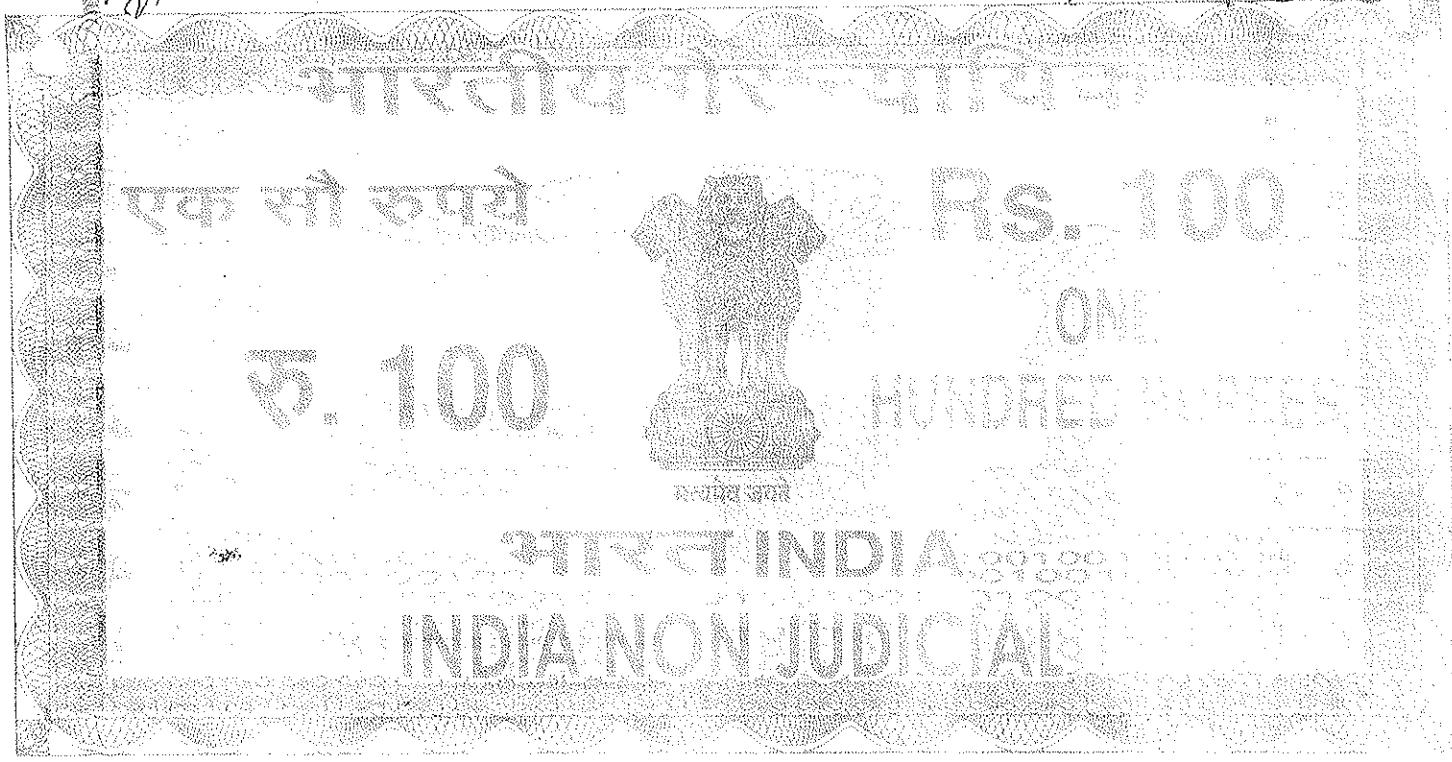


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తెలంగాణ తేలంగానా TELANGANA

Regd S 373450
 2. DEVALAM
 15-11-2018
 11:20 AM
 Medak, N.R. Dist-501474
 Telangana

Sl.No. 7672 Date: 12/11/2018 Rs. 100/-

Sold to: Nitin Kumar Agarwal

For: Rajesh Kumar RIO Hyd

For: Rasagna Developers & others - Hyd

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Deed of Development Agreement cum General Power of Attorney is made and executed on this the 12th day of November 2018 at Qutubullapur by and in between:

M/s RASAGNA DEVELOPERS, A Partnership Firm duly constituted as per the provisions of the Indian Partnership Act, 1932 and registered with the Registrar of Firms (Regd No.58 of 2018) (PAN No. AAXFR2591Q) having its registered office at H:No. 4-5-718, Sultan Bazar, Koti, Hyderabad, Telangana-500027; being represented by its Managing Partners 1) **Sri. Ch. Sreenivas**, son of Ch. Pandari, aged about 51 years, Occupation Business, resident of H: No. 5-3-175/403, Vidyanagar Colony, Kamareddy, Nizamabad, Telangana, (Pan no. AEOPC4271K, Aadhar No. 826921112337) 2) **Sri. Nitin Kumar Agarwal**, son of Rajesh Kumar, aged about 28 years, Occupation: Business, resident of H:No. 4-5-717-721, Sultan Bazar, Koti, Hyderabad, Telangana. (Pan no. AKTPA1032H, Aadhar No. 225265897134) and 3) **Sri. Yada Kashi Vishvanatham**, son of Yada Narsimlu, aged about 39 years, Occupation: Business, resident of H:No. 10-169, opposite shastriVigraham, Dubbak, Medak, Telangana. (Pan: BPGPJ7890L, Aadhar 951614547784, Mobile No: 9177321430)

S-A
 [Signature]

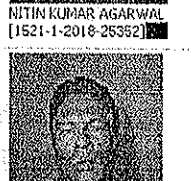
For: [Signature] There [Signature]

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 3 and 4 on the 12th day of NOV, 2018 12th day of NOV, 2018 12th day of NOV, 2018 by Sri Ch.Sreenivas

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

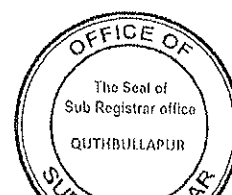
Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 TANAY SALIKE (MANG.PART) [1521-1-2018-25352]	TANAY SALIKE (MANG.PART) S/O. S.AJAY SALIKE H.NO.E-11, VIKRAMPURI KARKHANA, SEC-BAD
2	CL		 RAJEEV MALVE (MANG.PART) [1521-1-2018-25352]	RAJEEV MALVE (MANG.PART) S/O. DEVIDAS MALVE H.NO.15, MADHUPALA ENCLAVE, AKBAR ROADC, TARBUND, SEC-BAD
3	CL		 M/S.THE BUILDING CO [1521-1-2018-25352]	M/S.THE BUILDING CO, REP.BY AJAY SALIKE (MANG.PART) S/O. S.PRAKASH RAO H.NO.E-11, VIKRAMPURI KARKHANA, SEC-BAD
4	EX		 YADA KASHI VISHVANATHAM [1521-1-2018-25352]	YADA KASHI VISHVANATHAM (MANG.PART) S/O. YADA NAKSIMLU H.NO.10-169, OPP SHASTRI VIGRAHAM,, DUBBAK, MEDAK DIST
5	EX		 NITIN KUMAR AGARWAL [1521-1-2018-25352]	NITIN KUMAR AGARWAL (MANG.PART) S/O. RAJESH KUMAR H.NO.4-5-717-721, SULTAN BAZAR,, KOTI, HYD
6	EX		 M/S.RASAGNA DEVELOP [1521-1-2018-25352]	M/S.RASAGNA DEVELOPERS REP.BY CH.SREENIVAS (MANG.PART) S/O. CH.PANDARI H.NO.5-3-175/403, VIDYANAGAR CLY., KAMAREDDY, NIZAMABAD DIST

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sub Registrar
Quthbullapur
Sheet 1 of 17

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Herein after referred to 'FIRST PARTY'/'OWNER", which term shall mean and include all its heirs, legal representatives, administrators, executors, successors, assignees and nominees;

AND

M/s THE BUILDING Co, A Partnership Firm duly constituted as per the provisions of the Indian Partnership Act, 1932 and registered with the Registrar of Firms having its registered office at E-11,Vikrampur, Karkhana, Secunderabad Telangana-500009; being represented by its Managing Partners 1) **Sri. Ajay Salike**, son of S.Prakash Rao, aged about 51 years, Occupation Business, resident of E-11,Vikrampur, Karkhana, Secunderabad Telangana-500009, (Aadhar No 401000212048 & PAN No: ABVPS3930M) 2) **Sri. Rajeev Malve**, son of Sri.Devidas Malve, aged about 49 years, Occupation: Business, resident of No 15, Madhupala Enclave, Akbar Road, Tarbund, Secunderabad, Telangana (Pan AATPM6216D, Aadhar 883070309863) and 3) **Sri. Tanay Salike**, son of S.Ajay Salike, aged about 23 years, Occupation Business, resident of E-11,Vikrampur, Karkhana, Secunderabad Telangana-500009, (Pan no. HCPPS4083H, Aadhar No. 868859504645)

herein after referred to SECOND PARTY/DEVELOPER, which term shall mean and include all its heirs, legal representatives, administrators, executors, assignees and nominees;

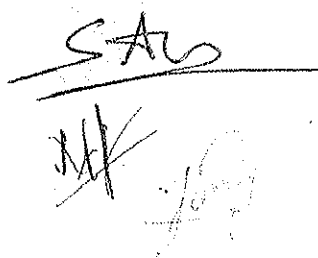
FOR THE DEVELOPMENT OF

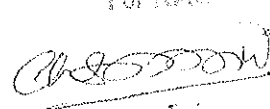
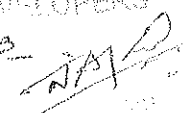
All that the Open Lands (Residential use) admeasuring an extent of 13,011.24Sq.Yards equivalent to 10879.05Sq Meters covered by Sy No. 25/1/A, 25/1/AA, 25/1/A/AA/A/2, 25/1/AA/AA/5 and 25/1/A/AA of Pet-Basheerabad Village and Qutbullapur Mandal and Sy No: 103/A of Kompally Village, Dundigal Gandimaisamma Mandal,, Medchal-Malkajgiri District , Telangana

hereinafter referred to as the "SAID PROPERTY", which is more fully described in the Schedule hereunder.

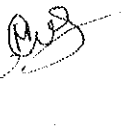
Whereas the first party/ owner is the absolute owner and possessor of the above said Property having purchased the same under the following 4 sale deeds :

a) Land admg 523.3sq yards in Sy No: from T.H.V. Prasada Rao under a sale deed dated 5th November 2018 and Regd. as Doc No:24274/18 in the O/o of Sub Registrar, Qutubullapur.



For RASACHA DEVELOPERS



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.RAMA RAO::12/1 [1521-1-2010-253]	K.RAMA RAO SEC BAD	
2		 HARI PRASAD::12/11/2018 [1521-1-2018-25352]	HARI PRASAD MEDAK	

12th day of November, 2018

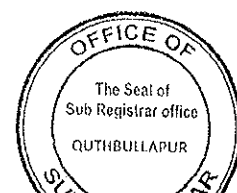
Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3696 Name: Kodapaka Rama Rao	S/O Late K Komaraiah, Malkajgiri, K.v. Rangareddy, Telangana, 500047	
2	Aadhaar No: XXXXXXXX8222 Name: Jangam Hari Prasad	S/O Jangam Shamaiah, Akkannapet, Medak, Andhra Pradesh, 502115	
3	Aadhaar No: XXXXXXXX2337 Name: Chigulla Pally Srinivas	S/O Chigulla Pally Pandari, Kamareddy, Nizamabad, Telangana, 503111	
4	Aadhaar No: XXXXXXXX7134 Name: Nitin Kumar Agarwal	S/O Rajesh Kumar, Nampally, Hyderabad, Andhra Pradesh, 500001	
5	Aadhaar No: XXXXXXXX7784 Name: Yada Kashivishvanatham	S/O Yada Narsimlu, Dubbak, Medak, Telangana, 502108	
6	Aadhaar No: XXXXXXXX9863 Name: Rajeev Malve	S/O Devidas Malve, Secunderabad, Hyderabad, Andhra Pradesh, 500009	
7	Aadhaar No: XXXXXXXX4645 Name: Salike Tanay	S/O Salike Ajay, Secunderabad, Hyderabad, Andhra Pradesh, 500009	

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.Sub Registrar
Quthbullapur
Sheet 2 of 17

Generated on: 12/11/2018 05:37:05 PM



b) Land admg 2055 sq yards in Sy No: from T.H.V. Prasada Rao under a sale deed dated 5th November 2018 and Regd. as Doc No: 24275/18 in the O/o of Sub Registrar, Qutubullapur.

c) Land admg 10180.94 sq yards in Sy No: from TKM Health Care LLP under a sale deed dated 12th November 2018 and Regd. as Doc No: 24605/18 in the O/o of Sub Registrar, Qutubullapur.

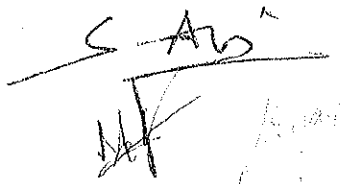
d) Land admg 252 sq yards in Sy No: from T.H.V. Prasada Rao under a sale deed dated 5th November 2018 and Regd. as Doc No: 14879/18 in the O/o of Sub Registrar, Medchal.

And whereas the second party is a Contractor & Builder having considerable experience in building construction and having required equipment and where withal, approached the first party for developing the above said land by way of construction of multistoried residential building after obtaining necessary permission from the HMDA/GHMC.

And whereas the first party agreed for the same and hence both the parties are entering into this agreement on the following terms and conditions mutually agreed upon between them.

NOW THIS DEVELOPMENT AGREEMENT WITNESSTH AS FOLLOWS:

1. The first party agreed to give their above "said property" to the second party for developing the property into a multi storied residential building consisting of Cellar + Stilt for parking and 8 upper floors each floor consisting of 28 flats as per the plan. (subject to the final approved plan from GHMC).
2. The second party shall in all give 42.5% of the total Actual constructed area in all the Floors to the first party or to its nominees and keeping for them the balance 57.5% of the constructed area. The constructed area includes Stilt for Car Parking, Common Areas, and Terrace Area etc. The construction of the buildings shall be as per the specifications annexed to this deed.
3. The second party paid to the first party a Interest Free refundable security deposit of Rs. 8 Crores (Rupees Eight Crores only) as under: 1) Rs 50 lakhs thru RTGS on 18/09/18, 2) Rs 5 Crores thru various RTGS on 05/11/2018, and the balance 2.5 Crores thru Cheques No: 032792 & 032793 of OBC, SD Road,



For RASAGNA DEVELOPERS

Managing Director

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS Act			
Stamp Duty	100	0	2983500	0	0	0	0	2983600
Transfer Duty	NA	0	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	0	20000
User Charges	NA	0	400	0	0	0	0	400
Total	100	0	3003900	0	0	0	0	3004000

Rs. 2983500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 298350000/- was paid by the party through E-Challan/BC/Pay Order No .918EHX091118,975CZH091118,768BSS101118 dated ,09-NOV-18,09-NOV-18,10-NOV-18 of ,ORBC/,ORBC/,ORBC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1520200/-, DATE: 09-NOV-18, BANK NAME: ORBC, BRANCH NAME: , BANK REFERENCE NO: 2309325259319,PAYMENT MODE:NB-1000200,ATRN:2309325259319,REMITTER NAME: THE BUILDING CO.,EXECUTANT NAME: RASAGNA DEVELOPERS,CLAIMANT NAME: THE BUILDING CO.).(2). AMOUNT PAID: Rs. 900100/-, DATE: 09-NOV-18, BANK NAME: ORBC, BRANCH NAME: , BANK REFERENCE NO: 3858856210517,PAYMENT MODE:NB-1000200,ATRN:3858856210517,REMITTER NAME: THE BUILDING CO.,EXECUTANT NAME: RASAGNA DEVELOPERS,CLAIMANT NAME: THE BUILDING CO.).(3). AMOUNT PAID: Rs. 583600/-, DATE: 10-NOV-18, BANK NAME: ORBC, BRANCH NAME: , BANK REFERENCE NO: 6067097690604,PAYMENT MODE:NB-1000200,ATRN:6067097690604,REMITTER NAME: THE BUILDING CO.,EXECUTANT NAME: RASAGNA DEVELOPERS,CLAIMANT NAME: THE BUILDING CO.).

Date:

12th day of November,2018

Signature of Registering Officer
Quthbullapur

Certificate of Registration

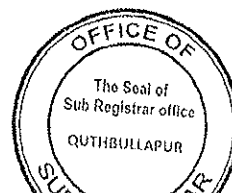
Registered as document no. 24620 of 2018 of Book-1 and assigned the identification number 1 - 1521 - 24620 - 2018 for Scanning on 12-NOV-18 .

Registering Officer
Quthbullapur
(V.Jyothi)

Bk - 1, CS No 25352/2018 & Doct No 24620/2018.

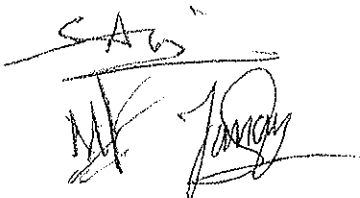
Sub Registrar
Quthbullapur
Sheet 3 of 17

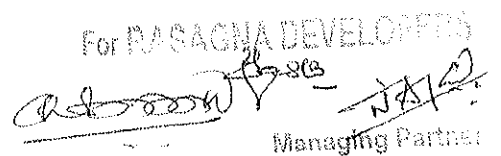
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Secunderabad, ChequeNo:983671 of AXIS Bank, Secunderabad Branch, and the First party acknowledges the receipt of the said amount. The First party shall return the amount of Rs 8 Crores to the second party as follows: 1) Rs 50 Lakhs after completion of every slab. i.e. 1st Floor slab to 8th Floor, = 4 Crores, 2) Rs 2 Crores after completion of Brick Work and plastering and 3) final amount of Rs 2 Crores after receiving the Occupancy Certificate from GHMC. This amount does not carry any interest.

4. The second party shall hand over the fully completed Flats in all respects to the first party within 36 months with an additional grace period of 6 months from the date of sanction of the plan or handing over the possession of the property to the Second Party whichever is later. In case of delay (except due to Natural calamities and or any forced litigation with regard to the title) in handing over the possession of the fully constructed flats by the second party to the first party within the agreed time, the Second Party shall pay to the First Party a fixed sum of Rs.5 per sq ft /- per month as compensation.
5. The second party is alone liable and responsible for all the costs and consequences and other expenditure in obtaining the sanction plan, for construction of the building, labour, material etc. whatsoever and the First party is not liable to pay any amount to the second party or to any third parties. The Owner of the land/First Party hereby & hereinafter grant exclusive rights to the Second Party for development of the said property and the Developer/Second Party alone shall bear all the expenses whatsoever for completing the construction and completion of the Flats. The 1st party or their nominees are entitled to inspect the building during the construction of the building.
6. The First Party/Owner assures the Second party that they have subsisting, valid and marketable title and possession over the said property & that no other persons have right, title, share or interest over the same or any part thereof. That the said Property is free from all encumbrances, charges, mortgages, will, gift, court proceedings, sureties, bonds, etc. and the builders stand indemnified against any losses that it may incur on account of any such encumbrances, charges, court proceedings etc, if found on Said property or part thereof.
7. The First party today delivered and handed over the vacant physical possession of the said property to the Second party for obtaining all the Necessary Sanctions and Permissions from the concerned authorities for the

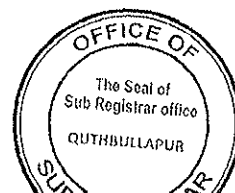


For PASAGNA DEVELOPERS

Managing Partner

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24620/2018.

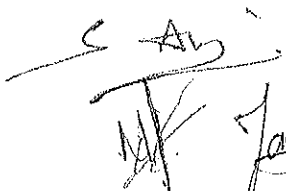
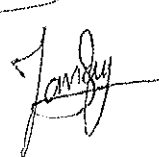
Sheet 4 of 17 Sub Registrar
Quthbullapur

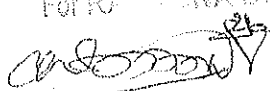
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Construction of the building. The second party shall be solely responsible to secure the possession of the said property by employing adequate security.

8. The First party shall sign all documents and deeds deemed essential for obtaining any approvals for the proposed residential project from GHMC and also to sign any declaration, applications, affidavits as may be required for the approvals, sanctions etc, from the Government / Quasi Government or local bodies.
9. The Developer shall be responsible for all risks and damages while making construction of the building in the said property premises and the Owner shall not be made responsible or liable for any damages to any third parties.
10. The Developer shall be solely responsible for preparation of plans with the consent of the First Party, structural designs as per the stipulations of sanctioning authority, required tests prescribed by sanctioning authority and brochures at their cost and all fees , expenses and other payment that may be levied by the Municipal and other authorities shall be borne by the Developer. The owner shall not be responsible for any amount or part there of whatsoever as required for obtaining sanction from the relevant authorities.
11. The Owner shall grant developer an appropriate power of attorney and other authorizations required to sign, make, file, amend, prosecute, withdraw and/or to follow up the same and /or to do all other deeds, matters and things necessary to obtain required sanctions, permissions, clearances, or approvals of authorities concerned Developer cost only.
12. The Developer shall be authorized in the name of the owner in so far as necessary to apply for and obtain quotas, entitlement and other allocations of cement, steel, bricks and other materials, allocable to owner for construction of the building and similarly to apply for and obtain temporarily and /or permanent connections of water, electricity power to the apartments in the building for which purpose the owner shall if necessary execute in favor of the developer appropriate power of attorney and other authorization.
13. While the said building is in the process of construction and until its completion in all respects, all the materials and machinery at the construction and until its completion in all respects, all the materials and machinery at the construction site shall be the responsibility and shall be held solely at the risk

For R/C/ONA DEVELOPERS
21-868

Managing Partner

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 5 of 17 Sub Registrar
Quthbullapur

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of the Developer. The Developer shall alone be liable for the expenses, damages, losses, theft or destruction caused to any person, machinery or material.

14. The Developer hereby assures that they will use all reasonable and good standard quality materials according to the relevant specifications required for construction of the building as per the standard specifications by law, shown in Annexure of this agreement and assure quality of work as per the sanctioned plans, specifications and acceptance by the authority appointed by the Government.

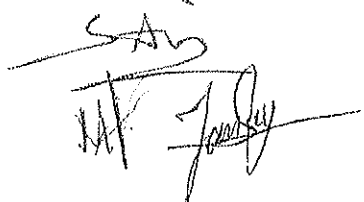
15. During the progress of work of the building complex, the Developer in its own personal capacity shall be entitled to receive advances, acknowledge receipts and enter into Agreements of Sale, with third parties ONLY TO THE EXTENT OF THEIR SHARE, in the building and on their terms and can be entitled to advertise for the same and the Owner shall not have any say over the same. The Developer shall be entitled to take advance amounts either in lump sum or in installments for sale of flats as per their share. The Owner shall be exclusively entitled to the transfer or otherwise deal with their share in the building and /or other rights therein; such transfer or dealing is however, entirely at the expense of the Owner in all respects.

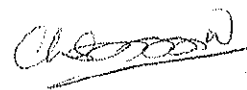
16. It is also agreed between the parties that applicability of this agreement would be within the jurisdiction of Ranga Reddy Court.

17. 28 Flats in each Floor of Two Blocks A & B are being constructed with a total proposed constructed area of about 3,36,300 sq ft. The allotment of Flats in the building Known as "**ARMSBURG RASAGNA NORTH**" between the owner and the developer are as follows and subject to final GHMC sanction plan.

S.No:	Description of Floor	Owner's Share	Developer's Share
01.	Cellar & Stilt (Parking & Utilities)	42.5%	57.5%
02.	Common Areas etc	42.5%	57.5%
03.	1 st Floor to 8 th Floor Flats	42.5%	57.5%

18. In the event of any disputes between the Developer and their prospective purchasers of flats sold by the Developer, the Developer shall be solely

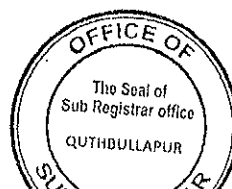


ARMSBURG RASAGNA DEVELOPERS

Managing Partner

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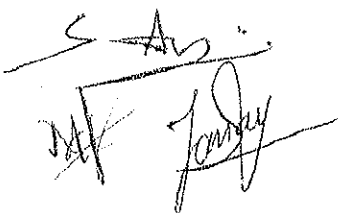
Sheet 6 of 17 Sub Registrar
Quthbullapur

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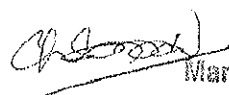


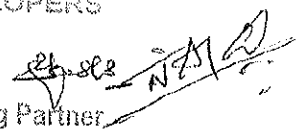
responsible for the same and the Owner shall be in no way responsible for any cost and consequences.

19. The Developer shall bear all that costs as for obtaining electricity supply from TS Transco and the cost of water & Sewerage connection from HMWS & SB including the cost of water meters and consumer deposit etc., the cost of generator, lift, cable cost, panel boards cost and any other deposits or costs whatsoever payable to the STATE Electricity board and water works and sewerage board. The Owners shall be liable to pay only a sum of Rs 75,000/- per Flat to the Developers towards the same irrespective of the total costs spent by the Developers for the same at the time of handover of the flats.
20. The Developer has to pay water and electricity bills and taxes, if any from the date of taking possession of the property. The Developer shall be responsible for getting electricity and three phase residential meters to each apartment.
21. It is further agreed that after the sanction of the building permission from GHMC authorities the First Party and the Second Party shall enter into supplementary agreement for allocation of the flats.
22. The Owner hereby authorize the developer to execute and register the sale/conveyance deed in respect of the agreed undivided share in the Schedule Property and the proposed constructed area earmarked and falling to the share of the Developer in favour of the prospective purchasers .
23. The Owner hereby authorize the Developer to represent them on their behalf before any Government/ Semi government authorities including GHMC, HUDA, HMWSSB, Courts, Tribunals and such any other authorities ONLY to obtain necessary sanctions, permissions and also to defend settle, compromise any disputes that may arise in respect of said property at the Developer cost.
24. The owner today handed over the copies of the title deeds and other link documents relating to the schedule property to the developer for their records.
25. On completion of this construction of the building the parties shall execute and/ or join each other in executing in favour of each of the transferee(s) at the cost of the transferee(s), as the case may be, any and all deeds of the apartments or other documents, as may be required in this behalf, as per rules in Hyderabad or any other law for the time being in force relating to transfer of apartments in Hyderabad or any other conveyance, sale deed or document of title having the effect of conferring title on the said transferee(s).



For RASAGNA DEVELOPERS


Managing Partner

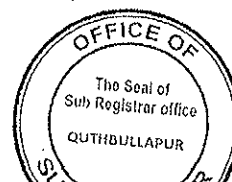


Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 7 of 17

Sub Registrar
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26. The Developer also certify that if any structural defects are noticed due to any design and construction faults at any point of time, other than due to normal wear and tear they will own responsibility in rectifying the defects apart from insurance claims.
27. The Developer shall arrange occupancy certificate from GHMC after the completion of all apartments.
28. However, the Developer undertake in their capacity as Developer in terms of this Agreement, and as irrevocable attorney for the Owner, not to do or cause to be done any act, omission or thing which may in any manner rules, law or regulation on which may amount to misuse of any terms hereto or breach of any other provision of law. In case of non-performance or non-observance of any such rules, regulations, law or condition, then the entire liability in that behalf shall be incurred and discharged by the Developer and further more the Developer undertakes to keep the Owner harmless and indemnified against all claims and demands resulting from such non-performance or non-observance of rules, regulations and in terms of this clause. The Owner shall execute a power of attorney in favour of 1) **Sri. Ajay Salike**, son of S. Prakash Rao, 2) **Sri. Rajeew Malve**, son of Sri. Devidas Malve, and 3) **Sri. Tanay Salike**, son of S. Ajay Salike, the Managing Partners of M/s The Building Co, authorizing them to take requisite applications of various authorities for approvals, sanctions, permissions, allotment of building materials etc. and for doing all work for carrying out and implementing the provisions of this agreement.
29. It is understood that from time to time for the construction of the Building by the Developer, various acts, deeds, matters, and things not herein specifically referred to, and may be required to be done by the Developer for which Developer may require the authority of the Owner, and various applications and other documents that may be required the authority of the Owner, and various applications and other documents that may be required to be signed or made by Owner relating to which no specified provisions have been made therein, Owner hereby authorized the Developer to do all such acts, deeds, matters and things and undertake forth with upon being required by the Developer in this behalf be execute any such additional applications and other documents as may be required for the specific purpose of building at the cost and expenses of the Developer.
30. In case of such events like accidents and due payments in the course of construction in the scheduled property, any such demands of construction & queries rising from such events the developer shall be liable and responsible

MANAGING PARTNERS

Managing Partner

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 8 of 17 Sub Registrar
Quthbullapur



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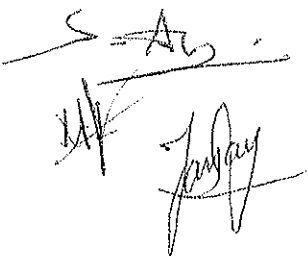


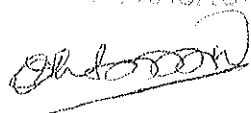
for such things including compensation thereof and the land Owner shall not be responsible or liable for any of above claims whatsoever.

31.

- a) The owner and the Developer have entered into this agreement purely on a principal basis and nothing stated herein shall be deemed to or construed as a partnership between Developer and Owner, nor shall Developer and Owner in any manner constitute an association of person(s).
- b) Any notice required to be given by the developer or Owner shall be without prejudice to any other mode of service available, be deemed to have been served on the Owner or Developer if Delivered by hand or sent by prepaid registered post.
- c) That the owner shall be concerned and liable in respect of Income Tax, GST, or any other taxes and/or fiscal liabilities to the extent of Owner's allocation and/or the proceeds thereof are concerned. The Developer shall be similarly concerned and liable in respect of Income Tax, GST and/or fiscal liabilities to the extent of Developer allocation and/or the proceeds thereof are concerned, under this Agreement, from the effective date.
- d) All disputes and difference arising between the owner and Developer in connection with this Agreement shall be amicably resolved or through arbitration as provided under the Indian Arbitration Act.

32) The First Party/Owner do hereby Appoint, Retain, Nominate and Constitute the Second Party/Developer **M/s THE BUILDING Co**, A Partnership Firm duly constituted as per the provisions of the Indian Partnership Act, 1932 and registered with the Registrar of Firms having its registered office at E-11, Vikrampur, Karkhana, Secunderabad Telangana-500009; being represented by its Managing Partners 1) **Sri. Ajay Salike**, son of S. Prakash Rao, aged about 51 years, Occupation Business, resident of E-11, Vikrampur, Karkhana, Secunderabad Telangana-500009, 2) **Sri. Rajeev Malve**, son of Sri. Devidas Malve, aged about 49 years, Occupation: Business, resident of No 15, Madhupala Enclave, Akbar Road, Tarbund, Secunderabad, Telangana and 3) **Sri. Tanay Salike**, son of S. Ajay Salike, aged about 23 years, Occupation Business, resident of E-11, Vikrampur, Karkhana, Secunderabad Telangana-500009, as their Lawful Attorney to do the following acts, deeds and things in respect of 57.5% of the builtup area along with Proportionate undivided share of land that was allotted to them to do the following **:(to act all 3 together or any Two of them jointly)**



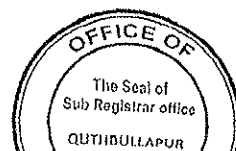


Managing Partner

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 9 of 17 Sub Registrar
Quthbullapur

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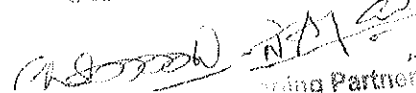
- a) To enter into agreements of sale with intending purchasers and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipt for payment received in respect of 57.5% of the super builtup area along with proportionate undivided share of land for which the Second Party is entitled to.
- b) To sign and execute the sale deed and such other documents in respect of their 57.5% share in the schedule property and present such sale deeds, conveyance deed before the Registration Authority, admit execution and acknowledge the receipt of the sale consideration and get the sale deed registered in respect of their 57.5% share in the property.
- c) To apply and obtain Sanctioned plans and permissions etc, from the GHMC authorities etc for the construction of the proposed building and other structures on the schedule property and to sign all such applications, forms, affidavits or petitions and papers as may be necessary.
- d) To make statements, file affidavits, reports in all proceedings before any statutory authority, including GHMC, ULC, Water Works and Electricity Departments and obtain necessary sanctions, permissions and approvals.
- e) To institute, sign, file suits, petitions, complaints, appeals, writs or any other legal proceedings in respect of the schedule property and to defend the First Party in all courts, quasi judicial authorities, civil or criminal or in the High Court of AP, or in the Supreme Court of India, and to sign and verify Vakalaths, Petitions from time to time and to give evidence in courts on behalf of Principals, and to effect compromise in all such legal proceedings and to safeguard the rights of the First party.
- f) To advertise the project for sale in such a manner as may the attorney feel necessary and to solicit such customers for the purpose of selling the flats.
- g) To handover peaceful and vacant possession of the flats to the prospective purchasers.
- h) To Mortgage the schedule property in favour of any bank or Financial institution or by executing Simple Mortgage deed or create English Mortgage, to secure any loan to be availed by the developer and further execute further documents in furtherance of such objective, including executing a letter, confirmation of title deeds, but **only to the extent of 57.5 % share of the developer**, and the developer assures the land owner that the loan raised on the Schedule property shall be utilized for construction of this project only.
- i) To do all acts and things as may be incidental or necessary to do for transfer of their 57.5% share in the said property to the prospective purchasers as fully and effectively in all respects.

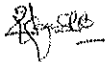
33. This agreement is irrevocable by both the parties. Both the parties hereby agree to enter into supplementary agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of

S. Ab



KASAGNA DEVELOPERS


Managing Partner



Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 10 of 17 Sub Registrar
Quthbullapur

Generated on: 12/11/2018 05:37:05 PM



this agreement or to meet the needs of time, but such supplementary agreement shall be in conformity with the spirit of this main agreement with mutual consent of both the parties.

34. All the expenses and costs of transfer of the portions allotted to the second party including this Development agreement, Supplementary agreements if any, the stamp duty and Registration charges of such deeds shall be borne by the second party or his nominees.

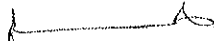
SCHEDULE OF PROPERTY

All that the Open Lands (Residential use) admeasuring an extent 13,011.24 Sq.Yards equivalent to 10879.05 Sq Metres covered by Sy No. 25/1/A, 25/1/AA, 25/1/A/AA/A/2, 25/1/AA/AA/5 and 25/1/A/AA of Pet-Basheerabad Village and Qutbullapur Mandal, in Sy No: 103/A of Kompally Village, Dundigal Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana, building Known As **"ARMSBURGRASAGNA NORTH"** & Bounded on:

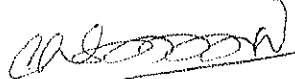
North: Land in Sy No:25/1 (part) South: Gairan
East: Land in Sy No:25/1(part)& West: N.H. 44

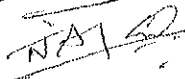
In witness whereof both the parties have put their hands to this agreement with their free will and consent in the presence of the following witnesses:

WITNESSES:

1. 

2. 

01. 

02. 

03. 

**FIRST PARTY/
OWNERS**
For RA/OWNERS DEVELOPERS

01. 

02. 

03. 

**SECOND PARTY/
Developers**

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 11 of 17 Sub Registrar
Quthbullapur

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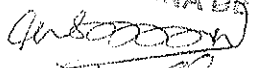
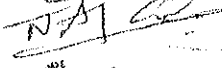
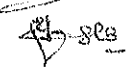


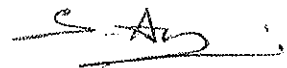
ANNEXURE - 1 A

1. Description of Building: All that the Open Lands (Residential use) admeasuring an extent of 13,011.24 Sq.Yards equivalent to 10879.05 Sq Metres covered by Sy No. 25/1/A, 25/1/AA, 25/1/A/AA/A/2, 25/1/AA/AA/5 and 25/1/A/AA of Pet-Basheerabad Village and Qutbullapur Mandal, Sy No: 103/A of Kompally Village, Dundigal Gandimaisamma Mandal,, Medchal-Malkajgiri District TS.building Known As **"ARMSBURGRASAGNA NORTH"**
2.
 - (a) Nature of Roof : RCC
 - (b) Type of Structure : Pillar and walls
3. Age of Building : New Under Construction
4. Total extent of site : 13,011.24Sq Yds
5. Built up area of site : proposed built up area of 3,36,300sq ft with breakup floor wise) Cellar+ Stilt + 8 Upper Floors
Cellar & Stilt = 42,760 + 42,760 = 85,520 sq ft for Parking @ Rs 500/- per sq ft
= Rs 4,27,60,000/-
+ 8 Upper Floors (1st Floor to 8th per floor 42,037.5X 8 = 3, 36,300 sq ft @ Rs 760/- per sq ft = Rs 25,55,88,000/-
6. Annual Rental Value : Rs. 50,000/-
7. Municipal Taxes per Annum : Rs. Nil
8. Party's own estimate of
Market Value of the Building: Rs.29,83,50,000/-

Date: 12/11/2018

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

01. **ARMSBURGRASAGNA DEVELOPERS**
02. 
03.  **Joint Partner**

Signature of the Owners

01. 
02. 
03. 
Signature of the Developers

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 12 of 17 Sub Registrar
Quthbullapur

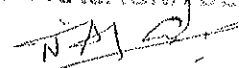
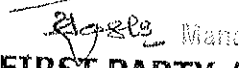
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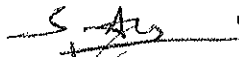


SPECIFICATIONS

- SUPER STRUCTURE & ELEVATION** : Aerocon Brick Walls, Beautiful elevation with rich elements and colours.
- FLOORING** : Nano Vitrified flooring in all rooms, For Corridor and steps preferably granite or equivalent.
- TOILETS** : Ceramic tiles flooring & tiles doodling upon 7ft, wall mixtures of standard make and one wash basin for each toilet, and a wash basin in dining area.
- PAINTING** : Luppam finish in all rooms and toilets, External Texture Paint.
- DOORS** : Main door both sides veneer with P.U Polishing with necessary brass fitting . Internal doors teak wood frames with Panel Masonite Skin doors.
- KITCHEN** : Granite platform, glazed tiles dadoing upon 2ft, above the platform and steel sink.
- PLUMBING** : C.P.V.C fitting for water lines PVCSWG pipes (Prince or equivalent) for drainage system.
- GENERATOR** : 100% Generator backup for lift and common areas and 6 electrical points Inside each flat.
- WINDOWS** : All window frames and shutter will be UPVC with glass panes and safety grills.
- TWO LEVEL CAR PARKING** : The state of the art of two Level parking facility.
- ELECTRICAL** : Concealed copper wiring with quality switches 15A socket in kitchen, toilet and dining, TV & Telephone points in hall and master bedroom, Adequate light point 5A socket in all rooms, modular switches of (ISI) mark.
- INTERCOM FACILITY** : Intercom facility for each flat for security and service.

Amenities provided by the Developer for the project are Club House, Gym and Swimming Pool with Land scraping.

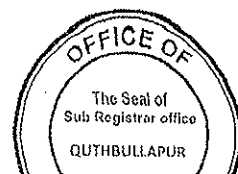
1) 
For RASAGNA DEVELOPERS
2) 
3) 
Managing Partner
**FIRST PARTY /
OWNER'S**

1) 
2) 
3) 
**SECOND PARTY /
DEVELOPER'S**

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 13 of 17 Sub Registrar
Quthbullapur

Generated on: 12/11/2018 05:37:05 PM



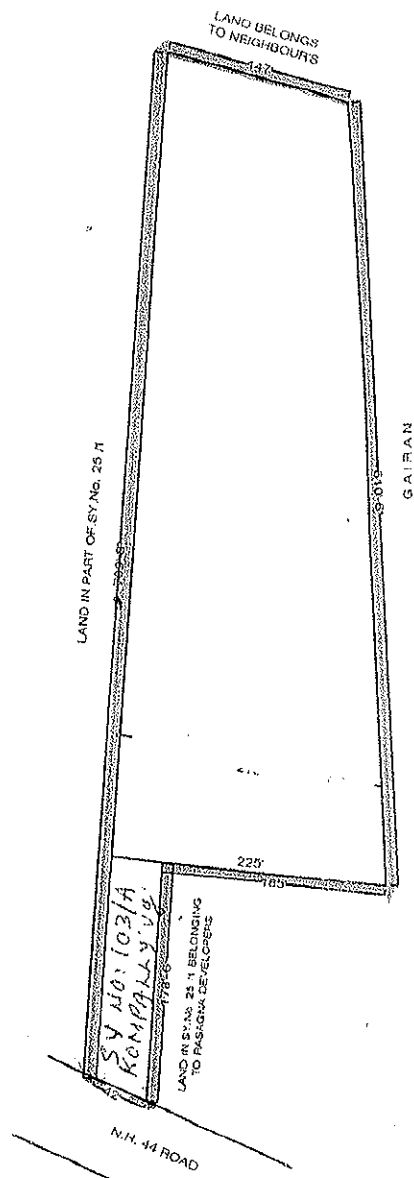
PLAN SHOWING ALL THAT THE OPEN LANDS IN PART OF IN SY.No'S .103/A OF KOMPALLY VILLAGE AND SY.No'S. 25/ 1/A,
25/ 1/A/AA, 25/ 1/AA, 25/ 1/A/AA/2 AND 25/ 1/ AA/AA/5 OF PET BASHEERABAD VILLAGE, MEDCHALMALKAJGIRIDISTRICT,
TELANGANA

LAND OWNER : RASAGNA DEVELOPERS

DEVELOPER : THE BUILDING CO.



REFERENCE :
SITE U/R :
PLOT AREA : 13011.24 SQY.



WITNESSES

- 1.
- 2.

LAND OWNER :

- For RA: 1)
2)
3)

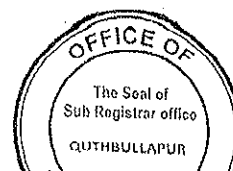
DEVELOPER :

- 1)
2)
3)

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 14 of 17 Sub Registrar
Quthbullapur

Generated on: 12/11/2018 05:37:05 PM





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Government of India
చిగుల్లపల్లి స్రీనివాస్
Chigulla Pally Srinivas



8269 2111 2337



చిగుల్ల - సామాన్యుని హక్కు

[Signature]



భారత ప్రభుత్వం
Unique Identification Authority of India

చిగుల్లపల్లి: S/O: చిగుల్లపల్లి
పండు, S-3-175/403, విద్యానగర కాలనీ
కమారెడ్డి, కామారెడ్డి
నిజామాబాద్, ఆంధ్ర ప్రదేశ్, 503111

Address: S/O: Chigulla Pally
Pandam, House/Bldg./Apt.:
S-3-175/403, Street/Road/
Lane: Vidyanagar Colony,
Area/Locality/Sector:
Kamareddy, Village/Town/
City: Kamareddy, District:
Nizamabad, P.O.:

8269 2111 2337

1800 300 3547

help@uidai.gov.in

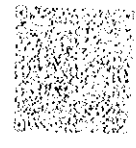


భారత ప్రభుత్వం
Government of India



Nand Lal Agarwal
నిజామాబాద్ / DOB: 12/11/1985
పురుష / Male

2252 6589 7134



मेरा अधिकार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

नाम
S/O: राजेश कुमार, 4-5-717,
7/1, Kuttiguda, Sultan Bazar,
नामाली, हैदराबाद
आंध्र प्रदेश - 501008

Address:
S/O: Rajesh Kumar, 4-5-717,
7/1, Kuttiguda, Sultan Bazar,
Nawalali, Hyderabad
Andhra Pradesh - 501008

2252 6589 7134

1800 300 3547

help@uidai.gov.in

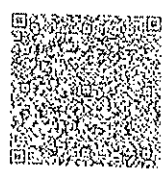


భారత ప్రభుత్వం
Government of India



యద కాశివిశ్వనాథం
Yada Kashivishvanatham
పుట్టిన తేదీ / DOB: 10/07/1978
పురుషుడు / Male

9516 1454 7784



ना आधार, ना गुर्तिंपु

[Signature]



భారత ప్రభుత్వం
Unique Identification Authority of India

పియసామా
S/O: యాద నర్సింలు, 10-169, కాపి
విగ్రహ ఎదురుగా, దుబ్బాక, దుబ్బాక,
మెదక్, తెలంగాణ, 502108

Address:
S/O: Yada Narsimlu, 10-169,
aposite shasthri vighram,
Dubbak, Dubbak, Medak,
Telangana, 502108

9516 1454 7784

help@uidai.gov.in

www.uidai.gov.in

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 15 of 17 Sub Registrar
Quthbullapur

Generated on: 12/11/2018 05:37:05 PM



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABVPS3930M

नाम / NAME
AJAY SALIKE

पिता का नाम / FATHER'S NAME
PRAKASH RAO SALIKE

जन्म तिथि / DATE OF BIRTH
03-05-1967

हस्ताक्षर / SIGNATURE

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खोने / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
मुख्य आयकर अधिकारी,
बसहेर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority:
Chief Commissioner of Income-tax,
Ajaykar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

आयकर विभाग
INCOME TAX DEPARTMENT
RAJEEV MALVE

भारत सरकार
GOVT. OF INDIA

DEVIDAS MALVE

29/04/1969

Permanent Account Number
AATPM6216D

हस्ताक्षर

आयकर विभाग
INCOME TAX DEPARTMENT
SALIKE TANAY

भारत सरकार
GOVT. OF INDIA

AJAY SALIKE

08/04/1995

Permanent Account Number
HCPPS4083H

हस्ताक्षर

इस कार्ड को खोने / मिलने पर कृपया सूचित करें / कोटार
आयकर सेवा सेवा इकाई, एन एस डी एस
5-वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्दिक बंगला चौक के पास,
पुणे - 411 016.

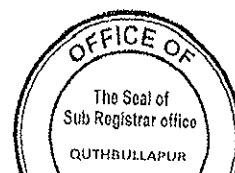
If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDI,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit1@nsdi.co.in

Bk - 1, CS No 25352/2018 & Doct No
24620/2018.

Sheet 16 of 17 Sub Registrar
Quthbullapur

Generated on: 12/11/2018 05:37:05 PM





భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జంగం హరి ప్రసాద్
Jangam Hari Prasad



పుట్టిన సంవత్సరం / Year of Birth : 1998
పురుషుడు / Male

7905 0356 8222



సామాన్యని హక్కు

(Signature)

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O జంగం శామయ్య, ఇంటి నం 3-30, రామయ్యపేట మండలం, అక్కన్నపేట, మెదక్,
ఆంధ్ర ప్రదేశ్, 502115

Address : S/O Jangam Sharmayah, H.No 3-30, ramayampet mandal, Akkannapet,
Medak, Andhra Pradesh, 502115

Application - Saamanyuni Hakku



भारत सरकार
GOVERNMENT OF INDIA



కోడపాక రామ రావు
Kodapaka Rama Rao
పుట్టిన తేదీ/ DOB: 01/12/1975
పురుషుడు / MALE



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(Signature)

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