

SCAN



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AG 957595

Y. Geetha

SI.No.3183 Date: 10/08/2021 Rs.100/-

Sold to. CHINTAPATLA BHARATH  
S/O. CHINTAPATLA KONDAL RAO  
R/O. Hyderabad  
For Whom: M/S Pride Infra

YELLAIAHGARI GEETHA  
LICENCED STAMP VENDOR  
LIC No.17-04-005/2020  
H.No.3-38, Kammarikatthaz(V)  
Yelupugonda Taluka, Tekmal(M)  
Medak Dist. Cell:8688155691

**DEVELOPMENT AGREEMENT CUM**  
**GENERAL POWER OF ATTORNEY**

This Development Agreement cum General Power of Attorney is made and executed on this the 11<sup>th</sup> day of August, 2021 at S.R.O. Quthbullapur by:

**M/s. SRI RUDHRA INFRA, (PAN: AEKFS194P)** a Partnership Firm formed vide Partnership Agreement dated 19-03-2021, having its principal place of busiuess at Plot No. 34, Phase – II, Manasarovar Villas, Kanajiguda, Trimulgherry Mandal, Secunderabad, Medchal-Malkajgiri District, Telangana – 500015, Rep by its Two (2) partners viz.

1. **Mr. GANESH AKELLA, S/o Mr. A.V.S.S SARMA**, aged about 46 years, Occ: Business, R/o H. No. 3-27, Kompally, Dundigal – Gandimaisamma Mandal, Medchal Malkajgiri District, Telangana – 500014 (PAN: AENPA0033L) (Aadhar -2093 2268 4822);
2. **Mr. MADHUNALA SRIDHAR, S/o Mr. M. KRISHNA**, aged about 44 years, Occ: Business, R/o H. No. 49-256/2, Padma Nagar, Phase – I, Chintal, Quthbullapur, Balanagar Township, Medchal Malkajgiri District, Telangana – 500037 (PAN -AIEPM8668G) (Aadhaar – 2511 8736 6821);

For SRI RUDHRA INFRA

  
Partner.

For PRIDE INFRA

  
Partner

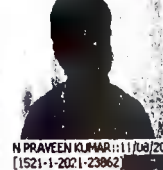
# Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions on the 11th day of AUG, 2021 by Sri Ganesh Akella

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

| Sl No | Code | Thumb Impression                                                                  | Photo                                                                                                                             | Address                                                                                                                          |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>CHINTAPATLA BHIKSHU (P) [1521-1-2021-23862]  | CHINTAPATLA BHIKSHU (PARTNER)<br>S/O. CHINTAPATLA KONDAL RAO<br>R/O, PLOT O, 388, VIVEKANADH NAGAR COLONY, KUKATPALLY, HYDERABAD |
|       |      |  | <br>MADHUNALA SRIDHAR (P) [1521-1-2021-23862]    | MADHUNALA SRIDHAR<br>S/O. M. KRISHNA<br>R/O, HNO. 48-25A/2, PADMA NAGAR, PHASE I, CHINTHAL, QUTHBULLAPUR, M.M.DIT                |
|       |      |  | <br>GANESH AKELLA (PARTNERS) [1521-1-2021-23862] | GANESH AKELLA (PARTNERS)<br>S/O. A.V.S.SARMA<br>R/O, HNO. 3-27, KOMPALLY, DUNDIGAL GANCIMAISAMMA MANDAL, M.M.DIT                 |

Witnessed by:

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                                 | Name & Address                     | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
|       |   | <br>K L SATYANARAYANA: 11/08/20 [1521-1-2021-23862] | K L SATYANARAYANA<br>R/O HYDERABAD |    |
| 2     |  | <br>N PRAVEEN KUMAR: 11/08/20 [1521-1-2021-23862]  | N PRAVEEN KUMAR<br>R/O HYDERABAD   |  |

11th day of August, 2021

Signature of Sub Registrar  
Quthbullapur

| Sl No | Aadhaar Details                                                   | Address:                                                                              | Photo                                                                                 |
|-------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX5069<br>Name: Kesanakurthi Lova Satyanarayana | S/O Kesanakurthi Satyanarayana, Kakinada Rural, East Godavari, Andhra Pradesh, 533006 |  |
| 2     | Aadhaar No: XXXXXXXX4088<br>Name: N Praveen Kumar                 | S/O N Suresh, Quthbullapur, Rangareddi, Andhra Pradesh, 500055                        |  |

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For PRIDE INFRA

Praveen



For PRIDE INFRA

Praveen

Signature after reference shall be expression shall administrators, as

M/s. PRIDE INFRA

(Hereinafter referred to as "LANDOWNER" of the **FIRST PART** and which expression shall mean and include all their representatives, nominees, executors, administrators, assignees, successors, etc.,)

AND

**M/s. PRIDE INFRA, (PAN: AAZFP9990K)** a Partnership Firm formed vide Partnership Agreement dated 03-02-2021, having its principal place of business at Plot No. 364-365, Vivekananda Nagar, Kukatpally, Hyderabad, Telangana-500072, Rep by its partner viz.,

**Mr. CHINTAPATLA BHARATH, S/o. MR. CHINTAPATLA KONDAL RAO,** aged about 35 years, Occ: Business, R/o Plot No. 365, Vivekananda Nagar Colony, Behind D.A.V. Public School, Kukatpally, Hyderabad, Telangana – 500 072 (PAN - BLBPC8391R) (Aadhaar - 5263 4160 4278).

(Hereinafter referred to as the "DEVELOPER" and which expression shall mean and include all its representatives, nominees, executors, assignees, legal heirs, etc.)

**WHEREAS:**

- A. The Land Owner is the absolute owner and possessor of all that non-agricultural land admeasuring an extent of 1452 Sq. Yards in Survey No. 123 admeasuring 968 Sq. Yards in Survey No. 124, aggregately admeasuring 2420 Sq. Yards, bearing municipal no. 6-106/1/P, situated at Jeedimetla Village, Quthbullapur Mandal, Rangareddy District (presently Medchal – Malkajgiri District), Telangana, more fully described in the schedule hereunder, hereinafter referred to as the "**Schedule Property – 1**", by virtue of –
  - i. Sale Deed dated 05-05-2021 registered as Document No. 15152/2021 in the Office of the Sub Registrar of Assurances, Quthbullapur.
  - ii. Sale Deed dated 05-07-2016 registered as Document No. 7113/2016 in the Office of the Sub Registrar of Assurances, Quthbullapur.
  - iii. Sale Deed dated 18-06-1992 registered as Document No. 5244 of 1992 in the Office of the Sub Registrar of Assurances, Medchal.

For **SRI RUDHRA INFRA**

Partner

For **PRIDE INFRA**

Partner

## E-KYC Details as received from UIDAI:

Sl No Aadhaar Details

Address:

|   |                                                       |                                                                               |
|---|-------------------------------------------------------|-------------------------------------------------------------------------------|
| 3 | Aadhaar No: XXXXXXXX4822<br>Name: Ganesh Akella       | S/O Akella V S S Barma,<br>Kompalle, K.v. Rangareddy, Telangana, 600014       |
| 4 | Aadhaar No: XXXXXXXX8821<br>Name: Madhunala Sridhar   | S/O Madhunala Krishna,<br>Qutubullapur, Rangareddi, Andhra Pradesh,<br>500037 |
| 5 | Aadhaar No: XXXXXXXX4278<br>Name: Bharath Chintapalla | S/O Chintapalla Kondal Rao,<br>Kukatpally, Hyderabad, Telangana, 500072       |

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 18 of IS Act | OD/BC/ Pay Order |        |
| Stamp Duty              | 100            | 0                        | 927000    | 0    | 0                           | 0                | 927100 |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0      |
| Reg. Fee                | NA             | 0                        | 20000     | 0    | 0                           | 0                | 20000  |
| User Charges            | NA             | 0                        | 200       | 0    | 0                           | 0                | 200    |
| Mutation Fee            | NA             | 0                        | 0         | 0    | 0                           | 0                | 0      |
| Total                   | 100            | 0                        | 947200    | 0    | 0                           | 0                | 947300 |

Rs. 927000/- towards Stamp Duty including T.D under Section 41 of i.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 92700000/- was paid by the party through E-Challan/BC/Pay Order No .543207090821 dated .09-AUG-21 of ,SBIN/

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 947200/-, DATE: 09-AUG-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7957053766726, PAYMENT MODE: CASH-1001138, ATRN: 7957053766726, REMITTER NAME: MS PRIDE INFRA, EXECUTANT NAME: MS SRI RUDHRA INFRA, CLAIMANT NAME: MS PRIDE INFRA).

Date:

11th day of August, 2021

Signature of Registering Officer  
Quthbullapur

## Certificate of Registration

Registered as document no. 22648 of 2021 of Book-1 and assigned the identification number 1 - 1521 - 22648 - 2021 for Scanning on 11-AUG-21 .

Registering Officer  
Quthbullapur  
(V.Jyothi)

Bk - 1, CS No 23862/2021 & Doct No  
22648/2021. Sub Registrar  
Quthbullapur  
Sheet 2 of 33



MS PRIDE INFRA

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- B. The Land Owner is the absolute owner and possessor of all that non-agricultural land admeasuring an extent of 1210 Sq. Yards in Survey No. 124, situated at Jeedimetla Village, Quthbullapur Mandal, Rangareddy District (presently Medchal – Malkajgiri District), Telangana, more fully described in the schedule hereunder, hereinafter referred to as the **"Schedule Property – II"**, by virtue of –
- Sale Deed dated 05-05-2021 registered as Document No. 15151/2021 in the Office of the Sub Registrar of Assurances, Quthbullapur.
  - Gift Settlement Deed dated 27-07-2007 registered as Document No. 13131/2007 in the Office of the Sub Registrar of Assurances, SRO. Medchal.
  - Gift Settlement Deed dated 27-07-2007 registered as Document No. 13132/2007 in the Office of the Sub Registrar of Assurances, SRO. Medchal.
  - Gift Settlement Deed dated 27-07-2007 registered as Document No. 13133/2007 in the Office of the Sub Registrar of Assurances, SRO. Medchal.
  - Gift Settlement Deed dated 27-07-2007 registered as Document No. 13134/2007 in the Office of the Sub Registrar of Assurances, SRO. Medchal.
- C. The Land Owner is the absolute owner and possessor of all that non-agricultural land admeasuring an extent of 484 Sq. Yards in Survey No. 124/1, situated at Jeedimetla Village, Quthbullapur Mandal, Rangareddy District (presently Medchal – Malkajgiri District), Telangana, more fully described in the schedule hereunder, hereinafter referred to as the **"Schedule Property – III"**, by virtue of Sale Deed dated 05-05-2021 registered as Document No. 15619/2021 in the Office of the Sub Registrar of Assurances, Quthbullapur.
- D. The Land owner is the absolute owner and possessor of all that non-agricultural land admeasuring an extent of 726 Sq. Yard in Survey No. 123, situated at Jeedimetla Village, Quthbullapur Mandal, Rangareddy District (presently Medchal – Malkajgiri District), Telangana, more fully described in the schedule hereunder, hereinafter referred to as the **"Schedule Property – IV"**, by virtue of Sale Deed dated registered as Document No. 22553/2021 dated 11-08-2021, in the Office of the Sub Registrar of Assurances, Quthbullapur.

For SRI RUDHRA INFRA

Partner

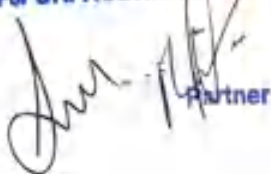
For PRIDE INFRA

Partner

The Schedule Property – I, Schedule Property – II, Schedule Property - III and Schedule Property – IV aggregately admeasuring 4840 Sq. Yards are collectively referred to as “**Schedule Property**”.

- E. The Land Owner is in absolute, uninterrupted possession and enjoyment of the Schedule Property without any kind of hindrance.
- F. The Land Owner in order to optimize the returns over the Schedule Property and having decided to get the same developed with neighboring, adjacent and abutting properties by entrusting the same for development to a Developer who is capable of undertaking such projects, offered to entrust the Schedule Property for development to the Developer hereto for construction of multistoried residential apartment complex(“**Project**”) thereon, so as to achieve more advantages and benefits, such as elegance of the building, better amenities and build quality, etc; and offered the Schedule Property for Development as such.
- G. The Developer herein is a partnership firm engaged in the business of real estate development and possesses the required expertise, resources, infrastructure, personnel and machinery and has experience of developing such Residential projects.
- H. The Land Owner decided to entrust the Schedule Property for development and accordingly approached the Developer for development of the Schedule Property with neighboring, adjacent and abutting properties and the Developer having understood the feasibility of the project proposed to construct the project and agreed to develop the Schedule Property.
- I. The Land Owner having been satisfied with the proposal for development of the Schedule Property with neighboring, adjacent and abutting properties into Residential Apartment Complex have agreed to entrust the Schedule Property to the Developer on the following terms and conditions.

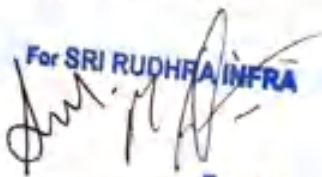
For SRI RUDHRA INFRA

  
Partner

For PRIDE INFRA

  
Partner

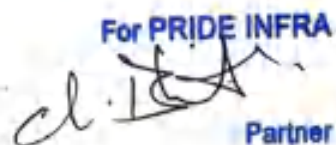
- J. The Land Owner hereby represents and warrants to the Developer that:
- i. The Land Owner is the sole and absolute owner and peaceful possessor of the Schedule Property.
  - ii. The Land Owner has in its favor good, clear, valid, legal and subsisting marketable title to the Schedule Property and it has been in peaceful possession and continuous enjoyment of the same and no other person has any right, title or interest therein;
  - iii. The Land Owner has not entered into any agreement for sale or alienation or other arrangement in respect of the Schedule Property or any part thereof;
  - iv. The Land Owner has not authorized or appointed any person as its lawful attorney to deal with the Schedule Property or any part thereof in any manner howsoever;
  - v. The Schedule Property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or attachments by any court or any forum and it is not subject to any litigation.;
  - vi. There are no claims, mortgages, charges, liens and / or encumbrances on the Schedule Property;
  - vii. There are no easements, quasi-easements, restrictive covenants or other rights or servitudes in respect of the Schedule Property;
  - viii. The Schedule Property is not subject to acquisition or requisition and is not under any such threat;

For SRI RUDHRA INFRA  
  
 Partner.

For PRIDE INFRA  
  
 Partner

- ix. The Schedule Property is not an assigned land as defined in the Act IX of 1977 and also not included in the Land Ceiling and it does not belong to or under mortgage to Financial Institutions / Government agencies or their undertakings;
- x. The Land Owner has neither done nor been part of any act whereby its right and title to the Schedule Property may in any way be impaired or whereby it may be prevented from transferring the Schedule Property;
- xi. Except the Land Owner, no other person has any right, title, interest, claim or demand, whatsoever or howsoever, in respect of the Schedule Property and it has full right and absolute authority and power to sell, transfer and convey the Schedule Property;
- xii. The Land Owner has no liabilities, debts, obligations or claims against it in respect of the Schedule Property, which would be assumed, accrued, absolute, contingent or otherwise, whether due or to become due;
- xiii. The Land Owner has full power and legal authority to execute, deliver and perform the terms and conditions of this Development Agreement; and
- xiv. If there is any deviation to any of the above representations, the parties shall have separate understanding as to such deviation.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

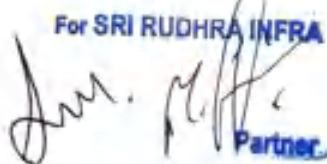
K. The Developer, acting on the above representations of the Land Owner, has agreed to develop the Schedule Property, together with the neighboring, adjacent and abutting properties, into the Project, at its own cost and expense, on the condition that the Developer will develop and construct the project in the Schedule Property along with neighboring, adjacent and abutting properties in accordance with the scheme formulated by it and handover possession of a Saleable Area / Apartment units in the Project in consideration of the Land Owner transferring / conveying / granting the development rights in the Schedule Property, have deemed fit and expedient to reduce the terms and conditions agreed among themselves into writing and hence this Development Agreement cum irrevocable General Power of Attorney;

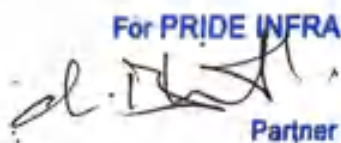
**NOW THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-**

**1. DEFINITIONS:-**

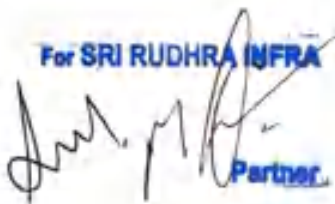
It is expressly agreed between both the parties that the following words and phrases wherever they occur in this agreement, unless repugnant to the context, shall be deemed to mean as hereunder:

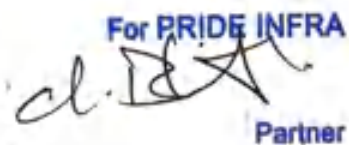
- 1.1. **Project:** means the development of a Multi-storied Residential Apartment Complex consisting of Residential flats/apartments, for the purpose of selling all or some of the said apartments, and includes the common areas, the development works, all improvements and structures thereon, and all easement rights and appurtenances belonging thereto;
- 1.2. **Development:** with its grammatical variations and cognate expressions, means carrying out the development of immovable property, engineering or other operations in, on, over or under the land or the making of any material change in any immovable property or land and includes re-development;
- 1.3. **Residential Apartments:** Such space / units that are demarcated for the purpose of being sold to prospective purchasers or that are meant for being held in absolute ownership, either by the Land Owner or Developer or their transferees but not including the common areas, amenities and facilities.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 1.4. **Saleable Area:** Includes Carpet Area plus verandah / balcony which are exclusively meant for the Allottee plus the proportionate share of Common Areas and any other area as agreed between the Land Owner / Developer and Allottee in the agreement of sale for which a proportionate cost has been collected from the Allottees; Saleable area formula will be same for developer and landowner.
- 1.5. **Allottee:** in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter (Land Owner and Developer, herein) and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such flat, apartment or building, as the case may be, is given on rent;
- 1.6. **Drawings, Designs Plans etc.:** All such Plans, drawings and designs that have been prepared or developed by the Developer through their Architect for the Development and any other building or construction that may be proposed as a part of the project that is approved by the Competent or Statutory Authorities.
- 1.7. **Common Amenities:** Such areas of the project that are left for the purpose of the Common benefit of all the persons owning property in the Project, without any exclusive rights that are granted on to any person, including but not limited to drive ways, Parks etc.
- 1.8. **Utilities:** All the common utilities like water, power, sewerage, telephones, internet, cable etc. shall be forming part of the drawings and designs that are specifically agreed between both the parties as specifications of development or construction.
- 1.9. **Statutory Authorities:** Means the local authority or any authority created or established under any law for the time being in force by the appropriate Government which exercises authority over land under its jurisdiction, and has powers to give permission for development of such immovable property;
- 1.10. **"Agreement"** shall mean this Development Agreement including all its annexures, recitals, schedules and terms and conditions.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

## 2. INTERPRETATION:-

Unless the context otherwise requires in this Agreement:

- 2.1. the use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa;
- 2.2. reference to any law shall include such law as from time to time enacted, amended, supplemented or reenacted;
- 2.3. reference to the words "include" or "including" shall be construed without limitation;
- 2.4. reference to this Agreement, or any other agreement, deed or other instrument or document shall be construed as a reference to this Agreement or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or notated.

## 3. MUTUAL COVENANTS:-

- 2.1.1. THAT the Land Owner & Developer have mutually discussed and agreed upon the manner in which the Schedule Property would be developed by the Developer into multistoried residential Apartments of different sizes, deemed feasible and viable by the Developer. The Apartments hereinafter referred to as "Units/Flats" for the purpose of convenience.
- 2.2. THAT the Land Owner here by grants, allows, authorizes and empowers the Developer to develop the Schedule Property at the Developer's cost into a multistoried residential apartment Complex to the extent permitted by HMDA / relevant Local Authority and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engage architects, contractors, workers, agents and any other required for the purpose of construction activities.
- 2.3. The Developer shall prepare comprehensive plans for construction of Apartments in the Schedule Property by employing good & reputed architects and thereafter the Developer shall submit plans along with necessary applications, forms and papers etc., as may be applicable to HMDA / Local Authority and authorities concerned and get them sanctioned. For the said purpose, the Land Owner shall sign and verify all such plans, papers, declarations, and affidavits.

For SRI RUDHRA INFRA  
  
 Partner

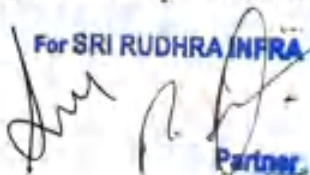
For PRIDE INFRA  
  
 Partner

4. **COST OF APPLICATION & DEVELOPMENT:-**

That all efforts, costs and expenses required for preparation of plans of construction and for securing the approval for such plans of construction from concerned HMDA/Local Authority shall be borne by the Developer. The Developer shall thereafter undertake the entire construction and development of the Schedule Property at its own cost and expense and no part or any such amounts shall be payable by or be claimed from the Land Owner.

5. **APPROVALS:**

- 5.1. The Developer shall at its own cost get necessary plans/drawings/designs prepared by competent Architects, Engineers, Draughtsman, etc., for the construction of the Project in the Schedule Property.
- 5.2. The Developer shall, submit the same to the concerned authorities for approval. The Developer shall be responsible for all the expenses to be incurred for preparation of the Plans, designs, drawings, etc., and also for obtaining necessary licenses, sanctioned plan, permit, No Objection Certificates, Approvals, Clearances, etc. at their own cost from the concerned authorities (i.e. Statutory Authorities). All the other specifications in the building plan, construction shall be as suggested by the Architects and as agreed by the Developer.
- 5.3. The Developer shall provide one set of plans relating to the conceptualization, manner, method and design of the construction/development of the Project on the Schedule Property to the Land Owner for suggestions. The Land Owner shall provide such suggestions within a period of seven (7) working days from the date of receipt of such documents. Further, the Developer shall deliver one set of complete sanctioned plan of the building to the Land Owner within fifteen (15) working days after the same is being obtained from the Statutory Authorities.
- 5.4. It is specifically agreed by Land Owner and the Developer that the deposit of the amount payable to the Local Water and Sewerage Department and TSSPDCL towards Water and Electricity connection charges (of finished buildings) shall be borne by the Developer and the Land Owner in proportion to their entitlement. It is clarified that all the electrical lines to be laid in the project and the water fittings; pipelines to be laid in the project shall be borne by the Developer at its own cost.

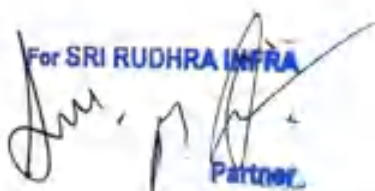
For SRI RUDHRA INFRA  
  
 Partner

For PRIDE NFRA  
  
 Partner

- 5.6. The Developer shall be entitled to modify the plan already submitted, if required, by any statutory authority, without materially altering the entitlement of the Land Owner.
- 5.7. The Developer shall construct and complete the Project in accordance with and in conformity with the sanctions, approvals, etc. and the responsibility therefore shall be that of the Developer alone.
- 5.8. Without prejudice to the other provisions of this Agreement, the Land Owner shall be entitled to terminate this Agreement only in the event of (a) if the Developer Company is declared insolvent/bankrupt (b) a genuine legal proceedings initiated against the Developer which will hinder the development of the project and could restrict or prohibit the Developer from developing the Schedule Property in accordance with this Agreement which shall not be arising in respect of a title dispute involving the Schedule Property of the Land Owner, and (c) in the event, if any of the terms of this Development Agreement is violated and (d) in case the Developer fails to obtain construction approvals, for the reasons solely attributable to the Developer, as agreed under this agreement.

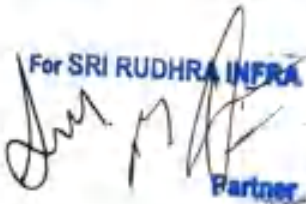
## 6. CONSIDERATION & RATIO SHARING:

- 6.1. That in consideration of the Developer agreeing to construct for the Land Owner under the development undertaken by it comprising of Residential Flats, common areas, basements, car parking spaces, surface car parking spaces in the Project to be developed on the Schedule Property, the Land Owner hereby agrees to transfer Developer's Entitlement of the saleable areas in the shape of Residential Flats to the Developer in development, with the right to enter into Agreement for Sale/Sale Deed/Conveyance Deed (ie., saleable areas allotted towards the share of the Developer) in the building(s) to be constructed on the Schedule Property and the Land Owner authorizes, grants licenses and permissions to the Developer to enter upon and construct the Project over the Schedule Pin terms of this Agreement. The Developer shall construct the Project in the Schedule Property at its own cost and expenses, which is exclusive of getting the conversion of land from agricultural to non-agricultural use, if applicable;

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 6.2. The Developer agrees that in consideration of the Schedule Property being given for development to the Developer under this Development Agreement cum General Power of Attorney, the **Land Owner** shall be entitled to **42.50% share** in the constructed/saleable areas in shape of Residential Flats, proportionate parking areas and undivided share of land in the Multi-storied Residential Apartment Complex to be built on the Schedule Property herein apart from right to use all other common amenities, facilities and common areas in the Residential Apartment Complex proposed to be constructed in the Schedule Property or on the total project land as the case may be.
- 6.3. That in lieu of the Developer undertaking the development of the Schedule Property at its own cost and efforts, the **Developer** shall be entitled to **57.50% share** in the constructed/saleable areas in shape of Residential Flats, proportionate parking areas and undivided share of land in the Multi-storied Residential Apartment Complex to be built on the Schedule Land herein apart from right to use all other common amenities, facilities and common areas in the Residential Apartment Complex proposed to be constructed in the Schedule Property or on the total project land as the case may be.
- 6.4. Since the saleable areas in the shape of Residential Flats cannot be fragmented to enable the **Developer** and the **Land Owner** to retain exactly **57.50%** and **42.50% respectively**, the Developer and the Land Owner shall be entitled to such number of Residential Flats whose saleable area will be closest to **57.50%** and **42.50%** of the total Saleable area in the Building. If the constructed saleable area of the Residential Flats of the Land Owner and the Developer falls short of such percentage, the parties hereto mutually agree to pay to the other party for such fractional shortfall at the then prevailing market price.
- 6.5. In case of any **Transfer Development Rights (TDR)** being utilized by the Developer for seeking the benefit of building additional floors over 8 floors, the same shall be purchased by the Land Owner and in respect of those additional floors, there shall be a separate arrangement for entitlement of parties, i.e. **Developer** shall be entitled to **60%** and **Land Owner** shall be entitled to **40%**, of the total saleable area of the residential flats in those respective additional floors for which TDR has been utilized.

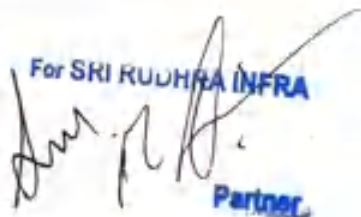
For SRI RUDHRA INFRA  
  
 Partner

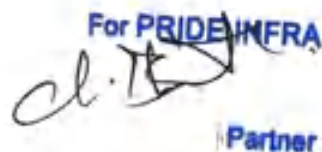
For PRIDE INFRA  
  
 Partner

- 6.6. A supplemental sharing agreement ("Sharing Agreement") for sharing the saleable Super Built Up Areas, car parking spaces, garden area, common areas, amenities and facilities and other areas between the Parties hereto shall be drawn by the Parties within 30 days from the date, the building plan is sanctioned by the Statutory Authorities. In such a sharing agreement, the area in the Project shall be allotted in proportionate to the sharing ratios or as per their respective entitlements as applicable, between the Land Owner & Developer, respectively. If the saleable area of the Land Owner's and the Developer's share falls short of their respective Entitlements, the Parties have agreed to compensate the other party monetarily (at mutually agreed price) for such fractional shortfall and such Sharing Agreement shall be registered at the sole cost and expenses of the Developer.

7. **ALLOCATION OF SHARES/APARTMENTS :**

- 7.1. It is mutually agreed that immediately after the permission for construction is approved by the authorities and when the proposed built up areas become identifiable in such plans, the Apartments along with proportionate undivided share in the land will be divided / apportioned between the Land Owner and the Developer in proportion to their entitlement and such allotment will be recorded and reduced into writing by way of a Sharing Agreement which will be executed and entered into among the Land Owner and the Developer within one (1) month from the date of receiving approvals of the permits and sanctions in respect of Residential Apartment Complex since the built up area will be identifiable at such point of time and such Sharing Agreement shall be deemed to be the part and parcel of this Development Agreement.
- 7.2. The developed / constructed areas shall be allotted to the Land Owner and Developer in proportion to the entitled share as stated supra and the same proportion as regards to facing, location and Vasthu preferences in the Residential Apartment complex and as such all the developed areas will be distributed on equal and pro-rata basis in all respects considering all the qualities without any discrimination in the allotment of shares in favour of either of the parties and also, if the amicable sharing is not reached, the allotment shall be on the basis of lots by draw.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 7.3. That after the allotment and division of the Flats / Units & parking areas in the manner agreed between the parties, the Developer shall be at liberty to enter into agreements for sale / lease / license etc., in respect of its allotted share of Flats/Units in Schedule Property and to enter into any contract or agreement for the allotment of its share of Flats/Units at such price and on such terms and conditions the Developer may think fit. All such agreements shall be made by the Developer at its own cost and risk and the Developer shall alone be responsible to such parties in connection with such transactions between the Developer and such parties.
- 7.4. That after the allotment and division of the Flats/Units and parking areas in the manner agreed between the parties, the Land Owner shall be at liberty to sell/allot their respective share of Units /Flats and to enter into any contract or agreement for the allotment or sale of such units at such price and on such terms and conditions as the Land Owner may think fit. All such allotments/sales shall be made by the Land Owner at its own cost and risk and it would alone be responsible to all such persons in connection with all such transactions. The Developer shall however fully co-operate with the Land Owner and help it in dealing with its share of Units/Flats. Land Owner shall have the option to give marketing rights to the Developer and the Developer shall provide marketing services towards the sale of all units that fall to the share of the Land Owner, then the Developer shall be entitled to a certain commission on such sale proceeds received by Land Owner, which shall be a separate arrangement entered into by the Land Owner and the Developer containing the relevant terms and condition thereto.

#### **8. INTEREST FREE REFUNDABLE SECURITY DEPOSIT:**

- 8.1. The Developer hereby agrees to pay an amount of Rs.5,00,000.00/- (Rupees Five Lakhs only) as interest free refundable security deposit, which amount is being paid today as detailed herein under:

| Sl | Cheque No. | Issuing Bank | Issued in favour of | Amount in INR |
|----|------------|--------------|---------------------|---------------|
| 1  | 142164     | Canara Bank  | SRI RUDHRA INFRA    | 5,00,000.00/- |

and the receipt of the same is admitted and acknowledged by the Land Owner

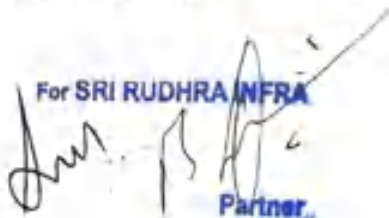
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For SRI RUDHRA INFRA  
  
Partner

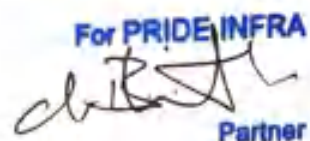
For PRIDE INFRA  
  
Partner

- 8.2. The Land Owner shall refund said interest free refundable security deposit in proportionate to the handing over of the Land Owner's entitlement.

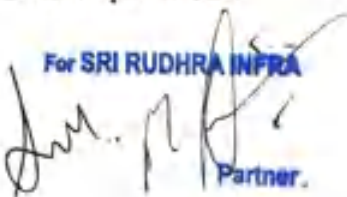
### **9. LAND OWNER'S REPRESENTATION:**

- 9.1. That the Land Owner is the sole, absolute and exclusive Owner of the Schedule Property and has got good marketable and subsisting title and possession over the Schedule Property and that no other person/s has/have/any right, title and interest or share therein.
- 9.2. That there are no prior agreements, court orders, attachments, disputes or litigations or any tax and or revenue attachments or notices of requisitions from government on tax or other authorities in respect of the Schedule Property are relating thereto and it is free from all encumbrances.
- 9.3. That the Land Owner is in possession and enjoyment and personal occupation of the Schedule Property and that there are no protected tenant/tenants.
- 9.4. That the Schedule Property is not proposed to be acquired by the government for any public purpose and that there are no minerals, water channels, public wells or tanks etc. in the Schedule Property,
- 9.5. That there is no impediment for the Land Owner to acquire or hold or to sell or offer for development, the Schedule Property under any law. The Land Owner has no objection in developing the Schedule Property by the Developer, by clubbing the adjacent land parcels and to develop the same as one Project without effecting the Land Owner's entitlement.
- 9.6. That the Land Owner hereby declares that the Schedule Property forms part of retainable land and developable land and is not an excess land under the extant provisions of the Urban Land Ceiling Act.
- 9.7. That there are no pending proceedings in any forum/court/authority nor there is any threat of any appeals from any orders passed in favour of the Land Owner in any of the proceedings concerning the Schedule Property.
- 9.8. That there are no attachments of whatsoever nature with regard to the Schedule Property or any part thereof under the Income Tax Act, 1961, Wealth Tax or Sales Tax or any other such Statutes.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 9.9. That the Land Owner hereby creates in favour of the Developer, its agents, employees, labourers, contractors, consultants and the other persons as may from time to time be deputed by the latter, license to have ingress into, egress from and regress into the Schedule Property herein for the purpose of developing the same as stated in these presents.
- 9.10. That in accordance with the Partnership Deed dated 19.03.2021 of the Land Owner, the Land Owner has Authorized **Mr. Ganesh Akella**, S/o Mr. A.V.S.S Sarma and **Mr. Madhunala Sridhar**, S/o Mr. M. Krishna, as Joint Authorized Signatory of the said Partnership firm, to jointly sign and execute this Agreement.
- 9.11. That the Developer has entered into this Agreement on the basis of the aforesaid representations of the Owner. The Land Owner agrees and undertakes that, if any encumbrances or demands or claims are found to be existing or made in respect of the Schedule Property, the Land Owner agrees to indemnify and keep indemnified the Developer against the same and also clear and/or remove the same at its own costs and expenses and ensure that the Developer has been handed over an unencumbered property and that there is no obstruction, interruption or objection to the Developer's rights to carry on development over the Schedule Property and to enter into agreement for sale of the units to be constructed by them on the Schedule Property.
- 9.12. That the Land Owner and Developer have mutually discussed and agreed upon the manner in which Schedule Property would be developed and constructed by the Developer into a Multi-storied Residential Apartment Complex.
- 9.13. That the Land Owner hereby grants, allows, entrusts to the Developer by way of development rights to develop the Schedule Property and accordingly authorizes and empowers the Developer to develop the Schedule Property at the Developer's cost into a Multi-storied Residential Apartment Complex and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engage architects, contractors, workers, agents and any other personnel required for the purpose of construction activities and any other purposes incidental / relevant thereto.
- 9.14. The Land Owner agrees to mortgage the Land Owner's portion of built-up share to the Municipal Corporation/Urban Development Authority along with the Developer's share.

For SRI RUDHRA INFRA  
  
 Partner.

For PRIDE INFRA  
  
 Partner

### **10. DEVELOPER'S REPRESENTATIONS:**

- 10.1. That in accordance with the Partnership Deed dated 03-02-2021 of the Developer and as matter of abundant caution, the Developer is represented by its Partner viz., **Mr. Chintapatla Bharath**, Mr. Chintapatla Kondal Rao, to sign and execute this Agreement.
- 10.2. The Developer shall have the sole discretion in selection of men, construction materials, machines, method of construction, equipment to be used for construction and other related techniques of construction, etc., and the Owner shall not interfere with such selection and/or interfere with the development/construction as such in any manner whatsoever provided that the material used for construction is conformity to ISI Code or branded products or equivalent thereto.
- 10.3. The Land Owner shall extend full co-operation to the Developer to complete the Project undertaken by them. The Land Owner shall not create any impediments or obstruction in the way of the Developer in completing the Project. However, the Developer shall permit entry to the Land Owner or its authorized agents to the construction site/Schedule property to inspect the construction work carried out by the Developer at the Land Owner's risk and cost and the Developer shall not be liable for any accidents, injuries suffered by the Land Owner or its authorized agents or their Agents during such visit to the site. On such inspection, if the Land Owner has any clarifications in respect of the construction, the same may be inquired / clarified with the Developer directly and shall not approach any of the Staff of the Developer at the construction site.
- 10.4. The work of development shall be as per the specifications set out in Annexure hereto or equivalent thereof in so far as the share of Land Owner is concerned.
- 10.5. The Developer shall meet all the costs of construction materials and shall be solely responsible for the payment of wages to the laborers as employed by them for execution of construction work undertaken by them under this Agreement. The Land Owner shall in no way be liable to make payments or compensate the labourers for any injuries or loss sustained by the staff/workmen/labourers etc., employed by the Developer.

For SRI RUDHRA INFRA

  
Partner

For PRIDE INFRA

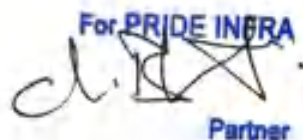
  
Partner

- 10.6. Without prejudice to the other provisions of this Agreement, the Developer shall be entitled to terminate this Agreement only in the event of a prohibitory order being passed by a court of law / authority restricting or prohibiting the Developer from developing the schedule property in terms of this Agreement and such prohibitory order subsists for a period of six (6) months despite the efforts of the parties hereto to get the same vacated. Upon such termination, the Land Owner shall be liable to refund interest free refundable security deposit received hereunder along with reimbursement of other expenses and losses occurred.
- 10.7. The Developer agrees to mortgage the Developer's portion of built-up share to the Municipal Corporation/Urban Development Authority along with the Land Owner's share.
- 10.8. The Developer shall construct the Multi-storied Residential Apartment Complex on the Schedule Property at the sole cost and expenses of the Developer as per the architectural designs, permit and sanction of plans to be accorded and allot and deliver the Flats/built-up areas to the Land Owner as per the land Owner's entitlement set out in this Agreement.

#### 11. COMPLETION OF PROJECT:

- 11.1. It is mutually agreed that the Developer shall complete the construction in all respects within a period of **48 Months (Forty Eight) months** from the date of obtaining the construction approvals, with a grace period of 6 (Six) months. failing which the Developer shall seek extension of time from the Land Owner by one (1) year and shall pay an amount of Rs.5/- (Five) Per Sq. Ft. per month towards penalty for that much extent of the built up area which could not be handed over to the Land Owner by the Developer, subject to force majeure reasons for such period of one (1) year.
- 11.2. That in the event of the Developer being unable to complete the construction within the stipulated period of 48 (Forty-Eight) months along with grace period of Six (6) months thereon and the extended period of one (1) year and in the absence of a written understanding between the parties, the Land Owner shall be entitled to terminate this Development Agreement and complete the balance works on their own or through a third party / Developer and after adjusting the cost incurred thereon.

For SRI RUDHRA INFRA  
  
 Partner.

For PRIDE INFRA  
  
 Partner

- 11.3. The Developer is entitled to undertake the Project in two phases comprising of Ground +10 (Ten) upper floors, subject to statutory restrictions and permissions accorded by the Municipal Corporation/Urban Development Authority.
- 11.4. The Developer shall be entitled to corresponding extension of time for completion of the Project due to any eventuality of force majeure, vis major, civil commotion or any act of God, natural calamities, pandemic and epidemic circumstances, political turmoil or due to any act or omission of the Land Owner having the effect of legally bringing a stop to the work undertaken by the Developer not being caused due to the fault of the Developer.
- 11.5. The Developer may, at their discretion, agree to execute additional items of work as required by the Land Owner for the Land Owner's share of development on a separate and mutually agreed terms/and/or rates. The Land Owner is at liberty to get any additional items or work done by their own agency only after possession is handed over to them by the Developer or after obtaining prior written permission from the Developer.

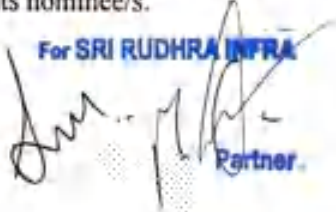
## **12. BORROWINGS:**

- 12.1 The Developer is permitted to mortgage its share of the built-up area with proportionate un-divided share of land in Schedule Property to Financial Institutes, Banks etc., for the purpose of raising project loans and the Land Owner shall extend necessary support to the Developer towards the same.
- 12.2 The Developer shall not mortgage Land Owner's share of built up area or Land Owner's undivided share of land and Land Owner is not responsible in any manner in respect of any funds raised by the Developer.

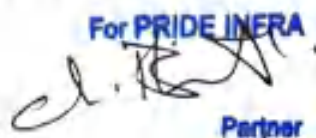
## **13. MISCELLANEOUS:**

- 13.1. The Land Owner shall keep all the property documents (in original) pertaining to Schedule Property in a common locker to be operated jointly by both Owner and the Developer within a period of 15 (fifteen) days from the date of execution of this agreement.
- 13.2. The stamp duty and registration charges in respect of the registration of Agreement/Sale Deeds pertaining to the share of the Developer, as contemplated above, shall be borne by the Developer or their nominee/s and that in respect of the Units fallen to the share of the Land Owner by the Owner or its nominee/s.

For SRI RUDHRA INFRA

  
Partner

For PRIDE INERA

  
Partner

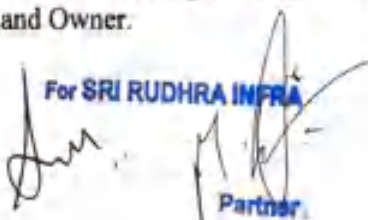
- 13.3. That the Land Owner shall sign all the plans, forms, affidavits, declarations, undertakings, petitions etc., which may be necessary for obtaining permissions and clearances for the construction of the project and the Developer shall obtain all the permissions and clearances in the name of the Land Owner at the cost of the Developer.
- 13.4. The name of the Project to be constructed will be decided by the Developer but prior intimation on the proposed name shall be provided to Land Owner before finalizing the same.
- 13.5. Each Unit in the Project shall be entitled to one membership for club and common amenities/facilities as may be provided. Further, it is mutually agreed that such membership shall not be given to any third party other than the Land Owner of the unit in project and no unit Owner shall be entitled to sell, assign, transfer or sub-let or otherwise part with the membership of the club and common amenities / facilities. The membership shall always be linked and connected to transfer of the unit in the project. On sale of the unit, the membership to the amenities will be automatically transferred to the prospective purchaser. The usage of the amenities shall be governed by the rules and regulations framed by the Developer or the Owners' Association.

#### 14. STAMP DUTY AND CUSTODY OF AGREEMENT:

The Original of this Development Agreement cum General Power of Attorney shall be with the Developer and the Duplicate copy thereof shall be retained by the Land Owner. The stamp duty and registration fee on this joint Development Agreement cum General Power of Attorney including Allocation Deed/Supplemental Agreement/ Sharing Agreement shall be borne by the Developer.

#### 15. TAXES, DEPOSITS, MAINTENANCE ETC.

- 15.1. The Land Owner shall be liable to pay all the municipal taxes, levies, assessments and cess ("Municipal Taxes") including any arrears in respect of the entire schedule property till the date of execution of this Development Agreement. Any direct and indirect taxes payable on account of any existing provision or amendment in relevant provisions by Central and State Government in regard to the Land Owner's Entitlement shall be payable by the Land Owner.

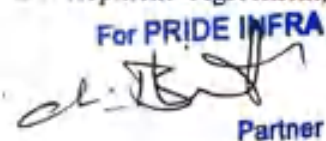
For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 15.2. The Land Owner and the Developer and/or any one claiming through them shall pay to the respective Corporation Taxes, cess, assessments, charges for electricity, water and sanitary and other services and outgoings payable in respect of their respective constructed area from the date of delivery of possession of the same or on the expiry of one month from the date of service of a written intimation sent by registered post acknowledgement due and /or under certificate of posting to the owner or their nominees intimating to them of the fact that their share of constructed area is complete and is ready for delivery in all respects.
- 15.3. The Land Owner and/or the transferees in regard to the Land Owner's constructed area and the Developer and/or their nominees in respect of Developer's share shall become members of the Association to be formed by all the holders of built up area for the purpose of attending to regular maintenance and safety of the Project and all matters of common interest and concern and shall abide by the terms/conditions/bye laws, Rules and regulations of such Association.
- 15.4. It is agreed that both the Developer and the Land Owner shall be liable to contribute to the Corpus Fund that may be started for taking care of the major repairs, major expenses etc., in respect of the Residential Apartment complex and therefore, both the Developer and the Land Owner agreed that they shall suitably inform and bind the purchaser/s of their respective constructed areas in this regard.
- 15.5. It is agreed between the parties hereto that in the event of tenant occupying the portion falling to the share of the Land Owner, then in that event the collection and payment of maintenance cost shall be the sole responsibility of the Land Owner, who shall in turn pay to the Developer or any other agency appointed by the Developer.
- 15.6. The Developer shall be responsible for any structural defects, water leakages, plumbing defects in the building constructed in the Schedule Property noticed upto a period of 12 (twelve months) from the date of completion and handing over of the Project. However, small air-cracks in the plaster, masonry, door and windows shall not be construed as defects.
- 15.7. The Developer and the Land Owner shall share and bear the quantum of GST and such other taxes in the ratio of their entitlements. For better clarity the following is agreed amongst the parties:

(i) Goods and Services Tax (GST): Under the Development Agreement, following supplies are involved:

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 15.8. Supply of TDR by the Land Owner to the Developer. As per the existing provisions of GST law, recipient of TDR services is liable to pay GST on reverse charge basis.
- 15.9. Supply of construction services by the Developer to the Land Owner (for the Land Owner's Allocation): The Developer shall charge and recover applicable GST from the Land Owner, on the construction services rendered to the Land Owner with respect to the Land Owner's Allocation and shall deposit the same with the government.

For express clarity, the Developer shall bear and be liable to pay GST in respect of the Developer's Allocation and such GST shall not be recovered from the Land Owner.

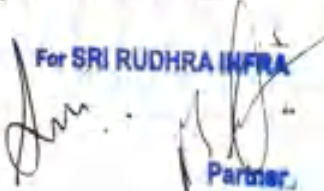
In case of any change in GST law and regulations which has an impact on the above understanding, the Parties shall abide by applicable law.

- 15.10. The Developer shall be liable for payment of such other taxes (as applicable from time to time) as may be levied in respect of Developer's Allocation. The Land Owner shall be liable to pay such other taxes as may be applicable in respect of the Land Owner's Allocation.

#### **16. OBLIGATIONS OF THE DEVELOPER:**

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

- 16.1. To prepare and finalize the construction plans and applications required for the construction of the Project on the Schedule Property including any modifications thereof with prior consent of the Land Owner.
- 16.2. To take all necessary steps to prepare the required plans/ drawings/ designs/ applications for construction of the Project on the Schedule Property, as per all applicable building bye-laws, rules and regulations of RERA Act and submit the same to the concerned local municipal authorities and various government departments and authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction of the Project.
- 16.3. Any accident or any compensation thereof to the labour or any such demands for compensation for injury in the course of construction in the Schedule Property and the wages of workmen shall be borne entirely by the Developer or their sub-contractors and the Land Owner shall not be responsible or liable for any claim whatsoever.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- 16.4. To construct, at its own cost and expense, Project in the Schedule Property after obtaining necessary approvals, sanctions, license etc., in accordance with the sanctioned building plan with, such alterations, additions, modifications as may, from time to time become necessary.
- 16.5. It shall follow all building designs, codes, laws as may be applicable in the development of the Project and shall also bear all the penalties, taxes, fees that may arise as a result of any accident or injuries or loss of life caused to any of the workers or employees or labourers and payment of compensation thereof during the construction of the Project.
- 16.6. It shall be responsible for the design and structural stability of the Project.
- 16.7. It shall render assistance and co-operation with the purchasers of any of the Residential Flats from out of the Land Owner's share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of the prospective purchaser.

#### **17. ASSIGNMENT OF THIS AGREEMENT**

The Developer is only entitled to assign all their rights under this Agreement in-favour of any of their nominees or any other 3<sup>rd</sup> parties, subject to the prior written consent of the Land Owner.

#### **18. EASEMENT RIGHTS:**

The Developer, his men, contractors, workers, employees or any associated person shall use the Schedule Property as access or passage, for ingress or exit of persons, machinery or equipment, to the lands adjacent or contiguous to the Schedule Property.

#### **19. NO PARTNERSHIP & FURTHER ASSURANCES:**

None of the provisions of this Agreement shall be deemed to constitute a partnership between the Parties hereto and no Party shall have any authority to bind or shall be deemed to be the agent of the other in any way.

For SRI RUDHRA INFRA  
Partner

For PRIGE INFRA  
Partner

**20NOTICES:**

- a. Except as may be otherwise provided herein, all notices, requests, waivers and other communications made pursuant to this Agreement shall be in writing and signed by or on behalf of the Party giving it. Such notice shall be served by sending it by fax to the number set forth below or delivering by hand, mail or courier to the address set forth below. In each case it shall be marked for the attention of the relevant Party set forth below. Any notice so served shall be deemed to have been duly given (a) in case of delivery by hand, when hand delivered to the other Party; or (b) when sent by facsimile, upon transmission; or (c) when delivered by Government of India's registered post, upon the consignment being shown as delivered by the Postal Department in their official website or upon receipt of acknowledgement by the sending party, whichever is earlier (d) when delivered by courier, on the second day after deposit with an international overnight delivery service, with next day delivery guaranteed, provided that the sending Party receives a confirmation of delivery from the delivery; or (e) for electronic mail notification with return receipt requested, upon the obtaining of a valid return receipt from the recipient.

**To the Land Owner:**

E-Mail: [Prideinfra.office@gmail.com](mailto:Prideinfra.office@gmail.com)

**To the Developer :**

E-Mail: [shashankchemicals9@gmail.com](mailto:shashankchemicals9@gmail.com)

- b. Every Party making a communication hereunder by facsimile shall promptly confirm by telephone or regular mail or electronic mail to the person to whom such communication by facsimile was addressed, each communication made by it by facsimile pursuant hereto but the absence of such confirmation by telephone or regular mail or electronic mail shall not affect the validity of any such facsimile communication. A Party may change or supplement the addresses given above, or designate additional addresses, for purposes of this Clause by giving the other Party written notice of the new address in the manner set forth above.

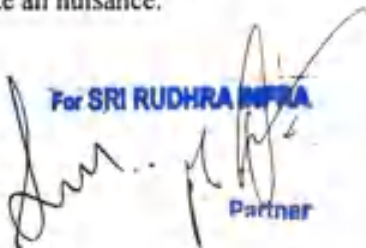
For SRI RUDHRA INFRA  
Partner

For PRIDE INFRA  
Partner

## 21. GENERAL POWER OF ATTORNEY:

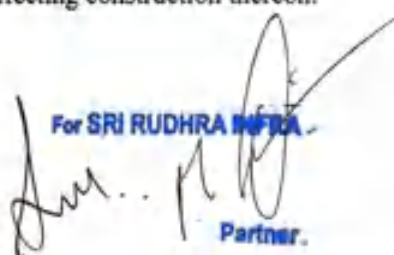
The Land Owner represents that it is not in a position to attend to various works concerning the development, construction etc. and have decided to issue General Power of Attorney and therefore hereby nominate and appoint **M/s. PRIDE INFRA (or its assignees)**, a Partnership Firm formed vide Partnership Agreement dated [03-2-2021], having its principal place of business at Plot No. 364-365, Vivekananda Nagar, Kukatpally, Hyderabad, Telangana-500072, viz represented by its Partner, **Mr. Chintapatla Bharath**, Mr. Chintapatla Kondal Rao, as being the Authorized Signatories of the said Partnership firm, as its duly constituted General Power of Attorney to act and perform such activities and duties agreed under this agreement.

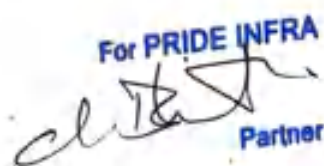
- a) To negotiate the price, enter into agreement(s) of sale or other instruments in respect of flats/units allotted to the share of the Developer along with proportionate undivided share in the schedule land and car parking(s) with prospective purchasers and to receive the sale considerations or advance thereof and acknowledge the receipt of the money and pass valid receipts for payment received in terms of this Development Agreement.
- b) To sell, sign and execute the Sale Deeds and such other documents in respect of the units allotted to the Developer along with proportionate undivided share in the Schedule Property and present such sale deeds, conveyance deeds before the registering authority, admit the execution and acknowledge the receipt of the whole or part of the sale consideration and get the sale deed (s) registered in terms of this Development Agreement.
- c) To avail loan / finance for the project from any bank or financial institution by mortgaging the flats falling to the share of the Developer along with proportionate undivided share of land.
- d) To do all necessary acts for sale or mortgage of the units falling to the share of Developer along with undivided share in the schedule land falling to the share of the Developer.
- e) To warn off, prohibit and if necessary, proceed against in appropriate forum of law, against all or any trespassers on the said Schedule Property or any parts thereof and to take appropriate steps whether by legal action or otherwise and to abate all nuisance.

For SRI RUDHRA INFRA  
  
 Partner

For PRIDE INFRA  
  
 Partner

- f) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or arbitration proceeding and demands, touching any of the matters aforesaid or any other matters relating to the Residential Apartment Complex or any part thereof and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil, criminal or revenue including rent controller and small causes court including High court and Supreme court.
- g) To accept notices and services of summons etc; from any court tribunal, postal and/or other authorities and/or persons.
- h) To appoint advocates and sign and execute vakalatnama, special power of attorney, warrant of attorney or any other document authorizing such advocates to act and to terminate such authority and to pay fees of such advocates.
- i) To appear and represent the Land Owner before all authorities make commitments and give undertakings as required for all or any of the purposes therein contained.
- j) To advertise the project for sale in such a manner as they shall feel necessary and to solicit such customers for the purpose of selling the units.
- k) To deliver vacant possession of the constructed units along with proportionate undivided share in the land and car parking areas to the prospective purchasers from out of the share of the Developer.
- l) To apply for and obtain such certificates and clearances from the authorities concerned including the Urban Land Ceiling authorities, the Municipal, Revenue or other local authorities, Government officers as may be required for sanction of permission for construction and execution of the project as the Developer may deem necessary, in respect of the entire Schedule property, at the cost and expense of the Land Owner.
- m) To appoint Architects, Engineers, Contractors, and other person or persons as may be necessary in connection with the development of the Schedule Property or for effecting construction thereon.

For SRI RUDHRA INFRA  
  
 Partner.

For PRIDE INFRA  
  
 Partner

- n) To appear before the Courts, Revenue Authorities, Government Officers, Municipal Authorities or Local bodies, or otherwise to act for and on behalf of the Land Owner and also to initiate legal proceedings, sign and verify, plaints, petitions, appeals, writs or any other legal proceedings in respect of the entire Schedule land and to defend the principals in all courts, quasi judicial authorities, civil or criminal and to sign and verify all applications, affidavits, appeals, plaints, petitions, vakalatnamas, etc., from time to time and to give evidence in court of law on behalf of the principals and to effect compromise in all such legal proceedings.
- o) To make statements, file affidavits, reports in all proceedings before any statutory authorities, including GHMC, HMDA, Grampanchayat, U.L.C Authority and obtain necessary sanctions, permissions and approvals and in this regard execute Mortgage Deed/Gift Deed as would be required to obtain approvals.
- p) To apply for and obtain water, drainage, sewerage, electricity, telephone and/or connections for any other utilities, permits for lifts and also the completion and other certifications from the concerned authority and/or other authorities and for that purpose, to sign all papers and documents and/or representations as may be thought necessary by the said attorney and to pay and recover these charges from the prospective customers in connection therewith.
- q) To pay all outgoings including municipal tax, rent revenue and other charges whatsoever, payable for and on account of the Residential Apartment Complex and receive refunds and other moneys, including compensation of any nature including those for requisition and/or acquisition and to grant valid receipts and/or discharges therefore.
- r) The Land Owner hereby confirms and declares that all such acts of the Attorney herein including all such acts, deeds and things ancillary and incidental to the aforesaid object shall stand ratified and confirmed by the Land Owner and the powers herein vested in the attorney being in the nature of interest in the immovable property in the form of development rights shall stand and shall always be irrevocable.

#### 18. ARBITRATION:

Any dispute arising between the parties in relation to any matters arising out of the instant agreement or otherwise shall be settled through arbitration which shall be governed by the provisions of Arbitration & Conciliation Act 1996, the venue of Arbitration shall be Hyderabad and the courts at Rangareddy District (Presently Medchal - Malkajgiri District), will have jurisdiction.

For SRI RUDHRA INFRA  
Partner.

For PRIDE INFRA  
Partner

### SCHEDULE PROPERTY

All that part and parcel of land admeasuring an extent of **1694 Sq. Yards** in Survey No. **123**, an extent of **2662 Sq. Yards**, in Survey No. **124**, and an extent of **484 Sq. Yards**, in survey No. **124/1**, aggregately admeasuring **4840 Sq. Yards** or 4046.24 Sq. Mtrs, in the municipal property bearing no. 6-106/1, situated at **Jeedimetla Village**, Quthbullapur Revenue Mandal, Under GHMC Circle Quthbullapur, Medchal-Malkajgiri District, Telangana State. bounded by -

North : Land in Sy. Nos. 118 and 119

South : Land in Sy. No. 123/Part & 124/Part

East : Gayatri Nagar Layout

West : Land in Sy. No. 123/Part & 124/Part

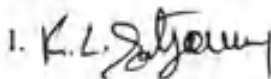
IN WITNESS WHEREOF the Land Owner and Developer have signed this Agreement in presence of the following witnesses on the date and place above mentioned.

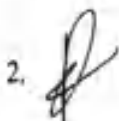
For **SRI RUDHRA INFRA**



Land Owner

Witnesses:

1. 

2. 

For **PRIDE INFRA**



Developer

## ANNEXURE I-A

1. Description of the Property : land admeasuring an extent of **1694 Sq. Yards** in Survey No. **123**, an extent of **2662 Sq. Yards**, in Survey No. **124**, and an extent of **484 Sq. Yards**, in survey No. **124/1**, aggregately admeasuring **4840 Sq. Yards** or 4046.24 Sq. Mtrs, in the municipal property bearing no. 6-106/1, situated at **Jeedimetla Village**, Quthbullapur Revenue Mandal, Under GHMC Circle Quthbullapur, Medchal-Malkajgiri District, Telangana State

1. Nature of roof : R.C.C  
 2. Type of Structure : Proposed construction with pillars  
 2. Total extent of Site : 4840 Sq. Yards

## 3. Built up Area Particulars:

- a) First Floor : 9000 Sq.Feet (Approx)  
 b) Second Floor : 9000 Sq.Feet (Approx)  
 c) Third Floor : 9000 Sq.Feet (Approx)  
 d) Fourth Floor : 9000 Sq.Feet (Approx)  
 e) Fifth Floor : 9000 Sq.Feet (Approx)  
 f) Sixth Floor : 9000 Sq.Feet (Approx)  
 g) Seventh Floor : 9000 Sq.Feet (Approx)  
 h) Eighth Floor : 9000 Sq.Feet (Approx)

Total 72000 Sq.Feet

Cellar Floor (Parking) 9000 Sq.Feet

Ground Floor (Parking) 9000 Sq.Feet

5. Land Value : Rs.4,35,60,000/-  
 6. Market Value of the Proposed Construction : Rs.9,27,00,000/-

## CERTIFICATE

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

## WITNESSES:

1. K. C. S. S. S.

2.

For SRI RUDHRA INFRA

Partner

FIRST PARTY/LAND OWNERS

For PRIDE INFRA

Partner

SECOND PARTY/DEVELOPER

### Specifications

**STRUCTURE** : RCC Framed Structure

#### **DOORS / WINDOWS / VENTILATOR**

Main Door : Hardwood frame with flush shutter fixed with reputed make hardware

Internal Doors : Hardwood frame with flush shutter fixed with reputed make hardware

French Doors : UPVC sliding doors with toughened glass

Windows : UPVC sliding doors with glass

Ventilators : UPVC ventilator

#### **PAINTING**

Internal : Smooth putty finish with two coats of premium Acrylic emulsion paint of reputed make over a coat of primer

External : Two coats of weather proof exterior emulsion paint of reputed make – ASIAN PAINTS

#### **FLOORING**

Dining & Living : Vitrified tiles of standard and reputed make (4X2 OR 2X1 SIZE)

M.Bedroom : Vitrified tiles of standard and reputed make (4X2 OR 2X1 SIZE)

Other Bedroom : Vitrified tiles of standard and reputed make (4X2 OR 2X1 SIZE)

Kitchen : Vitrified tiles of standard and reputed make

Toilets : Anti-skid vitrified tiles of standard and reputed make

Parking : Cement based Designer tile Flooring / VDF

Staircase : Granite/Vitrified tiles flooring

Corridor : Vitrified tiles of standard and reputed make / granite flooring

For SRI RUDHRA INFRA

*[Signature]*  
Partner

For PRIDE INFRA

*[Signature]*  
Partner

**BATHROOMS**

EWC with concealed flush valve of reputed make  
(JAQUAR/GROHE/HINDWARE)

Fixtures with wall mixer cum shower  
(JAQUAR/GROHE/HINDWARE)

All C.P. fittings are chrome plated of reputed make.  
(JAQUAR/GROHE/HINDWARE)

All sanitary ware of reputed make. (JAQUAR/GROHE/HINDWARE)

**DADOING**

Kitchen : Vitrified tiles dado up to 600mm ht above kitchen platform  
Toilets : Well designed concept with designer tiles for walls and floor, and  
dado upto lintel height

**ELECTRICAL** : Power plug for cooking range chimney, refrigerator, microwave  
ovens, water purifier, mixer / grinders in kitchen  
3 phase supply for each unit  
Miniature circuit breakers (MCB) of reputed make for each  
distribution board  
Elegant electrical switches  
Concealed conduit wiring with PVC insulated fire resistant  
copper cables in all rooms for light, fan and plug points

**PLUMBING** : Plumbing lines will be with composite pipes/ as specified by PHE  
consultants

**LIFTS** : High speed automatic passenger lifts with rescue device with  
V3F for energy efficiency of reputed make.

**GENERATOR** : D.G set backup.

For SRI RUDHRA INFRA

Partner

For PRIDE INFRA

Partner



భారత్ చింతపట్ట  
Bharath Chintapatta  
పుట్టిన తేదీ/DOB: 11/04/1985  
పురుషుడు/ MALE



5263 4160 4278

నా ఆధార్ - నా గుర్తింపు

*[Signature]*



భారత్ ప్రభుత్వం  
GOVERNMENT OF INDIA

N Praveen Kumar



7801 /520 4088

సామాన్యుని హక్కు

*[Signature]*



మధునాథ స్రీధర్  
Madhunata Sridhar



పుట్టిన తేదీ/DOB: 15/10/1990  
పురుషుడు/ MALE



2511 8736 6821

ఆధార్ - సామాన్యుని హక్కు



కేశవకుర్తి లోవా సత్యనారాయణ  
Kesanakurthi Lova Satyanarayana  
పుట్టిన తేదీ/DOB: 15/10/1990  
పురుషుడు/ MALE



6578 9642 5069

VID : 9127 8793 4809 5907

నా ఆధార్ - నా గుర్తింపు

*[Signature]*

భారత్ सरकार  
GOVERNMENT OF INDIA

గణేశ్ ఆకెల్లా  
Ganesh Akella  
పుట్టిన తేదీ/DOB: 10/12/1974  
పురుషుడు / MALE



2093 2268 4822

*[Signature]*