

SCANNER

14/64/2021



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AC 568947

22 FEB 2021

Manne Ravi S/o Late Hanasimha Rao
R/o. Hrud.
Greater Infra Projects Pvt. Ltd.

Junior Assistant

Ex-Officio, Stamp Vendor
R.O. Medak at Sangareddy

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Deed of Development Agreement-Cum-General Power of Attorney is made and executed on this the 9th day of March, 2021 by and between:-

Sri. ANCHULA SURENDRA BABU, S/o. Sri. ANCHULA SARABANDI RAJU, aged about : 46 years, Occupation: Software Engineer at USA, R/o.22, JAKE PLACE, MONROE TOWN SHIP, NEW JERSEY, USA 08831. (Aadhaar: 5820 5905 2916)

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.

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 (DIN: 08452676) (Aadhar No.2552 6771 3531) and (ii) Sri.Kasukurthi Jawaharlal Nehru (DIN:08468845) (Aadhar No.6950 0456 2821).

Contd..2

A. Surendra Babu

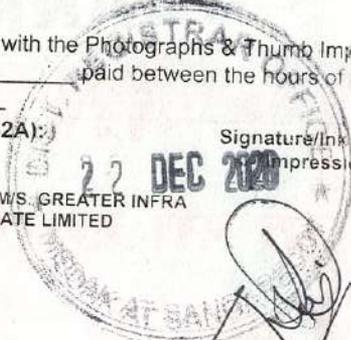
For Greater Infra Projects Pvt. Ltd.
Director

K.J.M.
Director

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. _____ paid between the hours of _____ and _____ on the _____ by Sri _____

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MANNE RAVI [R] M/S. G [1711-1-2021-15099]	MANNE RAVI [R] M/S. GREATER INFRA PROJECTS PRIVATE LIMITED	 <i>K.T. M...</i>
2	CL		 KASUKURTHI JAWAHAR [1711-1-2021-15099]	KASUKURTHI JAWAHARLAL NEHRU [R] M/S. GREATER INFRA PROJECTS PRIVATE LIMITED	
3	EX		 ANCHULA BHAVANI RAJ [1711-1-2021-15099]	ANCHULA BHAVANI RAVINDRA SPA HOLDER [R] ANCHULA SURENDRA BABU ANCHULA SARABANDI RAJU FILE NO. CC/1391/2021 DT: 19-3- 2021, VALIDATED AT DISTRICT REGISTRAR MEDAK AT SRD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1711-1-2021-15099]W	TEJA AADHAAR CARD	<i>Teja</i>
2		 [1711-1-2021-15099]	PRASAD AADHAAR CARD	<i>Prasad</i>

24th day of March, 2021

Signature of Joint SubRegistrar
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7638 Name: Anchula Bhavani Ravindra	S/O A.S. Raju, Miyapur, Hyderabad, Andhra Pradesh, 500049	

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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 **Sri. ANCHULA SURENDRA BABU, S/o.Sri. ANCHULA SARABANDI RAJU**, herein is the absolute owner and peaceful possessor of Plot No.24, in Survey No.333, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, having acquired the same from Sri Gajula Kavitha, W/o.Sri G.Veeralingam, rep.by her Agreement of Sale-cum-General Power of Attorney holder Sri. G.Rayapu Reddy, S/o. G.Simha Rayapu Reddy, through a registered **Sale Deed No.14160 of 2006** dt.07-06-2006, registered SRO, Sangareddy, 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 ie. 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 Owner agree to develop the Schedule Property along with neighbouring plots in the layout, as discussed between them.

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.

Contd...3

A. Surendra Babu

For Greater Infra Projects Pvt. Ltd.
Director

K.J.M.V.
Director

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

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

Date:
24th day of March, 2021

Signature of Registering Officer
Sangareddy (R.O)

Joint SubRegistrar
Sangareddy (R.O)

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Register as document
No. 14164 of 2021 (1941 S.E.)
Number 1711-1. 14164 of 2021
Date: 24/03/2021

Registering Officer
MD. GHOUSE BABA
JOINT SUB-REGISTRAR-II
RO (OB) SANGAREDDY

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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 authorizes 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 owners 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 work.

SHARING OF BUILT-UP AREA:

9. In lieu of the Development granted by the Land Owners in favour of the Developer, it is mutually agreed that the Developer undertakes to construct and allot 45 % of the built-up area or 11 Sft per Sq yard whichever is higher (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 Owners and the balance 55% 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.

Contd...4

A. Suresh Kumar

For Greater Infra Projects Pvt. Ltd.
Director

K. J. N. M.
Director

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

Description of Fee/Duty	In the Form of						Total:-
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	56760	0	0	0	56860
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	77260	0	0	0	77360

Rs. 56760/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 5676000/- was paid by the party through E-Challan/BC/Pay Order No. 129ZTC200321 dated 20-MAR-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 77260/-, DATE: 20-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4616572710519, PAYMENT MODE: CASH-1001138, ATRN: 4616572710519, REMITTER NAME: GREATER INFRA PROJECTS PRIVATE LIMIT, EXECUTANT NAME: ANCHULA SURENDRA BABU, CLAIMANT NAME: GREATER INFRA PROJECTS PRIVATE LIMIT).

Date:
24th day of March, 2021


Signature of Registering Officer
Sangareddy (R.O)

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10. The Developer also agreed to allot 45% of the car parking area to the share of Land Owners and the balance 55% car parking area shall be allotted to the share of the Developer.
11. The Land Owners 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 Owners 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 Owners require 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 Owners and the Land Owners 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 Owners 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 Owners' 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 Owners'.

If the developer didn't complete at-least 10% of the overall project work in next 15 months from the date mentioned in the "development Agreement", the development agreement becomes null and void. The land owner can exit the deed freely without any litigations or penalties from the developer. Alternatively the land owner and the developer may renegotiate the terms and mutually agree on next development agreement.

A. Suresh Babu
For Greater Infra Projects Pvt. Ltd.
Director

K. J. N. M.
Director

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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 Owners 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. The original documents will be under Land owner attorney's authority until the building complex completes at which point they will be handed over to Welfare association of the building complex. Until that point, the land owner's attorney will produce the said documents before the Banks, GHMC, HMDA and any Govt. authorities & financial institutions of the prospective purchasers of the building complex when needed.
19. The Developer shall be at liberty to arrange the drainpipes, cables, Water courses, 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

A. Suresh Babu

For Greater Infra Projects Pvt. Ltd.
Director

K. J. M. M.
Director

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THE LAND OWNER 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 Owners 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 Owners 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 Owners 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 Owners 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 Owners 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.
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.

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A. Suresh Kumar

For Greater Infra Projects Pvt. Ltd.
Director

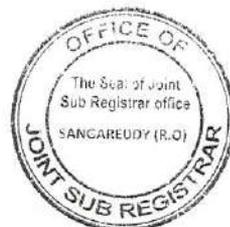
K. J. N. M.
Director



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INDEMNITY:

30. The Land Owners 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. To the date, the land owner is not aware of land/title dispute on scheduled property in this document from any third party. If any title disputes arise while the developer is working on the construction, the developer takes full responsibility of resolving the dispute by any third party at the developer's cost and efforts.

That this Development Agreement-cum-General Power of Attorney is executed in two sets which shall be presented for Registration and the both sets shall be treated Originals.

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.
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.

Contd...8

A. Suresh Babu

For Greater Infra Projects Pvt. Ltd.
Director

K. J. N. M.
Director

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35. All the terms and conditions covered under this Deed shall be binding on the Land Owners 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 Owners 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:

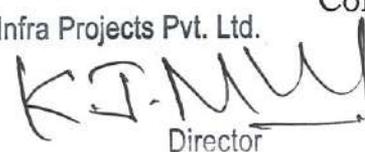
- a. To sign, file applications before the GHMC/ HMDA/ MUNICIPALITY or any board or authority or agency for obtaining sanction building plans permissions, affidavits, declarations, bonds, undertaking etc, which are required for development of the Schedule Property.
- b. To apply for and obtain water,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

Contd...9

A. Suresh Babu

For Greater Infra Projects Pvt. Ltd.

Director


Director

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- 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 developer, for release of the same.
- k. To avail project finances for development of the schedule property by creating mortgage/charge on the 55% 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.
- 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.

A. Suresh Babu

For Greater Infra Projects Pvt. Ltd.
Director

K.J.M.W.
Director

Contd...10



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Sangareddy (R.O)

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SCHEDULE OF THE PROPERTY

All that the piece and parcel of land Plot No.24 admeasuring 300.00 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.23
South : Plot No.25
East : Plot No.19
West : 30' Wide Road

IN WITNESS WHEREOF the Land Owners 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 9th day of March , 2021.

WITNESSES:

1. *M. Suxela Devi*

2. *[Signature]*

A. Suxela Devi

**LAND OWNER/
FIRST PART**

[Signature]
Fox Greater Infra Projects Pvt. Ltd.
Director

[Signature]
Director

**DEVELOPER/
SECOND PART**

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Joint SubRegistrar
Sangareddy (R.O)

14/64/2021

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ANNEXURE -1A

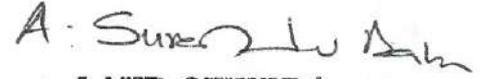
1. Description of Building : Proposed Construction on Plot No.24 in Survey No.333,situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District,
2. Nature of Roof : RCC
3. Total Extent of Site : 300 Square Yards
4. Builtup area particulars : 6600 Sq.Feet (Approximately)
Parking area : 1320 Sq.Feet (Approximately)
5. Party's Own Estimate
MV of the property : Rs.56,76,000/-

CERTIFICATE

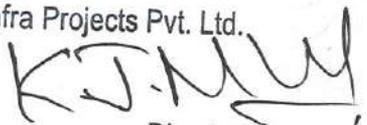
I/We do hereby declare that what is stated above is true and correct to the best of my/our knowledge and belief.

WITNESSES:

1. 
2. M.Suseela Devi

A: 
**LAND OWNER/
FIRST PART**


Director

For Greater Infra Projects Pvt. Ltd.

Director

**DEVELOPER/
SECONDPART**

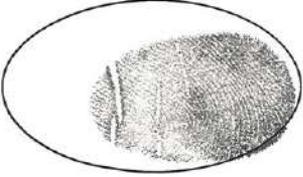
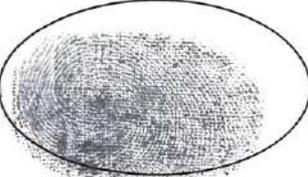
Bk CS No 15099/2021 & Doct No
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Sangareddy (R.O)

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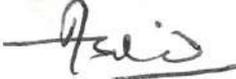
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT ADDRESS OF THE PRESENTANT/SELLER/ BUYER
		<p>Sri. ANCHULA SURENDRA BABU S/o.Sri. ANCHULA SARABANDI RAJU R/o.#22, JAKE PLACE MONROE TOWN SHIP NEW JERSEY, USA 08831.</p>
		<p>M/s. Greater Infra Projects Private Limited.,rep. by its Director: Manne Ravi O/o.Plot No.217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad -500049.</p>
		<p>M/s. Greater Infra Projects Private Limited.,rep.by its Director: Kasukurthi Jawaharlal Nehru O/o.Plot No.217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad -500049</p>

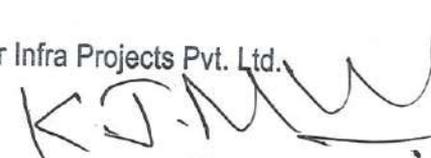
SIGNATURE OF WITNESSES:

1. 
2. *M.Suseela Devi*

SIGNATURES OF THE EXECUTANT/S

For Greater Infra Projects Pvt. Ltd.

 Director

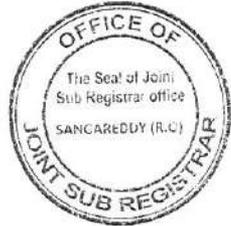
 Director

14164/2021 CS No 15099/2021 & Doct No Joint SubRegistrar1 Sangareddy (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 THURSDAY, 18th DAY OF FEBRUARY, 2021 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 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 or any other conveyance/requisite agreements in connection with the parcel of land admeasuring 300.00 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 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 or any other conveyance/requisite agreements in connection with the land admeasuring 300.00 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.24 admeasuring 300.00 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.23
South	: Plot No.25
East	: Plot No.19
West	: 30' Wide Road

"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 PRIVATE LIMITED

Plot No 217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad 500 049
Email greaterinfra@gmail.com

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14164/2021 Sheet 13 of 15

Joint SubRegistrar
Sangareddy (R.O)



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14164/2021 Sheet 14 of 15

Joint SubRegistrar1
Sangareddy (R.O)



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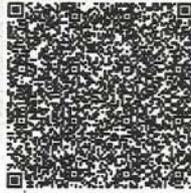


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

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/सीटार्ड:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिला, 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



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మన్నె రవి
Manne Ravi

పుట్టిన సంవత్సరం/Year of Birth: 1973
పురుషుడు: Male

2552 6771 3531

ఆధార్ - సామాన్యుని హక్కు

Handwritten signature



భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ మన్నె నరసింహ రావు
పా.బి.జి-158, ఫేస్-3 రోడ్ నా-5
మహారాష్ట్ర బ్యాంక్ దగ్గర
కే.పి.హెచ్.బి.కాలనీ, కుకట్ పల్లి,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500072

Address: S/O Late Manne
Narasimha Rao, HIG-158,
PHASE-3 ROAD NO-5,
NEAR MAHARASTRA
BANK, K P H B COLONY,
KUKAT PALLY, Hyderabad,
Andhra Pradesh, 500072

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి.ఆర్. నెం. 1947,
బెంగళూరు-500001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కసుకుర్తి జవహర్లాల్ నెహ్రూ
Kasukurthi Jawaharlal Nahru

పుట్టిన సంవత్సరం/Year of Birth: 1975
పురుషుడు: Male

6950 0456 2821

ఆధార్ - సామాన్యుని హక్కు

Handwritten signature



భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O క రాధాకృష్ణ మూర్తి,
స్టాట్ నెం 404 బ్లాక్-5 ఛబ ఎస్టేట్స్
డిప్టి నగర్, మియాగూడ, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్, 500049

Address: S/O K Radhakrishna
Murthy, Flat No 405 Block-5 CBR
Estates DeepthiNagar
Madinaguda, Miyapur,
Hyderabad, Andhra Pradesh,
500049

1947
1800-180-1947

help@uidai.gov.in

www.uidai.gov.in

పి.సి.ఆర్. నెం. 1947,
బెంగళూరు-500001



భారత ప్రభుత్వం
Government of India



ముసునూరు తేజ
Musunuru Teja
పుట్టిన తేదీ/DOB: 15/04/1995
పురుషుడు/ MALE

9993 6050 7793

VID : 9135 9465 2203 9286

నా ఆధార్, నా గుర్తింపు

Handwritten signature



Issue Date: 04/02/2021



భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O ముసునూరు కోటేశ్వర్ రావు, గి-088, మై లైన్
రోడ్, ఫేజ్ నగర్, బాలానగర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500018

Address:
S/O MUSUNURU KOTESHWAR RAO, 1-
144, PAIPE Line Road, Fathie Nagar,
Balanagar, Rangareddi,
Andhra Pradesh - 500018

9993 6050 7793

VID : 9135 9465 2203 9286

1847

help@uidai.gov.in

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भारत सरकार
GOVERNMENT OF INDIA



బాను ప్రసాద్ మాడుగుల
Bhanu Prasad Madugula
పుట్టిన తేదీ/ DOB: 08/06/1978
పురుషుడు / MALE

4745 8547 2434

నా ఆధార్ - నా గుర్తింపు

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: శిల్పివంకల రమణ మూర్తి
మాడుగుల, ప్లాట్ నెం-26, ప్లాట్
నెం-401, కింగ్స్టన్ ఏ వింగ్,
మార్గము ఎదురుగా, జయ్యూఎస్
టి, జుగతి నగర్, కూకట్ పల్లి,
నీలమిళ్ళ, కె.వి. రంగారెడ్డి,
తెలంగాణ - 500090

Address:

S/O: Venkata Ramana Murthy
Madugula, plot no-26, flat no-
401, Kingston A wing,
opp.JUNTU road, pragathi
nagar, kukatpally, Nizampet, K.V.
Rangareddy,
Telangana - 500090

4745 8547 2434

MERA AADHAAR, MERI PEHACHAN

ER-1, CS No 15029/2021 & Doct No

14164/2021

Joint SubRegistrar
Sangareddy (R.O)

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