

9/11/2022



తెలంగాణ తెలంగాణ TELANGANA

Date: 2022-04-07, 12:41 PM Serial No: 4464

Denomination: 100

AM 499096

Purchased By:

P ANIL KUMAR

S/O P VENKAIAH

R/O HYD

For Whom

M/S CASAGRAND HYDERWISE PRIVATE LIMITED.

Sub Registrar

Ex. Officio Stamp Vendor

SRO: Ranga Reddy (R.O)

GENERAL POWER OF ATTORNEY

This indenture of **General Power of Attorney (GPA)** is made and executed on this 13th day of April, 2022 at Hyderabad by:

Sri. Mohammed Ahmed Quadri, Son of **Sri. Mohammed Yousuf Quadri**, aged about 44 years, Occupation: Business, R/o 17-1-30/3/b/8, R. C. Nagar, Edi Bazar, Charminar, Yakutpura, Hyderabad Telangana 500023. [Aadhar No. 9878 9863 0918 and PAN Card: ABIPH7467L]

[Hereinafter referred to as the "Owner/Principal" of the First Part]

For Casagrand Hyderabad Private Limited

Authorized Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Champapet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 13th day of APR, 2022 by Sri Mohammed Ahmed Quadri

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	AY		 REP. BY, P. ANIL KUMAR [1514-4-2022-10]	REP. BY, P. ANIL KUMAR S/O. P. VENKAT CATRAPURTHI & KHAIJAGUDA, HYD
2	PL		 MOHAMMED AHMED QUADRI [1514-4-2022-10]	MOHAMMED AHMED QUADRI S/O. MOHAMMED YOUSUF QUADRI H.NO.17-1-30/3/B/S,R.C.NAGAR,EDD BAZAR,, CHARMINAR, YAKUTPURA, HYD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 D BHARATH RAJ; [1514-4-2022-10]	D BHARATH RAJ MALAKPET HYD	
1		 S HARSHAVARDHAN REDDY [1514-4-2022-10]	S HARSHAVARDHAN REDDY SHAMSHABAD RRDIST	

13th day of April, 2022

Signature of Sub Registrar
Champapet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0918 Name: Mohd Ahmed Quadri	S/O Mohd Yousuf Quadri, Charminar, Hyderabad, Telangana, 500023	
2	Aadhaar No: XXXXXXXX4062 Name: Paruchuri Anil Kumar	Puppalaguda, K.v. Rangareddy, Telangana, 500089	

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IN FAVOUR OF

M/s CASAGRAND HYDERWISE PRIVATE LIMITED [CIN: U70109TN2021PTC148904] [PAN: AAKCC0096K], a company incorporated under the provisions of the Companies Act, 2013 having its registered office at AR Square, Plot No.13, Door No. 4-50, Jayabheri Enclave, Gachibowli, Hyderabad – 500 032, represented by its Authorized Signatory **Sri. P. Anil Kumar, Son of Sri P. Venkaiah**, aged about 51 years Resident of Catrapuri Hills, Khajaguda Hyderabad - 500104 and designated as “AVP - Land Acquisition” [Aadhar No. 8731 3657 4062] as per Board Resolution dated 14th March, 2022.

[Hereinafter referred to as the **Attorney of the Second Part.**]

[The expressions and terms **PRINCIPAL/First Part** and **ATTORNEY/Second Part**, wherever occur and permit shall mean and include their executors, representatives, successors-in-interest, assigns etc., unless the context be repugnant thereto]

WHEREAS

The **PRINCIPAL** is Owner and Possessor of land admeasuring **9680 Sq. Yards** comprised in Survey nos. 73/Part and 74/Part situated in Mamidipally Village, BalapurMandal, Ranga Reddy District, Telangana State having purchased the same vide registered Sale Deeds bearing Document Nos. as follows:

<u>Sl. No.</u>	<u>Name of the Vendor</u>	<u>Name of the Vendee</u>	<u>Survey No.</u>	<u>Extent Ac -Gts</u>	<u>Document No.</u>
1	Mohd. Kabiruddin	Mohammed Ahmed Quadri	73 &74	1.39.50	65 of 2022

*Document No. 65 of 2022 is registered at Balapur MRO.

Whereas **PRINCIPAL** has converted the said land into the Non Agricultural Land vide proceeding No.2200374716, dated: 11/04/2022 issued by MRO, BalapurMandal, Ranga Reddy Dist.

The **PRINCIPAL** is the Owner and Possessor of land admeasuring **9680 SQ.YDS** comprised in Survey nos. 73/Part and 74/Part situated in Mamidipally Village, BalapurMandal, Ranga Reddy District, Telangana State. [Hereinafter referred to as **Schedule Property.**]

The Principal hereby constitutes, appoints and nominates **M/s CasagrandHyderwise Private Limited**, represented by its Authorized Signatory **Sri. P. Anil Kumar**, designated as “AVP - Land Acquisition” as their lawful General Power of Attorney Agent to deal with the Schedule Property and authorize the aforementioned Attorney to do following tasks:

Authorized Signatory
For Casagrand Hyderwise Private Limited
For Casagrand Hyderwise Private Limited



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	716320	0	0	0	716420
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	817320	0	0	0	817420

Rs. 716320/- 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. /- was paid by the party through E-Challan/BC/Pay Order No ,910ZCG130422 dated ,13-APR-22 of ,BARB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 817370/-, DATE: 13-APR-22, BANK NAME: BARB, BRANCH NAME: , BANK REFERENCE NO: 6973251315118, PAYMENT MODE: NB-1001138, ATRN: 6973251315118, REMITTER NAME: CASAGRAND HYDERWISE PVT LTD, EXECUTANT NAME: MOHAMMED AHMED QUADRI, CLAIMANT NAME: CASAGRAND HYDERWISE PVT LTD).

Date:

13th day of April, 2022

Signature: [Signature]
Registering Officer
Champapet

Certificate of Registration

Registered as document no. 9 of 2022 of Book-4 and assigned the identification number 4 - 1514 - 9 - 2022 for Scanning on 13-APR-22 .

[Signature]
Registering Officer
Champapet
(P.Madhusudhan Reddy)

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- a) To enter upon the Schedule Property to carry out tasks required for obtaining approvals.
- b) To apply to the Hyderabad Metropolitan Development Authority ["HMDA"] /Greater Hyderabad Municipal Corporation ["GHMC"] and Hyderabad Airport Development Authority [HADA] or any other competent authority concerned for issuance of sanctions including any modifications in connection with sanctions for the construction on the Schedule Property and for the said purpose to sign all applications, forms and representations as may be necessary and as the said Attorney shall think fit and proper.
- c) To deposit any fee or any other amounts which may have to be paid to the HMDA/GHMC and any other authority for receiving the sanctions and permissions and consents required for construction of the Proposed Project.
- d) To apply for and obtain water, drainage, sewerage, electricity, telephone connections, permits, change of zonal classification/land use, or certifications for any or all the above utilities, from the concerned authority and / or other authorities and for that purpose, to sign all papers, forms, and documents and/ or representation as may be thought necessary by the said attorneys and to pay all charges in connection therewith.
- e) To apply for renewal/revision/changes of sanction/s, approval/s or permit/s issued for construction of any building/s or layouts on the Schedule Property.
- f) To make necessary application to the Southern Power Distribution Company of Telangana Ltd., for getting temporary/ permanent or new connection in the building proposed to be constructed in the Schedule Property and give an affidavit of undertaking to the department for obtaining such connection on payment of necessary charges.
- g) To appoint Architects, Project Managers, Consultants, Auditors, Technicians, Workmen, Staff, Manpower and/ or other agents and Sub-Contractors or give contract as the said Attorney shall deem fit and proper for preservation and maintenance of the Scheduled Property for time being and to make payment towards such appointments.
- h) To warn off and prohibit, and if necessary, proceed against under due process of law, against all or any trespassers on the Schedule Property or any parts thereof and to take appropriate steps, initiate legal action or otherwise and to abate all nuisance.
- i) To apply for and obtain certificates, permissions, and clearances, including, certificates, clearances, and or /permissions from the competent authorities such as

For Casagrand Hyderabad Private Limited


Authorized Signatory



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Airports Authority of India, Telangana State Disaster Response and Fire Services Department, Telangana Pollution Control Board, Telangana Real Estate Regulatory Authority ["TSRERA"], Irrigation Department, Traffic Authorities, Public Works Department, Hyderabad Metropolitan Water Supply & Sewerage Board, etc.

- j) To sign, execute, modify, cancel, alter, draw, approve, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any manner be required to be so done, in context with the sanction, approvals, grants, awards from concern governmental authorities for the Schedule Property in accordance with the Hyderabad Metropolitan Development Authority/Greater Hyderabad Municipal Corporation and municipal authorities or any other authorities or governmental body.
- k) For the purposes aforesaid, to appoint advocates and sign document authorizing such advocate to act on behalf of the Attorney and to pay fees of such advocates.
- l) To sign and submit all papers, applications, and documents for having the amalgamation, separation, and mutation, if necessary, effected in all public records and with all authorities and /or persons, in respect of the Schedule Property and if necessary, to have such separation and mutation effected.
- m) To appear before the concerned authorities and government departments and or officers and also all other state, executive, judicial or quasi-judicial, revenue, municipal or other authorities for all matters concerned with sanctions / modifications of utilities connections and other matters relating thereof.
- n) To pursue or defend any proceedings on the file of the Adjudicating authority, Tribunal and Appellate authority in respect of the provisions of TSRERA and to perform all required acts in this regard to initiate, defend and conduct proceedings on behalf of the principal in regard to provisions of TSRERA.
- o) To apply for and obtain such certificate and other permissions and clearances including certificates and/or permission under any law relating to ceiling on urban land, or other law relating to land and/or buildings both urban and rural or under the any law as may be required.
- p) To appear and represent the Principal before all authorities, make commitments and give undertakings as may be required in regard to the Schedule Property.
- q) Generally, to act as the Attorney or Agent of the Principal in relation to Scheduled Property as fully and effectively in all respects as the Principal would do if personally present.

For Casagrand Hyderabad Private Limited

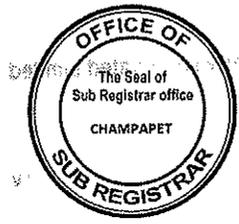

Authorized Signatory



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- r) To sub-divide the Schedule Property in to plots as required for obtaining approval of the property.
- s) To execute, sign Gift deed, Mortgage [statutory] /deeds in favour of Greater Hyderabad Municipal Corporation/Local Panchayat/Competent Authority and present for registration before the registering authority for road / road widening /OSR or any other purpose as required for the purpose of obtaining necessary approval from the competent authority for the Schedule Property as my attorney may deem fit and proper.
- t) To perform all necessary acts, deeds, and things in order to ensure compliance of the rules and applicable provisions of TSRERA Act and rules in respect of the Schedule Property. To represent the principal, and to make oral and written representations, submissions, declaration, including signing/executing forms, affidavits, declarations etc., as required for complying with the provisions of TSRERA Act and Rules and for completing the registration of the Project pertaining to the Schedule Property with the regulatory authority.
- u) The Attorney is further authorized to represent the Principal before all government offices of the District within which the Schedule Property is situated and also before the Offices of the Collector, Tahsildar, Panchayat, Office of the Hyderabad Metropolitan Development Authority, Water Supply and Sewerage Boards, Land Acquisition Departments, Urban Land Ceiling Department, Commission of Land Administration relating to Land Reforms, Departments of Pollution and Environment and any other relevant authority including concerned ministerial and secretarial offices. To represent shall include the powers to submit petitions, affidavits, applications, declarations, forms, and letters and do any other act, thing, or action to safeguard, improve and manage the Schedule Property in any form or manner and to secure the title, ownership, and rights over the Schedule Property.
- v) This power of attorney shall be in force, valid and binding on us till the entire Schedule Property is conveyed, by the power of attorney and till such time the powers shall be irrevocable under all circumstances. Thereafter also, we shall be able to cancel and revoke the powers only by writing a letter addressed to the power of attorney holder herein intimating them about the proposed cancellation of the powers as the scope of powers gets completed and to obtain explicit consent and concurrence from the attorney and further the power of attorney shall also join the execution of cancellation deed and the same shall be jointly presented for registration. We further specifically declare that we have not executed any other power of attorney in favour of any other person or persons and that the property is free of acquisitions and claims and demands.

For Casagrand Hyderabad Private Limited


Authorized Signatory



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The Principal hereby ratifies and confirms all acts, deeds and things lawfully done by the said Attorney in respect of the Schedule Property.

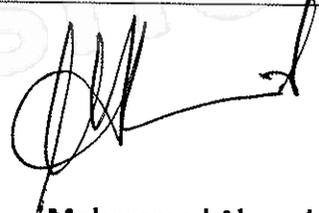
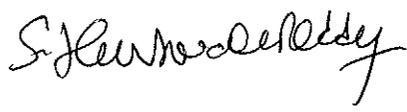
The attorney is not empowered to sell the property on behalf of the principal.

SCHEDULE PROPERTY

All that piece and parcel of land admeasuring 9680 Sq. Yards comprised in Survey nos. 73/Part and 74/Part situated in Mamidipally Village, Balapur Mandal, Ranga Reddy District, Telangana State and bounded by:

NORTH: Sy. No. 74/Part
SOUTH: Road
EAST: Sy. No. 74/Part
WEST: Road

IN WITNESS WHEREOF, the Parties have executed this General Power of Attorney with their own respective free will and consent without any coercion or duress, on the day, month, and year above written, in the presence of the following:

<u>WITNESSES</u>	
1. 	 Mohammed Ahmed Quadri PRINCIPAL
2. 	For Casagrand Hyderabad Private Limited  Authorized Signatory For M/s. CASAGRAN HYDERWISE PRIVATE LIMITED represented by its authorized signatory P. Anil Kumar ATTORNEY

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CASAGRAN HYDERWISE PRIVATE LIMITED

CIN: U70109TN2021PTC148904

Registered office address: NPL DEVI, NEW NO -111, L.B.ROAD, THIRUVANMIYUR
CHENNAI- 600041

official@casagrand.co.in

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF CASAGRAN HYDERWISE PRIVATE LIMITED HELD ON MONDAY THE 14th MARCH, 2022 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT NPL DEVI, NEW NO.111, L.B.ROAD, THIRUVANMIYUR, CHENNAI-600041 COMMENCED AT 03.00 P.M. AND CONCLUDED AT 03.30 P.M.

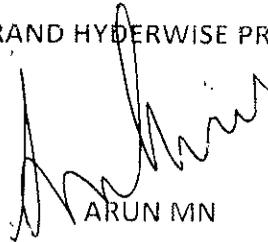
AUTHORIZATION TO SIGN MOU AND RELATED DOCUMENTS FOR MAMIDIPALLY PROPERTY:

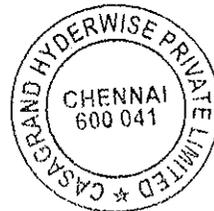
"RESOLVED THAT the board be and is hereby authorize Mr. Anil Kumar Paruchuri (Aadhar Card no: 8731 3657 4062) - **Authorised Signatory of the Company** to sign, to execute/receive deeds, agreements and documents like Joint Development Agreement, Agreements for Sale, Sale Deed, Purchase Deed, Memorandum of Understanding, General Power of Attorney, to present the Signed Documents before the concerned /jurisdictional Sub Registrar office , to discharge the same, to appoint agents, execute all loan documents in favour of Bank or any financial institution and such other deeds/documents as may be required for the above said purposes for Mamidipally property consisting of survey no 70,71,73&74 and thereabouts."

"RESOLVED FURTHER THAT a certified copy of the resolution is given to anyone concerned or interested in the matter and the said authorization is valid for a period of three months from the date of passing of this resolution."

//CERTIFIED TRUE COPY//

FOR CASAGRAN HYDERWISE PRIVATE LIMITED


ARUN MN
Director



DIN: 00793551

Government of India

మోదీ యూజ్ క్వార్టర్
M Modi Youth Quarters
పుట్టె - 05 Oct 2018/1977
పుట్టిన స్థానం: MALE

XXXX XXXX 0918
VID : 0124 3263 2157 0768

నా ఆదార్, నా గుర్తింపు

Unique Identification Authority of India

మోదీ యూజ్ క్వార్టర్
M Modi Youth Quarters, 17-1-363A/B, R C
Nagar, Eol Bazar, Chamanur,
Telangana - 500023
Address:
503 Modi Youth Quarters, 17-1-363A/B, R C
Nagar, Eol Bazar, Chamanur, Hyderabad,
Telangana - 500023

XXXX XXXX 0918
VID : 0124 3263 2157 0768

నా ఆదార్, నా గుర్తింపు

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Sub Registrar
Champapet

Unique Identification Authority of India

పరుచూరి ఆనంద్ కుమార్
Paruchuri Anil Kumar
పుట్టిన తేదీ / DOB : 10/08/1970
పురుషుడు / Male

8731 3657 4062

8731 3657 4062

నా ఆదార్, నా గుర్తింపు

7858 3086 2209

సంఖ్య / Your Application No. :

153584180
26/05/2015
To
Sri Srinagar Harsanaradhan Reddy,
S/O: Sudhanshan Reddy
23-19-2/3 madhuranagar
Shamshabad
Shamshabad
Telangana 501218
9089219599
M.F. 56841907FH

Enrollment No.: 2722/41122/04093

సర్టిఫికేట్
Government of India

Indian Union Driving License
Issued by Telangana State
DLHAP0117463200
Date of Birth: 10/08/1970
Valid Until: 10/08/2022
Name: SRIHARSHAN R
Address: S/O: SUDHANSHAN REDDY, 23-19-2/3, MADHURANAGAR, SHAMSHABAD, TELANGANA - 501218

