

CS NO. 9879/19

"ORIGINAL"
Doc No: 9570 7 2019.



తెలంగాణ తెలంగాణ TELANGANA

S.No: 21/08/2019 Date: 21/08/2019
Sold to : N. Chary
S/o : N. Janga Chary R/o Hyd.
For Whom : M/s. Cybercity Infrastructure Pvt. Ltd. Hyd.

V. Srikanth

X 785172

V. SRIKANTH

LICENCED STAMP VENDOR

LIC No. 15-10-018/2000, REN No. 15-10-018/2018

P.No: 49, Sy.No: 10, Beside Swathi School,
Madhapur, Serilingampally(M), R.R. Dist.

Phone: 9493014949

DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT - CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this the **21st day of August' 2019**, at Hyderabad, Telangana State by and between:-

1. **SRI K.SATYANARAYANA**, S/o Late K.Anjaiah, aged 61 years, Occ: Agriculture & Business (PAN No.:AEOPK0191E & Aadhaar Number: xxxx-xxxx-1672);
2. **SMT. K.REKHA**, W/o Sri K.Satyanarayana, aged 60 years, Occ: Agriculture & Business (PAN No.:AEOPK0195A & Aadhaar Number: xxxx-xxxx-0123);
3. **SRI K.SHESHANK @ SHASHANK**, S/o Sri K.Satyanarayana, aged 35 years, Occ: Agriculture & Business (PAN No.:ASVPK4802H & Aadhaar Number: xxxx-xxxx-8802);
4. **SRI K.ESHAN @ SAURABH**, S/o Sri K.Satyanarayana, aged 32 years, Occ: Agriculture & Business, (PAN No.:ASVPK4801E & Aadhaar Number: xxxx-xxxx-2557)

All are R/o Flat No.412, Saraswathi Block, Kamshetty Enclave, Ganesh Nagar, Ramanthapur, Medchal -Malkajgiri District-500013, Telangana.

1) K. Satyanarayana

2) K. Rekha

3) K. Sheshank

4) K. Eshan




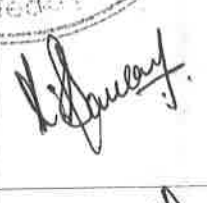







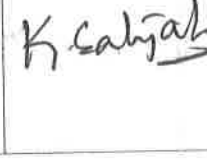
For Cybercity Infrastructure Pvt. Ltd.

[Signature]







Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of _____ and _____ on the 21st day of AUG, 2019 by Sri K Satyanarayana

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 M/S. CYBERCITY INFRASTRUCTURE PVT LTD R/P MENU VINOD VEDRA S/O. LATE R D BHOOPAL [1525-1-2019-9879]	M/S. CYBERCITY INFRASTRUCTURE PVT LTD R/P MENU VINOD VEDRA S/O. LATE R D BHOOPAL SEC-BAD, HYD	
2	EX		 K ESHAN @ SAURABH S/O. K SATYANARAYANA [1525-1-2019-9879]	K ESHAN @ SAURABH S/O. K SATYANARAYANA RAMANTHAPUR, HYD	
3	EX		 K SHESHANK @ SHASHANK S/O. K SATYANARAYANA [1525-1-2019-9879]	K SHESHANK @ SHASHANK S/O. K SATYANARAYANA RAMANTHAPUR, HYD	
4	EX		 K REKHA W/O. K SATYANARAYANA [1525-1-2019-9879]	K REKHA W/O. K SATYANARAYANA RAMANTHAPUR, HYD	
5	EX		 K SATYANARAYANA S/O. LATE K ANJALIAH [1525-1-2019-9879]	K SATYANARAYANA S/O. LATE K ANJALIAH RAMANTHAPUR, HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.YADALIAH::21/08/2019 [1525-1-2019-9879]	K.YADALIAH AADHAAR NO. 7199	
2		 N.BRAHMACHARY::21/08/2019 [1525-1-2019-9879]	N.BRAHMACHARY AADHAAR NO. 8170	

21st day of August, 2019

Signature of Sub Registrar

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[HEREINAFTER to be called and referred as the "**LANDOWNERS**" which term shall also mean and include all their respective heirs, executors, administrators, successors, assignees and legal representatives etc. of **FIRST PART**]

AND

M/s CYBERCITY INFRASTRUCTURE PRIVATE LIMITED, [PAN No.AADCC4674N] a Company incorporated under the Companies Act, 1956, [CIN No.:U45400TG2007PTC056012] having its Registered Office at 5-3-338/3, 2nd Floor, Rashtrapati Road, Secunderabad, Telangana 500003, represented by its **Director viz., Sri VENU VINOD VEDRA**, S/o Late R.D.Bhoopal, aged 57 years (vide Board Resolution dated 28-06 2019).

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

WHEREAS the Landowners No.1 to 4 being the owners of total extent of Ac.11.00 guntas, [i.e. Schedule 'A' Property] have agreed to execute this Agreement in favour of Developer to develop Ac.7-34 guntas (i.e. 7.85 Acres in Decimals) out of the total extent of Ac.11.00 guntas in Sy.No.90 situated at Kokapet Village and Gram Panchayat, now within the limits of Gandipet Mandal (then Rajendranagar Mandal), Ranga Reddy District, Telangana State i.e. Schedule of Property herein.

WHEREAS originally one Sri Kalal Gopaiah was the pattadar and possessor of the agricultural land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village and his name was also shown in the basic revenue records i.e. Sethwar, Khasra Pahani of the year 1954-55, Pahani Patrikas of the years 1960 to 1965 and the said land was categorized as 'Sarkari' in the Sethwar i.e. private patta land.

WHEREAS originally one Sri Gondla @ Kalal Gopaiah being the pattadar and possessor of the agricultural land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village has obtained permission from the office of Tahsildhar, Rajendranagar Mandal for alienation of the above extent of land in favour of one Sri Kasula Srinivasa Rao and pursuant to obtaining the above permission, said Sri Gondla @ Kalal Gopaiah has alienated, conveyed and transferred the land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village in favour of Sri Kasula Srinivas Rao through a Sale Deed dated 10-05-1965 bearing registered document No.555 of 1965 in Book-I, Volume 27 with the District Registrar, Ranga Reddy District.

1) K. Sahgal

2) K. Anshu

3) D. Srinivas Rao

4) K. Srinivas Rao

For Cybercity Infrastructure Pvt. Ltd.

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Director

SI No	Thumb Impression	Photo	Name & Address	Signature
				Gandipet

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	12780000	0	0	0	12780100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	12800100	0	0	0	12800200

Rs. 12780000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 1278000000/- was paid by the party through E-Challan/BC/Pay Order No ,908VV5200819 dated ,20-AUG-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 12800100/-, DATE: 20-AUG-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6697051421216, PAYMENT MODE: CASH-1000200, ATRN: 6697051421216, REMITTER NAME: CYBERCITY INFRASTRUCTURE PRIVATE LIMITED, EXECUTANT NAME: CYBERCITY INFRASTRUCTURE PRIVATE LIMITED, CLAIMANT NAME: K.SATYANARAYANA AND OTHERS).

Date:
21st day of August, 2019

Signature of Registering Officer
Gandipet

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1వ పుస్తకము 2019 సం. శ. 1991
పు.....9578..... గా రిజిస్టరు చేయబడి
స్కానింగు నిమిత్తం నిలిపివేయబడినది.....1525
1వ9578..... 2019 ఇవ్వడమైనది.
2019 సం. 21.....తేది.

జి.ఎస్.ఆర్.ఆఫీసు

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WHEREAS subsequently, the Revenue Authorities have mutated the name of said Sri Kasula Srinivasa Rao S/o Venkata Swamy while deleting the name of said Gondla @ Kalal Gopaiah in respect of the agricultural land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village in the Revenue Records as per the proceedings in File No.A1/1403/67 and A1/960/1968.

WHEREAS said Sri Kasula Srinivas Rao being the pattadar, absolute owner and possessor of the agricultural land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village had in turn alienated, conveyed and transferred the same in favour of following persons through below mentioned sale deeds as follows :-

- (a) Land admeasuring Ac.3-00 guntas in favour of Smt. K.Rekha i.e., the LANDOWNER No.2 herein through a Sale Deed dated 30-07-1990 bearing registered document No.9650 of 1990 in Book-I, Volume 1762, Pages 451 to 458 with the office of District Registrar, Ranga Reddy District r/w Ratification Deed dated 04-02-2016, bearing registered document No.889 of 2016 with the office of Sub-Registrar, Gandipet.
- (b) Land admeasuring Ac.4-00 guntas in favour of Master K. SHESHANK @ SHASHANK (now attained majority) i.e., the LANDOWNER No.3 herein through a Sale Deed dated 30-07-1990 bearing registered document No.9648 of 1990 in Book-I, Volume 1762, Pages 435 to 442 with the office of District Registrar, Ranga Reddy District r/w Ratification Deed dated 04-02-2016, bearing registered document No.890 of 2016 with the office of Sub-Registrar, Gandipet.
- (c) Land admeasuring Ac.4-00 guntas in favour of Master K.Eshan@ K.Saurabh (now attained majority) i.e., the LANDOWNER No.4 herein through a Sale Deed dated 30-07-1990 bearing registered document No.9649 of 1990 in Book-I, Volume 1762, Pages 443 to 450 with the office of District Registrar, Ranga Reddy District r/w Ratification Deed dated 04-02-2016, bearing registered document No.888 of 2016 with the office of Sub-Registrar, Gandipet.

WHEREAS pursuant to purchase of the above extents of land, the Revenue Authorities have mutated the names of following persons in respect of the said land vide Proceedings Nos.ROR/Kokapet/159/89-90, ROR/Kokapet/158/89-90 and ROR/Kokapet/157/89-90 respectively all dated 18-02-1991 and further the Revenue Authorities have also issued following Pattadar Pass Books and Land Ownership Title Deed Books in their favour in respect of below mentioned extents and further their names were also reflected in the Pahani Patrikas of the years 1996 to 2018 as under:-

1 K. Saurabh
2 K. Sheshank
3 D. Srinivas Rao
4 K. Saurabh

For Cybercity Infrastructure Pvt. Ltd.

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Director

Sub Registrar
Gandipet

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Name of the Owner	Sy.No.	Extent (Ac. Gts)	Pattadar Pass Book Number	Land Ownership Title Book Number/Patta No.
Smt. K.Rekha	90/A	3-00	185618	215929/86
K.Sheshank	90/AA	4-00	185619	215930/87
K.Eshan	90/E	4-00	185620	215931/88

WHEREAS the LANDOWNER No.2 and LANDOWNER No.4 being the pattadars, absolute owners and possessors of their respective extents of land admeasuring Ac.3-00 guntas and Ac.4-00 guntas respectively in Sy.No.90 of Kokapet Village have in turn gifted away and transferred an extent of land admeasuring Ac.0-20 guntas and Ac.1-00 guntas respectively in favour of Sri K.Satyanarayana (i.e. Landowner No.1 herein), who is the husband of LANDOWNER No.2 and father of LANDOWNER No.3 & 4 through a Gift Settlement Deed dated 22-07-2006, bearing registered document No.10151 of 2006 with the office of Sub-Registrar, Rajendranagar.

WHEREAS the LANDOWNER No.3 being the pattadar, absolute owner and possessor of the agricultural land admeasuring Ac.4-00 guntas in Sy.No.90 of Kokapet Village had in turn gifted away and transferred an extent of land admeasuring Ac.1-00 guntas in favour of Sri K.Satyanarayana (i.e. Landowner No.1 herein), who is father of LANDOWNER No.3 & 4, through a Gift Settlement Deed dated 04-01-2007, bearing registered document No.109 of 2007 with the office of Sub-Registrar, Rajendranagar.

WHEREAS the LANDOWNER Nos.1 to 4 being the absolute owners and possessors of their respective extents of land in the total land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village [i.e. Schedule 'A' Property herein] have jointly applied for construction of a residential house with the Sarpanch, Kokapet Gram Panchayat and on receipt of building permission fee, the Authorities have granted permission for construction of compound wall and a residential house admeasuring 400 Sq.ft of plinth area on the total land admeasuring Ac.11-00 guntas in Sy.No.90 of Kokapet Village.

WHEREAS thus in the above manner, the LANDOWNER Nos.1 to 4 hereinabove became the absolute owners and possessors of their respective extents of land as shown below:

1 K. Satyanarayana 2 K. Rekha
3 K. Sheshank 4 K. Eshan

For Cybercity Infrastructure Pvt. Ltd.

[Signature]

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Director

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Lando wner. No.	Name of the LANDOWNER	Sy.No.	Extent of Land in Ac.- gts.
1.	K.Satyanarayana	90(Part)	2-20
2.	Smt. K.Rekha	90(Part)	2-20
3.	K.Sheshank	90(Part)	3-00
4.	K.Eshan @ Saurabh	90(Part)	3-00
			Ac.11-00 Gts

WHEREAS the LANDOWNER Nos.1 to 4 have represented that as per the statutory provisions of Master plan for Hyderabad Outer Ring Road Growth Corridor (1.00 KM belt on either side of Outer Ring Road) approved by the Government vide G.O.Ms.No.470, the land in Sy.No.90 of Kokapet Village is earmarked as Special Development Zone (Multi-purpose Zone) Major Part & affected under Proposed 30 mtrs wide ORR grid road minor part and out of the Schedule 'A' land admeasuring acres 11-00 guntas owned by them, they have decided to develop the front part of the land admeasuring acres 3-06 guntas i.e. Schedule 'C' Property herein into commercial complex and rear part of land admeasuring acres 7-34 guntas i.e. Schedule 'B' Property into multi-storied residential apartment complex by obtaining master plan permission on the entire Schedule 'A' land, and they have further decided to get the land admeasuring Ac.7-34guntas (i.e. Schedule 'B' Property) developed into multi-storied residential apartment complex through the Developer herein while reserving their right to develop the commercial complex on front part of the land i.e. Schedule 'C' Property by themselves or through any other Developer.

WHEREAS out of the said land admeasuring Ac.11-00 Gts, an extent of land admeasuring Ac.1-20 guntas affected under Buffer of Kotha Cherevu and the same was also intimated by the District Collector, Ranga Reddy District to Commissioner, HMDA vide Lr.No.E1/929/2019, dated 20-06-2019.

WHEREAS the Landowners hereinabove have submitted Applications for conversion of said land from Agricultural use to non-Agricultural purposes and consequently upon collecting the required amounts from the Landowners as contemplated under the Rules, the Revenue Divisional Officer, Rajendranagar has initially accorded permission for conversion of the Schedule 'C' land admeasuring Ac.3-06 Gts from Agriculture to non-agriculture purpose vide Proc.No.C1/431/2019,

1 K. Satyanarayana
3 Smt. K. Rekha

2 K. Sheshank
4 K. Eshan @ Saurabh

For Cybercity Infrastructure Pvt. Ltd.
Director

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dated 23-04-2019 in favour of one Sri V.Chandrasekhar. Subsequently submitted Application in respect of the balance land and ultimately the Revenue Divisional Officer, Rajendranagar has accorded permission for conversion of the land totally admeasuring Ac.6-14 guntas from Agriculture to non-agriculture purposes under the provisions A.P.Agriculture Land (Conversion from non-Agricultural purposes) Act 2006 through following proceedings as under:-

- (a) Proc.No.C1/1480/2019, dated 10-07-2019 in respect of the land admeasuring Ac.1-29 guntas in Sy.No.90 in favour of Sri K.Shashank.
- (b) Proc.No.C1/1481/2019, dated 10-07-2019 in respect of the land admeasuring Ac.1-18 guntas in Sy.No.90 in favour of Smt.K.Rekha.
- (c) Proc.No.C1/1482/2019, dated 10-07-2019 in respect of the land admeasuring Ac.1-18 guntas in Sy.No.90 in favour of Sri K.Satyanarayana.
- (d) Proc.No.C1/1483/2019, dated 10-07-2019 in respect of the land admeasuring Ac.1-29 guntas in Sy.No.90 in favour of Sri K.Eshan.

WHEREAS thus the said conversion land admeasuring Ac.6-14 guntas and the land admeasuring Ac.1-20 guntas covered by buffer zone are adjacent, abutting and contiguous to each other thus forming part of the land totally admeasuring Ac.7-34 guntas i.e. Schedule "B" Property herein.

WHEREAS the Landowners of First Part, to get more advantages and benefits out of the Schedule 'B' land, has decided to entrust the said land admeasuring Ac.7-34 guntas [which is morefully described in the Schedule 'B' Property hereunder] to the developer herein who is having required expertise, infrastructure, clout and finances to undertake the development.

WHEREAS the DEVELOPER herein is in the business of real estate development, has required expertise, financial and managerial capabilities, clout, men and machinery to undertake the development of the properties and the LANDOWNERS of FIRST PART have offered the Schedule 'B' Land for development and the DEVELOPER herein evinced interest in development of a multi storied Residential Apartment Complex on the Schedule 'B' Land herein by obtaining all the requisite permits and sanction of plans from the concerned Governmental Authorities/Departments etc. for the proposed Project on the Schedule 'B' Land.

WHEREAS pursuant to negotiations reached among the Landowners and Developer herein, the Developer at its own costs and efforts obtained following permissions and NOCs from the various Authorities in the names of the Landowners as under:-

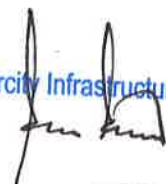
1 K. Satyanarayana

2 K. Rukh

For Cybercity Infrastructure Pvt. Ltd.

3 D. Suman

4 S. Suman



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Director

Sub Registrar
Gandipet

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- (a) The Developer obtained FTL NOC dated 20-06-2019 in Lr.No.E1/929/2019 from the District Collector, Ranga Reddy District in the names of the Landowners.
- (b) The Developer obtained proceedings No.C1/1480-1483/2019 all dated 10-07-2019 issued by the Competent Authority and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy for conversion of land from Agriculture use to non-agricultural use under the provisions of A.P.Agricultural land (conversion for non-Agriculture) Act 2006.
- (c) The Developer also obtained Environmental Clearance vide Order No.SEIAA/AP/RRD-382/2013, dated 25-10-2013 from State Level Environment Impact Assessment Authorities (SEIAA).
- (d) The Developer also obtained Provisional No Objection Certificate vide NOC No.0002465,0002466,0002467,0002468,0002464/PROV/Rangareddy/2018 from State Disaster Response & Fire Services.
- (e) The Developer also obtained No Objection Certificate vide No.AAI/HY/ATS-59/NOC-2/2013/10151-53, dated 25-11-2013 from Airports Authority of India, Hyderabad Airport, Hyderabad.
- (f) The Developer also obtained No Objection Certificate vide No.AAI/HY/ATS-59/NOC-2/2013/10142,10145,10148,10151-53, dated 25-11-2013 from Airports Authority of India, Hyderabad Airport, Hyderabad.
- (g) The Developer also got the clarification sent by the Executive Engineer, North Tank Division to the Metropolitan Commissioner, HMDA, Hyderabad vide No.EE/NTD/DEE1/2018/922, dated 16-07-2018.
- (h) The Developer also got the Sketch Map and status of the survey number furnished by the Tahsildar, Gandipet Mandal to the Executive Engineer, North Tanks Division.

WHEREAS the Developer at its own costs and efforts also applied for and obtained Letter in the name of the Landowners vide Application No.016354/SKP/R1/U6/HMDA/15102018, dated 06-08-2019 from the Hyderabad Metropolitan Development Authority for construction of Multi-storied residential Apartment Complex on the said land.

WHEREAS the LANDOWNERS of FIRST PART being agreeable to the proposal of the DEVELOPER herein hereby represent and warrant with respect to its affairs in respect of Schedule Land herein to the DEVELOPER;

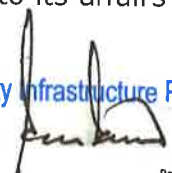
1 K. Satyall

2 K. Nuthu

For Cybercity Infrastructure Pvt. Ltd.

3 D. Sumanth

4 S. Saurabh



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Director

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- (v) That there are no pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule Properties in any manner, whatsoever;
- (vi) That there are no easements, quasi-easement, restrictive covenants or other rights in respect of the Schedule Properties and that the LANDOWNERS have not received any notice of acquisition or requisition in respect of the Schedule Properties under any Statute or from any authority.

WHEREAS pursuant to offer made by the LANDOWNERS of FIRST PART to develop the Schedule 'B' Property into a multi storied Residential Apartment Complex, the DEVELOPER has accepted to develop the Schedule 'B' Property and the Parties hereinabove have deemed it fit and proper to reduce the terms and

2 K. Nishida

4 H. Sauray


President

Director

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conditions reached among themselves into writing and hence this DEVELOPMENT AGREEMENT -CUM-GENERAL POWER OF ATTORNEY.

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

The LANDOWNERS and the DEVELOPER hereto agree that the Schedule 'B' Property belonging to the LANDOWNERS herein shall be developed into a Multi-storied Residential Apartment Complex comprising of Residential Flats and *inter-alia* constructed areas in the shape of Residential Flats along with parking areas and proportionate common areas shared between them in the manner and in accordance with the terms and conditions recorded hereinafter:

1. DEVELOPMENT OF THE LAND AND COST:

- (a) The DEVELOPER hereby agrees and undertakes to develop the Schedule 'B' Property into a Multi-storied Residential Apartment Complex with a minimum saleable total built-up area admeasuring 15,50,000 Sq.ft. (excluding parking area and club house area) comprising of various blocks or as per the permit and sanction of plans to be accorded by the Authorities.
- (b) The DEVELOPER hereby agrees and undertakes to develop the Schedule 'B' Property into a Multi-storied Residential Apartment Complex comprising of various blocks as per the permit and sanction of plans to be accorded by the Authorities. It is further agreed among the LANDOWNERS and the DEVELOPER that the total cost of construction of Multi-storied Residential Apartment Complex including development shall be borne exclusively by the DEVELOPER.
- (c) It is mutually agreed among the parties herein that the parties herein shall submit master plan for development of Schedule 'A' Property and obtain the permit from the authorities and however the Developer is entitled to develop the Schedule 'B' land out of such master plan and is also obligated to bear and pay necessary fee and other charges to the authorities for obtaining permission to the extent of the multi storied residential apartment complex to be built on the schedule 'B' land and the fees and charge pertaining to development of commercial complex on Schedule 'C' Property shall be borne and paid either by the land owners or by any other developer to whom they may entrust the Schedule 'C' Property for development.
- (d) That in pursuance of the foregoing, the LANDOWNERS hereby authorize and empower the DEVELOPER to develop the Schedule 'B' Property herein into a Multi-storied Residential Apartment Complex at the sole cost and expense of the DEVELOPER as per the architectural

1 K. Saljath
2 D. Sumanth

2 K. Anusha
4 K. Saurabh

For Cybercity Infrastructure Pvt. Ltd.
Director

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designs, permit and sanction of plans to be accorded and approved by the Competent Authorities and as per the detailed specifications appended herewith in Annexure-A.

- (e) The DEVELOPER shall undertake the construction work and complete the Project thereon either by itself or through competent contractors and sub-divide the work or appoint sub-contractors or by entering into tie up or joint venture with any other reputed construction company as it may deem fit and proper. The DEVELOPER alone shall also be entitled to call for tenders/bids or adopt any other method for the purposes of selection of contractors or agents, employees etc., required for construction or other purposes covered by this Agreement.
- (f) The DEVELOPER shall prepare and finalize the layout, construction plans including any modifications thereof and shall endeavor to obtain the required sanctions, permits and approvals from the statutory Authorities subject to LANDOWNERS title documents being fit for submission and obtaining for approval, however any expenditure including the expenditure incurred towards payments of fees, charges as may be levied by the concerned Authorities together with other incidental costs/charges shall be exclusively borne by the DEVELOPER.
- (g) The entire expenses with regard to the development and construction as envisaged shall be borne and paid for by the DEVELOPER. In the event of the parties mutually agreeing to provide for any additional/extra infrastructure or any superior specifications to the project in addition to the specifications contained in Annexure-A to suit the requirement of prospective purchasers, such extra/additional cost and expenditure to be incurred for providing the same, which is over and above agreed specifications shall be borne by the LANDOWNERS and DEVELOPER respectively in proportion to their respective entitled share of constructed areas out of the total complex.
- (h) In the event if any prospective purchaser requests for changes or additions other than those mentioned in the specifications and if the DEVELOPER agree for the same and does such changes or makes additions, the costs/expenses thereof shall be borne by such prospective purchaser.
- (i) The DEVELOPER will be entitled to engage architects, engineers, contractors and others as it deem fit to execute the construction work. In case of any disputes between the DEVELOPER and its contractors, architects, engineers and other workmen, suppliers of materials, the DEVELOPER alone shall settle the same at its own cost and effort. And during construction activities, if any accident arises or any deaths occur of labor or third party, in that event the DEVELOPER alone will

1 K. Saluja
2 K. Anurag For Cybercity Infrastructure Pvt. Ltd.
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be responsible for the payment of compensation including workman's compensation.


- (j) The DEVELOPER is absolutely empowered to revise, modify, add and/or delete the contents in the sanctioned plan and to make such modifications, additions, deletions etc., in the sanctioned plan as may be required or directed/permitted by the Authorities concerned or due to technical or other exigencies and however such modifications or changes do not in any way reduce the saleable built-up area or entitled share of the LANDOWNERS. And due to any such addition or deletion the sanctioned plan is violated on which the authorities raise objections during inspections or demolish such additions, in that event the DEVELOPER alone will be responsible.
- (k) The DEVELOPER shall be responsible for obtaining all necessary clearances/permits relating to construction from the statutory Authorities pertaining to construction of the Project on the Schedule "B" Land and the cost for obtaining such permissions, preparation of the Plans and getting them sanctioned for construction of the Project on the Schedule 'B' Property, shall be borne/incurred by the DEVELOPER only.
- (l) The DEVELOPER shall be responsible for the consequences of the Project and shall be liable for any deviation in the construction from the sanctioned plan. The LANDOWNERS shall not have any liability for such deviation in construction.

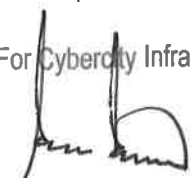
2. SHARING OF SALEABLE BUILT-UP AREAS:

- (a) The LANDOWNERS and the DEVELOPER shall be entitled to the following shares in the total saleable super built-up area (excluding parking areas and club-house area) of the entire project in the shape of Residential Flats, Parkings areas and proportionate Common areas out of the projects and such sharing ratio is as under:-

The LANDOWNERS's SHARE – The Developer has undertaken to construct a minimum of total saleable super built up area (excluding parking areas and clubhouse area) admeasuring 15,50,000 Sq. ft. and out of the same, the LANDOWNERS are entitled to 4,80,000 Sq.ft.in the shape of Residential Flats. In the event of the Developer constructing any additional area over and above the said 15,50,000 Sq.ft., out of such additional area, the Landowner is entitled to 34% share apart from said

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4,80,000 Sq. ft. and proportionate share in the Parking areas (hereafter referred to as the "LANDOWNERS's share").

THE DEVELOPER'S SHARE - The DEVELOPER has undertaken to construct a minimum of total saleable super built up area (excluding parking areas and club house area) admeasuring 15,50,000 Sq. ft. and out of the same, the Developer is entitled to 10,70,000 Sq. ft. in the shape of Residential Flats. In the event of the Developer constructing any additional area over and above the said 15,50,000 Sq. ft., out of such additional area, the DEVELOPER is entitled to 66% share apart from said 10,70,000 Sq.ft. and proportionate share in the parking areas (hereafter referred to as the "DEVELOPER's share").

- (b) The DEVELOPER shall construct the Multi-storied Residential Apartment Complex on the Schedule 'B' Property at its own cost and expenses utilizing the permissible saleable built-up area and allot and deliver the Flats/saleable built-up space to the LANDOWNERS or their nominees as per the sharing ratio set out in Clause-2(a).
- (c) It is further agreed that the LANDOWNERS and the DEVELOPER shall be treated as absolute owners of their respective entitled shares of constructed areas as per the terms of this Agreement read with the Flats to be allotted to each of the parties by virtue of registered Allocation Agreement/Area sharing/Supplementary Agreement to be entered into on a future date as stated below.
- (d) The DEVELOPER of the Second Part will be deemed to have fulfilled its obligations when the finished constructed area in the shape of Residential Flats as per specifications falling to the share of LANDOWNERS are delivered to them or their nominees and after obtaining occupancy certificate.

3. **PERMISSION TO ENTER:**

- (a) The LANDOWNERS hereby entrusted to the DEVELOPER, the Schedule 'B' Land for the purpose of development of the same by constructing a multi-storied Residential Apartment Complex thereon, which is free from all the encumbrances and obstructions, solely for the purposes as contemplated in this Agreement and further authorize the DEVELOPER, its agents, servants, associates to enter upon the Schedule 'B' Property for the exclusive purpose of developing the project.

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2 K. Nishu

3 D. Gaurav

4 K. Pankaj

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- (b) The DEVELOPER shall from the date of grant of license to enter upon the Schedule Property as contemplated in this Clause, be deemed to have a license to implement the Project on the Schedule 'B' Property and the DEVELOPER's right to carry out the construction and development works shall be continuous provided that the DEVELOPER duly observes and performs all its obligations as herein contained and the LANDOWNERS shall not in any manner whatsoever obstruct the implementation of the Project.
- (c) The LANDOWNERS shall not revoke the permission so granted, till the completion of the entire development as the agency created is one coupled with interest in so far as the DEVELOPER will be incurring expenditure for construction of the Residential Flats in the schedule 'B' property, having been permitted to develop by obtaining permits, sanction plans, license etc., provided nothing herein contained shall be construed as delivery of possession of the Schedule 'B' 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.

4. ALLOCATION/AREA SHARING/SUPPLEMENTARY AGREEMENT

- (a) It is further mutually agreed that immediately after the construction plans are approved by the authorities, when the proposed constructed areas become identifiable, the Residential Flats, parking areas and proportionate undivided share of land to each of such flats with Flat Numbers, Names/Numbers of the Blocks and Floor Numbers will be allotted to the LANDOWNERS and the DEVELOPER in proportion to entitlement of constructed areas to the LANDOWNERS and the DEVELOPER and such allotment will be recorded and reduced into writing by way of entering into an Allocation/Area Sharing/supplementary Agreement which will be executed among the LANDOWNERS and the DEVELOPER within 60 days from the date of obtaining approval of the permit and sanctions for multi-storied Residential apartments complex from the Authorities, since the constructed areas will be identifiable at such point of time on such plans and such Allocation/Area Sharing/supplementary Agreement shall be deemed to be the part and parcel of this Development Agreement. If in the said process of division, the exact ratio of division is not practicable, the party getting more than the allotted ratio, such party shall compensate the other with the prevailing market value for such excess area so allotted.
- (b) If the LANDOWNERS fails to co-operate with the DEVELOPER for execution of such Allocation/Area Sharing/supplementary Agreement within the above stipulated time period, the DEVELOPER shall have absolute discretion to select the constructed areas to be allotted towards the entitled share of LANDOWNERS and the same will be recorded in the Allotment Letter duly signed by the DEVELOPER and

1 K. Sahgal

2 K. Nishu

For Cybercity Infrastructure Pvt. Ltd.

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sent to the LANDOWNERS through Registered Post with Acknowledgement Due (RPAD) and consequently such Allotment Letter duly signed by the DEVELOPER shall be deemed to be the Supplemental/Allocation Agreement in terms of this clause. In such an event, if required the Developer is also authorized and empowered to execute such Allocation/Area Sharing/supplementary Agreement not only on its behalf and also on behalf of the Landowners herein and present such document for registration before the concerned registration Office and complete all the registration formalities and such decision of the DEVELOPER shall be final and irrevocable.

- (c) The Residential Flats shall be allotted to the LANDOWNERS and the DEVELOPER in proportion to their entitled shares as stated supra and in the same proportion as regards floor-wise, facing of the Flats location, vaasthu preferences in the Apartment Complex and as such all the Flats will be distributed on equal and pro-rata basis in all respects considering the good and bad qualities of the Flats without any discrimination in the allotment of shares in favour of either of the parties and also if the amicable sharing is not reached, the allotment shall be on the basis of lots by draw.


5. **COMMENCEMENT OF DEVELOPMENT ACTIVITY:**

- (a) The DEVELOPER shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the LANDOWNERS shall not interfere with the same. The quality of materials used shall conform to ISI codes or equivalent thereto and the same shall be branded products and shall be in conformity with the specifications laid down in **Annexure-A**.
- (b) The LANDOWNERS shall extend full co-operation to the DEVELOPER to complete the development and completion of the Project undertaken by them. The LANDOWNERS shall not create any impediments or obstructions in the way of the DEVELOPER in developing or constructing the Project.
- (c) The DEVELOPER may, at its discretion, agree to execute additional items of work as required by the LANDOWNERS on a separate and mutually agreed terms/and/or rates.

1 K. Sahgal

2 K. Rishi

For Cybercity Infrastructure Pvt. Ltd.



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6. DEPOSIT:

- (A) The Developer has agreed and undertaken to pay an amount of Rs.13,50,00,000/- (Rupees Thirteen Crores and Fifty Lakhs Only) towards an interest free refundable deposit to the landowners, and the same is payable in the following manner:
- (B) The DEVELOPER already paid an amount of Rs. 3,00,00,000/- (Rupees Three Crore Rupees only) towards Interest Free Refundable Security Deposit to the LANDOWNERS of First Part herein and the same is paid in the following manner:-
- a) Rs.35,00,000/- (Rupees Thirty-Five Lakhs only) by way of cheque No.034713, dated 09/10/2013, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.1 herein.
- b) Rs.35,00,000/- (Rupees Thirty-Five Lakhs only) by way of cheque No.034714, dated 09/10/2013, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.2 herein.
- c) Rs.40,00,000/- (Rupees Forty Lakhs only) by way of cheque No.034715, dated 09/10/2013, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.3 herein.
- d) Rs.40,00,000/- (Rupees Forty Lakhs only) by way of cheque No.034716, dated 09/10/2013, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.4 herein.
- e) Rs.35,00,000/- (Rupees Thirty-Five Lakhs only) by way of cheque No.310578, dated 09/01/2016, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.1 herein.
- f) Rs.35,00,000/- (Rupees Thirty-Five Lakhs only) by way of cheque No.310580, dated 09/01/2016, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.2 herein.
- g) Rs.40,00,000/- (Rupees Forty Lakhs only) by way of cheque No.310582, dated 09/01/2016, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.3 herein.

1 K. Salgaal

2 K. Nishu

For Cybercity Infrastructure Pvt. Ltd.

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h) Rs.40,00,000/- (Rupees Forty Lakhs only) by way of cheque No.310583, dated 09/01/2016, drawn on Union Bank of India Bank, Saifabad Branch favouring Landowner No.4 herein.

and the LANDOWNER Nos.1 to 4 hereinabove hereby admit and acknowledge the receipt of the same.

(C) The Developer further hereby paid an amount of Rs.4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only), as under;

- i) Rs. 1,00,00,000/- (Rupees One Crore only) vide Cheque No. 575819, in favor of Landowner No. 1, dated 28.06.2019, drawn on Andhra Bank, Saifabad Branch.
- ii) Rs 1,00,00,000/- (Rupees One Crore Only), vide Cheque No. 575820, in favor of Landowner No. 2, dated 28.06.2019, drawn on Andhra Bank, Saifabad Branch.
- iii) Rs 1,25,00,000/- (Rupees One Crore and Twenty-five Lakhs Only), vide Cheque No. 575821, in favor of Landowner No. 3, dated 28.06.2019, drawn on Andhra Bank, Saifabad Branch.
- iv) Rs 1,25,00,000/- (Rupees One Crore and Twenty-five Lakhs Only), vide Cheque No. 575822, in favor of Landowner No. 4, dated 28.06.2019, drawn on Andhra Bank, Saifabad Branch.

And the above Cheque's bearing No's: 575819, 575820, 575821, 575822 are paid in RTGS Mode to the Landowner No. 1,2,3, and 4 respectively.

(D) The balance amount of Rs.6,00,00,000/- (Rupees Six Crores only) shall be paid within 60 days from the date of execution and registration of this agreement. However, the postdated cheques are issued as follows:

- i) Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) vide Cheque No. 496207, in favor of Landowner No. 1, dated 27.08.2019, drawn on Andhra Bank.
- ii) Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only), vide Cheque No. 496208, in favor of Landowner No. 2, dated 27.08.2019, drawn on Andhra Bank.
- iii) Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only), vide Cheque No. 496209, in favor of Landowner No. 3, dated 27.08.2019, drawn on Andhra Bank.

1 K. Sahgal
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- iv) Rs 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only), vide Cheque No. 496210, in favour of Landowner No. 4, dated 27.08.2019, drawn on Andhra Bank.

That the LANDOWNERS hereby agree and undertake to refund the above interest free refundable security deposit to the DEVELOPER at the time of handing over the entitled saleable built-up areas in the shape of Residential Flats fell towards the share of the LANDOWNERS within 60 days from the date of obtaining occupancy certificate from the Authorities.

7. COMPLETION:

- (a) The DEVELOPER of Second Part shall complete the developmental works/project and deliver the LANDOWNER's share of constructed areas comprising of Residential Flats within 48 (Forty-eight) months from the date of Development Charges (DC) letter vide Application No.016354/SKP/R1/U6/HMDA/15102018, dated 06-08-2019 from HMDA for construction of Multi-storied Residential Apartment Complex and complying with the terms in the said letter (i.e. 05-08-2023). However, the grace period of 6 (Six) months is allowed for completion of construction over and above the stipulated period. (i.e. till 05-02-2024)
- (b) In case the DEVELOPER fails to complete the project within the above stipulated period together with grace period, the Developer shall pay @Rs.8/-per Sq.ft. per month till completion of the project to the LANDOWNERS in respect of such undelivered constructed areas falling towards the share of the LANDOWNERS.
- (c) In the event if the development activity is stalled on account of any third party claims over the property or due to any prohibition imposed by the Government or Court orders, the period consumed for clearance of such litigation or embargo shall be excluded from the above completion period and the period of completion will be correspondingly extended.

8. FORCE MAJEURE:

Notwithstanding anything contained under this agreement, the above stipulated time frame will be suitably extended, if the construction is not completed on account of unforeseen circumstances beyond the control of the DEVELOPER such as force majeure, act of god, natural calamities, war,

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D. Sumanth

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strikes, agitations and further on account of restrictions and controls that may be put up by the government or the authorities or changes and amendments in the rules or regulations or in view of any prohibitory orders passed by the Hon'ble Courts or any third party claims over the schedule property by virtue of which the applications for permission are not entertained and permissions and sanctions are not granted by the authorities and construction cannot be proceeded with or due to any other circumstances not attributable to any action of the DEVELOPER.

9. OBLIGATIONS OF THE LANDOWNERS:

(a) The LANDOWNERS shall at their cost and expenses perform the following obligations:-

1. The LANDOWNERS shall obtain all clearances/approvals/letters/ No Objection Certificates (NOC's) from the Revenue Divisional Officer or Urban Land Ceiling Authorities and/or any other concerned authority as may be required by the Authorities from time to time. However, on behalf of the LANDOWNERS, the DEVELOPER shall obtain such clearances and any other clearances to be obtained on the title aspect of the schedule land.
2. The Order of the Revenue Divisional Officer granting conversion of Schedule land from Agriculture to Non-Agriculture if necessary under the provisions of A.P. Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 and if insisted by the Authorities, shall be obtained by the DEVELOPER on behalf of the LANDOWNERS and the NALA conversion charges payable thereof and expenses if any to be incurred for such purposes shall be borne by the DEVELOPER.

(b) The LANDOWNERS further covenants as under:-

- (i) Not to create any encumbrance or charge on the Schedule 'B' Property in favour of any third party in any manner whatsoever.
- (ii) To sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the title vested with the DEVELOPER and or prospective purchasers, if any.
- (iii) To allow the DEVELOPER to construct on the Schedule 'B' Property without any let or hindrance by the LANDOWNERS or any third party claiming through them.

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

10. **OBLIGATIONS OF THE DEVELOPER:**

The DEVELOPER shall, on its own and at its own cost and expenses, perform the following acts in connection with the development of the Schedule 'B' Property;

1 K. Salyall 2 K. Rishi For Cybercity Infrastructure Pvt. Ltd.
3 D. Sumanth 4 R. Sanyal Director

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- (i) To prepare and finalize the construction plans, revised Plans and applications required for the construction of the Project on the Schedule 'B' Property including any modifications thereof.
- (ii) To take all necessary steps to prepare the required plans/drawings/ designs/ applications for construction of the Project on the Schedule 'B' Property, as per all applicable building bye-laws, rules and regulations and submit the same to the concerned local municipal authorities and various government departments and authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction of the Project including any modifications thereof.
- (iii) Any accident or any compensation thereof to the labour or any such demands for compensation for injury in the course of construction in the schedule property and the wages of workmen shall be borne entirely by the DEVELOPER or their sub-contractors and the LANDOWNERS shall not be responsible or liable for any claim whatsoever.
- (iv) To construct, at its own cost and expense, Project in the Schedule "B" Property after obtaining necessary approvals, sanctions, license etc., in accordance with the sanctioned building plan with, such alterations, additions, modifications as may, from time to time become necessary strictly on the basis of sanction plan.
- (v) Exercise discretion in all matters relating to the conceptualization, manner, method and design of construction of the Project subject to the terms of this Agreement.
- (vi) It shall follow all building designs, codes, laws as may be applicable in the development of the Project and shall also bear all the penalties, taxes, fees that may arise as a result of any accident or injuries or loss of life caused to any of the workers or employees or labourers and payment of compensation thereof during the construction of the Project.
- (vii) It shall be responsible for the design and structural stability of the Project.
- (viii) It shall render assistance and co-operation with the purchasers of any of the Residential Flats from out of the LANDOWNER'S share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of the prospective purchaser.
- (ix) It shall deliver all the original documents pertaining to the Schedule Property to the Association formed and incorporated among the purchasers of the Residential Flats in the entire project under the

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applicable law, as soon as the same is established and the common areas are handed over to such Association, including but not limited to (a) the sanctioned plan and (b) permission letters along with deposit receipts pertaining to power and water.

- (x) The DEVELOPER further agrees and undertakes to design, provide and construct 3 (three) duplex apartments integrating last and last but one floor apartments into one unit by providing on the last floor a private terrace abutting the apartment, as per the LANDOWNERS specifications, in any of the Blocks selected by the LANDOWNERS and however the constructed area of such duplex apartments will be from out of the entitled share of the LANDOWNERS.
- (xi) The Developer shall register the Project under the provisions of the RERA Act with the Telangana Real Estate Regulatory Authority.
- (xii) Pro-rata undivided right and interest in the common areas which will be transferred and delivered to the Association as per the provisions of the RERA and Telangana Rules/Regulations.
- (xiii) The Parties hereby confirm that the "Applicable Law" includes all applicable laws, Real Estate (Regulation and Development) Act, 2016 (16 of 2016), Telangana Real Estate (Regulation and Development) (General) Rules, 2016 etc or determination by, or any interpretation or administration having the force of law in the State of Telangana whether in effect as of the date of this Agreement or at any time hereafter. However the Parties herein agree to comply with all the provisions of RERA and state regulations in the implementation of the project and further if required the Landowners hereby agree and undertake to enter in to Supplemental Agreements if any with the Developer as and when required to amend terms of this Agreement in consonance with the RERA and State Rules including any amendments thereof.

11. RIGHTS OF DEVELOPMENT:

It is hereby declared that the DEVELOPER of Second Part will be entitled to deal with all such Residential Flats, Parking Areas together with proportionate undivided share of land allotted towards the share of the DEVELOPER as if it is their absolute property. Likewise, the LANDOWNERS will be entitled to deal with all such Residential Flats, Parking Areas together with proportionate undivided share of land allotted towards the share of LANDOWNERS as if it is their absolute property. The constructed area and the undivided share of land, parking areas, retained by the DEVELOPER towards its share shall at all times be treated to be the property of DEVELOPER and it is open to the DEVELOPER to deal with the same in any manner at their discretion.

1 K. Sahgal
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3 D. Sumanth
4 S. Sumanth
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The DEVELOPER shall be entitled to enter into any separate Agreements of Sale in respect of any portion of constructed area, Residential Flats and undivided share of land, parking areas, falling towards the share of DEVELOPER. The DEVELOPER is also entitled to execute and register the sale deeds in favour of the prospective purchasers in respect of the constructed areas/flats together with proportionate undivided share of land allotted towards the share of DEVELOPER and however such power to execute and register the sale deeds is in terms and to the extent of the GPA powers conferred infra. The DEVELOPER shall exercise full rights and ownership in respect of the undivided share of land and constructed areas, parking areas allotted towards the share of DEVELOPER and under no circumstances the LANDOWNERS of First Part shall interfere with the rights of the DEVELOPER in and over the areas allotted towards the share of DEVELOPER which shall be separately marked in the plan and shall be appended to as an Annexure to Allocation/Area Sharing/ Supplemental Agreement which would be entered into between the LANDOWNERS and the DEVELOPER after the permissions and sanctions are accorded by the Competent Authority for construction of multi-storied apartments.

12. ORIGINAL DOCUMENTS:

- a. The LANDOWNERS hereinabove today handed over the original title deeds and other documents in respect of the schedule land to the DEVELOPER of the second part and the said documents shall be kept in the safe custody of an Escrow Agent identified by LANDOWNERS and DEVELOPER. Landowners and Developer can access the Original Documents deposited with the Escrow Agent at all times during the term of their ownership in the Project without any restriction. However, other parties having interest in the Project may review the Original Documents available with the Escrow Agent upon the consent of the Landowners or Developer.
- b. The Parties agree to execute any further document/agreement with the Escrow Agent so as to detail the terms and procedure to make available the Original Documents for review or inspection. The Landowners have confirmed that there is no objection from any party to deposit the Original Documents with the Escrow Agent.
- c. After completion of the project, the escrow agent shall handover all the original documents to the joint custody of the respective Associations formed among commercial and residential projects in the Schedule 'A' Property since the title documents are common to both residential and commercial projects.

1 K. Sahgal

2 K. Thakur

For Cybercity Infrastructure Pvt. Ltd.



Director

3 D. Dhanraj

4 S. Sankar

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

It is agreed among the parties of First and Second parts that the ultimate purchasers of the Residential Flats in the complex from out of the shares of Landowners and the developer shall pay to the DEVELOPER of second part, the proportionate cost/charges payable towards amenities such as deposits/charges payable to the authorities for obtaining electrical supply, water connections and sewerage/drainage connection and cooking gas connection to the proposed complex. Such amount shall be decided after receipt of the permissions from the authorities and shall be payable by the LANDOWNERS or their successors-in-interest to the DEVELOPER before taking the delivery of such Residential Flats or at the time of alienation of Residential Flats by the LANDOWNERS in favour of the prospective purchaser/s. In the event of retention of any of the Flats not more than 20 in number by the LANDOWNERS for their personal use, the DEVELOPER is not entitled to collect the above proportionate charges from the LANDOWNERS in respect of such retained flats numbering up to 20.

14. CLUB HOUSE:

The DEVELOPER shall construct a Club House as per the sanctioned permit in the Project and provide facilities such as swimming pool, gym, shuttle court, table tennis, billiards etc. The Club House will be the common property of all the owners of the Flats/Apartments in the Complex. However the DEVELOPER shall be entitled to recover the cost of construction of club house and equipment provided proportionately from all the purchasers of the Flats/Apartments including purchasers of the Flats from out of LANDOWNER's share and however from out of the amounts collected towards club house charges in respect of landowners share of flats, the landowners and the developer are entitled to receive 50% each. Such amount shall be decided after receipt of the permissions from the authorities and shall be payable by the LANDOWNERS or their successors-in-interest to the DEVELOPER before taking the delivery of such Residential Flats or at the time of alienation of Residential Flats by the LANDOWNERS in favour of the prospective purchaser/s. All the Flat owners of the Complex shall become automatically members of the club house and are entitled to avail Club House facilities as per the bye laws of the Association to be formed among all the Flat owners in the complex.

15. BORROWINGS:

- (a) The DEVELOPER is entitled to obtain loans and advances from the Banks or Financial Institutions by offering as security its rights under this Agreement, as indicated below and on the security of its Residential Flats with undivided share of land in the Schedule property

1 K. Sahjaul

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3 D. Summell

4 h. Saway

For Cybercity Infrastructure Pvt. Ltd.



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and/or the DEVELOPER's share in the Project being constructed on the Schedule Property and for such purpose if such Banks or Financial Institutions stipulates a condition for depositing any security documents, the DEVELOPER alone shall take the steps to provide them on their behalf from their sources, however the charge can be created only on the DEVELOPER'S share in favor of such Banks or Financial Institutions and no charge shall be created on the LANDOWNERS' share.

- (b) The DEVELOPER further assures and covenants with the LANDOWNERS that all such borrowings and liabilities created for the development of the Schedule Property shall be the sole responsibility of the DEVELOPER and there shall absolutely be no personal liability of the LANDOWNERS with regard to any such debts and in the event of default in repayment by the DEVELOPER, recovery shall be enforced only against the DEVELOPER and its properties.
- (c) In the event the DEVELOPER intends to create a charge in respect of the DEVELOPER's share, it shall ensure that the Saleable areas allotted towards the exclusive share of the LANDOWNERS under this Agreement shall not be proceeded with by the lender.

16. **CORPUS FUND:**

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

1 K. Salgaonkar

2 K. Thakur

3 D. Suman

4 P. Sanyal

For Cybercity Infrastructure Pvt. Ltd.



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17. PAYMENT OF MAINTENANCE CHARGES:

- (a) The prospective purchaser/occupants of the Residential Flats in the complex shall pay the proportionate regular monthly maintenance charges to the DEVELOPER during initial period and subsequently to the Association formed among the owners of the Residential Flats to meet the expenses for day to day regular maintenance of the common amenities of the Complex and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance.
- (b) The LANDOWNERS hereby agree for maintenance of the building/complex by/under the supervision of the DEVELOPER for an initial period of 24 months from the date of availing of Occupancy Certificate to the building/complex from the competent authorities.
- (c) The monthly maintenance charges payable by the prospective purchasers/retainers of the flats during such period of 24 months from the date of Occupancy Certificate will be fixed on Sq.ft basis by the DEVELOPER or as revised by the DEVELOPER from time to time.
- (d) All the purchasers of the Flats in the Complex including the purchasers from out of the share of the LANDOWNER, shall pay an upfront/advance amount to the DEVELOPER to meet 2 (Two) years maintenance charges of the common amenities @ Rs.3/- per Sq.ft. of area per month. In the event of retention of any of the Flats by LANDOWNER, the LANDOWNERS shall pay such maintenance charges including applicable taxes in respect of such Flats to the Developer before taking the delivery of such Residential Flats. However, the DEVELOPER shall be absolutely entitled to enhance the above monthly maintenance charges from time to time during the said two years period depending on the increase in the expenses to be incurred for maintenance of common amenities.
- (e) The prospective purchaser/retainers of Flats in the complex with effect from the date of DEVELOPER obtaining Occupancy Certificate from the authorities shall regularly pay the maintenance charges every month irrespective of the fact whether possession of such flat being taken or not and occupied the Flat or not by such prospective purchaser/retainer of such Flat. However as per preceding clause the Developer collecting upfront maintenance charges for initial two years period with effect from date of occupancy certificate.

1 K. Sahgal

2 K. Thakur

For Cybercity Infrastructure Pvt. Ltd.



Director

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4 R. Gaurav

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18. INDEMNITY:

- (a) The parties hereto shall keep each other fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against either party on account of any act of omission or commission on the part of either party or on account of any failure on the part of either party to discharge its liabilities/ obligations herein.
- (b) The LANDOWNERS shall indemnify and keep the DEVELOPER of the Second part indemnified for any loss or damage suffered on account of deficiency or defect in title of the LANDOWNERS in and over the schedule property entrusted for development. Any litigation by any third party regarding the schedule property or by virtue of which the development cannot take place, it is the sole responsibility of the Landowners to resolve such disputes at their own cost and efforts.

19. NAME OF PROJECT:

It is agreed between the parties that the name of the project shall be mutually decided by the DEVELOPER and the LANDOWNERS and neither party shall at any time change or subscribe to the change of the name of the Project.

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

- a) The prospective purchasers of the residential flats in the complex shall bear and pay the GST and/or any other taxes as levied by the authorities. The Parties herein can recover such tax from their nominee/s/purchasers as per the rules in the ratio of their respective shares along with the sale proceeds.
- b) The Landowners and the Developer shall pay their respective applicable GST liability on their respective shares as per this Agreement under the provisions of the GST Act.
- c) The cost of stamps, T.P. Tax, registration fees and other incidental charges for sale of Residential Flats together with undivided share of the land fell to the shares of the Parties herein shall be borne and paid by the prospective purchasers of the respective parties herein.

1 K. Sahgal 2 K. Nishu
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- d) Any liability on/of the Landowners of first part towards any income tax or tax on capital gains consequent to any of the agreements entered into in relation to the scheduled property shall be the responsibility of the Landowners and the DEVELOPER does not bear any responsibility for the same. However, if there is any obligation on the Developer to deduct TDS (Tax Deduction at Source) under this agreement, then the same shall be complied by the Developer and the Landowner should bear the TDS. And similarly, any liability on/of the DEVELOPER of second part towards any income tax consequent to any of the agreements entered into in relation to the schedule property shall be the responsibility of the DEVELOPER and the LANDOWNERS do not bear any responsibility for the same.
- e) Any stamp duty or any expenses to be incurred in relation to this Developmental Agreement shall be exclusively borne by the DEVELOPER only.
- f) Both Parties to this Agreement agree and undertake to each other to act bonafide and in a reasonable manner in the exercise of their respective rights under the terms of this Agreement.


21. ASSIGNMENT:

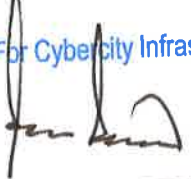
The DEVELOPER shall at any time hereafter have right to form a Special Purpose Vehicle (SPV)/Joint Venture (JV) etc., with any third party/ies for carrying out development and/or construction activity on the Schedule Property. The Landowner shall execute all the necessary documents for the said purpose if required by the Developer. However, such Agreement to be executed by the DEVELOPER herein with such third-party DEVELOPER shall not affect the rights of the LANDOWNERS under this Development Agreement including entitled share of built-up area or constructed area of the Residential Flats along with the undivided share of the land.

22. DISPUTE RESOLUTION:

That in the event of any dispute arising with regard to the interpretation, scope and ambit of various clauses stipulated herein above and in respect of this contract, firstly the parties shall endeavor to mutually settle the same through negotiations and if the same are not mutually settled, the parties hereto shall seek the Redressal of the same through Arbitration by mutually appointing a sole Arbitrator and if the parties not mutually agreeing upon a sole Arbitrator, such appointment of Arbitrator shall be sought from the Hon'ble courts under the provisions of the Arbitration & Reconciliation Act, 1996 and the Award passed by such Arbitrator shall be treated as final and binding on the parties and any such proceedings shall not interfere with the progress of construction and the place of Arbitration shall be at Hyderabad.

1 K. Sathya
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For Cybercity Infrastructure Pvt. Ltd.

Director

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23. INSPECTION:

- (a) The LANDOWNERS is neither concerned with nor shall he call in question the accounts, expenditure, income or the profits or any other particulars relating to the project from the DEVELOPER other than the specifications and standards that the DEVELOPER has undertaken to comply with.
- (b) The LANDOWNERS or their authorized representatives shall have the power to inspect the progress of the development activity after due notice to the DEVELOPER.

24. AMENDMENT:

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

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

25. COUNTERPARTS:

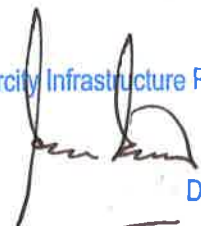
All Originals: This Deed is being executed simultaneously in two (2) counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and deed between the parties. All the two (2) copies shall be tendered for registration, and upon registration, one of each copy will be retained by the Landowners and the Developer and shall be their property respectively.

26. DEFECT IN DOCUMENT:

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

1 K. Salgaonkar 2 K. Nishu
3 D. Sumanth 4 K. Sumanth

For Cybercity Infrastructure Pvt. Ltd.



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27. EMPOWERMENT AND POWER OF ATTORNEY:

THIS GENERAL POWER OF ATTORNEY is executed on the date, month and year aforementioned by the aforesaid LANDOWNERS duly nominating, appointing, constituting and retaining the DEVELOPER hereinabove (or represented by any other authorized representative on behalf of the DEVELOPER company as per the Board Resolution from time to time) as their General Power of Attorney holder to do, perform and execute the following things, acts and deeds, that is to say:-

- (a) That by virtue of the Development Agreement executed, we, the LANDOWNERS hereinabove named do hereby appoint, retain and constitute the DEVELOPER hereinabove to act as our lawful General Power of Attorney holder to exercise all the powers referred to below and to do, perform and execute the following things, acts and deeds on our behalf. However, it is made clear that the power of alienation, transfer by any mode, sale, mortgage, etc., shall be restricted to the DEVELOPER's share as mentioned in this Agreement. The power to sell and transfer the DEVELOPER's share is limited in respect of Residential Flats, parking areas with undivided share of land out of the Schedule 'B' land falling towards the share of DEVELOPER as per the terms of this Agreement coupled with Allocation/Area Sharing/Supplementary Agreement to be executed subsequently after obtaining the permissions when the Flat Numbers, Floor Numbers, Block Names/Numbers, Parking Lot Numbers, built-up area of the Flats and undivided share of land of the Flats becomes identifiable i.e., to say the DEVELOPER is entitled to execute Agreements of Sale/Sale Deeds in respect of all such built-up areas in the shape of Flats together with the undivided share of land allotted towards the share of the DEVELOPER.
- (b) To enter into, execute Agreements to Sell/Sale Deeds, Agreement to/of lease, Lease Deeds, Agreements of leave and license, License Deeds and / or other contracts, agreements or documents that may be required to transfer by way of sale, lease, license or otherwise in any manner deemed fit by the DEVELOPER, the DEVELOPER's share i.e., in respect of Residential Flats together with parking areas along with undivided share of land falling towards the share of DEVELOPER in favour of itself (i.e., in favour of the DEVELOPER), intending purchasers, Lessees, Licensees and/or other persons nominated by the DEVELOPER, alienating, conveying and transferring the DEVELOPER's share as contemplated under this Agreement in whole or in parts and/or rights thereto; and for this purpose to sign and execute such other documents/Sale Deeds/Agreements as may be required in favour of the DEVELOPER and/or any other third parties selected/nominated by the DEVELOPER such as prospective lessees, licensees; purchasers etc. including a company /Building Management Company and to receive sale consideration to itself, to admit the

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For Cybercity Infrastructure Pvt. Ltd.



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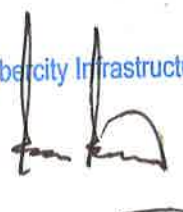


execution of such deeds/ Agreements/Sale Deeds and to present such documents/deeds before the concerned Registration Authorities, to admit execution and to complete the registration formalities.

- (c) To present all such agreements/deeds of sale, lease or leave & license or any other conveyances in respect of the DEVELOPER's share for registration before the concerned Sub-Registrar / District Registrar of Assurances having jurisdiction, and admit execution thereof and complete all the registration formalities;
- (d) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the DEVELOPER's share;
- (e) To hand over physical possession of the Residential Flats allotted towards DEVELOPER's share or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc.;
- (f) To raise loans or otherwise borrow funds or project loans or any other loans on the security of the DEVELOPER's share from banks, financial institutions and / or other persons by creating equitable mortgage by deposit of this Development Agreement or other mortgages/charges on security of the DEVELOPER's share, and sign and execute requisite mortgage deeds and other documents required thereof, on such terms and conditions as the DEVELOPER deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose, but without involving LANDOWNER's share of areas in any liability in respect of the said borrowing, mortgages or other commitments and for such purpose if such Banks or Financial Institutions stipulate a condition for depositing any security documents, the DEVELOPER alone shall take the steps to provide them on their behalf from their sources, however the charge can be created only on the DEVELOPER'S share in favor of such Banks or Financial Institutions and no charge shall be created on the LANDOWNERS' share.
- (g) To approach the concerned local City Municipal Council, Greater Hyderabad Municipal Corporation or such other competent authorities, including the Fire Force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the DEVELOPER, and to do all other acts as may be necessary for putting up any construction/s including Multi-storied Residential Apartment Complex and for effective development

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and completion of the buildings on the Schedule 'B' Property in such manner as the DEVELOPER may deem fit and proper. Any major deviations shall be with the consent of the LANDOWNER.

- (h) To execute mortgage Deed/Gift Deed/s or any other Deed/s in favour of the concerned Authority including GHMC/HMDA, in compliance of sanction conditions and to execute deed of release or any other documents as per the sanctioned conditions, to present such documents before the registration authorities, to admit execution thereof and complete all the registration formalities.
- (i) To execute and register the Supplemental Agreements/Allocation Agreements or any other Deed/s on behalf of the Landowners duly dividing, demarcating, allocating and allotting the Residential Flats falling to the share of the Landowners herein.
- (j) To appear for and represent me before the Greater Hyderabad Municipal Corporation, Hyderabad Metropolitan Development Authority, Cyberabad Development Authority, Serilingampally Municipality, TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of residential flats including Multi-storied Residential Apartment Complex in the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
- (k) To apply to TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;

1 K. Salgaonkar
3 D. Sumanth

2 K. Nithin
4 K. Saurabh

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- (l) To appear for and represent me before revenue authorities, town planning authorities, and urban development authorities (including but not limited to the HMDA, Cyberabad Development Authority), in connection with any of the matters connected with the Schedule Property;
- (m) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in the above clauses, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the DEVELOPER;
- (n) To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property;
- (o) To pay development charges, layout charges, betterment charges, property tax, library tax etc. as may be applicable, on our behalf in respect of the Schedule 'B' Property;
- (p) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule 'B' Property from the concerned authorities;
- (q) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule 'B' Property;
- (r) To pay necessary deposits of security or any other amounts that may be required to be deposited or paid to TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, HMDA/GHMC, Cyberabad Development Authority, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;
- (s) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in its Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax

1 K. Sahgal
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3 D. Sumanth
4 S. Sumanth

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Authorities, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify complaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as our attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as it shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof;


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


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

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

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

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

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

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

SCHEDULE 'A' PROPERTY

(THE TOTAL LAND ORIGINALLY HELD BY THE LANDOWNERS)

All that the land admeasuring Ac.11-00 guntas in Sy.No.90 situated at Kokapet Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District, Telangana State and the same is bounded by:-

NORTH	:	40' wide existing road
SOUTH	:	Lake & Government Land
EAST	:	Nala & Government Land
WEST	:	Land in Sy. No. 89 & Lake

SCHEDULE 'B' PROPERTY

(THE LAND HEREBY ENTRUSTED FOR DEVELOPMENT BY THE LANDOWNERS TO THE DEVELOPER)

All that the land admeasuring Ac.7-34 guntas comprising of Ac.1-20 guntas earmarked as buffer zone and Ac.6-14 guntas equivalent to 30,734 sq.yards converted for non-agricultural purposes (which is out of the Schedule 'A' land admeasuring Ac.11-00 guntas) in Sy.No.90 situated at Kokapet Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District, Telangana State and the same is bounded by:-

NORTH	:	Land in Sy. No. 90 i.e. Schedule 'C' Property
SOUTH	:	Government Land and Lake
EAST	:	Nala & Government Land
WEST	:	Land in Sy. No. 89 & Lake

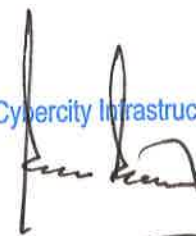
1 K. Sahyaji

2 K. Kishore

3 D. Sumanth

4 K. Saurabh

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SCHEDULE 'C' PROPERTY
(The LANDOWNERS SET APART FOR COMMERCIAL PROJECT)

All that the land admeasuring Ac.3-06 guntas (i.e. 3.15 Acres in Decimals) out of the Schedule 'A' land admeasuring Ac.11-00 guntas in Sy.No.90 situated at Kokapet Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District, Telangana State and the same is bounded by:-

NORTH	:	40' wide road
SOUTH	:	Land in Sy. No. 90 i.e. Schedule 'B' Property
EAST	:	Nala & Government Land
WEST	:	Land in Sy. No. 89

IN WITNESS WHEREOF the Parties hereinabove have signed and executed this document on the day, month and year hereinabove mentioned.

WITNESSES:

1. 

2. 

1. K. Sahjani

2. K. Anshu

3. 

4. 

LANDOWNERS OF FIRST PART

For Cybercity Infrastructure Pvt. Ltd.



Director

DEVELOPER OF SECOND PART

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Gandipet



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ANNEXURE – A
PROJECT SPECIFICATIONS

1. Vaastu

- a. 100% Vaastu compliant

2. Sub Structure (Basements)

- a. Peripheral RCC Walls
- b. Waffle slab / Flat slab for the parking floors
- c. VDF / IPS Flooring with slope

3. Super Structure

- a. RCC Shear wall framed structure, earthquake resistant (Zone 2)

4. Lobby

- a. Double height entrance lobby at podium level flooring in Granite. Wall Cladding in Granite / Vitrified tiles up to false ceiling level.

5. Lifts

- a. Number of Lifts for each tower as per Consultant's recommendation.
- b. Lifts - Toshiba / Mitsubishi / Hitachi / Schindler / OTIS / Eqv

6. Flooring

- a. Vitrified Tiles in Drawing, Living, Dining & Kitchen (2BHK – 600X600 & 3 BHK – 800X800) and all Bedrooms (2BHK & 3 BHK– 600X600) + 75 mm Skirting
- b. Anti-skid Ceramic Tiles in Balconies (1200X200) + 75 mm Skirting

7. Kitchen and Utility

- a. Vitrified Tiled Flooring (2BHK – 600X600 & 3 BHK – 800X800) and Ceramic Tile Dado over the Granite Counter up to 600mm (optional)

1 K. Sathya

2 K. Nishu

3 D. Sumanth

4 P. Suresh

For Cybercity Infrastructure Pvt. Ltd.

Director

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- b. Single Bowl Single Drain Steel Sink with CP Tap
- c. Antiskid Ceramic Tiled Flooring and Ceramic Tile Dado for the Utility (300X300)
- d. Ceramic Tile Flooring and Dado in the Maid's Toilet (only in specific units) (300X300)

8. Toilets and Fittings

- a. Anti-skid Ceramic Tiles for Flooring (300X300)
- b. Ceramic Tiles on Wall dado up to false ceiling (300X450/600)
- c. Ceramic Wash Basin in toilets (Kohler / Roca or equivalent)
- d. Pedestal Wash Basins in maid Toilet (Kohler / Roca or equivalent)
- e. Wall mounted WC's (Kohler / Roca or equivalent) with Flush Valves in all bathrooms
- f. Single Lever Tap and Shower Mixer (Kohler / Roca or equivalent)
- g. CP Fittings (Kohler / Roca or equivalent)
- h. Provision for Geysers in all Toilets except the Maid's Toilet
- i. Suspended Pipelines in Toilets concealed within the PVC False Ceiling

9. Finish

- a. Internal – Smooth luppam finish on walls & ceiling
- b. External – Chipping, Grinding, Leveling

10. Painting

- a. Exterior – Exterior emulsion paint on External Walls as per elevation (Texture, 1 coat primer & 2 coat paint)
- b. Internal Walls and Ceilings in Acrylic emulsion (1 Coat of Primer + 2 Coats of Acrylic Emulsion on Internal Walls and Ceilings)
- c. Toilets – Above False ceiling – White wash
- d. Parking Areas – Cement Based paint
- e. Enamel Paint on all MS Railings (Where ever applicable)

11. Railing

- a. Living & Bed room balcony – Factory made powder coated MS Railing 1200 mm high
- b. Ac Ledges railing – MS Railing 750 mm high
- c. Staircase Railing –
 - i. Basement-3 to 2nd floor - Powder coated MS Railing 900 mm high

1 K. Sahay
2 K. Nuth
3 D. Sumanth
4 J. Sanyal

For Cybercity Infrastructure Pvt. Ltd.
Director

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- ii. 3rd floor to Terrace - MS Railing 900 mm high

12. Common Area Finishes

- a. Corridor Flooring – Vitrified Tiled Flooring (600x600)
- b. Staircases –
 - i. Basement-3 to 2nd floor – Granite (Treads and Risers)
 - ii. 3rd floor to Terrace – Tandoor Blue (Only Treads and Riser in Paint Finish)
- c. Electrical room / Communication room – CC Flooring
- d. Water supply room – CC Flooring
- e. Lift Lobby Fascia – 200 mm wide Granite band around the lift opening & rest of the area texture paint

13. Doors and Windows

- a. Main Door – 7' high - African Teak wood frame and Pre-Moulded Flushed Shutter in Wood, with Veneer & PU Polish on Both Sides
- b. Internal Doors – 7' high - Engineered Wooden Frame and Flush Shutters with laminate
- c. Balcony Sliding Doors - 7' high - UPVC Frames and Shutters with performance Glass and track Provision for Mosquito Mesh Shutters – Aparna / Eqv
- d. Windows (Sliding / Operable based on Ventilation Requirement) – 5' high - UPVC Frames with performance Glass and track Provision for Mosquito Mesh Shutters – Aparna / Eqv
- e. Kitchen to Utility door - 7' high - UPVC Frames and Shutters (operable) – Aparna / Eqv
- f. Ventilators – 3' High (Regular) / 5'6" High (where we access AC ledges) Operable – UPVC / Aluminum frame & glass with the Provision for Exhaust fan
- g. Doors - fittings & locks (Hafele / Door Set / Equivalent)

14. Electrical

- a. Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
- b. Sufficient Power Outlets and Light Points will be provided
- c. Cable TV and Telephone Points provided in the Drawing Living and master bed room

1 K. Sanyal

2 K. Sanyal

3 D. Sanyal

4 D. Sanyal

For Cybercity Infrastructure Pvt. Ltd.
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Director

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- d. Provision for Installation of Spilt AC in the Living, dining rooms and all Bedrooms
- e. Individual Meters will be provided for all Apartments at respective floor level in the electrical shaft.
- f. HT Metering proposed.
- g. Power outlets for Electrical Appliances - Power plug for Cooking range, chimney, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine / dishwasher in utility area
- h. 3 PHASE Power Supply – Connected load for 2 BHK, 3 BHK & Duplex as per consultant recommendation
- i. Internet points in Living & Master Bedroom
- j. Intercom facility
- k. Solar powered security fence

15. Plumbing

- a. Domestic water supply for all flat's toilets and kitchen (Hydro pneumatic)
- b. Drinking water supply only to Kitchen (Hydro pneumatic)
- c. STP treated water for flushing (all toilets) and landscaping (Hydro pneumatic)
- d. STP / WTP / Sumps – Capacity as per consultant recommendation

16. False ceiling

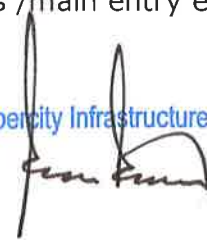
- a. Corridor and Units – Box false ceiling (Gypsum) proposed to cover the Fire and Water supply lines. Gas lines are open as per norms.

17. Security System

- a. Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage
- b. CCTV at vantage points. Entry lobbies, basements entry and exits, project entry and exit, sports areas, club house entry exits, hidden areas in parking – All as per Consultant recommendation
- c. Typical floors – CCTV proposed in the ingress / egress points – As per consultant recommendations
- d. Access control system (provision) for club houses /main entry exit passages.
- e. Boom barriers proposed

1 K. Sahgal
2 K. Nishu
3 D. Suman
4 J. Saurav

For Cybervity Infrastructure Pvt. Ltd.



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Director

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Gandipet



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18. Gas

- a. Piped gas provision for all apartments. Gas banks at podium level.

19. DG Back up

- a. Limited DG backup proposed for all apartments / basements. 100% backup except ACs & Geysers.
- b. 100% DG back up for Common Areas & Services

20. Physically Challenged friendly

- a. All access points will be proposed with Ramps considering ease of Physically challenged people movement

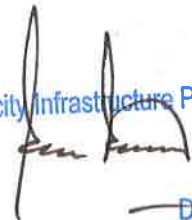
21. Grass Pavers

- a. Grass pavers proposed in restricted driveways (surrounding the Central pool area). Landscape Architect will decide the design pattern and make of the same.

1 K. Sahjani

2 K. Nishu

For Cybercity Infrastructure Pvt. Ltd.


Director

3 

4 

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Gandipet



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ANNEXURE 1 - A

Description of All that the land admeasuring Ac.7-34 guntas comprising of Ac.1-20 guntas earmarked as buffer zone and Ac.6-14 guntas equivalent to 30,734 sq.yards converted for non-agricultural purposes (which is out of the Schedule 'A' land admeasuring Ac.11-00 guntas) in Sy.No.90 situated at Kokapet Village and Gram Panchayat, Gandipet Mandal, Ranga Reddy District, Telangana State and the same is bounded by:-

1. (a) Nature of Roof :
(b) Type of Structure :
2. Age of the Building :
3. Total Extent of Site :
4. Built - up Area of Site : $1550000 \times 760 = 1178000000$
with break up floor wise :
Cellar Parking Area : $200000 \times 500 = 100000000$
Stilt / Ground Parking Area :
5. Annual Rental Value :
6. Municipal Taxes per Annual :
7. Party's Own estimate of :
Market value of the Property : **Rs.127,80,00,000/-**

K. Sahjall

2 K. Nuth

(Signature of the Vendor/s)

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

Place: Hyderabad

Date: 21.08.2019.

3 D. Sumanth

4 D. Sumanth

(Signature of the Vendor/s)

For Cybercity Infrastructure Pvt. Ltd.

(Signature of the Vendor/s)

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Gandipet



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Kamshetty Satyanarayana
Kamshetty Satyanarayana
పుట్టిన సంవత్సరం / Year of Birth : 1958
పురుషుడు / Male

2199 7112 1672

ఆధార్ - సామాన్యని హక్కు

సమాధి క్రమనంబు/Enrolment No.: 1190/10215/01272

To: Kamshetty Satyanarayana
(Kamshetty Satyanarayana)
C/O
3-11-109/A/412
ganesh nagar
Ramanthapur
Hyderabad
Andhra Pradesh - 500013

Date: 07/08/2011

Ref. No.: 00005782-00048717-00032099.

UA 03608078 2 IN

K. Satyam

హస్తాక్షర / SIGNATURE
K. Satyam

జనన తేదీ / DATE OF BIRTH
10-06-1958

Chief Commissioner of Income-tax, Andhra Pradesh



PERMANENT ACCOUNT NUMBER
AEOPK0191E
నామ / NAME
SATYANARAYANA KAMSHETTY
పితా లేదా తండ్రి నామ / FATHER'S NAME
ANJIAH KAMSHETTY

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Kamshetty Rekha
Kamshetty Rekha
పుట్టిన సంవత్సరం / Year of Birth : 1959
స్త్రీ / Female

6378 7166 0123

ఆధార్ - సామాన్యని హక్కు

సమాధి క్రమనంబు/Enrolment No.: 1190/10215/01273

To: Kamshetty Rekha
(Kamshetty Rekha)
W/O Kamshetty Satyanarayana
3-11-109/A/412
ganesh nagar
Ramanthapur
Hyderabad
Andhra Pradesh - 500013

Date: 22/07/2011

Ref. No.: 00000905-00019583-00013862.

K. Rekha

హస్తాక్షర / SIGNATURE
K. Rekha

జనన తేదీ / DATE OF BIRTH
24-07-1959

Chief Commissioner of Income-tax, Andhra Pradesh



PERMANENT ACCOUNT NUMBER
AEOPK0195A
నామ / NAME
REKHA KAMSHETTY
పితా లేదా తండ్రి నామ / FATHER'S NAME
KASHI RAM KALI

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Kamshetty Shashank
Kamshetty Shashank
పుట్టిన సంవత్సరం / Year of Birth : 1983
పురుషుడు / Male

7773 3847 8802

ఆధార్ - సామాన్యని హక్కు

సమాధి క్రమనంబు/Enrolment No.: 1190/10215/01274

To: Kamshetty Shashank
(Kamshetty Shashank)
S/O Kamshetty Satyanarayana
3-11-109/A/412
ganesh nagar
Ramanthapur
Hyderabad
Andhra Pradesh - 500013

Date: 07/08/2011

Ref. No.: 00006716-00048727-00032101.

K. Shashank

హస్తాక్షర / SIGNATURE
K. Shashank

జనన తేదీ / DATE OF BIRTH
15/11/1983

Chief Commissioner of Income-tax, Andhra Pradesh



PERMANENT ACCOUNT NUMBER
ASVPK4802H
నామ / NAME
SATYANARAYANA KAMSHETTY
పితా లేదా తండ్రి నామ / FATHER'S NAME
KASHI RAM KALI

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Kamshetty Saurabh
Kamshetty Saurabh
పుట్టిన సంవత్సరం / Year of Birth : 1987
పురుషుడు / Male

3433 1144 2557

ఆధార్ - సామాన్యని హక్కు

సమాధి క్రమనంబు/Enrolment No.: 1190/10215/01275

To: Kamshetty Saurabh
(Kamshetty Saurabh)
S/O Kamshetty Satyanarayana
3-11-109/A/412
ganesh nagar
Ramanthapur
Hyderabad
Andhra Pradesh - 500013

Date: 07/08/2011

Ref. No.: 00001285-00019986-00013862.

UA 01376044 7 IN

K. Saurabh

హస్తాక్షర / SIGNATURE
K. Saurabh

జనన తేదీ / DATE OF BIRTH
28/11/1987

Chief Commissioner of Income-tax, Andhra Pradesh



PERMANENT ACCOUNT NUMBER
ASVPK4801E
నామ / NAME
SATYANARAYANA KAMSHETTY
పితా లేదా తండ్రి నామ / FATHER'S NAME
KASHI RAM KALI

आयकर विभाग
INCOME TAX DEPARTMENT

KAMSHETTY SHESHANK

SATYANARAYANA KAMSHETTY

15/11/1983

Permanent Account Number

ASVPK4802H

Signature

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

KAMSHETTY SAURABH

SATYANARAYANA KAMSHETTY

28/11/1987

Permanent Account Number

ASVPK4801E

Signature

भारत सरकार
GOVT. OF INDIA

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GOVERNMENT OF INDIA

వేణు వినోద వెద్రా
Venu Vinod Vedra

పుట్టిన తేదీ/Year of Birth: 1960
పురుషుడు / Male

9758 5049 9780



ఆధార్ - సామాన్యుని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CYBERCITY INFRASTRUCTURE PRIVATE LIMITED

19/10/2007
Permanent Account Number
AADCC4674N

22082008

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O R D Bhoopal
Plot No 1056, H No 80-2-293/82/A,
రోడ్ నెం 52, జూబిలీ హిల్స్, శాకెట్,
జుబిలీ హిల్స్, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్, 500033

Address: S/O R D Bhoopal,
Plot No 1056, H No
8-2-293/82/A, Road No 52,
Jubilee Hills, Shaikpet,
Jubilee Hills, Hyderabad,
Andhra Pradesh, 500033

1947
1800 180 1947

1947
పి.ఎ. బి.ఎస్. 1947,
హైదరాబాద్ - 500001

For Cybercity Infrastructure Pvt. Ltd.

Director

భారత ప్రభుత్వం
Government of India

నారోజు బ్రహ్మచారి
Naroju Brahmachary
పుట్టిన తేదీ/DOB: 14/07/1985
పురుషుడు / MALE

5591 6451 8170
VID 9182 3108 5773 4189

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O Naroju Janga Chary, 4-296/C, PREM
NAGAR, NEW HAFEEZPET, NEAR HANUMAN
TEMPLE, Miyapur, K.v. Rangareddy,
Telangana - 500049

5591 6451 8170
VID 9182 3108 5773 4189

QR Code with Photograph

భారత ప్రభుత్వం
Government of India

కే యాదాiah
K Yadaiah
పుట్టిన తేదీ/DOB: 19/08/1970
పురుషుడు / MALE

9199 8138 7199
VID 9185 9209 1793 0780

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
అన్నాపల్లి కె.ఎస్.ఎస్. (మం), కడతల్, మహబూబ్ నగర్,
ఆంధ్ర ప్రదేశ్ - 509358

Address:
ANNASPALLY AMANGAL MANDAL
Kadthal, Mahabub Nagar,
Andhra Pradesh - 509358

9199 8138 7199
VID 9185 9209 1793 0780

QR Code with Photograph

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Gandipet



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PROCEEDINGS OF THE COMMISSIONER AUTHORITY AND REVENUE
DIVISIONAL OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY



PRESENT: S. CHANDRAKALA

No.CI/1482/2019

Dated: 10-07-2019

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal - Kokapet Village - Sy.No.90 - Total Extent Ac.1-18 gts - Request for Conversion of Agriculture Land to Non- Agriculture Land - Orders - Issued.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.
2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012
3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016
4) A/o. Sri K. Satyanarayana S/o K. Anjaiah R/o Flat No.109, Kamashetty Enclave, Ganga Block, Ramanthapur, Hyderabad through Meeseva No. LCR021900079218, dated:03-05-2019
5) Tahsildar, Gandipet (M) Lr.No.D/624/2019, dt:20-06-2019.
6) This office Notice No.even dt:28-06-2019.

ORDER

Sri K. Satyanarayana S/o K. Anjaiah R/o Hyderabad has filed an application through Meeseva vide No. LCR021900079218, dated:03-05-2019 for conversion of land agriculture to non-agricultural purpose in respect of Sy.No.90 total extent Ac.1-18 gts situated at Kokapet Village of Gandipet Mandal has been verified and forwarded to the Tahsildar, Gandipet Mandal for the purpose of Non-Agricultural. Further the applicant has produced the Xerox copies of executed Regd. Gift Settlement Deed Doc. No.10151 of 2006, dated:22-07-2006 of SRO, Rajendranagar, proper to prove their title over the land. The request of the applicant is found to be consistent with the provisions of the Act.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and also with the A.P Agricultural land (conversion for Non-agriculture) Act, 2006 and decided to collect the amount as under;

Market value as per SRO records	: Rs.1,50,00,000/- per acre
Extent Ac.1-18 gts	: Rs.2,17,50,000/-
For the Ac.1-18 gts @ 3%	: Rs.6,52,500/-

The petitioner in the name of Sri K. Satyanarayana S/o K. Anjaiah R/o Hyderabad has filed an application along with original challan bearing No.2832, dt:04-07-2019 for Rs.6,52,500/- requesting to issue conversion proceedings in respect of the subject lands situated at Kokapet Village, Gandipet Mandal.

Hence, permission is hereby accorded for conversion of the Agriculture land into Non- agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is solely responsible for the contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the Act, in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

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Revenue Divisional Office
Rajendrapuram



SCHEDULE

Sl. No	Village & Mandal District	Name of the Company	Sy.No.	Total Extent (Sy.No wise) Ac. Gts	Extent of which permission granted Ac.Gts	Remarks
1	Kokapet Village, Gandipet Mandal, R.R.Dist.	Sri K. Satyanarayana S/o K. Anjaiah R/o Hyderabad	90	Ac.1-18 gts	Ac.1-18 gts	The Applicant has remitted a sum of Rs.6,52,500/- vide Challan No.2832, dt:04-07-2019 at S.B.I. Rajendranagar Branch, @ Rs. 3% towards Basic value of the land proposed for conversion.
			Total	Ac.1-18 gts	Ac.1-18 gts	

Revenue Divisional Officer
Rajendranagar Division R.R. Dist.
Rajendranagar Division R.R. Dist.

To
Sri K. Satyanarayana S/o K. Anjaiah R/o Flat No.109, Kamashetty Enclave,
Ganga Block, Ramanthapur, Hyderabad

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.

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PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE
DIVISIONAL OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY



PRESENT: RACHANANDRAKALA

No.CI/1481/2019

Dated: 10-07-2019

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal-
Kokapet Village - Sy.No.90 - Total Extent Ac.1-18 gts - Request for
Conversion of Agriculture Land to Non- Agriculture Land -
Orders - Issued.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.
2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012
3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016
4) A/o. Smt. K. Rekha W/o Sri K. Satyanarayana R/o Flat No.109,
Kamashetty Enclave, Ganga Block, Ramanthapur, Hyderabad
through Meeseva No. LCR021900084616, dated:19-06-2019
5) Tahsildar, Gandipet (M) Lr.No.D/655/2019, dt:20-06-2019.
6) This office Notice No.even dt:28-06-2019.

ORDER

Smt. K. Rekha W/o Sri K. Satyanarayana R/o Hyderabad has filed an application through Meeseva vide No. LCR021900084616, dated:19-06-2019 for conversion of land agriculture to non-agricultural purpose in respect of Sy.No.90 total extent Ac.1-18 gts situated at Kokapet Village of Gandipet Mandal for the purpose of Non-Agricultural. Further the applicant has produced the Xerox copies of executed Regd. Sale Deed Doc. No.9650 of 1990, dated:30-07-1990 of SRO, Ranga Reddy, proper to prove their title over the land. The request of the applicant is found to be consistent with the provisions of the Act.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and also with the A.P Agricultural land (conversion for Non-agriculture) Act, 2006 and decided to collect the amount as under;

Market value as per SRO records	: Rs.1,50,00,000/- per acre
Extent Ac.1-18 gts	: Rs.2,17,50,000/-
For the Ac.1-18 gts @ 3%	: Rs.6,52,500/-

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Gandipet

The petitioner in the name of Smt. K. Rekha W/o Sri K. Satyanarayana R/o Hyderabad has filed an application along with original challan bearing No.2833, dt:04-07-2019 for Rs.6,52,500/- requesting to issue conversion proceedings in respect of the subject lands situated at Kokapet Village, Gandipet Mandal.

Hence, permission is hereby accorded for conversion of the Agriculture land into Non- agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is solely responsible for the contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the Act, in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

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Revenue Division
Rajendran



SCHEDULE

Sl. No	Village & Mandal District	Name of the Company	Sy.No.	Total Extent (Sy.No wise) Ac. Gts	Extent of which permission granted Ac.Gts	Remarks
1	Kokapet Village, Gandipet Mandal, R.R.Dist.	Smt. K. Rekha W/o Sri K. Satyanarayana R/o Hyderabad	90	Ac.1-18 gts	Ac.1-18 gts	The Applicant has remitted a sum of Rs.6,52,500/- vide Challan No.2833, dt:04-07-2019 at S.B.I. Rajendranagar Branch, @ Rs. 3% towards Basic value of the land proposed for conversion.
			Total	Ac.1-18 gts	Ac.1-18 gts	

Revenue Divisional Officer
Rajendranagar Division R.R. Dist

To
Smt. K. Rekha W/o Sri K. Satyanarayana R/o Flat No.109, Kamashetty Enclave,
Ganga Block, Ramanthapur, Hyderabad

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.

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Gandipet



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PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE
DIVISIONAL OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY



PRESENT K. CHAMIRAKALA

15.CI/1480/2019

Dated: 10-07-2019

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal -
Kokapet Village - Sy.No.90 - Total Extent Ac.1-29 gts - Request for
Conversion of Agriculture Land to Non- Agriculture Land -
Orders - Issued.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.
2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012
3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016
4) A/o. Sri K. Shashank S/o K. Satyanarayana R/o Flat No.109,
Kamashetty Enclave, Ganga Block, Ramanthapur, Hyderabad
through Meeseva No. LCR021900084615, dated:19-06-2019
5) Tahsildar, Gandipet (M) Lr.No.D/656/2019, dt:20-06-2019.
6) This office Notice No.even dt:28-06-2019.

ORDER

Sri K. Shashank S/o K. Satyanarayana R/o Hyderabad has filed an application through Meeseva No. LCR021900084615, dated:19-06-2019 for conversion of land agriculture to non-agricultural purpose in respect of Sy.No.90 total extent Ac.1-29 gts situated at Kokapet Village of Gandipet Mandal for the purpose of Non-Agricultural. Further the applicant has produced the Xerox copies of Sale Deed Doc. No.9648 of 1990, dated:30-07-1990 of SRO, Ranga Reddy, proper to prove their title over the land. The request of the applicant is found to be consistent with the provisions of the Act.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and also with the A.P Agricultural land (conversion for Non-agriculture) Act, 2006 and decided to collect the amount as under;

Market value as per SRO records	: Rs.1,50,00,000/- per acre
Extent Ac.1-29 gts	: Rs.2,58,75,000/-
For the Ac.1-29 gts @ 3%	: Rs.7,76,250/-

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The petitioner in the name of Sri K. Shashank S/o K. Satyanarayana R/o Hyderabad has filed an application along with original challan bearing No.2834, dt:04-07-2019 for Rs.7,76,250/- requesting to issue conversion proceedings in respect of the subject lands situated at Kokapet Village, Gandipet Mandal.

Hence, permission is hereby accorded for conversion of the Agriculture land into Non- agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is solely responsible for the contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the Act, in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

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Revenue Division
Rajendrantharam



SCHEDULE

Sl. No	Village & Mandal District	Name of the Company	Sy.No.	Total Extent (Sy.No wise) Ac. Gts	Extent of which permission granted Ac.Gts	Remarks
	Kokapet Village, Gandipet Mandal, R.R.Dist.	Sri K. Shashank S/o K. Satyanarayana R/o Hyderabad	90	Ac.1-29 gts	Ac.1-29 gts	The Applicant has remitted a sum of Rs.7,76,250/- vide Challan No.2834, dt:04-07-2019 at S.B.I. Rajendranagar Branch, @ Rs. 3% towards Basic value of the land proposed for conversion.
			Total	Ac.1-29 gts	Ac.1-29 gts	

Revenue Divisional Officer
Rajendranagar Division R.R. Dist.
Rajendranagar Division R.R. Dist.

To
Sri K. Shashank S/o K. Satyanarayana R/o Flat No.109, Kamashetty Enclave,
Ganga Block, Ramanthapur, Hyderabad

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.

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Gandipet



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PROCEEDINGS OF THE COMPLEMENTARY AUTHORITY AND REVENUE
DIVISIONAL OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY



PRESENT: K. CHANDRAKALA

No. CI/1483/2019

Dated: 10-07-2019

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal-
Kokapet Village - Sy.No.90 - Total Extent Ac.1-29 gts - Request for
Conversion of Agriculture Land to Non- Agriculture Land -
Orders - Issued.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.
2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012
3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016
4) A/o. Sri K. Eshan S/o K. Satyanarayana R/o Flat No.109,
Kamashetty Enclave, Ganga Block, Ramanthapur, Hyderabad
through Meeseva No. LCR021900084614, dated:19-06-2019
5) Tahsildar, Gandipet (M) Lr.No.D/657/2019, dt:20-06-2019.
6) This office Notice No.even dt:28-06-2019.

ORDER

Sri K. Eshan S/o K. Satyanarayana R/o Hyderabad has filed an application through Meeseva vide No. LCR021900084614, dated:19-06-2019 for conversion of land agriculture to non-agricultural purpose in respect of Sy.No.90 total extent Ac.1-29 gts situated at Kokapet Village of Gandipet Mandal for the purpose of Non-Agricultural. Further the applicant has produced the Xerox copies of Sale Deed Doc. No.9649 of 1990, dated:30-07-1990 of SRO, Ranga Reddy, proper to prove their title over the land. The request of the applicant is found to be consistent with the provisions of the Act.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and also with the A.P Agricultural land (conversion for Non-agriculture) Act, 2006 and decided to collect the amount as under;

Market value as per SRO records	: Rs.1,50,00,000/- per acre
Extent Ac.1-29 gts	: Rs.2,58,75,000/-
For the Ac.1-29 gts @ 3%	: Rs.7,76,250/-

The petitioner in the name of Sri K. Eshan S/o K. Satyanarayana R/o Hyderabad has filed an application along with original challan bearing No.2835, dt:04-07-2019 for Rs.7,76,250/- requesting to issue conversion proceedings in respect of the subject lands situated at Kokapet Village, Gandipet Mandal.

Hence, permission is hereby accorded for conversion of the Agriculture land into Non- agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is solely responsible for the contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the Act, in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

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Revenue Divisional Officer
Rajendranagar, District of Hyderabad
Rajendranagar Division, Dist.



SCHEDULE

Sl. No	Village & Mandal District	Name of the Company	Sy.No.	Total Extent (Sy.No wise) Ac. Gts	Extent of which permission granted Ac.Gts	Remarks
1	Kokapet Village, Gandipet Mandal, R.R.Dist.	Sri K. Eshan S/o K. Satyanarayana R/o Hyderabad	90	Ac.1-29 gts	Ac.1-29 gts	The Applicant has remitted a sum of Rs.7,76,250/- vide Challan No.2835, dt:04-07-2019 at S.B.I. Rajendranagar Branch, @ Rs. 3% towards Basic value of the land proposed for conversion.
			Total	Ac.1-29 gts	Ac.1-29 gts	

Revenue Divisional Officer
Rajendranagar Division R.R.Dist.
Rajendranagar Division R.R. Dist

To
Sri K. Eshan S/o K. Satyanarayana R/o Flat No.109, Kamashetty Enclave, Ganga Block, Ramanthapur, Hyderabad

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.

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9570/2019 Sub Registrar
Gandipet



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Online Challan Proforma [SRO copy]


Registration & Stamps Department
 Telangana

Challan No:

908VV5200819

Bank Code : **SBIN**

Payment : CASH

Remitter Details	
Name	CYBERCITY INFRASTRUCTURE PRIVATE LIMITED
PAN Card No	AADCC4674N
Aadhar Card No	
Mobile Number	*****103
Address	5-3-338/3, 2ND FLOOR, RASHTRAPATHI ROAD, SECUNDRABAD, TELANGANA-500003

Executant Details	
Name	CYBERCITY INFRASTRUCTURE PRIVATE LIMITED
Address	5-3-338/3, 2ND FLOOR, RASHTRAPATHI ROAD, SECUNDRABAD, TELANGANA-500003

Claimant Details	
Name	K.SATYANARAYANA AND OTHERS FLAT NO 412, SARASWATHI BLOCK, KAMSHETTY ENCLAVE, GANESH NAGAR , RAMANTHAPUR, MEDCHAL- MALKAJGIRI-13
Address	

Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY

Amount Details	
Stamp Duty	12780000
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	12800100

Total in Words One Crore Twenty Eight Lakh One Hundred Rupees Only

Date(DD-MM-YYYY) 20-08-2019

Transaction Id 6697051421216

Stamp & Signature _____

Online Challan Proforma[Citizen copy]


Registration & Stamps Department
 Telangana

Challan No:

908VV5200819

Bank Code : **SBIN**

Payment : CASH

Remitter Details	
Name	CYBERCITY INFRASTRUCTURE PRIVATE LIMITED
PAN Card No	AADCC4674N
Aadhar Card No	
Mobile Number	*****103
Address	5-3-338/3, 2ND FLOOR, RASHTRAPATHI ROAD, SECUNDRABAD, TELANGANA-500003

Executant Details	
Name	CYBERCITY INFRASTRUCTURE PRIVATE LIMITED
Address	5-3-338/3, 2ND FLOOR, RASHTRAPATHI ROAD, SECUNDRABAD, TELANGANA-500003

Claimant Details	
Name	K.SATYANARAYANA AND OTHERS FLAT NO 412, SARASWATHI BLOCK, KAMSHETTY ENCLAVE, GANESH NAGAR , RAMANTHAPUR, MEDCHAL- MALKAJGIRI-13
Address	

Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY

Amount Details	
Stamp Duty	12780000
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	12800100

Total in Words One Crore Twenty Eight Lakh One Hundred Rupees Only

Date(DD-MM-YYYY) 20-08-2019

Transaction Id 6697051421216

Stamp & Signature _____

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Gandipet



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