

CG.No. 3252/22

DOCT No. 3128/2022



SCANNED

తెలంగాణ తెలంగాణ TELANGANA

AR 352794

SL.NO. 4990 DATE: 10-02-2022
SOLD TO: PONGULETI HARSHA REDDY,
S/O. P. SRINIVASA REDDY, R/O. HYD
FOR WHOM: RAGHAVA PROJECTS

KONDA KAVITHA
Licenced Stamp Vendor
L No: 16-04-06/2016
RL.NO: 16-04-030/2022
H.No. 8-2-460/64, Road No.4
Sukdev Nagar, Banjara Hills, Hyderabad
Phone No:9248325639

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement-cum-General Power of Attorney is made and executed on this the 31st day of March, 2022 at Hyderabad by and between:

- I. **SMT N. LAXMI PRANATHI W/O: SRI NANDAMURI TARAKA RAMA RAO**, aged about 29 years, Occupation: Household, R/o: Plot No.512 N, Road No.29, Jubilee Hills, Hyderabad-500 033, Telangana State with PAN No.ARTPN2009G & Aadhaar No.3005 9540 8373).

(HEREINAFTER referred to as "**OWNER**" which expression shall mean and include all their heirs, agents, attorneys, executors, representatives, administrators, successors, assignees, etc.)

AND

- II. **M/S. RAGHAVA PROJECTS (PAN NO.ABDFR6643N)**, Represented by its Managing Partner **SRI PONGULETI HARSHA REDDY** S/o. Sri Ponguleti Srinivas Reddy, aged about 27 Years, Occupation: Business, R/o. H.No.3-6-532/A, Street No.7, Himayathnagar, Hyderabad, Telangana-500029 (Aadhar No.3059 6639 1253 & (Mobile No.8897131313).

(HEREINAFTER referred to as "**DEVELOPER**" which expression shall mean and include all their heirs, agents, attorneys, executors, representatives, administrators, successors, assignees, etc.)

for M/s. Raghava Projects

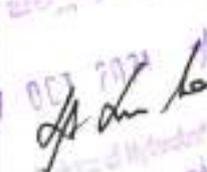
Pranathi

Managing Partner

Presentation Endorsement:

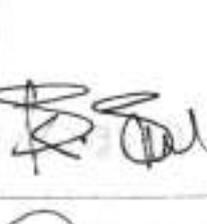
Presented in the Office of the Sub Registrar, Serilingampalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of 3 and 4 on the 01st day of APR, 2022 by Sri N.Laxmi Pranathi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL		 M/S RAGHAVA PROJEC [1522-1-2022-3252]	M/S.RAGHAVA PROJECTS REP BY MANAGING PARTNER PONGULETI HARSHA REDDY S/O. PONGULETI SRINIVAS REDDY R/O.HIMAYATHNAGAR, HYD	
2	EX		 N.LAXMI PRANATHI (REP BY [1522-1-2022-3252]	N.LAXMI PRANATHI (REP BY SPA NARNE SRINIVASA RAO) W/O. NANDAMURI TARAKA RAMA RAO R/O.JUBILEE HILLS, HYD	

Handwritten notes and stamps in purple ink, including a date stamp '27 OCT 2022' and a signature.

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 G.BHASKAR RAO: 01/04/2022 [1522-1-2022-3252]	G.BHASKAR RAO HYDERABAD	
1		 SHAIK SALEEM: 01/04/2022 [1522-1-2022-3252]	SHAIK SALEEM KHAMMAM	

01st day of April, 2022

Signature of Sub Registrar
Serilingampalli

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8751 Name: Shaik Saleem	S/O Shaik Sayyed, Khammam (Urban), Khammam, Telangana, 507001	
2	Aadhaar No: XXXXXXXX9392 Name: Gadde Bhaskar Rao	S/O Gadde Kotalah, RANGAREDDY, Hyderabad, Andhra Pradesh, 500072	
3	Aadhaar No: XXXXXXXX2037 Name: Name Srinivasa Rao	S/O Name Appa Rao, Shaikpet, Hyderabad, Telangana, 500033	

Handwritten signature of the Sub Registrar.

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WITNESSETH:

WHEREAS, the Owner is sole and absolute owner and peaceful possessor of the open land admeasuring 472 Sq.Yds bearing part of Sy.No.49 and 968 Sq.Yds bearing part of Sy.No.69, total admeasuring 1440 Sq.Yds, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District, Telangana State (HEREINAFTER referred to as the "**SCHEDULE OF THE PROPERTY-I**") (More fully described in below Schedule of the Property-I) having acquired the same from her Grand Father Sri Name Appa Rao S/o: Late Narasimhaiah by virtue of a Registered Gift Settlement Deed vide Document No.7648 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.

WHEREAS, the Owner is also sole and absolute owner and peaceful possessor of the open land admeasuring 726 Sq.Yds in Sy.No.50/Part, 605 Sq.Yds in Sy.No.50/A Part, 1331 Sq.Yds in Sy.No.51/Part and 284 Sq.Yds in Sy. No.52/Part, total admeasuring 2946 Sq.Yds, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District, Telangana State (HEREINAFTER referred to as the "**SCHEDULE OF THE PROPERTY-II**") (More fully described in below Schedule of the Property-II) having acquired the same from her Grand Mother Smt N.Subbayamma W/o: Sri Name Appa Rao by virtue of a Registered Gift Settlement Deed vide Document No.7650 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.

WHEREAS, the Owner is also sole and absolute owner and peaceful possessor of the open land admeasuring 726 Sq.Yds bearing part of Sy.No.50/EE, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District, Telangana State (HEREINAFTER referred to as the "**SCHEDULE OF THE PROPERTY-III**") (More fully described in below Schedule of the Property-III) having acquired the same from her Paternal Aunt Smt G.Vijaya Sree W/o: Sri G.S.V.S.S.Prasad by virtue of a Registered Gift Settlement Deed vide Document No.7652 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.

WHEREAS, the Owner is also sole and absolute owner and peaceful possessor of the open land admeasuring 726 Sq.Yds bearing part of Sy.No.50/AA, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District, Telangana State (HEREINAFTER referred to as the "**SCHEDULE OF THE PROPERTY-IV**") (More fully described in below Schedule of the Property-IV) having acquired the same from her father Sri N.Srinivasa Rao S/o: Sri N.Appa Rao by virtue of a Registered Gift Settlement Deed vide Document No.7654 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.

for M/s. Raghava Projects



Managing Partner

Pranathi

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX1253 Name: Ponguleti Harsha Reddy	S/O Ponguleti Srinivas Reddy, Himayathnagar, Hyderabad, Telangana, 500029	

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	3150000	0	0	0	3150100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	3251000	0	0	0	3251100

Rs. 3150000/- 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. 315000000/- was paid by the party through E-Challan/BC/Pay Order No ,255TSH300322 dated ,30-MAR-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3251050/-, DATE: 30-MAR-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0998526405136, PAYMENT MODE: CASH-1001138, ATRN: 0998526405136, REMITTER NAME: RAGHAVA PROJECTS, EXECUTANT NAME: N LAXMI PRANATHI, CLAIMANT NAME: RAGHAVA PROJECTS)

Date:
01st day of April, 2022

Signature of Registering Officer
Serilingampalli

10-4-2022-194435

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1వ పుస్తకం 2022 వ సం (క.క. 1944)

పు. 3128 వెంకటా రెడ్డిని

స్వామిని విడిచిపెట్టే ఉద్దేశ్యం వెంకట - 1522

3128 /2022 ని జన్మపెట్టినది.

2022 వ సం ద్వారా వెం. 01 వ తేది

K. MADHU SUDHAN REDDY
Sub-Registrar
Serilingampalli

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ANDWHEREAS, the Schedule of the Properties-I, II, III & IV are adjacent open lands to each other and that the owner intended to develop the said land into multi-storied residential apartment and she came to know that the Developer is proposing to construct "**HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT**" for Gated Community and that Owner approached the Developer with an offer to develop the Schedule of the Properties-I, II, III & IV for development by constructing **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT**" for Gated Community thereon considering the expertise and professional approach of the Developer and the Developer accepted the Owner's offer and the Owner and Developer joined in execution of this Development Agreement-cum-General Power of Attorney to reduce the terms and conditions into writing.

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

1. **DEFINITIONS AND INTERPRETATION**

1.1 The following words shall have the following meaning unless the context otherwise requires:

- a) **OWNER** shall mean and include the person who is described in the cause title and having absolute, clear, subsisting and marketable title in and over the Schedule of the Properties-I, II, III & IV.
- b) **PROPERTY UNDER DEVELOPMENT** shall mean and include the immovable property as described in the schedule below i.e., Schedule of the Properties-I, II, III & IV.
- c) **DEVELOPMENT** shall mean and include development of the immovable property as described in the schedule below i.e., Schedule of the Properties-I, II, III & IV by constructing **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/ PROJECTCOMPLEX**" for Gated Community thereon.
- d) **COMMERCIAL EXPLOITATION AND TRANSFER OF PROPERTY** shall mean and include the commercial exploitation and transfer of property as referred to in the schedule below i.e., Schedule of the Properties-I, II, III & IV and bordered in color RED in the sketch plan annexed to this agreement.
- e) **DEVELOPER** shall mean and include the person who is described in the cause title, who agreed to undertake development of the immovable property as described in the schedule below i.e., Schedule of the Properties-I, II, III & IV by constructing **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/ PROJECTCOMPLEX**" for Gated Community thereon.

Pranav

for M/s. Raghava Projects


Managing Partner

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- f) No-**ENCUMBRANCE** shall mean and include there is no charge, any mortgage, security interest, lien, pledge, hypothecation, assignment by way of security, equity, claim, right, option, covenant, restriction, reservation, lease, trust, order, decree, judgment, title defect (including retention of title claim), conflicting claim of Ownership or any other third party right or encumbrance of any nature whatsoever (whether or not perfected) concerning the subject matter of this agreement over the schedule below i.e., Schedule of the Properties-I, II, III & IV in any manner from anybody and free from all encumbrances.
- g) **FORCE MAJEURE** shall mean and include an event of force majeure preventing either party from performing any or all of its obligations under this agreement which arises from, or is attributable to, acts, events, omissions or accidents which are beyond the reasonable control of the party so prevented and do not arise out of a breach by such party of any of its obligations under this agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage or other natural physical disaster, failure or shortage of power supplies, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either party) or any relevant Government or Court orders.
- h) **ARBITRATION** shall mean and include the proceedings under Arbitration and Conciliation Act, 1996.
- i) **PLACE OF ARBITRATION** shall mean and include that the place of arbitration proceedings shall be at Hyderabad, Telangana State only.
- j) **JURISDICTION** shall mean and include all disputes under this agreement subject to the jurisdiction of the courts situated at Ranga Reddy District, Telangana State only.
- k) **POWER OF ATTORNEY** shall mean and include the power of attorney being executed by the Owner under this Development Agreement-cum-GPA in favor of the nominee of the DeveloperLLP to do the acts, deeds and things on behalf of the Owner as referred in Clause No.12 below.

Praveen

for M/s. Raghava Projects

Managing Partner

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- l) **CONFIDENTIAL INFORMATION** shall mean and include all trade secrets, business plans and other information relating to (whether directly or indirectly) the businesses thereof (including, but not limited to, the provisions of this agreement) and in whatever form, which is acquired by, or disclosed to, the other party pursuant to this agreement.
- m) **GROUP COMPANY** shall mean and include in relation to Developer, any subsidiary undertaking, parent undertaking or share holder, and shall include any subsidiary undertaking of any such parent undertaking or shareholder.
- n) **PROPER ADDRESS** shall mean and include each party's address for service of notices being the address shown in this agreement, or such other address as may be supplied from time to time by either party to the other party as that party's address for service.
- o) **NOTICE** shall mean and include any notice or correspondence to be addressed to either party on the other party at the address referred to in cause title above or any changed address as informed by the parties to the other party from time to time.
- p) **WARRANTIES** shall mean and include the warranties, representations and undertakings given by the Owner and Developer.
- q) **YEAR** mean English Calendar Year
- r) **ACCOUNTING YEAR** shall mean 1st of April to 31st of March of ensuing English Calendar Year.
- s) **SHARING RATIO** shall mean and include the ratio of sharing of saleable or marketable or developed area/built-up area allotted by the Developer to the Owner is 1,30,000 Sq.Ft (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV towards Owner's share and remaining saleable or marketable or developed area is the Developer share will be specified in the Supplementary Development Agreement to be executed as detailed Clause 6.4 of this Agreement.



for M/s. Raghava Projects



Managing Partner



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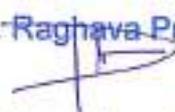


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- t) **OWNER' ALLOCATION** shall mean and include the 1,30,000 Sq.Ft (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV with which the Developer agreed to compensate the Owner along with all rights appurtenant to such area such as undivided land share, undivided share in common areas and facilities, undivided share in roof right, etc., will be specified in the Supplementary Development Agreement to be executed as detailed Clause 6.4 of this Agreement.
- u) **DEVELOPER'S ALLOCATION** shall mean and include other than saleable or marketable or developed area/built-up area allotted to the Owner towards Owner's share i.e., except 1,30,000 Sq.Ft (including common areas) with proportionate Parking Slots and total remaining saleable or marketable or developed area/built-up area out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV in the land in the building complex along with all rights along with the same such as undivided land share, undivided share in common areas and facilities, undivided share in roof right, etc., will be specified in the Supplementary Development Agreement to be executed as detailed Clause 6.4 of this Agreement.
- v) **TITLE OF OWNER** shall mean and include the right and title of the owner in the Schedule of the Properties-I, II, III & IV and flow of title as shown in Clause No.3 below.
- w) **HANDING OVER OF POSSESSION** shall mean and include the handing over of possession by the Owner to the Developer on the date of execution of this Development Agreement-cum-General Power of Attorney for commencing the development work.
- x) **OBLIGATIONS AND MUTUAL COVENANTS** shall mean and include the obligations of the Owner, obligations of the Developer and the covenants mutually agreed between the Owner and Developer as set out in Clause Nos.8, 9 and 10 below.
- y) **SPECIFICATIONS** shall mean and include the specifications as shown in Clause No.31 below.



for M/s. Raghava Projects


Managing Partner



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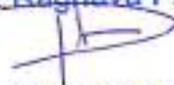
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1.2 **In this agreement:**

- (a) any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation;
- (b) any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision;
- (c) unless the context otherwise expressly requires:
 - (i) any reference to a "person" or to a "third party" or to an "entity" includes any individual, company, body corporate, corporation, sole or aggregate, Government, State or agency of a State, firm, partnership, joint venture, association, organization or trust (in each case whether or not having separate legal personality and irrespective of the jurisdiction in or under the law of which it was incorporated or exists) and a reference to any of them shall include a reference to the others;
 - (ii) any reference to the singular include the plural and to the masculine includes the feminine and vice-versa;
 - (iii) words denoting any gender including all other genders;
 - (iv) all references to time are to Indian Standard Time;
 - (v) any reference to a party is to a party to this agreement;
- (d) any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph of, or schedule to (as the case may be), this agreement; and the schedules form part of, and are deemed to be incorporated in this agreement;
- (e) any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms; and
- (f) the heading in this agreement are inserted for convenience only and shall not affect the construction of this agreement.

for M/s. Raghava Projects

P. Praveen



Managing Partner



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2. **SUBJECT MATTER OF AGREEMENT**

- 2.1 **Development, Commercial Exploitation and Transfer:** Development, commercial exploitation and transfer of Schedule of the Properties-I, II, III & IV more fully described in the Schedule of the Properties-I, II, III & IV and delineated on the plan attached and bordered in color Red thereon.

3. **BACKGROUND AND REPRESENTATIONS**

- 3.1 **Owner's Representations:** The Owner has represented to the Developer as follows:

- 3.1.1 The Owner acquired the Schedule of the Property-I from her Grand Father Sri Narne Appa Rao S/o: Late Narasimhaiah by virtue of a Registered Gift Settlement Deed vide Document No.7648 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.
- 3.1.2 The Owner also acquired the Schedule of the Property-II from her Grand Mother Smt N.Subbayamma W/o: Sri Narne Appa Rao by virtue of a Registered Gift Settlement Deed vide Document No.7650 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.
- 3.1.3 The Owner also acquired the Schedule of the Property-III from her Paternal Aunt Smt G.VijayaSree W/o: Sri G.S.V.S.S.Prasad by virtue of a Registered Gift Settlement Deed vide Document No.7652 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.
- 3.1.4 The Owner also acquired the Schedule of the Property-IV from her father Sri N.Srinivasa Rao S/o: Sri N.Appa Rao by virtue of a Registered Gift Settlement Deed vide Document No.7654 of 2012, dated 19-11-2012, registered in Book-I at Sub-Registrar Office, Serilingampally.
- 3.1.5 The Owner is in vacant and peaceful possession of Schedule of the Properties-I, II, III & IV.
- 3.1.6 No person or persons other than the Owner has or have any right, title and/or interest of any nature whatsoever in the Schedule of the Properties-I, II, III & IV or any part thereof.
- 3.1.7 No part of the Schedule of the Properties-I, II, III & IV has/have been or is liable to be acquired under the Urban Land (Ceiling And Regulation) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

Prasanthi

for M/s. Raghava Projects

[Signature]
Managing Partner



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- 3.1.8 The Schedule of the Properties-I, II, III & IV or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
- 3.1.9 Neither the Schedule of the Properties-I, II, III & IV nor any part thereof has/have been attached and/or is liable to be attached due to Income Tax, revenue or any other public demand.
- 3.1.19 The Owner have not in any way dealt with the Schedule of the Properties-I, II, III & IV whereby the right, title and interest of the Owner as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- 3.1.20 The Schedule of the Properties-I, II, III & IV is free from any charge, encumbrance, litigation, minor's interest, etc. The Owner has clear marketable title to alienate the Schedule of the Properties-I, II, III & IV or develop the Schedule of the Properties-I, II, III & IV as the absolute Owner and possessor and further it is confirmed that clear and marketable title will be conferred in favor of prospective purchaser/s on execution of the Sale Deed by the Owner with Developer either jointly or severally for their respective allotted share.

3.2 **Developer's Representations:** The Developer has represented to the Owner as follows:

- 3.1.1 There are no legal impediments or contractual obligations that prevent the Developer from developing the Schedule of the Properties-I, II, III & IV.
- 3.1.2 Pursuant to this Development Agreement the Developer will engage qualified Architects, engineers, skilled personnel for the purpose of effectuating the Development of the Schedule of the Properties-I, II, III & IV and will pay remuneration/wages and will comply with other statutory obligations under the applicable Labor Laws etc, and the Developer will be liable for the payments of claims & damages if any arise during the course and till the completion of the Development of Schedule of the Properties-I, II, III & IV.

for M/s. Raghava Projects

Praveen


Managing Partner

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- 3.1.3 The Developer will pay all the Taxes, cess, Employees State Insurance (ESI), Provident Fund, GST for development services rendered to Owner, and all other statutory payments claims, etc., pertaining to the Development of the Schedule of the Properties-I, II, III & IV. The Owner shall not be made liable for any such amount.
- 3.1.4 The Developer is responsible for meeting all costs and other expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this indenture for development of the said property.
- 3.1.5 The Developer undertakes to develop the Schedule of the Properties-I, II, III & IV as per RERA norms. The Developer is solely responsible for the defects and defaults committed by it and the Owner shall not be held responsible for the same.

4. **BASIC UNDERSTANDING**

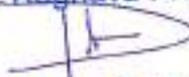
- 4.1 **Agreement for Development:** After negotiations, the Owner has agreed to permit the Developer to develop the Schedule of the Properties-I, II, III & IV by constructing a **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community thereon in accordance with the permission as sanctioned by the concerned municipality or any other appropriate authority.
- 4.2 **Strict Adherence by Developer:** The Developer has assured the Owner that it shall implement the terms and conditions of this agreement strictly without any violation and shall adhere to the stipulations of time limits without default.

5. **GRANT**

- 5.1 **Grant of Development Rights:** The Owner hereby grant and entrust the Developer the right to develop the Schedule of the Properties-I, II, III & IV and for the said purpose grant license to the Developer to enter upon and to develop the Schedule of the Properties-I, II, III & IV, take possession and undertake construction and the Developer hereby agrees to develop the Schedule of the Properties-I, II, III & IV by constructing a **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT /PROJECTCOMPLEX**" for Gated Community thereon on the terms and conditions as stipulated hereinafter mentioned.



for M/s. Raghava Projects



Managing Partner



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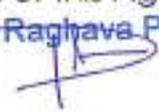
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6. **CONSIDERATION**

- 6.1 **Owner's Allocation:** In consideration of the Owner allowing the Developer to construct the **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community on the Schedule of the Properties-I, II, III & IV, the Developer hereby agrees to compensate the Owner by giving saleable area of 1,30,000 Sq.Ft (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT /PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV along with all rights appurtenant to such area such as proportionate undivided land share, undivided share in common areas and facilities, undivided share in roof right, etc., (collectively **Owner's Allocation**). The Owner's Allocation shall be firm and shall not be altered under any circumstances, irrespective of any quantum of area or FSI up to 45th Floor till to be sanctioned either in terms of the permissible bye-laws, or in terms of any amendment or change in the bye-laws, either now or at a later date. In lieu of the Owner's Allocation, the Owner hereby agree to transfer to the Developer or its nominees all other parts and portions of the Schedule of the Properties-I, II, III & IV and the building complex, as the absolute Owner. If the Government Authorities permits and if the Developer is going to construct more than 45 floors (excluding floors for parking, environment deck or any other floor for common purpose), the Developer shall allot the additional constructed saleable area proportionately in Sq.Ft (including common areas) with proportionate Undivided Share of Land and Parking Slots to the Owner. The additional constructed saleable area to be given to the Owner will be specified in the Supplementary Development Agreement to be executed as detailed Clause 6.4 of this Agreement.
- 6.2 The Developer proposed to build an Environment Deck on the top of the building and the Developer alone shall take all responsibilities to get permissions from the concerned officials/GHMC/HMDA and the Developer also shall bear the total cost of the said Environment Deck. If the GHMC/HMDA has/have not given permission to built the said Environment Deck, the Developer hereby agrees to compensate the Owner by giving additional saleable area of 7,500 Sq.Ft (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV along with all rights appurtenant to such area such as proportionate undivided land share, undivided share in common areas and facilities, undivided share in roof right, etc. The said additional saleable area of 7,500 Sq.Ft to be given to the Owner will be specified in the Supplementary Development Agreement to be executed as detailed Clause 6.4 of this Agreement.



for M/s.-Raghava Projects



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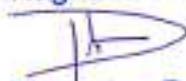


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- 6.3 **Developer's Allocation:** In consideration of the development undertaken by the Developer, the remaining total built up or saleable area, undivided share in the land, undivided share in common areas and facilities, undivided share in roof right, etc. (collectively **Developer's Allocation**) except the built-up area allotted/allocated to the Owner is allotted/allocated to the Developer.
- 6.4 **Supplementary Agreement(s):** That it is always agreed between the Parties that after receipt of approvals from the authorities concerned, pursuant to and consequent upon this Agreement, the shares of the Owner and the Developer in the built-up area (including common areas) with proportionate Parking Slots out of proposed total **"HIGH RAISED ULTRA LUXURIOUS RESIDENTIAL APARTMENT/PROJECT COMPLEX"** for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV, in terms of this Agreement shall be as set out in proportion to the respective entitlements of Owner and the Developer and that all necessary further documentation including the execution of Supplementary Agreement, posterior to this Agreement would be executed between the Owner and the Developer for specifying and effectuating the above sharing of ratios in accordance with the intent of the Parties hereto. The Supplementary Agreement shall specify the details of the Apartments/Units, Carpet Areas, Common Areas, Undivided share of land and Parking Areas demarcated and allotted to the Owner and Developer towards their respective shares.
- 6.5 The Parties hereto agreed to enter into a supplementary agreement/s and/or MOUs in writing, in the event of any contingency arises or for incorporation or clarification of any necessary clauses in this Agreement or to meet the needs of the time. However, such supplementary agreement/s shall be in conformity with true spirit of this Agreement.
- 6.6 **Refundable Deposit:** The Developer has paid an amount of **Rs.5,00,00,000/-** (Rupees Five Crores Only) towards interest free refundable deposit amount on today i.e., the date of execution of this Development Agreement cum General Power of Attorney to the Owner through Cheque No.000087, Dated:30/03/2022, drawn on HDFC Bank, Banjara Hills Branch, Hyderabad and the same has been admitted, accepted and acknowledged by the Owner. The interest free refundable deposit amount of Rs.5,00,00,000/- (Rupees Five Crores Only) is refundable to the Developer by the Owner as per the Schedule Period mentioned in Clause No.6.7.

Prasanthi

for M/s. Raghava Projects



Managing Partner

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- 6.7 **Refund by the Owner:** After receipt of Occupancy Certificate (OC) from the concerned Authorities, the Developer shall inform the same about receipt of Occupancy Certificate (OC) in writing to the Owner and on receipt of the said information, the Owner shall refund back the refundable deposit amount sum of Rs.5,00,00,000/- (Rupees Five Crores Only) to the Developer without interest within 7 (Seven) days from the date of receipt of the said information.

Or in the event the Owner failed to refund back the deposit amount, the Developer is entitled for the interest @18% per annum from the completion of 7th day of the said information and the same has been agreed and accepted by the Owner about her liability of payment of interest on refundable deposit amount in the event of fails to refund as per the schedule period and the same shall be adjusted out of Owner's Allocation/Owner's Share i.e., built-up area of 1,30,000 Sq.Ft (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV in terms of this Development Agreement.

7. **POSSESSION**

- 7.1 **Delivery of Possession:** The Owner is in possession of the Schedule of the Properties-I, II, III & IV. The Owner hereby authorize the Developers to enter into the Schedule of the Properties-I, II, III & IV for the purpose of undertaking the development work in terms of this Development Agreement, however the authority so granted does not in any manner construed as delivery of possession by the Owner under Section 53-A of the Transfer of Property Act, 1882 and under Section 2 (47) (iv) of the Income Tax Act, 1961.

8. **OBLIGATIONS OF THE DEVELOPER**

- 8.1 **Construction at Own Cost:** The Developer shall construct the building complex with **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community, at its own cost and responsibility and in accordance with the sanctioned plan of concerned municipality. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned and to purchasers of flats/accommodation and shall alone be liable for any loss or for any claim arising from such construction including but not limited to any accident or any compensation thereof payable to the Labour or any such demands for compensation for injury in the course of Development activities and the wages of workmen shall be borne entirely by the Developer or its sub-contractors, and shall also indemnify the Owner against any loss, claims, loss, liabilities or damages for any default or failure or breach on the part of the Developer except the title over the Schedule of the Properties-I, II, III & IV which is Owner's liability.

Pranab

for M/s. Raghava Projects

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Managing Partner



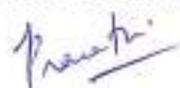
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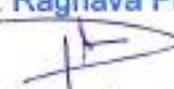


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- 8.2 **Tax Liabilities:** All applicable tax liabilities in relation to the development, namely GST, sales tax, works contract tax and other dues shall be paid by the Developer alone.
- 8.3 **Permission for Construction:** It shall be the responsibility of the Developer to obtain all permissions required from various Government authorities/GHMC/HMDA for construction of the building complex with **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT COMPLEX**" for Gated Community on the Schedule of the Properties-I, II, III & IV. The expenses to be incurred for obtaining all such permissions shall be borne by the Developer.
- 8.4 **Completion and handing over of Owner' share in the construction:**
- 8.4.1 The Developer shall get the final approvals for construction with Sanction Plan from concerned authorities/GHMC/HMDA within six (6) months with a grace period of three (3) months from today i.e., the date of execution of this Development Agreement cum General Power of Attorney. Owner and the Developer specifically agree that in the event the Developer could not get the final approvals for construction with Sanction Plan from concerned authorities/GHMC/HMDA within six (6) months with a grace period of three (3) months from today i.e., the date of execution of this Development Agreement cum General Power of Attorney, this Development Agreement cum General Power of Attorney gets cancelled automatically and the Owner shall refund the interest free Refundable Deposit received from the Developer within a period of 30 (Thirty) Days from the date of such cancellation.
- 8.4.2 The Owner and the Developer further agree that this Development Agreement cum General Power of Attorney comes into force only if the Developer gets the final approvals for construction with Sanction Plan from concerned authorities/GHMC/HMDA within six (6) months with a grace period of three (3) months from today from the date of execution of this registered Development Agreement Cum General Power of Attorney.
- 8.4.3 The Developer shall complete the construction of the entire building with all fitments, fixtures, fittings, etc., complete in all respects for habitation within Forty Six (46) months with a grace period of six (6) months from the day, the permission is accorded by the concerned authorities/GHMC/HMDA.
- 8.4.4 Any delay in delivery of Owner's share in the building within the stipulated period of Forty six (46) months with a grace period of six (6) months from the day, the permission is accorded by the concerned authorities/GHMC/HMDA, the Developer shall pay to the Owner Rs.15/- per sq. ft per month, for the delayed period, in respect of the constructed area that is not completed and delivered to the owner out of owner's share of saleable area of 1,30,000 sq. ft.



for M/s. Raghava Projects


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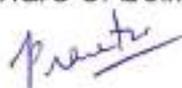
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9. **OBLIGATIONS OF OWNER**

- 9.1 **Income Tax Liability:** The Income Tax liability on the entire transaction in as much as it relates to the owner shall be borne and paid by her.
- 9.2 **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Schedule of the Properties-I, II, III & IV without assuming any liability.
- 9.3 The Owner shall pay the Corpus Fund (to be mutually fixed by the parties after the issuance of the final construction permission) for the built up areas allocated to the Owner either herself or through purchasers who purchased through her towards their proportionate share.
- 9.4 Act in good faith towards Developer (and any appointed and/or designated representatives thereof).
- 9.5 Provide to Developer with any and all documentation and information relating to the Schedule of the Properties-I, II, III & IV as may be required by the Developer from time to time.
- 9.6 Whenever requested by the Developer, assist the Developer in sale of saleable area if requires.

10. **MUTUAL COVENANTS**

- 10.1 **Construction Issues:** The Owner and the Developer specifically agree that the Owner is in no way liable to any person(s) including the purchaser/acquirers of flats, etc., for any breach or defaults on the part of the Developer or for any defects in the construction of such flats, common areas etc.
- 10.2 **Strict Adherence to the Terms:** The Developer has assured the Owner that it would implement the terms and conditions of this agreement strictly without any violation and shall adhere to the stipulation of time limits, specifications of the construction of building without there being any default on its part.
- 10.3 **Mortgage:** The Developer agrees that the developed areas, in the proposed **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/ PROJECT COMPLEX**" for Gated Community on the Schedule of the Properties-I, II, III & IV, required to be mortgaged to the concerned authorities/GHMC/HMDA, for the purpose of obtaining required permissions for development, shall be mortgaged from the Developer's share of built-up areas only.




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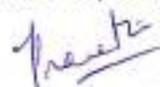


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- 10.4 **Irrevocable Powers:** Subject to Clause 8.4 above, the Owner hereby declares that the powers and authorities hereby granted and conferred on the Developer are irrevocable till the Schedule of the Properties-I, II, III & IV including the Owner's allocation is fully and properly developed and entirely transferred to third parties as per the agreement.
- 10.5 **CORPUS FUND:** The Parties agree to float a Corpus Fund (to be mutually fixed by the parties after the issuance of the final construction permission) for HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT COMPLEX" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV, which is payable by the ultimate purchasers or the retainers of the built up area and the same shall be paid to the Developers at the time of execution of registered sale deeds in favour of the respective prospective purchasers of the built up area/units and in the event the Owner is retaining any built up area/units from her allocation (Owners' Allocation), the proportionate corpus fund of such built up area/units shall be paid to the Developers by the Owner at the time of taking over the possession of the respective area/units in her allocation (Owners' Allocation) and such fund will be governed and held initially in a separate bank account, for the capital expense. The Developer shall transfer the total Corpus Fund to the residents' welfare association immediately after the formation of the same.
- 10.6 After the Project is completed, the said Corpus Fund along with administration of maintenance of common amenities shall be transferred by the Developer to the residents' welfare association so formed among the purchasers/owners of the Apartments, and the interest earned and generated on the same shall always be utilized only to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns, gates, laying of roads, pipelines etc., and if at any point of time such interest generated/earned on the Corpus Fund is not sufficient to meet such expenditure, the residue/deficit required shall be contributed by all the purchasers/owners of the Apartments in the same proportion in which they contribute the monthly maintenance charges.

11. **GENERAL**

- 11.1 **Appointment of Architects, Engineers and Contractors:** The Developer shall appoint at its own cost competent architects, engineers, officers, masons, workmen and others as may be necessary for the purpose of undertaking the construction of the building complex in the Schedule of the Properties-I, II, III & IV. for M/s. Raghava Projects



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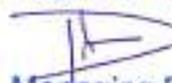
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- 11.2 **Fund Raising by Developer:** The Developer shall be at liberty to raise finance by mortgaging or otherwise creating encumbrance on the Developer's share in the proposed **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT COMPLEX**" for Gated Community to be constructed Schedule of the Properties-I, II, III & IV including work-in-progress to the extent of Developer's share. The Owner shall co-operate with the Developer to execute such documents, as may be necessary to create mortgage or charge or encumbrance for availing financial facilities from banks or financial institutions, without creating any liability on the Owner's share. However, Developer shall not mortgage the original title documents of the Owner in respect of the Schedule of the Properties-I, II, III & IV.
- 11.4 **Liability of Developer for Income Tax:** The Developer shall be liable for income tax in respect of the profits arising from the transaction in the hands of the Developer.
- 11.5 **Essence of the Contract:** The Owner and the Developer expressly agree that the mutual covenants and promises contained in this agreement shall be the essence of this contract.
- 11.6 **Municipal Tax and Outgoings:** The Owner shall be liable to pay all municipal taxes if any and other charges if any and duties leviable if any up to the date of this agreement. Any tax, cess, duty leviable on the Schedule of the Properties-I, II, III & IV for the period after the date of this agreement shall be borne by the Developer alone.
- 11.7 **Documentation:** The Developer is responsible for meeting all costs and other expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this indenture for development of the said property.
- 11.8 **Valid Receipt:** The Owner shall pass receipts for all the amounts paid under this agreement.
- 11.9 **Ownership in the Roof Rights and all other common areas and amenities and maintenance of the total building:**
- 11.9.1. The maintenance shall start from the date of Occupancy Certificate issued by the concerned official/GHMC/HMDA.
- 11.9.2 The Owner and Developer shall bear all charges and costs towards maintenance proportionately for their respective proportionate share of construction area either directly or through their respective purchasers who purchased through ~~them~~ **Raghava Projects**



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- 11.9.3 The Developer shall maintain the **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community on the Schedule of the Properties-I, II, III & IV for a period of 2 (two) years from the date of Occupancy Certificate issued by the concerned official/GHMC/HMDA and the Developer shall form a residents welfare association and shall handover the maintenance rights and accounts including Corpus Fund collected by the Developer and related documents to the body of the said association within a maximum period of 2 (Two) years.
- 11.9.4 Neither Developer nor Owner shall entitle any ownership rights over any of the common areas exclusively including terrace rights too and all the ownership rights in and over the said **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community on the Schedule of the Properties-I, II, III & IV shall automatically transferred to all the residents of the said total building jointly and proportionately.
- 11.10 Nothing in this agreement shall create a partnership or an employer and employee relationship or a joint venture between the parties.
- 11.11 Failure or delay by either party to enforce its rights under this agreement shall not amount to a waiver of any such rights.
- 11.12 Any and all reference to monetary amounts and/or "INR" or "Rs." In this agreement shall be references to Indian Rupees.
- 11.13 Both parties agree that they have not relied on any representation or warranty not contained in this agreement in entering into this agreement and all such warranties implied by statute or common law are hereby excluded to the fullest extent permissible under the law.

12. **POWER OF ATTORNEY**

- 12.1 **Grant:** To enable the Developer to specifically perform the obligations arising out of this agreement, the Owner do hereby nominate, constitute and irrevocably appoint the Developer Firm namely **M/s. Raghava Projects** through their Authorized Person/Official o be the true and lawful attorney of Owner, to do, execute and perform all or any of the following acts, deeds, matters and things, in connection with performance of the obligations and exercise of rights in terms of this agreement with respect to the Schedule of the Properties-I, II, III & IV:



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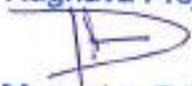
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- 12.1.1 **Power for Obtaining Permission:** To obtain permission or approval from municipal and other authorities as may be required for the development and construction of the building complex in accordance with this agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required in relation to the development and construction on the Schedule of the Properties-I, II, III & IV.
- 12.1.2 **Power to Enter Upon the Schedule of the Properties-I, II, III & IV:** To enter upon the Schedule of the Properties-I, II, III & IV with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the building complex, structures, etc., as per the plan to be sanctioned/deemed sanction, and to remove the debris and other materials of the demolished structures, and dispose off the same in the manner the Developer may think fit.
- 12.1.3 **Power for Appointment of Contractors:** To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development work of the building complex on the Schedule of the Properties-I, II, III & IV.
- 12.1.4 **Power for Modification of Building Plans:** To apply for modifications of the building plans from time to time as may be required in relation to the construction of the building complex on the Schedule of the Properties-I, II, III & IV.
- 12.1.5 **Power for Obtaining Service Connections:** To approach the concerned authorities for the purpose of obtaining the permissions and other service connections including water and electricity for carrying out and completing the development of the Schedule of the Properties-I, II, III & IV and construction of the building complex.
- 12.1.6 **Power for Making Deposits with the Municipal authority:** To make deposits with the concerned municipal authorities and other authorities for the purpose of carrying out the development work and construction of the building complex on the Schedule of the Properties-I, II, III & IV and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Owner in connection therewith.

Pravti


Managing Partner



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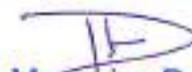
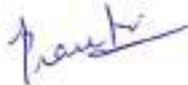
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- 12.1.7 **Power for Obtaining Completion Certificate:** After completion of the said construction of the Schedule of the Properties-I, II, III & IV to apply for and obtain occupation and completion certificate in respect of the building complex or parts thereof from the municipal corporation.
- 12.1.8 **Power for Entering into Agreements of Transfer:** To enter into agreements for sale or lease of the building complex in respect of Developer's allocation or any part thereof with such persons and on such terms and conditions as the Developer may think fit and proper but subject to the conditions contained in this agreement.
- 12.1.9 **Power for Execution and Registration:** To execute from time to time deeds of sale on ownership basis, lease, mortgage, construction agreement, etc., of such flats, units, garages, spaces comprised in the building complex only in respect of Developer's share of built-up area (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV, to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities.
- 12.1.10 **Power of Insurance:** To insure the Schedule of the Properties-I, II, III & IV, buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interests of all concerned therein at the cost of the Developer.
- 12.1.11 **Power for Recovery of Money:** To ask for, receive and recover from all the purchasers on ownership basis and other occupiers whatsoever all consideration, rents, charges, profits, emoluments, service charges and other charges and sums of moneys in respect of the only in respect of Developer's share of built-up area (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECTCOMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV / building complex and the flats contained therein, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as the Developer may think fit.

for Mr. Raghava Projects



Managing Partner



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12.1.13 **Power to Mortgage:** To mortgage the only in respect of Developer's share of built-up area (including common areas) with proportionate Parking Slots out of proposed total **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT COMPLEX**" for Gated Community to be constructed on Schedule of the Properties-I, II, III & IV in favor of any bank or financial institution by executing mortgage deed, to secure any loan availed by the Developer and further to execute any further document or documents in furtherance of the above objective. Further to acknowledge the debt and security in terms of Section 18 and 19 of Limitation Act.

12.2 **Power for General Acts:** To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Owner could do in person.

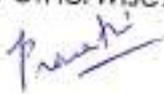
13. **DEFAULT**

13.1 **No Cancellation:** Save in the manner mentioned in this agreement, none of the parties shall be entitled to cancel or rescind this agreement and in the event of any default on the part of either party, the other party shall be entitled to claim specific performance of this agreement and also for other consequential damages.

14. **INDEMNITY**

14.1 **By the Owner:** The Owner shall indemnify and keep the Developer saved harmless and indemnified from and against any and all losses, damages or liabilities (whether criminal or civil) suffered by the Developer in the course of development of the Schedule of the Properties-I, II, III & IV and any successful claim by any third party due to any defect in title of the Owner to the Schedule of the Properties-I, II, III & IV and/or any of the representations of the Owner found to be untrue and/or breach of any of the terms contained herein.

14.2 **By the Developer:** The Developer shall indemnify and keep the Owner saved harmless and indemnified or from and against any and all losses, damages or liabilities (whether criminal or civil) suffered by the Owner in relation to demolition of existing structures, construction of building complex and those resulting from breach of this agreement by the Developer, including any act of neglect or default of the Developer's sub-consultants, employees and/or the purchaser/s and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.



for M/s. Raghava Projects


Managing Partner



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15. **NEGATIVE COVENANTS**

15.1 **By Owner:** The Owner have agreed:

15.1.1 **No Transfer/Alienation:** Not to sell or transfer or alienate or encumber the Schedule of the Properties-I, II, III & IV and, the Owner having executed this Development Agreement Cum General Power of Attorney granting Development Rights to the Developer in respect of the Schedule of the Properties-I, II, III & IV to the Developer. However, Owner shall always be entitled to sell, gift, mortgage etc., her share of built up area, undivided share of land along with parkings to the prospective purchasers as per her will.

15.1.2 **No Creating Third Party Owner:** Not to create any third party right in respect of the Schedule of the Properties-I, II, III & IV.

15.1.3 **Protection of Right of the Developer:** To ensure that the development rights, interest of the Developer in respect of the Schedule of the Properties-I, II, III & IV as conferred by the Owner in terms of this agreement is not affected in any way.

15.1.4 **No Preventing the Work of Development:** Not to do any act, deed or thing whereby the Developer or any person authorized by it is in any way prevented from proceeding with the work of development/sale of the Developer's share in the proposed **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/PROJECT COMPLEX**" for Gated Community to be constructed in Schedule of the Properties-I, II, III & IV /building complex.

16. **FORCE MAJEURE**

16.1 **Saving Due to Force Majeure:** Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this agreement if prevented in performing the same by reason of contingencies caused by neither of the parties and unforeseen occurrences such as acts of God, acts of nature, acts of war, fire, Insurrection, terrorist action, civil unrest, riots, explosion, earthquake, subsidence or other natural physical disaster, failure or shortage of power supplies, war, military operations, crowd disorder, strike, civil commotion, lock-outs or other industrial action, labor unrest, and acts of Government such as restrictive Governmental laws or regulations or lock down notifications, non-availability of construction material and any legislation, regulation, ruling or omissions or any relevant Government of Court orders. Neither party shall be deemed to have defaulted in the



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performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure provided the party affected has immediately given notice in writing to the other party.

- 16.2 If either party is delayed in, or prevented from, performing any of its obligations under this agreement (otherwise than payment of any monies) by any event of force majeure, that party shall forthwith serve notice in writing to the other party specifying the nature and extent of the circumstances giving rise to the event/s of force majeure and shall, subject to service of such notice and to clause 16.1.3 below, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure during the continuance thereof, and for such time after the cease as is necessary for that party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations.
- 16.3 The party claiming to be prevented or delayed in the performance of any of its obligations under this agreement by reason of an event/s of force majeure shall use all reasonable endeavors to bring the event/s of force majeure to a close or to find a solution by which the agreement may be performed despite the continuance of the event/s of force majeure.
17. The Developer has an exclusive right and liberty to procure any of neighborlands to the Schedule of the Properties-I, II, III & IV on their own burden and if the Developer feels to construct the total building along with the other said lands, the Owner shall not object and in any of circumstances also all these conditions remains valid and final.

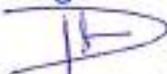
18. **CONFIDENTIALITY**

18.1 In consideration of confidential information of each party (the "disclosing party") being made available to the other party (the "receiving party") under this agreement, the receiving party shall at all times:

- 18.1.1 Treat all such confidential information as secret and confidential and take all necessary steps to preserve such confidentiality.

Praveen

for M/s. Raghava Projects


Managing Partner



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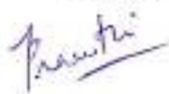


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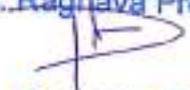
- 18.1.2 Not use any such confidential information other than for the purpose of performing its obligations under this agreement and, in particular, not to use or seek to use such confidential information to obtain (whether directly or indirectly) any commercial, trading or other advantage (whether tangible or intangible) over the disclosing party.
- 18.1.3 Not disclose such confidential information to anyone other than with the prior written consent (such consent to be granted or withheld at the disclosing party's absolute discretion) of the disclosing party.
- 18.1.4 Not make any copies of any such confidential information (including, without limitation, any document, electronic file, note, extract, analysis or any other derivation or way of representing or recording any such confidential information) without the disclosing party's prior written consent (such consent to be granted or withheld at the disclosing party's absolute discretion).
- 18.1.5 Upon written request by the disclosing party, promptly deliver to the disclosing party, or the direction of the disclosing party, destroy, all materials containing any such confidential information and all copies, extracts or reproductions of it (as permitted under this agreement) and to certify compliance to the disclosing party in writing.

19. **WARRANTIES**

- 19.1 Owner warrant, represent and undertake to Developer that:
- 19.1.1 They are the absolute Owner and possessors of the Schedule of the Properties-I, II, III & IV.
- 19.1.2 They have all necessary rights, licenses, permissions, power and capacity to enter into this agreement and to perform the obligations pursuant thereto and in so doing, is not in breach of any obligations nor duties owed to any third parties and will not be so as a result of performing its obligations under this agreement.
- 19.1.3 They are not aware, as at the commencement date, of anything within their reasonable control that may, or will adversely affect his ability to fulfill their obligations under this agreement.



for M/s. Raghava Projects


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- 19.1.4 The have not done, and shall not do, nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the sole and exclusive appointment of, and grant of rights to, Developer under this agreement including, without limitation, the unfettered exercise by Developer of the sole and exclusive right to solicit and/or sell the Developer share in the proposed **HIGH RAISED ULTRA LUXORIOUS RESIDENTIAL APARTMENT/ PROJECTCOMPLEX**" for Gated Community to be constructed in the Schedule of the Properties-I, II, III & IV to any third party.
- 19.1.5 The Owner or her GPA holder for whose acts or defaults, the Owner may be vicariously liable, is involved in any civil, criminal or arbitration proceedings, and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by, or against, the Owner or any such person, or in respect whereof the Owner are liable to indemnify any person concerned, and there are no facts likely to give rise to any such proceedings.
- 19.1.6 There is no dispute with any revenue or other financial department in India or elsewhere in relation to the affairs of the Owner and there are no facts, which may give, rise to any such dispute.
- 19.1.7 The Owner shall fully perform the duties and obligations under this agreement and the memorandum of understanding.
- 19.2 Developer warrants to the owner that:
- 19.2.1 It has all necessary rights, licenses, permissions, power and capacity to enter into this agreement and to perform the obligations hereunder and in so doing, is not in breach of any obligations nor duties owed to any third parties and will not be so as a result of performing its obligations under this agreement.
- 19.3 Each of the warranties, covenants, indemnities and undertaking set out in this agreement is separate and independent.

Prasanthi

for M/s. Raghava Projects


Managing Partner



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20. **LIMITATION OF LIABILITY**

20.1 Notwithstanding anything to the contrary herein, Developer shall not be liable in any circumstances whatsoever to the Owner for any indirect or consequential loss suffered or incurred by the Owner.

21. **NO ASSIGNMENT**

21.1 The Developer shall not be entitled to assign and/or transfer any or all of its rights and obligations under this agreement to any third party.

22. **SEVERANCE**

22.1 If any provision of this agreement shall be found by any court or administrative body of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this agreement, which shall remain in full force and effect.

22.2 If any provision of this agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

22.3 The parties agree, in the circumstances referred to in 22.1, to use all reasonable endeavors to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the parties (if any) under any invalid or unenforceable provision of this agreement shall be suspended whilst an attempt at such substitution is made.

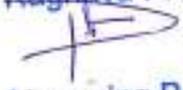
22.4 If any provision is so held to be invalid, illegal or unenforceable, the parties undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner, which is not invalid, illegal or unenforceable and to the extent feasible, accurately represents the intention of the parties.

23. **ENTIRE AGREEMENT**

23.1 **Supersession:** This agreement constitutes the entire agreement between the parties and the terms and conditions in this agreement shall supersede the terms and conditions of any earlier document or memorandum of understanding orally entered into between the parties whenever there is an inconsistency.

Praveen

for M/s. Raghava Projects



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24. **COUNTERPARTS**

24.1 The Original Registered Gift Deeds/Sale Deeds/Title Documents available with the Owner pertaining to the Schedule of the Properties-I, II, III & IV shall be kept in the custody of a representative of the Owner and such Original Documents shall be handed over to the residents welfare association after the project work is completed and the residents welfare association is formed. The Owner has provided copies of the Documents to the Developer and agrees to produce the Original Documents for inspection whenever required by the Developer.

25. **RESERVATION OF RIGHTS BY PARTIES**

25.1 **No Waiver:** Any waiver or acquiescence by any party of any breach of any of the provisions of this agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this agreement or acquiescence to or recognition and/or position or other than as expressly stipulated in this agreement.

26. **AMENDMENT/MODIFICATION**

26.1 **Express Documentation:** No amendment or modification of this agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the parties and expressly referring to the relevant provision of this agreement.

27. **NOTICES**

27.1 Any notice or other written communication given under, or in connection with, this agreement may be delivered personally, or sent by prepaid recorded delivery, or by facsimile transmission or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant party (or such other address as is otherwise notified by each party from time to time). The Owner shall address all such notices and other written communications to the Managing Partner of the Developer firm.

27.2 Any such notice or other written communication shall be deemed to have been served:

27.2.1 if delivered personally, at the time of delivery.

27.2.2 if sent by prepaid recorded delivery or registered post or courier service for M/s. Raghava Projects




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- 27.2.3 If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission in the place to which the facsimile was sent.
- 27.3 In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.
- 27.4 Any notice sent by way of electronic mail (e-mail) shall be considered not to have been served.

28. **GOVERNING LAW AND ARBITRATION**

- 28.1 The parties shall attempt to settle any dispute arising from and/or in connection with, this agreement by way of negotiation. To this end, each of the parties shall use its reasonable endeavors to consult or negotiate with the other party in good faith, and in recognizing the parties' mutual interests, attempt to reach a just and equitable settlement satisfactory to both parties. If the parties have not settled the dispute by negotiation within thirty (30) days from the date on which negotiations are initiated, the dispute shall be referred to, and finally resolved by, arbitration under the Arbitration and Conciliation Act, 1996.
- 28.2 The parties irrevocably agree that:

28.2.1 The arbitration tribunal shall consist of the following three Arbitrators [each of whom shall be an Advocate or Solicitor of not less than ten (10) years post-qualification experience and holding a current practicing certificate]:

- (i) One (1) Arbitrator to be appointed by the Owner
- (ii) One (1) Arbitrator to be appointed by the Developer

for M/s. **Raghava Projects**

Praveen


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- (iii) The Chairman of the Arbitration Tribunal to be jointly appointed by the other two (2) Arbitrators appointed pursuant to the provisions of this clause no.28. The Chairman of the tribunal shall be a retired High Court Judge of any High Court in India or a practicing Advocate with a minimum standing of 15 years.

28.2.2 The place of arbitration shall be Hyderabad only.

28.2.3 The language of the arbitration shall be English

28.2.4 The Arbitrator shall be entitled to give interim awards/directions regarding the disputes and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings. The interim/final award of the Arbitrator shall be binding on the parties.

29. **JURISDICTION**

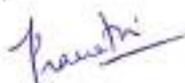
29.1 **Court:** In connection with the aforesaid arbitration proceedings, the courts at Ranga Reddy District only shall have the jurisdiction to entertain and try all actions and proceedings.

29.2 Any dispute under this agreement between the parties hereunto shall be subject to the jurisdiction of the courts situated at Ranga Reddy District only.

30. **RULES OF INTERPRETATION**

30.1 **Headings:** Headings have been inserted at various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.

30.2 **Presumption Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this agreement stand rebutted and that no presumptions will arise adverse to the right, title and interest of the Developer in the Schedule of the Properties-I, II, III & IV.



for M/s. Raghava Projects



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31. **SPECIFICATIONS:**

STRUCTURE	R.C.C. framed structure to withstand seismic loads
SUPER STRUCTURE	8" Eexternal walls and 4" internal walls with Cement Bricks
DOORS	Main Door: Teak Wood Frame & Hard Wood Shutter aesthetically designed with melamine polishing and designer Hardware of reputed make
INTERNAL DOORS	Hard Wood Frame or Factory made Wooden Frames with both side laminated flush shutter with reputed Hardware.
BALCONY DOORS	UPVC sliding shutter with Float Glass Panels
WINDOWS	Float Glass UPVC window system
FLOORING	Drawing, Living, Dining, Bedrooms & Kitchen: 800 x 800 mm size double charged Vitrified Tiles of good make
PAINTING	Internal: Smooth Lappam finish with acrylic Emulsion Paint External: Combination of Textured / smooth Lappam finish for all external walls
KITCHEN	Stainless steel sink with both municipal & bore water connection & provision for fixing Acqua-guard Glazed wall tiles above kitchen slab up to 2 feet height
UTILITIES	Provision for Exhaust Fan, Chimney, Washing Machine & Wet area for washing utensils etc
TOILETS	Wash basin in Master and Children Toilets, wash basin including/balcony area wall mounted W.C for Master Bedroom cascade W.C with flush tank for C.B & G.B Hot and Cole wall mixer with shower Provision for gesyers in all bathrooms C.P. Fittings are chrome plated of Premium make All Toilets with anti-skid tile flooring and wall cladding with glazed tiles up to door height

Pranathi

for M/s. Raghava Projects

[Signature]

Managing Partner



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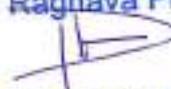
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<u>WATER PROOFING</u>	For all Toilets and Wash Areas
<u>PLUMBING</u>	All internal and external waterlines of PPR / CPVC. All drainage fittings and lines are P.V.C. Ashirvad or equivalent make.
<u>ELECTRICAL</u>	<p>Concealed copper wiring of reputed make Finolex/Polycab or Equivalent make.</p> <p>Power outlet for Air Conditioner in all bedrooms</p> <ul style="list-style-type: none"> • Power Outlets for geysers in all bathrooms • Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen • Plug points for refrigerator and T.V. where ever necessary. 3 Phase supply for each unit and individual meter boards • Miniature Circuit breakers for each distribution board of MDS / Havells or equivalent make • All Flats with Modular Switches of Crabtree / Polycab or equivalent make
<u>TELECOM</u>	Telephone point in living area
<u>CABLE T.V</u>	Provision for cable connection in Master Bedroom & Living Room
<u>INTERNET</u>	Provision for Internet Connection in Living Room
<u>LIFTS</u>	8 Passengers automated lift of reputed make with front marble cladding
<u>POWER BACK UP</u>	Adequate power back up for each flat
<u>AMENITIES</u>	C.C.Cameras, Club House, AC Gym, Solar Fencing and Intercom
<u>COMMON AREAS</u>	Corridor and Stair Case covered with vitrified tiles

Pranati

for M/s. Raghava Projects


Managing Partner



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The Developer assures to the Owner that the specifications will be confirmed in the Supplementary Agreement which must be with International Standards as available in the prevailing market as on such date which must be high end specifications than the specifications mentioned in this Development Agreement cum General Power of Attorney.

The Developer also assures to the Owner that the entire building shall be constructed by using the same specifications either for the Developer Share or for the Owner Share.

SCHEDULE OF THE PROPERTY-I

[As per the Registered Gift Settlement Deed vide Document No.7648 of 2012]

All that the open land admeasuring 472 Sq.Yds bearing part of Sy.No.49 and 968 Sq.Yds bearing part of Sy.No.69, total admeasuring 1440 Sq.Yds, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District and bounded as follows:

472 Sq.Yds in Sy.No.49/Part:

North : Part of Sy.No.49;

South : Part of Sy.No.50 of Smt N.Subbayamma;

East : Part of Sy.No.49 of Donor;

West : Part of Sy.No.49 of Donor.

968 Sq.Yds in Sy.No.69/Part:

North : Part of Sy.No.51 Smt N.Subbayamma;

South : Part of Sy.No.59;

East : Part of Sy.No.58;

West : Part of Sy.No.69 of Donor.

Pranavi for M/s. Raghava Projects
Managing Partner

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SCHEDULE OF THE PROPERTY-II

[As per the Registered Gift Settlement Deed vide Document No.7650 of 2012]

All that the open land admeasuring 726 Sq.Yds in Sy.No.50/Part, 605 Sq.Yds in Sy.No.50/A Part, 1331 Sq.Yds in Sy.No.51/Part and 284 Sq.Yds in Sy. No.52/Part, total admeasuring 2946 Sq.Yds, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District and bounded as follows:

726 Sq.Yds in Sy.No.50/Part:

North : Part of Sy.No.49 of N.Appa Rao;

South : Part of Sy.No.50 of Smt G.Vijaya Sree;

East : Part of Sy.No.49 of N.Appa Rao;

West : Part of Sy.No.50 of Donor.

605 Sq.Yds in Sy.No.50/A Part:

North : Part of Sy.No.50 of N.Srinivasa Rao;

South : Part of Sy.No.51 of Donor;

East : Part of Sy.No.52 of Donor;

West : Part of Sy.No.50 of Donor.

1331 Sq.Yds in Sy.No.51/ Part:

North : Part of Sy.No.50 of Donor;

South : Part of Sy.No.69 of N.Appa Rao;

East : Part of Sy.No.52 of Donor;

West : Part of Sy.No.51.

284 Sq.Yds in Sy.No.52/ Part:

North : Part of Sy.No.50 of Smt G.Vijaya Sree;

South : Part of Sy.No.51 of Donor;

East : Part of Sy.No.52;

West : Part of Sy.No.50, 51 of Donor

and Part of Sy.No.50 of N.Srinivasa Rao.

Pranathi

for M/s. Raghava Projects

[Signature]
Managing Partner

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SCHEDULE OF THE PROPERTY-III

(As per the Registered Gift Settlement Deed vide Document No.7652 of 2012)

All that the open land admeasuring 726 Sq.Yds bearing part of Sy.No.50/EE, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District and bounded as follows:-

North : Part of Sy.No.50 of Smt N.Subbayamma;

South : Part of Sy.No.50 of Sri N.Srinivasa Rao;

East : Part of Sy.No.49;

West : Part of Sy.No.50 of Donor.

SCHEDULE OF THE PROPERTY-IV

(As per the Registered Gift Settlement Deed vide Document No.7654 of 2012)

All that the open land admeasuring 726 Sq.Yds bearing part of Sy.No.50/AA, situated at RaidurgNawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District and bounded as follows:-

North : Part of Sy.No.50 of Smt G.Vijaya Sree;

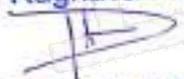
South : Part of Sy.No.50 of Smt N.Subbayamma;

East : Part of Sy.No.50 of Smt N.Subbayamma;

West : Part of Sy.No.50 of Donor.

Prasanthi

for M/s. Raghava Projects


Managing Partner



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TOTAL LAND SCHEDULE OF THE PROPERTY (I TO IV)

All that the total land admeasuring **5838 Sq.Yds** bearing part of Sy.No.49, Sy.No.69/Part.Sy.No.50/Part, in Sy.No.50/A Part, Sy.No.51/Part, Sy.No.50/AA, in Sy.No.50/EE Part in Sy.No.52/Part, situated at **Raidurg Nawkhalsa Village** under GHMC., Serilingampally Mandal, Ranga Reddy District and bounded as follows:

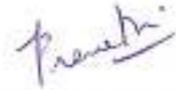
North : Part of Sy.No.49/P

South : Part of Sy.No.69

East : Sy.Nos.49/P, 52/P & 58

West : Land of G. Sravani.

IN WITNESS WHEREOF this development agreement-cum-general power of attorney is executed between/by the Owner and/in favor of Developer on the day, month and year aforementioned.



LAND OWNER

for M/s. Raghava Projects



**Managing Partner
DEVELOPER**

WITNESSES:

1. 

2. G. Bhanu Rao



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ANNEXURE-1A

1. Description of Building : Total land admeasuring **5838 Sq.Yds** bearing part of Sy.No.49, Sy.No.69/Part, Sy.No.50/Part, in Sy.No.50/A Part, Sy.No.51/Part, Sy.No.50/AA, in Sy.No.50/EE Part in Sy.No.52/Part, situated at Raidurg Nawkhalsa Village under GHMC., Serilingampally Mandal, Ranga Reddy District
- a). Nature of Roof : R.C.C.
- b). Type of Structure : Framed
3. Total extent of site : **5838 Square Yards**
4. Proposed Built up area : 2,60,000 Square feet,
5. Car parkings area : 10,000 Square feet,
6. Amenities (Club House) : 5000 Square Feet (Club House)
Gym & Swimming Pool : 10,00,000/-
6. Market Value of the Land : Rs.13,42,74,000/-
Proposed constructions : **Rs.31,50,00,000/-**

CERTIFICATE

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

Pranathi

SIGNATURE OF THE LAND OWNER

for M/s. Raghava Projects

[Signature]

Managing Partner

SIGNATURE OF THE DEVELOPER

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Serilingampalli

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Serilingampalli

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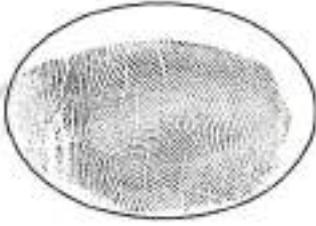
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32-A OF
REGISTRATION ACT, 1908.

FINGER PRINT IN
BLACK INK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
(BLACK & WHITE)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/BUYER+

Owner



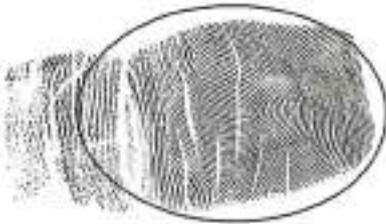
**SMT N. LAXMI PRANATHI W/O: SRI
NANDAMURI TARAKA RAMA RAO,**
aged about 29 years, Occupation:
Household, R/o: Plot No.512 N, Road
No.29, Jubilee Hills, Hyderabad-500
033, Telangana State.

Attorney for Owner



Sri. NARNE SRINIVASA RAO, S/o. Sri.
Narne Appa Rao, aged about 56
years, Occ: Business, Resident of Plot
No.4,5, Road No.1, Film Nagar, Opp:
BVBP School, Jubilee Hills, Hyderabad
Telangana State-500033

Developer



**M/S. RAGHAVA PROJECTS (PAN
NO.ABDFR6643N),** Represented by its
Managing Partner **SRI PONGULETI
HARSHA REDDY** S/o. Sri Ponguleti Srinivas
Reddy, aged about 27 Years,
Occupation: Business, R/o. H.No.3-6-
532/A, Street No.7, Himayathnagar,
Hyderabad, Telangana-500029 (Aadhar
No.3059 6639 1253 & (Mobile
No.8897131313).

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF OWNER

for M/s. Raghava Projects

Managing Partner
SIGNATURE OF DEVELOPER

Bk - 1, CS No 3252/2022 & Doct No

3128 / 2022

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Serilingampatti



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



నందమూరి లక్ష్మి ప్రాణతి
Nandamuri Lakshmi Pranathi
పుట్టిన తేదీ / DOB: 26/03/1993
పురుషుడు / FEMALE

3005 9540 8373
VID: 91175865 3190 3647

నా ఆధార్ - నా గుర్తింపు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



చిరునామా
C/O నందమూరి తారకరామ రాజ్, ప్లట్ నెం 8-2-293/82/ఎ/512 ఎన్, ప్లాట్ నెం-512 ఎన్, లోక్ నెం-29, జూబిలీ హిల్స్, గ్రేటర్ హైదరాబాద్ మెట్రోపాలిటన్ ప్రాంతం, తెలంగాణ - 500033

Address:
C/O Nandamuri Tarakarama Rao, H-No 8-2-293/82/A/512 N, Plot No-512 N, Road No-29, Jubilee Hills, Greater Hyderabad(m.corp), Hyderabad, Telangana - 500033

3005 9540 8373

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No:121 Hyderabad-500033

భారత ప్రభుత్వం
Government of India



పొంగులేటి హర్షా రెడ్డి
Ponguleti Harsha Reddy
పుట్టిన తేదీ / DOB: 23/03/1994
పురుషుడు / Male

3059 6639 1253

ఆధార్ - సామాన్యుని హక్కు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా
S/O: పొంగులేటి శ్రీనివాస్ రెడ్డి, 3-6-532/ఎ, స్ట్రీట్-7, హిమాయత్ నగర్, హిమాయత్ నగర్, ప్రాంతం, ఆంధ్ర ప్రదేశ్, 500029

Address
S/O. Ponguleti Srinivas Reddy, 3-6-532/A, St-7, Himayathnagar, Himayathnagar, Hyderabad, Andhra Pradesh, 500029

3059 6639 1253

1947 help@uidai.gov.in www.uidai.gov.in

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Government of India

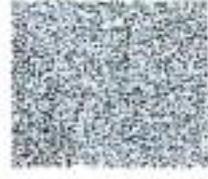


నామ్ శ్రీనివాస్ రావు
Name Srinivasa Rao
పుట్టిన తేదీ / DOB: 08/09/1995
పురుషుడు / Male

4442 2763 2037

నా ఆధార్, నా గుర్తింపు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా
S/O: నామ్ శ్రీనివాస్ రావు, ప్లాట్ నెం 4.5, రోడ్ నెం 1, ఫిరంగిగూడ, ఓ.వి.బి.పి. పాఠశాల వద్ద, జూబిలీ హిల్స్, షాకర్, జూబిలీ హిల్స్, హైదరాబాద్, తెలంగాణ, 500033

Address: S/O: Name Appa Rao, Plot No 4.5, Road No 1, Firangigar, Opp O V B P School, Jubilee Hills, Shaaker, Jubilee Hills, Hyderabad, Telangana: 500033

4442 2763 2037

1947 help@uidai.gov.in www.uidai.gov.in

Pranathi

HA

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GOVERNMENT OF INDIA

గడ్డె భాస్కర్ రావు
Gadde Bhaskar Rao

జన్మ తేదీ/సం. Year of Birth: 1978
లింగం - Male

4928 7478 9392

అధికారి - సామాన్య వి హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O గడ్డె భాస్కర్ రావు హి.గి.ఎ-41
అధికారి కుకాట్ పల్లి, రంగారెడ్డి
రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ 500072

Address: S/O Gadde
Kotiah, H I G-41, BALAJI
NAGAR, KUKAT PALLY,
RANGAREDDY, Hyderabad,
Andhra Pradesh, 500072

1547 1205 185 1947 help@uidai.gov.in www.uidai.gov.in

G. Bhanu Rao

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భారత ప్రభుత్వం
Government of India

షాక్ సలీమ్
Shak Saleem
జన్మ 35 DOB: 24/12/1991
లింగం: MALE

Issue Date: 14/12/2017

9092 0740 8751
VID : 9138 2285 2018 9527

నా అధికారి, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 2017/78026/78747

To
షాక్ సలీమ్
Shak Saleem
S/O Shak Sayyed
5-3-99
Church Compound
Khanam (Urban)
Khanam
Khanam Telangana - 507001
0154548528

Issue Date: 14/12/2017



Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 255TSH300322

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	RAGHAVA PROJECTS
PAN Card No	ABDFR6643N
Aadhar Card No	
Mobile Number	*****528
Address	3-6-532/A STREET NO.7 HIMAYATH NAGAR, HYDERABAD
Executant Details	
Name	N LAXMI PRANATHI
Address	PLOT NO.512N, ROAD NO.29, JUBILEE HILLS, HYDERABAD
Claimant Details	
Name	RAGHAVA PROJECTS
Address	3-6-532/A STREET NO.7 HIMAYATH NAGAR, HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	SERILINGAMPALLI
Amount Details	
Stamp Duty	3150000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	3251050
Total in Words	Thirty Two Lakh Fifty One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	30-03-2022
Transaction Id	0998526405136
Stamp & Signature	

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 255TSH300322

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	RAGHAVA PROJECTS
PAN Card No	ABDFR6643N
Aadhar Card No	
Mobile Number	*****528
Address	3-6-532/A STREET NO.7 HIMAYATH NAGAR, HYDERABAD
Executant Details	
Name	N LAXMI PRANATHI
Address	PLOT NO.512N, ROAD NO.29, JUBILEE HILLS, HYDERABAD
Claimant Details	
Name	RAGHAVA PROJECTS
Address	3-6-532/A STREET NO.7 HIMAYATH NAGAR, HYDERABAD
Document Nature	
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Mutation Charges	0
Haritha Nidhi	50
TOTAL	3251050
Total in Words	Thirty Two Lakh Fifty One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	30-03-2022
Transaction Id	0998526405136
Stamp & Signature	

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Sub Registrar

Serilingampalli

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