

ORIGINAL
Doc No. 8149/20



తెలంగాణ తెలంగాణ TELANGANA

Date: 08 JUN 2023, 06:51 PM
Purchased By:
M. ROHAN
S/o M. VENKATA KRISHNA REDDY
R/o HYDERABAD
For Whom
M/S. SRI SREENIVASA INFRA, HYD

BA 567341
KALPANA
IKKURTHY KALPANA
LICENSED STAMP VENDOR
Lic. No. 15-10-010/2019
Ren.No. 15-10-080/2021
PLOT NO 1188 SRI SWAMY
AYYAPPA CO-OP HOUSING
SOCIETY MADHAPUR
RANGAMPALLY MANDAL
RANGAREDDY DIST
Ph 9490666722

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY entered and executed at HYDERABAD on this the ^{28th}.....day of JUNE 2023:

BETWEEN

M/s. DEEVYASHAKTI INDIA PRIVATE LIMITED (Formerly Known as DEEVYASHAKTI PAPER MILLS PRIVATE LIMITED), (PAN:AACCD2632C), a company incorporated under Companies Act, 1956 and having its registered office at Sy.no.252, Gaganpahad, Hyderabad, Telangana - 501323, represented by its Authorized Signatory, Sri. Gaurav Agarwal, S/o. Sri. Ravindra Kumar Agarwal, (Aadhaar no. 8715 8388 4032), aged about 38 years, Occ: Business, R/O. 8-2-293/82/A/860, Road No. 39 and 45, Shaikpet, Jubilee hills, Hyderabad, Telangana - 500033.

(Hereinafter referred to as the "OWNER or LAND OWNER" which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the **FIRST PART**;

**For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)**

1

Gaurav
Authorized Signatory

For Sri Sreenivasa Infra

M. Rohan

Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 28th day of JUN, 2023 by Sri M/S Deevyashakti India Pvt Ltd

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
				M/S SRI SREENIVASA INFRA (P) Ld. M.ROHAN S/O. M VENKATA KRISHNA REDDY BANABATHILS, HYDERABAD	
2	EX			M/S DEEVYASHAKTI INDIA PVT LTD GAURAV AGARWAL S/O. RAVINDRA KUMAR AGARWAL SHAIKPET, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			J SRINIVAS REDDY AADHAR NO XXXX XXXX 8968	
1			V SHARATH AADHAR NO XXXX XXXX 0708	

28th day of June, 2023

Signature of Sub Registrar

Gandipet

Biometrically Authenticated by
SRO KODALI VIJAYA KUMARI
on 28-JUN-2023 16:45:36

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4032 Name: Gaurav Agarwal	S/O Ravindra Kumar Agarwal, Shaikpet, Hyderabad, Telangana, 500033	
2	Aadhaar No: XXXXXXXX4422 Name: Mandadi Rohan	S/O M Venkat Krishna Reddy, Khairatabad, Hyderabad, Telangana, 500034	

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For Sri Sreenivasa Infra

Mandadi Partner

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AND

M/s. SRI SREENIVASA INFRA, a registered Partnership Firm (PAN: AECFS4779Q) registered under the Indian Partnership Act, 1932, having its registered office at Plot No.901, DSR Tranquil, Ayyappa Society Main Road, Madhapur, Hyderabad-500081, acting through its Managing Partner Sri M. Rohan, S/o. M Venkata Krishna Reddy (Aadhaar No.5314 4688 4422), aged about 32 years, Occ: Business, R/o. Plot No.91-B, Road No.2, Banjara Hills, Hyderabad – 500034.

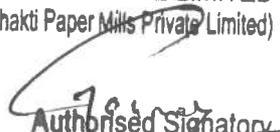
(Hereinafter referred to as "DEVELOPER", which expression shall, unless repugnant to the context thereof, be deemed to include its successors and permitted assigns) of the **SECOND PART**.

(The OWNER and DEVELOPER shall hereinafter be individually referred to as "Party" and collectively as "Parties")

PREAMBLE

- A. The OWNER is the absolute OWNER and peaceful possessors of Ac.0-16 Guntas in Sy No. 104/E, Ac.0-14 Guntas in Sy No.104/EE, Ac.0-15 Guntas in Sy No. 104/VU, Ac.0-35 Guntas in Sy No.104/VUU, Ac.0-24 Guntas in Sy No. 104/RU, Ac.0-14 Guntas in Sy No. 104/RUU, Ac.0-41 Guntas in Sy No.104/LU, Ac.0-15 Guntas in Sy No.104/AE, Ac.0-13 Guntas in Sy No. 104/AM and Ac.0-13 Guntas in Sy No.104/AHA totally admeasuring Ac.5-00 (or) 24,200 Sq. Yards (equivalent to 20,234 Sq. Meters) in Survey No.104(P) of Kokapet Village, Gandipet Mandal, Ranga Reddy District. (Hereinafter referred to as the "Schedule "A" Land" for the sake of brevity and convenience). The brief description of the flow of title in respect of the Schedule -A Land is given as follows:
- B. The pahani patrikas of the year 1998-99 to 2002-03 states that certain Arke Family members are the pattadars for 377 Guntas in Sy No.104. The Pahanies of the year 2007-2011 confirm the extents shown in Column (3) below as held by Arke family members listed in column (1) below:

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra

Managing Partner

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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	25233150	0	0	0	25233250
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	25333650	0	0	0	25333750

Rs. 25233150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 2523315000/- was paid by the party through E-Challan/BC/Pay Order No ,932LZJ260623 dated ,26-JUN-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 25333700/-, DATE: 26-JUN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2514720585915,PAYMENT MODE:CASH-1001138,ATRN:2514720585915,REMITTER NAME: SRI SREENIVASA INFRA,EXECUTANT NAME: DEEVYASHAKTI PAPER MILLS PRIVATE LIMITED,CLAIMANT NAME: SRI SREENIVASA INFRA).

Date:
28th day of June 2023

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 8149 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 8149 - 2023 for Scanning on 28-JUN-23 .

Registering Officer
Gandipet
(K Vijaya Kumari)

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For Sri Sreenivasa Infra

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C.

Name Of Pattadar	Sub Div Sy.No	Extent in Guntas	Sale deed in favor of K.Kusuma and K.Anuradha (In Guntas)					Total
			Sale Deed No. 3996	Sale Deed No. 3997	Sale Deed No. 4103	Sale Deed No. 4102	Sale Deed No. 4264	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
ArkeAnjaneyulu	E	19				19		19
ArkeSivaiah	EE	19				19		19
ArkeLakshminarayana	VU	19				19		19
ArkePentaiah	VUU	75	75					75
ArkePochaiah	RU	39					39	39
ArkeSayulu	RUU	75		75				75
ArkeVenkataiah	LU	75	12	12	29	10		63
Arkegopamma	AE	19				19		19
ArkeNarayana	AM	19					19	19
ArkeMallesh	AHA	18					18	18
Total		377	87	87	29	86	76	365

C. The above Arke family members sold 365 Guntas to Kosaraju Kusuma and Kosaraju Anuradha through Sale Deed Doc.Nos. 3996/2003, 3997/2003, 4103/2003, 4102/2003 and 4264/2003 as shown in columns 4 to 8 in above table. Balance 12 Guntas in 104/LU is sold to K.Balaji & K.JaganmohanRao. The Dy.Collector& MRO, Rajendranagar has approved mutation Proceedings Vide. Proc. No. B / 3700 / 2003 dated 24.09.2003 for 365 Guntas in Sy.No.104(P) in favour of Kosaraju Kusuma and Kosaraju Anuradha.

D. The above sale Deeds executed in favour of Kosaraju Kusuma and Kosaraju Anuradha have later been ratified by several family members of their vendors vide Ratification Deed Nos.5294/2016, 4647/2016, 4557/2016, 5291/2016, 4649/2016 and 4555/2016 thus perfecting the title of Kosaraju Kusuma and Kosaraju Anuradha for 365 Guntas in sy.No.104(P).

E. Kosaraju Kusuma and Kosaraju Anuradhainturn sold Ac.0-16 Guntas in Sy No. 104/E, Ac.0-14 Guntas in Sy No.104/EE, Ac.0-15 Guntas in Sy No. 104/VU, Ac.0-35 Guntas in Sy No.104/VUU, Ac.0-24 Guntas in Sy No. 104/RU, Ac.0-14 Guntas in Sy No. 104/RUU, Ac.0-41 Guntas in Sy No.104/LU, Ac.0-15 Guntas in Sy No.104/AE, Ac.0-13 Guntas in Sy No. 104/AM and Ac.0-13 Guntas in Sy No.104/AHA totally admeasuring Ac.5-00 to OWNER vide sale deed doc Nos. 2731/2017, 3476/2017 and 5146/2017.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Ihfra

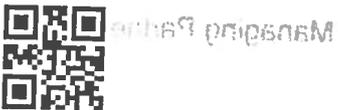
Managing Partner

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- F. Thereafter, the name of the OWNER was mutated as the pattedar and possessor of the Schedule -A Land by way of Proceedings No. B/1136/2017-12, dated 16.11.2017 issued by the Tahsildar, Gandipet Mandal, Rangareddy District. Pattadar passbook bearing no. T05070040166 was subsequently issued in the name of the OWNER in respect of the Schedule -A Land.
- G. By way of Proceeding No. 2100368661, dated 23-04-2021, the Schedule -A Land was converted from agriculture to non-agriculture by the Tahsildar & Jt. Sub Registrar Office Gandipet.
- H. By virtue of the above, the OWNER is in peaceful possession and enjoyment of the Schedule -A Land, free from all encumbrances. The DEVELOPER obtained all title / legal documents from the OWNER and has undertaken a title diligence and is completely satisfied with the title of Schedule -A Land.
- I. The DEVELOPER is engaged in the business of development and construction of residential and commercial complexes. The DEVELOPER has represented that it has the necessary skill, financial capability and experience in developing residential and commercial properties and willing to develop the Schedule -A Land into residential building complex. The OWNER has agreed to the offer of getting the Schedule – A Land developed into high rise residential project.
- J. The DEVELOPER engaged Architects and prepared project layout & plans for Schedule-A land offered for development and submitted necessary applications to obtain permissions from Airport Authority of India, Pollution Control Board and Telangana State Fire Services Department and paid requisite fees to all these departments and obtained necessary permissions to be ready to commence construction of the project. All building plans were duly signed by the OWNER before submission to all concerned authorities.
- K. The building plans were prepared and submitted to HMDA by the DEVELOPER for the land offered for development and the DEVELOPER has paid development charges, processing charges and other charges payable to HMDA. The HMDA has approved the same vide approval File No.013417/BP/HMDA/2761/SKP/2022 dated 06.06.2023.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Ihfra



Managing Partner

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L. Accordingly, after due-deliberations and negotiations, the OWNER has offered the Schedule -A Land for development to the DEVELOPER and the DEVELOPER has agreed to develop the same into an ultra-luxury high-rise residential apartment as per the terms and conditions set out hereunder; accordingly, on consensus ad-idem, both parties deemed it fit and expedient to reduce the same into writing as follows:

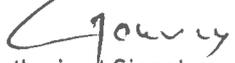
NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:

Article 1. DEFINITIONS.

The, terms used in this agreement, shall have, the following meaning, for proper interpretation, and understanding, of this contract, in its true and correct meaning, as per the laws, which govern the present contract, and also as per the negotiations and discussions, which happened between the OWNER and the DEVELOPER. If any term, which is not defined hereunder, shall mean and be understood as per its grammatical interpretation and meaning, in the respective contemporaneous legal regime.

- 1.1 **“Act” or “Applicable Laws”** means the statutes applicable to the present contract and its purpose, including but not limited to — RERA Act, 2016, HMDA Act, 2008, GHMC Act, 1955, Andhra Pradesh Fire Services Act,1999, The Indian Contract Act, 1872, The Specific Relief Act, 1963, The Arbitration and Conciliation Act, 1996, as amended by Act, 2015 and 2019, The Companies Act, 2013, Insolvency and Bankruptcy Code, 2016. The term 'Act' shall mean the relevant statute as is relevant and sensible to the context in which it is used.
- 1.2 **“Agreement”** means this Development Agreement-cum-General Power of Attorney (DAGPA) with all its annexure and schedules annexed hereto;
- 1.3 **“Appropriate Government”** means the Government of Telangana;
- 1.4 **“Approvals prior to submission of plans to HMDA”** means approvals obtained by DEVELOPER from Airport Authority of India, Pollution Control Board, Telangana State Fire Service Department, Hyderabad Metro Water Works and Sewerage Board, Telangana State Electricity Board for construction of project on Schedule -A Land.
- 1.5 **“Approvals of plans by HMDA”** means approval of plans by Hyderabad Metropolitan Development Authority and approval of designs, drawings and plans made by the Architect in accordance with applicable rules, building byelaws and regulations that are applicable for the project. The approval is granted by HMDA vide approval letter No.013417/BP/HMDA/2761/SKP/2022, dated 06.06.2023.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Irfra

Managing Partner

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- 1.6 **“Architect”** shall mean Principal Architect or such registered Architect firm appointed by the DEVELOPER for the project.
- 1.7 **“Association”** means association of the Apartment OWNERS of the Residential Complex being developed which will be formed for the purpose of management and maintenance of common areas and common assets of the Residential Complex. The Association will be formed by the DEVELOPER.
- 1.8 **“Carpet area of Residential Apartment”** means the net usable floor area of each apartment plus private balconies and utility areas which are exclusively meant for the designated apartment and area covered by internal partition walls of the apartment but excluding area covered by external walls.
- 1.9 **“Club House”** shall mean the club house being built in the Residential Complex with facilities as detailed in Schedule -C
- 1.10 **“Common Area”** means
- (i) the staircases, lifts, lift lobbies, fire escapes and common entrances and exits of the building.
 - (ii) common basements and common storage spaces.
 - (iii) installation of central services.
 - (iv) water tanks, sumps, motors, fans, compressors, ducts and all apparatus connection with installation for common use.
 - (v) Club, community and facilities as provided for use of residents of apartments.
 - (vi) all other portions of the project necessary or convenient for its maintenance safety etc., and in common use.
 - (vii) The entire land given for development.
- 1.11 **“Common Maintenance Expenses (CME)”** shall mean the common expenses to be paid/ borne and/or contributed by the Members of the Association who are OWNER or Tenants of the Apartments for rendering common services and maintenance of common amenities and common infrastructure of the Complex, as may be decided from time to time by the DEVELOPER till the association is formed and as decided by the Association's in it General Body after the association is formed.
- 1.12 **“Common Facilities”** means common facilities that shall be provided in the project by the DEVELOPER including all utilities as per Schedule-B and Schedule “C” which are for common enjoyment of residents of the complex.

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- 1.13 **“Completion of the Project”** is the date on which the DEVELOPER procures the ‘Occupancy Certificate’ for the entire project from the competent authority, including the completion of Club House, facilities, parking areas, etc.,
- 1.14 **“Completion Certificate”** or **“Occupancy Certificate”** means the completion certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws;
- 1.15 **“Delivery of Apartments”** means completion of construction as per the specifications mentioned at Schedule-B hereunder, and delivery of Residential apartments to the OWNER/purchasers of the Apartments along with copy of Occupancy Certificate issued by the HMDA.
- 1.16 **“Developer’s Share”** in the project means **63%** of the saleable area in terms of residential apartments in the project as shown in Schedule-E and proportionate undivided share of land and undivided share of common areas and parking spaces. The title and ownership of the apartments to the DEVELOPER shall be as per Schedule-E.
- 1.17 **“Development”** under the present agreement means, with its grammatical variations and cognate expressions, means carrying out the development scheme and its ancillary activities, engineering or other operations in, on, over the Schedule -A Land.
- 1.18 **“Development works”** means the external and internal development works on the Schedule -A Land as per the sanctioned building plans and Specifications as per Schedule B&C.
- 1.19 **“Developed Premises”** shall mean the residential apartment complex that will be built by the DEVELOPER in the schedule -A Land which includes the Saleable Area along with the common amenities like parking, amenities, club house, facilities, etc. in the schedule land developed by the DEVELOPER in accordance with the present Agreement.
- 1.20 **“OWNER’s Share”** in the project means **37%** of the saleable area in terms of residential apartments in the project as shown in Schedule-D and proportionate undivided share of land and undivided share of common areas and parking spaces. The title and ownership of the apartments to the OWNER shall be as per Schedule D.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Georay
Authorised Signatory

For Sri Sreeniyasa Infra



Managing Partner

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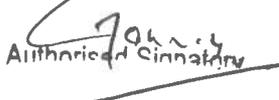


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- 1.21 **“Parking Area”** means a covered parking area, which is sufficient in size to park vehicles, allotted to each residential apartment. The parking spaces allocated to each residential apartment shall be marked on ground and drawing. The DEVELOPER shall communicate this in writing to each apartment owner at the time of issue of occupancy letter to all purchasers / OWNERS of the apartments.
- 1.22 **“Plan”** means the designs, drawings and plans for construction of the Project that are prepared by the Architect in accordance with applicable rules, building bye laws and regulations and approved by HMDA.
- 1.23 **“Project”** shall mean construction of residential complex as per plans approved by HMDA vide No. 013417/BP/HMDA/2761/SKP/2022, dated 06.06.2023 in the Schedule -A Land, including club house, landscaping, terrace area and other common amenities.
- 1.24 **“Possession for Interior Work”** shall mean handing over the possession of the residential apartment to the OWNER/PURCHASER of the residential apartment for the purpose of carrying out any interior work by them. The DEVELOPER will provide service lift and electricity, but without water and drainage service during interior work.
- 1.25 **“Possession for Occupancy”** shall mean handing over possession of the Residential Apartment for the purpose of inhabitation with all utilities such as water, electricity, parking, lifts and drainage.
- 1.26 **“Regulations”** means the regulations made by the RERA Authority and all other relevant G.O.s', Regulations, Circulars, Acts, Rules, etc. which are applicable to the development of the project;
- 1.27 **“Restrictions”** shall mean various restrictions regarding the usage / holding of the Residential Apartment by the OWNER / tenant of the apartment more fully and particularly described in this agreement or in the Sale Agreement.
- 1.28 **“Rules”** means the rules made under RERA Act by the Telangana Government vide G.O.Ms.202, Dt.31/07/2017; Andhra Pradesh Building Rules, 2012, vide G.O.Ms.168 (MAUD), Dt.07/04/2012, as adapted by the State of Telangana and any other rules in force, under the above defined Acts.
- 1.29 **“Sanctioned Plan”** means the Plan as approved by the concerned statutory authorities including the commencement certificate or such other certificate which is required for commencing construction on the Schedule -A Land;

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorized Signatory

For Sri Sreenivasa Infra

Managing Partner

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- 1.30 “**Saleable Area**” means the Carpet Area as defined in para 1.8 above plus the proportionate share of common areas. (as defined under G.O.Ms.202, Dt.31/07/2017);
- 1.31 “**Section**” means a section of the Real Estate (Regulations and Development) Act, 2016.
- 1.32 “**Specifications for Residential Apartments**” shall mean Specifications of the various items of residential apartments and the common amenities and facilities as per Schedule “B” & “C”.

{Words and Expressions used herein but not defined in RERA Act and defined in any laws and building Rules for the time being in force or in the municipal laws or such other relevant laws of the appropriate Government shall have the same meanings respectively assigned to them in those laws or as per its grammatical interpretation and variation, relevant to the contract. }

Article 2. INTERPRETATION & CONSTRUCTION

- 2.1 Any word importing a singular meaning includes plural and vice versa.
- 2.2 Reference to words like it, itself include natural and artificial persons.
- 2.3 Reference to any gender specific word includes all the genders.
- 2.4 References to any party include their successors, legal heirs, representatives, nominees, assigns, administrators, executors, holding company, if any, etc.
- 2.5 Headings are only for reference purposes and will not affect the interpretation or construction of any provision.

Article 3. DEVELOPMENT & COST

- 3.1 The DEVELOPER, at its own cost and expense, agreed to develop and construct 'Residential Apartments' ("Project" as at 1.23) in the Schedule -A Land as per the building plan(s) sanctioned by the competent authority in accordance with law.
- 3.2 The Parties are entering into the present **DEVELOPMENT AGREEMENT cum GENERAL POWER OF ATTORNEY** (hereinafter for short referred to as 'DAGPA' for brevity sake), with a view to define the respective representations and warranties of the Parties and also to have a respective binding contractual obligations cast on both the parties for the purpose of developing the Schedule -A Land, in a viable commercial manner, which would fetch maximum revenues for both the parties, which shall be in accordance with the building rules and other Applicable Laws in force.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra



Managing Partner

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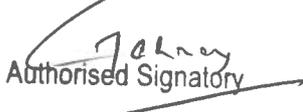
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Article 4. LICENSE TO ENTER THE SCHEDULE-A LAND

- 4.1 The **OWNER** declares and confirms that the Schedule-A Land is free from any registered or unregistered encumbrances, free from acquisition or requisition proceedings and not subjected to any prior agreements of sale or development agreements and further not subjected to any pending litigation.
- 4.2 That the Schedule -A Land is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof. There are no claims, mortgages, charges, lien or encumbrances on the Schedule Land except as specifically mentioned herein.
- 4.3 The **OWNER** does not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect the title to the Schedule Land.
- 4.4 There are no easements, quasi-easement, restrictive covenants or other rights or servitudes in respect of the Schedule Land and that the **OWNER** has not received any notice of acquisition or requisition in respect of the Schedule Land under any Statute or from any authority.
- 4.5 Subject to compliance with the terms of this Agreement by the Developer, the **OWNER** hereby grants to the **DEVELOPER**, an exclusive license to enter the land to develop and construct the Project on the Schedule-A Land as per specifications given in Schedule-B and Schedule-C, at the sole cost, expense and responsibility of the **DEVELOPER**, along with such ancillary and incidental rights as set forth in this Agreement for carrying out the development and construction of the Project on the terms and conditions mentioned in this Agreement. Subject to compliance with the terms of this Agreement, the **OWNER** hereby agrees not to revoke this permission / licence and the same will remain valid until the issuance of the occupancy certificate for the project by the competent authority.
- 4.6 The **OWNER** and his nominees / representatives shall be entitled to enter the Schedule-A Land at any time for inspecting the progress of development/construction of the Project and for ensuring the compliance of terms and conditions of this agreement. The parties agree that nothing contained herein shall be constructed as delivery of possession of land in part performance of any agreement of sale under section 53-A of the Transfer of Property Act, 1882 and / or such other applicable law for the time being in force. The owners shall not in any manner obstruct free ingress

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra


Managing Partner

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and express by the developer into the property for the execution of the project during entire period of the Development Agreement.

- 4.7 The **DEVELOPER** obtained sanctioned plans from Hyderabad Metropolitan Development Authority (HMDA) and other concerned authorities for construction of the Project and the **OWNER** hereby authorises the **DEVELOPER** to apply for any other permissions that may be required for the project.
- 4.8 All past taxes and levies payable as on date of this agreement in respect of Schedule Land have been discharged by the **OWNER**. The entire GST charges leviable and all other taxes and charges arising out of the total construction and development or in relation to any other matter relating to the Project will be borne by the **DEVELOPER**. However, the **DEVELOPER** will be entitled to collect the said GST charges leviable directly from the purchasers of the residential units in the Project including from out of the **OWNER**'s share. Further, notwithstanding the aforesaid, at the time of receipt of the Occupancy Certificate for the Project, in the event of any un-booked flats / units from out of the **OWNER**'s share, the **OWNER** shall pay GST in relation to such un-booked flats / units to the **DEVELOPER** to enable the **DEVELOPER** to discharge the same to the department.
- 4.9 In the event of any person or persons claiming any portion of the Scheduled Land as legal heirs or any disputes arising in connection with the Scheduled Land, the **OWNER** shall settle such disputes at its own cost and expenses and consequences.

Article 5. SHARING OF AREAS AMONG THE OWNER AND DEVELOPER:

- 5.1 The share of **OWNER** and the **DEVELOPER** in terms of Saleable Area of the project along with proportionate car parking areas and proportionate Common Areas (along with proportionate undivided share in the Land) shall be 37% to the **OWNER** and 63% to the **DEVELOPER** as shown in Schedule-D and E of this agreement, clearly earmarking the respective shares of the Developer and the **OWNER**, floor wise & building wise, based on the plans approved by HMDA for construction.
- 5.2 "As per Schedule-D total saleable area allocated to the Land Owners is 6,90,290 Sft which is 927 Sft more than the 37% share of the owners in the total saleable area of the project. Since full units / apartments are required to be allocated to both Land Owners and Developer this difference occurred. The Land Owners agreed to compensate the Developer by paying fair market price per sft for this 927 Sft".

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- 5.3 The parties will derive legal title for the respective apartments as per Schedule-D and Schedule-E along with undivided share of land and common areas allocated to each residential apartment and the parties are entitled to sell, mortgage, gift or transfer the residential apartments coming to each ones share and receive consideration upon registration of this agreement.
- 5.4 The non-refundable deposit (s) required to be paid to TSSPDCL for obtaining electricity connections, consumption deposit for Gas Bank/ Cylinder Deposit for obtaining gas-supply to the apartments, deposit for obtaining Fire NOC, deposit to HMWSS&SB [water works and sewerage departments] for obtaining water and sewerage connection including water consumption deposit and development charges for bringing all the above services up to project site shall be borne by the DEVELOPER alone. These amounts however may be collected by the DEVELOPER from the ultimate owners of the Residential apartments as and when the residential apartments are sold by DEVELOPER from out of its share alone. It is clarified that the Owner or the ultimate purchaser from the Owner shall not be liable to make any payments as listed above to the Developer. The DEVELOPER shall bear the cost of connecting these services to the individual apartments within the complex from the point where the service provider brought above utilities in the project area. The OWNER is entitled to collect from Purchasers of apartments out of its share, the infrastructure charges such as TSSPDCL, HMWSSB, DG Set connection, Water / Gas / Power line charges, Floor height premium , and any other charges whatsoever from purchasers of the apartments falling in the share of owner
- 5.5 The GST applicable on the OWNER's share of saleable area in terms of residential apartments as shown in Schedule-D shall be borne by the OWNER or purchaser of the residential apartment from the OWNER as under:
- (a) If OWNER sell their share of apartments to any purchaser before issue of Occupancy Certificate for the project;
- (i) **GST liability** : The GST rate at present is 5% of sale consideration as per Agreements of Sale entered into with the third party purchaser;
- (ii) **Date of liability** shall be the date when full or part sale consideration is paid by the purchaser to the OWNER. 5% of the sale consideration

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shall be collected as GST and paid to the DEVELOPER by 18th of succeeding month for onward remittance to the GST Department.

- (b) GST on residential apartments unsold by the OWNER till issue of Occupancy Certificate for the project:
- (i) **GST Liability:** Saleable area of unsold apartments X rate per sq ft of residential apartment as per the notifications / rules under GST at the time of issue of Occupancy Certificate X 5% (GST rate).
 - (ii) **Date of Liability:** The above GST liability has to be paid by the OWNER to the DEVELOPER by 18th of succeeding month in which the Occupancy Certificate is obtained so that the DEVELOPER could remit the same to the Department.
 - (iii) It is hereby agreed that in case change in GST rules or provisions relating to this Development Agreement including GST Rate such revised rules shall be applicable.

5.6 The "Delivery of Possession of Residential Apartments" shall be intimated by the DEVELOPER in writing to the OWNER or to the apartment purchasers by registered post. The DEVELOPER shall also clear all the dues to various Government departments such as Electricity board, GHMC, Fire Services Department, etc. If the OWNER or apartment Purchaser does not take delivery of possession of the apartment within 30 days from the date of above such letter, the apartment OWNER or apartment Purchaser will have to pay Rs.25,000/- per month as holding down charges to the DEVELOPER for having held the apartment in safe custody even after Occupancy Certificate is issued. The OWNER or apartment Purchaser who do not take delivery of the apartment shall have to pay CME charges also on monthly basis.

5.7 It is agreed between the parties hereto that, the parking spaces layout will be provided to the OWNER for its reference and accordingly the same shall be shared proportionately.

5.8 The common areas such as staircases, passages, lifts, etc., in the project shall be treated as property belonging to the Association of all the apartment owners and no

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exclusive rights will be claimed in respect thereto by either the OWNER or the DEVELOPER or their successors-in-interest.

- 5.9 It is agreed between the parties hereto that the original documents and link documents that establishes title of Schedule-A Land shall be handed over by the OWNER directly to the Welfare Association after receipt of completion certificate. However, during the execution of the project, if they have to be shown to any banker / financial institutions, the OWNER shall co-operate and submit them for their authentication and take back after verification.

Article 6. INTEREST FREE REFUNDABLE SECURITY DEPOSIT (IFRSD)

- 6.1 The DEVELOPER as on the date of execution of this Agreement, has paid an amount of Rs. 1,00,00,000/- (Rupees One Crore Only) as IFRSD to the OWNER vide cheque no. 043804, dated on 28.06.2023 drawn on Union Bank of India, Jubilee Hills Branch.
- 6.2 On successfully obtaining the Occupancy Certificate and upon completion of the amenities, club house, facilities, etc., the DEVELOPER shall give a written intimation to the OWNER regarding accomplishment of the development along with a copy of the Occupancy Certificate and seek the refund of the IFRSD.
- 6.3 Within 30 days of receipt of such written request along with the furnishing of the copy of the Occupancy Certificate, the OWNER shall refund the interest free security deposit to the DEVELOPER.
- 6.4 In case of any delay in repayment the IFRSD, the OWNER agree to refund the same along with interest at the rate of 12% per annum from the date on which the said amount is liable to be refunded.
- 6.5 It is further mutually agreed between the Parties that if the OWNER fails to refund the Interest Free Refundable Security Deposit with interest @12% p.a., within 90 (Ninety) days from the date of written intimation by the DEVELOPER, the OWNER will register / transfer / convey their share of the residential apartments equivalent to the amount of IFRSD to the DEVELOPER. The "per Sq. Feet" rate for such conveyance shall be the market rate prevalent at such point of time.

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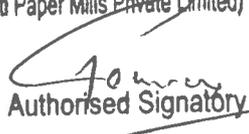
Article 7. REPRESENTATIONS AND WARRANTIES OF THE OWNER:

- 7.1 That the OWNER is the absolute OWNER of Schedule -A Land and that the title there to is good, marketable and subsisting and no one else has any right, title, interest or share therein. If any other compliances are required / discovered in connection with the title of the Schedule -A Land, the same shall be obtained / cleared by the OWNER from time to time.
- 7.2 The OWNER shall ensure that if any claims arise in future regarding the title of the Schedule -A Land shall be settled by the OWNER at its own cost and expense. The OWNER shall not lease or mortgage or sell or transfer the Schedule-A land to any third party except as stated in this agreement upon registering this agreement.
- 7.3 The OWNER reserves the right to monitor the progress of the development work.
- 7.4 That the OWNER will cooperate and sign all documents and deeds deemed essential for perfecting its title and obtaining any approvals, permits and sanctions from the HMDA/ concerned authorities and also to sign any declarations, applications, affidavits as may be required for the approvals, sanctions etc., from Government / Quasi Government or local bodies / Urban Land Ceiling department, for the sole purpose of enabling the DEVELOPER to accomplish the developmental works hereunder.

Article 8. REPRESENTATIONS & WARRANTIES OF THE DEVELOPER

- 8.1 The DEVELOPER has verified the title of the OWNER and having been satisfied with the same is entering into this Agreement
- 8.2 The DEVELOPER at its own costs got the detailed project plan prepared, including elevation of the project. The said Detailed Project Plans and drawings have been shared with the OWNER and based on these plans the HMDA approvals were obtained. The DEVELOPER shall be entitled to make minor modifications to such Detailed Project Plans and drawings as may be necessary during construction of the project. The DEVELOPER shall provide the OWNER with a copy of the Sanctioned Plans as approved by the competent authorities and all the Approvals obtained by the DEVELOPER, within a period of 7 (seven) days from the date of receipt of each of the permission and Sanctioned Plans and the relevant Approvals.

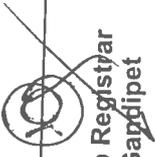
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8.3 The DEVELOPER at its own costs, prepared all the building plans and the applications and obtained permissions/sanctions from the concerned authorities for the construction of 'The Project' on the Schedule -A Land.

8.4 The DEVELOPER has paid all the fees/ taxes for obtaining all the requisite Approvals as per the Act and the Applicable Laws including the Sanctioned Plan, Fire NOC/ Environment Clearance / Municipal permission including shelter fees.

8.5 The DEVELOPER hereby agrees and undertakes to complete the construction of the Project in all respects as per agreed specifications, strictly in accordance with the permits and sanctions obtained from the Competent Authorities and by using superior quality materials and engaging specialists and experts and by exercising close supervision.

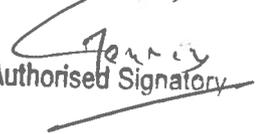
8.6 The Developer shall submit project construction plan for completing all activities and submit a bi-monthly progress report duly authenticated by independent engineering services company and ensure the progress of the project construction for timely completion as per the timelines agreed as per this agreement.

8.7 The DEVELOPER shall develop the project as per the plans approved by the HMDA, including compound wall, internal roads, drains, STP, sewerage and supply of water, electricity and other services.

8.8 The DEVELOPER at its own cost shall engage Architects, Engineers, Contractors and other agencies required for the execution of the project and for completion of the construction work in the project. Any disputes between the DEVELOPER and its Contractors, Architects, Engineers and other workmen, suppliers of materials and other persons so engaged by the DEVELOPER from time to time, shall be settled/resolved by the DEVELOPER without affecting the time schedule mentioned herein above. Interior designs, and material selections (like marbles, doors, bathroom fittings, gym equipments etc) have to be jointly approved by Developer and Landlord in consultation with Architects and consultants. For Club house and Mock up flats, Architect, Designers and 3D plans have to be jointly approved by both parties

8.9 The DEVELOPER shall at its own cost and expenses mobilize the work force necessary to carry out development work. The DEVELOPER shall meet the complete cost of construction and provide required men and materials and shall be solely responsible for the payment of wages to the labourers employed for execution of construction work including their statutory payments such as PF, ESI, minimum wages etc. The DEVELOPER shall take all insurances policies (of adequate sum and

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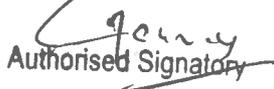
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coverage) as required under applicable laws for the purpose of carrying of development work.

- 8.10 The DEVELOPER shall maintain uniformity in respect of both the OWNER's share and DEVELOPER's share of built-up/ saleable area and every part thereof in terms of quality, progress of construction, specifications, detailing and the inputs used therein.
- 8.11 All finances required for the execution of the Project shall be the responsibility of the DEVELOPER. The OWNER shall neither be required to bear or pay or contribute any amount for development and construction of the Project on the Land nor be required to provide their share (in the Saleable Area and the proportionate undivided share) as collateral for any such finance.
- 8.12 The Project shall be strictly constructed in accordance with the specifications detailed in the Schedule "B" along with amenities as described in Schedule "C" of this agreement. The OWNER or their Purchasers or nominees shall be liable to pay for any extra quality, modification, extra material or other furnishings that may be built, made or provided by the DEVELOPER, at the request of the OWNER or his Purchasers over and above of those specified under this agreement in Schedule "B".
- 8.13 Any changes that would involve alteration of structural design, alteration of general plumbing design, the changes to the elevation of the building, the changes that involve encroachment into common areas and setbacks and any changes that are not allowed by law shall not be permitted. The DEVELOPER's decision / interpretation in these matters will be final and binding.
- 8.14 The DEVELOPER shall indemnify and keep the OWNER fully indemnified and protected from any third-party claims or litigation arising out of the acts and omissions of the DEVELOPER done or purported to have been done under or in pursuance of this Agreement or otherwise. including liabilities/ claims/ penalties made by the suppliers, contractors, employees, statutory authorities, customers or any third-party claims including any accidents, if any that occur during the development of the Project. It is clarified that for any actions / penalties / damages or other losses of any kind arising out of or in relation to the Developer's obligations under this Agreement, the Developer shall keep the Owner completely indemnified. The Developer shall comply with the provision of Act during the development of the property and any obligations or liabilities arising

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For Sri Sreeniyasa Iinfra



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pursuant to this Agreement, and during the execution of the Project and thereafter shall be that of the Developer, including any and all liabilities imposed on the Owner as the Promoter of the project and shall keep the Owner indemnified at all times.

8.15 The DEVELOPER hereby makes the following representations and warranties, each of which shall be without prejudice to the other and shall be true as of the date of execution of this Agreement:

- a. It has the necessary expertise, experience, capability infrastructure and financial liquidity to undertake development of the Project;
- b. It has the requisite management skills to ensure completion of the Project in accordance with the timelines as specified in this Agreement;
- c. It has full rights, powers, authority and capacity under law to enter into this Agreement and perform its obligations pursuant hereto;
- d. Upon execution, this Agreement would constitute legal, valid and binding obligations of the DEVELOPER;
- e. The entry into and performance of this Agreement does not conflict with any applicable laws and regulations or any agreements or documents to which the DEVELOPER is a party;

8.16 If any saleable area in the project is required to be mortgaged with HMDA for the purpose of obtaining any approvals / building permission, the same shall be mortgaged out of the share of the saleable area fallen to the share of DEVELOPER.

8.17 The DEVELOPER shall ensure that there are no material deviations of any nature in construction of the project which shall be executed strictly in accordance with the sanctioned plan of HMDA., provided however, the DEVELOPER shall be solely and absolutely responsible/ liable for the payment of all fines, penalties etc., if any, imposed by the government/ concerned authority, as a result of any deviation from the Specifications, Sanctioned Plans or breach of any approvals and applicable laws and the DEVELOPER shall unequivocally obtain the Occupancy Certificate/ Completion Certificate from the competent authority without any delay or demur.

8.18 The DEVELOPER shall be responsible to execute the project by duly complying with the 'National Building Construction Code' as existing as on date. The DEVELOPER shall be responsible for any structural defects and other defects or deficiencies in the civil construction. The DEVELOPER shall rectify all such defects and deficiencies pointed out from time to time. The DEVELOPER shall be liable to replace and/or

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Authorised Signatory

For Sri Sreenivasa Ithra

M. S. S.

Managing Partner

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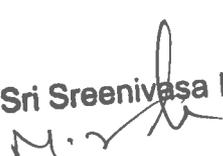
repair such structural defects and other defects in the construction noticed up to a period of Five (5) years (Sixty (60) months) from the date of completion of construction and obtaining Occupancy Certificate. The DEVELOPER shall be liable to replace and/or repair such defects at its own cost. The bought-out equipment, such as lifts, generators and other services equipment will be procured from a reputed company and these companies shall be providing warranty / guarantee and maintenance for all such bought out equipment. After the warranty / guaranty the PURCHASERS of the residential UNITS shall enter into AMC with these companies as may be decided by them from time to time.

- 8.19 The DEVELOPER at its own costs, shall get the detailed project plan prepared, which shall include structural designs and elevation of the project. The said detailed project plans and drawings shall be shared with OWNER from time to time for their record purposes and the inputs of the OWNER shall be incorporated
- 8.20 The DEVELOPER shall be responsible for any accidents, injuries, loss of life caused to any of the workers or employees or labourers or to third parties and for payment of compensation thereof on account of the construction and the OWNER shall not be responsible for the same.
- 8.21 The DEVELOPER shall not club the Schedule -A Land with any other land for development except with prior written consent of the OWNER.
- 8.22 The DEVELOPER warrants that it shall not assign or assign the rights under the present Agreement in favour of any other entity / person / contractor / developer / SPV, etc. If it intends to enter into any joint venture, the same shall be after obtaining permission in writing from the OWNER; and any such arrangement, if permitted by the OWNER shall be an internal arrangement of the DEVELOPER, and it will not have any affect or impact on the OWNER's rights under this Agreement and the DEVELOPER hereunder shall guarantee the performance of the obligations hereunder by such joint venture. Such an arrangement shall not disturb the true intent and object of this Agreement and the DEVELOPER alone shall continue to be held responsible for any contractual obligations so agreed upon by the DEVELOPER. The DEVELOPER is solely answerable and obligated for accomplishing this project, according to its true intent, and meaning.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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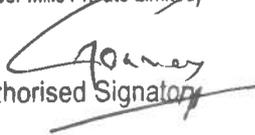


- 8.23 The developer, M/s Sri Sreenivasa Infra shall not be allowed to change shareholding, partnership structure or management of partners or stakeholders in the development Firm
- 8.24 The DEVELOPER shall strictly adhere to the sanctioned plan while construction and development of the schedule property. Any change or addition in the construction plan shall be with the prior written consent of the OWNER and shall be in accordance with the sanctioned plan and as per RERA Act.
- 8.25 The Landlord's brand name, logo, signage, etc. will be primary and joint across the entire project and project related marketing / informative materials.
- The Project name, design, concept, theme, etc. will be decided in consensus and with consent of the Landlord
 - The Naming and Branding of the Society will reflect the Landlord as the primary brand.
 - The Name, Logo, Signage, etc. of the Club House to reflect the Landlord as the primary brand; These details are to be decided in consensus and with consent from the Landlord. The name, logo and signage of the Developer and the Owners shall be in the same font, format, size and proportion.
 - Two of the Landlord's phone numbers to be published in all marketing materials (brochures, ads, etc.) alongside the Developer's.
 - Mock-up apartments to be readied on 1st floor by the time of laying slab of 5TH floor of the first tower.
 - On-site furnished sales and accounts office space: 2 director cabins for landlord and 1 office for their 6 staff members in maximum of 6 months

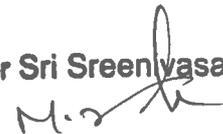
Article 9. COMPLETION OF THE DEVELOPMENTAL WORKS

- 9.1 The DEVELOPER shall accomplish/complete the development of the entire 'Project' within 4 (**Four**) years from the date of obtaining HMDA permissions for construction; which is extendable to another 6 (**Six**) months of grace period. Time is the essence of this contract and the schedule for Completion of the project shall be adhered to strictly.
- 9.2 Time is the essence of this contract and the schedule for Completion agreed above shall be strictly adhered to Parties agree that the Developer shall complete the Project within the above time-lines.

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- 9.3 In case, the DEVELOPER fails, to complete the entire project within the above said period of 4 Years and the 6 months (grace period), the Owner shall be entitled from the DEVELOPER, and the DEVELOPER shall be liable to pay a consolidated monthly rental of **Rs. 18/- (Rupees Eighteen only)** per month per Sq. Feet for the saleable area of the Residential Apartments fallen to the share of the Owner, for such delayed period for the first 6 (six) months of such delay. For the period of delay beyond the first 6 (Six) months, the Developer shall be liable to pay an amount of **Rs. 21/- (Rupees Twenty one Only)** per sq. ft. per month for delay. In any case, the DEVELOPER shall be mindful of the timelines submitted/mentioned under Building Permission and the RERA registration for the project under the 'Real Estate (Regulation & Development) Act, 2016' and the 'TSRERA Rules'.

Article 10. NAME OF PROJECT, WELFARE ASSOCIATION or BODY CORPORATE, CORPUS FUND, MAINTENANCE

- 10.1. It is agreed by both the parties that the name of the Residential Complex shall be **"The Marquise" by the Deevya Shakti & SSI"**. The name shall not be changed in future for any reason whatsoever.
- 10.2. The DEVELOPER shall form an Association / Body Corporate (as applicable) in the name of **"The Marquise Residential Welfare Association"** for the purpose of having a common watch and ward (security) and for proper maintenance of common areas and common amenities and facilities including roads in the Residential Complex portion of the project. All the OWNERS of the Residential Apartments shall be members of this Association and they shall abide by byelaws/Memorandum of Association, resolutions, rules of such Association/Body Corporate and shall contribute proportionately towards maintenance charges and other amounts payable to the Association/ Body Corporate as per such byelaws/ Memorandums, resolutions, etc. In case of alienation of ownership of the residential apartments, such transfers must be registered with the Association on payment of such fees as may be prescribed by the Association/ Body Corporate from time to time.
- 10.3. The water supply to all the Residential Apartments shall be under the exclusive control and maintenance of the Association/ Body Corporate. The elevation, exterior and front yard landscaping of the Residential Complex may be regulated by the

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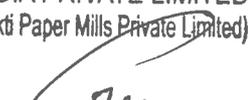
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association/ Body Corporate, which shall not be tampered with by the respective OWNERS. The association/ Body Corporate shall have authority to direct proper maintenance and upkeep of the elevation, exterior painting and landscaping of all the Residential Complex and impose penalties as per bye laws/Memorandum for any violation. The Association/ Body Corporate shall also provide plumbing, sanitary, electrical, gardening, and other services on such charges as may be prescribed from time to time.

- 10.4. The DEVELOPER shall construct a "Club House" in the Project and each Flat-OWNER shall be eligible for the membership of the club and shall be liable to pay any periodical user-charges as may be fixed by the Management of the Association/Body Corporate. The DEVELOPER is responsible for all activities of the Association/Body Corporate till such time the Association/Body Corporate is incorporated, and a Managing Body is elected; and till such time the OWNERS of the residential apartments shall pay maintenance charges to the DEVELOPER.
- 10.5. All the flat purchasers of the residential apartments shall pay one year (First Year) maintenance charges in advance to the DEVELOPER. This one year will commence from the date of the occupancy certificate. The one year maintenance charges shall be fixed by the DEVELOPER on the basis of sft area of the residential apartment. The same shall be paid by all the apartment owners at the time of registration of their respective Sale Deed. The one year (First Year) maintenance charges shall be paid even if the apartment is not occupied or not sold by the OWNER or the DEVELOPER. For unsold apartments one year (First Year) maintenance charges shall be paid by the OWNER/DEVELOPER on the date of occupancy certificate. The DEVELOPER shall maintain this in a separate bank account and use the same for maintenance of common areas, payments to the service providers for the common equipment such as lifts, generators etc and for payment of water bills, common area power bills, maintenance of driveways of the Residential Complex and other expenses such as salaries and wages for watch and ward, administration etc. As and when the Association/ Body Corporate of the OWNER of the Residential Apartments is registered and Governing Body / Managing Body, as the case may be, is formed, the DEVELOPER shall handover the funds available in this account to the association along with books of accounts, without any discrepancies.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(Formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra


Managing Partner

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- 10.6. All the flat Purchasers of the residential apartments who are members of the Association / Body Corporate shall pay Corpus Fund to the DEVELOPER at the rate of Rs.100/- per Sq. Feet of the saleable area of their respective Apartment, at the time of registration of the Sale Deed in their favour. This Corpus Fund shall be paid for the apartments even if the same is not occupied or not sold by the DEVELOPER or the OWNER. The corpus fund for the unsold apartments shall be paid by the DEVELOPER on the date of occupancy certificate. DEVELOPER shall deposit this amount into a separate account in the form of a Fixed Deposit; which accrues interest to the said fund.
- 10.7. This corpus fund and the interest accrued there from, shall not be utilized by the DEVELOPER. As and when the Association/Body Corporate is registered and Governing Body / Managing Body of the is elected, the DEVELOPER shall handover the control of this Corpus Fund to the Association / Body Corporate., which shall be beneficiary of the same. The Governing Body / Managing Body of the Association / Body Corporate is allowed to use the corpus fund only in the manner determined in the byelaws / memorandum of association of the flat-OWNERS' association / body corporate.
- 10.8. The Association shall have the first charge on every Residential Apartment in the Project for any or all the amounts due to the Association by the owner of the apartment. The Association shall be the owner of all the amenities, but the Association shall not be entitled to sell the same.
- 10.9. Every member of the Association shall endeavour and strive to be a good neighbour and shall have the community and social spirit. The Member shall jointly enjoy the common areas and amenities, subject to the maintenance, regulation and control by the Association or its agent or contractor to whom the maintenance might be entrusted by the Association. Every Purchaser of the Residential flat/dwelling house shall be liable to contribute the user charges and other amounts towards the supply of such services as may be fixed by the association from time to time.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


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For Sri Sreenivasa Ihfra



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10.10. No Member shall cause any damage / alter the exterior of the complex or change the colour of the exterior or the landscaping in the Project complex. No alterations to the exteriors like fixing of grills/mesh or other fixtures, including dish, antennas or any other machinery or devices, which affects the architectural beauty or integrity of the complex, without prior written approval from the General Body of the Association / Body Corporate. The Member shall install the air conditioners at the space earmarked / specified by the DEVELOPER. Window air conditioners are not allowed to be fixed, which will affect the external beauty of the complex. The Association / Body Corporate shall have exclusive right to permit the installation of cell towers, dish or such other equipment for the common benefit of all the members of the association. No Member shall have any right to let or give on hire any apartment or any part thereof for a purpose other than for residence purpose. The residential apartments shall not be used for any office purpose.

10.11. Notwithstanding anything hereinabove, the OWNER of the apartments shall be liable to pay the taxes, fees and other charges payable in respect of their apartment to Government or as the case may be to the Service Provider from the date of delivery of unit.

10.12. The DEVELOPER shall ensure that the aforementioned clauses pertaining to the OWNER' Association / Flat OWNER shall be incorporated in the Byelaws / Memorandum of Association.

Article 11. INSPECTION & BORROWINGS:

11.1. The OWNER or their authorized agents shall have the power to inspect from time to time about the progress of the project and quality of the construction and if the OWNER points out that the work is not progressing satisfactorily or the work is not executed as per the agreed quality and specifications, the same shall be rectified by the DEVELOPER.

11.2. Subject to the DEVELOPER being in due compliance of the present Agreement and its annexures / schedules, the OWNER will not cause any obstruction or interference to the DEVELOPER for executing the Project.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


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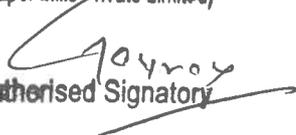


- 11.3. The DEVELOPER shall always be in compliance of the specifications of the construction and its operations shall be transparently carried out in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and the TS RERA Rules framed there under.
- 11.4. It is hereby agreed that notwithstanding anything contained herein in this Agreement, the DEVELOPER shall not be entitled to raise working capital/ finance/ loan from bank and financial institutions by mortgaging its share of the Project prior to the completion of the podium area and civil structure till the 8th Floor (above podium) of all the towers comprising in the Project. In this regard, the DEVELOPER shall furnish a certificate from the Architect to the Owner confirming the satisfaction of this clause before availing any borrowings through mortgage of the DEVELOPER's share in the Project.
- 11.5. The DEVELOPER further assures and covenants with the OWNER that all such borrowings and liabilities created for the development of the Schedule -A Land shall be the sole responsibility of the DEVELOPER and there shall absolutely be no personal liability of the OWNER in regard to any such debts. And, in the event of any default in repayment by the DEVELOPER, recovery shall be enforced only against the DEVELOPER or its associate companies.
- 11.6. The said funds (project finance or other loans obtained by the DEVELOPER as against his share of the developmental rights) shall be exclusively used only for the purpose accomplishing the construction of the present project without any delay, as mandated by RERA Act.
- 11.7. It is expressly agreed that the Owner shall be entitled to raise finance/ loan from bank and financial institutions at any time on its 37% share of proposed Saleable area.

Article 12. FORCE MAJEURE

- 12.1. The time schedule stipulated above in "Article 9" is the essence of this agreement. The time limit stipulated above shall not be applicable to any delay caused due to an event of "Force Majeure", which shall mean and include such events which are beyond the control of either party and the happening of such an event prevents a

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

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For Sri Sreenivasa Ithra


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party from due performance of this Agreement and which cannot (a) by the exercise of reasonable due diligence, if the same can be controlled or mitigated; or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented or caused to be prevented and which adversely affects a Party's ability to perform its obligations under this Agreement, which shall include but not be limited to:

- a. acts of God i.e. fire, drought, flood, earthquake, epidemics/pandemic, tempest or deaths or disabilities;
- b. explosions or accidents, air crashes and shipwrecks;
- c. war and hostilities of war, riots or civil commotion;
- d. the promulgation of or amendment in any law, rule or regulation, order, direction, adverse condition/obligation in Approvals from any Governmental authority that prevents or restricts a Party from proceeding with implementation of the Project as agreed in this Agreement; and
- e. issue of any injunction, order or direction by any court that prevents or restricts a Party from proceeding with implementation of the Project as agreed in this Agreement; and other than any injunction, court order or direction from any governmental authority as a result of any wilful act of omission or commission by a Party;

12.2. The DEVELOPER shall immediately upon identifying any of the *force majeure* situations as above, shall notify the OWNER, in writing, regarding the occurrence of such an event of *force majeure* which prevents him from due performance of this Agreement. During the period of *force majeure*, the mutual rights and obligations of either party shall stand temporarily suspended and there shall be an extension of the timelines agreed under Article 9 proportionate to the time period affected by such *force majeure* event. For this purpose, the DEVELOPER shall also notify the OWNER about the end of such *force majeure* event and also the total duration of time which is affected there under.

Article 13. INDEMNIFICATION

In addition to the aforementioned warranties to each other, either party shall keep the other fully indemnified and harmless against any loss or liability, cost or adverse claim, action or

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For Sri Sreejivasa Ithra

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legal proceedings, that may arise on account of any act of omission or commission on the part of the other or their representatives or on account of any failure to discharge their liabilities/obligations agreed under this Agreement.

Article 14. GENERAL POWER OF ATTORNEY

The OWNER hereby authorize and appoint the DEVELOPER i.e. **M/s. Sri Sreenivasa Infra;** as its constituted attorney, to do the following acts, deeds and things on and for and on behalf of the OWNER and in their name:

- 14.1. To approach the concerned statutory authorities for the purpose of obtaining all necessary permissions, sanctions, license(s) etc., for the purpose of constructing and developing the project only as per the said permissions, sanctions, license(s), etc., without any violation thereof.
- 14.2. To approach any Government, State, Central or Local or other authorities including GHMC, TSSPDCL, HMWS&SB, Civil Aviation, Pollution Control Board or other private or public body or service provider, for the purpose of obtaining all the necessary permissions, clearances, grants, no objection certificates, layout approvals, construction permissions, service connections, modification of plans or regularization of construction, occupancy certificates, or any other purpose in respect of Schedule -A Land or any part or parts thereof or the constructions to be made thereon.
- 14.3. To enter into agreement(s), agreement(s) of sale or sale deed or assign right to sell or transfer, for itself, or with prospective purchaser(s), only to the extent of the DEVELOPER's share of saleable area and undivided proportionate share of Schedule-A land, undivided share of common areas and parking spaces allocated to the respective apartment in the project by receiving the sale consideration from prospective purchasers as per this agreement.
- 14.4. To execute sale deed(s) or mortgage deed or gift deed or any other deed(s) which may be required for executing the project as stipulated by HMDA while granting permission for construction and for the purpose of perfecting the DEVELOPER's title for its share in the saleable area of the project or to transfer in favour of any

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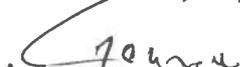


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- prospective purchaser(s) to convey its rights along with undivided share of land. To execute sale deeds or other conveyance deeds in favour of Third Party Purchasers and to present the same for registration and obtain registration and to deliver possession of the built up areas/saleable area to such Third Party Purchasers and enter into any ancillary agreement like construction/interior agreements with such Third Party Purchasers.
- 14.5. To register mortgage and release deeds for the built up areas (falling towards DEVELOPER share) as per the terms of the sanctioned plan in favour of the HMDA and to transfer or hand over common areas and amenities for management and maintenance and execute suitable documents and present the same for registration and comply with all the formalities of registration and to execute gift deed for the purpose of handing over the lands forming part of the drive way, tot lot, etc., in favour of the local body.
- 14.6 To file, prosecute, defend or withdraw any suit, appeal, revision, review or other proceedings in any Court, Tribunal or other authority, to verify and sign pleadings, affidavits, give evidence etc., in respect of Schedule -A Land and the constructions to be made thereon and to engage Advocate(s) and to file appeals, revisions, etc. The Developer shall keep owner fully informed for such acts before appointment of Advocates or other actions.
- 14.7 To do all such acts, deeds, and things that may be necessary or incidental to carry out the rights and obligations under this Agreement.
- 14.8 The DEVELOPER is empowered to enter into contracts for engaging contractors, workers, at its own costs. In this regard, the OWNER is totally indemnified against all future probable claims, if any, from any of the contractors or any sub-contractors or from any third-party claims.
- 14.9 The DEVELOPER is also empowered by the OWNER to form / incorporate a 'Welfare Association' / 'Body Corporate' / OWNER' Association with appropriate byelaws / memorandums and resolutions in order to maintain and manage the affairs of apartment complex.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


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14.10 The present DAGPA is irrevocable in its nature as the same is coupled with interest in favor of the Developer as it is investing its own funds in accomplishing the project and irrevocably promised to execute the project and deliver the saleable area to the Owner in accordance with the terms of DAGPA. As such the right, title and interest of both parties shall be strictly subject to this agreement. However, the DAGPA can be cancelled only with mutual consent of both Owners and Developers.

Article 15. DISPUTE RESOLUTION & JURISDICTION:

Arbitration

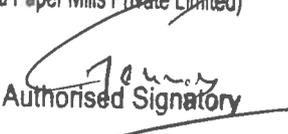
- 15.1. Any dispute, controversy or claim arising out of, or incidental thereof in connection with this DAGPA, including any question regarding its existence, operation, termination, validity or the alleged breach thereof as regards to the mutual obligations of either parties herein, (which shall be referred to as the "Dispute") and which cannot be resolved by the parties through mutual negotiations, shall mandatorily be referred to and finally resolved by Arbitration as per the Arbitration & Conciliation Act, 1996 and the parties shall get the same administered in accordance the Act, 1996.
- 15.2. The Arbitral Tribunal shall consist of a "Sole Arbitrator".
- 15.3. The Award that may be passed by the Arbitrator shall be final and binding on the respective parties to the agreement.
- 15.4. The 'seat' of Arbitration proceedings shall be at Hyderabad, Telangana.
- 15.5. Each party shall bear their respective costs and expenses to the arbitration.
- 15.6. The Courts at Ranga Reddy District, Telangana alone shall have jurisdiction to the exclusion of all other courts in India for entertaining any application under the Arbitration & Conciliation Act, 1996.

Article 16. MISCELLANEOUS

16.1. **Governing Law**

The signing, validity, explanation and implementation of this agreement and its appendix(s) shall be governed by the Indian Contract Act, 1872; Transfer of -A Land Act, 1882; Indian Registration Act, 1908; Stamp Act, 1899; The Arbitration

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and Conciliation Act, 1996. For any other purpose, the Agreement and its appendix(s), if any, shall be governed and construed in accordance with the laws of the Republic of India.

16.2. **NO PARTNERSHIP**

The development contemplated by this Agreement is not in the nature of a partnership as contemplated either by the Indian Partnership act, 1932, or by the Income Tax Act, 1961 or joint development or contract of employment between the Parties herein and the parties have entered into this Agreement on a principal to principal basis and their rights are strictly governed by the terms of this Agreement.

16.3. **SEVERABILITY**

If any of the Article or clauses of this Agreement or part thereof, is held or adjudged to be illegal and unenforceable, or invalid and void under any applicable law, rule or regulation by any Court of Law or in the arbitration, such invalidity, shall not affect the enforceability, of the remaining articles and clauses of this agreement.

16.4. **WAIVER**

No forbearance or delay by any party in enforcing its rights shall prejudice or restrict the rights of that party, and it shall not be construed as a Waiver. No waiver of any such rights or any of the breach, of any of the contractual terms, shall be deemed to be a waiver of any other right or of any later breach.

16.5. **ALTERATION, AMENDMENT & NOVATION**

Any alteration, amendment or novation of all or any of these contractual terms & Conditions as mentioned herein, shall be in writing agreed upon by both the parties (including their successor-in-interest).

16.6. **STAMP DUTY, REGISTRATION CHARGES & GST**

The DEVELOPER shall bear all the stamp duty and registration charges and any other applicable taxes for registering the present DAGPA. Each party shall be liable

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to pay the Income Tax, GST, etc., or any other statutory taxes and levies in respect of alienation of their share of the saleable area.

16.7. **VALIDITY AND ENFORCEABILITY**

- a. In the event of any discovery of conflicting clauses in the present DAGPA, the same shall be clarified immediately by way of a Supplementary Agreement.
- b. This DAGPA and its appendix(s)/annexure(s) shall have the same force. All the articles in this contract including its appendix(s)/ annexure(s) stipulated under the agreement shall be treated as integral parts of this agreement.
- c. This DAGPA and its appendix(s)/ annexure(s) shall come into force commencing from the date of the execution of this agreement.
- d. This DAGPA and its appendix(s)/ annexure(s) shall be construed to be the final and binding contract on both the parties, their Successors-in-interest, legal heirs, administrators, executors, nominees, assigns, etc. Any other prior understandings either written, oral or via emails, WhatsApp, messaging, etc. or otherwise between the parties shall be deemed to have become void and will not have any binding force, all such communications if any stand superseded.
- e. Either party, if they intend to issue any notice to the other party under this agreement, it shall be served via email and by through RPAD, certificate of posting, reputed courier. No oral claims of issuance of such notice(s) shall be deemed to be valid and such claims will not be accepted.

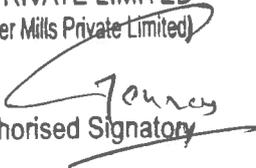
16.8. **ENTIRE AGREEMENT**

This Agreement together with all the schedules hereto, constitutes and contains the entire agreement and understanding between the parties with respect to the development of Schedule -A Land.

17. BREACH AND CONSEQUENCE

In the event of breach by either party to this Agreement, the other party shall be entitled to recover any losses, damages and expenses incurred as a consequence of such breach from the other party committing breach.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra

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17. COUNTERPARTS

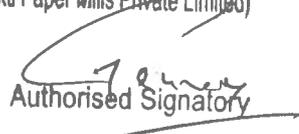
This Agreement is executed in two counterparts, each of which when so executed shall be deemed to be in original and such counterparts together will constitute one and the same instrument.

SCHEDULE-A -A LAND

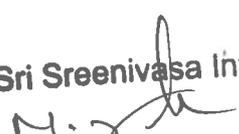
All that piece and parcel of vacant land admeasuring 23.336.08 Square Yards (Excluding 709.23 sqyds surrendered towards road widening) in Sy.Nos Ac.0-16 Guntas, 104/E, Ac.0-14 Guntas, 104/EE, Ac.0-15 Guntas, 104/VU, Ac.0-35 Guntas, 104/VUU, Ac.0-24 Guntas, 104/RU, Ac.0-14 Guntas, 104/RUU, Ac.0-41 Guntas, 104/LU, Ac.0-15 Guntas, 104/AE, Ac.0-13 Guntas, 104/AM and Ac.0-13 Guntas, 104/AHA situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana State and is bounded by:

North By	:	ROAD
South By	:	30 FEET WIDE ROAD
East By	:	BABUKHAN VILLAS
West By	:	NEIGHBOUR Land

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Schedule-B

SPECIFICATIONS FOR CONSTRUCTION

STRUCTURE

- RCC shear wall Framed Structure to withstand wind and seismic loads
- Form work construction technology for RCC Structure in entire project with

SLAB HEIGHT

- Tower A and Tower B 12 ft height slab to slab
- Tower C duplex 12.5 Ft ceiling height slab to slab

PUNNING / PAINTING

- Gypsum punning + acrylic primer + 2 coats of Luxury emulsion paint in the all flats.

MAIN DOOR FRAM FRAME & SHUTTER

- Dimension - 9 ft height and width as per designs
- Factory made Frame and Shutter with Premium Teak wood veneer finish with reputed hardware fittings.

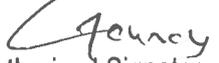
INTERNAL DOOR FRAME & SHUTTER

- Dimension – 8 ft doors height & width as per design
- Factory made Frame and Shutter with Premium Teak wood veneer finish with reputed hardware fittings.

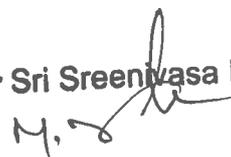
WINDOWS & FRENCH DOOR FRAME & SHUTTER

- Anodized Aluminum Frame for French doors to be floor-to-ceiling with double glass (DGU) with Mosquito Mesh& 100% U.V. Protection(Alumil or of equivalent make.)
- Anodised Aluminium Frame for windows with double glass (DGU) and Mosquito Mesh& 100% U.V. Protection of Alumil or of equivalent make.
- Railing and terrace : Toughened laminated glass of higher thickness with higher safety margin of Techno Rail or equivalent reputed make.
- Anti-termite treatment for all flats

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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FLOORING/DADOING

- Good Quality Imported / Italian Marble up to Rs.300/- per sft. Flooring in the Entire Apartment Foyer, Drawing, Living, Pooja, Dining, Dry Kitchen as per the design intent.
- Premium large format Tiles cladding in all bathrooms and powder room.
- Fully vitrified tiles in servant rooms.
- Window sill & balcony ledge coping in good quality Marble / granite
- Flooring in all Balconies with designer combination of good quality Granite and premium quality tiles.
- Home theatre (if provided) will have a premium brand high-quality wooden flooring of price equivalent to marble used in the apartments of this project.
- All Common areas including lift, lobby, club house (Common Areas), corridors flooring and cladding with imported marble.

BALCONIES

- All Balconies with designer combination of good quality Granite and premium quality tiles.
- Provision of Electrical Socket.

STAIRCASES

- Stairs of high quality granite with SS/glass railing as per architect design

KITCHEN / UTILITY / WASH

- Provision for RO, dish washer, washing machine and wet area for washing utensils with CP fittings.

BATHROOMS

- All Sanitary fittings of Villeroy & Boch, Globo, equivalent make in all bathrooms to mutually agreed make and model
- EWC of premium model in master bedroom's bathroom, master suite's bathroom, and powder bathroom of each apartment. V&B Venticello model or equivalent in all other bathrooms.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(Formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Ithra


Managing Partner


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- Washbasin with vanity and 1 Sq .meter LED Mirror of reputed make in all bathrooms
- Collection Bathroom Fixtures of Carimali / Don Bract/ **Fantini** or equivalent make
- Grey, Gold / Rose Gold Colored fittings for master bedroom's bathroom and 1 additional suite
- Four-way thermostat diverter with spout, two-way rain shower and a hand shower in master and suite 2 bathrooms
- Three-way thermostat diverter with spout, rain shower and a hand shower in all other bathrooms.
- health faucet in all bathrooms
- Shower cubicles or glass partitions for WC in all bathrooms except powder room.
- Provision for shower, exhaust and other accessories

ELECTRICAL

- Concealed copper wiring of Havells or equivalent make.
- All electrical switches of Legrand make or equivalent make.
- MCB of Siemens or Legrand make.
- Power plug(s) for cooking range chimney, refrigerator, microwave oven, mixer / grinder and aqua water in kitchen
- Power plug(s) for washing machine and dish washer in utility area. Three phase power supply for each unit.
- High speed WiFi 6 internet connectivity in common areas Plug points for TV & Audio in Living, Drawing and All bed rooms.
- Provision for WiFi 6 internet within all apartments
- Provision of Electrical Sockets in Common Areas as per Electrical Design Intent
- 100% Power Backup using D.G Sets with acoustic enclosure

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)

Authorized Signatory

For Sri Sreenivasa Infra

M. S. S.

Managing Partner

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Married Part

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AIR CONDITIONING

- Mitsubishi or Daikin make with master controller for each apartment with provision for automation loop.
- Common area including centrally AC lavish Club House
- Inclusions in apartment units AC in foyer, drawing room, living room, dining room, all Bedrooms to be provided as a standard. Tonnage / capacity in common area shall be surplus for covering dry kitchen area.
- Exclusions of area for AC in apartment unit: utilities, bathrooms, stores, servant quarter.
- Centralized Air-Conditioning in ground floor Lobbies

HOME AUTOMATION

- Two Lighting circuit points, One curtain point (without motor) in all rooms and halls; Motion sensor in all bathrooms, wardrobe area and foyer of the apartment;
 1. Lutron make Palladium model in drawing room, living area, master bedroom, and master suite with option to upgrade at prefixed price. Palladium model to be taken if available on day of purchase. In Case of discontinuation, its equivalent to be taken.
 2. Lutron make Pico model in balance areas with option to upgrade at prefixed price.
 3. One Video phone and biometric door lock of Yale make in each apartment

LIFTS

- Energy efficient High Speed Automatic Passenger Elevators with emergency rescue system of Hitachi / Mitsubishi / Schindlers / Thyssenkrupp or better equivalent make

WTP & STP

- Hydro-Pneumatic system with 100% treated water. - Separate Municipal water supply to units.
- Hydro-Pneumatic Water Supply System - Provision of Central Water Softner.
- Sewage Treatment Plant of adequate capacity as per norms is provided
- Treated water from STP will be used for landscaping and flushing purpose.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


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For Sri Sreenivasa Irfra


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Manding Partner



CAR WASH FACILITY

- Provision for Car Wash facility.

CAR CHARGING FACILITY

- Provision for 2 EV Car charging Point in Parking areas for every apartment

FIRE & SAFETY

- Fire Systems will be provided as per fire department norms.

FACILITIES FOR PHYSICALLY CHALLENGED

- Access and non slippery ramps at all entrances shall be provided for physically challenged
- Appropriately designed preferred car park
- Uniformity in floor level and visual warning signage's

GENERATOR

- 100% D.G backup with acoustic enclosure & AMF Panel for all flats and common area.

LPG

- Provision for Supply of gas from centralized Gas bank to all individual flats with gas meters.
- Provision for gas leak detector and shut off valve.

BMS (Building Management Software)

- Building management software for Gas bank, generator power, general power connection and water meters.

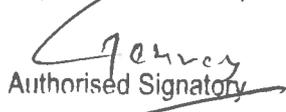
WASTE MANAGEMENT

- Separate bins to collect dry waste (paper, plastic, glass and metals), e – waste (batteries, lamps) and wet waste (organic).

LAUNDROMAT

- Centralized Laundry facility shall be provided in the cellar

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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For Sri Sreenivasa Ithra


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LANDSCAPE & WATER BODIES

- Landscaping in the setback areas and in tot lot areas as per architect design
- Hard and soft escape areas with water features on all terraces to accommodate seating and leisure for residents
- Cabanas and seating areas near outdoor pool area

EXTERNAL LIGHTING

- LED Light posts with lamp fittings, in setback and Landscaping areas and lights in staircases & corridor areas as per the design intent.

SECURITY

- Sophisticated round the clock security system
- Separate and exclusive biometric / card enabled owner's lift with restricted access in each tower
- Video door phone facility at main door
- Intercom from security to all flats.
- Panic button and intercom provided in the lift and is connected to security room
- Surveillance cameras at the Main Gate & Basement Entry integrated with Smart & Interactive Security Systems including Boom Barriers, Crash Barriers as per design
- Boom barriers at entry for vehicles with mechanical operation.

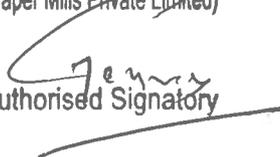
DRIVEWAY

VDF flooring

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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For Sri Sreenivasa Infra


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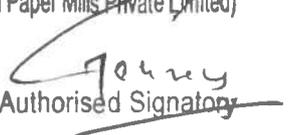


SCHEDULE-C

CLUB HOUSE AND AMENITIES

- Grand Entrance Lounge
- Concierge Desk
- Multipurpose Hall / Banquet Hall
- Cafeteria / Restaurant
- Grocery store / Supermarket
- Indoor Games
- Guest Suite – 4 nos
- Cards Room
- Indoor Games & Air Hockey
- 2 Table Tennis
- Movie Theatre (30 seater)
- Billiards
- Badminton Courts - 2 nos
- Waiting Lounge
- Reception
- Spa & Salon / Parlour For Ladies And Gents & Jacuzzi
- 1 Squash Court
- Aerobics
- Conference Room – 1 nos
- Business Centre & Co -Working Space
- Gymnasium / Cardio Fitness (Precor / Life Fitness Brand equipments)
- Swimming Pool with Changing Rooms
- Party Area
- Children Play Area
- Amphitheatre
- ATM
- Maintenance / Association Room
- Yoga / Mediation Area
- 1 Net cricket
- Jogging / Walking Track
- Half-Basketball Court
- Car Wash Tunnel
- Driver Dormitory
- Tennis Court
- Pharmacy Clinic
- Landscaped Terrace

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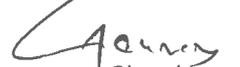
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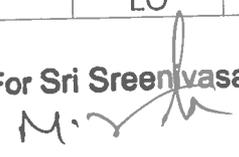
**Schedule-D
(Share of Land Owners)**

SI.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ.YDS	SHARE	FACING
1	A	501	6750	84.5	LO	WEST
2	A	601	6750	84.5	LO	WEST
3	A	1001	6750	84.5	LO	WEST
4	A	1101	6750	84.5	LO	WEST
5	A	1601	6750	84.5	LO	WEST
6	A	1901	6750	84.5	LO	WEST
7	A	2201	6750	84.5	LO	WEST
8	A	2501	6750	84.5	LO	WEST
9	A	2801	6750	84.5	LO	WEST
10	A	3101	6750	84.5	LO	WEST
11	A	3301	6750	84.5	LO	WEST
12	A	3701	6750	84.5	LO	WEST
13	A	4101	6750	84.5	LO	WEST
14	A	4201	6750	84.5	LO	WEST
SI.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	A	502	6810	85.2	LO	EAST
2	A	602	6810	85.2	LO	EAST
3	A	1002	6810	85.2	LO	EAST
4	A	1102	6810	85.2	LO	EAST
5	A	1602	6810	85.2	LO	EAST
6	A	1902	6810	85.2	LO	EAST
7	A	2202	6810	85.2	LO	EAST
8	A	2502	6810	85.2	LO	EAST
9	A	2602	6810	85.2	LO	EAST
10	A	2702	5300	66.4	LO	EAST
11	A	2802	6810	85.2	LO	EAST
12	A	3102	6810	85.2	LO	EAST
13	A	3302	6810	85.2	LO	EAST
14	A	3702	6810	85.2	LO	EAST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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For Sri Sreenivasa Infra



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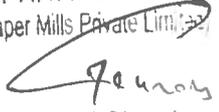


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15	A	4102	6810	85.2	LO	EAST
16	A	4202	6810	85.2	LO	EAST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	B	501	5185	65.00	LO	WEST
2	B	601	5185	65.00	LO	WEST
3	B	1101	5185	65.00	LO	WEST
4	B	1301	5185	65.00	LO	WEST
5	B	1601	5185	65.00	LO	WEST
6	B	1901	5185	65.00	LO	WEST
7	B	2201	5185	65.00	LO	WEST
8	B	2501	5185	65.00	LO	WEST
9	B	2801	5185	65.00	LO	WEST
10	B	3301	5185	65.00	LO	WEST
11	B	3701	5185	65.00	LO	WEST
12	B	4001	5185	65.00	LO	WEST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	B	502	5185	65.00	LO	EAST
2	B	602	5185	65.00	LO	EAST
3	B	702	5185	65.00	LO	EAST
4	B	1002	5185	65.00	LO	EAST
5	B	1102	5185	65.00	LO	EAST
6	B	1302	5185	65.00	LO	EAST
7	B	1602	5185	65.00	LO	EAST
8	B	1902	5185	65.00	LO	EAST
9	B	2202	5185	65.00	LO	EAST
10	B	2502	5185	65.00	LO	EAST
11	B	2802	5185	65.00	LO	EAST
12	B	3102	5185	65.00	LO	EAST
13	B	3302	5185	65.00	LO	EAST
14	B	3702	5185	65.00	LO	EAST
15	B	4002	5185	65.00	LO	EAST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ.YDS	SHARE	FACING
1	B	503	5185	65.00	LO	EAST
2	B	603	5185	65.00	LO	EAST
3	B	703	5185	65.00	LO	EAST
4	B	1003	5185	65.00	LO	EAST
5	B	1103	5185	65.00	LO	EAST
6	B	1303	5185	65.00	LO	EAST
7	B	1603	5185	65.00	LO	EAST
8	B	1903	5185	65.00	LO	EAST
9	B	2203	5185	65.00	LO	EAST
10	B	2503	5185	65.00	LO	EAST
11	B	2803	5185	65.00	LO	EAST
12	B	3103	5185	65.00	LO	EAST
13	B	3303	5185	65.00	LO	EAST
14	B	3703	5185	65.00	LO	EAST
15	B	4003	5185	65.00	LO	EAST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	B	504	5185	65.00	LO	WEST
2	B	604	5185	65.00	LO	WEST
3	B	1204	5185	65.00	LO	WEST
4	B	1304	5185	65.00	LO	WEST
5	B	1604	5185	65.00	LO	WEST
6	B	2204	5185	65.00	LO	WEST
7	B	2504	5185	65.00	LO	WEST
8	B	2804	5185	65.00	LO	WEST
9	B	3304	5185	65.00	LO	WEST
10	B	3704	5185	65.00	LO	WEST
11	B	4004	5185	65.00	LO	WEST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ.YDS	SHARE	FACING
1	C	901	9765	122.00	LO	WEST
2	C	1101	9765	122.00	LO	WEST
3	C	1301	9765	122.00	LO	WEST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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4	C	1901	9765	122.00	LO	WEST
5	C	2501	9765	122.00	LO	WEST
6	C	3101	9765	122.00	LO	WEST
7	C	3301	9325	117.00	LO	WEST
8	C	3501	9765	122.00	LO	WEST
9	C	3701	9765	122.00	LO	WEST
10	C	3901	9765	122.00	LO	WEST
11	C	4301	15090	189.00	LO	WEST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	C	1002	9195	115.00	LO	North
2	C	1202	9635	120.50	LO	North
3	C	1402	9635	120.50	LO	North
4	C	2002	9635	120.50	LO	North
5	C	2402	9635	120.50	LO	North
6	C	2802	9635	120.50	LO	North
7	C	3002	9635	120.50	LO	North
8	C	3602	9635	120.50	LO	North
9	C	3802	9635	120.50	LO	North
10	C	4402	14960	187.00	LO	North
Total Area			690290 Sq.ft			

For DEEVYASHAKTI INDIA PRIVATE LIMITED
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Jeurey
Authorised Signatory

For Sri Sreenivasa Irfra

M. S. R.

Managing Partner

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Schedule-E
(Share of Developer)

S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	A	101	6750	84.5	DEVELOPER	WEST
2	A	201	6750	84.5	DEVELOPER	WEST
3	A	301	6750	84.5	DEVELOPER	WEST
4	A	401	6750	84.5	DEVELOPER	WEST
5	A	701	6750	84.5	DEVELOPER	WEST
6	A	801	6750	84.5	DEVELOPER	WEST
7	A	901	6750	84.5	DEVELOPER	WEST
8	A	1201	6750	84.5	DEVELOPER	WEST
9	A	1301	6750	84.5	DEVELOPER	WEST
10	A	1401	6750	84.5	DEVELOPER	WEST
11	A	1501	6750	84.5	DEVELOPER	WEST
12	A	1701	6750	84.5	DEVELOPER	WEST
13	A	1801	6750	84.5	DEVELOPER	WEST
14	A	2001	6750	84.5	DEVELOPER	WEST
15	A	2101	6750	84.5	DEVELOPER	WEST
16	A	2301	6750	84.5	DEVELOPER	WEST
17	A	2401	6750	84.5	DEVELOPER	WEST
18	A	2601	6750	84.5	DEVELOPER	WEST
19	A	2701	6750	84.5	DEVELOPER	WEST
20	A	2901	6750	84.5	DEVELOPER	WEST
21	A	3001	6750	84.5	DEVELOPER	WEST
22	A	3201	6750	84.5	DEVELOPER	WEST
23	A	3401	6750	84.5	DEVELOPER	WEST
24	A	3501	6750	84.5	DEVELOPER	WEST
25	A	3601	6750	84.5	DEVELOPER	WEST
26	A	3801	6750	84.5	DEVELOPER	WEST
27	A	3901	6750	84.5	DEVELOPER	WEST
28	A	4001	6750	84.5	DEVELOPER	WEST

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(formerly known as Deevya Shakti Paper Mills Private Limited)

[Signature]
Authorised Signatory

For Sri Sreeniyasa Infra
[Signature]
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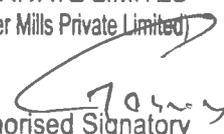
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S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ.YDS	SHARE	FACING
1	A	102	6810	85.2	DEVELOPER	EAST
2	A	202	6810	85.2	DEVELOPER	EAST
3	A	302	6810	85.2	DEVELOPER	EAST
4	A	402	6810	85.2	DEVELOPER	EAST
5	A	702	6810	85.2	DEVELOPER	EAST
6	A	802	6810	85.2	DEVELOPER	EAST
7	A	902	6810	85.2	DEVELOPER	EAST
8	A	1202	6810	85.2	DEVELOPER	EAST
9	A	1302	6810	85.2	DEVELOPER	EAST
10	A	1402	6810	85.2	DEVELOPER	EAST
11	A	1502	6810	85.2	DEVELOPER	EAST
12	A	1702	6810	85.2	DEVELOPER	EAST
13	A	1802	6810	85.2	DEVELOPER	EAST
14	A	2002	6810	85.2	DEVELOPER	EAST
15	A	2102	6810	85.2	DEVELOPER	EAST
16	A	2302	6810	85.2	DEVELOPER	EAST
17	A	2402	6810	85.2	DEVELOPER	EAST
18	A	2902	6810	85.2	DEVELOPER	EAST
19	A	3002	6810	85.2	DEVELOPER	EAST
20	A	3202	6810	85.2	DEVELOPER	EAST
21	A	3402	6810	85.2	DEVELOPER	EAST
22	A	3502	6810	85.2	DEVELOPER	EAST
23	A	3602	6810	85.2	DEVELOPER	EAST
24	A	3802	6810	85.2	DEVELOPER	EAST
25	A	3902	6810	85.2	DEVELOPER	EAST
26	A	4002	6810	85.2	DEVELOPER	EAST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


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For Sri Sreenivasa Infra


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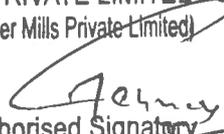
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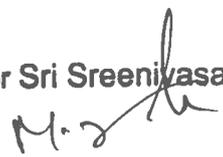


S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	B	101	5185	65.00	DEVELOPER	WEST
2	B	201	5185	65.00	DEVELOPER	WEST
3	B	301	5185	65.00	DEVELOPER	WEST
4	B	401	5185	65.00	DEVELOPER	WEST
5	B	701	5185	65.00	DEVELOPER	WEST
6	B	801	5185	65.00	DEVELOPER	WEST
7	B	901	5185	65.00	DEVELOPER	WEST
8	B	1001	5185	65.00	DEVELOPER	WEST
9	B	1201	5185	65.00	DEVELOPER	WEST
10	B	1401	5185	65.00	DEVELOPER	WEST
11	B	1501	5185	65.00	DEVELOPER	WEST
12	B	1701	5185	65.00	DEVELOPER	WEST
13	B	1801	5185	65.00	DEVELOPER	WEST
14	B	2001	5185	65.00	DEVELOPER	WEST
15	B	2101	5185	65.00	DEVELOPER	WEST
16	B	2301	5185	65.00	DEVELOPER	WEST
17	B	2401	5185	65.00	DEVELOPER	WEST
18	B	2601	5185	65.00	DEVELOPER	WEST
19	B	2701	5185	65.00	DEVELOPER	WEST
20	B	2901	5185	65.00	DEVELOPER	WEST
21	B	3001	5185	65.00	DEVELOPER	WEST
22	B	3101	5185	65.00	DEVELOPER	WEST
23	B	3201	5185	65.00	DEVELOPER	WEST
24	B	3401	5185	65.00	DEVELOPER	WEST
25	B	3501	5185	65.00	DEVELOPER	WEST
26	B	3601	5185	65.00	DEVELOPER	WEST
27	B	3801	5185	65.00	DEVELOPER	WEST
28	B	3901	5185	65.00	DEVELOPER	WEST
29	B	4101	5185	65.00	DEVELOPER	WEST
30	B	4201	5185	65.00	DEVELOPER	WEST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQYDS	SHARE	FACING
1	B	102	5185	65.00	DEVELOPER	EAST
2	B	202	5185	65.00	DEVELOPER	EAST
3	B	302	5185	65.00	DEVELOPER	EAST
4	B	402	5185	65.00	DEVELOPER	EAST
5	B	802	5185	65.00	DEVELOPER	EAST
6	B	902	5185	65.00	DEVELOPER	EAST
7	B	1202	5185	65.00	DEVELOPER	EAST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra


Managing Partner

Bk - 1, CS No 8550/2023 & Doct No
8149/2023.

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Gandipet

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Managing Partner



8	B	1402	5185	65.00	DEVELOPER	EAST
9	B	1502	5185	65.00	DEVELOPER	EAST
10	B	1702	5185	65.00	DEVELOPER	EAST
11	B	1802	5185	65.00	DEVELOPER	EAST
12	B	2002	5185	65.00	DEVELOPER	EAST
13	B	2102	5185	65.00	DEVELOPER	EAST
14	B	2302	5185	65.00	DEVELOPER	EAST
15	B	2402	5185	65.00	DEVELOPER	EAST
16	B	2602	5185	65.00	DEVELOPER	EAST
17	B	2702	5185	65.00	DEVELOPER	EAST
18	B	2902	5185	65.00	DEVELOPER	EAST
19	B	3002	5185	65.00	DEVELOPER	EAST
20	B	3202	5185	65.00	DEVELOPER	EAST
21	B	3402	5185	65.00	DEVELOPER	EAST
22	B	3502	5185	65.00	DEVELOPER	EAST
23	B	3602	5185	65.00	DEVELOPER	EAST
24	B	3802	5185	65.00	DEVELOPER	EAST
25	B	3902	5185	65.00	DEVELOPER	EAST
26	B	4102	5185	65.00	DEVELOPER	EAST
27	B	4202	5185	65.00	DEVELOPER	EAST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ.YDS	SHARE	FACING
1	B	103	5185	65.00	DEVELOPER	EAST
2	B	203	5185	65.00	DEVELOPER	EAST
3	B	303	5185	65.00	DEVELOPER	EAST
4	B	403	5185	65.00	DEVELOPER	EAST
5	B	803	5185	65.00	DEVELOPER	EAST
6	B	903	5185	65.00	DEVELOPER	EAST
7	B	1203	5185	65.00	DEVELOPER	EAST
8	B	1403	5185	65.00	DEVELOPER	EAST
9	B	1503	5185	65.00	DEVELOPER	EAST
10	B	1703	5185	65.00	DEVELOPER	EAST
11	B	1803	5185	65.00	DEVELOPER	EAST
12	B	2003	5185	65.00	DEVELOPER	EAST
13	B	2103	5185	65.00	DEVELOPER	EAST
14	B	2303	5185	65.00	DEVELOPER	EAST
15	B	2403	5185	65.00	DEVELOPER	EAST
16	B	2603	5185	65.00	DEVELOPER	EAST
17	B	2703	5185	65.00	DEVELOPER	EAST
18	B	2903	5185	65.00	DEVELOPER	EAST
19	B	3003	5185	65.00	DEVELOPER	EAST
20	B	3203	5185	65.00	DEVELOPER	EAST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)

Authorised Signatory

For Sri Sreenivasa Infra

Managing Partner

Bk - 1, CS No 8550/2023 & Doct No
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Gandipet

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21	B	3403	5185	65.00	DEVELOPER	EAST
22	B	3503	5185	65.00	DEVELOPER	EAST
23	B	3603	5185	65.00	DEVELOPER	EAST
24	B	3803	5185	65.00	DEVELOPER	EAST
25	B	3903	5185	65.00	DEVELOPER	EAST
26	B	4103	5185	65.00	DEVELOPER	EAST
27	B	4203	5185	65.00	DEVELOPER	EAST
S.NO.	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQYDS	SHARE	FACING
1	B	104	5185	65.00	DEVELOPER	WEST
2	B	204	5185	65.00	DEVELOPER	WEST
3	B	304	5185	65.00	DEVELOPER	WEST
4	B	404	5185	65.00	DEVELOPER	WEST
5	B	704	5185	65.00	DEVELOPER	WEST
6	B	804	5185	65.00	DEVELOPER	WEST
7	B	904	5185	65.00	DEVELOPER	WEST
8	B	1004	5185	65.00	DEVELOPER	WEST
9	B	1104	3475	43.00	DEVELOPER	WEST
10	B	1404	5185	65.00	DEVELOPER	WEST
11	B	1504	5185	65.00	DEVELOPER	WEST
12	B	1704	5185	65.00	DEVELOPER	WEST
13	B	1804	5185	65.00	DEVELOPER	WEST
14	B	1904	3475	43.00	DEVELOPER	WEST
15	B	2004	5185	65.00	DEVELOPER	WEST
16	B	2104	5185	65.00	DEVELOPER	WEST
17	B	2304	5185	65.00	DEVELOPER	WEST
18	B	2404	5185	65.00	DEVELOPER	WEST
19	B	2604	5185	65.00	DEVELOPER	WEST
20	B	2904	5185	65.00	DEVELOPER	WEST
21	B	3004	5185	65.00	DEVELOPER	WEST
22	B	3104	5185	65.00	DEVELOPER	WEST
23	B	3204	5185	65.00	DEVELOPER	WEST
24	B	3404	5185	65.00	DEVELOPER	WEST
25	B	3504	3475	43.00	DEVELOPER	WEST
26	B	3604	5185	65.00	DEVELOPER	WEST
27	B	3804	5185	65.00	DEVELOPER	WEST
28	B	3904	5185	65.00	DEVELOPER	WEST
29	B	4104	5185	65.00	DEVELOPER	WEST
30	B	4204	5185	65.00	DEVELOPER	WEST

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)

Jouves
Authorised Signatory

For Sri Sreeniyasa Infra

M. S. S.
Managing Partner

Bk - 1, CS No 8550/2023 & Doct No
8149/2023.

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Gandipet

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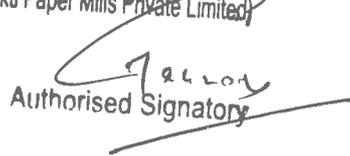
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S.NO	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ.YDS	SHARE	FACING
1	C	101	9765	122.00	DEVELOPER	WEST
2	C	301	9765	122.00	DEVELOPER	WEST
3	C	501	9765	122.00	DEVELOPER	WEST
4	C	701	9765	122.00	DEVELOPER	WEST
5	C	1501	9765	122.00	DEVELOPER	WEST
6	C	1701	9765	122.00	DEVELOPER	WEST
7	C	2101	9765	122.00	DEVELOPER	WEST
8	C	2301	9765	122.00	DEVELOPER	WEST
9	C	2701	9765	122.00	DEVELOPER	WEST
10	C	2901	9765	122.00	DEVELOPER	WEST
11	C	4101	9765	122.00	DEVELOPER	WEST
S.NO	BLOCK	FLAT NO.	AREA IN SFT	UDS IN SQ YDS	SHARE	FACING
1	C	202	9635	120.50	DEVELOPER	NORTH
2	C	402	9635	120.50	DEVELOPER	NORTH
3	C	602	9635	120.50	DEVELOPER	NORTH
4	C	802	9635	120.50	DEVELOPER	NORTH
5	C	1602	9635	120.50	DEVELOPER	NORTH
6	C	1802	9195	115.00	DEVELOPER	NORTH
7	C	2202	9635	120.50	DEVELOPER	NORTH
8	C	2602	9195	115.00	DEVELOPER	NORTH
9	C	3202	9195	115.00	DEVELOPER	NORTH
10	C	3402	9195	115.00	DEVELOPER	NORTH
11	C	4002	9635	120.50	DEVELOPER	NORTH
12	C	4202	9195	115.00	DEVELOPER	NORTH
Total Area			1172855 Sq.ft			

For DEEVYASHAKTI INDIA PRIVATE LIMITED
(formerly known as Deevya Shakti Paper Mills Private Limited)


Authorised Signatory

For Sri Sreenivasa Infra

Managing Partner



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Gandipet

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FOR ALL REGISTRATIONS

MEMORANDUM

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WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement, with their free will and consent, on the above-mentioned day, month and year in the presence of the witnesses as mentioned below:

Sl.No	Name of Land Owner	Signature
1.	M/s. DEEVYASHAKTI INDIA PRIVATE LIMITED (Formerly Known as DEEVYA SHAKTI PAPER MILLS PRIVATE LIMITED), Rep by its Authorized Signatory Mr. Gaurav Agarwal	For DEEVYASHAKTI INDIA PRIVATE LIMITED (formerly known as Deevya Shakti Paper Mills Private Limited)  Authorized Signatory
Name of Developer		Signature
2.	Sri Sreenivasa Infra Rep by its Managing Partner M. Rohan	For Sri Sreenivasa Infra  Managing Partner
Witnesses		
1.	J. SRINIVASAREDDY S/O. SOMANNA R/10. 182, KPHB COLONY, HYDERABAD	
2.	VELISHALA SHARATH S/O. V. MADHU R/10. MIC-2, 137, KPHB, HYD	V. 


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Gandipet

Managing Partner
For Sri Steevasa Infra

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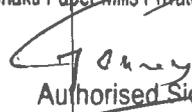


ANNEXURE-1A

1. Description of Building : All that piece and parcel of vacant land admeasuring 23,336.08 Square Yards (Excluding 709.23 sqyds surrendered towards road widening) in Sy.Nos Ac.0-16 Guntas, 104/E, Ac.0-14 Guntas, 104/EE, Ac.0-15 Guntas, 104/VU, Ac.0-35 Guntas, 104/VUU, Ac.0-24 Guntas, 104/RU, Ac.0-14 Guntas, 104/RUU, Ac.0-41 Guntas, 104/LU, Ac.0-15 Guntas, 104/AE, Ac.0-13 Guntas, 104/AM and Ac.0-13 Guntas, 104/AHA situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana State
2. Total Extent of the Site : 23,336.08 Square Yards.
3. Proposed Built up area
- a. Saleable Area : 18,63,145 sft
- b. Club House Area : 50,782 sft
- Total (a+b) : 19,13,927 sft
- c. Parking Area : 5,57,424 Sq sft
4. Party's Own Estimate of : 252,33,15,000/-
5. Market Value of the Building : Rs.....

CERTIFICATE

I / we hereby declare that the above stated particulars are true and correct to the best of my knowledge and belief.

SI.No	Name of Land Owner	Signature
1.	M/s. DEEVYASHAKTI INDIA PRIVATE LIMITED (Formerly Known as DEEVYA SHAKTI PAPER MILLS PRIVATE LIMITED), Rep by its Authorized Signatory Mr. Gaurav Agarwal	For DEEVYASHAKTI INDIA PRIVATE LIMITE (formerly known as Deevya Shakti Paper Mills Private Limite  Authorized Signato
	Name of Developer	Signature
2.	Sri Sreenivasa Infra Rep by its Managing Partner Mr. M. Rohan	For Sri Sreenivasa Infra  Managing Partner

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Gandipet

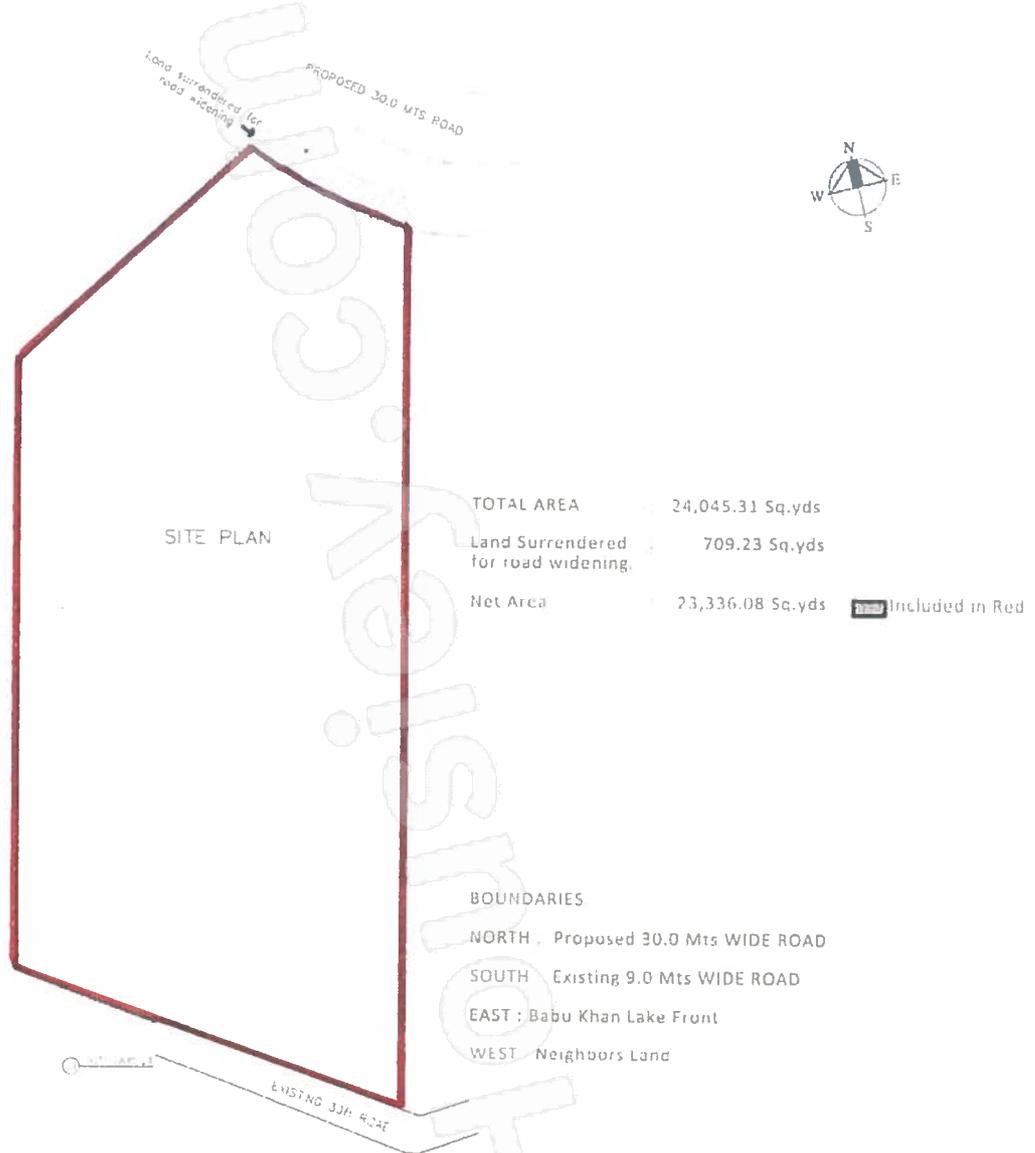
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Manding Partner
For an Steenivas Infra

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REGISTRATION PLAN OF LAND ADMEASURING 23,336.08 SQ YDS (EXCLUDING 709.23 SQ.YDS SURRENDERED FOR ROAD WIDENING) DELINEATED IN THE APENDED PLAN IN RED SITUATED AT SY NOS.104, 104/E, AC.0-14 GTS, 104/EE, AC.0-15 GTS 104/VU, AC.0-35 GTS, 104/VUU, AC.0-24 GTS, 104/RU, AC.0-14 GTS, 104/RUU, AC.0-41 GTS, 104/LU, AC.0-15 GTS,104/AE, AC.0-13 GTS 104/AM AND AC.0-13 GTS, 104/AHA SITUATED AT KOKAPET (V), GANDIPET (M), R.R DIST, HYDERABAD, T.S.



WITNESSESS

1) *[Signature]*

2) V. *[Signature]*

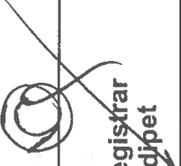
DEVELOPER

For Sri Sreenivasa Infra
[Signature]
 Managing Partner

LANDOWNERS

For DEEVYASHAKTI INDIA PRIVATE LIMITED
 (formerly known as Deevya Shakti Paper Mills Private Limited)

[Signature]
 Authorised Signator



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For All Services Info

Managing Partner

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Gandipat

NALA Order

Proceedings of the Competent Authority & Tahsildar Gandipat Mandal Rangareddy, District

Dated: 23/04/2021

Present: A RAJA SEKHAR

Proedgs. No. 2100368681

Subj: NALA Order

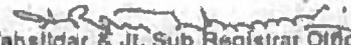
Ref:

Order:

Sri DEEVYA SHAKTI PAPER MILLS PVT LTD Represented By GAURAV AGARWAL R/o Kokapet, Gandipat, Rangareddy has applied for conversion of agriculture land situated in Sy.No 104/w/3, 104/w/3, 104/d/3, 104/d/3, 104/a/3, 104/a/3, 104/d/3, 104/a/3, 104/w/2/3, 104/w/1/3, 104/w/3 extent 5.0000 of Kokapet Village, Gandipat Mandal, Rangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. 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.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. 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.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. 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.


Tahsildar & Jt. Sub Registrar Office,
Gandipat
TAHSILDAR & JT. SUB REGISTRAR
Gandipat Mandal, Ranga Reddy Dist.

To

Sri DEEVYA SHAKTI PAPER MILLS PVT LTD Represented By
GAURAV AGARWAL

Schedule

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Gandipet

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श्री

Deevyashakti India Private Limited

(Formerly Known as Deevya Shakti Paper Mills Private Limited)

An ISO 9001:2015 Company
OHSAS 18001:2007

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE DEEVYASHAKTI INDIA PRIVATE LIMITED (FORMERLY KNOWN AS DEEVYA SHAKTI PAPER MILLS PRIVATE LIMITED) HELD ON WEDNESDAY THE 30th DAY OF DECEMBER'2022 AT THE REGISTERED OFFICE AT AT 10:30 AM.

The Chairman informed the Board for kokapet land development authorize Mr.Gaurav Agarwal (DIN:00790052) to sign documents pertaining to development, construction and related activities and after due discussions the following resolution was passed:

RESOLVED FURTHER THAT Mr.Gaurav Agarwal, Director (DIN:00790052) of the Company be and hereby authorized ,for and on behalf of the company, to do all acts, deeds things and matters as may be necessary and expedient in order to give effect to the fore going resolution for the land owned at kokapet.

**//CERTIFIED TRUE COPY//
DEEVYASHAKTI INDIA PRIVATE LIMITED
(FORMERLY KNOWN AS DEEVYA SHAKTI PAPER MILLS PRIVATE LIMITED)**

RAVINDRA KUMAR AGARWAL
Managing Director
(DIN: 00491876)



Registered Office : Survey No. 252, Gaganpahad, Hyderabad - 500 052. TELANGANA. INDIA
Factory : Survey No. 207 - 212, Kondurg Village & Mandal,
Shadnagar - Pargi Road,
Ranga Reddy Dist. TELANGANA Pin : 509 207 INDIA.
Off. Tel : + 91 9177740909
Fac Tel : + 91 80088 02480
E - Mail : info@deevyashakti.com / Website : www.deevyashakti.com
CIN : 1145200TG20004PTC043887

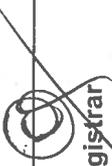


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Government of India




గౌరవ అగర్వాల్
 Gaurav Agarwal
 పుట్టిన తేదీ / DOB : 17/06/1984
 పురుషుడు / Male



04/02/2012
 119262802

ME192628021FH

To
 గౌరవ అగర్వాల్
 Gaurav Agarwal
 S/O Ravindra Kumar Agarwal
 8-2-293/82/A/860 Road No 39 And 45
 Jubilee Hills
 Shaikpet
 Jubilee Hills
 Shaikpet Hyderabad
 Telangana 500033
 98490 10909



8715 8388 4032
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India




మందాడి రోహన్
 Mandadi Rohan
 పుట్టిన తేదీ/DOB: 28/05/1990
 పురుషుడు/ MALE



Issue Date: 22/10/2021

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India




వి.వెంకట కృష్ణ రెడ్డి, 8-2-269/59/1/2/1సాగర్
 బానారా హిల్స్, రోడ్ నెంబర్ 2, ఖైలాబాద్, హైదరాబాద్, తెలంగాణ - 500034

Address:
 S/O: M Venkat Krishna Reddy, 8-2-269/S/81/B/1Sagar Society, Road Number 2, Banajara Hills, Khairatabad, Hyderabad, Telangana - 500034

5314 4688 4422
నా ఆధార్, నా గుర్తింపు

5314 4688 4422
VID : 9131 5967 9897 1694
 1947 | help@uidai.gov.in | www.uidai.gov.in

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Government of India




జొన్నల శ్రీనివాస రెడ్డి
 Jonnala Srinivasa Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1987
 పురుషుడు / Male



8225 7146 8968

ఆధార్ - సామాన్యుని హక్కు

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Unique Identification Authority of India



వి.జనామా. 50 జొన్నల పోలవరపు
 2-22-182/01/202
 పొలు గజ లక్ష్మి రెసిడెన్సీ
 శే నహార్ డి కాంటి ఎడ్యుకేషన్, జయనగర్
 కూకట్ పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
 508072

Address: S/O Jonnala Somanna, 2-22-182/01/202, SAI GAJA LAKSHMI RESIDENCY, OPP KPHB COLONY, Jayanagar, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072

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Government of India

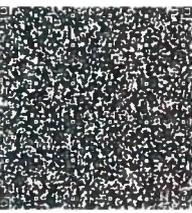



వెల్లిశాల శరత్
 Vellishala Sharath
 పుట్టిన తేదీ/DOB: 20/08/1994
 పురుషుడు/ MALE



Issue Date: 30/12/2012

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వీ.వెంకటేశ్వరం: లేట్ వెల్లిశాల మధు, ఎమ్ఎఫ్-2, 137 1^{స్} ఫ్లోర్, కుప్ప 9^{త్} ఫేజ్, గ్రావిటీ బార్ అండ్ రెస్టారెంట్ లైన్ పక్కన, హైదరాబాద్, కూకట్ పల్లి, మెదచల్-మల్కాజిగిరి, తెలంగాణ - 500085

Address:
 C/O: Late Vellishala Madhu, MIG-2,137 1st Floor, KPHB 9th Phase, Beside Gravity Bar And Restaurant Lane, Hyderabad, Kukatpally, Medchal-malkajgiri, Telangana - 500085

9535 5026 0708
నా ఆధార్, నా గుర్తింపు

9535 5026 0708
VID : 9108 7084 0851 5226
 1947 | help@uidai.gov.in | www.uidai.gov.in

Bk - 1, CS No 8550/2023 & Doct No
8149/2023.

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Gandipet

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCD2632C



नाम / Name
DEEVYASHAKTI INDIA PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
11/08/2004

05092021

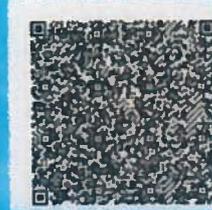
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AECFS4779Q



नाम / Name
SRI SREENIVASA INFRA

निगमन/गठन की तारीख
Date of Incorporation/Formation
21/01/2020

03022020

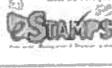
Bk - 1, CS No 8550/2023 & Doct No
8149/2023.

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Gandipet

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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 932LZJ260623	
Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	SRI SREENIVASA INFRA
PAN Card No	AECFS4779Q
Aadhar Card No	
Mobile Number	*****678
Address	HYDERABAD
Executant Details	
Name	DEEVYASHAKTI PAPER MILLS PRIVATE LIMITED
Address	HYDERABAD
Claimant Details	
Name	SRI SREENIVASA INFRA
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	25233150
Transfer Duty	0
Registration Fee	100000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	25333700
Total in Words	Two Crore Fifty Three Lakh Thirty Three Thousand Seven Hundred Rupees Only
Date(DD-MM-YYYY)	26-06-2023
Transaction Id	2514720585915
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 932LZJ260623	
Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	SRI SREENIVASA INFRA
PAN Card No	AECFS4779Q
Aadhar Card No	
Mobile Number	*****678
Address	HYDERABAD
Executant Details	
Name	DEEVYASHAKTI PAPER MILLS PRIVATE LIMITED
Address	HYDERABAD
Claimant Details	
Name	SRI SREENIVASA INFRA
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
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Stamp & Signature	

Bk - 1, CS No 8550/2023 & Doct No
8149/2023.

Sheet 58 of 58 Sub Registrar
Gandipet

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