కు



భారతీయ విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
N Raveendranatha Reddy, P.O. No. 88, GVK Madanna, Kothapeta,  
Kuntla, Karimnagar, K.R. Nagar,  
Karimnagar, Andhra Pradesh, 505004

Address:  
S/O N Raveendranatha Reddy, P.O. No. 88, GVK Madanna, Kothapeta,  
Kuntla, Karimnagar, K.R. Nagar,  
Karimnagar, Andhra Pradesh, 505004



*[Handwritten Signature]*



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA  
V జ రవీంద్ర కుమార్  
V J Ravindra Kumar  
పుట్టిన సంవత్సరం/Year of Birth: 1967  
పురుషుడు / Male

5503 1590 2215

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: పం V జ రవీంద్ర కుమార్,  
8-2-401/C/5/102,  
బాంజరా హిల్స్, బాంజరా హిల్స్,  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్,  
500034

Address: S/O V Ch Rama  
Murthy, 8-2-401/C/5/102,  
Road No-5, Opp GVK Mall,  
Banjara Hills, Banjara Hills,  
Banjara Hills, Hyderabad,  
Andhra Pradesh, 500034



Bk - 1, CS No 8065/2018 & Doct No

P. 726 / 12018

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Sub Registrar  
Serilingampalli

8/04/2018



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# REGISTRATION & STAMPS DEPARTMENT

GOVERNMENT OF TELANGANA

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## e-STAMPS

Online Challan Proforma[SRO copy]	Online Challan Proforma[Citizen copy]																																																																
<p><b>Challan No:748MZ5081118</b></p> <div style="text-align: center;"> <p><b>Registration &amp; Stamps Department, Telangana</b></p> </div> <p>Bank Code :SBIN</p> <p><b>I Remitter Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Name</td><td>MAHIRA VENTURES PRIVATE LTD</td></tr> <tr><td>Address</td><td>MADHAPUR, HYDERABAD</td></tr> <tr><td>PAN Card Number</td><td>AAICH3745N</td></tr> <tr><td>Aadhar Card Number</td><td></td></tr> <tr><td>Mobile Number</td><td>*****466</td></tr> </table> <p><b>II Executant Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Name</td><td>NAVAYUGA LEGAL ESTATES PRIVATE LIMITED</td></tr> <tr><td>Address</td><td>JUBILEE HILLS, HYDERABAD</td></tr> </table> <p><b>III Claimant Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Name</td><td>MAHIRA VENTURES PRIVATE LTD</td></tr> <tr><td>Address</td><td>MADHAPUR, HYDERABAD</td></tr> </table> <p><b>IV Document Nature</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Nature of Document</td><td>DEVELOPMENT AGREEMENT CUM GPA</td></tr> <tr><td>Property Situated in(District)</td><td>RANGAREDDY</td></tr> </table> <p><b>V Amount Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Stamp Duty</td><td>46360000</td></tr> <tr><td>Transfer Duty</td><td>0</td></tr> <tr><td>Registration Fee</td><td>20000</td></tr> <tr><td>User Charges</td><td>500</td></tr> <tr><td><b>TOTAL</b></td><td><b>46380500</b></td></tr> </table> <p>Total in Words : <b>FOUR CRORE SIXTY THREE LAKH EIGHTY THOUSAND FIVE HUNDRED RUPEES ONLY</b></p> <p>Date(DD-MM-YYYY) : 08-11-2018</p> <p>Transaction Id : 5013031505712</p> <p>Signature of remitter</p>	Name	MAHIRA VENTURES PRIVATE LTD	Address	MADHAPUR, HYDERABAD	PAN Card Number	AAICH3745N	Aadhar Card Number		Mobile Number	*****466	Name	NAVAYUGA LEGAL ESTATES PRIVATE LIMITED	Address	JUBILEE HILLS, HYDERABAD	Name	MAHIRA VENTURES PRIVATE LTD	Address	MADHAPUR, HYDERABAD	Nature of Document	DEVELOPMENT AGREEMENT CUM GPA	Property Situated in(District)	RANGAREDDY	Stamp Duty	46360000	Transfer Duty	0	Registration Fee	20000	User Charges	500	<b>TOTAL</b>	<b>46380500</b>	<p><b>Challan No:748MZ5081118</b></p> <div style="text-align: center;"> <p><b>Registration &amp; Stamps Department, Telangana</b></p> </div> <p>Bank Code :SBIN</p> <p><b>I Remitter Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Name</td><td>MAHIRA VENTURES PRIVATE LTD</td></tr> <tr><td>Address</td><td>MADHAPUR, HYDERABAD</td></tr> <tr><td>PAN Card Number</td><td>AAICH3745N</td></tr> <tr><td>Aadhar Card Number</td><td></td></tr> <tr><td>Mobile Number</td><td>*****466</td></tr> </table> <p><b>II Executant Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Name</td><td>NAVAYUGA LEGAL ESTATES PRIVATE LIMITED</td></tr> <tr><td>Address</td><td>JUBILEE HILLS, HYDERABAD</td></tr> </table> <p><b>III Claimant Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Name</td><td>MAHIRA VENTURES PRIVATE LTD</td></tr> <tr><td>Address</td><td>MADHAPUR, HYDERABAD</td></tr> </table> <p><b>IV Document Information</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Nature of Document</td><td>DEVELOPMENT AGREEMENT CUM GPA</td></tr> <tr><td>Property Situated in(District)</td><td>RANGAREDDY</td></tr> </table> <p><b>V Amount Details</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Stamp Duty</td><td>46360000</td></tr> <tr><td>Transfer Duty</td><td>0</td></tr> <tr><td>Registration Fee</td><td>20000</td></tr> <tr><td>User Charges</td><td>500</td></tr> <tr><td><b>TOTAL</b></td><td><b>46380500</b></td></tr> </table> <p>Total in Words : <b>FOUR CRORE SIXTY THREE LAKH EIGHTY THOUSAND FIVE HUNDRED RUPEES ONLY</b></p> <p>Date(DD-MM-YYYY) : 08-11-2018</p> <p>Transaction Id : 5013031505712</p> <p>Signature of remitter</p>	Name	MAHIRA VENTURES PRIVATE LTD	Address	MADHAPUR, HYDERABAD	PAN Card Number	AAICH3745N	Aadhar Card Number		Mobile Number	*****466	Name	NAVAYUGA LEGAL ESTATES PRIVATE LIMITED	Address	JUBILEE HILLS, HYDERABAD	Name	MAHIRA VENTURES PRIVATE LTD	Address	MADHAPUR, HYDERABAD	Nature of Document	DEVELOPMENT AGREEMENT CUM GPA	Property Situated in(District)	RANGAREDDY	Stamp Duty	46360000	Transfer Duty	0	Registration Fee	20000	User Charges	500	<b>TOTAL</b>	<b>46380500</b>
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Bk - 1, CS No 8065/2018 & Doct No

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Serilingampalli

B/04/2018



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# MAHIRA VENTURES PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAHIRA VENTURES PRIVATE LIMITED HELD ON TUESDAY, 8<sup>TH</sup> DAY OF NOVEMBER, 2018 AT 5.30 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1-121/1, SY. NO.66 (PART) & 67 (PART), MIYAPUR, SERILINGAMPALLY, HYDERABAD – 500 050

*Authorisation for execution of the Agreement/s with Navayuga Legala Estates Private Limited.*

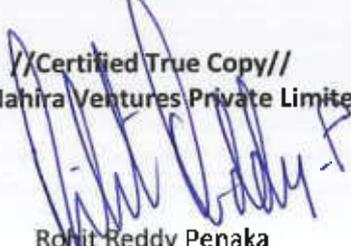
**RESOLVED THAT** the consent of the Board of Directors of the Company be and is hereby accorded for execution of the *Development Agreement Cum Irrevocable General Power of Attorney or any other Agreement/s* (Agreement) with Navayuga Legala Estates Private Limited (NLEPL) for joint development of the land admeasuring Acres 25.10 Guntas situated at Survey No.82(p), 83(p) & 84(p), situated Opp. to New Municipal Office, old Mumbai Highway, Serilingampally Village, Serilingampally Mandal & Municipality, Ranga Reddy District and the draft of the Agreement as placed before the Board and initialed by the chairman for the purpose of identification, be and is hereby approved.

**RESOLVED FURTHER THAT** Mr. Penaka Sarath Chandra Reddy, Authorized Signatory, be and is hereby authorized to negotiate, modify, finalise, sign, appear and register the said agreement before the concerned sub-registrar office or before any authority/ies, as may be required, from time to time and to do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for implementing the decision of the Board.

**RESOLVED FURTHER THAT** Mr. Penaka Sarath Chandra Reddy, Authorized Signatory, be and is hereby authorised to appoint/nominate/designate from time to time any Company Employees/ Advocates / other authorised person(s) as he may deem fit, delegate the aforesaid powers to such person(s) for the aforesaid purpose, give explanations, provide information on behalf of the Company before any authorities in this connection.

**RESOLVED FURTHER THAT** Copies of the foregoing resolution certified to be true copy by any Director or Company Secretary of the Company be furnished to the concerned."

//Certified True Copy//  
For Mahira Ventures Private Limited

  
Rohit Reddy Penaka  
Director  
DIN: 02624136





**CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NAVAYUGA LEGALA ESTATES PRIVATE LIMITED ("COMPANY") HELD ON 08<sup>TH</sup> NOVEMBER, 2018 AT PLOT NO. 379, ROAD NO.10, JUBILEE HILLS, HYDERABAD - 500033**

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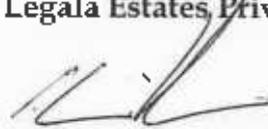
**To enter into Joint Development Agreement**

"RESOLVED THAT in continuation of the resolution passed by the Board of Directors on 30<sup>th</sup> March, 2018, the consent of the Board be and is hereby accorded to enter into and execute Joint Development Agreement with General Power of Attorney with M/s.Mahira Ventures Pvt Ltd, an associate/affiliate of Aurobindo Realty & Infrastructure Private Limited, as a Developer for development of Acres 25.10 Guntas land owned by the Company situated at Old Mumbai Highway, Serilingampally Village & Mandal, Rangareddy District, Telangana ("Scheduled Property")."

"RESOLVED FURTHER THAT any of the Directors of the Company be and are hereby severally authorized to execute the Joint Development Agreement along with General Power of Attorney for development of the Scheduled Property and any other agreements, No-Objection Certificate, documents, deeds, letters etc and to complete all such formalities as may be required, expedient, desirable for giving effect to the aforesaid resolutions."

//Certified True Copy//

**For Navayuga Legala Estates Private Limited**



**C.Sasidhar  
Director  
DIN: 00009300**



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THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THIS DOCUMENT. DATE 03/14/01 BY 60322 UCBAW/STP/STP

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