



Government of Telangana
Registration And Stamps Department

24/3/22

Payment Details - Citizen Copy - Generated on 04/04/2022, 03:08 PM

SRO Name: 1519 Maheswaram

Receipt No: 7876

Receipt Date: 04/04/2022

Name: D CHANDRASEKHAR REDDY

Transaction: Development Agreement Cum GPA

CS No/Doct No: 7907 / 2022

Chargeable Value: 0

DD No:

DD Dt:

Challan No:

E-Challan No: 312NU6280322

Bank Name:

Bank Branch:

Challan Dt:

E-Challan Dt: 28-MAR-22

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				100000
Deficit Stamp Duty				511150
User Charges				500
Total:				611650

In Words: RUPEES SIX LAKH ELEVEN THOUSAND SIX HUNDRED FIFTY ONLY

Prepared By: SRINIVASP

RETURNED
Date: 24/3/22

Signature by SR

38/45	316/P PLOT: 19 EXTENT: 932SQ.Yds Boundaries: [N]: 50 FEET ROAD [S] PLOT NO.20 [E]: 33'-0" WIDE ROAD [W]: PLOT NO.25 Link Doct: 12904/2007 of SRO 1519	(R) 05-05-2018 (E) 05-05-2018 (P) 05-05-2018	0101 Sale Deed Mkt.Value:Rs. 652400 Cons.Value:Rs. 653000	1.(EX)N PURNA CHANDRA RAO 2.(CL)1. BHAVISETTI PRAHALAD 3.(CL)2.BHAVISETTI MAHATHI	7429/ MAHE
39/45	VILL/COL: TALAKONDAPALLE/TALAKONDAPALLE W-B: 0-0 SURVEY: 364 365 366 411 412 413 414 415 416 417 419 420 EXTENT: 20 Acres Boundaries: [N]: LAND IN SY.NO.362 & 350 [S] LAND OF E NARAYANA [E]: LAND OF K OMKARAM [W]: LAND OF D RAM REDDY Link Doct: 6933/2006 of SRO 1408	(R) 28-04-2018 (E) 26-04-2018 (P) 28-04-2018	0904 Mkt.Value:Rs. 3000000 Cons.Value:Rs. 0	1.(PL)SALENDRI RAMESH 2.(AY)KOTHA MANOHAR REDDY	7109/ MAHE
40/45	VILL/COL: MAHESWARAM/MAHESWARAM W-B: 0-0 SURVEY: 218 217 219 EXTENT: 278 Guntas Addl.Desc: BORE WELL WITH BORE WELL AGL.CONNECTION Boundaries: [N]: AGRI LAND OF CHATTARI [S] LAND OF NARAYANA [E]: ROAD & AGRI LAND OF S.NARSIMHA REDDY & 20 FT WIDE ROAD [W]: AGRI LAND OF JANGAIAH & SAMUEL Revokes: 0/0 of SRO 0	(R) 11-05-2006 (E) 11-05-2006 (P) 11-05-2006	0904 Revocation of Gift & Set tement Mkt.Value:Rs. 288000 Cons.Value:Rs. 290000	1.(DE)S.HIMA BINDU REDDY 2.(DR)SINGAL REDDY VENKATA NARAYANA REDDY	CD. 6933/ MAHE
41/45	VILL/COL: TALAKONDAPALLE/TALAKONDAPALLE W-B: 0-0 SURVEY: 364 965 366 411 412 413 414 415 416 417 419 420 EXTENT: 25.875 Acres Boundaries: [N]: KANDE ONKARAM LAND [S] DOMA RAM REDDY LAND [E]: SYNO.362, 350 [W]: IRITAMONI NARAYANA LAND	(R) 20-06-2006 (E) 20-06-2006 (P) 20-06-2006	0101 Sale Deed Mkt.Value:Rs. 362250 Cons.Value:Rs. 784500	1.(CL)SALENDRI RAMESH 2.(EX)K. VAJRALINGAM 3.(EX)D.JAYAPRAKASH REDDY 4.(EX)P. YADAGIRI REDDY 5.(EX)KETHAVATH LAXMAN 6.(EX)P. ASHOK 7.(EX)SALENDRI YADIAIAH 8.(EX)SALENDRI NARSAMMA 9.(EX)SALENDRI RAMESH 10.(EX)SALENDRI KRUSHNA	CD. 6933/ KALW.
42/45	VILL/COL: TALAKONDAPALLE/TALAKONDAPALLE W-B: 0-0 SURVEY: 60/A EXTENT: 11 Guntas Boundaries: [N]: ETAMONI SATHAIAH LAND [S] DOMA RAM REDDY LAND [E]: K. VAJRALINGAM AND OTHERS LAND [W]: ROAD	(R) 20-06-2006 (E) 20-06-2006 (P) 20-06-2006	0101 Sale Deed Mkt.Value:Rs. 4950 Cons.Value:Rs. 0	1.(CL)SALENDRI RAMESH 2.(EX)K. VAJRALINGAM 3.(EX)D.JAYAPRAKASH REDDY 4.(EX)P. YADAGIRI REDDY 5.(EX)KETHAVATH LAXMAN 6.(EX)P. ASHOK 7.(EX)SALENDRI YADIAIAH 8.(EX)SALENDRI NARSAMMA 9.(EX)SALENDRI RAMESH 10.(EX)SALENDRI KRUSHNA	CD. 6933/ KALW.
43/45	VILL/COL: MAHESWARAM/MAHESWARAM W-B: 0-0 SURVEY: 81 EXTENT: 1 Acres Boundaries: [N]: LAND OF MOHD.HABEEBUDDIN [S] ROAD LEADS FROM MAHESHWARAM TO THUMMALOOR [E]: LAND OF MOHD.HABEEBUDDIN [W]: S C COLONY	(R) 11-05-2006 (E) 11-05-2006 (P) 11-05-2006	0101 Sale Deed Mkt.Value:Rs. 200000 Cons.Value:Rs. 0	1.(EX)SORALA MALLESH 2.(CL)MOHAMMED HABEEBUDDIN	CD. 6931/ MAHE



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 6312 Date 04-04-2022
 Sold To G.V. Satish Kumar Reddy
 For Whom G.R. Reddy
 For Whom M/s ACE Estates

AM 349766
 M. ANITHA

LICENCED STAMP VENDOR
 L No. 15-12-052/2011, R/o. 15-12-052/2011
 H.No. 7-30, Maheshwaram (V.S.R.)
 S.R. Dist - 501359, Cell: 83093139

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is made and executed on this the 04th day of April 2022, at Maheshwaram, Ranga Reddy Dist, Telangana: -

Mr. DOMA CHANDRASEKHAR REDDY S/o. Doma Hari Kishan Reddy, aged about 69 years, Occ: Business, R/o. H.No.1-4/2, Maheshwaram Village and Mandal, Ranga Reddy District-501359. (AADHAR: 6524 0813 6457, PAN: AILPD4313N)

[HEREINAFTER to be called and referred as "LANDOWNERS", which term shall mean and include all their respective heirs, executors, successors, representatives, administrators and assignees etc., of the FIRST PART]

IN FAVOUR OF

M/s. ACE ESTATES, (PAN NO: ABQFA5176N) a partnership firm having its Office at 3rd & 4th Floor, Plot No. 227, D. No. 3-227/NR, Phase II, Kavuri Hills, Hyderabad - 500033, Telangana State, Rep. by its Managing Partner: **Mr. G.V. SATISH KUMAR REDDY** (AUTHORIZED SIGNATORY OF THE COMPANY), S/O. Dr. G. R. REDDY, aged about 56 years, (AADHAAR NO:662279033195. PAN NO: ADRPG7467R)

For ACE ESTATES

[Signature]

[Signature]
 Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Maheswaram 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 3 and 4 on the 04th day of APR, 2022 04th day of APR, 2022 by Sri D Chandrasekhar Reddy

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S ACE ESTATES, REP BY MANAGING PARTNER G V SATISH KUMAR REDD S/O. G R REDDY OFFICE AT PHASE-I, KAVURI HILLS, HYD	
2	EX			DOMA CHANDRASEKHAR REDDY S/O. D HARI KISHAN REDDY R/O. MAHESHWARAM VILLAGE AND MANDAL, R R DIST	

Identified by Witness:

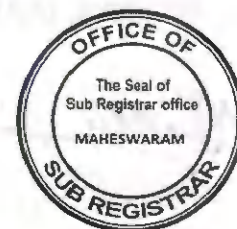
Sl No	Thumb Impression	Photo	Name & Address	Signature
1			MAHABOOB KHAN HYD	
2			S VARAPRASAD NELLORE	

04th day of April, 2022

Signature of Sub Registrar
Maheswaram**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6457 Name: Doma Chandra Shekar Reddy	S/O Doma Hari Kishan Reddy, Sirigiripur, Rangareddi, Andhra Pradesh, 501359	
2	Aadhaar No: XXXXXXXX3195 Name: G.V. Satish Kumar Reddy	S/O G. Radhakrishna Reddy, Banjara Hills, Hyderabad, Andhra Pradesh, 500034	

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[HEREINAFTER to be called and referred as "DEVELOPER", which term shall mean and include all its executors, successors, representatives, administrators and assignees etc., of the SECOND PART]

SUBJECT MATTER OF THE DAGPA:

All that the Land totally admeasuring Acres 3-12 Guntas or Equal to 15,972 Sq Yds in Survey Nos. 327/A/4, 327/A/1, 327/A/2/1/2, 317/E1/1/2, 317/E5, 317/E1/1/1 and 317/E1/1/3 situated at Maheswaram Village and Mandal, Ranga Reddy District.

LINK/FLOW OF TITLE IN RESPECT OF THE SCHEDULE LAND HEREUNDER:

WHEREAS:

- A. Originally Mohammed Sirajuddin along with others were tenants and were holding tenancy Rights, which tenancy rights were later on surrendered to Smt. Kousalya.
- B. That the Tahsildar, Maheswaram Mandal was pleased to pass an order accepting the surrender of tenancy rights vide Proceedings No. B/702/2004 dt. 02/06/2004 in respect of Ac.6.17 Gnts.in Survey No. 327, Maheswaram Village & Mandal, Ranga Reddy District.
- C. That pursuant to the above, N. Kousalya was duly recorded as Pattadar and Possessor in respect of Ac. 6-17 Gnts. in Survey No. 327, Maheswaram Village & Mandal, Ranga Reddy District by virtue of Order passed in Proceedings NO. B/3832/88 dated 31-10/1988.
- D. N. Kumar Goud, N. Srinivas Goud, N. Sridhar Goud, K. Rajdender Goud, E. Vani jointly purchased an extent of Ac.6-17 Gnts. in Survey No. 327 from N. Kousalya by and under a Registered Sale Deed dated 15-04-2005 vide Document No. 1570/2005. Subsequently, Tahsildar passed order in proceeding NO.2878 of 2005 for mutation in respect of Ac.6-17 Gnts.in Survey No. 327 of Maheshwaram Village & Mandal, Ranga Reddy District in favour of N. Kumar Goud, N. Srinivas Goud, N. Sridhar Goud, K. Rajender Goud and E. Vani.
- E. N. Srinivas Goud had purchased an extent of Ac.0.10 Gnts. in Survey No.327/A/2 from N. Kousalya by and under Registered Sale Deed bearing Document No. 1570 of 2005 dated 15.04.2005.
- F. Vani had purchased an extent of Ac.1.10 ½ Gnts. in Survey No. 327/A/5, situated at Maheswaram Village and Mandal, Ranga Reddy District from N. Kousalya by and under a Registered Sale Deed bearing document no. 1570/2005 dated 15.4.2005.
- G. K. Rajender Goud had purchased an extent of Ac.1.10 ½ Gnts. in Survey No. 327/A/4, situated at Maheswaram Village and Mandal, Ranga Reddy District from N. Kousalya by and under a Registered Sale Deed bearing document no. 1570/2005 dated 15.4.2005.

For ACE ESTATES

Managing Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	514305	0	0	0	514405
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	615305	0	0	0	615405

Rs. 514305/- 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. 51440500/- was paid by the party through E-Challan/BC/Pay Order No .312NU6280322,D18ACE040422 dated ,28-MAR-22,04-APR-22 of ,SBIN/,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 611700/-, DATE: 28-MAR-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0184039804138,PAYMENT MODE:CASH-1001138,ATRN:0184039804138,REMITTER NAME: G V SATISH KUMAR,EXECUTANT NAME: D CHANDRA SEKHAR REDDY,CLAIMANT NAME: ACE ESTATES). (2). AMOUNT PAID: Rs. 3655/-, DATE: 04-APR-22, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 9574932349036,PAYMENT MODE:NB-1001138,ATRN:9574932349036,REMITTER NAME: G V SATISH KUMAR,EXECUTANT NAME: D CHANDRA SEKHAR REDDY,CLAIMANT NAME: ACE ESTATES).

Date:

04th day of April,2022

Signature of Registering Officer
Maheswaram

Certificate of Registration

Registered as document no. 7479 of 2022 of Book-1 and assigned the identification number 1 - 1519 - 7479 - 2022 for Scanning on 04-APR-22 .

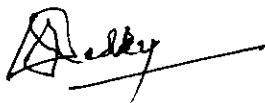
Registering Officer
Maheswaram
(K Mahender)

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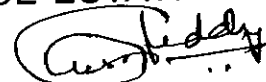
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- H. N. Kumar Goud had purchased an extent of Ac.1.11 Gnts. in Survey No. 327/A/1, situated at Maheswaram Village and Mandal, Ranga Reddy District from N. Kousalya by and under a Registered Sale Deed bearing document no. 1570/2005 dated 15.4.2005.
- I. Pushpavathi purchased land admeasuring Ac.1-10 ½ Gnts. in Survey No. 327/A/4, land admeasuring Ac. 1.10 ½ Gnts. in Survey No. 327/A/5 and land admeasuring Ac.0.10 Gnts. in Survey No. 327/A/2, totally admeasuring Ac. 2-31 ½ Gnts., situated at Maheswaram Village and Mandal, Ranga Reddy District having purchased the same from K. Rajender Goud, E. Vani and N. Srinivas Goud by and under a Registered Sale Deed dt. 16.5.2016 bearing Document No. 2657 of 2016 and the same was registered in the Office of SRO, Maheswaram.
- J. The Landowner herein had purchased an extent of land admeasuring Ac. 1-07 Guntas in Survey No. 327/A/4 out of land admeasuring Ac.1-10 ½ Gnts. in Survey No. 327/A/4, situated at Maheswaram Village and Mandal, Ranga Reddy District from J. Pushpavathi by and under a Registered SaleDeed bearing Document No. 586 of 2022 dated 14.02.2022.
- K. Further, N. Anusha was the owner and possessor of Ac.1.10 Guntas in Survey NO. 327/E/3, situated at Maheshwaram Village and Mandal, Ranga Reddy District by virtue of inheritance and as evident from mutation proceedings No. D-1270 /2015 dt. 20.11.2015.
- L. G. Sashidhar purchased land admeasuring Ac.1.11 Gnts. in Survey No. 327/A/1, land admeasuring Ac. 1.10 ½ Gnts. in Survey No. 327/A/3, land admeasuring Ac.0.10 Gnts. in Survey No. 327/A/2, totally admeasuring Ac. 2-31 ½ Gnts., situated at Maheswaram Village and Mandal, Ranga Reddy District having purchased the same from N. Kumar Goud, N. Anusha and N. Srinivas Goud by and under a Registered Sale Deed dt. 18.5.2016 bearing Document No. 2568 of 2016 and the same was registered in the Office of SRO, Maheswaram.
- M. The Landowner herein had purchased an extent of land admeasuring Ac. 1-00 Guntas in Survey No. 327/A/1 out of land admeasuring Ac.1-11 Gnts. in Survey No. 327/A/1, situated at Maheswaram Village and Mandal, Ranga Reddy District from G. Shashidhar by and under a Registered Sale Deed bearing Document No. 582 of 2022 dated 14.02.2022.
- N. Further, one Middinti Balaraj had purchased an extent of land admeasuring Acres 0-05 Guntas in Survey no. 327/A/2/1/2 by and under a Registered Sale Deed bearing document no. 4545/2015 dated 05.10.2015 and has in turn sold land admeasuring Acres 0-05 Guntas in Survey No. 327/A/2/1/2 situated at Maheswaram Village and Mandal, Ranga Reddy District to the Landowner herein by and under a Registered Sale Deed bearing document no. 20161 of 2019 dated 26.06.2019.



For ACE ESTATES



Managing Partner

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- O. The Landowner herein had purchased a further extent of land admeasuring Ac. 0-05 Guntas in Survey No. 327/A/2/1/2 situated at Maheswaram Village and Mandal, Ranga Reddy District from Middinti Balaraj by and under a Registered Sale Deed bearing Document No. 20160 of 2019 dated 26.06.2019.
- P. Further one Bodla Sunita was the owner of land admeasuring Acres 0-09 Guntas in Survey No. 317/E1/1/3 situated at Maheswaram Village and Mandal, Ranga Reddy District. The landowner herein had purchased an extent of Acres 0-09 Guntas in Survey No. 317/E1/1/3 situated at Maheswaram Village and Mandal, Ranga Reddy District from Bodla Sunita through her GPA Holder JPS Developer by and under a Registered Sale Deed bearing document no. 1991/2021 dated 04.09.2021.
- Q. Further JPS Developers were the owner of land admeasuring Acres 0-12 Guntas in Survey No. 317/E1/1/2 and Acres 0-05 Guntas in Survey No. 317/E5 totally admeasuring Acres 0-17 Guntas situated at Maheswaram Village and Mandal, Ranga Reddy District. The landowner herein had purchased an extent of land admeasuring Acres 0-12 Guntas in Survey No. 317/E1/1/2 and Acres 0-05 Guntas in Survey No. 317/E5 totally admeasuring Acres 0-17 Guntas situated at Maheswaram Village and Mandal, Ranga Reddy District from JPS Developers by and under a Registered Sale Deed bearing document no. 1759/2021 dated 05.08.2021.
- R. Further one B. Arundati was the owner of land admeasuring Acres 0-09 Guntas in Survey No. 317/E1/1/1 situated at Maheswaram Village and Mandal, Ranga Reddy District. The landowner herein had purchased an extent of Acres 0-09 Guntas in Survey No. 317/E1/1/1 situated at Maheswaram Village and Mandal, Ranga Reddy District from B. Arundati through her GPA Holder JPS Developer by and under a Registered Sale Deed bearing document no. 1990/2021 dated 04.09.2021.
- S. The Landowner herein therefore the owner of land totally admeasuring Acres 3-12 Guntas in the following manner:

S. No.	Extent	Survey No.	Document No.
1.	Acres 1-07 Guntas	327/A/4	586/2022
2.	Acres 1-00 Guntas	327/A/1	582/2022
3.	Acres 0-05 Guntas	327/A/2/1/2	20160/2019
4.	Acres 0-05 Guntas	327/A/2/1/2	20161/2019
5.	Acres 0-12 Guntas	317/E1/1/2	1759/2021
6.	Acres 0-05 Guntas	317/E5	1759/2021
7.	Acres 0-09 Guntas	317/E1/1/1	1990/2021
8.	Acres 0-09 Guntas	317/E1/1/3	1991/2021
	Acres 3-12 Guntas		



For ACE ESTATES



 Managing Partner

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- T.** The Landowner herein being the owner of the land admeasuring Acres 3-12 Guntas or Equal to 15972 Sq Yds in situated at Survey Nos. 327/A/4, 327/A/1, 327/A/2/1/2, 317/E1/1/2, 317/E5, 317/E1/1/1 and 317/E1/1/3 situated at Maheswaram Village and Mandal, Ranga Reddy District had mutated in the revenue records vide Patta No.: 60359, Pass Book and Title Deed No. T05160261390, issued by Mandal Tahsildar Maheshwaram, Ranga Reddy District. The above said land has been converted from Agriculture to Non Agriculture Land vide proceeding No.2200193198, Dated:25-02-2022. issued by Tahsildar & Jt.Sub Registrar Maheshwaram, Ranga Reddy District.
- U.** The Landowner herein being the owner of the land admeasuring Acres 3-12 Guntas or Equal to 15972 Sq Yds in situated at Survey Nos. 327/A/4, 327/A/1, 327/A/2/1/2, 317/E1/1/2, 317/E5, 317/E1/1/1 and 317/E1/1/3 situated at Maheswaram Village and Mandal, Ranga Reddy District. had agreed to give for development.
- V.** The Landowner herein with a view to get better advantages out of the Schedule Land herein are desirous of developing the Schedule Land into residential plots for residential purposes and for the same were on lookout for a reputed and experienced DEVELOPER who will be able to formulate a scheme for development of the said land into residential plots. The DEVELOPER herein, which is in the business of real estate has sufficient expertise, financial and managerial capabilities, clout, men and machinery to undertake the development of the properties and the LANDOWNER has offered the Schedule Land for development and the DEVELOPER herein evinced interest in development of Schedule Property into a residential lay-out by carving out plots after obtaining all the requisite permits and sanction of plans from the concerned Governmental Authorities/Departments etc., for the proposed Project for the purpose of development.
- W.** The LANDOWNER hereinabove have approached the DEVELOPER, herein and offered to entrust the developmental rights for developing the Schedule Property herein and in pursuance of the same, the DEVELOPER has evinced its interest and accepted the proposal of the LANDOWNER and agreed to develop the Schedule Property herein.
- X.** The LANDOWNER represented to the DEVELOPER as under:
- a) That the LANDOWNER is the absolute owner and has clear, marketable, subsisting title and vacant physical possession of their respective holdings in the Schedule Property herein. None other than the LANDOWNER has any right, title and interest or share therein.
- b) That there are no litigations or disputes pending or threatened in respect of the Schedule Property nor have they entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule Property with any other person/s, nor have they issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule Property in any manner, howsoever;



For ACE ESTATES

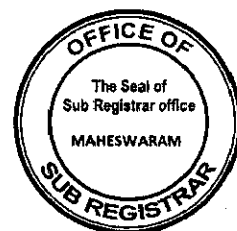


Managing Partner

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- c) That the Schedule Property is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;
 - d) That there are no claims, mortgages, charges, lien or encumbrances on the Schedule Property;
 - e) That the LANDOWNER does not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule Property in any manner, whatsoever;
 - f) That there are no easements, quasi-easement, tenants, restrictive covenants or other rights or servitudes in respect of the Schedule Property and that the LANDOWNER has not received any notice of acquisition or requisition in respect of the Schedule Property under any Statute or from any authority.
 - g) The LANDOWNER declares and confirms that there are no wakfs, tombs, mosques, burial grounds and/or any charge or encumbrances relating to or on the said schedule property or any part thereof.
 - h) The LANDOWNER has the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed;
- Y. The DEVELOPER acting on the above representations has consented and agreed to develop the Project on the Schedule Property at its own cost and expense and agreed to construct and complete the Project. In pursuant to above offer and acceptance by the Landowner and the Developer to develop the Schedule Property into a lay-out of residential plots, the DEVELOPER has accepted to develop the Schedule Property and the Parties hereinabove have deemed it fit and proper to reduce the terms and conditions reached among themselves into writing and hence this Development Agreement cum General Power of Attorney.
- Z. WHEREAS the parties of the First Part have agreed to give the property on development to be developed along with adjacent properties being developed by the Developer. Each of the Landowners shall be allotted plots proportionate to their sharing ratios and land holding as mentioned in clause No. 12 of this agreement.

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

The LANDOWNER and the DEVELOPER hereto agree that the Schedule Property shall be developed and inter-alia the lay out and residential plots are shared between them in the manner and in accordance with the terms and conditions recorded hereinafter:

For ACE ESTATES


Managing Partner



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1. **DEVELOPMENT OF LAND AND COST:**

- a. That the Developer here by agrees and undertakes to develop the Schedule Property at its own cost into residential plots and to undertake all necessary and incidental works in respect there of i.e., to Survey the land, engage Architects, Contractors, Workers, Agents and any other acts required for the purpose of fulfilling the obligations mentioned in this Agreement.
- b. The Landowner hereby authorizes and empowers the Developer to develop the Schedule Property herein at the sole cost and expenses of the Developer as per the architectural designs, permits and sanction plans to be accorded and approved by the Competent Authorities.
- c. Pertaining to the development of the Schedule Property, the Developer shall in consultation with the Landowner prepare and finalize the layout, development plans including modifications thereof and shall obtain required sanctions, permits and approvals from the Statutory Authorities and however any expenditure including the expenditure to be incurred towards payment of fees, charges as may be levied by the concerned Authorities together with other incidental costs/charges, including the professional fees incurred towards engagement of architects and other consultants shall be exclusively borne by the Developer only. In the event of the parties mutually agreeing to provide for any additional/extra infrastructure or any superior specifications to the project in addition to the specifications decided to suit the requirement of the prospective purchasers or lessees, such extra/additional cost to be incurred for providing the same, which is over and above the agreed specifications shall be borne by the Party opted for modifications and the details of such terms/expenditure shall be detailed in writing before execution of the modifications.
- d. The Developer will be entitled to engage architects, engineers, contractors and others as it deems fit to execute the development work. In case of any disputed 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 effort. The Developer shall be responsible for the consequences of the development over the Schedule Property and shall be liable for any deviation in the development from the sanctioned plan. The Landowner shall not have any liability for such deviation in development.
- e. The Landowner hereby agrees that the Developer may at its own discretion acquire or enter into development contract with any lands abutting the Schedule Property for the purpose of development as a common project. However, the Developer herein agrees that the act of acquiring or clubbing abutting lands shall not impact/effect on the timelines and development specifications and completion of the Schedule Property in this Development Agreement cum General Power of Attorney.

For ACE ESTATES


Managing Partner



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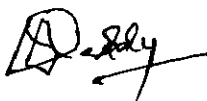


2. SHARING RATIO OF DEVELOPMENT OVER THE SCHEDULE PROPERTY:

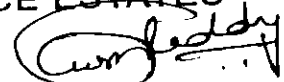
- a. In consideration of the project, the Landowners and Developer herein have agreed to allot the developed property at the ration of 60:40, whereas 60 % of the developed area falls to the share of the Land Owner and 40% of the developed area falls in the share of the Developer. The details of allocation of respective plots shall be done after obtaining sanction from HMDA under a Supplementary Agreement and the same shall be treated as part and parcel of this Agreement.
- b. The Landowner herein have agreed and accepted and confirms that the Developer has the right to sell, transfer, convey, assign proportionate agreed rights over the developments over the Schedule Property to which the Developer is entitled to under this Agreement in favour of the purchaser or their nominees as the Developer specify and for that purpose and the Developer shall execute all such deed/s and/or document/s as would be necessary for conveying the developments over the Schedule Property.

3. PERMISSION TO ENTER:

- a. The Landowner hereby entrusted the Schedule Property to the Developer which is free of all encumbrances and obstructions, solely for the purposes as contemplated in this Agreement to develop the Schedule Property into residential plots and further authorize the Developer, its agents, servants and associates to enter upon the Schedule Property for the exclusive purpose of developing the Schedule Property.
- b. The Developer shall be authorized to enter upon the Schedule Property as contemplated in this clause from the date of the grant of license and the Landowner shall not in any manner whatsoever obstruct the implementation of the development over the Schedule Property.
- c. The Landowner herein accepts that in case if all the Land Owners are collectively not available at the same time for execution of the Development Agreement or any other supplemental agreements as may be required, then individual Development Agreements or any other supplemental agreements with respect to the Schedule Property may be entered by each Landowner with the Developer in respect of their respective/ individual shares for ease of transaction and that other Landowners will not have any objection to the above said arrangement.
- d. The Landowner shall not revoke the permission so granted, till the completion of the entire development as the agency created is one coupled with interest in so far as the Developer will be incurring expenditure for the development of the residential plots over the Schedule Property, having been permitted to develop by obtaining permits, sanction plans, license etc., provide nothing herein contained shall be construed as delivery of possession of the Schedule Property in part performance of any Agreement of Sale under Section 53-A of Transfer of Property Act, 1882 or Section 2(47)(v) of Income Tax Act 1961.



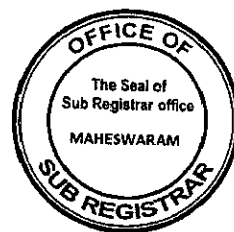
For ACE ESTATES



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4. MODE OF EXECUTION AND DEVELOPMENT OF PROJECT:

- a. That the Development of the Schedule Property shall be done in the following manner: -

- 1.1 The Development shall be in conformity with Statutory regulations.
1.2 Under the Development plan the Schedule Property shall consist of:
- 1) Residential Plots shall be demarcated and divided into such areas as the Developer may determine to be best suited for the development of the Schedule Property.
 - 2) The Developer shall construct or cause to be constructed such buildings and structures as are required under the development plan.

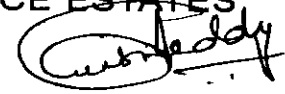
5. COMMENCEMENT OF DEVELOPMENT ACTIVITY

- a. The Developer shall be authorized to appoint the architects for finalization of the designs, plans etc. The Developer shall be solely responsible for the development and shall select the construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc. and the Landowners shall not interfere with the same. The quality of materials used shall conform to ISI codes or equivalent thereto and the same shall be branded products and shall be in conformity with the specifications laid down in this Agreement.
- b. The Landowner shall extend full co-operation to the Developer to complete the development of the schedule property undertaken by them, The Landowners shall not create any impediments or obstructions in the way of Developer in developing the Schedule Property.
- c. It is further agreed by the DEVELOPER that the development will be carried out in such a way that the share of developed residential plots of LANDOWNER and DEVELOPER are carried out equitably and proportionally to the sharing ratio.

6. OBLIGATIONS OF THE LANDOWNER

- a. The First Part will be at liberty to sell their share of residential plots in the schedule property and enter into any deal of agreement. The Second Part shall subject to the covenants herein fully co-operate with the landowners by helping them to deal with such parties.
- b. That the First Part shall pay all taxes, cess and demands etc., in respect of the schedule property up to the date of this agreement. The First Part herein further agrees and admits that The purchasers of Plots which are allotted to the share of First Part shall be liable to pay the Goods and Service Tax (GST) and other applicable taxes, amenities charges, modification charges, corpus fund and maintenance charges shall be payable to the Second Part. First part further agrees that in the event the parties of the First Part are retaining the Plots, they have to pay the Goods and Services Tax (GST) and other applicable taxes, amenity charges, modification charges, corpus fund and maintenance charges to the Second Part.

For ACE ESTATES



Managing Partner

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7. OBLIGATIONS OF THE DEVELOPER

- a. The Developer, after the execution of this Agreement has the right to sell or enter into any agreement for the allotment of its plots at such a price or on such terms and conditions the Developer may think fit subjects to covenants contained in this Agreement, The Landowners shall, however, subject to the covenants herein fully co-operate with the Developer in helping them deal with such parties.
- b. The Developer shall make available to the Landowners one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.

8. COMPLETION

- a. The DEVELOPER of Second Part shall complete the developmental works in the project and deliver the LANDOWNER's share in the shape of residential plots within 18 months from the date of obtaining permit and sanction of plans for Layout and development of residential plots from the concerned authorities. However, a grace period of 6 months is allowed for completion of development over and above the above stipulated period.
- b. In the event if the development activity is stalled for reasons not attributable to the Developer, on account of any third party claims over the property or due to any prohibition imposed by the Government or Court Orders, the period consumed for clearance of such litigation or embargo shall be excluded from the above completion period and automatically the period of completion will be correspondingly extended without any further Agreement in writing.
- c. The Developer shall ensure that all the development of the Schedule Property will be in accordance with the applicable laws, Development Rules and Regulations prevailing for time being in force and as per sanction accorded by HMDA.
- d. The development shall be strictly in accordance with the approvals and sanctioned plans and in case of any deviation in the actual sanction plan is found, the Developer shall be responsible for all the consequences and shall get the same regularized at its costs and the Landowners shall sign all such documents and applications necessary for such regularizations, but the Landowner shall not be liable for any liability of civil or criminal proceedings in such circumstances.

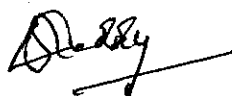
9. INDEMNIFICATION:

- a. The Developer shall indemnify and keep indemnified the Landowner against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Landowner on account of such arising out of any breach of any of these terms or any law, rules and regulations or due to accident of any mishap during construction or due to any claim made by the third party in respect of such construction or otherwise howsoever. The Developer shall alone be liable for all acts of commission or omission during the execution of the development of the Schedule Property.

For ACE ESTATES



Managing Partner



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- b. The Developer shall keep the Landowner safe, unharmed and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, claims and demands of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including any accident or the loss, any demand and or claim made during the development of the Schedule Property.
- c. The Land Owner hereby expressly undertakes to indemnify the Developer or anyone claiming through the Developer if any loss is sustained by them due to the defective title of the Land Owner or on account of any claim, action or proceedings that may arise against the Developer. The Land Owner further declares that they have not concealed any material fact effecting the title and incidents thereof.
- d. The Parties hereto shall keep each other fully indemnified and harmless against any loss, damage, liability, cost, 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

10. REPRESENTATIONS OF THE LANDOWNER:

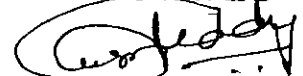
- a. That the Landowner herein is entitled to enter into this agreement with the developer and that they have full right and authority to sign in execute the same.
- b. That the Landowner has not agreed, committed or contracted or entered into any agreement of sale or lease of the Schedule Property or any part thereof to any person or persons other than the Developer and that they have not created any mortgage, charge or any encumbrances on the Schedule Property as mentioned herein.
- c. That the Landowner has not done any act, deed, matter or thing whereby or by reason thereof, the development of the schedule property may be prevented or affected in any manner whatsoever.
- d. The Landowner hereby declares that the Schedule Property does not fall under Urban Agglomeration and the provisions of Urban Land (Ceiling and Regulations) Act, 1976 are not applicable and the same is not affected by any of the provisions of the A.P. Agricultural Lands (Ceiling and Regulation) Holdings Act.
- e. The Landowner hereby declares that there are no protected tenants specified under the provisions of A.P. (Telangana Area) Tenancy and Agricultural Lands Act, 1950 over the Schedule Property.

11. REPRESENTATIONS OF THE DEVELOPER:

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

- a. That the Developer is authorized and have all power and authority to execute this Agreement in terms mentioned herein.

For ACE ESTATES



Managing Partner



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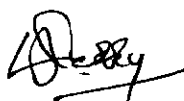


- b. Developer has adequate financial capabilities to take all necessary steps to prepare the required plans/drawings/designs/applications for the development of the project on the Schedule Property, as per all applicable bye-laws, rules and regulations and submit the same to the concerned local municipal authorities and various government departments and authorities from whom licenses, sanctions, consents, permission and no-objections and such other orders as may be required for the development of the Project including any modifications thereof.
- c. Developer shall be solely responsible for any accident or any compensation thereof to the labor or any such demands for compensation for injury in the course of development in the Schedule Property and the wages of the workmen shall be borne entirely by the Developer or their sub-contractors and the Landowners shall not be responsible or liable for any claim whatsoever.

12. SUPPLEMENTAL/AREA SHARING AGREEMENT:

- a. It is further mutually agreed that immediately after the layout permits are approved by the authorities, when the proposed net plotted area along with saleable built-up area of the residential plots become identifiable on such plans, the plotted area to each of such residential plots with Plot Numbers will be allotted to the LANDOWNER and the DEVELOPER in proportion to their respective entitlement of plotted areas and such allotment will be recorded and reduced into writing by way of entering into Supplemental/Area Sharing Agreement which will be executed among the LANDOWNER and the DEVELOPER within 30 days from the date of obtaining Permit and Sanctioned Plans from the Authorities for layout of residential plots since the plotted areas will be identifiable at such point of time on such plans. If in the said process of division, the exact ratio of division is not practicable, the party getting more than the allotted ratio, such party shall compensate the other with the prevailing market value for such excess area so allotted.
- b. The expenses of registration of the same shall be borne by the DEVELOPER only. 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.
- 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 LANDOWNER shall be liable for the LANDOWNER share and the DEVELOPER shall be liable for the DEVELOPER's share. However, any dispute/s regarding the title of the schedule land, the same shall be the sole responsibility of the LANDOWNER alone and which shall be settled alone by the LANDOWNER immediately. However, the DEVELOPER is not at all responsible for such claims and disputes. However, DEVELOPER is solely responsible for any disputes arising out of construction defects and any deviations from the sanctioned plans the same shall be the sole responsibility of DEVELOPER and shall be settled alone by DEVELOPER immediately.

For ACE ESTATES



Managing Partner

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- d. It is further agreed by both the parties that it is the responsibility of Developer to obtain statutory/all permissions in accordance with the laws in vogue and comply in terms of execution of development of project. And hence, the mortgage of developed area to the concerned authorities shall be form the share of Developer only. Also, it is responsibility and obligation of the developer to obtain the NOC/Occupancy certificate for the entire project.
- e. It is further agreed that the LANDOWNER and the DEVELOPER shall be treated as absolute owners of their respective entitled share of areas as per the terms of this Agreement read with the developed areas to be allotted to each of the parties by virtue of Supplemental/Area Sharing Agreement to be entered into on a future date as stated supra.
- f. The DEVELOPER will be deemed to have fulfilled its obligations when the developer obtains final layout and handing over of plots entitled to by the First Party.

13. COMPLETE AGREEMENT

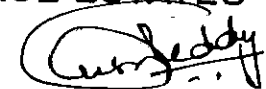
- a. It is further agreed and declared by both the Parties that the Annexures and schedules which are prepared and enclosed with this Development Agreement cum General Power of Attorney shall be treated and form an integral part and parcel of this document which includes all the contents and other aspects duly covered under the annexures, Development Agreement cum General Power of Attorney and supplementary agreement to be framed and appended there on.

14. GENERAL POWER OF ATTORNEY

The first parties do hereby appoint, nominate constitute the Second Party herein, i.e., **M/s. ACE ESTATES**, Rep. by its Managing Partner: **Mr. G.V. SATISH KUMAR REDDY**, as their General Power of Attorney on their behalf to appear and represent before the Sub-registrar or Registrar Offices, in respect of the proportionate share of the plotted area falling to the share of the Second Party under these presents to do all such things and acts as required to be done for effectively conveying allotted share of Land/Plot to them and to do the following acts and things:

- 1.1 To develop the said property and to undertake development activities in and over the said property at the absolute discretion of the Second Party.
- 1.2 To enter into the said property, to possess the project area and to dismantle the existing structure and to deal with the same in his discretion.
- 1.3 To sell the share of the second party in the said property or to develop the said property thereon wholly or in part thereof and offer the same to third parties and to enter into agreement of sale/construction or any other deed or document as may be necessary with third parties as found necessary by the purchaser, and to obtain necessary permissions, clearances, no-objections etc., from any authorities concerned including sanction from GHMC/HMDA to that effect.
- 1.4 To sell or to dispose of and convey 40% share of developer or part thereof or to enter into an agreement to jointly develop the above-mentioned property and to enter into agreement of sale with the intending purchasers, as the purchaser may deem fit.

For ACE ESTATES



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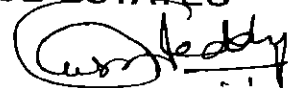


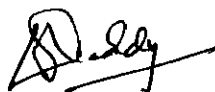
- 1.5 To execute Sale Deeds, Agreement of Sale, Agreement of Sale cum General Power of Attorney and other conveyance deeds and appear before the Sub Registrar to admit the execution of the documents for 40% share of the developer.
- 1.6 To receive the sale consideration in full or part as the case may be with regard to the sale transaction, and to pass receipts, in respect of the share of the Second Party.
- 1.7 To appear and act before any court, offices of the Tahsildar, R.D.O., and the office of the Collector and any other Government and semi-Government offices in regard to the above-mentioned property, and to present any application.
- 1.8 To sign and verify complaints, written statements, petitions, counters, memorandum of appeal and petitions and applications of all kinds and to file them in all courts, civil, criminal, revenue, whether original or appellate, in registration office and in any other office of the Govt. or semi-Govt. offices;
- 1.9 To appoint and engage any advocate, pleader, or any other legal practitioner and to revoke such appointment;
- 1.10 To compromise, compound or withdraw cases with the consent of the First Parties;
- 1.11 To produce or receive or summon any documentary evidence;
- 1.12 To file an application for execution of a decree or order passed in suit and to sign and verify such application;
- 1.13 To apply for inspection and inspect any documents and records;
- 1.14 To obtain copies of documents from the courts and other offices;
- 1.15 To appear and act before the Sub-registrar or Registrar of Assurances and to execute any document or instrument of any kind in favour of the intending purchasers and present the same before the Registrar's office for registration of such documents to the extent of the share of the Second Party;
- 1.16 To pay all the taxes to the departments concerned in respect of the said property from the date of handing over of possession till delivery of the duly constructed share of the First Party.
- 1.17 This power of attorney is limited to the said property, and the same shall stand automatically cancelled once the property is developed and share of the Second Party over the said property is sold by the second party to the intending purchasers, without any liability on the first party herein.
- 1.18 To Generally do, execute and perform all and every other lawful acts, matter or things which the purchaser deems fit and necessary, regarding the above mentioned property, as fully and effectually as if the First Party were personally present to do the same.

15. NAME OF THE PROJECT

- a. It is further agreed by and between the parties hereto that the name of the said Project shall be **ACE ARCADIA**.

For ACE ESTATES


Managing Partner



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16. INCOME TAX

- a. It is further agreed between the parties hereto that the Income Tax Payable for this venture shall be paid by all the Parties separately and individually and neither of the parties is responsible or liable for such income tax payment of the other party. In the event if this Joint Venture become liable to pay Income tax, in such event, the same shall be recovered from the Owners and the Developer in proportion to the sharing ratio.

17. ASSIGNMENT

- a. Neither of the parties hereto shall be entitled to assign this agreement, or any of their rights, powers, obligation and / or duties hereunder without the prior written consent of the other parties.

18. AMENDMENTS

- a. No amendments and / or modifications to this agreement shall be valid unless executed in writing and signed by the parties.

19. STAMP DUTY AND REGISTRATION CHARGES


- a. All expenses towards stamp duty, registration charges etc. that may be applicable to this agreement or any such agreement in continuation hereto shall be borne and paid by the Developer. Each party shall bear the fees of their respective advocates.
- b. This DAGPA is executed in duplicate, where one original will be held by the Developer and the second original shall be held by Land Owner.

20. DISPUTE RESOLUTION:

- a. That in the event of any dispute arising with regard to the interpretation, scope and ambit of various clauses stipulated herein above and in respect of this contract, firstly the parties shall endeavor to mutually settle the same through negotiations and if the same are not mutually settled, the parties hereto shall seek the redressal of the same through Arbitration by mutually appointing a sole Arbitrator, who shall be an Advocate having more than 30 years of standing at the Bar. The decision of the arbitrator shall be final and binding. That the First Party shall during the pendency of Arbitration case pending before the arbitration shall not interfere with the progress of development. The Seat/Venue of Arbitration shall be Hyderabad. The Courts at Hyderabad shall have exclusive jurisdiction over the subject matter of Arbitration.

For ACE ESTATES


Managing Partner



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21. SUPPLEMENTARY AGREEMENT

- a. Both the above parties herein agree that the Supplementary Agreement shall be executed after execution of this Development Agreement cum General Power of Attorney which consists of the allotment of share of Plots between both the Parties;
- b. This Supplementary Agreement shall be part and parcel of the Development Agreement cum General Power of Attorney as and when the same is entered into and signed by both the Parties.

THE MARKET VALUE of the said property is of **Rs.5,11,10,400/-** (Rupees Five Crore Eleven Lakhs Ten Thousand Four Hundred Only) @ Rs.3,200/- Per Sq.Yds., Stamp duty is paid on market value. The Development cost Total Rs.3,30,000/- (Rupees Three Lakhs Thirty thousand Only) @ Rs.1,00,000/- Per Acr.

SCHEDULE OF PROPERTY

1. All that the land totally admeasuring Acres 1-07 Guntas or Equal to 5687 Sq Yds in Survey No. 327/A/4, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of G Shashidhar
SOUTH	:	Land of SK Yousuf
EAST	:	Land of J Pushpavathi
WEST	:	Land of Mannan Khan

2. All that the land totally admeasuring Acres 1-00 Guntas or Equal to 4840 Sq Yds in Survey No. 327/A/1, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of M Balraj
SOUTH	:	Land of J Pushpavathi
EAST	:	Land of G Shashidhar
WEST	:	Land of Mannan Khan

3. All that the land totally admeasuring Acres 0-05 Guntas or Equal to 605 Sq Yds in Survey No. 327/A/2/1/2, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of P Ambaiah
SOUTH	:	Land of N Kumar Goud and Others
EAST	:	20 Feet Road
WEST	:	Land of N Srinivas Goud

4. All that the land totally admeasuring Acres 0-05 Guntas or Equal to 605 Sq Yds in Survey No. 327/A/2/1/2, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of P Ambaiah
SOUTH	:	Land of N Kumar Goud and Others
EAST	:	20 Feet Road
WEST	:	Land of N Srinivas Goud

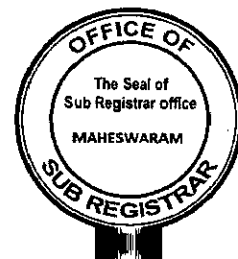
For ACE ESTATES


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5. All that the land totally admeasuring Acres 0-12 Guntas or Equal to 1452 Sq Yds in Survey No. 317/E1/1/2, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of J Pushpavathi and Others
SOUTH	:	Land of Subba Rao
EAST	:	Land of Manjula
WEST	:	Land of Mannan Khan

6. All that the land totally admeasuring Acres 0-05 Guntas Equal to 605 Sq Yds in Survey No. 317/E5, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of J Pushpavathi and Others
SOUTH	:	Land of Subba Rao
EAST	:	Land of Manjula
WEST	:	Land of Mannan Khan

7. All that the land totally admeasuring Acres 0-09 Guntas or Equal to 1089 Sq Yds in Survey No. 317/E1/1/1, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

NORTH	:	Land of J Pushpavathi and Others
SOUTH	:	Land of Subba Rao
EAST	:	Land of Manjula
WEST	:	Land of Mannan Khan

8. All that the land totally admeasuring Acres 0-09 Guntas or Equal to 1089 Sq Yds in Survey No. 317/E1/1/3, situated at Maheswaram Village and Mandal, Ranga Reddy District and the same is bounded by:-

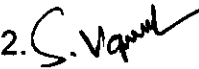
NORTH	:	Land of J Pushpavathi and Others
SOUTH	:	Land of Subba Rao
EAST	:	Land of Manjula
WEST	:	Land of Mannan Khan

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

WITNESSES

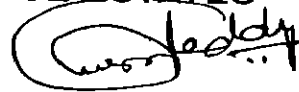
1. 


LANDOWNERS/FIRST PART

2. 

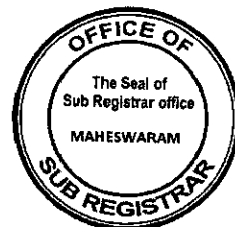
DEVELOPER/SECOND PART

For ACE ESTATES


Managing Partner

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7479/2022. Sheet 17 of 22 Sub Registrar
Maheswaram

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Annexure I SPECIFICATIONS

1. 40' and 30' wide cement concrete roads with Kerb and walkway on either side of the road.
2. Power through Under-ground cable network and transformers.
3. Underground sump for water and Hydro-Pneumatic system for water supply.
4. Underground drainage network connected to Sewerage Treatment Plant.
5. Underground storm water drains connecting to water harvesting pits
6. Provision for Underground telephone and other telecommunication network
7. Designer landscaping for open areas, parks and road medians.

WITNESSES:

1. 


FIRST PART

2. 

SECOND PART

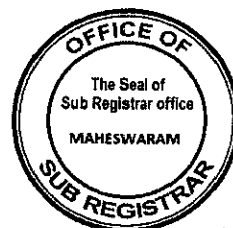
For ACE ESTATES


Managing Partner

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7479/2022. Sheet 18 of 22 Sub Registrar
Maheswaram



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దొమ చంద్ర శేఖర్ రెడ్డి
Doma Chandra Shekar Reddy

పుట్టిన తేదీ / Year of Birth : 1952
పురుషుడు / Male

6524 0813 6457



అధార్ - సామాన్యుని హక్కు

To Doma Chandra Shekar Reddy
(దొమ చంద్ర శేఖర్ రెడ్డి)
S/O Doma Hari Krishan Reddy
H.No 1-42
Maheshwararam Mandalam
Singapur
Rangareddi
Andhra Pradesh - 501355

Date: 26/12/2010



EY 03326841 8 IN


Ref. No : 26122010-00691



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

D CHANDRA SEKHAR REDDY
HARIKISHAN REDDY DOMA
03/06/1950

Permanent Account Number
AILPD4313N


Signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABQFA5176N

नाम / Name
AGE ESTATES



निर्माण/पंजीयन की तारीख
Date of Incorporation/Formation
22/11/2019


06/12/2019

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జి వి సతీష్ కుమార్ రెడ్డి
G.V. Satish Kumar Reddy

పుట్టిన తేదీ / Year of Birth : 1985
పురుషుడు / Male

6622 7903 3195



అధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O G
Radhakrishna Reddy, M.
NO-592, ROAD NO-12,
SANJARA HILLS, Banjara
Hills, Banjara Hills,
Hyderabad, Andhra Pradesh.
500034

హెల్ప్ టెక్స్ట్: 1947
help@uidai.gov.in
www.uidai.gov.in
సా. అధి. అ. 2007.
దస్తవేరి. 400001

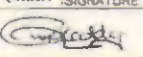
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADRPG7467R

VENKATASATISHKUMAR REDDY
GANGAPATNAM

VENKATASATISHKUMAR REDDY
GANGAPATNAM

RADHAKRISHNA REDDY
GANGAPATNAM

25-02-1966


SIGNATURE

Chief Commissioner of Income-tax, Andhra Pradesh

<p>భారత ప్రభుత్వం Government of India</p> <p>Download Date: 11/05/2020</p> <p></p> <p>Mahboob Khan Mahboob Khan పుట్టిన తేదీ/DOB: 15/03/1977 పురుషుడు/ MALE</p> <p>Issue Date: 21/03/2017</p> <p>4020 6143 1780 VID : 9127 7001 8876 7201</p> <p>నా ఆధార్, నా గుర్తింపు</p>	<p>భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India</p> <p>అనువాదం: S/O Khaja Khan, 19-2-11/34/21, Kala Pather, Kala Pather, Bahadurpura, Hyderabad, Andhra Pradesh - 500064</p> <p>Address: S/O Khaja Khan, 19-2-11/34/21, Kala Pather, Kala Pather, Bahadurpura, Hyderabad, Andhra Pradesh - 500064</p> <p>4020 6143 1780 VID : 9127 7001 8876 7201</p> <p>1947 help@uidai.gov.in www.uidai.gov.in</p>
<p>భారత ప్రభుత్వం Government of India</p> <p>Download Date: 11/09/2021</p> <p></p> <p>Settupalli Varaprasad SETTIPALLI VARAPRASAD పుట్టిన తేదీ/DOB: 20/06/1986 పురుషుడు/ MALE</p> <p>Issue Date: 02/09/2021</p> <p>6395 0124 9705 VID : 9183 7950 7920 0050</p> <p>నా ఆధార్, నా గుర్తింపు</p>	<p>భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India</p> <p>అనువాదం: సంబంధితము: చంద్ర సేఖర్ శెట్టిపల్లి, 9-64, రామవరప్పాడు, చోడవరం, నెల్లూరు, ఆంధ్ర ప్రదేశ్ - 524201</p> <p>Address: C/O: Chandra Sekhar Settupalli, 9-64, Ramavarappadu, Chodavaram, Nellore, Andhra Pradesh - 524201</p> <p>6395 0124 9705 VID : 9183 7950 7920 0050</p> <p>1947 help@uidai.gov.in www.uidai.gov.in</p>

S. Varaprasad





తెలంగాణ ప్రభుత్వం
సమానా XIV
(నియమము 26 చూడండి)
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం



జిల్లా : రంగారెడ్డి
మండలం : మహేశ్వరం(M)
పాస్ బుక్ నెంబర్ : T05160261390

డివిజన్ : కందుకూరు
గ్రామం : మహేశ్వరం

బార్ కోడ్:



T05160261396

కోడ్:



ఖాతా నెంబర్ : 60359

SPECIMEN COPY



1. పట్టాదారు పేరు ఇంటిపేరుతో : దోమ చంద్ర శేఖర్ రెడ్డి
2. తండ్రి/భర్త పేరు : హరి కిషన్ రెడ్డి
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : మహేశ్వరం, మహేశ్వరం(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****6457
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వం

జిల్లా : రంగారెడ్డి డివిజన్ : కందుకూరు
మండలం : మహేశ్వరం(M) గ్రామం : మహేశ్వరం

భూమి వివరములు తేదీ : 01-11-2019

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము	భూమి పొందిన పద్ధతి	రిమార్కులు	సంతకం
1	317/ఇ5	0.0500	కొనుగోలు	పట్టా	
2	317/ఇ1/1/2	0.1200	కొనుగోలు	పట్టా	
3	317/ఇ1/1/3	0.0900	కొనుగోలు	పట్టా	
4	317/ఇ1/1/1	0.0900	కొనుగోలు	పట్టా	
5	327/అ/2/1/2/2	0.0500	కొనుగోలు	పట్టా	
6	327/అ/4/1	1.0700	కొనుగోలు	పట్టా	
7	327/అ/2/1/2/1	0.0500	కొనుగోలు	పట్టా	
8	327/అ/1/2	1.0000	కొనుగోలు	పట్టా	
మొత్తం విస్తీర్ణం		3.1200			

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Maheshwaram

NALA Order

Proceedings of the Competent Authority & Tahsildar Maheshwaram Mandal Rangareddy District

Present: G Praveen Kumar

Dated: 25/02/2022

Proedgs. No. 2200193118

Sub: NALA Order

Ref:.

Order:

Sri దాసు చంద్ర శేఖర్ రెడ్డి హరి కిషన్ రెడ్డి R/o Maheshwaram, Maheshwaram, Rangareddy has applied for conversion of agriculture land situated in Sy.No 327/అ/4/1, 327/అ/2/1/2/2, 327/అ/2/1/2/1, 327/అ/1/2, 317/అ5, 317/అ1/1/3, 317/అ1/1/2, 317/అ1/1/1 extent 3.1200 of Maheshwaram Village, Maheshwaram Mandal, Rangareddy 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 proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. 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.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. 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.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

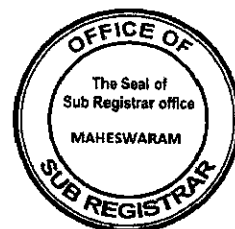
To
Sri దాసు చంద్ర శేఖర్ రెడ్డి
Schedule

Tahsildar & Jt. Sub Registrar Office,
Maheshwaram
Tahsildar & Jt. Sub Registrar,
Maheshwaram Mandal, R.R District.

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7479/2022.

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Maheswaram

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Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Maheshwaram , Maheshwaram & Rangareddy	317/a1/1/1	0.0900	0.0900	
2	Maheshwaram , Maheshwaram & Rangareddy	317/a1/1/2	0.1200	0.1200	
3	Maheshwaram , Maheshwaram & Rangareddy	317/a1/1/3	0.0900	0.0900	
4	Maheshwaram , Maheshwaram & Rangareddy	317/a5	0.0500	0.0500	
5	Maheshwaram , Maheshwaram & Rangareddy	327/e/1/2	1.0000	1.0000	
6	Maheshwaram , Maheshwaram & Rangareddy	327/e/2/1/2/1	0.0500	0.0500	
7	Maheshwaram , Maheshwaram & Rangareddy	327/e/2/1/2/2	0.0500	0.0500	
8	Maheshwaram , Maheshwaram & Rangareddy	327/e/4/1	1.0700	1.0700	

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