

SCANNED

7007/2019

CP 7066



తెలంగాణ తేలంగానా TELANGANA

CP T 122838  
G. PUNYAVATHI

Sr. No. 295 Date 20/3/19 Rs. 100/-  
SOLD TO/ Chilaka Ramana Reddy  
S/o N. H. G. Chilaka Gurava Reddy  
FOR WHOM M/s. RISINIA INFRA DEVELOPERS LLP

Licensed Stamp Vendor, Lic. No: 15-21-045/2012  
Reg. No: 15-21-020/2010  
M.No: 4-4551A, Suraram Colony, Gouthpalle (ML)  
Medchal-Malkajgiri Dist. Cst: 5491345005

**DEVELOPMENT AGREEMENT-CUM- GENERAL POWER OF ATTORNEY**

This Development Agreement-cum-General Power of Attorney is made and executed on this the 23<sup>rd</sup> day of March, 2019 at S.R.O. Quthbullapur by and between:

1. M/s. RISINIA INFRA DEVELOPERS LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 and having Permanent Account No. AAYFR8213J, and having its registered office at Survey No 500, Bachupally Village, Bachupally Mandal, Medchal-Malkajgiri District, Telangana-500090, represented by its designated partner Sri. CHILAKALA RAMANA REDDY S/o Sri. CHILAKALA GURAVA REDDY, aged about 47 years, Occupation: Business, R/o. Flat No.601, Pent House, Preethi Enclave, S.P. Nagar, Road No.21, Nizampet Cross Roads, Kukatpally, Hyderabad 500072, Telangana (PAN:AFRPC8741A) (Aadhaar No: 2047 9563 5470)

For Risia Infra Developers LLP

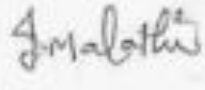
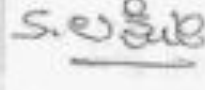
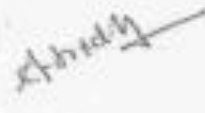
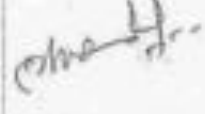
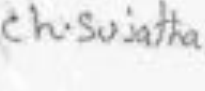
*Chilaka Ramana Reddy*

Partners

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Qutbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 10 and on the 23rd day of MAR, 2019 by Sri Chalakala Ramana Reddy

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

| Sl No | Code | Thumb Impression                                                                    | Photo                                                                                                                                                                                                                                            | Address                                                                                                                                                                                                     | Signature/Thumb Impression                                                            |
|-------|------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | CL   |    | <br>CHALAKALA RAMANA REDDY (S)<br>[1521-4-2019-7004]                                                                                                            | CHALAKALA RAMANA REDDY ( DESIGNATED PARTNER)<br>S/O. CHALAKALA GURAVA REDDY<br>R/O. PLATN O. SPT. PENT HOUSE,<br>PREETHI ENCLVE, S.P. NAGAR, ROAD<br>NO. 21, JAZAMPET CROSS ROAD,<br>KIVATIPALLY, HYDERABAD |    |
| 2     | EX   |    | <br>IPPAGUNTA MALATHI<br>S/O. IPPAGUNTA MADHAVA RAO<br>R/O. THURUPURUMPI DODLA,<br>NELLORE AP                                                                   |                                                                                                                                                                                                             |    |
| 3     | EX   |    | <br>SANUDHARA LAXMI<br>W/O. DHANAJAYAN<br>R/O. HNO. 18-154, GANDHINAGAR,<br>NEAR M.M. COURT, GANDHI NAGAR,<br>DEVARAKONDA, NALGONDA DIST.<br>T.S.               |                                                                                                                                                                                                             |    |
| 4     | EX   |   | <br>AIGARI SRIDHAR REDDY<br>S/O. AIGARI GANGA REDDY<br>R/O. HNO. 1-153, MEDIPALLE, NIRMAL<br>MEDIPALLE, ADILABAD DIST. T.S.                                    |                                                                                                                                                                                                             |   |
| 5     | EX   |  | <br>DUSHETTI SRIDHAR<br>S/O. DUSHETTI AGAM REDDY<br>R/O. HNO. 1-55, BEJANIGI MANDAL,<br>QUILLA BEJANIGI, KARIM NAGAR<br>DIST                                  |                                                                                                                                                                                                             |  |
| 6     | EX   |  | <br>ALLALA MURALI MOHAN REDDY<br>S/O. ALLALA ADI REDDY<br>R/O. HNO. 5-14, COLLAPALLE,<br>MANDAL, VENUGOUMATLA, KARIM<br>NAGAR DIST.                           |                                                                                                                                                                                                             |  |
| 7     | EX   |  | <br>CHERUKU SUJATHA<br>W/O. CHERUKU VISWANATHAN<br>REDDY<br>R/O. B-6013, PTH TPC, JYOTHI<br>NAGAR, RAMAGUNDEM,<br>SOMASAPALE, AP COLONY, KARIM<br>NAGAR, T.S. |                                                                                                                                                                                                             |  |

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1700713019 Sheet 1 of 25 Sub Registrar  
Qutbullapur

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2. **Smt. KARUKONDA DEVAKI RANI, W/o. Sri. CHANDRA MOULI KARUKONDA**, aged about 53 Years, Occ: House wife, R/o. H.NO: 24-1/42/507, B N 24-1-24-102, Surekha Towers, Ashok Nagar, Near Vinayaka Temple, Ramachandrapuram, Medak, Telangana - 502032, (Aadhaar No: 9481 3031 9408)
3. **Sri. MOOLINTI LAKSHMI NARAYANA S/o. Sri. MOOLINTI VENKATESUL**, aged about 34 years, Occ: Private employee, R/o Plot No 128, Bhel Society, Mythri Nagar, Srikara Hospital, Miyapur, Hyderabad, Telangana-500049. ( PAN NO: ATBPM6022G ) ( Aadhaar No: 9927 0633 0064 )
4. **Smt. GUMMADI VIDYA REDDY W/o. Sri. GUMMADI RAVINDER REDDY**, aged about 33 Years, Occ: House wife, R/o. 4-72, Reddy Colony, Ichoda, Adilabad, Telangana-504307. (PAN No:BAGPP9854C), (Aadhaar No: 2927 8789 2470).
5. **Smt. KALLEPALLI SANTHI W/o. Sri. KALLEPALLI VENKATA NARASIMHA MURTHY RAJU**, aged about 50 years, Occ: House wife, R/o. 1-2-44/401, Flat No 401, Block-2, Nagarjuna Homes, Nizampet Road, Near Sangamithra school, Hydernagar, Kukatpally, Hyderabad, Telangana-500085. ( PAN No: FNGPS2776K ) ( Aadhaar No: 6437 2453 2951)
6. **Sri. VENKATESWARLU VEMPATI S/o. Sri. VEMPATI POLIREDDY**, aged about 36 Years, Occ: Private Employee, R/o. H.No.1-69, Konakanamitla, Prakasam, Andhra Pradesh-523241. (PAN No.AGOPV1271C) (Aadhaar No. 7788 4979 4414).
7. **Smt. POTHUGUNTALA CHAITANYA W/o. Sri. P ARUN KUMAR**, aged about 36 Years Occ : House wife, R/o.H.No-B-120, Apuroopa Colony, IDA Jeedimetla, Quthbullapur, Medchal-Malkajgiri District, Telangana-500055. (PAN No.AKQPN0173P) (Aadhaar No: 4213 2271 0857).
8. **Sri. PUNDARIKAKSHA GATTINENI S/o. Sri. ADINARAYANA GATTINENI**, aged about 33 years, Occ: Private employee, R/o 4-32, Kothapalem, Kesanapalle, Guntur, Andhrapradesh-522601. ( PAN No: AOVPG1064K ) ( Aadhaar No: 4755 1868 8040 )
9. **Smt. BHUPATIRAJU VALLI KUMARI D/o. Sri. BH. RAMA KRISHNA VARMA**, aged about 29 Years, Occ: Private Employee, R/o. H.No: 15-31-14/202, Varshita Residency, Dharmareddy colony, Phase-1, Opp JNTU, KPHB, Kukatpally, Hyderabad, Telangana - 500072. ( PAN No: BLBPB0521N ) ( Aadhaar No: 4366 0514 6388 )

For Risinia Infra Developers LLP

*K. Karim Babu*

Partners

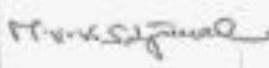
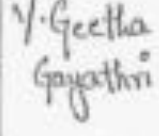
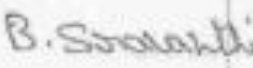
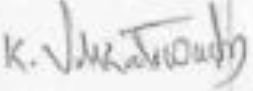
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| Sl No | Code | Thumb Impression                                                                    | Photo                                                                                                                                         | Address                                                                                                                                                                | Signature/ink Thumb Impression                                                        |
|-------|------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 8     | EX   |    | <br>MEKALA VEERA VENKATA SATYANARAYANA<br>[1521-1-2019-7006] | MEKALA VEERA VENKATA SATYANARAYANA<br>S/O. GOVINDA RAJULU MEKALA<br>R/O. HNO. 20/31, ARAVAGUDEM,<br>MACHILIPATNAM, KRISHNA DIST                                        |    |
| 9     | EX   |    | <br>AGUDU HARTHA<br>[1521-1-2019-7006]                       | AGUDU HARTHA<br>D/O. BHOMANAH AGUDU<br>R/O. HNO. 3/10, TELANGANA VEEDHI,<br>WARD NO. 7, FORAKAL, JANAPALLE,<br>ADILABAD DIST.                                          |    |
| 10    | EX   |    | <br>YALAVARTHI GEETHA DAYATHIR<br>[1521-1-2019-7006]         | YALAVARTHI GEETHA DAYATHIR<br>D/O. YALAVARTHI KUMARA SWAMY<br>R/O. HNO. 4-25-23, ALLA VAR<br>VEEDHI, NANNAGAR, TENALI GUNTUR<br>DIST AP                                |    |
| 11    | EX   |   | <br>NADELLA MADHU MURTHY<br>[1521-1-2019-7006]              | NADELLA MADHU MURTHY<br>S/O. NRAMA MOHANA RAO<br>R/O. HNO. 16-3-28/3, PLOT NO. 731,<br>VASANTH NAGAR, KPHS,<br>KUNATPALLY, HYDERABAD                                   |    |
| 12    | EX   |  | <br>NARSA BORRA<br>[1521-1-2019-7006]                      | NARSA BORRA<br>W/O. RAMANAMOHAN RAO DASARI<br>R/O. SE. 4 TH CROSS CHIKKA<br>RAMAIAH LAYOT, ACHAYANAGAR,<br>RAMAMURTHY NAGAR,<br>BANGALORE SOUTH BANGALORE<br>KARNATAKA |  |
| 13    | EX   |  | <br>BANDARU SHYANATHI<br>[1521-1-2019-7006]                | BANDARU SHYANATHI<br>D/O. BANDARU VEERABHADRA RAO<br>R/O. HNO. 15-25, HASTHIPURAM,<br>CHIRALA, PRAKASHAM DIST. AP.                                                     |  |
| 14    | EX   |  | <br>VENKATESWARLU KASIMALLA<br>[1521-1-2019-7006]          | VENKATESWARLU KASIMALLA<br>S/O. VEERA SWAMY KASIMALLA<br>R/O. HNO. 9-415-22, SAPTHAGIRI<br>ALLIYIN COLONY, MAYAPUR, SEMI<br>URBAN PALLY, R.R. DIST                     |  |
| 15    | EX   |  | <br>C. SARVESWARANNA<br>[1521-1-2019-7006]                 | C. SARVESWARANNA<br>W/O. C. RAMASUBBA REDDY<br>R/O. HNO. 5-3-116-2, 5TH BELAYAL,<br>RAM NAGAR, ANANTHAPUR, AP                                                          |  |

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10. **Sri. DATLA VENKATA RAMANAIAH VARMA S/o. Sri. VEERA BHADRA RAJU**, aged about 53 years, Occ: Business, R/o 2-84, beside telephone exchange, Satyanarayanapuram High School, R. Kothagudem, S.N.puram, Khammam Telangana-507140. ( PAN No: AQPPD3116K) ( Aadhaar No: 8042 0964 8691 )
11. **Sri. PENMATCHA MOHANA VAMSI VARMA S/o. Sri. P VENKATAPATHI RAJU**, aged about 32 years, Occ: Private employee, R/o. Flat No 101 Sai arcade, Street No.2, Amuratha colony, Swaroop Nagar, Uppal, Hyderabad, Telangana-500039, (PAN NO: BHAPP5072P) ( Aadhaar No: 5300 4107 3856)
12. **Smt. YARAMARTI SARADA DEVI D/o. Sri. SREE RAMULU**, aged about 32 years, Occ: Private Employee, R/o. H.No.4-2-12. Tarvanipeta, Mandapeta, East Godavari District-533308., (PAN:AEMPY1652G) (Aadhaar No.2785 1463 5879)
13. **Sri. KANDULA ALLURAI AH S/o. Sri. KANDULA VEERAMMA**, aged about 44 Years, Occ: Private employee, R/o. 6-3-841/2/A/G, Shanti Nagar, Ameerpet, Hyderabad, Telangana-500016. (PAN No: APWPK8086R) ( Aadhaar No: 6377 4125 3912 )
14. **Sri. YENUGU M S SRINIVASA KALYAN S/o.Sri. SURYANARAYANA** aged about 36 Years, Occ: Private Employee, R/o. H.No.3-2-184/1, Vidya Nagar Colony, Chunchupalli, Kothagudem, Khammam, Telangana-507101. ( PAN No: ABUPY3999H ), ( Aadhaar No: 9411 1178 1460 )
15. **Smt.KAILASAPU PADMAVATHI W/o.Sri.KAILASAPU PRABHAKAR RAO**, aged about 56 years, Occupation: House wife, R/o. H.no.2-5-203, Kalidasu Veedi, Near Hanuman Temple Road, Khammam-507003, Telangana, (PAN:ENMPK1249G), (Aadhaar No.5423 3954 6544.)
16. **Smt. KUDIKALA SARASWATHI W/o. Sri. KUDIKALA RAVINDER**, aged about 53 years, Occ: House wife, R/o. H.No: 16-3-250, Shanthinagar, Kareemabad Road, Warangal, Telangana-506002. (PAN No:HCIPS7764C), ( Aadhaar No: 3443 4083 6435 ).
17. **Sri. GURAVAREDDY GOPIREDDY S/o. Sri. G THIRUPATHI REDDY**, aged about 38 Years, Occ: Private Employee, R/o Plot No 143,141 and 142, Flat No 402, 4<sup>th</sup> Floor, Preethi Enclave, Sardar Patel Nagar, Near Nizampet Road, Kukatpally, Hyderabad, Telangana - 500072. ( PAN No: AKXPG3727F ), ( Aadhaar No: 7522 0533 1874)

For Risnia Infra Developers LLP

*K. K. K. K.*

Partners

33. **Sri. AEIGARI SRIDHAR REDDY, S/o. Sri. AEIGARI GANGA REDDY**, aged about 36 Years, Occ: Private Employee, R/o. H.No.1-163, Medipelly, Nirmal Medpalle, Adilabad, Telangana-504310 (PAN No.ATXPA4433F) (Aadhaar No.7607 4633 3396).
34. **Smt. SAMUDRALA LAXMI W/o. Sri. DHANAJAIAH**, aged about 60 Years, Occ: House wife, R/o. 18-154, Gandhi Nagar, Near M.M Court, Gandhi Nagar Devarakonda, Nalgonda, Telangana - 508248. ( PAN No: GDAPS4278F), ( Aadhaar No: 4462 7544 4434).
35. **Smt. IPPAGUNTA MALATHI D/o. Sri. IPPAGUNTA MADHAVARAO**, aged about 37 years, Occupation: House wife, R/o.Thurupururompi Dodla, Nellore, Andhra Pradesh-524221, (PAN:ABBPI1137Q Aadhaar No.9388 1944 3165).

(Hereinafter referred to as the "LAND OWNERS/FIRST PARTY" which terms shall mean and include all their heirs legal representatives, and other successors in title of the First Party).

**AND**

**M/s.RISINIA INFRA DEVELOPERS LLP**, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 and having Permanent Account No. AAYFR8213J, and having its registered office at Survey No 500, Bachupally Village, BachupallyMandal, Medchal-Malkajgiri District, Telangana-500090, represented by its designated partner **Sri. CHILAKALA RAMANA REDDY S/o Sri. CHILAKALA GURAVA REDDY**, aged about 47 years, Occupation: Business, R/o. Flat No.601, Pent House, Preethi Enclave, S.P. Nagar, Road No.21, Nizampet Cross Roads, Kukatpally, Hyderabad 500072, Telangana (PAN:AFRPC8741A) (Aadhaar No: 2047 9563 5470)

(Hereinafter referred to as the "DEVELOPER/SECOND PARTY" which terms shall mean and include all its legal heirs legal representatives, and other successors-in-office, executors, assigns, administrators, wherever the context permits of the Second Party)

For Risinia Infra Developers LLP

*G. Lakshmi Reddy*

Partners

Whereas, the Land Owners herein are the absolute owners and possessors of the Land in Survey No.55/A/B/2 admeasuring 5300 Sq. yards, Situated at BACHUPALLY Village and Mandal, Medchal-Malkajgiri District, having purchased the same by virtue of registered Sale Deed Document No.6852/2019, dated:20-03-2019, registered at S.R.O., Quthbullapur.

Whereas, the Land Owners with a view to develop the schedule land for construction of Residential Complex for construction of Cellar + Stilt + Ten Upper Floors, subject to the constructions approvals from the concerned authorities; for more beneficial enjoyment of their respective interests in the schedule land and for the purpose of maximizing the returns. Thus, the Owners are desirous of giving the Land in Survey No.55/A/B/2 admeasuring 5300 Sq. yards, Situated at BACHUPALLY Village and Mandal, Medchal-Malkajgiri District, Telangana State., for development to DEVELOPER.

Whereas the DEVELOPER, who is a reputed builder having considerable expertise in field of development and construction activities has agreed to develop the schedule land and both the parties have arrived on the terms and conditions mentioned hereunder for the development of the schedule land.

And whereas, the parties hereto thought it desirable to reduce the said terms and conditions into writing.

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

1. That the First Party do hereby grant, allow, authorize and empower the DEVELOPER, to Develop the Schedule Property at the DEVELOPER's cost into Multi Storied Residential Apartment and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engaged architects, Contractors, Workers, Agents and any other acts required for the purpose of construction activities.

For Risinla Infra Developers LLP

*H. K. Kulkarni*

Partners

2. The Developer shall have absolute right and discretion to enter and admit the neighboring lands/plots into the Scheme for Development and to develop the Schedule Land along with such other lands/plots and/or its land in the manner it deems most expedient and commercially viable and may allot the built up areas and quality situated in any part of the land so developed to the Owners herein or such other neighboring owners who might have been admitted/entered with the Developer. In such case, the Developer shall be entitled to obtain permission for all such lands/plots and all the owners, including the Owners herein, shall have undivided share equivalent to their contribution and the allotment of the built up areas shall be made to each of such owner anywhere in the project in the ratio agreed in land/plot proportionate to their contribution. Once the permissions for construction of the project are granted by the competent authorities, the entire land covered by such permission(s) shall be the joint property of all the Owners, including the Owners herein and the Developer herein and shall always be subject to the development scheme and shall be impartible.
3. It is agreed between the parties herein that after obtaining the necessary approvals to the plans from the concerned authorities, the DEVELOPER shall allocate the separate shares to the First Party in anywhere in the entire project built-up area irrespective of their land /plot location as per the Agreement arrived between the parties as retained hereunder and they shall be absolute owner of the respective extents of the constructed area along with proportionate undivided share of land in the scheduled Property. The allotment and any variation in the terms and conditions of this Development Agreement to meet future contingencies or eventualities necessitating such modifications shall be made by executing Supplementary Agreement or Memorandum of Understanding by mutual consent of the parties.

For Risinla Infra Developers LLP



Partners

## E-KYC Details as received from UIDAI:

| Sl No | Aadhaar Details                                                            | Address:                                                                        | Photo                                                                                 |
|-------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 23    | Aadhaar No: XXXXXXXX7447<br>Name: Chinna Subba Reddy Gori<br>Sarveswaramma | W/O C Ramasubba Reddy,<br>Anantapur, Anantapur, Andhra Pradesh, 515001          |    |
| 24    | Aadhaar No: XXXXXXXX6344<br>Name: Venkateswarlu Kasimalla                  | S/O Veera Swamy Kasimalla,<br>Lingampalli, K.V. Rangareddy, Telangana, 500019   |    |
| 25    | Aadhaar No: XXXXXXXX4001<br>Name: Bandaru Sravanthi                        | O/O Bandaru Veerabhadra Rao,<br>CHIRALA, Prakasam, Andhra Pradesh, 523105       |    |
| 26    | Aadhaar No: XXXXXXXX6323<br>Name: Harika Borta                             | W/O Ramamohanrao Dasari,<br>Varanasi, Bangalore, Karnataka, 560036              |    |
| 27    | Aadhaar No: XXXXXXXX6871<br>Name: Nadella Madhu Murthy                     | S/O N Rama Mohana Rao,<br>Kukatpally, K.V. Rangareddy, Telangana, 500085        |    |
| 28    | Aadhaar No: XXXXXXXX8329<br>Name: Yalavarthi Geetha Gayathri               | O/O Yalavarthi Kumara Swamy,<br>Tenali, Guntur, Andhra Pradesh, 522201          |   |
| 29    | Aadhaar No: XXXXXXXX9528<br>Name: Agudu Haritha                            | O/O Bhoomalsh,<br>Jannaram, Adilabad, Andhra Pradesh, 504205                    |  |
| 30    | Aadhaar No: XXXXXXXX6832<br>Name: Mekala Veera Venkata<br>Sathyanarayana   | S/O Govindarajulu,<br>Machilipatnam, Krishna, Andhra Pradesh, 521001            |  |
| 31    | Aadhaar No: XXXXXXXX0313<br>Name: Cheruku Sujatha                          | W/O Cheruku Vishnu Vardhan Reddy,<br>Somanapalle, Karimnagar, Telangana, 505215 |  |
| 32    | Aadhaar No: XXXXXXXX3320<br>Name: Alala Murali Mohan Reddy                 | S/O Alala Adi Reddy,<br>Vengumalla, Karimnagar, Andhra Pradesh, 505532          |  |
| 33    | Aadhaar No: XXXXXXXX9489<br>Name: Dushetti Sridhar                         | S/O Dushetti Agam Reddy,<br>Guggilla, Karimnagar, Telangana, 505528             |  |



4. It is agreed by the parties that in consideration of the First Party permitting the DEVELOPER to undertake the Development of the Schedule Property and the DEVELOPER constructing Multi Storied Residential Apartment, the Owner and DEVELOPER have agreed to share the schedule property and the constructed area (by way of super built-up area, which includes common areas), parking areas, and undivided share of land thereon as detailed below:--

| S.No. | CONSTRUCTION OF                                                            | LAND OWNERS & DEVELOPER SHARES                         |
|-------|----------------------------------------------------------------------------|--------------------------------------------------------|
| 1.    | Construction of Apartments Consisting of Cellar + Stilt + Ten upper Floors | 30% of the total construction area - Land Owners Share |
| 2.    | Construction of Apartments Consisting of Cellar + Stilt + Ten upper Floors | 70% of the total construction area - DEVELOPER Share   |

And the First Party have all the rights to use their allotted area as per their requirement and convenience inclusive of personal use, lease or sale. This has been clearly understood by the parties and the prospective Flat owners purchased from the Developer area, in future shall not have any objection what so ever on this agreed point. The Flat Owners Association/Society, formed after all the flats are sold out will not have objection or raise any questions on the above said premises allotted to the First Party.

That the said DEVELOPER is authorized to deal with and execute required documents i.e., agreement of Sale, Sale Deeds/ conveyance of its share of 70% in the said apartment flats to the prospective purchasers independently, while representing as agent of the Owners and the owners shall independently execute the documents of their allotted share of flats. However, the DEVELOPER is authorized to execute the documents in respective of its allotted share independently.

For Risinia Infra Developers LLP

*[Signature]*

Partners

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7067/2019 Sub Registrar  
Guthbullaapur

| E-KYC Details as received from UIDAI: |                                                         |                                                                       |                                                                                     |
|---------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Sl No                                 | Aadhaar Details                                         | Address:                                                              | Photo                                                                               |
| 34                                    | Aadhaar No: XXXXXXXX3396<br>Name: Aigari Sridhar Reddy  | S/O Aigari Ganga Reddy,<br>Medpalle, Adilabad, Telangana, 504310      |  |
| 35                                    | Aadhaar No: XXXXXXXX4434<br>Name: SAMUDRALA LAXMI       | W/O Samudrala Dhananjiah,<br>Devarakonda, Nalgonda, Telangana, 508248 |  |
| 36                                    | Aadhaar No: XXXXXXXX3165<br>Name: Ippagunta Malathi     | Turpumpidoda, Nellore, Andhra Pradesh, 524221                         |  |
| 37                                    | Aadhaar No: XXXXXXXX1531<br>Name: Sravanthi Chakraborty | W/O Sridhar,<br>LB nagar, Rangareddi, Andhra Pradesh, 500074          |  |

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/DDC/ Pay Order |         |
| Stamp Duty              | 100            | 0                        | 1208400   | 0    | 0                           | 0                 | 1208500 |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                 | 0       |
| Reg. Fee                | NA             | 0                        | 20000     | 0    | 0                           | 0                 | 20000   |
| User Charges            | NA             | 0                        | 200       | 0    | 0                           | 0                 | 200     |
| Total                   | 100            | 0                        | 1228600   | 0    | 0                           | 0                 | 1228700 |

Rs. 1208400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1839 and Rs. 20000/- towards Registration Fee on the chargeable value of Rs. 120840000/- was paid by the party through E-Challan/DDC/Pay Order No. BASCOF200319 dated 20-MAR-19 of CSRV.

#### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1228700/-, DATE: 20-MAR-19, BANK NAME: CSBI, BRANCH NAME: , BANK REFERENCE NO: 035673003112, PAYMENT MODE: NS-100000, ATRN: 0395673008112, REMITTER NAME: RISINIA INFRA DEVELOPERS LLP, EXECUTANT NAME: RISINIA INFRA DEVELOPERS LLP AND OTHERS, CLAIMANT NAME: RISINIA INFRA DEVELOPERS LLP).

Date:  
23rd day of March, 2019

Signature of Registering Officer  
Guthbullaapur

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5. That the Development of the Schedule Property shall be done in the following manner:
  - a) The Development shall be in conformity with the statutory regulations.
  - b) Under the Development plan the schedule property shall consist of:
    - i) Multi Storied Residential Apartment shall be demarcated and divide into such areas as the DEVELOPER may determine to be best suited for the development of the schedule property.
    - c) The DEVELOPER shall construct the Multi Storied Residential Apartment, such structures as the DEVELOPER may determine to be best suited.
    - d) The DEVELOPER shall construct or cause to be constructed such buildings and structures as are required under the Development plan.
    - e) The Multi Storied Residential Apartment is agreed to be kept joint and the First Party and DEVELOPER are entered for a share in the constructed area as detailed in Clause '4' above.
    - f) The parties herein above further declare and confirm that the elevation/architectural designs proposed by the DEVELOPER shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual.
6. That the First Party shall sign all the plans, forms affidavits declarations undertakings, petitions etc, which may be necessary for obtaining permissions and clearances for the construction of the project and the DEVELOPER, shall obtain all such permissions and clearances in the name of the First Party at the cost of the DEVELOPER.

For Risinia Infra Developers LLP

Partners

Bk-1, CS No 7066/2019 & Doct No

7007/2019 Sheet 10 of 28

Sub Registrar  
Quilispur



15 వ ప్రభుత్వం 2019 వంశ (కా.న.194) కంపి 7007  
వెంకటా రెడ్డిగారు వేయబడింది, పోలింగ్  
మొత్తం నిర్దేశించు వెంశం 1521-L 7007 2019  
ఇవ్వబడింది.  
2019 వంశ పూర్తి 23 నవంబరు

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7. Super built-up area means and includes the total area constructed including balconies, staircases, lift room, corridor areas including the other common areas capable and club house area of being used commonly by the occupants of the entire project.
8. A supplemental sharing agreement ("Sharing Agreement") for sharing the saleable Areas, car parking spaces, common areas, amenities and facilities and other areas between the Parties hereto shall be drawn by the Parties within 30 days from the date, the building plan is sanctioned by the Statutory Authorities. In such a sharing agreement the area in the Project shall be allotted in proportionate to their sharing ratios or as per their respective entitlements as applicable, between Owners & Developer respectively. If the saleable area of the Owners and the Developer share falls short of their respective Entitlements, the Parties have agreed to compensate the other party monetarily (at mutually agreed price) for such fractional shortfall.
9. That the First Party shall pay all taxes, cess and demands etc., in respect of the schedule property up to the date of this agreement and thereafter the DEVELOPER shall be responsible for the said taxes, cess, demands etc., till the date of handing over the constructed area to the First Party in all aspects and later the First Party should pay such taxes/cess etc., to the local and/or Government authorities in respect of the area coming over to the First party. The First Party and DEVELOPER shall bear the VAT, GST, Service Tax, Municipal water connection charges or any other Taxes/Fees amount payable to various statutory authorities proportionately to their respective Built-up areas.
10. After obtaining the sanction Plan for the construction by HMDA or any concerned authorities after physical availability of land, The First Party and the DEVELOPER shall, after mutual consultation with each other, execute Supplementary agreement for allotment of their respective shares and the same shall be treated as part of this Development agreement.

For Risinia Infra Developers LLP

Partners

11. That after the allotment and division of units in the manner prescribed herein, the First Party shall at any stage thereafter, be at liberty to sell their share of super built up area allotted to them in the residential Apartment and to enter into any deal or arrangement with the prospective purchasers. The DEVELOPER shall, subject to the covenants herein, fully co-operate with the First Party by helping them to deal with such prospective purchasers.
12. That similarly the DEVELOPER, after the allotment and division of Flats/units, shall be at liberty to sell its allotted share or portion thereof in the Multi Storied Residential Apartment and to enter into any agreement for the allotment of its units of the constructed area at such price or on such terms and conditions the DEVELOPER may think fit subject to the covenants containing in this agreement. The First Party shall, however, subject to the covenants herein full co-operate with the DEVELOPER in helping them to deal with such parties.
13. In consideration of the Owner permitting the DEVELOPER to develop the schedule Land and construct the Multi Storied Apartment, the DEVELOPER hereby agrees to construct the complex in the ratio as agreed by parties herein as 30 : 70 along with proportionate undivided share on the Schedule Land.
14. It is further agreed between the parties that the deposit amount payable to the HMDA, TS TRANSCO or any other concerned authorities towards Electricity connection charges and Transformer for the Apartment, shall be borne by the Developer. And the cost of all the electrical lines to be laid in the project and the water fittings, pipelines to be laid in the project and providing lift and generator shall be borne by the DEVELOPER alone at its own cost. And the First Party shall not be liable to contribute any amount following into his/their share of the construction area.

For Risinia Infra Developers LLP

*[Signature]*

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15. That the DEVELOPER shall construct the proposed Multi Storied Residential Apartment at its own cost, responsibility and expenses. The Development shall be completed in the manner provided under these presents within Thirty Six (36) months from the date of Permission. In case if the project is delayed beyond Thirty Six (36) months, a maximum period of 6 months will be given as a grace period and even after the grace period of six months if the DEVELOPER is unable to complete the construction thereof, the DEVELOPER will be liable to pay damages to the First Party @ Rs.5/- per square feet per month for the delayed period in respect of the area that is not completed and delivered to the First Party. However, the above condition shall not be applicable in any unforeseen and unpredicted conditions which are beyond the control of the second party and in such an event such period shall be excluded from the computation of the period mentioned above by mutual consent.
16. If the project is delayed due to any dispute in the title of the First Party relating to the scheduled property in a comprehensive suit on account of orders of Court staying the construction, such period may be excluded in completing the period of construction under above clauses.
17. The DEVELOPER shall be entitled to enter into separate contracts in its own name with the building contractors, architects and other for carrying on the said development.
18. The DEVELOPER ensures that one car parking unit will be allotted to the each residential Flat of the First party irrespective of residential flat size. It is further agreed that the DEVELOPER shall be liable to pay all charges in respect of all constructed areas including the areas to be allotted to the First Party for the purpose of Electricity, Generator room and Fire fighting equipment.
19. The DEVELOPER shall make available to the First Party one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.

For Risinia Infra Developers LLP

*At. Kanchanlalby*

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