

33533/2021 Original



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Manne Ravi s/o late TG Nalasimha Rao

Greater Infra. Projects Pvt. Ltd. Hyd R/o Hyd

g. **Madak at Sangaredor**

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2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

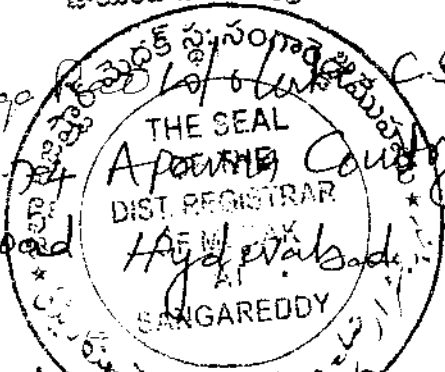
Director

Director

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C. Kanaka Durga Rao
 జాయింట్ సబ్-రిజిస్ట్రార్



C. Kanaka Durga Rao
 R/o - H. No. 74, Aparama Country, Miyapur, X Road
 S/o. Late C.S. Rao



ఎడమ ప్రాటిన వ్రేలు. Krishna Rao



S/o. Late C.S. Rao R/o.
 H. No. 74, Aparama Country
 Miyapur, X" Road Hyd

ఎడమ ప్రాటిన వ్రేలు.



S/o. Late. Navasimha Rao, R/o
 Road No. 5, phase - 1, and 2, KPH
 Kuleat paly, Hyd.

ఎడమ ప్రాటిన వ్రేలు.



S/o. K. Laleshmi Navasimham R/o.
 Plot No. 179, Madanaguda Hyd.

నిరూపించినది.

సంతకము..... M. Phani Prasad
 తండ్రి పేరు M.V. Rammanna మరియు 43
 వృత్తి Employee చిరునామా Flat-401,
 Plot-26, Pragathi Nagar, Hyderabad.

సంతకము R. Prasad పేరు R. PRASAD
 తండ్రి పేరు R. Nagaraj Rao మరియు 35
 వృత్తి Employee చిరునామా
 H.No. H-82, Konthamuduru
 Kanchi, A.P
 JOINT SUB-REGISTRAR-II
 RO (OB) SANGAREDDY

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. Konka Venkata Prasada Rao (DIN:02396158) (Aadhar No.5798 3387 1482).

Hereinafter be called and referred to as "**DEVELOPER**", which term shall mean and include all its executors, successors, representatives, affiliates, administrators and assignees etc., of the Second Part.

WHEREAS the Land Owner No.1 Smt. C. Kanaka Durga Rao@ C. Durga Rao "LANDOWNERS OF FIRST PART" herein is the absolute owner and peaceful possessor of the (i) land admeasuring Ac.2.00 in Survey No. 82 of Yerragunta, Bollaram Village Grampanchayat Khazipally, Jinaram Mandal, Medak District, Telangana State, having acquired the same from Sri. V.Swaroop Reddy S/o Late V.Venkata Reddy, through a registered Sale Deed document No.1868/94 dated 23-07-1994, registered SRO, Narsapur, Medak District and (ii) land admeasuring Ac.1.39 guntas in Survey No. 82 of Yerragunta, Bollaram Village, Grampanchayat Khazipally, Jinaram Mandal, Medak District, Telangana State, having acquired the same from Sri. V.Swaroop Reddy S/o Late V.Venkata Reddy, through a registered Sale Deed document No.1938/94 dated 05-08-1994, registered SRO, Narsapur, Medak District, totaling to Ac.3.39 guntas equivalent to 19239 square yards.

WHEREAS originally the Sri C.S.Rao S/o C.Venkata Krishna Rao purchased an extent of Ac.2-00 guntas out of Ac.2.27 guntas in Survey No.82 of Yerragunta, Bollaram Village Grampanchayat Khazipally, Jinaram Mandal, Medak District from Smt. V. Kamala Devi W/o Swaroopa Reddy through a registered Sale Deed Document No.1705/1994 dated 28-06-1994, registered at SRO, Narsapur, Medak District and Ac.2.00 guntas in Survey No.82 of Yerragunta, Bollaram Village Grampanchayat Khazipally, Jinaram Mandal, Medak District from Smt. V. Kamala Devi W/o Swaroopa Reddy through a registered Sale Deed Document No.1808/1994 dated 14-07-1994, registered at SRO, Narsapur, Medak District, Later the C.S.Rao disposed an extent of 988.38 Sq.Yards in Survey No.82 to one M/s. Metro Bakeries Pvt. Ltd., through exchange deed No.503/1997 dated.26-02-1997.

1 C. Konka Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

 Director

Director

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 08th day of SEP, 2021 by Sri C Kanaka Durga Rao

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

Signature/Ink Thumb Impression

SI No Code Thumb Impression Photo Address

Identified by Witness:

SI No Thumb Impression
08th day of September, 2021

Photo

Name & Address

Signature of Joint SubRegistrar1
Sangareddy (R.O)

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	In the Form of					Total
		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	3332100	0	0	0	3332200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	3000	0	0	0	3000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	3435100	0	0	0	3435200

Rs. 3332100/- 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. 319000000/- was paid by the party through E-Challan/BC/Pay Order No. 4552GW26082 dated 26-AUG-21 of SBIN/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 3435100/-, DATE: 26-AUG-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 8511368425420, PAYMENT MODE: CASH-1001138, ATRN: 8511368425420, REMITTER NAME: GREATER INFRA PROJECTS PVT LTD, EXECUTANT NAME: C K DURGA RAO AND OTHERS, CLAIMANT NAME: GREATER INFRA PROJECTS PVT LTD)

Date:

08th day of September, 2021

Signature of Registering Officer
Sangareddy (R.O)

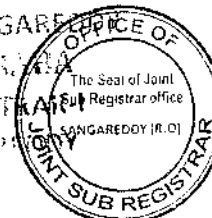
No. 33533 of 2021 (1948 S.E.)
Number 1711/1, 33533 of 2021 at SUB-REGISTRAR (R.O)
Date: 08/09/2021 NO FOLIO CHARGED

Registering Officer
MD. GHOUSE BABA
JOINT SUB-REGISTRAR-II

RO (OB) SANGAREDDY

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MD. GHOUSE BABA
JOINT SUB-REGISTRAR-II
RO (OB) SANGAREDDY



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33533/2021 Sheet 2 of 10 Joint SubRegistrar1 Sangareddy (R.O)

AND WHEREAS the said Sri. C.S.Rao executed a Registered WILL bearing document No.2/BK-III/2009, dated 03-01-2009 bequeathing all his property in favour of his eldest son C.Krishna Rao. Subsequently the Sri C.S.Rao during his life time alienated an extent of 1230.5 Sq.Yards in Survey No.82 of Yerragunta, Bollaram Village Grampanchayat Khazipally, Jinaram Mandal, Medak District to one M/s. Photon Energy Systems Ltd., through a registered Sale Deed document No.1760/2011, dated 15-04-2011, registered SRO, Narsapur, Medak District. Thereafter Sri. C.S.Rao has expired on 21-07-2013 by leaving the said WILL as his last final testament. Accordingly the Land Owner No.2 Sri. Krishna Rao became the absolute owner and peaceful possessor of the land admeasuring Ac.3.21 guntas equivalent to 17141 Square Yards in Survey No.82 of Yerragunta, Bollaram Village Grampanchayat Khazipally, Jinaram Mandal, Medak District by virtue of WILL deed No.2/BK-III/2009, dated 03-01-2009, registered at RO, Rangareddy District.

WHEREAS the Landowners herein are accordingly the absolute Owners and peaceful possessors of the total extent of land comprising of **Ac.7.21guntas** equivalent to 36,380 square yards or equivalent to 30418.06 Square Meters in Survey No. 82 of Yerragunta, Bollaram Village, Grampanchayat khazipally, Jinaram Mandal, Medak District, Telangana State, (hereinafter referred to as **"SCHEDULE PROPERTY/SCHEDULE LAND"**)

The above Land were got converted from Agricultural to non-agricultural by obtaining permission from RDO, Sangareddy under Proceeding No. A2/5507/2020, dated 13-08-2020.

WHEREAS the Landowners are fully seized and possessed of the Schedule property herein with the absolute power and authority to deal with the same in any manner as they choose. The Landowners with a view to extract better advantages and benefits out of the Schedule Land are desirous of developing the Schedule Land into a layout of Independent Residential Villas with Plots (i.e. Gated Community) on the same. The Landowners are looking out for a reputed and experienced Developer who would be able to formulate a scheme for development of the Schedule Property.

WHEREAS the Developer herein has represented that he is in the business activity of real estate development and possess a good reputation, the required expertise, finance, men and machinery and has already developed various prestigious Residential projects so far.

WHEREAS the Landowners herein have hereby decided to entrust the Schedule Land for development to be able to get more advantage, benefits and have approached the Developer herein and offered to entrust the developmental rights to the Developer for developing the Schedule Land herein by dividing the same in to residential plots of various sizes and to construct residential Villas and in pursuance of the same, the Developer has evinced its interest and accepted the proposal of the Landowners and agreed to develop the Schedule Property herein subject to the terms and conditions contained hereunder.

1 C. Venkata Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.
Director

KV Durga Rao
Director

33533/2021
 కనాదేశా మేల్
 కగితము సంఖ్య 33
 కాగితముల వరుస సంఖ్య 3
 యాంట్ నవ్ రిజిస్ట్రార్



NOTE :- Two copy has been registered along with original.
 There is no different between original and others

[Handwritten signature]

WHEREAS pursuant to offer made by the Landowners to develop the Schedule Property the Developer has agreed and accepted to develop the Schedule Property and the Parties herein have deemed fit and proper to reduce the terms and conditions mutually agreed and reached among themselves into writing and hence this DEVELOPMENT AGREEMENT -cum- GENERAL POWER OF ATTORNEY is executed.

NOW THIS DEVELOPMENT AGREEMENT -cum- GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER:

1. DEVELOPMENT AND COST:

- (a) That in pursuance of the foregoing, the Landowners hereby authorize and empower the Developer to develop the Schedule Property herein into a plotted layout of Independent Residential Villas (i.e. Gated Community) at the sole cost and expense of the Developer as per the architectural designs, permits and sanction of plans to be accorded and approved by the Competent Statutory Authorities and as per the detailed specifications appended herewith in **Annexure-A**. The Developer, prior to submitting for approval, will furnish the proposed plans to the Landowners for their consent to the same.
- (b) The Developer shall undertake the construction work and complete the Project thereon either by itself or through competent contractors and sub-divide the work or appoint sub-contractors as it may deem fit and proper.
- (c) The Developer shall prepare and finalize the lay-out and construction plans including any modifications thereof and shall endeavor to obtain the required sanctions, permits and approvals from the statutory Authorities and any expenditure including the expenditure incurred towards payments of fees, charges as may be levied by the concerned Authorities, together with other incidental costs/charges and land conversion charges, shall be exclusively borne by the Developer. The copies of the plans submitted to the authorities in respect of the plotted lay-out of Independent Residential Villas shall be furnished to the Landowners for reference and record.
- (d) The Developer will be entitled to engage architects, engineers, contractors and others as it deems fit to execute the construction work. In case of any disputes or differences between the Developer and its contractors, architects, engineers and other workmen, suppliers of materials, the Developer alone shall settle the same at its own cost and efforts and shall indemnify the Landowners in the regard.

1 C. Kondeka Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.
Director

K. V. R. Rao
Director

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- (e) The Developer is empowered to modify, add and/or delete the contents in the sanctioned plan and to make such modifications, additions, deletions etc., in the sanctioned plan in consultations with the land owners.
- (f) The Developer shall be responsible for obtaining all necessary clearances/permits relating to construction from the statutory Authorities pertaining to construction of the Project and the cost for obtaining such permissions, preparation of the Plans and getting them sanctioned for construction of the Villas Project on the Schedule Property, shall be borne/incurred by the Developer only.
- (g) The Developer shall be responsible for the consequences of the Project and shall be liable for any deviation in the construction from the sanctioned plans. The Landowners shall not have any liability for such deviation in construction and the developer shall indemnify the land owners in this regard.
- (h) In the event of any portion of the schedule property is acquired by the Government for public purpose before obtaining sanctions and permissions and prior to commencement of the Developmental work of the project, the Landowners are exclusively entitled to get the compensation for the affected area of land and in case of the acquisition of land being done after the commencement of developmental works and during the period of the project is being constructed, the benefits/compensation shall be shared proportionate to the sharing ratios of the Parties herein as stipulated in clause No.2 herein. In such a case, the constructed areas and plotted areas falling to the share of each Party shall be reduced proportionately and a supplementary agreement will be entered into for addressing the same.

2. SHARING OF AREAS AMONG THE LANDOWNER/S AND DEVELOPER:

The Landowners and the Developer are entitled to the constructed areas in the form of constructed Residential Villas in the plotted area(s) in the Schedule Land proportionate to agreed sharing ratio.

The Landowners and the Developer herein are entitled to a share of fifty (50%) percent each i.e., fifty percent to the Landowners and fifty percent to the Developer respectively of the constructed Villas out of the net plotted area of the Layout under the sanctioned plan.

1 C. Kanaka Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.
Director

KV P...
Director

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దాఖలు చేసిన తేదీ..... 33
దాఖలు చేసిన స్థలం..... 5



The Landowners share of 50% of constructed areas in the shape of Residential Villas shall be distributed and allocated individually among the Land Owners as per their entitled sharing ratios as below.

Smt. C. Kanaka Durga Rao @ C. Durga Rao, W/o Late C.S.Rao 50%

Sri. C.Krishna Rao, S/o Late C.S.Rao 50%

3. SECURITY DEPOSIT:

The Developer has paid an amount of Rs.3,50,00,0000/- (Rupees Three Crores Fifty Lakhs Only) to the Landowners towards refundable security deposit as detailed below:

The Security deposit is paid in favour of Sri. C.Krishna Rao, S/o Late C.S.Rao with the consent and acceptance of Landowners No.1 for mutual benefit of the two Landowners.

- Rs.25,00,000/- (Rupees Twenty Five Lakhs only) Dated:18-04-2019
- Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only) Dated: 02-05-2019
- Rs.50,00,000/- (Rupees Fifty Lakhs only) Dated: 30-06-2021, through RTGS.
- Rs.50,00,000/- (Rupees Fifty Lakhs only) Dated: 01-07-2021,through RTGS
- Rs.40,00,000/- (Rupees Forty Lakhs only) Dated: 05-07-2021,through RTGS
- Rs.60,00,000/- (Rupees Sixty Lakhs only) Dated: 05-07-2021,through RTGS

The above said security deposit amount shall be refunded to the Developer as follows:

- 30% of amount after completion of slabs for all Villas.
- 30% of amount after completion of brick work and plastering work for all Villas.
- 40% of amount 30 days from the date of the Developer obtaining Occupancy Certificate of the Villa Project.

1 C. Kanaka Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.
Director
KVP/KVP Rao
Director

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33.533/20.7 దస్తావేజు మొత్తం 33
హాజీరీముల సంఖ్య
ఈ హాజీరీముల చదువ సంఖ్య

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జాయింట్ సర్వీ-రిజిస్ట్రార్



4. PERMISSION TO ENTER:

- (a) The Landowners hereby grant license to the Developer to enter into the Schedule Property, free of all encumbrances and obstructions, solely for the purposes as contemplated in this Agreement. However, it is made clear that such license granted shall not be construed to be delivery of possession of the Schedule Property as contemplated under Section 53A of the Transfer of Property Act.
- (b) The Developer shall from this day of granting license to enter upon the Schedule Property as contemplated in this Clause, be deemed to have license subject to the terms and conditions of the Development Agreement to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works shall be continuous and irrevocable provided that the Developer duly observes and performs all its obligations as herein contained and the Landowners shall not in any manner of whatsoever nature obstruct the implementation of the Project.

5. OBLIGATIONS OF THE LANDOWNERS:

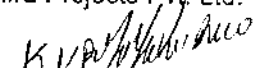
- (a) The Landowners covenant as under:-
 - (i) Not to create any encumbrance or charge of any nature whatsoever on the Schedule Property and accretions thereon in favor of any third party in any manner whatsoever.
 - (ii) To sign and execute all the necessary document/s and papers as may be required for the purpose of perfecting the title.
 - (iii) To allow the Developer to develop the Schedule Property as per Agreement and as per the approved and sanctioned plans.
 - (iv) It is further agreed that the Parties viz., the Landowners and the Developer are entitled to enter into Agreements for Sale relating to their respective shares in the Project in favour of the prospective purchasers during the period of construction after the Allocation Agreement is entered into. The Developer subject to the terms of this Agreement is entitled and authorized to execute and register the Sale Deeds in respect of the aforementioned Agreements for alienating their respective share of the constructed and developed Villas as specified in the allotment agreement.
 - (v) To make out a good marketable right, title and interest to the Schedule Property;
 - (vi) To provide the property for development in an as is where is condition for development and further to extend all co-operation and assistance to obtain sanction of lay out and plan from the concerned authorities for the development of the Project, at the cost of the Developer.

1 C. Kanaka Durga Rao

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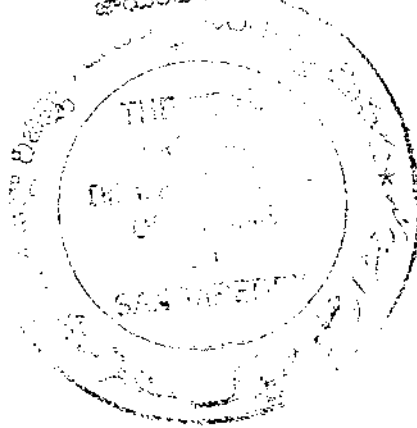
For Greater Infra Projects Pvt. Ltd.

 Director

K. V. R. Rao

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- (vii) Not to let or cause hindrance in any manner whatsoever for development of the Schedule Property as long as the Developer is complying with the terms and conditions of this Development Agreement and the Developer has been granted license to enter into and develop the Schedule Property as per the scheme of development agreed to under the terms of this Agreement.

6. OBLIGATIONS OF THE DEVELOPER:

The Developer shall, on its own and at its own cost and expenses, perform the following acts in connection with the development of the Schedule Property;

- i) To prepare and finalize the layout plans and building plans and other applications as required for the construction of the Project on the Schedule Property;
- ii) To take all necessary steps to prepare the required plans/ drawings/ designs/ applications for construction of the Project on the Schedule Property, as per all applicable building bye-laws, rules and regulations and submit the same to the concerned Authorities and various Government Departments and Authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction of the Project. It is agreed that prior to submission to the statutory authorities, such plans shall first be furnished to the Landowners for their consent to the scheme of the plan(s).
- iii) To construct, at its own cost and expenses, the proposed Project in the Schedule Property after obtaining necessary approvals, sanctions, license etc., in accordance with the sanctioned lay-out and building plans.
- iv) Exercise discretion in all matters relating to the conceptualization, manner, method and design of construction of the Project subject to the terms of this Agreement.
- v) It shall be responsible for the design and structural stability of the Project and shall obtain Occupancy Certificate for the project after completion of the same.
- vi) It shall follow and comply with all the norms and guidelines of the RERA. All the rules and regulations of RERA are applicable to this DAGPA and binding on the Developer.

1 C Kanaka Durga Rao

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For Greater Infra Projects Pvt Ltd.

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7. RIGHTS OF DEVELOPMENT:

- (a) It is hereby declared that the Developer subject to the terms of this Agreement will be entitled to deal with all plotted Residential Villas allotted towards the share of the Developer as if it is its absolute property. Likewise, the Landowners will be entitled to deal with all such Plotted Residential Villas allotted towards the share of the Landowners as if it is his/her/their absolute property. The Landowners shall be entitled to enter into any separate Agreements of Sale in respect of Plotted Residential Villas falling towards the share of the Landowners. The Landowners are also entitled to execute and register the Sale Deeds in favour of the prospective purchasers in respect of the Plotted Residential Villas allotted towards the share of the Landowners. The Plotted Residential Villas retained by the Developer towards its share shall at all times be treated to be the property of Developer and it is open to the Developer to deal with the same in any manner at its discretion.
- (b) The Developer shall be entitled to enter into any separate Agreements of Sale in respect of Plotted Residential Villas falling towards the share of the Developer. The Developer is also entitled to execute and register the Sale Deeds in favour of the prospective purchasers in respect of the Plotted Residential Villas allotted towards the share of the Developer. However, such power to execute and register the Sale Deeds is subject to the terms herein of this Agreement and to the extent of the GPA powers conferred infra. The Developer shall exercise full rights and ownership in respect of the Plotted Residential Villas allotted towards the share of the Developer and under no circumstances the Landowners shall interfere with the rights of the Developer in and over the Plotted Residential Villas allotted towards the share of the Developer which shall be appended as an Annexure to Allocation Agreement/Supplemental/Area Sharing Agreement which would be entered into between the Landowners and the Developer after the permissions and sanctions are accorded by the Competent Authority.

8. OBSTRUCTION FREE DEVELOPMENT:

The Developer shall from the date of grant of license to enter upon the Schedule Property as contemplated herein be deemed to have an irrevocable licence to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works shall be continuous and irrevocable provided that the duly observes and performs all its obligations as herein contained and the Landowners shall not in any manner whatsoever obstruct the implementation of the Project except as hereinafter provided.

1 C. Kaneko Durga Rao

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For Greater Infra Projects Pvt. Ltd.

 Director

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9. COMPLETION:

The Developer shall in all respects complete the developmental works and the construction of Villas falling to the share of Landowner's within 3(Three) years from the date of obtaining sanction plan with a grace period of 6 (six) months thereafter.

If the project is delayed or stopped due to defect in title of Landowners or on account of any court orders, challenging the title of land owners, such period shall be excluded from the said period of three years (with six months grace period) for completion of the project as mentioned in this DAGPA.

In case of delay in handing over of the Villas to the Landowners for reasons other than what is stated in clause 10 of this Agreement(Force Majeure), after the stipulated period of 3 (Three) years and 6 (Six) months, the Developer shall pay the Landowners by way of Rent an amount equivalent to Rs.15 (Rupees Fifteen Only) per Sq. Ft. per month during such delay till handing over of the possession of the villas falling to the Landowner's share. For avoidance of ambiguity it is clarified that the said rental amount shall be with respect the built-up area/saleable area falling to the share of Landowners.

10. FORCE MAJEURE:

Notwithstanding anything contained under this agreement, the Developer shall not incur any liability for any delay in delivery of the Landowner's share of the saleable constructed areas, if such delay is caused by reason of Strikes, Lockouts, Pandemics, civil unrest, labour crises, extraordinary deficiency of materials, natural calamities, Governmental Restrictions and/or by reason of Civil Commotion, Import Restrictions, any Act of God or due to any Injunction or Prohibitory Order issued by the Authorities or the Hon'ble Courts or any other circumstances not attributable to any action of the Developer and are beyond the reasonable control of Developer. In any of the aforesaid events, the Developer shall be entitled to a corresponding extension of time, for delivery of Landowner's share of the saleable constructed areas. It is clarified that the invocation of this clause shall be subject to notification of the same to the Landowners immediately upon the occurrence of force majeure events.

11. PAYMENT OF GST:

The Parties shall bear and pay the GST and applicable taxes pro-rata to their respective share as levied by the authorities. The Parties can recover the GST from their nominee/s/purchasers as per the rules in the ratio of their respective shares, in the sale proceeds.

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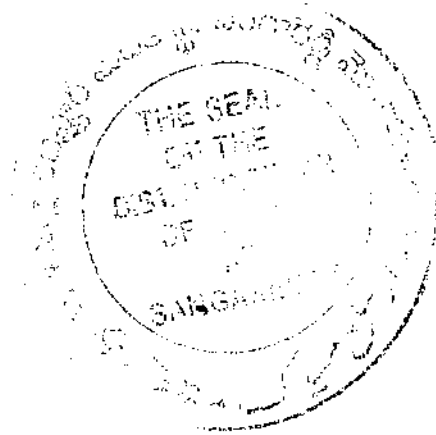
2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

 Director

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 Director

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12. INDEMNITY:

The Parties hereto 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 including any defects in the title over the Schedule Land.

13. NAME OF PROJECT:

It is agreed between the parties herein that the name of the Project "**Greater Infra's C.S.Rao Green Valley**".

14. INSPECTION:

The Landowners are not concerned with nor shall they call in question the accounts, expenditure, income or the profits or any other particulars relating to the project from the Developer.

The Landowners or his/her/their authorized representatives shall have the power to inspect the progress of the development activity at any time and shall enquire regarding the quality of construction and shall give suggestions to proceed with the construction as per the sanctioned plans and agreed specifications.

15. ALLOCATION:

- (a) It is mutually agreed between parties that immediately after the permissions are obtained and Layout/Building plan is approved by the statutory Authorities in respect of Gated Community Layout comprising of Plots with Villas and when the proposed plotted areas become identifiable on such plans, the Villas with plotted areas will be allotted to the Landowners and the Developer in proportion to their entitlement and such allotment will be recorded and reduced into writing by way of a Allocation Agreement/ Supplemental Agreement/MOU/Joint Declaration which will be executed and entered into among the Landowners and the Developer within 30 (Thirty) days from the date of receiving approvals of the permits and sanctions in respect of Gated community since the plotted areas will be identifiable at such point of time and such Allocation Agreement/Supplemental Agreement/MOU/Joint Declaration shall be deemed to be integrally part and parcel of this Development Agreement.
- (b) Pursuant to such identification, each Party shall be entitled to deal with their respective shares as their own absolute property and shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing or arising from or in relation thereto.

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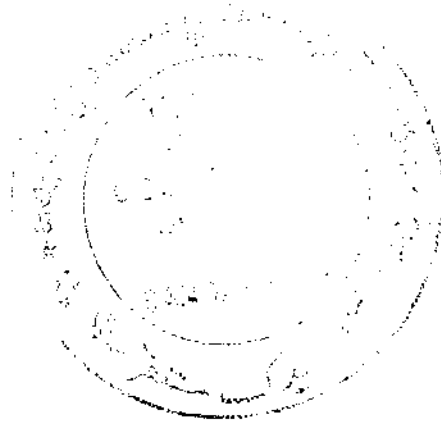
For Greater Infra Projects Pvt Ltd.
Director

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- (c) Each Party shall be responsible and liable for all claims and disputes arising out of its share in the Project in respect of sale transactions of their respective shares. It being clarified that the Landowners shall be liable for the Landowners Share and the Developer shall be liable for the Developer's Share. It is clarified that the disputes referred to in this clause are NOT referable to the disputes arising out of and in connection with the quality of construction and terms of this Agreement.
- (d) It is further declared that as per the rules and regulations of the Hyderabad Metropolitan Development Authority or Greater Hyderabad Municipal Corporation or Gram Panchayat in vogue, the preliminary Layout will be sanctioned by Authorities subject to the condition of mortgage being created on part of the plots of the Layout in favour of Authorities as a security for complying with the various terms and conditions prescribed for obtaining final Layout. The Authorities will release the said plots from mortgage on compliance of all the terms and conditions by the Developer. The parties hereby agree that such plots will be mortgaged and will be selected by Authorities as per their sole discretion and such mortgaged plots shall be in the share of the Developer only.
- (e) Any disputes among the parties herein shall not affect the progress of Development of the Project.
- (f) The developed/constructed areas shall be allotted to the Landowners and the Developer in proportion to their entitled shares as stated supra and in the same proportion as regards to facing, location, vaasthu preferences in the Gated Community Layout and as such all the developed areas will be distributed on equal and pro-rata basis in all respects considering the good and bad qualities without any discrimination in the allotment of shares in favour of either of the parties and also if the amicable sharing is not reached, the allotment shall be on the basis of lots by draw.

16. BORROWINGS AND ORIGINAL DOCUMENTS OF TITLE:

- a). The original title deeds and other documents in respect of the schedule land shall given to the safe custody of the Developer upon the sanction of the approved plans and the Developer shall be entitled to produce such documents to the prospective purchasers and also for inspection by the representatives of the Banks or Financial Institutions from which the prospective purchasers may avail the housing loan facilities. After completion of the project, the Developer shall handover all the original documents to the Association to be formed and registered among the owners of the Complex as stated supra.

1 C. Konko Duge Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.
Director

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Director

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- b) The Developer will be entitled to obtain loans and advances from the banks or financial institutions if so required for the construction of the Project by way of project loans/funding by offering as security its rights under this Agreement, as indicated below and on the security of its entitled areas to be developed in the Schedule property and / or the Developers Share in the Project being constructed on the Schedule Property. However it clarified that the said charge shall be created only and only on the Developer's share in favour of such Banks or Financial Institutions and no charge shall be created on the Landowner's share.
- c) The Developer further assures and covenants with the Landowners that all such borrowings and liabilities created for the development of the Schedule Property shall be the sole responsibility of the Developer and there shall absolutely be no personal liability of the Landowners in regard to any such debts and in the event of default in repayment by the Developer, the recovery shall be enforced only against the Developer and his share in the Project.

17. PAYMENT OF MAINTENANCE CHARGES AND CORPUS FUND:

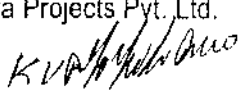
- (a) It is hereby agreed by the Landowners that from the date the Landowner's Share is ready for occupation, the Landowners shall bear and pay proportionate monthly maintenance expenses for maintenance of common areas and facilities to the Building Management Company/Owners Association which shall be formed and incorporated by the Developer among all the Owners of the Villas in the Gated Community out of the entire project area.
- (b) If for any reason, the Building Management Company/Owners' Association is not formed by that time, the same shall be paid to the Developer, till the appointment of Building Management Company or registration of the Owners Association.
- (c) The Landowners herein shall in the event of their retaining the villas or the persons purchasing villas from them contribute and pay Corpus Fund as mutually decided by the parties herein and such amount of corpus fund levied shall be paid at the time of handing over of possession of Villas.
- (d) The Developer has decided to float a Corpus Fund for the entire Gated Community Villas Project which is payable by the ultimate purchasers or the retainers of the Residential Villas at the time of delivery of the possession of the Residential Villas and such amount of Corpus Fund will be fixed by the Developer and Land Owner/s being proportionate contribution towards Corpus Fund and the Landowner/s or the prospective purchasers of the Landowner/s shall pay the said amount of Corpus Fund to the Developer of Second Part at the time of taking over the possession of the Residential Villas and such fund will be governed and held initially by the Developer of in a separate account and subsequently by the Association formed among the owners of the Villas in the Gated Community and

1 C. Kanaka Durga Rao

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For Greater Infra Projects Pvt. Ltd.

 Director

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 Director

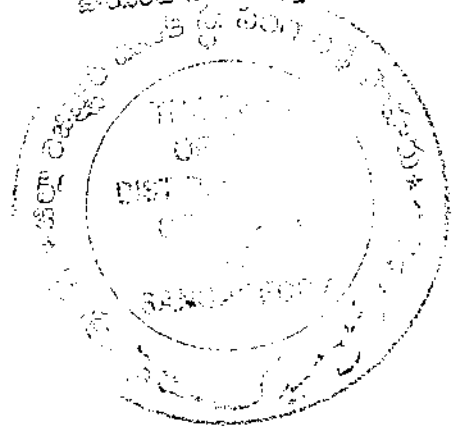
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the Corpus Fund shall be the fund to be paid and/or contributed by each Villa Owner which amount shall be initially held by the Developer on account of capital expenses after the Gated Community is completed and the said fund will be transferred and made over to the Association or Society formed among the owners of the Villas after its formation and the interest earned and generated on the same will be utilized to meet the capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns, gates, laying of roads, pipelines and capital expenditure related to Clubhouse etc. and if at any point of time such interest generated/earned on the Corpus Fund is not sufficient to meet such expenditure, the residue/deficit required shall be contributed by all the owners/occupants in the Gated Community in the same proportion in which they contribute the monthly maintenance charges.

18. PAYMENT OF DEPOSITS AND EXPENSES TOWARDS CLUB HOUSE, AMENITIES ETC:

It is agreed among the parties of First and Second Parts that the ultimate purchasers of the Plotted Residential Villas shall pay to the Developer the proportionate cost/charges payable towards amenities such as deposits/charges payable to the authorities for obtaining electrical supply, water connections and sewerage/drainage connection and shall further pay their proportionate contribution towards Club House (i.e., cost of construction of club house and equipment & other facilities to be provided therein). For the above said club house charges and amenities, the Landowners or their successors-in-interest shall pay to the Developer as fixed by the parties herein for each Villa before taking the delivery of such Residential Villas or at the time of alienation of Villas by the Landowners in favour of the prospective purchaser/s. In the event of retention of any of the Villas by Landowners, the Landowners shall pay such contribution in respect of such Villas.

19. CLUB HOUSE:

The Developer shall construct a Club House as per the sanctioned permit in the Project and provide facilities such as swimming pool, gym, table tennis etc. The Club House will be the common property of all the Owners of the Villa Project. All the Villa owners of the Project shall become automatically members of the Club House and are entitled to avail Club House facilities as per the bye-laws of the Association to be formed among all the Villa owners in the project. The Club House shall be the property of the Association to be formed among all the Villa owners.

1 C. Kanaka Devarao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.
Director

KV Ramesh Rao
Director

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20. DISPUTE RESOLUTION:

Any disputes and / or differences whatsoever arising under or in connection with this Agreement which could not be settled amicably by the Parties through negotiations, shall be finally settled by arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996. The venue of arbitration shall be Hyderabad.

This Agreement shall be construed and interpreted in accordance with and governed by the laws of India and the Civil Courts at Hyderabad, Telangana State, India alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

21. AMENDMENT:

This Agreement shall not be amended except by an agreement in writing signed by the authorized representatives of both the Parties and such agreement shall be read as part and parcel of this Agreement.

It is further declared that all the Annexures enclosed herewith to this Development Agreement -cum- GPA shall be treated and shall form integral part and parcel of this Agreement and the parties are bound by not only these presents of the Agreement but also the contents and all other aspects covered under the Annexures enclosed herewith.

22. ASSIGNMENT:

The Developer shall not be entitled to transfer / assign their rights under this Agreement without obtaining prior written consent from the Land owners.

23. NOTICES

Except as otherwise expressly provided herein, all notices and other communications, documents and proceedings which are in any way relevant to this agreement shall be in writing and in English language and shall be transmitted either (i) by registered post or by a recognized courier service, or by electronic mail(email) to the Parties hereto.

24. EMPOWERMENT AND IRREVOCABLE POWER OF ATTORNEY:

THIS GENERAL POWER OF ATTORNEY is executed on the date, month and year aforementioned by the aforesaid Landowners duly nominating, appointing, constituting and retaining the Developer hereinabove (or represented by any other authorized representative on behalf of the Developer company as per the Board Resolution) as their General Power of Attorney Holder to do, perform and execute the following things, acts and deeds, that is to say:-

1 C. Kanaka Deega Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

 Director
 KVPK
 Director

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- (a) That by virtue of the Development Agreement executed, We, the Landowners hereinabove named do hereby appoint, retain and constitute the Developer hereinabove to act as our lawful General Power of Attorney Holder to exercise all the powers referred to below and to do, perform and execute the following things, acts and deeds on our behalf. However, it is made clear that the power of alienation, transfer by any mode, sale, mortgage, etc., shall be restricted only to the Developer's share as specified in this Agreement. The power to sell and transfer the Developer's share is limited only in respect of the Plotted Residential Villas falling towards the share of Developer as per the terms of this Agreement read with Allocation Agreement/Supplementary Agreement/MOU/Joint Declaration to be executed subsequently after obtaining the permissions i.e., to say the Developer is entitled to execute Agreements of Sale/Sale Deeds only in respect of all the Plotted Residential Villas allotted towards the share of the Developer. The Developer herein is absolutely authorized and empowered to alienate, convey and transfer all the Plotted Residential Villas allotted towards its share
- (b) To enter into, execute Agreements to Sell / Sale Deeds, Exchange Deeds, Agreement to/of lease, Lease Deeds, Agreements of leave and license, License Deeds and/or other contracts, agreements or documents that may be required to transfer by way of sale, lease, license or otherwise in any manner deemed fit by the Developer, the Developer's share i.e., in respect of Plotted Residential Villas which fell and were allotted towards the exclusive share of Developer under this Agreement in favour of itself (i.e., in favour of the Developer), intending purchasers, Lessees, Licensees and/or other persons nominated by the Developer, alienating, conveying and transferring the Developer's share as contemplated under this Agreement in whole or in parts and/or rights thereto; and for this purpose to sign and execute such other documents/Sale Deeds/Agreements as may be required in favour of the Developer and / or any other third parties selected/nominated by the Developer such as prospective lessees, licensees; purchasers etc. including a company /Building Management Company and to receive sale consideration to itself, to admit the execution of such deeds/ Agreements/Sale Deeds and to present such documents/deeds before the concerned Registration Authorities, to admit execution and to complete all the registration formalities.
- (c) To present all such agreements/deeds of sale, exchange deeds, lease or leave & license or any other conveyances in respect of the Developer's share for registration before the concerned Sub-Registrar / District Registrar of Assurances having jurisdiction, and admit execution thereof and complete all the registration formalities;

1 C. Kanaka Durga Rao

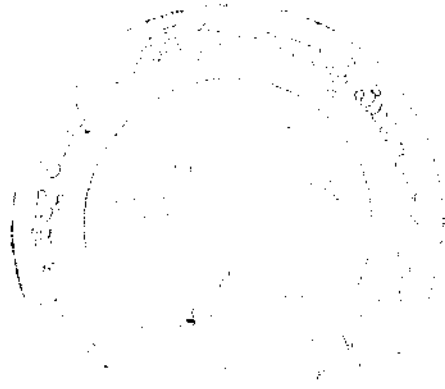
2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

Director

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Director

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- (d) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the Developer's share;
- (e) To hand over physical possession of the Plotted Residential Villas allotted towards Developer's share or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc.;
- (f) To raise loans or otherwise borrow funds or project loans for construction of the Project on the security of the Plotted Residential Villas allotted towards the Developer's share from banks, financial institutions and/or other persons by creating equitable mortgage by deposit of this Development Agreement or other mortgages / charges on security of the Developer's share, and sign and execute requisite mortgage deeds and other documents required there for, on such terms and conditions as the Developer deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose, but without involving Landowner's share of areas in any liability in respect of the said borrowing, mortgages or other commitments.
- (g) To approach the concerned local City Municipal Council, HMDA/GHMC or such other competent authorities, including the Fire Force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the Developer, and to do all other acts as may be necessary for putting up any construction/s including Residential Complex and for effective development and completion of the buildings on the Schedule Property in such manner as the Developer may deem fit and proper. Any deviations shall be only with the consent of the Landowners.
- (h) To execute mortgage Deed or Gift Deeds in favour of the concerned Authority including HMDA/GHMC, Banks and Financial Institutions and to execute deed of release or any other documents as per the Building/project loan sanctioned conditions.
- (i) To apply to TSPDCL and/ or other state/private power distribution/supply company/ies, HMDA/GHMC, Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;

1 C. Konaka Durga Rao

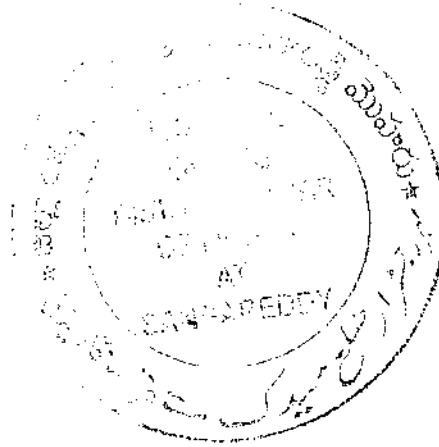
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Director

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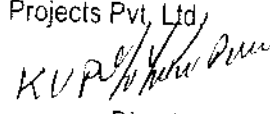
- (j) To appear for and represent us before revenue authorities, town planning authorities, and urban development authorities (including but not limited to the HMDA/GHMC, in connection with any of the matters connected with the Schedule Property;
- (k) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us i.e., the Landowners before any or all authority/ies set out in sub-clauses (g), (i) and (j) hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer;
- (l) To appoint advocates for defending the rights in respect of the schedule property by filing answers and also authorized to give evidence on behalf of the Landowners.
- (m) To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property;
- (n) To pay development charges, layout charges, betterment charges, property tax, library tax etc. as may be applicable, on my behalf in respect of the Schedule Property;
- (o) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities;
- (p) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;
- (q) To pay necessary deposits of security or any other amounts that may be required to be deposited or paid to TSPDCL and/ or other state/private power distribution/supply company/ies, Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, HMDA/GHMC, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;

1 C. Konoko Dugg Rao

2 Kristina Rao

For Greater Infra Projects Pvt. Ltd.

 Director

KVP

 Director

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And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Developer's Share in the manner aforesaid without any restrictions, reservations or conditions.

And generally to do all such acts, deeds, matters and things as may be necessary as the Developer shall think fit and proper, notwithstanding no express power or authority in that behalf is hereinabove provided, provided however the same shall be incidental to the powers conferred hereinabove.

And the Landowners hereby agree that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the completion of entire development and construction and the Developer has/have fully conveyed all the Developer's Share in favour of the Developer / nominee/s or in favour of the third parties as stated above.

And the Landowners do hereby agree that all acts, deeds and things lawfully done by the Developer shall be construed as acts, deeds and things done by the Landowners and the Landowners undertake to ratify and confirm all and whatsoever that the Developer shall lawfully do or cause to be done for the Landowners by virtue of the power/s herein above given.

Provided that the Power of Attorney so executed shall not be revoked since the power of attorney is coupled with interest in view of the fact that the Developer by investing it's own funds will develop the schedule property. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the Developer. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney is irrevocable.

Provided further, that the Developer shall not act in exercise of the powers conferred under the Power of Attorney in derogation of the rights of the Landowners guaranteed under the terms of this Agreement.

This Development Agreement cum General Power of Attorney is registered with Three copies. The First copy with the Developer, Second copy with the Owner No.1 & Third copy with the Owner No.2.

1 C. Kanaka Deega Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

Director

K. V. R. Rao

Director

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జాయింట్ సీల్-రిజిస్ట్రేషన్



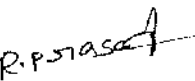
SCHEDULE OF PROPERTY

All that the Land totally admeasuring 36380 Sq. Yards or equivalent to 30418.06 Square Meters, (Ac.7.21guntas, comprising of the land admeasuring Ac.3.39 guntas in forming part of Sy.No.82 and Ac.3.21 guntas in forming part of Sy.No.82) Situated at Bollaram Village, Under the Municipal Limits of Bollaram, (erstwhile Khazipally Gram Panchayath), Jinnaram Mandal, Sangareddy District, (erstwhile Medak District) Telangana State, which is bounded by;

NORTH	:	40' Wide Road
SOUTH	:	Existing 18mts wide BT Road and Transgene Bio Research and Development Company.
EAST	:	Existing Residential Apartments
WEST	:	Existing shed and Medrich Bio Company and Photon Energy Company

IN WITNESS WHEREOF the Parties hereinabove have signed and executed this document on this the day, month and year hereinabove mentioned.

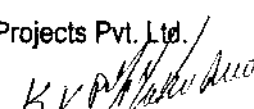
WITNESSES:

1. 
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1. C. Konaka Drugga Rao

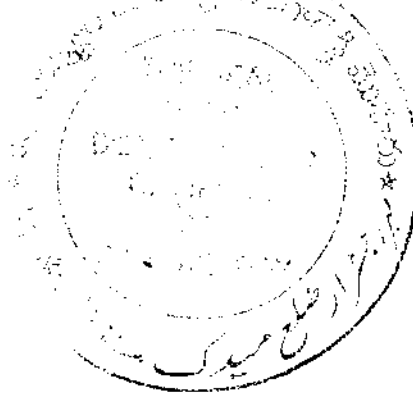
2. Krishna Rao

LAND-OWNER/S OF FIRST PART

 Director	 Director
DEVELOPER OF SECOND PART	

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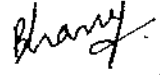
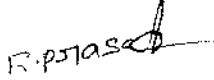
ANNEXURE -1A

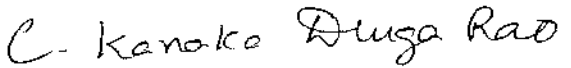
1. Description of Land and Building : Proposed Construction on Land totally admeasuring 36380 Sq. Yards or equivalent to 30418.06 Square Meters, (Ac.7.21guntas, comprising of the land admeasuring Ac.3.39 guntas in forming part of Sy.No.82 and Ac.3.21 guntas in forming part of Sy.No.82) Situated at Bollaram Village, Under the Municipal Limits of Bollaram, (erstwhile Khazipally Gram Panchayath), Jinnaram Mandal, Sangareddy District, (erstwhile Medak District) Telangana State.
2. Nature of Roof : RCC
3. Total Extent of Site : 36380 Square Yards
4. Builtup area particulars : 2,90,000 Sq. Feet (Approximately)
5. Party's Own Estimate
MV of the property : Rs.31,90,00,000/-
6. Land Value : Rs.8,18,55,000/-

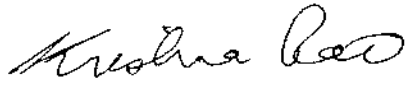
CERTIFICATE

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. 
2. 

1. 

2. 

LAND-OWNER/S OF FIRST PART

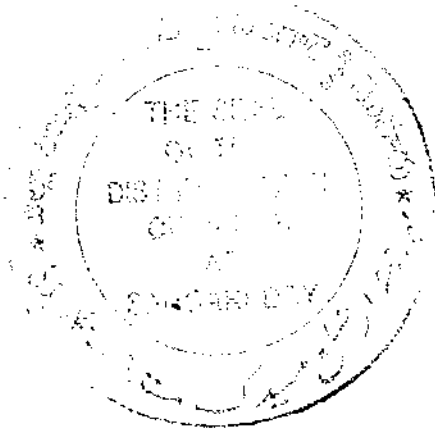

Director

For Greater Infra Projects Pvt. Ltd.


Director

DEVELOPER OF SECOND PART

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**GREATER INFRA'S C S RAO GREEN VALLEY
ANNEXURE-A (SPECIFICATIONS AND AMENITIES)**

STRUCTURE	
FRAMED STRUCTURE	R.C.C. framed structure to withstand wind & seismic loads
SUPER STRUCTURE	9-inch thick wall with red/ Solid Cement bricks for external walls and 4 ½ - inch thick wall with red/ Solid Cement bricks for internal walls
PLASTERING	
INTERNAL	Sand faced cement plastering using glass fibers.
EXTERNAL	Sand faced cement plastering.
DOORS	
MAIN DOOR	7 ½ -feet height Teak wood Door Frame & Designed Teak Wood/Veneered Shutters with reputed hardware fittings finished with melamine finish.
INTERNAL DOORS	7 ½ -feet height Teak wood Frame & Veneered Shutters with reputed hardware fittings finished with melamine finish.
FRENCH DOORS& WINDOWS	UPVC shutters with tinted float glass of reputed make.
PAINTING / CLADDING	
EXTERNAL	Combination of Natural Stone /Tile & Textured Finish with top two coats of Exterior Emulsion.
INTERNAL	Smooth putty finish with 2 coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.
FLOORING& DADO	
	Drawing, Living, and Dining, kitchen and Bed room areas with 800 x 800 vitrified tiles, Master Bed room with wooden laminated flooring. Bathrooms with premium vitrified tiles on walls and floor.
STAIRCASE	Lapotra finish Granite flooring & S.S. Railing
KITCHEN	1. Provision for municipal water.
	2. Provision for fixing of water purifier & chimney.
	3. Provision of hot water near the sink.
	4. Provision for Modular Kitchen.
	5. Provision for Solar Water
GAS	Gas Pipe line from Kitchen to outside Cylinder Area
UTILITIES/WASH AREA	Dish-Washer & Washing Machine provision in the Utility Area.
BATHROOMS	1. Vanity type wash basin.
	2. EWC with concealed flush tank of Grohe/Kohler/Equivalent make.
	3. Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler/ Equivalent make.
	4. All C.P. Fittings are Chrome Plated of Grohe / Kohler/ Equivalent make.
ELECTRICAL	1. Concealed Copper Wiring of Finolex / Equivalent.
	2. Power outlets for Air Conditioners in all rooms.
	3. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen. Washing machine and dish washer in Utility Area.
	4. Plug points for T.V. & Audio Systems etc.

1 C. Kanaka Durga Rao,

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

Director

K. V. A. Rao
Director

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ఈ కాగితముల పేరున నుండి
జాయింట్ సబ్-రిజిస్ట్రార్



	5. 3-phase supply for each unit and individual Meter Boards.
	6. Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
	7. Elegant designer Modular Electrical switches of Legrand / Equivalent.
TELECOM	1. Telephone points in living rooms.
	2. Intercom facility to all the units connecting Security.
CABLE TV	Provision for Cable Connection in all Bedrooms and Living Room.
INTERNET	Internet provision in each villa.
WSP & STP	1. Domestic Water made available through an exclusive Water Softening Plant with Water Meters for Each Unit. (Not RO Plant)
	2. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.
GENERATOR	100% D.G backup with Acoustic enclosure & A.M.F.
SECURITY	1. Sophisticated round-the-clock security/surveillance system.
	2. Solar power fencing/Barbed wire all-round the compound.
	3. C.C. cameras in identified common areas and club house with monitoring and recording from security and maintenance office.
CLUB HOUSE (25000SFT Aprox.) & AMENITIES	A. Well Designed Club House with Facilities like
	1. Hobby Room.
	2. Multipurpose Hall
	3. Yoga/Meditation Room
	4. Open Party Area
	5. Library
	6. GYM, Aerobics etc
	7. Swimming Pool with Changing Rooms
	8. Guest Rooms
	9. Association Room
	10. Table Tennis
	11. Children Play area
MAIN LANDSCAPING WORKS	Beautifully Designed Landscaping with exclusive footpath. Activity Areas. Lighting, Children Play Area etc. is provided for the community.

1 C. Kanaka Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

Director

Director

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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, 20th DAY OF AUGUST, 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 Sri. Konka Venkata Prasada Rao (DIN:02396158) 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 36380 square yards or equivalent to 30418.06 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, Director (DIN: 08452676) and Sri. Konka Venkata Prasada Rao (DIN:02396158), 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 36380 Square yards or equivalent to 30418.06 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 PROPERTY

All that the Land totally admeasuring 36380 Sq. Yards or equivalent to 30418.06 Square Meters, (Ac.7.21guntas, comprising of the land admeasuring Ac.3.39 guntas in forming part of Sy.No.82 and Ac.3.21 guntas in forming part of Sy.No.82) Situated at Bollaram Village, Under the Municipal Limits of Bollaram, (erstwhile Khazipally Gram Panchayath), Jinnaram Mandal, Sangareddy District, (erstwhile Medak District) Telangana State, which is bounded by;

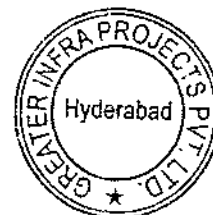
NORTH	:	40' Wide Road
SOUTH	:	Existing 18mts wide BT Road and Transgene Bio Research and Development Company.
EAST	:	Existing Residential Apartments
WEST	:	Existing shed and Medrich Bio Company and Photon Energy Company

"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."

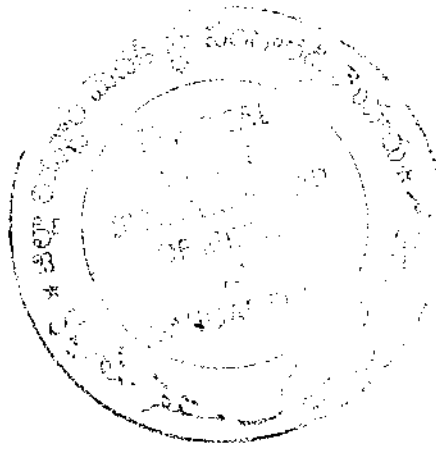
\\CERTIFIED TRUE COPY\\

For GREATER INFRA PROJECTS PRIVATE LIMITED

MANNE RAVI
DIRECTOR
DIN: 08452676



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(See Rule 7)
**PROCEEDINGS OF THE COMPETENT AUTHORITY AND
 REVENUE DIVISIONAL OFFICER SANGAREDDY DISTRICT**
PRESENT:- Menchu Nagesh

TSVSAB 28641047

Proceedings.No.
A2/5507/2020

Application No :



LCR022000135898

Dated:13/08/2020

Sub:- Land Conversion - SANGAREDDY District BOLLARAM Village Jinnaram Mandal, Sy.No. 82/E, 82/EE. Extent 7,2000 Acre-guntas Conversion of land use from Agriculture to Non-Agriculture-Orders-Issued.

Ref:- 1. Application of CK DURGA RAO AND OTHERS W/O CS RAO AND OTHERS, Dt. 29/07/2020
2. Report of the Tahsildar, Jinnaram Mandal, Lr.No. B/4599/2019
3. Challan No: 200193820, Dt: 7/22/2020 00:00:00 for Rs: 2450250.0000 /- being the 3% Conversion fee.

ORDER:

CK DURGA RAO AND OTHERS, W/O CS RAO AND OTHERS, R/O, Bollaram, Jinnaram, SANGAREDDY, 500030 has applied for conversion of agriculture land bearing Sy.No. 82/E, 82/EE extent. 7.2000 Acre-guntas situated in BOLLARAM Village Jinnaram Mandal, SANGAREDDY District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application
2. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act
3. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances
7. The authorities are not responsible for any accidental or consequential actions or any loss occurred to any mode or cause otherwise due to or arising out of such permission granted or any loss, claim or deposit made by the applicant
8. The applicant reserves the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact
9. Construction should be only for Conversion Extent
10. No Water Sources, Borewells, Hand Pumps, etc. should be diverted or disturbed

S.No.	Village & Mandal & District	Sy.No.	Total extent (S.No. wise)	Extent for which permission for conversion granted	Remarks
	BOLLARAM, Jinnaram, SANGAREDDY	82/E, 82/EE	7.2	7.2	
		Total	7.2000	7.2000	Acre-guntas

To
CK DURGA RAO AND OTHERS
 Bollaram Village
 Jinnaram Mandal

Menchu Nagesh,
 REVENUE DIVISIONAL OFFICER,
 Sangareddy DIVISION,
 SANGAREDDY DISTRICT.

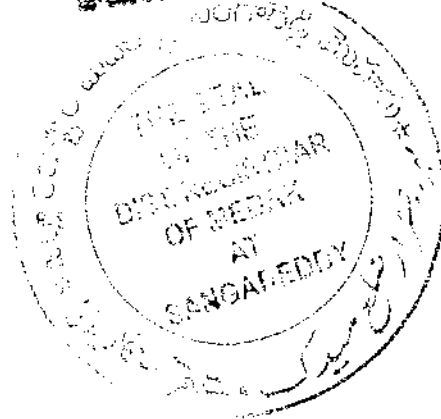
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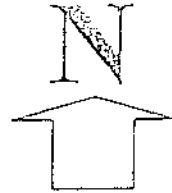
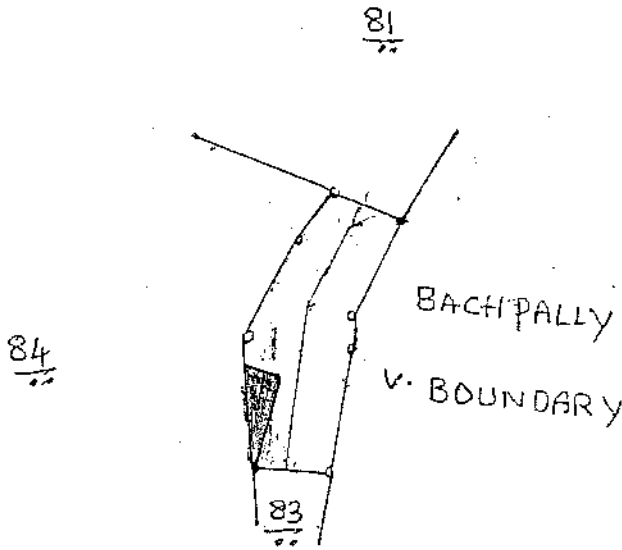
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LOCATION SKETCH MAP

Cf sy.no: 82

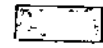


SCALE: 8"=1 mile

VILL: BOLLARAM

MDL: JINNARAM

DIST: Sangareddy

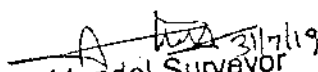
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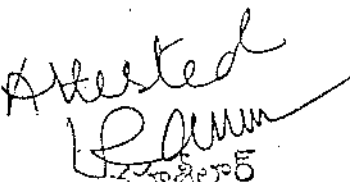
 EXCLUDED

Sy. NO	Ext	Part of sy. NO	Ext part	Owner
82	8-03	82/2	3-39 18239 yds	C. K. Durga Rao
	82/8	82/8	3-21 $\frac{2}{3}$ 17141 yds	C. Krishna Rao

Prepared by:-

ATTESTED


Mandal Surveyor
Jinnaram (M), Sangareddy (Dist.)


Attested
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Village: DOK-18 as on 19-Aug-2019 12:12:58 PM for District: Sargolli, Mandal: Chavara, Village: Chavara										
Total Khata : 359 Total Survey / Sub-Division : 1352										
ఖాతా నెంబరు	సర్వే నెంబర్	చిట్టలము	అర్జు(యా.)	పట్టాదారు పేరు	జంట్రి/చక్రపరు	భూమి వివరణ	చట్టదారుకు వీరిదముగా సంక్రమించినది/ పాగు చేశారు	రికార్డు సంరక్షణము చేసిన తపానర్కాలు/ప్రస్తుత స్థితి	రికార్డు సంరక్షణము చేసిన తేదీ	వాసి దేస వివరణ
60115	82/6	4.0000		Cherukuri Krishna rao	C S Rao	మట్ట/మట్టి	కొనుగలు	DS Pending	Non DS Marked	NALA - Complete Sy.Nos.

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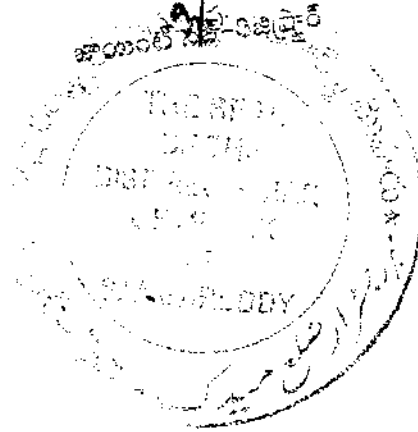
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GOVERNMENT OF ANDHRA PRADESH
PROCEEDINGS OF THE TAFSILDAAR JINNARAM MANDAL, SANGAREDDY DISTRICT.

PROC. No. B/ 3815/2019

DATE: / /2019

Sub: Mutation - Jinnaram Mandal-

Village Sy. No. 82/89

Extent

Pattadar Pass Books

Read

Rules 1989 of section 5 sub section (2)-Mutation orders issued- Reg.

1. A/o Sri/ Smt. Chervakuri Krishna Rao, w/o. Chervakuri Durgam Rao.
R/O. Bollaram, Date. C.S. Rao

2. This office notice date:

3. VRO, Report date: and MRI report date:

****@****

ORDER:

Whereas in the reference 1st read Sri/Smt. Chervakuri Krishna Rao
S/O, W/O. Chervakuri, Durgam Rao. R/O. Bollaram, has purchased the land in Sy. No. 82/89
C.S. Rao
Extent 4.00. situated at Bollaram village

Through Registered Sale Deed No. 2/III/09 Date. 16/01/2009 and requested to implement the sale transaction
In the Revenue Records. The petition has been taken up for enquiry and a Notice under section 4(1) of R.O.R. Rules 1989 in
form -VIII has been issued and has been published in the village notice board on.....to await claims and
objections if any vide above reference 2nd read. But no claims and objections have been received within the time stipulated.

Through the above reference 3rd read, the concerned Village Revenue Officer and Mandal Revenue Inspector have
recommended to sanction of mutation as the purchaser is in possession over the purchased land shown in the scheduled
and the said land is pattaland, situated at Bollaram village of Jinnaram Mandal.

Therefore, mutation is hereby sanctioned for change of owner and pattadar as per section 5(2) of the
R.O.R. Rules 1989 as under-

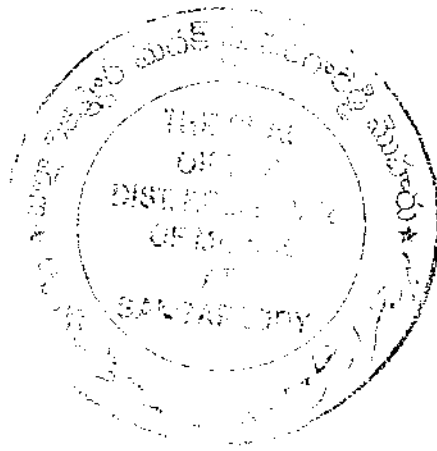
Village of Jinnaram Mandal.

Sl. No.	Name and Father/Husband Name of The Pattadar (Vendor)	Registered Sale Deed No. And Date	Sy. No.	Extent (in Acres)	Name and Father/Husband Name of The Purchaser (Vendee)
1	Chervakuri Durgam Rao. C.S. Rao.	2/III/2009 Dt 16/1/2009 2009	82/89	4.00	Chervakuri Krishna Rao. S/O. C.S. Rao.
TOTAL				4.00	

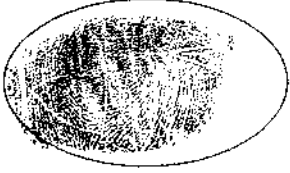
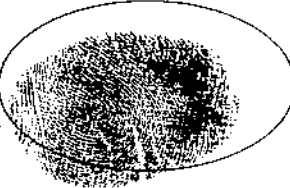
TO,
The Concerned,
Copy to the Village Revenue Officer concerned for compliance

Signature
JINNARAM MANDAL
SANGAREDDY DISTRICT

33533/2011
 ರಾಗಿಶಮಾನ ಸಂಖ್ಯೆ 33
 ಈ ರಾಗಿಶಮಾನ ಸಂಖ್ಯೆ 29
 ಜಾಯಿಂಟ್ ಸೆಲ್-ರಿಜಿಸ್ಟ್ರಾರ್



PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE	NAME & PERMANENT ADDRESS OF THE PRESENTANT/SELLER/ BUYER
		Smt. C. Kanaka Durga Rao @ C. Durga Rao, W/o Late C.S. Rao, R/o. House No.74, Aparna County, Miyapur "X" Roads, Hyderabad - 500 049, Telangana State, India.
		Sri. C. Krishna Rao, S/o Late C.S. Rao, R/o. House No.74, Aparna County, Miyapur "X" Roads, Hyderabad - 500 049, Telangana State, India.
		Sri K. V. PRASADA RAO, S/o.Sri K. LAKSHMI NARASIMHAM, R/o. Plot No.179, Mytri Nagar, Phase-II, Madinaguda, Hyderabad - 500 049.
		Sri MANNE RAVI, S/o.Late NARASIMHA RAO, R/o. Flat No.401, Nirmala Nilayam, HIG 158, Road No.5, Phase 1 & 2, KPHB Colony, Kukatpally, Hyderabad - 500 072.

SIGNATURE OF WITN

1. Bhargy.

2. R.Prasad

1 C. Kanaka Durga Rao

2 Krishna Rao

For Greater Infra Projects Pvt. Ltd.

Director

Director

83533/24

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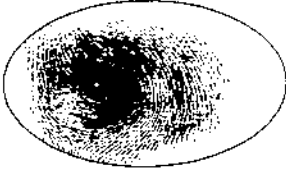
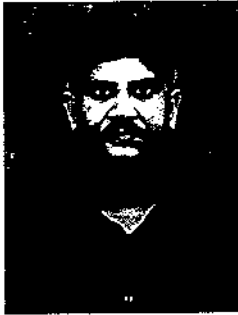
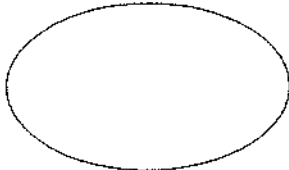
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT ADDRESS OF THE PRESENTANT/SELLER/ BUYER
		SRI. M.BHANU PRASAD S/o SRI. M.V.RAMANA MURTHY, R/o. Flat No.401, Plot No. 26, Kingston A wing, Pragathi Nagar, Kuakatpally, Hyderabad, Telangana-500090.
		Sri. RAVULA PRASAD, S/o. Sri. NAGESWARARAO, R/o. H.No.4-82, Kandukuru Mandalam, Kondumudusu Palem, Prakasam District, Andhra Pradesh, Pin : 523105.
		

SIGNATURE OF WITNESSES:

1. *[Signature]*

2. *[Signature]*

|| C. Kanaka Durga Rao

|| *[Signature]* Krishna Rao

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

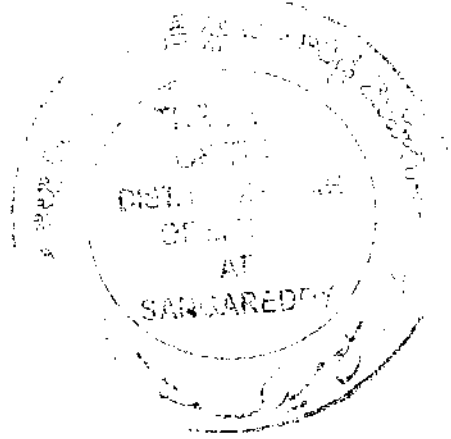
[Signature]
Director

I
33533/204

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31





భారత ప్రభుత్వం

Union Ministry of Health

సమాను న్యాయ / Enrollment No. 1190/1132/K/1322

To
Cherukuri Durga Rao

W/O Cherukuri Subramanyam
H No 2-3/Ac/89, Apana Cc Rd,
Miyapur, Ushiro A. A. Sri Nagar
Hyderabad,
Andhra Pradesh - 500049

08/03/2012

UF118500289IN
11850028

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
3466 0974 5421

ఆధార్ - సామాన్య నివాసిని హక్కు

Cherukuri Durga Rao

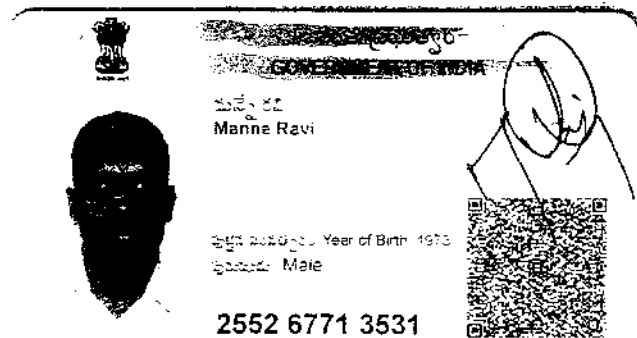
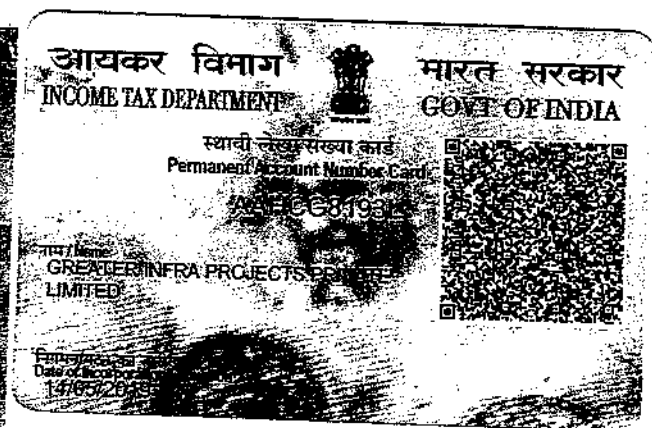
C. Keneela Durga Rao
అధిక సంవత్సరాల of Birth 1935
పు / Female

3466 0974 54 21

ఆధార్ - సామాన్య నివాసిని హక్కు



Krishna Rao

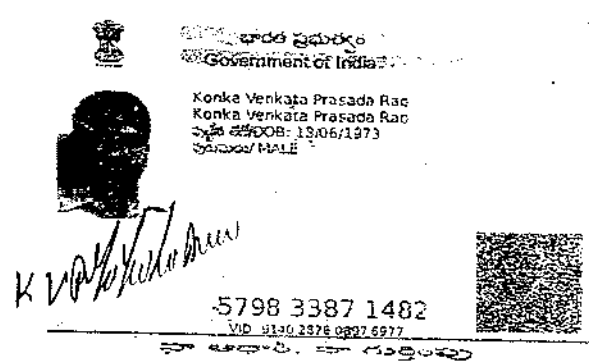


2552 6771 3531

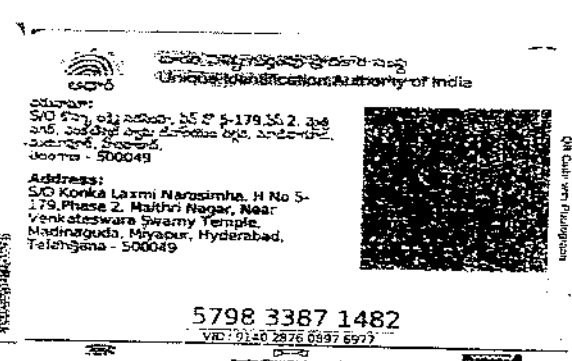
ఆధార్ సంఖ్య / Aadhaar No. :
[Redacted]
Address: S/O Late Manne Narasimha Rao, HIG-158, PHASE-3 ROAD NO-5, NEAR MAHARASTRA BANK, K P H B COLONY, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072

ఆధార్ - సామాన్య నివాసిని హక్కు

1947 1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
మీ ఆధార్ నెం. 1947, రెజిస్ట్రేషన్-500049

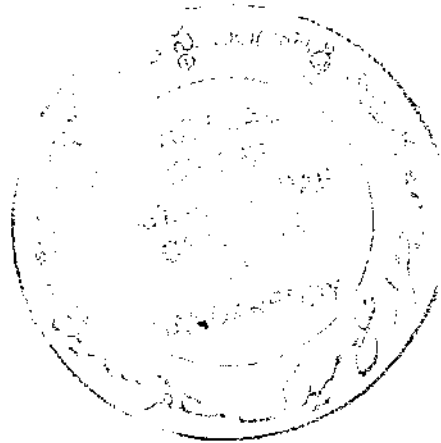


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33.03/24 33
కాగితముల పంపిణీ
ఈ కాగితముల పంపిణీ చేయబడినది
జూలై 2024-2025



भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Ravula Prasad

जन्म वर्ष / Year of Birth: 1986
लिंग / Male

3591 7138 1424

आधार - सामान्य विचार

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
S/O Nagaswarao, A-82, Kandukuru mandalam, Kondamuduru Palam, Kondamudusupalem, Prakasam, Andhra Pradesh, 523105

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1800 180 1947

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www.uidai.gov.in

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1800 180 1947

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Bharu Prasad Madugula

जन्म तिथि / DOB: 08/06/1978
लिंग / MALE

4745 8547 2434

आधार - सामान्य विचार

भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
S/O: Venkata Ramana Murthy Madugula, plot no-28, flat no-401, Kingston A wing, opp. JUNTU road, pragathi nagar, kukalipally, Nizampet, K.V. Rangareddy, Telangana - 500090

4745 8547 2434

मेरा आधार, मेरी पहचान

33533/2014
 కాగితముల సంఖ్య
 ఈ కాగితముల పురుష సంఖ్య
 జాయింట్ సబ్-రిజిస్ట్రార్

