

CS No. 1142/2024

DOCUMENT NO. 1101 OF 2024



తెలంగాణ తెలంగాణ TELANGANA

Trans Id: 240301114658838565
Date: 01 MAR 2024, 11:51 AM
Purchased By:
BANDI SHRAVAN KUMAR
S/o B. KANAKAIAH
R/o HYDERABAD
For Whom
M/s. ARHA INFRA

AZ 744416
Y SATYANARAYANA
LICENSED STAMP VENDOR
Lic. No. 15-02-030/2013
Ren.No. 15-02-023/2022
H.NO.4-8-255/174, PLOT
NO.174, SUBRAHMANYAM
NAGAR COLONY,
HAYATHNAGAR, RANGA
REDDY DIST-501505
Ph 9666744579

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This DEED OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is made and executed on this the **01st Day of March, 2024**, at Sub Registrar Office Hayathnagar, Ranga Reddy District, Telangana State, by and between:

M/s. RISHAB REALTORS AND DEVELOPERS, PAN No. AATFR 6428E, having its principal Place of Business Situated at Plot No. 11, SBI Colony, Tarbund, Sikh Village, Tirumalagiri, Manovikasnagar, Hyderabad. Rep. by its managing Partner:- **Sri. RISHAB SETHIYA, S/o. UTTAM CHAND SETHIYA**, Aged about 33 years, Occupation: Business, R/o. Plot No. 11, SBI Colony, Tarbund, Sikh Village, Tirumalagiri, Manovikasnagar, Hyderabad. - 5000 09. T.S. Aadhaar No. 8029 6348 9599; Mobile No. 9391013957.

Hereinafter referred to as the FIRST PARTY/OWNER which term shall mean and include its successors, legal heirs and legal representatives, etc.,

IN FAVOUR OF

"M/s. ARHA INFRA" (PAN NO.ACAFA7785Q), having its office at Hyderabad. Represented by its Managing Partners, **1. Mr. BANDI SHRAVAN KUMAR, S/o. BANDI KANAKAIAH**, aged about 37 Years, Occupation: Business, R/o. H. No. 16-2-751/A/9, Road No.5, Lane No.9, Karan Bagh, New Saidabad Colony, Saidabad, Hyderabad-500 059. T.S., Aadhaar No.XXXX XXXX 0819; PAN No.BIXPB8816M; Mobile No.8543999995.

For RISHAB REALTORS AND DEVELOPERS

PARTNER

For ARHA INFRA

Managing Partner

For ARHA INFRA

Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Hayathnagar 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 2 and 3 on the 01st day of MAR, 2024 by Sri Rishab Sethiya

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

SI No	Code	Thumb Impression	Photo	Address
1	CL		 KOTHAKOTA RAGHU [1502-1-2024-1142]	KOTHAKOTA RAGHUVARDHAN REDDY S/O. PRATHAP REDDY KOTHAKOTA 3-36/1, BANDA RAYIPAKULA, MAHABUBNAGAR, MBNR-509235
2	CL		 M/S ARHA INFRA REP [1502-1-2024-1142]	M/S ARHA INFRA REP BY BANDI SHRAVAN KUMAR (MANAGING PARTNER) S/O. BANDI KANAKAIAH H NO. 16-2-751/A/9, ROAD NO. 5, LANE NO. 9, KARAN BAGH, NEW SAIDABAD CLY., HYDERABAD-500059
3	EX		 M/S. RISHAB REALTOR [1502-1-2024-1142]	M/S. RISHAB REALTORS AND DEVELOPERS REP BY RISHAB SETHIYA (MANAGING PARTNER) S/O. UTTAM CHAND SETHIYA P NO. 11, SBI CLY. TARBUND, SIKH VILLAGE, TIRUMALAGIRI, MANOVIKASNAGAR, HYD- 500009

Signature/Ink Thumb
Impression**Identified by Witness:**

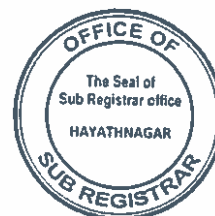
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B. SAI SUMAN CHAR: [1502-1-2024-1142]	B. SAI SUMAN CHARI R/O. RANGA REDDY DIST.	
2		 D. MALLA REDDY::01 [1502-1-2024-1142]	D. MALLA REDDY R/O. MAHABUBNAGAR DIST.	

01st day of March, 2024

Signature of Sub Registrar
HayathnagarBiometrically Authenticated by
SRI THOTAPALLY PANDU RANGA REDDY
on 01-MAR-2024 14:11:15**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9599 Name: Rishab Sethiya	S/O Uttam Chand Sethiya, Tirumalagiri, Tirumalagiri, Hyderabad, Telangana, 500009	
2	Aadhaar No: XXXXXXXX0819 Name: Bandi Shraavan Kumar	C/O Kanakaiah Bandi, Saidabad, Saidabad, Hyderabad, Telangana, 500059	

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2. Mr. KOTHAKOTA RAGHUVARDHAN REDDY, S/o. PRATHAP REDDY KOTHAKOTA, aged about 45 years, Occupation: Business, R/o. 3-36/1, Banda Rayipakula, Mahabubnagar District-509235. T.S., Aadhaar No.XXXX XXXX 8844; Pan No.DADPK5475H.

Hereinafter referred to as the SECOND PARTY / DEVELOPER which term shall mean and include its successors, legal heirs and legal representatives, etc.,

Whereas, the First Party is the sole and absolute Owner and possessor of land bearing **Plot No.2 East Part, admeasuring 250.5 Sq.Yards., Plot No.3, admeasuring 500 Sq.Yards., total admeasuring 750.5 Sq. Yards or its equivalent to 627.49 Sq.Mtrs., "PRAJAY GULMOHAR" in Survey Nos.108 Part to 119 Part, Situated at KUNTLOOR Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Pedda Amberpet Municipality**, more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Property", having Purchased the same Property from: M/S. MASTI RESORT AND HOTEL, Rep by its Managing Partner, Mr. M. SUMAN RAO, S/o. SURYA PRATHAP RAO, through a Registered Sale Deed document No.2817/2022 of Book-I, Dated:06-05-2022, Registered in S.R.O., Hayathnagar.

The Party of the Second Part has approached the Party of the First Part with a proposal to develop the above said property for construction of Stilt (Parking) + Five Upper Floors Building, (i.e. each floor consist of two flats, total Ten (10) flats), for mutual benefit of both the parties through efforts and finance of the Party of the Second Part.

WHEREAS the first party has to obtained the building permission with **HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** Vide **HMDA Letter No.008880/BP/HMDA/1811/GHT/2022, Dated:22-02-2022.**

Whereas the First party in order to get better income from the said property, intend to Develop the same, consisting of Stilt (Parking) + Five Floors which is more fully described in the **Schedule-A** hereunder offered for development on sharing basis and Whereas the Developer who is having requisite experience in building flat/residential units has agreed to develop the same and after mutual discussions and conclusions made between the parties, both the parties have decided to put the terms and conditions as agreed by and between them in writing and executed this Development Agreement Coupled on the following terms and conditions:

01. Whereas the First part assure the Developer, that the Schedule property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, and acquisition proceedings by Government or any kind whatsoever, and should there be any, the First party shall discharge the same from and out of their own funds.
02. The Developer have gone through all the available documents presented by the First party and have legally verified and scrutinized and it is only after having been satisfied regarding the valid, absolute and rightful title of the First part with the help of available documents with the First part, that the Schedule-'A' property is free from all encumbrances or charges and there have unimpeachable title to the Schedule-'A' property, the Developer choose to develop the Schedule-'A' property and proceed with the development of the project.

For RISHAB REALTORS AND DEVELOPERS

[Signature]

PARTNER

For ARHA INFRA

[Signature]

Managing Partner

For ARHA INFRA

[Signature]

Managing Partner

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

3 Aadhaar No: XXXXXXXX8844

Name: K Raghuvardhan Reddy

Address:

C/O K Prathap Reddy,
Nagarkurnool, Nagarkurnool, Mahabubnagar,
Telangana, 509209

Photo



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				Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	246780	0			0	0	246880
Transfer Duty	NA	0	0	0			0	0	0
Reg. Fee	NA	0	100000	0			0	0	100000
User Charges	NA	0	1000	0			0	0	1000
Mutation Fee	NA	0	0	0			0	0	0
Total	100	0	347780	0			0	0	347880

Rs. 246780/- 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. 24687500/- was paid by the party through E-Challan/BC/Pay Order No. 730AXA010324 dated 01-MAR-24 of ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 347830/-, DATE: 01-MAR-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 5020972728929, PAYMENT MODE: NB-1001138, ATRN: 5020972728929, REMITTER NAME: BANDI SHRAYAN KUMAR, EXECUTANT NAME: MS. RISHAB REALTORS AND DEVELOPERS, CLAIMANT NAME: MS. ARHA INETRAJ.

Date:

01st day of March, 2024

Signature of Registering Officer
Hayathnagar

Certificate of Registration

Registered as document no. 1101 of 2024 of Book-1 and assigned the identification number 1 - 1502 - 1101 - 2024 for Scanning on 01-MAR-24.

Registering Officer
Hayathnagar
(T Pandu Ranga Reddy)

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03. It is agreed by the both parties that the Party of the First Party is entitled to get **40%** share and Party of the Second Party is entitled to get **60%** share of the constructed area and undivided share out of the above said land admeasuring **750.5** Square Yards respectively.

NOW THEREFORE THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1) That Party of the First Party has permitted the Party of the Second Party to develop the above said property land bearing **Plot No.2 East Part, admeasuring 250.5 Sq.Yards., Plot No.3, admeasuring 500 Sq.Yards., total admeasuring 750.5 Sq. Yards or its equivalent to 627.49 Sq.Mtrs., "PRAJAY GULMOHAR" in Survey Nos.108 Part to 119 Part, Situated at KUNTLOOR Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Pedda Amberpet Municipality**, more fully described in the Schedule herewith for construction of Stilt (Parking) + Five Floors Building. That the Party of the First Part have obtain the construction permission and sanction plan and other required permissions at the expenses of the Party of the Second Part. Total share of the Owner are entitled to allotment of Stilt (Parking) + Five Floors Building. Admeasuring **750.5** Square Yards, **40% Share to the First Party and 60% Share to the Second part.**

2) That the Party of the First Part do hereby declare that the above said property is free from all encumbrances, mortgages, charges, lien, attachments, claim, demand, and acquisition proceedings, court attachment, prior agreement and there is no legal impediment for construction of Stilt (Parking) & Upper Five Floors thereon by the Party of the Second Part.

That the Party of the First Part is having valid and perfect title and absolute possession of the above said property.

3) In consideration of the development of constructing multistoried Residential Apartment building in the Schedule-'A' site by the Developer with its own costs and expenses, the Developer are entitled to sell the Flats that fallen to its share (more fully described in the Schedule-'B' hereunder) to any intended purchaser/s and to appropriate the sale proceeds by the Developer only, the First Party is no way concern with such sale proceeds, vice versa the First Party is also entitled to sell the Flats that fallen to his share (more fully described in the Schedule-'B' hereunder) to any intended purchaser/s and to appropriate the sale proceeds by the First Party only, the Developer is no way concern with such sale proceeds.

4) The entire construction of Flats to be delivered to the First Party shall be constructed by the Developer in accordance with the specifications which are agreed and accepted by the First Party more fully described in "Specifications page" hereunder enclosed and which shall be read as part and parcel of this Agreement.

For ARHA INFRA

B. [Signature]
Managing Partner

For ARHA INFRA

K. [Signature]
Managing Partner

For RISHAB REALTORS AND DEVELOPERS

[Signature]

PARTNER



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5) The Developer shall bear all expenditure in execution of the project in all respects including getting various clearances for construction and approval of the plan from concerned authorities etc. And also the Developer shall pay from the date of execution of this Development Agreement with G.P.A., all the taxes duties, levies to either of State or Central Government authorities out of this Agreement till handing over of flats pertains to First Party in all respects including electricity, and the First Party is in no way concern regarding the expenses involved for the same.

6) After completion of the project the Developer shall obtain occupancy certificate from competent authority for the said multistoried Residential Apartment building with its own responsibility.

7) Both the parties are hereby agrees that this Development Agreement shall come into force from this day. The First Party hereby allowed the Developer and its men from this date to enter into the Schedule-'A' property for construction of Residential Apartment building as per the agreed terms of this Development Agreement.

8) The Developer shall bear all the charges of electricity consumption during the course of construction up to the date of intimating that the multistoried Residential Apartment building is completed and ready to occupy by issuing the handing over letter/s by the Developer to the First Party subject to obtain occupancy certificate from Municipality.

9) This Development Agreement is only meant for the development of Schedule-'A' property and this Agreement shall not be treated as a Partnership Deed between the First Party and Developer.

10) Whereas both the parties reserve the right to execute any Supplemental Agreement/s, if any of the terms agreed by and between the parties are omitted herein by inadvertence or otherwise. However there shall not be any deviation from the basic terms of understanding agreed to herein, unless parties hereto mutually agree to such deviation or inclusion of any new terms of Agreement and such Supplemental Agreement/s shall be read as part and parcel of this main Development Agreement.

11) If the completion of the building is delayed due to circumstances beyond their control, due to Acts of God or Force Majeure like War, Civil Commotion, Riots, Cyclone or Heavy Rains, Earthquakes, shortage of raw material nor can they be held responsible for such delay. The Developer shall not also incur any liability in the event of hostilities, rebellion, any changes in law or by the order of any Government or competent Authority including decision to revoke any permit or initiation of Land Acquisition proceedings the Developer is not able to deliver possession due to such circumstances within the above stipulated period. In case of alterations to the 'Schedule-B Flat' or in case the First Party chooses to upgrade the specifications of construction in addition to the specifications mentioned in the Specifications page, the period of construction and handing over of the 'Schedule-B Flat' shall be stands extended accordingly.

12) That the Party of the Second Part shall complete the construction of the Proposed building within a period of 18 Months. " Except delay by the reason force majeure, if any delay is occurred beyond the stipulated period of 18 Months in completion and delivery of possession flats to the party of the First Part, then the Party of Second Part agreed to pay Rs.10/- per Sq.ft., till the delivery of actual possession of flats."

For RISHAB REALTORS AND DEVELOPERS

[Signature]

PARTNER

For ARHA INFRA

[Signature]
Managing Partner

For ARHA INFRA

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[Signature]
Managing Partner

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13) The First Party hereby give undertaking that their will share all common areas and common services like staircases, passages, water tank, bore well, sump, pumps, electrical bus bar, watch man room, lift room, sewer lines, drains, open spaces and all others common amenities and facilities as provided under the Apartment Regulation Act to be shared in common along with other co-Owner in the multistoried Residential Apartment Building.

14) The First Party shall have no responsibility for profit or loss and liability for any accidents or liabilities of damages that may arise during the course of construction and the Developer undertakes to indemnify the First Party against all claims including Third party.

15) The First Party shall not be responsible for any commission or omission by the Developer, in respect of any amounts collected by the Developer from any person/s borrowed by it for the project. The Schedule-'A' property shall remain unaffected from any such liabilities.

16) The Developer shall not transfer or assign its contractual obligations got through this Agreement to any person or firm under any circumstances, but the Developer may engage sub-contractors for individual items of work like masonry, electrical installations, plumbing, flooring, wood work, painting etc., on its own responsibility for the quality and punctuality.

17) The First Party hereby assures the Developer that they have paid all taxes, payable in respect of the Schedule-'A' property to the concerned authorities upto the date of execution of this Agreement and also the scheduled property is free from all encumbrances or charges and they have unimpeachable title to the property And also the First Party hereby assures the Developer, that no tax appeal or revision petition or any Judicial proceedings against any departments in respect of Schedule-'A' property pending in any Court or Tribunal and if such proceedings on termination direct the First Party to pay any amounts, the First Party shall pay all such amounts, to the such departments. If any arrears are found subsequently the First Party undertake to clear all the dues, charges, penalties and arrears with his responsibility and Building insurance during construction to be paid by Developer

18) That it is understood among the parties to this agreement that the First Party shall bear all costs and charges (GST, sales tax and etc.,) in respect of the Flats that are falling to the share of First Party as described in the Schedule-B hereunder. That the First Party agreed shall pay the said GST amount to the Developer. All other charges for remaining flats i.e., Developer share flats duties, taxes (GST, sales tax and etc.,) levies shall be borne by Developer, to be formed among all the Owner of Flats in the proposed Residential Apartment building .

19) The Original Document will kept with First Party/Owner only whenever required by the Second Party/Developer the First party is ready to attend and show to any concerned authorities., if in case the First Party misuse/misplace with the original documents he is the responsible then their will ready to pay entire project cost along with compensation to the Second Party., the First Party has to handover the original documents to Second Party after obtaining occupancy certificate from the concern authorities.

For RISHAB REALTORS AND DEVELOPERS

Rishab

PARTNER

For ARHA INFRA

B. Lakshmi
Managing Partner

For ARHA INFRA

Arha
Managing Partner

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20) In the event of any civil or structural defects being noticed by the First Party in respect of the Flats that falling to their share, the Developer shall attend to the same within a period of one year from the date of obtaining occupation certificate from the concern authorities. However, cracks in plaster due to temperature fluctuations etc., being natural phenomena shall not be considered as defect.

21) During the execution of this project, in case of any fatal accidents or injury caused to the workmen/workers/staff engaged in the course of construction by the Developer or its sub contractor/s, either due to their negligence or otherwise resulting in lodging of a criminal complaint or civil claim of compensation, the Developer shall take the total responsibility for such accidents or injuries including the claim or compensation and criminal liability. The First Party shall not be held accountable or responsible for such acts of commission or omission by the workmen/workers/staff engaged by the Developer or its sub contractor/s for the execution of this project.

22) The term built-up area as used in this Deed shall includes the balcony areas and common amenities areas such as passages, corridors, staircases, lift well, head room, sump, water tank, septic tank, watchman room and power room etc. Whereas the Developer intends to get Sale Deed/s or other Deed/s for the Flats that falling to its share (more fully described in the Schedule-'B' hereunder) to be registered in future in its favour or in favour of its nominee/s (i.e., prospective purchasers of respective Flats), but the First Party is being preoccupied with their domestic affairs not able to visit the public offices frequently for completing the necessary works of development and registrations etc. Due to that reason, the First Party thought it fit to appoint the Developer on its behalf for completing the necessary works of development and registrations etc. Thus the First Party hereby authorised, appoints in pursuance of the obligations the Developer **M/s. ARHA INFRA**, represented by its Managing Partners 1. BANDI SHRAVAN KUMAR, AND 2. KOTHAKOTA RAGHUVARDHAN REDDY, as their lawful Attorneys/Agents to do the following acts, things and deeds for and on behalf of the First Party.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS :

1) The Developer is hereby authorised, to attend and represent the First Party before concern authorities of HMDA/MUNCIPALITY Tahsildar offices etc., in any matter in respect of Schedule-'A' property for getting necessary approvals, permissions, certificates, endorsements, NOC., etc. If necessary to sign on building Plans, estimates, applications, affidavits etc., on behalf of the First Party and to do all things necessary for getting the plan approval or for the revised plan approval.

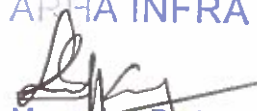
2) The Developer is hereby authorised, to execute any deed/s such as Gift if necessary for future road widening 10% built-up area to be mortgaged from the share of First Party as per the norms of plan approval under a registered Affidavit (Mortgage) in favour of **HMDA**, The Deeds of Rectification, Ratification etc., which the Attorney consider reasonable, to execute such deed/s in favour of such person/s or authorities and to present the same before the Joint Sub Registrar's Office concerned, to deliver the possession of the same to such person/s or authorities and to do all such things necessary and incidental for completing the registration.

For RISHAB REALTORS AND DEVELOPERS



PARTNER

For ARHA INFRA

B. 
Managing Partner

For ARHA INFRA

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a) As per the rules presently in force, for sanctioning approval for construction of Residential Apartment building, **HMDA** is insisting on Mortgage of about 10% of the prospective total built-up area of the proposed building as security for fulfillment of the conditions of such sanction so as to curtail scope for deviations in the actual construction and such 10% built-up area is to be mortgaged as required. The Developer agree to execute all requisite documents in that regard in favour of **HMDA** at the exclusive risk and expenditure of the Developer. Even then, the Developer shall fulfill the terms and conditions laid down in the approved plan during the course of construction and obtain occupancy certificate from the HMDA, Hyderabad in respect of the entire structures including the structures that may be mortgaged at the expenses and responsibility of the Developer. The Developer shall take the entire responsibility in finishing and execution of the project.

3) The Developer are hereby authorised, to negotiate terms for and to agree, and to sell the Flats that falling to the share of Developer only together with site upto an extent of **750.5 Sq.Yds.**, (more fully described in Schedule-'B' hereunder)

4) The Developer are hereby authorised, to enter into Sale Agreement/s with the prospective purchasers of Flats which are falling to the share of Developer, to receive any earnest money/advances from them, to give valid receipt to them. After receiving the balance sale consideration from the prospective purchasers, the Developer hereby authorise to execute Sale deed/s in favour of such Purchasers i.e., being nominees of the Developer, to present such deed/deeds of Sale before the Joint Sub Registrar's Office concerned, to deliver the possession of the same to such purchaser/s and to do all such things necessary and incidental for completing the registration. To sign on behalf of First Party for mutation of names of such purchaser/s in the revenue, local body and other Government records.

5) The Developer are hereby authorised, to attend and represent the First Party before concerned authorities of electrical department, for getting the electricity Service Connection/s, to change names, to shift the existing connections etc., and to do all such things necessary and incidental for completing the such works.

6) The Developer are hereby authorised, that the Developer are entitled to give lease/rent the Flats that falling to the share of Developer to any intended parties/institutions etc., and in pursuance to execute deed/s of Lease or License in favour of such parties/institutions, to present such deed/deeds of Lease or License before the Joint Sub Registrar's Office concerned, to deliver the possession of the same to such parties/institutions and to do all such things necessary and incidental.

For RISHAB REALTORS AND DEVELOPERS

Rishab

PARTNER

For ARHA INFRA

B. B. B.

Managing Partner

For ARHA INFRA

F. Roy

Managing Partner

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7) The Developer can raise loans/advances from the Banks/Financial Institutions by mortgaging the share of the Developer i.e., undivided and unspecified share of **750.5 Sq.Yds.**, including builder share of proposed built up area. The First Party specifically agrees that they don't have any objection for raising the loans/advances from the Bank / financial institutions by mortgaging the share of the Developer. Subject to the condition that the liability of the share of the Owner are restricted to the security in the property herein and the Owner shall not in any manner personally liable and creditors cannot have a charge on any of the assets of the Owner.

8) The Developer is hereby authorised, to attend and represent the First Party on the Schedule-'A' property, in all court proceedings both civil and criminal and in pursuance to sign on vakalats, statements, petitions, affidavits etc., and to file appropriate appeals, revisions, suits etc., and for the said purpose to appoint advocates, solicitors etc., to give evidence before the court and to deposit money in court and also to withdraw the same if necessary, to sign on all compromises and to have same recorded and generally to do all actions necessary to protect the interest of the First Party with regard to the Schedule-'A' property only.

9) The Power of Attorney given by First Party to the Developer through this Development Agreement coupled with G.P.A., shall be irrevocable, as the Developer would be incurring a lot of expenditure in promoting and developing the said property and would be investing their amounts for procuring sanctions, permission, licenses for electricity and water etc.

10) Even though the First Party have given Power of Attorney to the Developer on their behalf, if in case any of the authorities of Government insist the signatures of First Party in any petition, application or affidavit etc., the First Party hereby undertakes to subscribe their signatures/thumb impressions/photographs, whenever necessary as required by the Developer.

11) The First Party hereby assures and agrees that the Sale Deed/s and other deed/s to be executed, duly registered by the Developer on behalf of the First Party, in favour of Developer or their nominees or others shall be deemed to be their title deeds for all purposes Developer share only.

12) The First Party hereby agrees to ratify and confirm all the proper acts done by the Developer in pursuance of these presents and they shall be construed as if they were done by the First Party personally, but not improper acts.

13) The Flats falling under the share of the Developer can be sold to any other parties and the parties purchasing will not interfere with the land Owner in case of any delay in the completion of the project.

14) Obtaining the NOC, Occupancy, Dues regarding the construction of the project & its deviations and release of Mortgaged flats from HMDA falling under the share of the land Owner is the total responsibility of the Developer.

For RISHAB REALTORS AND DEVELOPERS

[Signature]

PARTNER

For ARHA INFRA

[Signature]
Managing Partner

For ARHA INFRA

[Signature]
Managing Partner

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SCHEDULE - A

All that the land bearing Plot No.2 East Part, admeasuring 250.5 Sq.Yards., Plot No.3, admeasuring 500 Sq.Yards., total admeasuring 750.5 Sq. Yards or its equivalent to 627.49 Sq.Mtrs., "PRAJAY GULMOHAR" in Survey Nos.108 Part to 119 Part, Situated at KUNTLOOR Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Pedda Amberpet Municipality, Registration Sub-District Hayathnagar and bounded as follows:

NORTH :: Neighbours Land,
SOUTH :: Road,
EAST :: Plot No.4,
WEST :: Plot No. 2 West Part,

In witness whereof the Parties have put their hands to this deed with free will and consent on the day, month and year first referred above.

SCHEDULE - B**FIRST PARTY ALLOTTED 40% OF SHARE (OWNER)**

FLOORS	FLATS	SQUARE FEET	U/D
First Floor	101	1975 Sq.Feet	75.05 Sq.Yds
First Floor	102	1975 Sq.Feet	75.05 Sq.Yds
Third Floor	301	1975 Sq.Feet	75.05 Sq.Yds
Fourth Floor	402	1975 Sq.Feet	75.05 Sq.Yds

SECOND PARTY ALLOTTED 60% OF SHARE (DEVELOPER)

FLOORS	FLATS	SQUARE FEET	U/D
Second Floor	201	1975 Sq.Feet	75.05 Sq.Yds
Second Floor	202	1975 Sq.Feet	75.05 Sq.Yds
Third Floor	302	1975 Sq.Feet	75.05 Sq.Yds
Fourth Floor	401	1975 Sq.Feet	75.05 Sq.Yds
Fifth Floor	501	1975 Sq.Feet	75.05 Sq.Yds
Fifth Floor	502	1975 Sq.Feet	75.05 Sq.Yds

JOINT SHARE OF THE FIRST PARTY (OWNER 40%) AND SECOND PARTY DEVELOPER 60%

FLOORS	FLATS	SQUARE FEET
Stilt	Parking	3950 Sq.Feet

For RISHAB REALTORS AND DEVELOPERS

B. M.

PARTNER

For ARHA INFRA

B. M.
Managing Partner

For ARHA INFRA

K. P.
Managing Partner



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Hayathnagar



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i.e . OWNER M/s. RISHAB REALTORS AND DEVELOPER, Rep. by its
 managing Partner:- Sri. RISHAB SETHIYA, S/o. UTTAM CHAND SETHIYA
 SHARE 7900 SFT & DEVELOPER M/s. ARHA INDRA SHARE 11850 SFT,
TOTAL 19750 SFT

In witness whereof the Parties have put their hands to this deed with free will
 and consent on the day, month and year first referred above.

WITNESSES:

1. 
2. Omalla Reddy

For RISHAB REALTORS AND DEVELOPERS



PARTNER

PARTY OF THE FIRST PARTY

For ARHA INFRA

1.





2.

Managing Partner

M/s. ARHA INFRA

(Managing Partner)

PARTY OF THE SECOND PART



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ANNEXURE - 1A

All that the Proposed Construction on Plot No.2 East Part, admeasuring 250.5 Sq.Yards., Plot No.3, admeasuring 500 Sq.Yards., total admeasuring 750.5 Sq. Yards or its equivalent to 627.49 Sq.Mtrs., "PRAJAY GULMOHAR" in Survey Nos.108 Part to 119 Part, Situated at KUNTLOOR Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, Under Pedda Amberpet Municipality,

- | | |
|--|-------------------------------------|
| 1) Description of the Building | : Stilt + Five Floors |
| a) Nature of Roof | : R.C.C. |
| b) Type of Structure | : Framed Structure |
| 2) Age of the Building | : Proposed Construction |
| 3) Total Extent of Site | : 750.5 Square Yards |
| 4) Building area particulars
(With Breakup floor-wise) | |
| In the Stilt Floor | : 3950 Square Feet (Parking Area) |
| In the First Floor | : 3950 Square Feet |
| In the Second Floor | : 3950 Square Feet |
| In the Third Floor | : 3950 Square Feet |
| In the Fourth Floor | : 3950 Square Feet |
| In the Fifth Floor | : 3950 Square Feet |
| | ----- |
| | : 23700 Square Feet (Proposed area) |
| | ----- |
| 6) Executant estimate of the
MV of the Proposed construction/
Building (Including Parking) | : Rs.2,46,87,500/- |

CERTIFICATE

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

Date:

For RISHAB REALTORS AND DEVELOPERS



Signature of the Executant **PARTNER**

For ARHA INFRA

1. 

Managing Partner

2. 
Signature of the Claimants

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SPECIFICATIONS

Analysis	:	Soil Analysis for structural strength and for ground water by geological surveyors.
Structure	:	R.C.C .Framed Structure. Designed by well experienced Civil Engineer.
Vaasthu	:	100% Vasthu & Sufficient Cross Ventilation.
Walls	:	9" thick for external walls and 4" thick for internal walls.
Doors	:	Frames well-seasoned country wood and Water resistant flush doors of standard make.
Main Door	:	Teak Wood frame and Teak Wood Door.
Windows	:	UPVC Windows, with safety grills.
Lift	:	Kone, Johnson or equivalent
Electrical	:	Concealed copper wiring with sufficient points. (Provision for A.C., Mixer, Fridge, Telephone & other Internal points will be provided).
Flooring	:	2'0" x 4'0" Verified tiles flooring for all rooms.
Toilets	:	Glazed ceramic tiles dado upto 6' height white Concealed piping.
Kitchen	:	Black Granite Kitchen platform with sink & glazed Ceramic tiles dado upto 2'0" height above the platform.
Water supply	:	24 hours water supply from bore well.
Paintings		
External	:	2 coats emulsion paint.
Internal	:	Internal walls two coats emulsion all doors and windows one coat putty primer and two coats of enamel paint
Power backup	:	Generator facility will be provided for all flats.

For RISHAB REALTORS AND DEVELOPERS

PARTNER

For ARHA INFRA

Managing Partner

For ARHA INFRA

Managing Partner



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Hayathnagar

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Government of India

రీషాబ్ సెథియా
Rishab Sethiya

పుట్టిన తేదీ/DOB: 13/12/1990
పురుషుడు / Male

9599

For RISHAB REALTORS AND DEVELOPERS

అధార్
Unique Identification Authority of India

చిరునామా: S/O: ఉత్తమ్ చంద్ సెథియా
ప్లట్ నెం-11, ఎమ్.వి.సి. కాలనీ, తరబుండ్
సిక్h వీల్జి, తిరుమలగిరి,
మనోవికాస్ నగర్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500009

Address: S/O: Uttam Chand
Sethiya, Plot No-11, SBI
colony, tarbund, Sikh Village,
Tirumalagiri,
Manovikasnagar,
Hyderabad, Andhra Pradesh,
500009

PARTNER

9599

1847 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

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Government of India

బాండ్ శ్రావణ్ కుమార్
Bandi Shrawan Kumar
పుట్టిన తేదీ/DOB: 24/06/1986
పురుషుడు/ MALE

0819
VID : 9134 4782 7244 4647

For ARHA INFRA

Managing Partner

అధార్
Unique Identification Authority of India

చిరునామా:
సంబంధములు: కె.ఎస్.ఆర్. రోడ్, 16-2-751/సీ.9, కోడ్ నెం
2, ప్లట్ నెం 9, ఆంధ్ర ప్రదేశ్ ప్రభుత్వ కార్యాలయము, న్యూ
సాల్దాబాద్ కాలనీ, న్యూ సాల్దాబాద్,
తెలంగాణ - 500059

Address:
C/O Kanakalah Bandi, 16-2-751/A/9, Road
No 9, Lane No 9, Genthia Prasthanhi Kurnali
Colony, Karan Bagh, New Saldabad Colony,
Saldabad, Hyderabad,
Telangana - 500059

0819
VID : 9134 4782 7244 4647

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GOVERNMENT OF INDIA

కోత్లాకోట రఘువర్ధన్ రెడ్డి
Kothakota Raghuvardhan Reddy
పుట్టిన తేదీ/DOB: 27/08/1978
పురుషుడు / MALE

8844

For ARHA INFRA

అధార్
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O కోత్లాకోట ప్రతాప్ రెడ్డి, 3-36/1, బాండ్
రాయ్పాకులా, బందారాయ్పాకులా, మాహబుబ్ నగర్,
తెలంగాణ - 509235

Address :
S/O Kothakota Prathap Reddy, 3 - 36/1,
banda rayipakula, Bandaraipakula,
Mahabubnagar, Telangana - 509235

8844

భారత ప్రభుత్వం
Government of India

బి.ఎస్. సుమన్ చారి
B Sai Suman Chari
పుట్టిన తేదీ/DOB: 16/09/1993
పురుషుడు/ MALE

9725
VID : 9177 4043 2647 7190

నా అధార్, నా సుర్తింపు

అధార్
Unique Identification Authority of India

చిరునామా:
సీ/ఓ. బినారమ్ శ్యామ్ సుందర్ చారి, ప్లట్ నెం 61, సుషిమా సై నగర్ కాలనీ, రోడ్ నెం 1, సీఆర్ డిజి స్కూల్, వానాస్థలిపూర్, హయత్ నగర్, కె.వి. రంగారెడ్డి, తెలంగాణ - 500070

Address:
S/o. Binaram Shyam Sunder Chari, Plot No
61, Sushima Sai Nagar Colony, Road No 1,
Near SR Digi School, Vanasthalipuram,
Hayathnagar, K.v. Rangareddy,
Telangana - 500070

9725
VID : 9177 4043 2647 7190

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భారత ప్రభుత్వం
Government of India

పేరు రెడ్డి
D Mallu Reddy
జన్మన తేదీ / DOB 19/01/1984
లింగం / Male

Mallanarayana

అధికారి - సామాన్యుని హక్కు

భారత ఏకైక గుర్తింపు సంస్థానం
Unique Identification Authority of India

చిరునామా
S/O Dhanuodhar Reddy 1 43/2
JAJALA HANUMAN TEMPUL
JAJALA Jagala Mahabubnagar
Jagala, Andhra Pradesh 509324

9951

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RISHAB SETHIYA
UTTAM CHAND SETHIYA
13/12/1989
Permanent Account Number
CJRPS8357Q

Signature

Sheet 1 of 1

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GANDI SHRAYAN KUMAR
GANDI KANAKAIAH
24/08/1988
Permanent Account Number
BXPB8816M

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KOTHAKOTA RAGHUVARDHAN REDDY
PRATHAP REDDY KOTHAKOTA
27/08/1978
Permanent Account Number
DADPK5475H

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RISHAB REALTORS AND DEVELOPERS
24/02/2016
Permanent Account Number
AATFR6428E

For RISHAB REALTORS AND DEVELOPERS

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACAFA7785Q

ARHA INFRA

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06/01/

For ARHA INFRA



13. *[Signature]*

Managing Partner

