

15 SCANNED

36619/2021

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AH 463721

17660, 18 SEP 2021

M. RAVI, S/o Late M. NARSIMHA RAO, R/o Hyderabad

Junior Assistant

Ex-Officio, Stamp Vendo
R.O. Madak at Sangareddy.

M/s GREATER INFRA PROJECTS PVT LTD.

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Deed of Development Agreement Cum General Power of Attorney is made and executed on this the 4th day of October 2021, by and between:-

- SRI. KANTAMNENI SRINADH PRASAD, S/o. Late SRI. KANTAMNENI VENKATESWARA RAO** aged about 52 years, Occupation: Service, R/o. Plot No. 178/2, Vivekananda Nagar Colony, Kukatpally, Hyderabad-500072, Telangana.
(Aadhaar: 5893 8668 4526) (Pan : ABCPS5396Q)
- SRI. LAVAKUMAR YARLAGADDA, S/o. SRI. YARLAGADDA VENKATESWARA RAO** aged about 47 years, Occupation: Business, R/o. H.No. 3-6-40/c1, Plot No. 364/2, Vivekananda Nagar Colony, Kukatpally, Hyderabad- 500072, Telangana.
(Aadhaar: 9236 1178 1777) (Pan : AAZPY2853N)
- SMT. KASUKURTHI SRILAKSHMI, W/o. SRI K JAWAHARLAL NEHRU** aged about 44 Years, Occupation : Employee, R/o. Flat No. 305, Block -5B, CBR Estates, Deepthisri Nagar, Madinaguda, Hyderabad, Telangana - 500049.
(Aadhaar: 4483 1231 7298)(Pan: AOBPK5154L)

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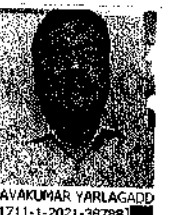
[Handwritten signatures]
K. Srilakshmi

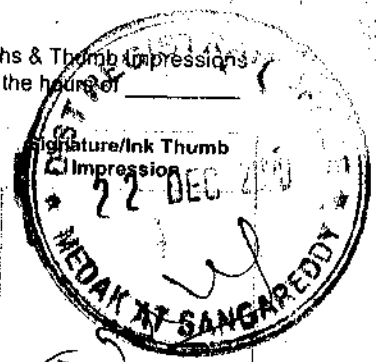
For Greater Infra Projects Pvt. Ltd.
[Handwritten signature]
Director

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 82500/- paid between the hours of _____ and _____ on the 04th day of OCT, 2021 by Sri Kantamneni Srinadh Prasad

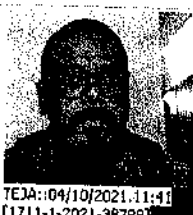
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 KASUKURTHI JAWAHLAL [1711-1-2021-38788]	KASUKURTHI JAWAHLAL NEHRU[R]M'S. GREATER INFRA PROJECTS PRIVATE LIMITED
2	CL		 MANNE RAVI [R] M'S. GRE/ [1711-1-2021-38788]	MANNE RAVI[R]M'S. GREATER INFRA PROJECTS PRIVATE LIMITED
3	EX		 KASUKURTHI SRILAK [1711-1-2021-38788]	KASUKURTHI SRILAKSHMI W/O. K. JAWAHLAL NEHRU
4	EX		 LAVAKUMAR YARLAGADDA [1711-1-2021-38788]	LAVAKUMAR YARLAGADDA S/O. YARLAGADDA VENKATESWARA RAO
5	EX		 KANTAMNENI SRINADH [1711-1-2021-38788]	KANTAMNENI SRINADH PRASAD S/O. LATE. KANTAMNENI VENKATESWARA RAO



K.S.
[Signature]
K. Srilakshmi
[Signature]
[Signature]

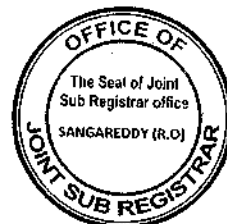
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 TEJA: 04/10/2021 11:41 [1711-1-2021-38788]	TEJA AADHAAR CARD	<i>[Signature]</i>
2		 MURALI MOHAN: 04, [1711-1-2021-38788]	MURALI MOHAN AADHAAR CARD	<i>Murali</i>

04th day of October, 2021

Signature of Joint SubRegistrar

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Hereinafter be called and referred to as "**LAND OWNER'S**", which expression together, unless the context is repugnant, shall mean and include all their respective legal heirs, successors, assignees, agents, executors, administrators etc., of the First Part.

AND

M/s. Greater Infra Projects Private Limited., having CIN: U45201TG2019PTC132720 and Registered Office at Plot No.217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad -500049 (PAN: AAHCG8193L) represented by its Directors: (i) Sri. Manne Ravi (DIN: 08452676) (Aadhar No.2552 6771 3531) and (ii) Sri.Kasukurthi Jawaharlal Nehru (DIN:08468845) (Aadhar No.6950 0456 2821).

Hereinafter be called and referred to as "**DEVELOPER**" which expression, unless the context is repugnant, shall mean and include all their legal heirs, successors, assignees, executors, administrators, successors in office etc., of the Second Part.

WHEREAS, the Land Owners **1. SRI. KANTAMNENI SRINADH PRASAD, S/o. Late SRI. KANTAMNENI VENKATESWARA RAO** (200 Sq. Yards) and **2. SRI. LAVAKUMAR YARLAGADDA, S/o. SRI. YARLAGADDA VENKATESWARA RAO** (100 Sq. Yards) herein are the absolute owners and peaceful possessor of **Plot No.73**, in Survey No.333, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, having the same purchased from **SRI. M. SURENDER REDDY, S/o. Late SRI. VENKAT REDDY** through a registered **Sale Deed No.34896 of 2021** dt. 20-09-2021, registered SRO, Sangareddy, Sangareddy District which is more fully described in Schedule Property Item I hereunder, and had possession and enjoyment of the same since then.

WHEREAS, the Land Owner **3. SMT. KASUKURTHI SRILAKSHMI, W/o.SRI K JAWAHARLAL NEHRU**, herein is the absolute owner and peaceful possessor of **Plot No. 74** in Survey No.333, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, having the same purchased from **SMT. JAGGA HELEN KELLAR, W/o. SRI. J VIVEK KUMAR** through a registered **Sale Deed No.2273 of 2021** dt.11-01-2021, registered SRO, Sangareddy, Sangareddy District which is more fully described in Schedule Property Item II hereunder, and had possession and enjoyment of the same since then.

Contd...3

1 *L. Srinadh Prasad*

2 *L. Kumar*

3 *K. Srilakshmi*

For Greater Infra Projects Pvt. Ltd.
K. J. Manne
Director

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7298 Name: Kasukurthi Sri Lakshmi	W/O K Jawaharlal Nehru, Miyapur, Hyderabad, Andhra Pradesh, 500049	
2	Aadhaar No: XXXXXXXX4526 Name: Kantamneni Srinadh Prasad	S/O Late Kantamneni Venkateswara Rao, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
3	Aadhaar No: XXXXXXXX1777 Name: Lava Kumar Yarlagadda	S/O Venkateswara Rao Yarlagadda, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	

Endorsement: Stamp Duty, Tranfer 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	165000	0	0	0	165100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	82500	0	0	0	82500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	248500	0	0	0	248600

Rs. 165000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 82500/- towards Registration Fees on the chargeable value of Rs. 16500000/- was paid by the party through E-Challan/BC/Pay Order No .244FKD021021 dated .02-OCT-21 of SBIN/

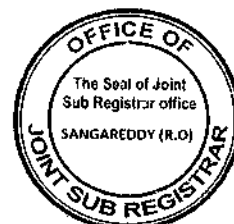
Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 248500/-, DATE: 02-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7448091575437, PAYMENT MODE: NB-1001138, ATRN: 7448091575437, REMITTER NAME: GREATER INFRA PROJECTS PVT LTD, EXECUTANT NAME: K SRINADH PRASAD AND OTHERS, CLAIMANT NAME: GREATER INFRA PROJECTS PVT LTD).

No: 36619 of 2021 (1941 S.E.)
Date: 04/10/2021
Signature of Registering Officer
Sangareddy (R.O)

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

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Whereas the 'Land Owners' with a view to have more benefits out of it wish to develop the schedule property into residential apartment complex and approached the party of the Second part i.e., M/s.Greater Infra Projects Private Limited through their Regd. Society, Sri Balajinagar Residents Welfare Society, Hyderabad Regd. No.3644/2001 in their meeting at society office for development of the schedule land into residential complex, who are having men and machinery to develop the residential apartment complex and the party of the second part accepted the offer of parties of the first part and agreed to develop the schedule land into residential complex with the following terms and conditions mentioned herein and both the parties agreed to reduce the terms and conditions mutually agreed in between them into writing with a view to obviate future complications hence this deed of Development Agreement cum General Power of Attorney.

Whereas after negotiations between the Land Owners herein and Developer herein, on the request of the neighbouring Plot Owners, the Owners agrees to develop the Schedule Property along with neighbouring plots in the layout, as discussed between them.

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

ENTRUSTMENT OF DEVELOPMENT WORK:

1. The Land Owners hereby authorize the Developer to develop the Schedule Property by constructing residential complex in the Schedule Property and the Developer agreed to develop the same.
2. The Developer at its costs and expenses shall obtain the sanctioned Building Plan from the GHMC/HMDA. The Developer undertakes to construct residential building complex in the Schedule Property as per the sanctioned Plan.
3. The Developer shall be responsible for providing all necessary amenities including Lift, Power Backup Generator, Electricity with Meters, Drinking Water facility, Sewage Facility etc., at their own costs and expenses, in the residential complex in all flats to be constructed upon 'Schedule Property'.
4. The Developer shall be responsible for obtaining Occupancy Certificate for the residential complex to be constructed upon 'Schedule Property', and the 'Developer' shall get the release of mortgage created in favor of GHMC/HMDA with their own costs and expenses.

Contd...4

1 *L. Sridhar*

2 *L. Kumar*

3 *K. Sridhar*

For Greater Infra Projects Pvt. Ltd
K. J. M. M.
Director

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Sangareddy (R.O)



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5. The Land Owners hereby authorize to the Developer to outsource the technical and non-technical works for improving the quality of the construction of the residential building complexes to be constructed in the schedule property.
6. That all the Land Owners authorized the Developer to develop the Schedule Property along with neighbouring plots jointly on such terms and conditions agreed between them. The owners herein undertake not to object to inclusion of the neighbouring plot owners to the project / the Schedule Property and not to claim any additional built up area. Accordingly the Developer will be fully competent and entitled to develop the additional plots along with the schedule property by adding to the Schedule Property and to the project.
7. The Developer indemnifies the Land Owners as per the RERA Act in terms of quality of the residential apartment allotted to the owners and were sold to prospective customers, duly adhering to the schedule for completion of the construction and handing over the flats, as per RERA.
8. Today the Land Owners delivered the vacant physical possession of the Schedule Property to the Developer to enable it start its development works.

SHARING OF BUILT-UP AREA:

9. In lieu of the Development granted by the Land Owners in favour of the Developer, it is mutually agreed that the Developer undertakes to construct and allot to Land Owner No.1 (2666 Sq. Feet) & Land Owner No.2 (1333 Sq. Feet) & Land Owner No.3 (4000 Sq. Feet) of the built-up area (inclusive of common areas, usable areas, balconies, circulation area, such as stair case, corridors, over head tanks, lift room, electrical room, watchman room etc.,) in the Schedule Property out of the total built-up area to the Owners and the balance of the built-up area (inclusive of common areas, usable areas, balconies, circulation area, such as stair case, corridors, over head tanks, lift room, electrical room, watchman room etc.,) to be retained by the Developer towards its share.
10. The Developer also agreed to allot car parking area to the share of Land Owners and the balance car parking area shall be allotted to the share of the Developer.
11. The Land Owners and the Developer mutually agreed through the lottery basis to allot their respective flats/built up area in the residential building complex as agreed above after obtaining the sanction of building plan by executing a Supplementary Agreement indicating the allotment of respective flats/ built-up areas between the Land Owners and the Developer and the same would be part and parcel of this Development Agreement.

1. *L. Srinivas Reddy*
2. *L. Kumar*
3. *K. Srinivas Reddy*

Contd...5
For Greater Infra Projects Pvt. Ltd.
K. J. M. W.
Director

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12. It is mutually agreed that, for sharing of the built-up area if any area exceeds or decreases to either parties the same shall be adjusted in such an event the party getting excess built-up area shall pay to the other party, at the then market value to such differential built-up area.
13. If the Land Owners require any additional specifications over and above the specifications covered under this Agreement, the Developer can execute/provide such additional specifications on payment of the estimated costs payable by the Land Owners and the Land Owners undertakes to pay for the same to the Developer.

PERIOD OF PROJECT:

14. The Developer undertakes to complete the construction of the residential building complex in the Schedule Property as per the specifications detailed hereunder and shall handover the possession of the Land Owners share within 24 (Twenty Four) months from the date of obtaining sanction plan with a grace period of 6 (Six) months thereafter. In any case, the 'Developer' shall complete and handover the 'Land Owners' Share' within the schedule period, failing which the 'Developer' shall ensure payment of an amount of Rs.6,000/- (Rupees Six Thousand only) per month per flat as penalty until completion and handing over of flats fallen to the share of respective 'Land Owners'.
15. The Developer shall complete the construction of the building with all the finishing work, white wash/painting etc., in the above said period and it shall be habitable for use and occupation in all respects. If any unforeseen contingencies arise such as shortage of building materials due to government controls, natural calamities, labour strike, heavy rains, curfew or any other restrictions imposed by the Government or Local Authority beyond reasonable control of the Developer, such period shall be excluded.
16. The Land Owners hereby authorize the Developer to enter into Agreement/s of Sale with the prospective purchasers of the residential apartments in respect of the residential flats/built-up area allotted to the share of the Developer thereby receive sale consideration from the prospective purchasers, to give receipts for the payment received, from the date of execution and registration of development agreement.
17. The parties herein along with neighboring plot owners can subsequently enter into (a common / Single) Supplementary Agreement/s to alter, amend or explain the contents of this agreement, and that such Supplementary Agreement shall be considered as a part and parcel of the present deed.

Contd...6

1 K. Srinivas Acharya
2 K. Srinivas Acharya
3 K. Srinivas Acharya

For Greater Infra Projects Pvt. Ltd.
Director

K. Srinivas Acharya
Director



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18. It is mutually agreed that all the Owners herein along with other plot owners agreed to deposit all ORIGINAL DOCUMENTS pertaining to their respective plots in the Developer, who in turn enables to produce the said documents before the Banks, GHMC, HMDA Govt., and financial institutions of the prospective purchasers of the building complex and after completion of the building complex all the original documents shall be handed over to the Welfare association after completion of the Building Complex.
19. The Developer shall be at liberty to arrange the drainpipes, cables, watercourses, wires and other conveniences necessary for proper utility and service of the building.
20. The Land Owners undertakes to pay the statutory liabilities, such as open land tax or any other tax over the Schedule Property as on the date of this Development Agreement.
21. The Land Owners hereby undertakes to pay the GST or any other tax that may be imposed by the Govt. from time to time in respect of the Development of the Schedule property and for the built-up area allotted to the share of Land Owners.

THE LAND OWNERS COVENANT AS FOLLOWS:

22. The Land Owners covenant that they have got subsisting valid and marketable title and Possession over the Schedule Property and that no other person/s has got any right, title, share or interest over the Schedule Property or any part thereof and it is their self acquired property.
23. The Land Owners covenant that the Schedule Property is free from all encumbrances, Mortgages, Charges, Gift, Will, Court Proceedings, Sureties, and Bonds etc. In the event of any other encumbrances or charges are found over the Schedule Property the same shall be indemnified by the Land Owner to the Developer or the prospective purchasers of the flats.
24. The Land Owners covenant that they have not dealt with the schedule property with any third party and entered into any Agreement with any other third parties in respect of the Schedule Property and that no litigations or court proceedings ie. pending in any court of law or before any Authority in respect of the Schedule property.
25. The Land Owners can make inspection of the construction work during the course of the work at any time, by himself and through the committee appointed by their society, ie. Sri Balajinagar Residents Welfare Society (Regd).

1. K. Suresh Babu
2. K. Kumar
3. K. Srinivasan

Contd...7
For Greater Infra Projects Pvt. Ltd.
Director
K. J. M. V.



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26. During the course of the construction of the building complex and until the residential apartment are delivered to the Land Owners all the materials and the machinery used in the course of construction work shall be at the risk of the Developer and the Developer alone shall be liable for any damages, injury, destruction caused to any person or machinery used or any other liability arising due to the construction activity.
27. The Developer will be entitled to engage architects, engineers, contractors or any other agencies which are required for carrying out construction work in the Schedule Property, however, in case of disputes between the Developer and the agencies or workmen or supplier engaged by it, it is sole responsibility of the Developer only and the Land Owners have no say nor liability for such acts.
28. It is mutually agreed that the developer at its choice shall decide the name of the building complex.
29. If any party commits breach of the terms and conditions of this Agreement, the other party shall be entitled to enforce this contract as per law not otherwise.

INDEMNITY:

30. The Land Owners and the Developer shall keep each other fully indemnified and harmless against any loss or liability, cost or claim action or proceedings, that may arise against either party on account of any act of omission or commission on the part of either party or on account of any failure on the part of either party to discharge its liabilities obligations herein.
31. The Land Owners hereby indemnify and keep the Developer indemnified for any loss or damage suffered on account of deficiency or defect in title of the Owners over the Schedule Property, any litigation by any third party regarding the schedule property or by virtue of which the Development cannot take place it is the sole responsibility of the Land Owner to resolve such dispute at their own cost and efforts.

ARBITRATION:

32. Both the parties mutually agreed that in the event of any doubt or dispute arising between the parties herein, the same shall be resolved amicably by mutual negotiations and even if they are not settled, then the matter shall be referred to sole arbitrator appointed by the developer and the award passed by the arbitrator shall be binding on both the parties and the provisions of the Arbitration and Conciliation Act, 1996 shall be applicable. However, either party shall not stop the construction work of the building complex.

1 *L. Srinivas*
2 *L. Kumar*
3 *K. Srinivas*

Contd...8
For Greater Infra Projects Pvt. Ltd.
K. J. N.
Director

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THE PLOT OWNERS HEREBY CONSENT REGARDING THE COMMON AMENITIES OF THE BUILDING COMPLEX:

33. All the Land/Flat Owners agree to join as member/s of the Sri Balajinagar Residents Welfare Society (Regd), Hyderabad and shall abide by the rules and bye-laws of the Society. The Land owners undertake to deposit the membership fee and also undertake to pay the maintenance charges etc. payable to the society for maintenance of the Building Complex viz., providing water, maintenance, security and other common expenses.
34. The Owners agree to use and enjoy all the common amenities in the building complex along with other Owners. The common amenities include usage of staircase, corridors, common parking area, bore well, sump, landscape, lawns, common areas, drainage pipelines, common water pipelines, common electricity meter connections, overhead tank and other properties of common enjoyment.
35. All the terms and conditions covered under this Deed shall be binding on the Land Owners and the Developer and also their respective transferees including the Purchasers, tenants, licensees and also all the occupants of the Residential building complex to be constructed in the Schedule Property and shall be bound by the bye-laws and regulations of the Welfare Association by all the Owners of the Residential building complex.

JURISDICTION:

36. Both the parties mutually agreed that in the event of any doubt or dispute arising between the parties herein the same shall be resolved amicably by mutual negotiations even if they are not settled then, the matter shall be referred to a competent civil court in the Hyderabad jurisdiction.

GENERAL POWER OF ATTORNEY:

With a view to have smooth function of the development works over the schedule land the Land Owners do hereby appoint, constitute the 'DEVELOPER' herein as their lawful attorney to do the following acts, deeds and things in their names and on their behalf:

- a. To sign, file applications before the GHMC/ HMDA/ MUNICIPALITY or any board or authority or agency for obtaining sanction building plans permissions, affidavits, declarations, bonds, undertaking etc, which are required for development of the Schedule Property.
- b. To apply for and obtain water, drainage, sewerage, electricity, telephone, and any other requirements or connections which are required and thought it necessary by the Developer for development of the Schedule Property.

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*

Contd...9
For Greater Infra Projects Pvt. Ltd.
[Signature]
Director



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- c. To protect/prohibit and if necessary proceed against any third party against trespassers or from interfering with peaceful possession and development activity.
- d. To enter into Agreement/s of Sale for sale of the flat/built-up area etc., in the Schedule Property in favour of the prospective purchaser/s and if necessary, to cancel or repudiate the above said Agreement/s of Sale to the extent of flats allotted to developer under this agreement.
- e. To execute Sale Deed/s in favour of the prospective Purchasers or its nominees present the Sale Deed/s for registration, acknowledge the receipt of the sale consideration before the Registering Authority and get the Sale Deed/s registered either in favour of the Developer or its nominees to the extent of Developer share.
- f. To appear before any authority/court or any Govt. Department, Agency or before any designated authorities on behalf of Land Owner thereby to depose etc.
- g. To sign necessary documents, deeds, applications, affidavits, vakalats, complaints or to depose and appear on behalf of Land Owners in any legal or for documents for protecting the schedule property, can also appoint counsel or advocate.
- h. To hold, enjoy, possess and deal with the Schedule Property either by keeping by itself or letting out on long term lease, sale or otherwise for the share of the Developer in the Schedule Property.
- i. To do such other acts, deeds and things as shall be required for development, to convey valid and marketable title and possession of the Schedule Property.
- j. To create mortgage in favour of local bodies while sanction of building plan either in favour of GHMC/ HMDA/ MUNICIPALITY at the cost of developer whether the flat falls in the share of Land Owner or developer, for release of the same.
- k. To avail project finances for development of the schedule property by creating mortgage/charge on the share of the Developer in the Schedule Property and to execute the necessary applications for loan documents and to create mortgage etc.,
- l. The Land Owner hereby undertakes and agrees to ratify and confirm all the lawful acts, deeds and things done by his attorney by virtue of the power hereby granted.

Contd...10

1. L. S. Red.

2. Kumar

3. K. S. Srinivasan

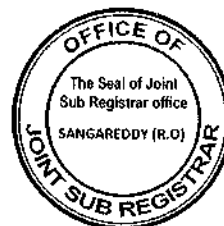
For Greater Infra Projects Pvt. Ltd.
Director

K. S. Srinivasan
Director



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- m. The Power of Attorney shall remain irrevocable and shall not be extinguished in spite of the death, or insanity or insolvency of the Owner/s as the powers are vested on the Attorney for development, hence the same shall be binding on all the legal heirs or representatives of the Owner/s. That the Power of Attorney is granted without any duress or coercion and sound state of mind.
- n. In view of the Development Agreement as detailed above, the Attorney has got interest in the Schedule Property. This General Power of Attorney is executed coupled with the interest of the Attorney over the Schedule Property. Hence this general Power of Attorney is irrevocable under the provisions of the Indian Contract Act, 1956.
- o. During the course of validity of this Development Agreement the Land Owner hereby commits that he/she will not sell his plot to anybody else.

SCHEDULE OF THE PROPERTY

Item - I

All that the piece and parcel of land Plot No.73, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters in Survey No.333, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, and bounded by:

NORTH	::	Plot No.60
SOUTH	::	30' Wide Road
EAST	::	Plot No. 72
WEST	::	Plot No. 74

SCHEDULE OF THE PROPERTY

Item - II

All that the piece and parcel of land Plot No.74, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters in Survey No.333, situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, and bounded by:

NORTH	::	Plot No. 59
SOUTH	::	30' Wide Road
EAST	::	Plot No. 73
WEST	::	40' Wide Road

1 K. Sridh Red.

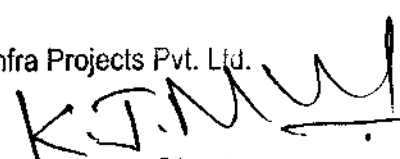
2 Y. Kumar

3 K. Srilakshmi

Contd...11

For Greater Infra Projects Pvt. Ltd.

Director


Director

BK-1, QS No 38788/2021 & Doct No 2
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Sangareddy (R.O)



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SCHEDULE OF THE PROPERTY (I to II)

All that the piece and parcel of land admeasuring 600 square yards or equivalent to 501.67 Square Meters (schedule of land - I & II) bearing Plot Nos. 73 & 74 in Survey No.333 situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, and bounded by:

NORTH : Plot No.59 & 60
SOUTH : 30'wide road
EAST : Plot No.72
WEST : 40'wide road

IN WITNESS WHEREOF the Land Owners and the Developer put their signatures on this Deed of Development Agreement cum General Power of Attorney with free will and consent on this the 4th day of October, 2021.

WITNESSES:

1. *Buy*
2. *Moodi*

1. *K. Sridhar Babu*
2. *J. Kumar*
3. *K. Srilakshmi*

**LAND OWNERS/
FIRST PART**

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

**DEVELOPER/
SECONDPART**

Blk 1, CS No 38788/2021 & Doct No 366/19/2021
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Sangareddy (R.O)

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ANNEXURE -1A

1. Description of Property : Proposed Construction on Plot Nos.73 and 74 in Survey No.333 & situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District,
2. Nature of Roof : RCC
3. Total Extent of Site : 600 Square Yards
4. Built-up area particulars: 13,200 Sq.Feet (Approximately)
Parking area : 2640 Sq.Feet (Approximately)
5. Party's Own Estimate
MV of the property : Rs.1,65,00,000/-

CERTIFICATE

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

WITNESSES:

1. *Beny*
2. *Murali*

1 *K. Sankar Reddy*

2 *K. Sankar Reddy*

3 *K. Sankar Reddy*

**LAND OWNERS/
FIRST PART**

[Signature]
Director

For Greater Infra Projects Pvt. Ltd.

[Signature]
Director

**DEVELOPER/
SECOND PART**

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Sangareddy (R.O)



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GREATER INFRA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GREATER INFRA PROJECTS PRIVATE LIMITED AT ITS MEETING HELD ON FRIDAY, 24th DAY OF SEPTEMBER, 2021 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO-217/A, 2ND FLOOR, NEAR METRO STATION, MATRUSRI NAGAR, MIYAPUR, HYDERABAD-500049, TELANGANA.

AUTHORIZATION TO SIGN AND EXECUTE AGREEMENTS ON BEHALF OF THE COMPANY:

The Board considered the need to authorize Mr. Manne Ravi, Director (DIN: 08452676) and Mr. Jawaharlal Nehru Kasukurthi, Director (DIN: 08468845) of the Company jointly to sign/execute and submit the General Power of Attorney for sale, Agreement for Sale, Sale Deed, Development Agreement, Supplementary Agreement any other conveyance/requisite agreements in connection with the parcel of land admeasuring 600 square yards or equivalent to 501.67 square meters (*detailed Schedule of the Property is mentioned herein below*) on behalf of the Company.

The Board, after due discussions, passed the following resolution:

"RESOLVED THAT Mr. Manne Ravi (DIN: 08452676) and Mr. Jawaharlal Nehru Kasukurthi (DIN: 08468845), Directors of the Company, be and are hereby jointly authorized to sign/execute and submit the General Power of Attorney for sale, Agreement for Sale, Sale Deed, Development Agreement, Supplementary Agreement any other conveyance/requisite agreements in connection with the land admeasuring 600 Square yards or equivalent to 501.67 square meters as detailed below on behalf of the Company. The acts done and documents executed shall be binding on the Company until the same is withdrawn by giving notice thereof."

SCHEDULE OF THE PROPERTY

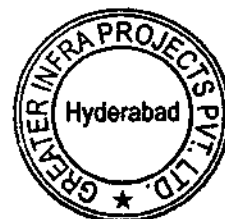
All that the Land Plot No.73 and 74 in Survey No.333, admeasuring 600 Square Yards or equivalent to 501.67 Square Meters, situated at Ameenpur Village, Ameenpur Mandal, Sanga Reddy Dist, Telangana., and bounded as follows:

NORTH	: Plot No.59 & 60
SOUTH	: 30'wide road
EAST	: Plot No.72
WEST	: 40'wide road

"RESOLVED FURTHER THAT Mr. Manne Ravi, Director (DIN: 08452676) of the Company be and is hereby authorized to submit a copy of the above resolution duly certified as true."

**\\CERTIFIED TRUE COPY\\
For GREATER INFRA PROJECTS PRIVATE LIMITED**


**MANNE RAVI
DIRECTOR
DIN: 08452676**



GREATER INFRA PROJECTS PRIVATE LIMITED

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



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भारत सरकार
GOVERNMENT OF INDIA



కంటమనేని శ్రీనాథ్ ప్రసాద్
Kantamneni Srinadh Prasad
జన్మ తేదీ / DOB : 28/05/1969
పురుష / MALE
Mobile No. 9908744436
5893 8668 4526
VID : 9132 1086 6286 7057

Download Date: 12/3/2018
S/O Late Kantamneni Venkateswara Rao PLOT NO 178/2, VIVEKA COLONY NEAR VENKATESWARA SWAMY TEMPLE KUKATPALLY Hyderabad, Andhra Pradesh - 500072
Address: S/O Late Kantamneni Venkateswara Rao PLOT NO 178/2, VIVEKA COLONY NEAR VENKATESWARA SWAMY TEMPLE KUKATPALLY Hyderabad, Andhra Pradesh - 500072
5893 8668 4526

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1800-180-1947
help@uidai.gov.in
www.uidai.gov.in
UIDAI Helpline No. 1947, 1800-180-1947

मेरा आधार, मेरी पहचान



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



లవా కుమార్ యాగగడ్డ
Lava Kumar Yantagadda
పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male
9236 1178 1777

Download Date: 12/3/2018
S/O Late Kantamneni Venkateswara Rao PLOT NO 178/2, VIVEKA COLONY NEAR VENKATESWARA SWAMY TEMPLE KUKATPALLY Hyderabad, Andhra Pradesh - 500072
Address: S/O Late Kantamneni Venkateswara Rao PLOT NO 178/2, VIVEKA COLONY NEAR VENKATESWARA SWAMY TEMPLE KUKATPALLY Hyderabad, Andhra Pradesh - 500072
9236 1178 1777

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www.uidai.gov.in
UIDAI Helpline No. 1947, 1800-180-1947

अधार - सामान्यनि हाकु



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కాసుకుమార్ శ్రీ లక్ష్మి
Kasukurthi Sri Lakshmi
పుట్టిన సంవత్సరం / Year of Birth: 1977
స్త్రీ / Female
4483 1231 7298

Download Date: 12/3/2018
S/O Late Kantamneni Venkateswara Rao PLOT NO 178/2, VIVEKA COLONY NEAR VENKATESWARA SWAMY TEMPLE KUKATPALLY Hyderabad, Andhra Pradesh - 500072
Address: W/O K Jawaharlal Nehru, Flat No 405 Block-5 CBR Estates DeepthisriNagar Madinaguda, Miyapur, Hyderabad, Andhra Pradesh, 500049
4483 1231 7298

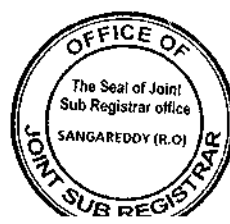
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1800-180-1947
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www.uidai.gov.in
UIDAI Helpline No. 1947, 1800-180-1947

अधार - सामान्यनि हाकु

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Sangareddy (R.O)



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHCG8193I

नाम/Name
GREATER INFRA PROJECTS PRIVATE
LIMITED

निगमन/गठन की तिथि
Date of Incorporation/Registration
14/05/2019

यदि कार्ड खोने/पाने पर कृपया सूचित करें/अनुरोध:-

आयकर सेवा इकाई, एन एस सी ब्लॉक
5 वीं मंजिल, मंग्री स्टर्लिंग,
प्लॉट नं. 341, खंड नं. 997/8,
मॉडल कॉलोनी, नंदी बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's card is found,
please inform / return to:-

Income Tax PAN Services Unit, NSDL,
5th Floor, Mangri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalw Chowk,
Pune - 411 016.

Tel: 91-20-27222222, 27222222, 27222222
e-mail: income@nsdl.gov.in



GOVERNMENT OF INDIA

మన్నే రవి
Manne Ravi



పుట్టిన సంవత్సరం/Year of Birth: 1973
పురుషుడు/ Male

2552 6771 3531

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

చిరునామా: S/O లేట్ మన్నే నరసింహ రావు
పాస్-158, ఫేస్-3 రోడ్ నం-5
మహారాష్ట్ర బ్యాంక్ దగ్గర
కే పి బి కాలనీ, కుకట్ పల్లి,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500072.

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

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సా. లెక్క నం. 1947,
పాస్-158, ఫేస్-3



కసుకుర్తి జవహర్లాల్ నెహ్రూ
Kasukurti Jawaharlal Nehru



పుట్టిన సంవత్సరం/Year of Birth: 1975
పురుషుడు / Male

6950 0456 2821

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

చిరునామా: S/O క రాధాకృష్ణ మూర్తి
ఫ్లోట్ నం 404 బ్లాక్-5 సెల్లెస్ ఎస్టేట్
దీప్తి నగర్, మియాగూడ, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్, 500049

Address: S/O K Radhakrishna
Murthy, Flat No 405 Block-5 CBR
Estate Deepthi Nagar
Madhuguda, Miyapur,
Hyderabad, Andhra Pradesh,
500049

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

సా. లెక్క నం. 1947,
పాస్-158, ఫేస్-3



ముసునూరు తేజ
Musunuru Teja



పుట్టిన తేదీ/DOB: 15/04/1995
పురుషుడు/ MALE

9993 6050 7793

VID : 9174 3104 2365 1957

నా ఆధార్, నా గుర్తింపు

Issue Date: 04/02/2021



చిరునామా:
S/O ముసునూరు కోటేశ్వర్ రావు, 0-088, పై బ్లక్
రోడ్, ఫేస్ నగర్, బాలనగర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500018

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

9993 6050 7793

VID : 9174 3104 2365 1957

1947

help@uidai.gov.in

www.uidai.gov.in



కుమ్మరి మురళీ మోహన్
Kumari Murali Mohan
పుట్టిన తేదీ/DOB: 10/06/1993
పురుషుడు/ MALE



4166 2692 6973

VID : 9179 6530 2243 1046

నా ఆధార్, నా గుర్తింపు

Issue Date: 28/07/2019



చిరునామా:
C/O కుమ్మరి మురళీ మోహన్, ప్లట్ నం 6-6-127, హితే నగర్,
మోదక, తెలంగాణ - 502001

Address:
C/O Kumari Murali Mohan, H NO 6-6-127,
SHIVAJI NAGAR, Sangareddy, Medak,
Telangana - 502001

4166 2692 6973

VID : 9179 6530 2243 1046

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Sangareddy (R.O)

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