

14852

Doc No. 14843/2022

14852

SCANNED



తెలంగాణ తేలంగానా TELANGANA

SI.No. 8548 16/8/2022 / 107

Sold to: Batta Samba Siva Rao

S/o: S. Nagaraj Rao E/o. Hrd

For Whom: M/s. Primark Developers.

M.A. QAVI

Licensed Stamp Vendor  
 LIC No. 15-18-018/1998  
 REN. No. 15-18-022/2022  
 H.No. 7-4-84, Gaganpahad (V)  
 Rajendranagar (Mdl), R.R. Dist.  
 Call: 9391340766

AN 047522

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

This indenture being "Development Agreement cum GPA" is made and executed on this the 16 day of August 2022, by and between:

1. CHAGANLA NARENDRANATH, S/o C. BALAKISHAN, aged about; 59 years, Occupation; Business, R/o H. No. 8-2-310/31/a, Flat No. 101, Hill Top Residency, Road No. 14, Nandi Nagar, Banjara Hills, Hyderabad. Presently residing at Flat No. 203, Pegasus A-Block, Meenakshi Sky lounge, Hitex Road, Kondapur, Hyderabad - 81. (Aadhaar : 6078 5358 6943 & PAN : ABJPC6657R)
2. CHAGANLA BALVINDER NATH, S/o C. NARENDRANATH, aged about; 33 years, Occupation : Business, R/o H. No. 8-2-310/31/a, Flat No. 101, Hill Top Residency, Road No. 14, Nandi Nagar, Banjara Hills, Hyderabad. Presently residing at Flat No. 203, Pegasus A-Block, Meenakshi Skylounge, Hitex Road, Kondapur, Hyderabad - 81. (Aadhaar : 3251 3583 2174 & PAN : AHPPC5521L).

C.N.Nath

[Signature]

For PRIMARK DEVELOPERS

[Signature]  
 Managing Partner

For Nareem Builders And Infra Projects Pvt. Ltd.

[Signature]  
 Managing Director

**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar, Ranga Reddy (R.C) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 3 and 4 on the 10th day of AUG, 2022 by Sri Chaganla Narendranath

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

Sl. No.	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1		 M/S PRIMARK DEVELOPERS [1510-1-2022-14552]	M/S PRIMARK DEVELOPERS REP BY BORRA BAMBA SIVA RAO (MANAGING PARTNER) S/O. SESHAGIRI RAO  H NO 1-111/CH/6/400 P NO 501 PRIMARK PRAGHAKAR RESIDENCY, KONDAPUR HYD	
2		 M/S NARENNA BUILDERS [1510-1-2022-14552]	M/S NARENNA BUILDERS AND INFRA PROJECTS PRIVATE LIMITED REP BY CHAGANLA NARENDRANATH (MANAGING DIRECTOR) S/O. C BALAKISHAN  F NO 303 PEAGASUS A BLOCK MEENAKSHI LOUNGE, HITEX ROAD HYD	
3		 CHAGANLA BALVINDER [1510-1-2022-14552]	CHAGANLA BALVINDER NATH S/O. C NARENDRANATH  F NO 303 PEAGASUS A BLOCK MEENAKSHI LOUNGE, HITEX ROAD HYD	
4		 CHAGANLA NARENDRANATH [1510-1-2022-14552]	CHAGANLA NARENDRANATH S/O. C BALAKISHAN  F NO 303 PEAGASUS A BLOCK MEENAKSHI LOUNGE, HITEX ROAD HYD	

BK 1, CG No 14552/2022 & Dist No 14843/2022  
 Joint SubRegistrar Ranga-Reddy (R.C)  
 Sheet 1 of 29  
 P.889



**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 G CHETAN KUMAR [1510-1-2022-14552]	G CHETAN KUMAR  HYD	
1		 VAMSI KRISHNA G [1510-1-2022-14552]	VAMSI KRISHNA G  HYD	

10th day of August, 2022

Signature of Joint SubRegistrar  
Ranga Reddy (R.C)

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E-KYC Details as received from UJDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1881 Name: Gushhalla Chetan Kumar	S/O Gudimala Umesh, Himayathnagar, Hyderabad, Telangana, 500029	
2	Aadhaar No: XXXXXXXX5985 Name: Vamsi Krishna Borra	S/O Sambasiva Rao Borra, Kondapur, K.V. Rangareddy, Telangana, 500084	
3	Aadhaar No: XXXXXXXX6943 Name: Chaganla Narendra Nath	C/O Chaganla Balkishan, Khairatabad, Hyderabad, Telangana, 500034	
4	Aadhaar No: XXXXXXXX2174 Name: Chaganla Balvinder Nath	S/O Chaganla Narendra Nath, Hyderabad, Hyderabad, Andhra Pradesh, 500034	
5	Aadhaar No: XXXXXXXX3881 Name: Sambasiva Rao Borra	S/O Seshagiri Rao Borra, Serilingampally, K.V. Rangareddy, Telangana, 500084	

Joint SubRegistrar,  
Ranga Reddy (R.O)

BK-1, CS No 14552/2022 & Doc No: 14843/2022

Sheet 2 of 29

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	14522300	0	0	0	14522300	
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	
<b>Total</b>	<b>100</b>	<b>0</b>	<b>14623300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14623400</b>	

Rs. 14522300/- 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. 145223000/- was paid by the party through E-Challan/BC/Pay Order No. 327025080822 dated 08-AUG-22 of SBIN.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 14623350/-, DATE: 08-AUG-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 231666671022 / PAYMENT MODE: CASH-100136, ATRN: 2316666710227, REMITTER NAME: PRIMARK DEVELOPERS, REGISTRANT NAME: CHAGANLA NARENDRANATH AND OTHER CLAIMANT NAME: PRIMARK DEVELOPERS.

Date: 16th day of August, 2022

19th SE Shavan 2507

Signature of Registering Officer  
Ranga Reddy (R.O)

Note: one copy have been registered along with this document.

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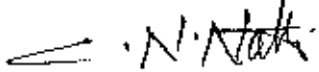


## WHEREAS

A. No. 1 of the First Party is the absolute owner having uninterrupted peaceful possession with marketable title of the land admeasuring a total of Ac.6-00 Gts., equivalent to 29040 Sq. yards (Or 24280.34 Sq. meters) in Sy. Nos. 206/AA (Old) 206/1/AA & 206/2/E (New), 207/A/AA (Old), 207/A (New) and 203 Part (Old), 203/1/AA (New) of Madeenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district more fully described in the 'Schedule' being integral part and parcel hereunder, having acquired the same through various registered 'Sale and Settlement Deeds'.

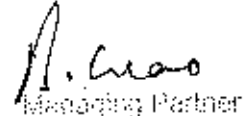
## B.LANDS OF NO.1 OF FIRST PARTY

(i) 7260 Sq. yards - in Survey Nos. 206/AA (Old) 206/1/AA and 206/2/E (New), 207/A/AA (Old) 207/A (New) and 203 Part (Old) 203/1/AA (New) of Madeenaguda Revenue village, Serilingampally Revenue Mandal and Municipal limits, Ranga Reddy district through a registered 'Deed of Settlement' (in favour of family member) bearing document No. 13050 / 2019 of Book-1 of R.O. Ranga Reddy, dated 26-06-2021 the area of 7260 Sq. yards (Or) 6371.08 Sq. meters of land devoid of any structures comprised under and out of Sy. Nos. 206/AA (Old) 206/1/AA & 206/2/E (New), 207/A/AA (Old), 207/A (New) and 203 Part (Old), 203/1/AA (New) of Madeenaguda Revenue village, Serilingampally Revenue Mandal and Municipal limits, Ranga Reddy district bounded by North: 20' wide Road, South by: 80' wide Road, East by: Land belongs to Venugopal Rao and Others and West by: Remaining land in Sy. Nos. 206/AA (Old) 206/1/AA & 206/2/E (New), 207/A/AA (Old), 207/A (New) and 203 Part (Old), 203/1/AA (New), has been acquired by No. 1 of the First part from his elder brother by name: Chaganla Amarnath, S/o C. Bala Kishan under love and affection without any consideration of kind, with its registered link deeds bearing Nos. 11613 / 2003 of R.O. Ranga Reddy, dated 15-09-2003 and its pre links vide document Nos. 961 / 1979, dated 18-05-1979, 1023 / 1979, dated 23-05-1979, 1501 / 1979, dated 23-05-1979 respectively.

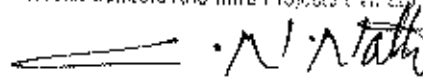
1. 

2. 

For PRIMARK DEVELOPERS

  
Managing Partner

For Narana Builders And Infra Projects Pvt. Ltd

  
Managing Director

P-889/22

Joint Sub-Registrar  
Ranga Reddy (R.O.)  
Sheet 3 of 29

Sl. No.	Description	Amount	Total
1	Stamp Duty	9815680/-	9815680/-
2	Registration Fee	-	-
3	Other Charges	1500/-	1500/-
	<b>Total</b>		<b>9817180/-</b>

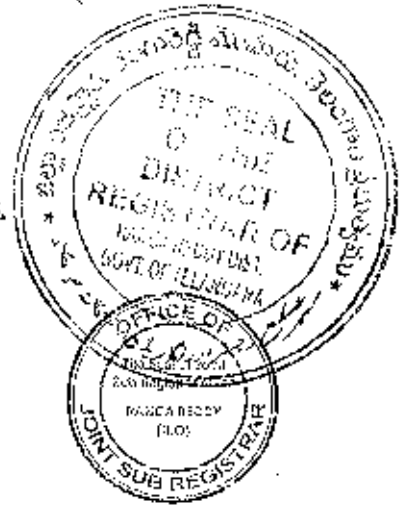
Rs. 9815680/- towards stamp including T.D under Section 41 of I.S. Act 1999 and  
Rs. 1500/- towards registration Fee on Chargeable Value of Rs. 145225000/-  
were paid by the party through Bank vide challan DD/BC/Pay order

ECANDDLDST890822 35906/180822  
EW870IDJ890822, 912AZJ890822  
Date: 29/8/2022  
Jt. Sub-Registrar  
Collector U/S of I.S. Act

Haritha Vidhu  
Rs. 1500/-

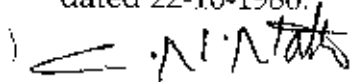
Registered as Document No. 14843 on  
26/02/1944 SE of Book 1, and assigned the  
Identification Number as 1510-1-14843-2022  
For Scanning.  
Date: 29 AUG 2022

Registering Officer  
G. SANDHYA RANI  
JOINT SUB-REGISTRAR-I  
(R.O.) RANGA REDDY, Dist, T.S.



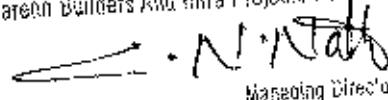
(ii) 3630 Sq. yards :- Survey Nos. 206/AA of Madcenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, acquired through a registered 'Sale deed' bearing document No. 12749 / 2021 of Book-1 of R.O. Ranga Reddy, dated 14-07-2021 the area of 3630 Sq. yards (Or) 3035.04 Sq. meters of land devoid of any structures comprised under and out of Survey Nos. 206/AA of Madcenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district bounded by North: 10' wide Road, South by: Part of land in Sy. No. 206/AA, belongs to C. Narendranath, East by: 10' wide Road and West by: Land belongs to C. Narendranath, has been acquired by the No.1 of the First party for a valuable consideration from its erstwhile owner namely: Gopu Venu Gopal Rao, S/o Durga Vara Prasada Rao, R/o Hyderabad through his regd. 'Agreement of sale cum General power of attorney' holder: Chaganla Narendranath, S/o C. Balakishan, R/o Hyderabad vide document No. 14535 / 2003 of R.O. Warangal, dated 19-11-2003, with its registered link deed No. 669 / 2001 of R.O. Ranga Reddy, dated 02-02-2001 and its pre link document No. 106 / 1980, dated 22-10-1980.

(iii) 4114 Sq. yards: Survey Nos. 206/AA of Madcenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district acquired through a registered 'Sale deed' bearing document No. 12748 / 2021 of Book-1 of R.O. Ranga Reddy, dated 14-07-2021 the area of 4114 Sq. yards (Or) 3439.71 Sq. meters of land devoid of any structures comprised under and out of Survey Nos. 206/AA of Madcenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district bounded by North: Part of land in Survey No. 206, South by: Part of land in Sy. No. 207, East by: 10' wide Road and West by: Land belongs to C. Narendranath, has been acquired by the No.1 Landlord of the First Party for a valuable consideration from its erstwhile owner namely: Gopu Venu Gopal Rao, S/o Durga Vara Prasada Rao, R/o Hyderabad through his regd. 'Agreement of sale cum General power of attorney' holder: Chaganla Narendranath, S/o C. Balakishan, R/o Hyderabad vide document No. 14534 / 2003 of R.O. Warangal, dated 19-11-2003, with its registered link deed, No. 669/2001 of R.O. Ranga Reddy, dated 02-02-2001 and its pre link document No. 106/ 1980, dated 22-10-1980.

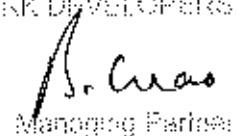




For Narenn Builders And Infra Projects Pvt. Ltd.

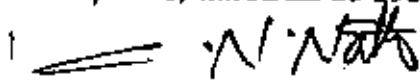
  
Managing Director

For PRIMARK DEVELOPERS

  
Managing Partner

(iv) By a registered 'Sale deed' bearing document No. 12747 / 2021 of Book-1 of R.O. Ranga Reddy, dated 14-07-2021 the area of 9922 Sq. yards (Or) 8295.78 Sq. meters of land devoid of any structures comprised under and out of Survey Nos. 207/AA of Madeenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district bounded by North: Part of land in Sy. No. 206, belongs to C. Narendranath, South by: Part of land in Sy. No. 207, belongs to C. Narendranath, East by: 10' wide Road and West by: Land belongs to C. Narendranath, has been acquired by the Landlord No. 1 of the First part for a valuable consideration from its erstwhile owner namely: Gopu Venu Gopal Rao, S/o Durga Vara Prasada Rao, R/o Hyderabad through his regd. 'Agreement of sale cum General power of attorney' holder: Chaganla Narendranath, S/o C. Balakishan, R/o Hyderabad vide document No. 6989 / 2003 of R.O. Warangal, dated 05-06-2003, with its registered link deed No. 666 / 2001 of R.O. Ranga Reddy, dated 02-02-2001 and its pre link document No. 106 / 1980, dated 22-10-1980.

(v) By a registered 'Sale deed' bearing document No. 12746 / 2021 of Book-1 of R.O. Ranga Reddy, dated 14-07-2021 the area of 4114 Sq. yards (Or) 3439.71 Sq. meters of land devoid of any structures comprised under and out of Survey Nos. 207/AA of Madeenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district bounded by North: Part of land in Sy. No. 207, belongs to C. Narendranath, South by: Neighbours Land, East by: 10' wide Road and West by: Land belongs to C. Narendranath, has been acquired by the Landlord No. 1 of the First part for a valuable consideration from its erstwhile owner namely: Gopu Venu Gopal Rao, S/o Durga Vara Prasada Rao, R/o Hyderabad through his regd. 'Agreement of sale cum General power of attorney' holder: Chaganla Narendranath, S/o C. Balakishan, R/o Hyderabad vide document No. 6988 / 2003 of R.O. Warangal, dated 05-06-2003, with its registered link deed No. 666 / 2001 of R.O. Ranga Reddy, dated 02-02-2001 and its pre link document No. 106 / 1980, dated 22-10-1980.





For Narenn Builders And Infra Projects Pvt. Ltd

  
Managing Director

For PRIMARK DEVELOPERS

  
Managing Partner

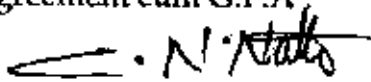


**C. LAND OF NO. 2 OF FIRST PART**

5566 Sq. yards - In part of Survey Nos. 206 and 207 of Madeenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district through a registered By a registered 'Sale deed' bearing document No. 2263 / 2008 of Book-1 of R.O. Ranga Reddy, dated 27-03-2008 the area of Ac. 1 .06 Gts (Or) 5566 Sq. yards (Or) 4653.885 Sq. meters of land devoid of any structures comprised under and out of Sy. Nos. 206 part and 207 Part of Madeenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district bounded by North: part of Land in Sy No.203, South by: part of Land in Sy No.207, East by: part of Land in Sy Nos.206 and 207 and West by: part of Land in Sy Nos.206 and 207 has been acquired by the Landlord No. 2 of the First part for a valuable consideration from its erstwhile owner namely: **Gandham Trimurthulu S/o Late Rama Murthy** through his regd.

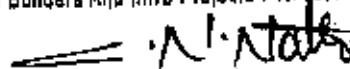
D. Thus in the manner and by virtue of registered titles, the No.1 & 2 of the First part being 'Landlords' are enjoying extent of lands in metes and bounds in *de-facto* possession with all its' easementary, legitimate rights and titles. The No. 1& 2 of the First part are also entitled to alienate or convey and transfer their respective extent of properties either in full or part to anyone in a legal and proper manner at their convenience and desire. The said properties belonging to No. 1 & 2 of the First part are more clearly described in the 'Schedule' hereunder is free from all sorts of charges, encumbrances and liens whatsoever.

E. And whereas the Parties to the First Part, in order to develop the said site for proposed multi-storeyed construction for residential Apartments, have jointly clubbed some of their lands into a single compact block as specifically mentioned in the Schedule of Property which admeasures Ac.6.00., equivalent to 29040 Sq. yards (out of total land admeasuring Ac.7.06 gts equivalent to 34606 Sq. yards) and located in part of Sy Nos 206 and 207 of Madeenaguda Revenue village, Serilingampally Revenue mandal and Municipal limits, Ranga Reddy district and offered the same under 'development basis' to above named 'Builder / Developer' herein Party of the Second part. The terms and conditions for development of the Schedule Property of Ac.6.00., equivalent to 29040 Sq. yards is the subject matter of this 'Development agreement cum G.P.A'


1. 

2. 

For Narann Builders And Infra Projects Pvt. Ltd.

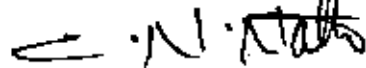
  
Managing Director

For PRIMARK DEVELOPERS

  
Managing Partner

F. And whereas the No.1 & 2 of the First Part have executed a DAGPA on 12<sup>th</sup> of November, 2021 vide document nos: 19528/2021 & 19529/2021 in favour the Consenting party M/s NARENN BUILDERS AND INFRA PROJECTS PRIVATE LIMITED (Consenting Party to this indenture). Consenting Party has applied for permission and plans for proposed construction for residential apartments on entire extent of 29040 Sq. yards (Or 24281.16 Sq. meters) of land before the concerned GHMC authority by paying the statutory charges and fee etc., through File No. 1/HO/03666/2021, and obtained 'Building Permit Order' from the Office of GHMC, Town Planning Section: Hyderabad for the extent of 29040 Sq. yards (Or 24281.16 Sq. meters) of land for proposed 'Construction', 29040 Sq. yards (Or 24281.16 Sq. meters) of land for 'Tot-lot areas' and 3488.93 Sq. yards (equivalent to 2916.93 Sq. meters) of land is the 'Road affected area' comprised under and out of Survey Nos. 206/1/aa, 206/2/e, 207/a & 207/aa for 04 TOWERS, in which Tower -A consist of 2-Cellars + 01 Stilt + 17 Upper floors, Tower-B consist of 2-Cellars + 01 Stilt + 17 Upper floors, Tower -C consist of 2-Cellars + 01 Stilt + 17 Upper floors & Tower -D consist of 2-Cellars + 01 Stilt + 17 Upper floors for residential usage, along with Club House consist of 2-Cellars + 01 Stilt + 9 Upper floors.

F. And whereas the Party of the Second part has represented that it is a 'Contractor / Builder / Developer' in the name and style: "M/s. PRIMARK DEVELOPERS" having infrastructure and facilities and dealing especially in 'Construction field' like commercial and residential buildings including sales and purchase etc., and it has offered to develop the Schedule Property in accordance with the permissions taken, with slight modifications. As per the oral understanding between both the Parties, the Builder / Developer of the Second part has slightly modified the drawings of proposed multi-storied structures for residential flats with all its specifications and amenities etc., which have been agreed upon by the Landlords/ First part pursuant to certain terms and conditions mutually as laid in this Development Agreement cum General Power of Attorney.

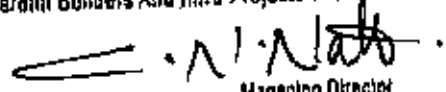
1 

2 

For PRIMARK DEVELOPERS

  
Managing Partner

For Narenn Builders And Infra Projects Pvt. Ltd.

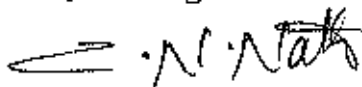
  
Managing Director

G. And whereas the Parties of the First Part have cancelled the DAGPA executed between them on 12<sup>th</sup> of November, 2021 vide document nos: 19528/2021 & 19529/ 2021 in the name of the Consenting Party vide document nos: 13981 /2022 & 13982 /2022 dated 16<sup>th</sup> of August, 2022. The Consenting Party has agreed for the utilisation of the Building Permissions obtained by the Consenting Party by the Second Party and Second Party has agreed to reimburse the fees & Expenses incurred by the Consenting Party for obtaining the Building Permission. The said reimbursement of Rs 7,41,05,132/- has been paid by the Second Party to the Consenting Party on various dates. The First Party has agreed to repay the amount paid to HIMWSSB for getting the GHMC approvals, if the Second Party unable to get the deduction against water connection charged by HIMWSSB at the time of handing over of the project.

H. Now the Parties of both parts in order to reduce the oral understanding into 'writing' have jointly entered and executed this deed of "Development agreement cum General power of attorney" to avoid and overcome further / future complications if any, and in order to establish legal enforceability of this project, are getting this deed registered with the following terms and conditions which are mutually agreed by all the Parties, hereunder as set forth below;

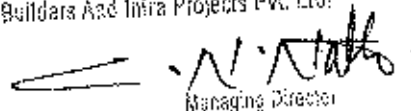
**NOW THIS "DEVELOPMENT AGREEMENT" BETWEEN FIRST AND SECOND PARTS WITNESSETH AS FOLLOWS:**

1. The Schedule specified property consist of 'Open landed property fit for the development admeasuring to a totalling 29040 Sq. yards (Or 24281.16 Sq. meters) Schedule Property (out of total land admeasuring Ac.7.06 gts equivalent to 34606 Sq. yards)) of land out of of Sy. Nos. 206/AA (Old) 206/1/AA & 206/2/E (New), 207/A/AA (Old), 207/A (New), 206(part) & 207 (part) of Madeenaguda Revenue village, Serilingampally Revenute mandal and Municipal limits, Ranga Reddy district and the terms and conditions of development of the same is the subject matter of this 'Development agreement'.

1 

2 

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Director

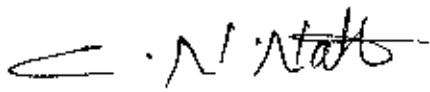
For PRIMARK DEVELOPERS

  
Managing Partner

2. That the Landowners/Parties of the First part state that they are the absolute owners and possessors of the Schedule Property, having sole right to transfer the same in any manner whatsoever to any person whomsoever and enter into this agreement for development. The First part further declare that the said Schedule Property is free from all sorts of encumbrances, liens, charges or whatsoever nature, and further declare that there is no litigation pending in respect of the Schedule specified property in any Court of law and Revenue department, Government, or Quasi Government or any other authority being in-force. If any litigation or disputes arise in respect of the title of the Landlords, the Landlords shall be responsible to deal with such litigation at their own cost and expenses.
3. It is agreed that the Schedule Property shall be developed into Residential apartments consisting of 4 Towers, in which Tower -'A' consist of 2-Cellars + 01 Stilt + 17 Upper floors, Tower-'B' consist of 2-Cellars + 01 Stilt + 17 Upper floors, Tower -'C' consist of 2-Cellars + 01 Stilt + 17 Upper floors & Tower -'D' consist of 2-Cellars + 01 Stilt + 17 Upper floors for residential usage, and additionally a tower for 'Club House' consisting of 2-Cellars + 01 Stilt + 9 Upper floors. However, 'Cellars and Stilt area' is exclusively meant for 'Parking of vehicles'.

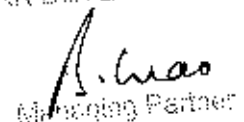
That the Second party / Developer agreed to obtain authorized permission and approval plans from relevant authorities, including Greater Hyderabad Municipal Corporation / HMDA for construction of Residential building complex over the Schedule site. The expenditure and fees etc., shall have borne by the Builder / Developer / Second part alone. Developer cannot claim the expenses or funds from Site owners / Landlords / First party.


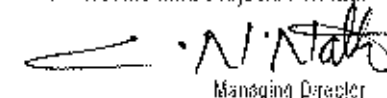
4. The Parties of First and Second parts shall share the built up area of the apartments (along with proportionate land share) at the ratio of 45 : 55 respectively. It is made clear that the Landowners / First Party shall be entitled to 45 % of the total developed are and the Builder shall be entitled to 55% of the total developed area. If permission is granted for additional construction or is additional area is constructed even such additional developed area shall be divided in the same ratio of 45:55 to landowners and builder, respectively. It is made clear that the builder shall construct only in accordance with the building permission/sanction, without any deviations.

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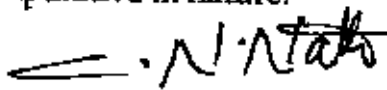
For PRIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

2.    
Managing Director

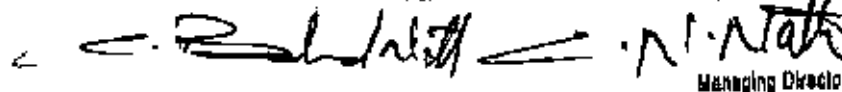
5. According to this agreement, the 'Site owners / Landlords of the First part' will be entitled for 45% of the Residential built-up areas from First to remaining 17 Upper floors and Parking areas in '2-Cellars & 1-Stilt floor' each covered by Towers A, B, C, D towards their share. Similarly, the 'Builder / Developer of the Second part' will be entitled for 55% of the Residential built-up areas from First to remaining 17 Upper floors and Parking areas in '2 Cellars & 1 Stilt floor' each covered by Towers A, B, C, D towards its / his share. The Club house shall be for the common usage of all the Residential Units.
6. The Developer is eligible to construct additional floors/additional built-up area by utilizing the 'TDR' available with them, if any, or purchasing it from the market over and the above proposed Residential building complex which is to be developed. The additional floors/additional built-up area shall also be shared in the ratio of 45% to 55% to landowners and builder, respectively
7. The particulars of allotted flats for their respective share shall be recorded in 'Supplementary deed(s)' through proper registration. The said supplementary deed shall be based on final permission on purchase of TDRs etc.
8. The Developer has clearly agreed to complete the entire construction of the proposed residential flats as per the 'APPROVALS and Specifications' enclosed hereunder and handover the same to the Site owners within a period of 42 months (3 Years and 6 months) commencing from the date of this Agreement. Only on the basis of such a promise, the present Agreement is being entered into by the Parties of the First Part. The time is of absolute essence in this project / Agreement.
9. The Developer/ Second part agrees that time is of the essence regarding each and every obligation of the Developer as enumerated in this agreement. Each obligation is deemed material, and a breach of any such obligation (including a breach resulting from untimely performance) shall be considered a material breach. In the event, the Developer fails to abide by the timeline set in Clause 8 above, the Developer shall pay to the Landowners/Parties of the First Part monthly damages to a tune of Rs. 10 (Rupees Ten) per square foot (Sq. Ft.) for the entire extent of the 45% area of the landowners/Parties of the First Part till such time the Occupancy Certificate is obtained for the entire project and 45% of the developed area is handed over to the Landowners/ Parties of the First Part. The parties agree that the said damages are a minimum reasonable estimate of the loss that would be caused to the Landowners/ Parties of the First Part due to any delay. The parties agree that the said damages are not punitive in nature.



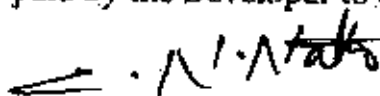
For FRIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

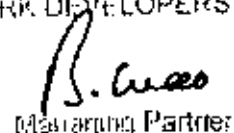
  
Managing Director

10. The Developer / Second part undertakes that it will use all reasonable and good materials required for the construction of the Residential apartment and assures the quality of the work as per the specifications annexed herewith.
11. 'Saleable area'/' Super built up area' means and includes the total area constructed including balconies, staircases, Lifts Rooms, corridor areas including the other common areas capable of being used commonly by the occupants.
12. The Site owners / First part represent that the schedule property is free from all encumbrances and they possess clear marketable title.
13. Further the Landlords assure the Developer that they shall, without taking or accepting any liability or restriction on themselves, sign such documents as may be required for obtaining project finance on the Developers proportionate share of 55% from lenders and financial institutions. The Landlords shall further provide support to the Developer with respect to signing and submitting necessary original documents on the Developers proportionate share of 55%.
14. The Landlords in the first part authorizes the Developer to pledge the statutory pledging of constructed area with the Municipal corporation and the area pledged shall only be from the area falling to the share of the Developer. It is the Developer who shall be responsible to clear the pledge and obtain a occupancy certificate from the municipal corporation.
15. The Developer / Second part does hereby assure that it shall provide requisite amenities such as A) Power, B) Water, C) Drainage etc., to the entire occupants of the proposed Residential building complex.
16. The Developer / Second part shall complete the entire construction of the residential building complex with all finishing works, colour wash, painting, works etc., and the said Residential building complex and club house should be in a good habitable condition and meant for residential use and occupation purpose with proper amenities.
17. The Developer / Second part shall have to bear the expenditure towards the cost and Installation of Transformer, Lifts, and Electrical service connections, generators, etc., In addition necessary deposits have to be made or fees to be paid by the Developer to the competent authorities of concerned departments.


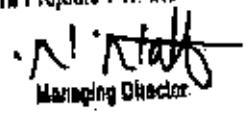
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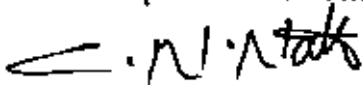
For Narenn Builders And Infra Projects Pvt. Ltd

  
Managing Partner

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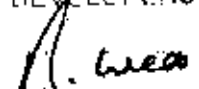
   
Managing Director

18. It is mutually agreed that the Developer shall alone to bear the expenditure towards Registration and Stamp duty charges regarding Development agreement cum G.P.A and supplemental agreements.
19. The schedule hereof containing specifications for construction areas comprising the entitlements of the Site owners and the Developer and the work shall not be of inferior quality in any respect as compared to these.
20. The reference in this Deed to constructed areas / structures shall mean super built-up areas i.e., carpet areas, wall areas, balcony areas, common areas, circulation areas, parking space like distributed by and between the Site owners and the developer proportionately to their built-up areas, the allotment shall be also subject to the following conditions;
  - a) The Site owners shall be entitled to the proportionate areas along with Builder / Developer in respect of Flats and Parking areas in the proposed Residential building complex.
  - b) The Site owners shall be subject to the same restrictions in the use of their common areas and amenities, as the other flat owners / occupiers of the other units / blocks in said complex.
21. In case, either of the parties commits any breach of the terms and conditions of this agreement, the other party shall be at liberty to either terminate or enforce through specific performance of the contract and in either case, shall be entitled for the damages.
22. In consideration of the First part having granted 'Development rights' to the Second part to develop the property, the Second part hereby agrees and covenants to give the First part by way of 'Construction' of the proposed Residential building complex.
23. The Site owners / First part shall deliver the 'General power of attorney rights' to the Builder / Developer / Second part as per its proportionate ratio as provided in this development agreement (55%). By virtue of the G.P.A, the Developer shall have the right and entitlement in respect of its 55% share the right to sell to others / third parties and enter into agreement of sale in its individual capacity without requiring the Site owners / First part's execution. The Second part alone is entitled to execute all the proposed transactions relating to its' 55% share to the prospective purchasers in the proposed Residential building complex. However, the said transactions shall only be in respect of the Builder's area identified in the supplementary agreement.


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For PRIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

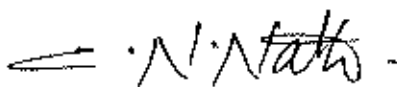
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Managing Director

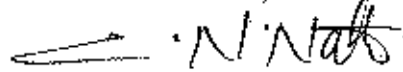
24. The Developer/ Second part however, is not given any power to execute sale deeds in favour of the prospective buyers and /or others but only given the power to enter into agreements and collect advances from the prospective customers and such agreements of sale/ MOU entered into by the Developer with the prospective customer shall be binding on the Developer and the Developer alone shall bear the costs/expenses in the event of any dispute.
25. The Developer shall have the power to execute sale deeds, mortgage deeds to the financial institutions for their share etc upon obtaining approvals under RERA and after execution of supplementary agreement. However, this clause shall be subject to Clause No. 27 below.
26. The Site owners are entitled to transfer, convey and execute the Agreement of Sale/ Sale deeds and other convenient mode of deeds etc., to the extent of their respective share of flats to anyone / third parties in a legal and proper manner in pursuance of proposed 'Supplemental deed' to this 'Development agreement Cum G.P.A deed. However, the Landlords/Site Owners may dispose the constructed area and parking areas in accordance with a standard agreed price with the Developer.
27. The Developer shall not be entitled to sell, encumber or create any third party rights in respect of the built up area equivalent to 15% out of the Developer's share (which 15% would be mortgaged to G.H.M.C/authorities for the purpose of completion of the development in accordance with the sanctioned plan) until and unless occupancy certificate has been obtained in respect to the Residential building complex.

**28. APPOINTMENT OF ARCHITECTS, CONTRACTS, ENGINEERS:**

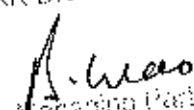
The Developer at its own cost will be entitled to engage Architects, Consultants, Contractors and other Agencies, Engineers, Supervisors, Staff, Labor, Workmen, etc. required for the execution and completion of the construction work. However, in case of any disputes, dues, demands, claim, etc. between the Developer and their contractors, engineers and other workmen, Suppliers of materials, or any Agency employed by the Developer, the same shall be settled by the Developer and the Landlords/ Site Owners shall not be liable for any such disputes, dues, demands, claims, etc. of whatsoever nature.


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For Modern Builders And Infra Projects Pvt. Ltd.

  
Managing Director.

For PRIMARK DEVELOPERS

  
Managing Partner

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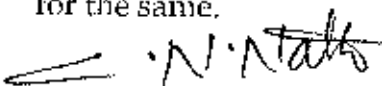


**29. DEVELOPMENTAL WORK:**

- i. The Developer shall take appropriate care while exercising discretion in selection of men, use of quality material, machines, method of construction and equipment to be used for construction etc and other related techniques of construction etc., to be in conformity with the specifications agreed to and annexed to this Development Agreement.
- ii. The Site owners/First Party shall extend full cooperation to the Developer to complete the project undertaken by it. The Site owners/First Party or their authorized agents are at liberty to inspect the construction site and the quality of construction and progress of work carried out by the Developer at any time.
- iii. The Developer shall strictly complete the construction as per the specifications set out in Annexure hereto. However, it has been agreed that the specifications shall be modified, if necessary, with the consent of the Site owners/ First Party.

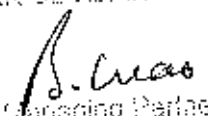
**30. MOBILIZATION OF WORK FORCE AND PAYMENTS:**

- i. The Developer shall, at its own cost and expense, mobilize the work force or cause mobilization of work force, necessary to carry out the work undertaken by them as hereunder at its own cost and expense. The Developer shall meet all the costs of construction and construction materials and shall be solely responsible for the payment of wages to the laborers and salaries, fees, etc. payable to the Staff, Engineers, Architects, etc. as employed by them for execution of construction work undertaken by them under this Agreement. The Site Owners/ Landlords shall in no way be responsible for such aforementioned expenses.
- ii. The Developer is liable to make any payments or compensate the laborers for any death, casualties, injuries or loss sustained by the staff / workmen/ laborers, passer-by, etc. employed or otherwise by the Developer. The Developer shall comply with all the statutory requirements such as obtaining/renewal/payment of Labour licenses, Provident Fund Contributions, Employees State Insurance Corporation Contributions, workmen compensation etc. as applicable and pay the same. Landowners/ Parties of the First Part shall in no way be responsible for the same.

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For PHIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

2.    
Managing Director.

**31. EXECUTION OF DOCUMENTS:**

On signing of this Development Agreement cum G.P.A., the Developer with the consent of the Landowners/ Parties of the First Part, may sign, verify, all the applications, affidavits, petitions etc as may be required for getting approvals from authorities including HMDA or any competent authority for this purpose of development of the Schedule Property on behalf of the owners.

**32. OWNERS' ASSOCIATION:**

The Site Owners/ First Party, the Developer and/or the transferees or their successors-in interest shall, along with the other co-owners or occupants of the proposed Residential building shall form an Association of owners and all matters of common interest and concern shall be based on the terms/conditions/bye-laws, Rules and regulations of such association and the members have to abide by the same. The owners of the flats in the Residential building complex shall pay their respective share of maintenance, deposit by the way of corpus fund and/or charges to the said entity or to the maintenance of the association as may be formed or appointed on completion of the building as per RERA norms or bye law of the association as the case may be. If for any reason, such entity/Association is not formed by that time, the same shall be paid by the Owners / Purchasers/ Tenants to the Developer/Landowners till the incorporation of such entity/formation of the Association.

**33. PAYMENT OF DEPOSITS ETC:**

The parties herein agree that the expenditure incurred for providing water and sewerage connection from HMWS, sewerage, Electricity, transformer, Municipal water connection will be borne by the Developer only.

**34. PAYMENTS OF TAXES, GST AND SERVICE TAX**

The parties herein agree that they shall bear all applicable taxes according to their shares as per Government Norms (from time to time), before occupation of flats.

**35. TAXES, DEPOSITS, MAINTENANCE ETC:**

- i. The Site Owners/First Party and the Developer/Second Party and or any one claiming through them shall pay the respective Tax to Local Authorities after assessments, charges for electricity, water and sanitary and other services and outgoings payable in respect of their respective constructed area.

For PRIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

*H. Rao*  
Managing Partner

*N. N. Natta*  
Managing Director

- ii. The owners and/or the transferees in regard to the Site Owners' constructed area and the Developer and/or their nominees in respect of Developer' share shall become members of the Association to be formed by all the owners of built-up area.

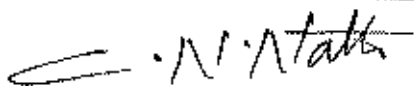
**36. SECURITY DEPOSIT / REFUNDABLE ADVANCE:**

- i. The Second Party / Developer has paid Interest Free refundable advance of Rs.25,00,00,0000/- (Rupees Twenty Five Crores only) to the First Party / Owner, in the following manner :-

Date	Amount
19-Apr-22	99,00,000
22-Apr-22	2,01,00,000
21-May-22	2,00,00,000
21-May-22	40,00,000
23-May-22	2,40,00,000
23-May-22	60,00,000
25-May-22	1,00,00,000
1-Jun-22	2,00,00,000
1-Jun-22	20,00,000
11-Jul-22	4,00,00,000
24-Jul-22	5,00,00,000
29-Jul-22	2,00,00,000
1-Aug-22	2,40,00,000
	<b>25,00,00,000</b>

- ii. The Land Owners / First Part shall repay the above Refundable Advance as per Governmental norms to the Second Party / Developer. First Party has agreed to repay the refundable advance in the following manner:

S.No	Particulars	Amount (Rs)
1	On completion of the Super Finishing of the Block A.	6,25,00,000
2	On completion of the Super Finishing of the Block B.	6,25,00,000
3	On completion of the Super Finishing of the Block C.	6,25,00,000
4	On completion of the Super Finishing of the Block D.	6,25,00,000
	<b>TOTAL</b>	<b>25,00,00,000</b>

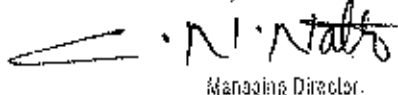
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For PRIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

2. 

  
Managing Director.

For the purpose of this Development Agreement cum General Power of Attorney, Super Finishing shall mean completion of the Block except sanitary and hardware fittings in the bathroom, and lifts in the Block.

**37. INDEMNIFICATION:**

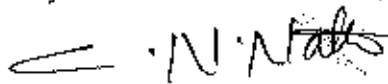
- i. That the SITE OWNERS/ FIRST PARTY hereby expressly undertake to indemnify the DEVELOPER on account of any loss to be sustained due to any defective title and also agree to clear such defects, if any, with their own funds without any burden on the DEVELOPER. Period of delay because of such defects, should not be considered for calculating the period of completion of the developmental work.
- ii. That the entire work pertaining to the proposed Residential building complex has been handed over to the Developer and all obligations under the RERA laws are to be fulfilled by the Developer. The Developer/Second Party hereby expressly indemnifies the Site Owners/First Party on account of any defect in construction or violation of norms or rules or regulations including RERA laws, in all aspects it shall rectify with its own funds.
- iii. That the Developer/Second Party hereby expressly undertake to fully indemnified and keep harmless the Site Owners/First Party against any loss, damage, liability, cost, claim, action or proceedings, on account of any act of omission or commission on the part of Developer or any person claiming under it or on account of any failure on the part of the Developer to discharge its liabilities/obligations herein.

**38. NAME OF THE BUILDING:**

The Name of the Residential building complex shall be decided with mutual understanding between the Site Owners and the Developers along with the supplementary agreement

**39. NOT PARTNERSHIP:**

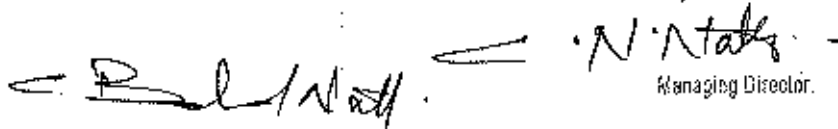
The Development contemplated by this Agreement is not in the nature of a Partnership as contemplated either by the Indian Partnership Act, 1932, or by the Income Tax Act 1961.

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For FRIMARK DEVELOPERS

For Narain Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

2   
Managing Director.

**40. ADVERTISEMENT:-**

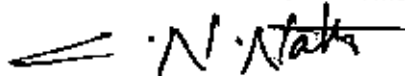
That the Developer shall be entitled to advertise for sale of built up space along with undivided share allocated to the DEVELOPER by erecting the advertising boards at the site and also by notifying in the papers, and shall also be entitled to enter into agreement of sale with prospective purchasers, to receive earnest amount from them and entitled to pass receipts to that effect in respect of its 55 % share, but however, the First Party/ Land Owners shall not be made liable nor bound by the amounts received by the Developer from its customers, if claimed by the said prospective purchasers from the Developer and there cannot be any charge over Schedule Property.

**41. SEEKING OF EXEMPTIONS:**

The Parties hereto will be entitled to make such application either jointly or severally for seeking exemptions as may be possible under any of the state or Central Statutes including but not limited towards the stamp duty, registration fee, Income tax, Sales Tax, GST and Excise Duty etc.

**42. NOTICES, LANGUAGE & AMENDMENTS OR WAIVER:**

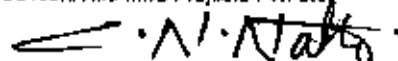
- i. Except as otherwise expressly provided therein, all notices and other communications provided for hereunder shall be in writing and shall be transmitted by in person, post, pre-paid registered mail or by internationally recognized courier service or by facsimile transmission or by cable, confirmation copies to be sent by mail, to the parties hereto as follows, as elected by the party hereto giving such notice.
  - a) To the Lands Owners: on the address mentioned in the preamble above.
  - b) To the Developers: on the address mentioned in the preamble above.
- ii. Either party may from time to time change its address or representative for receipt of notices or other communications provided for in this Agreement by giving to the other not less than 10 days prior written notice.
- iii. All documents to be furnished or communications to be given or made under this Agreement shall be in the English language.
- iv. Neither this Agreement nor any of the terms hereof may be amended, changed, waived, discharged unless such amendment, change, waiver, discharge or is in writing signed by all of the parties hereto;

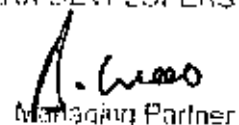
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For PRIMARK DEVELOPERS

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For Narann Builders And Infra Projects Pvt. Ltd.



  
Managing Partner

Managing Director

**43. STAMP DUTY AND CUSTODY OF AGREEMENT:**

The Original of this Development Agreement may be executed in two counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Each Party to this Agreement shall be entitled to a counterpart. The Original Link Documents of the Scheduled Property shall be with the First Party. The Stamp duty and registration fee on this joint development agreement and all related documents shall be borne by the Developer alone.

**44. BREACH AND CONSEQUENCES:**

Without prejudice to the right to terminate this Agreement in the event of breach by either party the other party i.e. the aggrieved party shall be entitled to terminate the Agreement or seek specific performance of the contract by invoking the Clauses of Arbitration Act and also be entitled to recover all losses, damages and expenses incurred as a consequence of such breach from the party committing breach as decided by the Arbitrator.

**45. AUTHORITY TO THE DEVELOPER:**

In addition to the above Development covenants, the Owner agreed to appoint the Developer/their nominee as duly constituted Power of Attorney for specific purposes as mentioned below:-

**THE SITE OWNERS / LANDLORDS / FIRST PART (PRINCIPALS) HEREBY APPOINT, RETAIN, NOMINATE AND CONSTITUTE THE DEVELOPER / BUILDER / SECOND PART BY NAME: "M/s. PRIMARK DEVELOPERS REPRESENTED BY ITS MANAGING PARTNER SRI. BORRA SAMBA SIVA RAO, AS THEIR LAWFUL ATTORNEY and the Developer is to do the following acts deeds and things on Landlords' / Principals' names and on their behalf.**

- a. In consideration of the obligation undertaken by the Developer the Owners hereby authorize and grant powers to the Developer to do several acts, deeds and things more particularly set out herein below including the power and authority to our attorney to execute any agreement of sale/MOUs in their favour or their nominees or purchasers out of their 55% share in the constructed area, car parking areas as per the allotment in the supplementary agreement.

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For PRIMARK DEVELOPERS

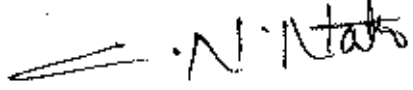
  
Managing Partner

For Haroon Builders And Infra Projects Pvt. Ltd.

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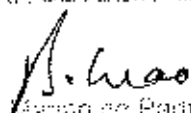
  
Managing Director

- b. To represent the Site owners and to act for them before all Government, Statutory, Local and other Authorities in regard to this Project in connection with the development of Schedule Property.
- c. To have the plans prepared for construction in the Schedule Property by Architects and Structural Engineers and other Consultants.
- d. To make representations and sign, file affidavits, applications, documents, necessary for the purposes of obtaining permission, clearances, exemptions, sanctions required under any statute for the construction and development on the schedule property before the government of Telangana, GHMC, HMDA, Police, Revenue, Fire Services, Air Ports Authority, Environmental Authority, etc. Central Government or any appropriate authority under any State or Central Statute.
- e. To pay all rates/taxes/cess in regard to the Schedule specified property as also the charges for electricity/water consumed and pay all deposits/ charges/ fees/ contributions and other levies required for obtaining licenses/ sanctions/ clearances/ permissions and to obtain receipts.
- f. To apply for and obtain commencement certificate, completion/ occupancy certificate and other permissions, required for formation of layout, construction, completion and occupation of any building in the Schedule property.
- g. To apply for and obtain necessary clearances, permissions, consents require for development of the Schedule specified property and submit applications, affidavits, statements, returns to the Government of Telangana, and/or the authorities under any state or central statue, to obtain necessary clearances, exemptions, sanctions and permissions required under the Act.

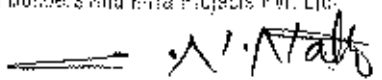
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2 

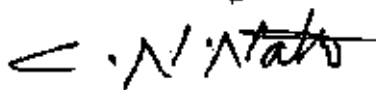
1 of PRIMARK DEVELOPERS

  
Managing Partner

For Karenni Builders And Infra Projects Pvt. Ltd.

  
Managing Director

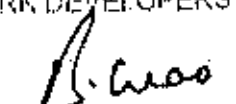
- h. To apply for and obtain from the HMDA and other concerned authorities [including Local Authorities, National Airports Authority of India, Department of Telecommunications, Traffic Department, , Lift inspectorate, Telangana Transco, GHMC, H.M.W.S.S. Board, Fire services Department or any statutory authority , State or Central Government that is required for sanctions, licenses, consents / permissions/No Objection certificates/commencement certificates / occupancy certificates/amendments/modifications, for such demolition and construction of building etc. in the Schedule property and to apply for obtaining electrical, water and sanitary connections and in that behalf to sign and execute all applications, affidavits declarations, indemnities, plans, documents etc.
- i. To construct building/residential complex, structures as per the sanctioned plans and execute any projects in the schedule property at the cost of the Attorney.
- j. To submit applications, affidavits, statements, returns to the Government of Telangana, and/or the authorities under any state or central statute, to obtain necessary clearances, exemptions, sanctions and permissions required under the Act.
- k. To enter into agreements for sale with regard to 55% share of the Developer only and enter into agreement/s on such terms as our attorney deems fit and to get the agreement/s registered as well to cancel the said registration in respect of 55% share of the Developer only.
- l. To receive advances, earnest money deposits, part payments and balance payments in regard to the sale/conveyance/ transfer of with regard to 55% share of the Developer and deliver the Units to the Purchasers.
- m. To execute any deeds of ratification and rectifications with regard to any documents, already executed pursuant to this power of attorney and to present such deeds of ratification and rectification and to admit execution thereof and to sign such forms, applications, statements, ratification and rectification, etc. with regard thereto in respect of 55% share of the Developer.

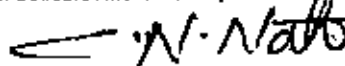
1 

For PRIMARK DEVELOPERS

2 

For Narann Builders And Infra Projects Pvt Ltd

  
Managing Partner

  
Managing Director



- n. To construct building/residential complex, structures as per the sanctioned plans and execute any projects in the schedule property at its own cost.
- o. To apply for and obtain any quotas/permits in regard to building materials, if necessary.
- p. To apply for and obtain transfer and registration / mutation with regard to 55% share of the Developer.
- q. After obtaining occupancy certificate, to execute any deeds for lease, tenancy, licenses with regard to 55% share of Developer thereof and give possession to such lessee, licensee, tenant. For the registration of such lease deed, tenancy and license with regard to 55% share of the Developer.
- r. To generally to do all other acts, deeds and things necessary in regard to the management, development, maintenance, of the schedule property and disposal of 55% Share of the Developer only.

**46. MISCELLANEOUS**

- i. Both the parties hereby agree to enter into 'Supplemental agreement(s)' in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
- ii. In case of any disputes arising between the parties hereto touching these presents, shall be finally settled by arbitration under the provisions of Arbitration and Conciliation Act, 1996. Each party shall nominate one person as arbitrator and such arbitrators shall further nominate a common umpire. The seat of arbitration shall be Hyderabad and the decision of the arbitratral tribunal shall be final and binding on both parties. The courts of Hyderabad shall have exclusive jurisdiction.
- iii. It is specifically admitted that in case of demise of any one of parties i.e., the First part or Second part, then the legal representatives, heirs and successors shall automatically become party to the **Development Agreement** and this clause is intended with a view to operate to the provisions of Indian Contract Act by express authority being conferred in the provision of Act.

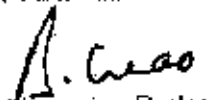
1 

FOR PRIMAVERA DEVELOPERS

For Nerann Builders And Infra Projects Pvt. Ltd.

2 

  
Managing Director

  
Managing Partner

ALL requisite Schedules pertaining to the Site owners and the Developer with clear SPECIFICATIONS areas are shown separately in the enclosure placed hereunder;

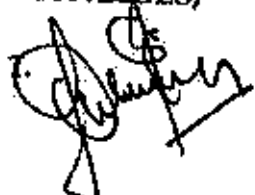
**SCHEDULE OF THE PROPERTY**

ALL THAT / ENTIRE 'Open landed property for development admeasuring to a totalling 29040 Sq. yards Or 24281.16 Sq. meters (out of total land admeasuring Ac.7.06 gts equivalent to 34606 Sq. yards) of land out of Survey Nos.206 (Part), 207 (Part) of Madeenaguda Revenue village, Serilingampally Revenue Mandal and Municipal limits, Ranga Reddy district and within the jurisdiction of District Registrar, Ranga Reddy, and Joint Sub Registrar, Ranga Reddy, falling under these boundaries;

NORTH : 40' wide Road  
SOUTH : 80' wide Road  
EAST : Neighbours Land  
WEST : Neighbours Land

The above said Schedule land does not belongs to Govt. or its Agencies and not an assigned land under A.P. Act 9 of 1977 P.O.T.

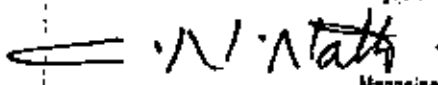
WITNESSES;

  
2 B. Divilama

  
1. CHAGNLA NARENDRANATH

  
2. CHAGANLA BALVINDER NATH

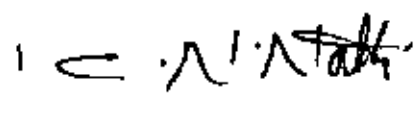

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Director  
M/s. NARENN BUILDERS AND INFRA  
PROJECTS PRIVATE LIMITED  
(CONSENTING PARTY)

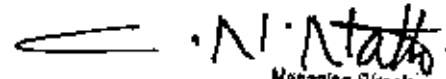
For PRIMARK DEVELOPERS

  
SIGN. OF THE DEVELOPER/BUILDER/  
ATTORNEY OF THE SECOND PART

**ANNEXURE 1-A**

1. Description of the Building : Proposed Construction on Open Land in Survey Nos.206 (Part), 207 (Part), situated at Madeenaguda Revenue village, Serilingampally Revenue Mandal and Municipal limits, Ranga Reddy district
2. Nature of Roof : R.C.C.
3. Total Extent of Site : 29040 Square Yards
4. Proposed Built-up Area (including club house) : 10,41,000 Square Feet
5. Cellar and Stilt for parking: 4,09,500 Square Feet
6. Land Value : Rs.77,53,68,000/- 
7. Construction Value : Rs.145,22,25,000/- 

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Director

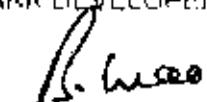
Signature Of The Executants

**Certificate**

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

Signature Of The Claimant

For PRIMARK DEVELOPERS

  
Managing Partner

## PROJECT SPECIFICATIONS

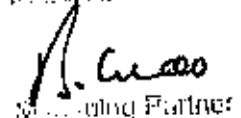
- Foundation : Column Foundation (Standard make)
- Structure : R.C.C Framed Structure
- Super Structure: R.C.C Structure with Shear Wall Technology
- Compound wall with Gates
- Common corridors and ducts as per approved plan.
- Common Staircases as per municipal approved plan
- Common septic tank with drainage as per requirement.
- Doors fittings : Teak Wood Frames and Doors with designer beadings and Brass for main door with Melamine Polish finish.
- Medium Teak Wood Frames and Flush doors of standard make for bedrooms
- Medium Teak wood frames and standard flush doors for all other doors and bathroom doors to be water proof doors.
- Windows : All windows are of UPVC make and Grills and with Mosquito mesh.
- Flooring : Branded vitrified tiles for entire flat except bathrooms and balconies.
- Acid resistant antiskid ceramic tiles for toilets and matching dado in ceramic tiles up to door frame height.
- Tiles in Wash area.
- Common Areas & Stairs will be with Granite / tiles.
- Parking areas and approaches shall be done in cement VDF flooring (Vacuum Dewatered Flooring) / Parking tiles
- Kitchen : Black Granite Platform with Stainless Steel sink and glazed ceramic Tile, dado up to 2ft height above platform.
- Painting : Plastic emulsion with 2 coats of Birla Putty in hall, dining, kitchen and bedrooms. Emulsion paints with waterproof coatings for exterior as per design.

1 

2 

For PKIMARK DEVELOPERS

For Narenn Builders And Infra Projects Pvt. Ltd.

  
Managing Partner

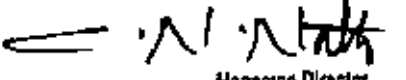
  
Managing Director

- Sanitary : Concealed CPVC (Hindware / Ashirwad) with Standard Quality CP Fittings (Hindware Project series)
- Toilets : One EWC with Flush Tank (Hindware / Cera), one tap point with health faucet, one wash basin with Tap point, one wall mixer with overhead shower and provision for Geyser.
- Dining : One wash basin with Tap point
- Kitchen : Tap points for municipal and bore-water and point for Aqua guard.
- Kitchen Balcony: One tap point and one washing machine point.
- Electrical : Concealed copper wiring of ISI standard make  
 Modular range switches.  
 Power plug for refrigerator, mixer grinder, microwave Owen in Kitchen. Geyser points in two toilets  
 3-Phase power supply for each flat with individual meter boards  
 Plug Sockets and other switch boards in all other areas as necessary.
- Lift : 6 - Passenger lifts with V3F and ARD (Johnson / OTIS / KONE or equivalent make)
- Power Backup: Standard Generator of a reputed brand for all common areas and amenities
- Water Supply : As per municipal norms, bore-well water with sufficient underground sump and overhead tank.  
 Both bore-well and sump to have suitable motor fixed
- Transformer : Good make for entire complex
- Parking : Four wheeler parking for each flat
- Landscaping : The building will be aesthetically beautified with appropriate landscaping.

FOR PRIMAARK DEVELOPERS

  
 Managing Partner

For Narenn Builders And Infra Projects Pvt. Ltd.

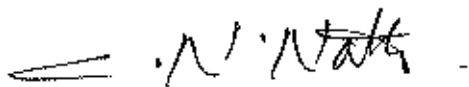
  
 Managing Director

- Common extras : Any extra specifications added or any alternations to be taken up shall Be one at an extra cost.
- Clubhouse : Clubhouse with the Amenities
- Backup Generator: Stand by soundproof Generator for clubhouse and for common areas, lifts, water pumps and 1 KVA Generator for each flat.
- Security: Access controlled entry gate. Every flat will be connected to security office through intercom
- Infrastructural Facilities: Intercom to all flats & security  
Centralized gas lines connected to all kitchens  
Underground drainage system  
Underground electrical, communication cabling and gas pipelines  
Water and Sewerage Treatment Plant  
Storm water drainage system  
Compound wall all around the layout with solar fencing  
Rain water harvesting pits

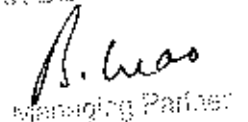
**Note:** Any requirements other than the specifications, the Site owners or his nominees or prospective purchasers shall pay additional amounts / charges as per the market value applicable and determined by the Builder / Developer.

**DECLARATION;** The parties do hereby declare that the facts stated above are true and correct to the best of their knowledge and belief.

- (i) This deed has been prepared in 2 copies, out of which the 'Original Copy / 1<sup>st</sup> Copy' is being kept by the Developer alone, while so the rest of another one i.e. the 'Duplicate Copy / 2<sup>nd</sup> Copy' retained by the Site owners for their convenience. However both deeds / documents will be treated as 'Originals'.

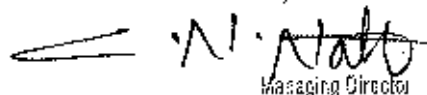
1. 

FOR PLUMARK DEVELOPERS

  
Managing Partner

2. 

For Nareem Builders And Infra Projects Pvt. Ltd.

  
Managing Director

IN WITNESS WHEREOF THE PARTIES OF FIRST AND SECOND PARTS hereby executed and signed this 'Development agreement cum irrevocable G.P.A' with their free will and full consent and in token of the acceptance of the terms and conditions of this agreement in sound state of mind on the date mentioned above at Hanamkonda, Warangal Urban district.

WITNESSES

1.



  
1. CHAGNLA  
NARENDRANATH

2.




  
2. CHAGANLA BALVINDER  
NATH

For Narenn Builders And Infra Projects Pvt. Ltd.

  
3. M/s. NARENN BUILDERS  
AND INFRA PROJECTS  
PRIVATE LIMITED

For PRIMARK DEVELOPERS  
Managing Director

  
4. SIGN. OF THE DEVELOPER /  
BUILDER / ATTORNEY OF  
THE SECOND PART

సంఘం నామం



సంబసీవ రావ్ బోరా  
Sambasiva Rao Bora  
పుట్టిన తేదీ/ DOB: 05/06/1962  
పురుషుడు / MALE

4317 1265 8861

నా ఆధార్ - నా గుర్తింపు

సంఘం నామం




చాగన్ల నరేంద్ర నాథ్  
Chaganla Narendra Nath  
పుట్టిన తేదీ/DOB: 19/07/1984  
పురుషుడు/ MALE

6078 5358 6843  
VTD : 9178 7922 8681 0178

నా ఆధార్, నా గుర్తింపు

C. N. Nath

భారత ప్రభుత్వం



చాగన్ల బల్వీందర్ నాథ్  
Chaganla Balvinder Nath  
పుట్టిన సంవత్సరం / Year of Birth : 1988  
పురుషుడు / Male

3251 3583 2174

ఆధార్ - సామాన్యని హక్కు

C. Balvinder Nath

సంఘం నామం



గుడిమల్ల చేతన్ కుమార్  
Gudimalla Chetan Kumar  
పుట్టిన తేదీ/DOB: 13/11/1978  
పురుషుడు/ MALE

Mobile No: 9849161773  
7583 0941 1881  
VTD : 9178 7922 8681 0178

నా ఆధార్ - నా గుర్తింపు

Gudimalla Chetan Kumar

సంఘం నామం




వేనల్ కృష్ణ బోరా  
Venal Krishna Bora  
పుట్టిన తేదీ / DOB: 28/01/1988  
పురుషుడు / Male

3537 7107 5985

నా ఆధార్, నా గుర్తింపు

B. Venal Krishna Bora



  
 P.889/29  
 Bk. 1, CE No. 14552/2022 & Doct No  
 14843/22  
 Sheet 29 of 29 Joint SubRegistrar  
 Ranga Reddy (R.O)



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