SCANNED

Doc 7968/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

8488/23

తెలంగాణ తెలంగాణా TELANGANA

14318

Date: 15 JUN 2023, 09:54 AM
Purchased By:
MANNE RAVI
S/o LATE M. NARASIMHA RAO
R/o HYDERABAD
For Whom
M/S. GREATER INFRA PROJECTS PVT LTD

BA 241136

MANDADI MENAKA
LICENSED STAMP VENDOR
Lic. No. 15-10-035/2021
Ren.No. 0
P NO.5-496, GOKUL PLOTS,
HAFEEZPET, RANGAREDDY
DISTRICT
Ph 7095965765

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Deed of Development Agreement Cum General Power of Attorney is made and executed on this the 23rd day of June 2023, by and between:-

Smt. MURAHARISETTI VENKATA NAGA CHANDRA MUKHI, W/o. Sri. MURAHARISETTI VENKATA SUDHIR, aged about 47 years (Date of Birth : 04-11-1976), Occupation: Service, R/o. Villa No. 63, Aparna County, Near Bommarillu Restaurant, Hafeezpet, Miyapur, Hyderabad – 500049, Telangana (Aadhaar: 9581 3841 7113 (Pan : AFMPD2658A).

Hereinafter be called and referred to as "**LAND OWNER**", which expression together, unless the context is repugnant, shall mean and include all his respective legal heirs, successors, assignees, agents, executors, administrators etc., of the First Part.

Contd....2

Chandra Murthy

For Greater Infra Projects Pvt. Ltd.

Director

Director

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 41250/- paid between the hours of _____ and _____ on the 23rd day of JUN, 2023 by Sri M Venkata Naga Chandra Mukhi

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

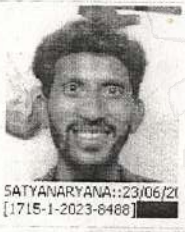
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		KASUKURTHI JAWAHAR [1715-1-2023-8488]	KASUKURTHI JAWAHARLALA NEHURU[R]M/S GREATER INFRA PROJECTS PRIVATE LIMITED . .	
2	CL		MANNE RAVI [R] M/S GRE [1715-1-2023-8488]	MANNE RAVI[R]M/S GREATER INFRA PROJECTS PRIVATE LIMITED . 217/A, MIYAPUR, SRILINGAMPALLE, RANGAREDDY, TELANGANA, 500049, .	
3	EX		MURAHARISETTI VENK [1715-1-2023-8488]	MURAHARISETTI VENKATA NAGA CHANDRA MUKHI W/O. MURAHARISETTY VENKATA SUDHIR 63, HAFEEZPET, SRILINGAMPALLE, RANGAREDDY, TELANGANA, 500049, .	

OFFICE OF THE DISTRICT REGISTRAR RANGA REDDY DIST, T.S. 07 JUN 2023

STAMP DEPOT

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 1 of 14 Joint SubRegistrar1 Patancheru (R.O)

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SATYANARYANA::23/06/20 [1715-1-2023-8488]	SATYANARYANA AADHAAR CARD	
2		MURALI::23/06/2023 16:36 [1715-1-2023-8488]	MURALI AADHAAR CARD	

Biometrically Authenticated by SRO Dr. S. LAXMA REDDY on 23-JUN-2023 17:02:28

23rd day of June,2023

Signature of Joint SubRegistrar1 Patancheru (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7113 Name: Muraharisetti Venkata Naga Chandra Mukhi	C/O Muraharisetti Venkata Sudhir, Miyapur, K.v. Rangareddy, Telangana, 500049	

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OFFICE OF The Seal of Joint Sub Registrar office PATANCHERU(R.O) JOINT SUB REGISTRAR

AND

M/s. Greater Infra Projects Private Limited., having CIN: U45201TG2019PTC132720 and Registered Office at Plot No.217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad -500049 (PAN: AAHCG8193L) represented by its Directors: (i) Sri. Manne Ravi, S/o. Late Sri. M. Narasimha Rao (DIN: 08452676) (Aadhar No.2552 6771 3531) and (ii) Sri.Kasukurthi Jawaharlal Nehru, S/o. Sri. K. Radha Krishna Murthy (DIN:08468845) (Aadhar No.6950 0456 2821).

Hereinafter be called and referred to as "**DEVELOPER**" which expression, unless the context is repugnant, shall mean and include all their legal heirs, successors, assignees, executors, administrators, successors in office etc., of the Second Part.

WHEREAS, the Land Owner **Smt. MURAHARISETTI VENKATA NAGA CHANDRA MUKHI, W/o. Sri. MURAHARISETTI VENKATA SUDHIR,** herein is the absolute owner and peaceful possessor of **Plot No.12,** in Survey No.333, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, having purchased the same from Sri. Gopu Ravi Kiran Reddy, S/o. Sri. Gopu Rayapu Reddy through a registered **Sale Deed Document No.7132 of 2023** dated 15-06-2023, registered SRO, Patancheru, Sangareddy District which is more fully described in Schedule Property hereunder, and had possession and enjoyment of the same since then.

Whereas the **'Land Owner'** with a view to have more benefits out of it wish to develop the schedule property into residential apartment complex and approached the party of the Second part i.e., M/s. Greater Infra Projects Private Limited through their Regd. Society, Sri Balajinagar Residents Welfare Society, Hyderabad Regd. No.3644/2001 in their meeting at society office for development of the schedule land into residential complex, who are having men and machinery to develop the residential apartment complex and the party of the second part accepted the offer of parties of the first part and agreed to develop the schedule land into residential complex with the following terms and conditions mentioned herein and both the parties agreed to reduce the terms and conditions mutually agreed in between them into writing with a view to obviate future complications hence this deed of Development Agreement cum General Power of Attorney.

Whereas after negotiations between the Land Owner herein and Developer herein, on the request of the neighbouring Plot Owners, the Owners agrees to develop the Schedule Property along with neighbouring plots in the layout, as discussed between them.

Contd...3

For Greater Infra Projects Pvt. Ltd.

Director

Director

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						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	82500	0	0	0	826[illegible]
Transfer Duty	NA	0	0	0	0	0	
Reg. Fee	NA	0	41250	0	0	0	4125
User Charges	NA	0	500	0	0	0	[illegible]
Mutation Fee	NA	0	0	0	0	0	
Total	100	0	124250	0	0	0	1243[illegible]

Rs. 82500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 41250/- towards Registration Fees on the chargeable value of Rs. 8250000/- was paid by the party through E-Challan/BC/Pay Order No ,793SKG210623 dated ,21-JUN-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 124300/-, DATE: 21-JUN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7338467133113,PAYMENT MODE:NB-1001138,ATRN:7338467133113,REMITTER NAME: GREATER INFRA PROJECTS PRIVATE LIMITED,EXECUTANT NAME: MURAHARISETTI VENKATA NAGA CHANDRA MUKHI,CLAIMANT NAME: GREATER INFRA PROJECTS PRIVATE LIMITED) .

Date:
23rd day of June,2023

Signature of Registering Officer
Patancheru (R.O)

Certificate of Registration

Registered as document no. 7968 of 2023 of Book-1 and assigned the identification number 1 - 1715[illegible] - 7968 - 2023 for Scanning on 23-JUN-23 .

Registering Officer
Patancheru (R.O)
(Dr S Laxma Reddy)

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 2 of 14 Joint SubRegistrar1 Patancheru (R.O)

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NOW THIS DEED OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS :

ENTRUSTMENT OF DEVELOPMENT WORK:

1. The Land Owner hereby authorizes the Developer to develop the Schedule Property by constructing residential complex in the Schedule Property and the Developer agreed to develop the same.

2. The Developer at its costs and expenses shall obtain the sanctioned Building Plan from the GHMC/HMDA. The Developer undertakes to construct residential building complex in the Schedule Property as per the sanctioned Plan.

3. The Developer shall be responsible for providing all necessary amenities including Lift, Power Backup Generator, Electricity with Meters, Drinking Water facility, Sewage Facility etc., at their own costs and expenses, in the residential complex in all flats to be constructed upon 'Schedule Property.

4. The Developer shall be responsible for obtaining Occupancy Certificate for the residential complex to be constructed upon 'Schedule Property', and the 'Developer' shall get the release of mortgage created in favor of GHMC/HMDA with their own costs and expenses.

5. The Land Owner hereby authorize to the Developer to outsource the technical and non-technical works for improving the quality of the construction of the residential building complexes to be constructed in the schedule property.

6. That all the Land Owner authorized the Developer to develop the Schedule Property along with neighbouring plots jointly on such terms and conditions agreed between them. The owners herein undertake not to object to inclusion of the neighbouring plot owners to the project / the Schedule Property and not to claim any additional built up area. Accordingly the Developer will be fully competent and entitled to develop the additional plots along with the schedule property by adding to the Schedule Property and to the project.

7. The Developer indemnifies the Land Owner as per the RERA Act in terms of quality of the residential apartment allotted to the owners and were sold to prospective customers, duly adhering to the schedule for completion of the construction and handing over the flats, as per RERA.

8. Today the Land Owner delivered the vacant physical possession of the Schedule Property to the Developer to enable it start its development works.

Contd...4

For Greater Infra Projects Pvt. Ltd.

Director

Director

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 3 of 14 Joint SubRegistrar1 Patancheru (R.O)

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SHARING OF BUILT-UP AREA:

9. In lieu of the Development granted by the Land Owner in favour of the Developer, it is mutually agreed that the Developer undertakes to construct and allot to Land Owner 4400 Sq. Ft. of the built-up area (inclusive of common areas, usable areas, balconies, circulation area, such as stair case, corridors, over head tanks, lift room, electrical room, watchman room etc.,) in the Schedule Property out of the total built-up area to the Owner and the balance of the built-up area (inclusive of common areas, usable areas, balconies, circulation area, such as stair case, corridors, over head tanks, lift room, electrical room, watchman room etc.,) to be retained by the Developer towards its share.

10. The Developer also agreed to allot the car parking area to the share of Land Owner and the balance car parking area shall be allotted to the share of the Developer.

11. The Land Owner and the Developer mutually agreed through the lottery basis to allot their respective flats/built up area in the residential building complex as agreed above after obtaining the sanction of building plan by executing a Supplementary Agreement indicating the allotment of respective flats/ built-up areas between the Land Owner and the Developer and the same would be part and parcel of this Development Agreement.

12. It is mutually agreed that, for sharing of the built-up area if any area exceeds or decreases to either parties the same shall be adjusted in such an event the party getting excess built-up area shall pay to the other party, at the then market value to such differential built-up area.

13. If the Land Owner requires any additional specifications over and above the specifications covered under this Agreement, the Developer can execute/provide such additional specifications on payment of the estimated costs payable by the Land Owner and the Land Owner undertakes to pay for the same to the Developer.

PERIOD OF PROJECT:

14. The Developer undertakes to complete the construction of the residential building complex in the Schedule Property as per the specifications detailed hereunder and shall handover the possession of the Land Owner share within 24 (Twenty Four) months from the date of obtaining sanction plan with a grace period of 6 (Six) months thereafter. In any case, the 'Developer' shall complete and handover the 'Land Owner' Share' within the schedule period, failing which the 'Developer' shall ensure payment of an amount of Rs.6,000/-(Rupees Six Thousand only) per month per flat as penalty until completion and handing over of flats fallen to the share of respective 'Land Owner'.

Contd...5

Chandra Mukhi

For Greater Infra Projects Pvt. Ltd.

Director

K.J.M

Director

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 4 of 14 Joint SubRegistrar1 Patancheru (R.O)

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15. The Developer shall complete the construction of the building with all the finishing work, white wash/painting etc., in the above said period and it shall be habitable for use and occupation in all respects. If any unforeseen contingencies arise such as shortage of building materials due to government controls, natural calamities, labour strike, heavy rains, curfew or any other restrictions imposed by the Government or Local Authority beyond reasonable control of the Developer, such period shall be excluded.

16. The Land Owner hereby authorize the Developer to enter into Agreement/s of Sale with the prospective purchasers of the residential apartments in respect of the residential flats/built-up area allotted to the share of the Developer thereby receive sale consideration from the prospective purchasers, to give receipts for the payment received, from the date of execution and registration of development agreement.

17. The parties herein along with neighboring plot owners can subsequently enter into (a common / Single) Supplementary Agreement/s to alter, amend or explain the contents of this agreement, and that such Supplementary Agreement shall be considered as a part and parcel of the present deed.

18. It is mutually agreed that all the Owners herein along with other plot owners agreed to deposit all ORIGINAL DOCUMENTS pertaining to their respective plots in the Developer/Sri Balajinagar Residents Welfare Society(Regd.), who in turn enables to produce the said documents before the Banks, GHMC, HMDA Govt., and financial institutions of the prospective purchasers of the building complex and after completion of the building complex all the original documents shall be handed over to the Welfare association after completion of the Building Complex.

19. The Developer shall be at liberty to arrange the drainpipes, cables, watercourses, wires and other conveniences necessary for proper utility and service of the building.

20. The Land Owner undertakes to pay the statutory liabilities, such as open land tax or any other tax over the Schedule Property as on the date of this Development Agreement.

21. The Land Owner hereby undertakes to pay the GST or any other tax that may be imposed by the Govt. from time to time in respect of the Development of the Schedule property and for the built-up area allotted to the share of Land Owners.

Contd...6

Chandra

For Greater Infra Projects Pvt. Ltd.

Director

Director

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 5 of 14 Joint SubRegistrar1 Patancheru (R.O)

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THE LAND OWNERS COVENANT AS FOLLOWS:

22. The Land Owner covenant that they have got subsisting valid and marketable title and Possession over the Schedule Property and that no other person/s has got any right, title, share or interest over the Schedule Property or any part thereof and it is their self acquired property.

23. The Land Owner covenant that the Schedule Property is free from all encumbrances, Mortgages, Charges, Gift, Will, Court Proceedings, Sureties, and Bonds etc. In the event of any other encumbrances or charges are found over the Schedule Property the same shall be indemnified by the Land Owner to the Developer or the prospective purchasers of the flats.

24. The Land Owner covenant that they have not dealt with the schedule property with any third party and entered into any Agreement with any other third parties in respect of the Schedule Property and that no litigations or court proceedings ie., pending in any court of law or before any Authority in respect of the Schedule property.

25. The Land Owner can make inspection of the construction work during the course of the work at any time, by himself and through the committee appointed by their society, ie., Sri Balajinagar Residents Welfare Society (Regd.).

26. During the course of the construction of the building complex and until the residential apartment are delivered to the Land Owner all the materials and the machinery used in the course of construction work shall be at the risk of the Developer and the Developer alone shall be liable for any damages, injury, destruction caused to any person or machinery used or any other liability arising due to the construction activity.

27. The Developer will be entitled to engage architects, engineers, contractors or any other agencies which are required for carrying out construction work in the Schedule Property, however, in case of disputes between the Developer and the agencies or workmen or supplier engaged by it, it is sole responsibility of the Developer only and the Land Owner have no say nor liability for such acts.

28. It is mutually agreed that the developer at its choice shall decide the name of the building complex.

Contd...7

Chandra

For Greater Infra Projects Pvt. Ltd.

Director

Director

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 6 of 14 Joint SubRegistrar1 Patancheru (R.O)

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29. If any party commits breach of the terms and conditions of this Agreement, the other party shall be entitled to enforce this contract as per law not otherwise.

INDEMNITY:

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

31. The Land Owner hereby indemnify and keep the Developer indemnified for any loss or damage suffered on account of deficiency or defect in title of the Owner over the Schedule Property, any litigation by any third party regarding the schedule property or by virtue of which the Development cannot take place it is the sole responsibility of the Land Owner to resolve such dispute at their own cost and efforts.

ARBITRATION:

32. Both the parties mutually agreed that in the event of any doubt or dispute arising between the parties herein, the same shall be resolved amicably by mutual negotiations and even if they are not settled, then the matter shall be referred to sole arbitrator appointed by the developer and the award passed by the arbitrator shall be binding on both the parties and the provisions of the Arbitration and Conciliation Act, 1996 shall be applicable. However, either party shall not stop the construction work of the building complex.

THE PLOT OWNERS HEREBY CONSENT REGARDING THE COMMON AMENITIES OF THE BUILDING COMPLEX:

33. All the Land/Flat Owners agree to join as member/s of the Sri Balajinagar Residents Welfare Society (Regd.), Hyderabad and shall abide by the rules and bye-laws of the Society. The Land owners undertake to deposit the membership fee and also undertake to pay the maintenance charges etc. payable to the society for maintenance of the Building Complex viz., providing water, maintenance, security and other common expenses.

Contd...8

For Greater Infra Projects Pvt. Ltd.

Director

Director

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 7 of 14 Joint SubRegistrar1 Patancheru (R.O)

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34. The Owners agree to use and enjoy all the common amenities in the building complex along with other Owners. The common amenities include usage of staircase, corridors, common parking area, bore well, sump, landscape, lawns, common areas, drainage pipelines, common water pipelines, common electricity meter connections, overhead tank and other properties of common enjoyment.

35. All the terms and conditions covered under this Deed shall be binding on the Land Owner and the Developer and also their respective transferees including the Purchasers, tenants, licensees and also all the occupants of the Residential building complex to be constructed in the Schedule Property and shall be bound by the bye-laws and regulations of the Welfare Association by all the Owners of the Residential building complex.

JURISDICTION:

36. Both the parties mutually agreed that in the event of any doubt or dispute arising between the parties herein the same shall be resolved amicably by mutual negotiations even if they are not settled then, the matter shall be referred to a competent civil court in the Hyderabad jurisdiction.

GENERAL POWER OF ATTORNEY:

With a view to have smooth function of the development works over the schedule land the Land Owner do hereby appoint, constitute the **'DEVELOPER'** herein as their lawful attorney to do the following acts, deeds and things in their names and on their behalf:

a. To sign, file applications before the GHMC/ HMDA/ MUNICIPALITY or any board or authority or agency for obtaining sanction building plans permissions, affidavits, declarations, bonds, undertaking etc, which are required for development of the Schedule Property.

b. To apply for and obtain water, drainage, sewerage, electricity, telephone, and any other requirements or connections which are required and thought it necessary by the Developer for development of the Schedule Property.

c. To protect/prohibit and if necessary proceed against any third party against trespassers or from interfering with peaceful possession and development activity.

d. To enter into Agreement/s of Sale for sale of the flat/built-up area etc., in the Schedule Property in favour of the prospective purchaser/s and if necessary, to cancel or repudiate the above said Agreement/s of Sale to the extent of flats allotted to developer under this agreement.

Contd...9

chandra

For Greater Infra Projects Pvt. Ltd.

Director

Director

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 8 of 14 Joint SubRegistrar1 Patancheru (R.O)

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e. To execute Sale Deed/s in favour of the prospective Purchasers or its nominees present the Sale Deed/s for registration, acknowledge the receipt of the sale consideration before the Registering Authority and get the Sale Deed/s registered either in favour of the Developer or its nominees to the extent of Developer share.

f. To appear before any authority/court or any Govt. Department, Agency or before any designated authorities on behalf of Land Owner thereby to depose etc.

g. To sign necessary documents, deeds, applications, affidavits, vakalats, plaints or to depose and appear on behalf of Land Owners in any legal or for documents for protecting the schedule property, can also appoint counsel or advocate.

h. To hold, enjoy, possess and deal with the Schedule Property either by keeping by itself or letting out on long term lease, sale or otherwise for the share of the Developer in the Schedule Property.

i. To do such other acts, deeds and things as shall be required for development, to convey valid and marketable title and possession of the Schedule Property.

j. To create mortgage in favour of local bodies while sanction of building plan either in favour of GHMC/ HMDA/ MUNICIPALITY at the cost of developer whether the flat falls in the share of Land Owner or developer, for release of the same.

k. To avail project finances for development of the schedule property by creating mortgage/charge on the share of the Developer in the Schedule Property and to execute the necessary applications for loan documents and to create mortgage etc.,

l. The Land Owner hereby undertakes and agrees to ratify and confirm all the lawful acts, deeds and things done by his attorney by virtue of the power hereby granted.

m. The Power of Attorney shall remain irrevocable and shall not be extinguished in spite of the death, or insanity or insolvency of the Owner/s as the powers are vested on the Attorney for development, hence the same shall be binding on all the legal heirs or representatives of the Owner/s. That the Power of Attorney is granted without any duress or coercion and sound state of mind.

Contd...10

For Greater Infra Projects Pvt. Ltd.

Chandra

Director

Director

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n. In view of the Development Agreement as detailed above, the Attorney has got interest in the Schedule Property. This General Power of Attorney is executed coupled with the interest of the Attorney over the Schedule Property. Hence this general Power of Attorney is irrevocable under the provisions of the Indian Contract Act, 1956.

o. During the course of validity of this Development Agreement the Land Owner hereby commits that he/she will not sell his plot to anybody else.

SCHEDULE OF THE PROPERTY

All that the piece and parcel of land Plot No.12, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters in Survey No.333, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, and bounded by:

NORTH	::	Plot No. 13
SOUTH	::	30' Wide Road
EAST	::	30' Wide Road
WEST	::	Plot No. 31

IN WTNESS WHEREOF the Land Owner and the Developer put their signatures on this Deed of Development Agreement cum General Power of Attorney with free will and consent on this the 23rd day of June, 2023.

WITNESSES:

1.

2.

Chandra

LAND OWNER/
FIRST PART

For Greater Infra Projects Pvt. Ltd.

Director Director

DEVELOPER/
SECONDPART

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 10 of 14 Joint SubRegistrar1 Patancheru (R.O)

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ANNEXURE -1A

1.	Description of Property	: Proposed Construction on Plot No.12 in Survey No.333 situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District
2.	Nature of Roof	: RCC
3.	Total Extent of Site	: 300 Square Yards
4.	Built-up area particulars Parking area	: 6600 Sq.Feet (Approximately) : 1320 Sq.Feet (Approximately)
5.	Party's Own Estimate MV of the property	: Rs.82,50,000/-

CERTIFICATE

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

WITNESSESS:

1.

2. Murali

chandra

LAND OWNER/
FIRST PART

For Greater Infra Projects Pvt. Ltd.

Director

Director

DEVELOPER/
SECOND PART

Bk - 1, CS No 8488/2023 & Doct No 7968/2023. Sheet 11 of 14 Joint SubRegistrar1 Patancheru (R.O)

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GREATER
INFRA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GREATER INFRA PROJECTS PRIVATE LIMITED AT ITS MEETING HELD ON SATURDAY, 22ND DAY OF APRIL, 2023 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO-217/A, 2ND FLOOR, NEAR METRO STATION, MATRUSRI NAGAR, MIYAPUR, HYDERABAD-500049, TELANGANA.

AUTHORIZATION TO SIGN AND EXECUTE AGREEMENTS ON BEHALF OF THE COMPANY:

The Board considered the need to authorize Mr. Manne Ravi, Director (DIN: 08452676) and Mr. Jawaharlal Nehru Kasukurthi, Director (DIN: 08468845) of the Company jointly to sign/execute and submit the General Power of Attorney for sale, Agreement for Sale, Sale Deed, Development Agreement, Supplementary Agreement any other conveyance/requisite agreements in connection with the parcel of land admeasuring 300 square yards or equivalent to 250.83 square meters *(detailed Schedule of the Property is mentioned herein below)* on behalf of the Company.

The Board, after due discussions, passed the following resolution:

"**RESOLVED THAT** Mr. Manne Ravi (DIN: 08452676) and Mr. Jawaharlal Nehru Kasukurthi (DIN: 08468845), Directors of the Company, be and are hereby jointly authorized to sign/execute and submit the General Power of Attorney for sale, Agreement for Sale, Sale Deed, Development Agreement, Supplementary Agreement any other conveyance/requisite agreements in connection with the land admeasuring 300 Square yards or equivalent to 250.83 square meters as detailed below on behalf of the Company. The acts done and documents executed shall be binding on the Company until the same is withdrawn by giving notice thereof."

SCHEDULE OF THE PROPERTY

All that the piece and parcel of land Plot No.12, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters in Survey No.333, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, and bounded by:

NORTH	::	Plot No. 13
SOUTH	::	30' Wide Road
EAST	::	30' Wide Road
WEST	::	Plot No. 31

"**RESOLVED FURTHER THAT** Mr. Manne Ravi, Director (DIN: 08452676) of the Company be and is hereby authorized to submit a copy of the above resolution duly certified as true."

\\CERTIFIED TRUE COPY
For GREATER INFRA PROJECTS PRIVATE LIMITED

MANNE RAVI
DIRECTOR
DIN: 08452676

GREATER INFRA PROJECTS PVT. LTD. Hyderabad

Bk - 1, CS No 8488/2023 & Doct No 7968/2023.
Sheet 12 of 14
Joint SubRegistrar1
Patancheru (R.O)

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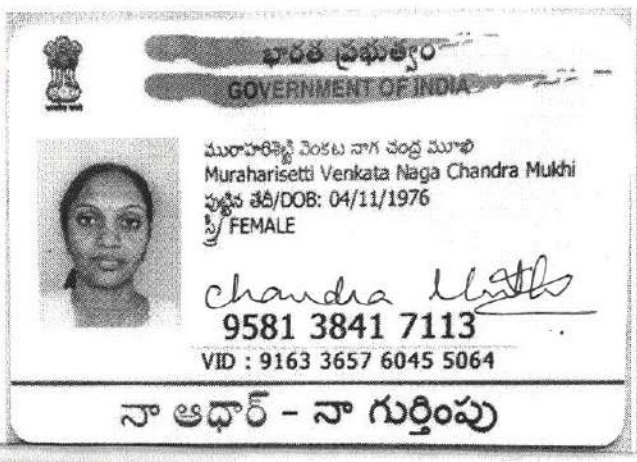
OFFICE OF
The Seal of Joint Sub Registrar office
PATANCHERU(R.O)
JOINT SUB REGISTRAR

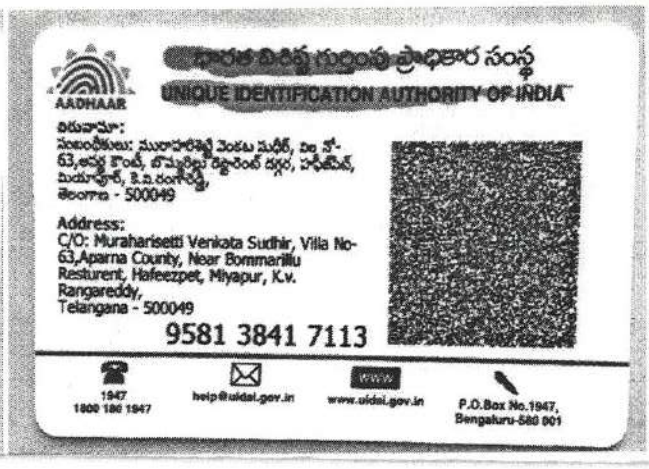


భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మురహరిశెట్టి వెంకట నాగ చంద్ర ముఖి
Muraharisetti Venkata Naga Chandra Mukhi
పుట్టిన తేదీ/DOB: 04/11/1976
స్త్రీ/ FEMALE

9581 3841 7113
VID : 9163 3657 6045 5064

నా ఆధార్ - నా గుర్తింపు



AADHAAR
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
సంబంధీకులు: మురహరిశెట్టి వెంకట సుధీర్, విల్ల నో-63,అపర్ణ కౌంటీ, బొమ్మరిల్లు రెస్టారెంట్ దగ్గర, హఫీజ్‌పేట్, మియాపూర్, కె.వి.రంగారెడ్డి, తెలంగాణ - 500049

Address:
C/O: Muraharisetti Venkata Sudhir, Villa No-63,Aparna County, Near Bommarillu Resturent, Hafeezpet, Miyapur, K.v. Rangareddy, Telangana - 500049

9581 3841 7113

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O.Box No.1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHCG8193L

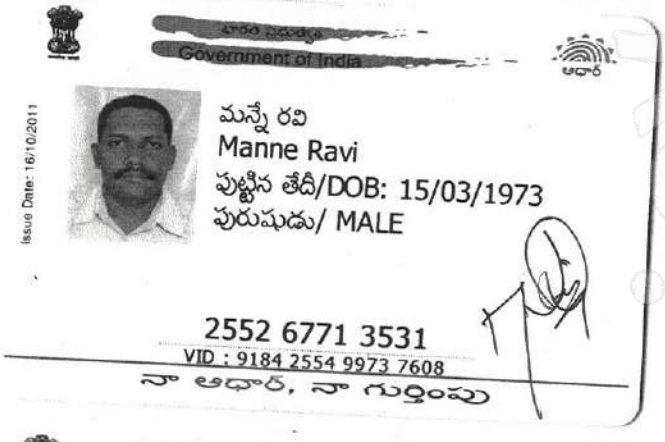
नाम / Name
GREATER INFRA PROJECTS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
14/05/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

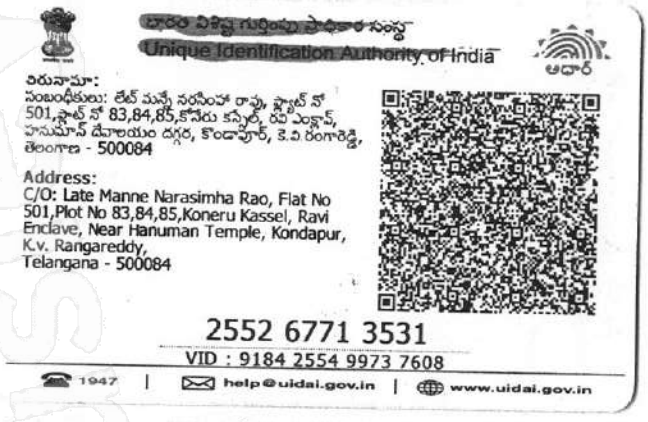


Government of India
ఆధార్

Issue Date: 16/10/2011

మన్నే రవి
Manne Ravi
పుట్టిన తేదీ/DOB: 15/03/1973
పురుషుడు/ MALE

2552 6771 3531
VID : 9184 2554 9973 7608
నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India
ఆధార్

చిరునామా:
సంబంధీకులు: లేట్ మన్నే నరసింహ రావు, ఫ్లాట్ నో 501,ఫ్లాట్ నో 83,84,85,కోనేరు కస్సేల్, రవి ఎంక్లావ్, హనుమాన్ దేవాలయం దగ్గర, కొండాపూర్, కె.వి రంగారెడ్డి, తెలంగాణ - 500084

Address:
C/O: Late Manne Narasimha Rao, Flat No 501,Plot No 83,84,85,Koneru Kassel, Ravi Enclave, Near Hanuman Temple, Kondapur, K.v. Rangareddy, Telangana - 500084

2552 6771 3531
VID : 9184 2554 9973 7608

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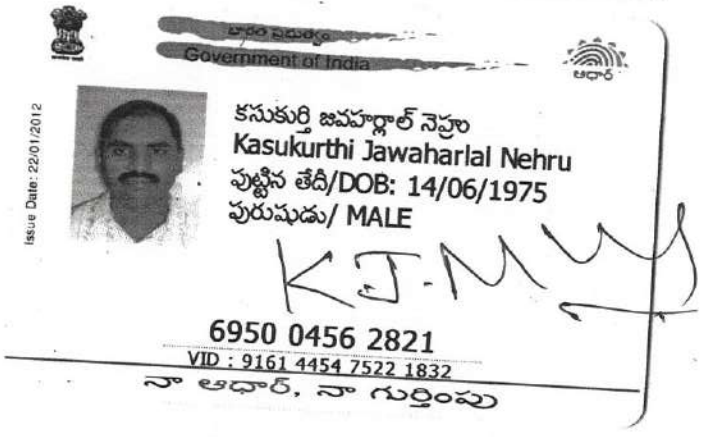
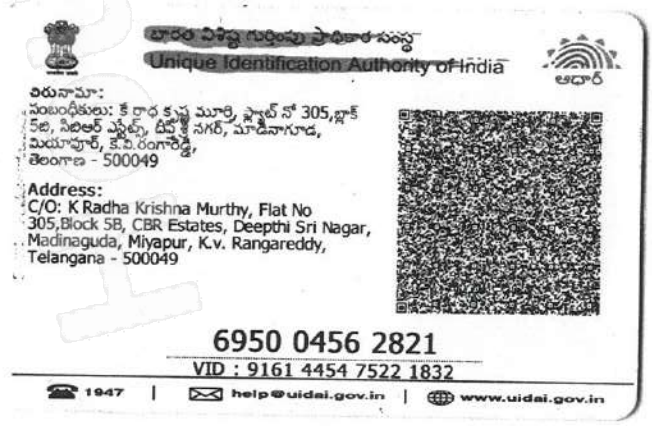


Government of India
ఆధార్

Issue Date: 22/01/2012

కసుకుర్తి జవహర్లాల్ నెహ్రూ
Kasukurthi Jawaharlal Nehru
పుట్టిన తేదీ/DOB: 14/06/1975
పురుషుడు/ MALE

6950 0456 2821
VID : 9161 4454 7522 1832
నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India
ఆధార్

చిరునామా:
సంబంధీకులు: కే రాధ కృష్ణ మూర్తి, ఫ్లాట్ నో 305,బ్లాక్ 5బి, సిబిఆర్ ఎస్టేట్స్, దీప్తి శ్రీ నగర్, మాడినాగూడ, మియాపూర్, కె.వి.రంగారెడ్డి, తెలంగాణ - 500049

Address:
C/O: K Radha Krishna Murthy, Flat No 305,Block 5B, CBR Estates, Deepthi Sri Nagar, Madinaguda, Miyapur, K.v. Rangareddy, Telangana - 500049

6950 0456 2821
VID : 9161 4454 7522 1832

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భారత సర్కార్

ఎన్ సత్యనారాయణ
N Satyanarayana
పుట్టిన తేదీ/ DOB: 10/05/1990
పురుషుడు / MALE

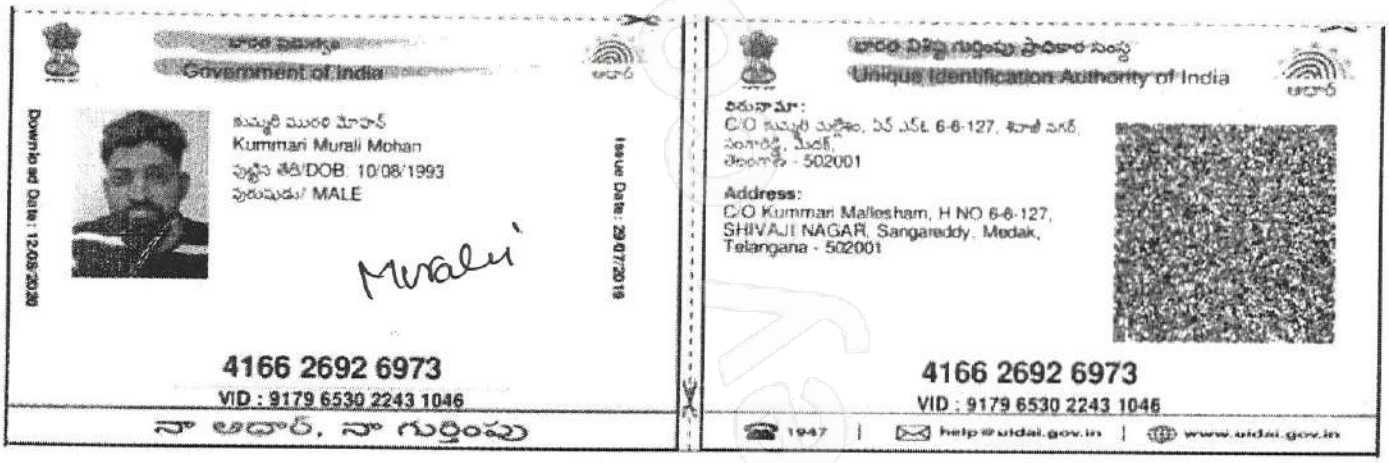
7407 2498 4501

భారతీయ విశిష్ట గుర్తింపు ప్రాధికరణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
సంబంధీకులు: ఎన్ నారాయణ, 1-110/4/ఎమ్/272, ఎమ్ ఏ నగర్, మదీనాగూడ, మియాపూర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500049

Address:
S/O: N Narayana, 1-110/4/M/272, M A Nagar, madinaguda, Miyapur, Hyderabad, Andhra Pradesh - 500049

7407 2498 4501



భారత ప్రభుత్వం
Government of India

కుమ్మరి మురళి మోహన్
Kummari Murali Mohan
పుట్టిన తేదీ/DOB: 10/08/1993
పురుషుడు/ MALE

Murali

Download Date : 12/05/2020

Issue Date : 29/07/2019

4166 2692 6973
VID : 9179 6530 2243 1046

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
C/O కుమ్మరి మల్లేశం, ఏ ఎచ్ 6-6-127, శివాజీ నగర్, సంగారెడ్డి, మెదక్, తెలంగాణ - 502001

Address:
C/O Kummari Mallesham, H NO 6-6-127, SHIVAJI NAGAR, Sangareddy, Medak, Telangana - 502001

4166 2692 6973
VID : 9179 6530 2243 1046

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