

SCANNED

(Original)

20/18911/2021



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AD 128640

క్రమ సంఖ్య 1810 తేది 27/4/2021 100/-

SUNITHA RATHOD
LICENSED STAMP VENDOR

సాక్షుల పేర్లు Chaitanya Chinnam. s/o Rama kotiah Chinnam
సాక్షుల పేర్లు M/s. Sree Chaitanya constructions. s/o Hyderabad.

SANGAREDDY
Tel: 9391805121

DEVELOPMENT AGREEMENT – CUM – IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT – CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this 29th Day of April 2021 at Sangareddy, Telangana State by and between:-

M/s. RAM SOCIETATE LLP having its registered office at P.No.1, Sy.No.19, 1st Floor, above Ramraj Cotton, Ravi Colony, Kondapur, Hyderabad – 84, Represented by it's partner Sri. Krishna Murthy Soma, S/o. Sri. Soma Venkata Narasimha Rao, aged about 43 years, Occ: Business, R/o. H.No.8-3-320/E303, Keerthi Apartments, Yellareddyguda, Behind Saradi Studio, Hyderabad – 73, Telangana State, Aadhar: 9129 8008 2941, PAN NO.AAZFR4746H.

(HEREINAFTER to be called and referred as the "LAND OWNER" which term shall also mean and include all their heirs, executors, administrators, successors, assignees, and legal representatives etc., of FIRST PART)

For RAM SOCIETATE LLP

For Sree Chaitanya Constructions

Managing Partner.

Partner

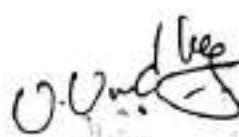
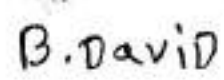
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 10 AM and 4 PM on the 29th day of APR, 2021 by Sri Krishna Murthy Sorem

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			CHAITANYA CHINNAM[R/M/S. SREE CHAITANYA CONSTRUCTIONS
2	EX			KRISHNA MURTHY SOMA[R/M/S. RAM, SOCIETATE LLP

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			VINOD KUMAR AADHAR CARD	
2			B DAVID AADHAR CARD	

29th day of April, 2021

Signature of Joint SubRegistrar
Sangareddy (R.O)

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX2941 Name: S Krishna	Address: S/O Soma Venkata Narasimha Rao, Hyderabad, Hyderabad, Andhra Pradesh, 500073	

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AND

M/s. **SREE CHAITANYA CONSTRUCTIONS**, having its registered Office at H- 68, Madhura Nagar, Hyderabad - 500038, Represented by it's Managing Partner Sri. **Chaitanya Chinnam** son of Sri. Rama Kotaiah Chinnam aged about 31 Years, Occupation. Business, Resident of H- 68, Madhura Nagar, Hyderabad - 500038, Aadhar. 7890 5062 3724, Pan No.ABZFS0544H.

(HEREINAFTER to be called and referred as the "**DEVELOPER**" which term shall also mean and include all it's executors, administrators, successors, assignees, and legal representatives etc., of SECOND PART)

WHEREAS the LANDOWNER herein is the absolute owner and possessor of the land admeasuring Ac.0-37Gts., in Sy.No.468/A1 and land admeasuring Ac.1-00 Gts., in Sy.No.468/A2, totally admeasuring Ac.1-37 Gts., in Sy.Nos.468/A1 & 468/A2 Situated at **VELIMULA Village**, Ramachandrapuram Mandal, Sangareddy District, erstwhile Medak District, Telangana State, (i.e. schedule of property here under) having purchased and acquired the same from its previous owners through sale deed Nos.41917/2019, Dt:25.09.2019 and 41918/2019, Dt:25.09.2019 registered at SRO - Sanga Reddy and the LANDOWNER is in peaceful possession and enjoyment of the said property.

Whereas the LANDOWNER obtained ProceedingNo.A2/8669/2019, Dated: 23.12.2019 from the Revenue Divisional Officer, Sanga Reddy, wherein permitted conversion of the Schedule property from Agricultural to Non Agricultural use.

Whereas the DEVELOPER herein is in the business of real estate development, has 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 a Multi-storied High-rise Residential Apartment Complex of 10 storey with required basement/s area for car parkings in the Schedule Land herein by obtaining all the requisite permits and sanction of plans from the concerned Government Authorities/Departments etc., for the proposed Project.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

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

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of				DD/BC/ Pay Order	
			E-Challan	Cash	Stamp Duty u/s 16 of IS Act			
Stamp Duty	100	0	2830000	0	0		0	
Transfer Duty	NA	0	0	0	0		0	
Reg. Fee	NA	0	20000	0	0		0	
User Charges	NA	0	500	0	0		0	
Mutation Fee	NA	0	0	0	0		0	
Total	100	0	2850500	0	0		0	2850600

Rs. 2830000/- 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. 283000000/- was paid by the party through E-Challan/BC/Pay Order No. 782D8L270421 dated 27-APR-21 of SBIN

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2850500/-, DATE: 27-APR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8505483888027, PAYMENT MODE: NB-1001138, ATRN: 8505483888027, REMITTER NAME: SREE CHAITANYA CONSTRUCTIONS, EXECUTANT NAME: RAM SOCIETATE LLP, CLAIMANT NAME: SREE CHAITANYA CONSTRUCTIONS)

Date:

29th day of April, 2021

Signature of Registering Officer
Sangareddy (R.O)

Register as document

No: 18911 of 2021 (1941 S)

Number 1711-1-18911 of 2021

Date: 29/04/2021

Registering Officer

Dr. S. LAXMA REDDY
Joint Sub-Registrar-I

NOTE:- One copy has been registered along with original.
There is no difference between original and duplicate.

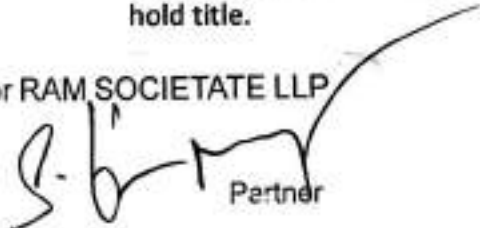
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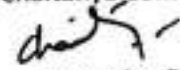
WHEREAS the LANDOWNER being agreeable to the proposal of the DEVELOPER herein hereby represents and warrants with respect to their affairs in respect of Schedule Land herein to the DEVELOPER;

- I. That the LANDOWNER is the absolute owner and has clear, marketable, subsisting title, vacant and physical possession of the Schedule Property and that none other than the LANDOWNER has any right, Title and interest or share therein.
- II. That there are no litigations or disputes pending or threatened in respect of the Schedule Property nor has they entered into any agreement/s for sale or alienation in any manner whatsoever or any other agreement/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.
- III. 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.
- IV. That there are no claims, mortgages, charges, lien or encumbrance on the Schedule Property.
- V. That there are no 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.
- VI. That there are no easements, quasi- easement, restrictive covenants or other rights 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.
- VII. That they had the full power and legal authority to execute, deliver and perform the terms and conditions of this deed as relates to the Property to which they hold title.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

WHEREAS the DEVELOPER acting on the above representations has agreed to develop the project on the Schedule Property at its own cost and expense and agreed to construct the project on the Schedule Property in accordance with the scheme formulated by it as agreed upon and as setout hereunder for construction thereon.

WHEREAS pursuant to offer made by the LANDOWNER to develop the Schedule Property in to a Multi-storied High-rise Residential Apartment Complex, the DEVELOPER has accepted to develop the schedule Property and the parties hereinabove have deemed fit and proper to reduce the terms and conditions reached among themselves into writing and hence THIS DEVELOPMENT AGREEMENT – CUM – GENERAL POWER OF ATTORNEY.

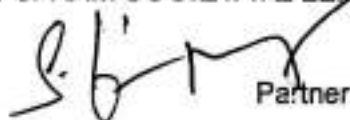
NOW THIS DEVELOPMENT AGREEMENT - CUM – GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER:

The LANDOWNER and the DEVELOPER hereto agree that the Schedule Property shall be developed into a Multi-storied High-rise Residential Apartment Complex comprising of Residential Flats and inter – alia constructed areas in the shape of Residential Flats along with parking areas and proportionate undivided share of land out of the Schedule Land herein shared between them in the manner and in accordance with the terms and conditions recorded herein after:

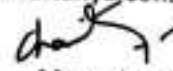
1. DEVELOPMENT OF THE LAND AND COST:

- a) The DEVELOPER here by agrees and undertakes to develop the Schedule Property into a Multi-storied High-rise Residential Apartment Complex as per the permit and sanction of plans to be accorded by the authorities. It is further agreed among the LANDOWNER and the DEVELOPER that the total cost of construction of Multi-storied High-rise Residential Apartment Complex including development shall be borne exclusively by the DEVELOPER.
- b) That the DEVELOPER is at liberty to acquire any neighbouring lands for construction of similar type of Multi-storied High-rise Residential Apartment Complex and the DEVELOPER is at liberty to amalgamate Schedule Property with other properties and can prepare the plans and designs for the entire area. In any such case the agreed share falling to the share of LANDOWNER will not change.

For RAM SOCIETATE LLP

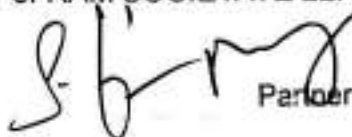

Partner

For Sree Chaitanya Constructions


Managing Partner.

- c) That in pursuance of the foregoing, the LANDOWNER hereby authorizes and empowers the DEVELOPER to develop the Schedule Property or amalgamating this property by acquiring any of the neighbouring properties herein into a Multi-storied High-rise Residential Apartment Complex at the sole cost and expenses of the DEVELOPER as per the architectural designs, permit and sanction of plans to be accorded and approved by the competent authorities and as per the detailed specifications appended herewith in Annexure – A.
- d) The DEVELOPER shall undertake the construction work and complete the project thereon either by itself or through competent contractors and sub – divide the work or appoint sub – contractors. The DEVELOPER alone shall also be entitled to call for tenders/bids or adopt any other method for the purposes of selection of contractors or agents, employees etc., required for construction or other purposes covered by this Agreement.
- e) The DEVELOPER shall prepare and finalise the construction plans including any modification thereof and shall endeavour to obtain the required sanctions, permits and approvals for construction of Multi-storied High-rise Residential Apartment Complex from the statutory Authorities subject to LANDOWNER's title documents being fit for submission and obtaining for approval, however any expenditure including the expenditure to be incurred towards payments of fees, charges as may be levied by the concerned authorities together with other incidental costs/charges shall be exclusively borne by the DEVELOPER.
- f) The entire expenses with regard to the development and construction as envisaged shall be borne and paid by the DEVELOPER. 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 contains in Annexure - A to suit the requirement of prospective purchasers, such extra/additional cost to be incurred for providing the same, which is over and above agreed specifications shall be borne by the LANDOWNER and DEVELOPER respectively in proportion to their respective entitled share of constructed areas out of the total complex.
- g) In the event if any prospective purchaser request for changes or additions other than those mentioned in the Specifications and if the DEVELOPER agrees for the same and does such changes or makes additions, the cost/expenses thereof shall be borne by the such prospective purchaser.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions

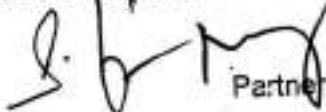

Managing Partner.

- h) The DEVELOPER will be entitled to engage architects, engineers, contractors and others as it deem fit to execute the construction work. In case of any dispute between the DEVELOPER and its contractors architects, engineers and other work men, supplier of materials, the DEVELOPER alone shall settle the same at its own cost and effort.
- i) The DEVELOPER shall be responsible for the consequences of the project and shall be liable for any deviation in the construction from the sanction plan. The LANDOWNER shall not have any liability for such deviation in construction.

2. SHARING OF SALEABLE BUILT – UP AREAS:

- a) The DEVELOPER of the Second Part hereby agrees and undertakes to deliver a fixed area of 1,07,800 Sq.ft., of Saleable Built up area inclusive of common areas in the shape of Residential Flats towards their share out of the total constructed areas to be constructed on the Scheduled Land herein together with the proportionate undivided share of land and also One Car Parking only per each 2bhk unit and 3bhk unit.
- b) It is further agreed that apart from the constructed area of 1,07,800 Sq.ft., allotted towards the share of the LANDOWNER of First Part, the entire remaining/balance constructed areas in the shape of Residential Flats out of total constructed areas to be constructed on the Schedule Land herein shall be towards the exclusive share of the DEVELOPER. Herein together with the proportionate Undivided Share of Land and also car parkings as a consideration for developing the Multi-storied High-rise Residential Apartment Complex on the Schedule Land herein at the sole cost and expense of the DEVELOPER and delivering the LANDOWNER'S share as mentioned above at free of cost.
- c) The DEVELOPER shall construct the Multi-storied High-rise Residential Apartment Complex on the Schedule Property at its own cost and expenses utilising permissible area and allot and deliver the Flat/Built-Up Space to the LANDOWNER or their Nominees as set out in clause -2 (a).
- d) It is further agreed that the LANDOWNER and the DEVELOPER shall be treated as absolute owners of their respective entitled share of constructed areas as per the terms of this agreement read with the Flats to be allotted to each of the Parties by virtue of an Allocation – cum – Supplemental Agreement to be entered into and executed on future date as stated below.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

- e) The DEVELOPER of Second Part will be deemed to have fulfilled its obligations when the finished constructed areas in the shape of Residential Flats as per Specification falling to the share of LANDOWNER is delivered to them or their nominees and after obtaining Occupancy Certificate.

PERMISSION TO ENTER:

- a) The LANDOWNER hereby entrusted the Schedule Property to the DEVELOPER, Free of all encumbrance and obstructions, solely for the purposes as contemplated in this Agreement and further authorizes the DEVELOPER, its agents, servants, associates to enter upon the Schedule Property for the exclusive purpose of developing the Project.
- b) The DEVELOPER shall from the date of grant of license to enter upon the Schedule Property as contemplated in this clause, be deemed to have a license to implement the Project on the Schedule Property and the DEVELOPER'S right to carry out the construction and Development works shall be continuous provided that the DEVELOPER duly observes and performs all its obligations as herein contained and the LANDOWNER shall not in any manner whatsoever obstruct the implementation of the Project.
- c) 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 construction of the Residential Flats in the Schedule Property, having been permitted to Develop by obtaining permits, sanction Plans, license etc., provided nothing here in 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 1908 or Section 2(47) (V) of Income tax Act, 1961.

For RAM SOCIETATE LLP


Partner

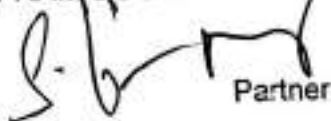
For Sree Chaitanya Constructions


Managing Partner.

4. **ALLOCATION – CUM – SUPPLEMENTAL AGREEMENT:**

- a) It is further mutually agreed that immediately after the construction Plans are approved by the authorities, when the proposed constructed areas become identifiable, the Residential Flats, Parking Areas and proportionate Undivided share of Land to each of such Flats with Flat Numbers and Floor Numbers will be allotted to the LANDOWNER and the DEVELOPER in proportion to their respective entitlement of constructed areas and such allotment will be recorded and reduced into writing by way of entering into an Allocation – cum – Supplemental Agreement which will be executed among the LANDOWNER and the DEVELOPER within 30 (Thirty) days from the date of obtaining permit and sanction Plans from the authorities for construction of Multi-storied High-rise Residential Apartment Complex since the constructed area will be identifiable at such point of time on such plans and such Allocation – cum – Supplemental Agreement shall be deemed to be the part and parcel of this Development Agreement.
- b) 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. Apart from the areas allotted towards the share of the LANDOWNER to be shown in such Allocation – cum – Supplemental Agreement, the DEVELOPER shall be entitled to all the remaining and balance constructed areas to be constructed on the Scheduled Land herein and further in the event of the LANDOWNER not turning up within the above stipulated time for execution of said Allocation – cum – Supplemental Agreement despite intimation received from the DEVELOPER, the DEVELOPER shall have absolute discretion to select the constructed areas to be allotted towards the entitled share of LANDOWNER and the same will be recorded in the allotment letter duly signed by the DEVELOPER and will be sent to the LANDOWNER through Registered Post with acknowledgement due (RPAD) and consequently such allotment letter duly signed by the DEVELOPER shall be deemed to be the Supplemental – Cum – Allocation Agreement in terms of this Clause. Such Allocation cum Supplemental Agreement signed by both the parties will become part and parcel of this deed irrespective of registered or not.

or RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

5. **COMMENCEMENT OF DEVELOPMENT ACTIVITY:**

- a) The DEVELOPER shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the LANDOWNER shall not interfere with the same. The quality of materials used shall be in conformity with the specifications laid down in Annexure – A.
- b) The LANDOWNER shall extend full cooperation to the DEVELOPER to complete the development and completion of the project undertaken by them. The LANDOWNER shall not create any impediments or obstructions in the way of the DEVELOPER in developing or constructing the Project.

6. **DEPOSITS :**

- a) The DEVELOPER hereby paid a refundable deposit of Rs.50,00,000/- (Rupees Fifty Lakhs Only) to the LANDOWNER through Cheque No.969181 of State Bank of India - Besant Road Branch, favouring the LANDOWNER of the First Part. The LANDOWNER of the First Part herein above hereby admit and acknowledge the receipt of the same.
- b) The DEVELOPER agreed to pay a refundable deposit Rs.50,00,000/- (Rupees Fifty Lakhs Only) in addition to the amount mentioned above after obtaining all requisite permissions from all competent authorities duly obtaining the separate receipt i.e., within 10 days from the date of obtaining all necessary permissions.
- c) The above amount of interest free refundable Security Deposit shall be refundable by the LANDOWNER to the DEVELOPER simultaneously when the DEVELOPER delivers the proportionate constructed areas fell towards the share of The LANDOWNER and if the LANDOWNER fails to refund the said deposit amount, the DEVELOPER shall be entitled to recover the same by way of adjusting and taking over the Flats belonging to the LANDOWNER in proportion to the amount of Deposit recoverable from them at the prevailing market price.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

7. COMPLETION:

- a) The DEVELOPER of Second Part shall complete the developmental works & the construction and deliver the LANDOWNER'S share of constructed areas comprising of Residential Flats, Parking areas and proportionate undivided share of Land within 36 (thirty six) months from the date of obtaining permit and sanction of building plans for construction from all the concerned authorities. However a grace period of 6 (six) months is allowed for completion of construction over and above the above stipulated period.
- b) In the event of delay in completing the Project, the DEVELOPER shall be liable to pay to the LANDOWNER, A COMPENSATION OF Rs.5/- per sq. ft. per month, for LANDOWNER'S share only until the completion of the Project.
- c) In the event if the development activity is stalled 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 the period of completion will be correspondingly extended.

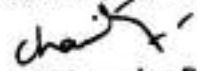
8. FORCE MAJEURE:

Notwithstanding anything contained under this agreement, the above stipulated time frame will be suitably extended, if the construction is not completed on account of unforeseen circumstances beyond the control of the DEVELOPER such as force majeure, act of god, natural calamities, war, strikes, agitations, pandemics and further on account of restrictions and controls that may be put up by the government or authorities or changes and amendments in the rules or regulations or in view of any prohibitory orders passed by the Hon'ble Courts or any third party claims over the Schedule Property by virtue of which the applications for permission are not entertained and permissions and sanctions are not granted by the authorities and construction cannot be proceeded with or due to any other circumstances not attributable to any action of the DEVELOPER.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

9. OBLIGATIONS OF THE LANDOWNER:

a. The LANDOWNER shall at their cost and expenses perform the following obligations:-

- 1) The LANDOWNER shall obtain all the Clearances/Approvals/Letters/No Objection Certificates (NOCs) from the Revenue Divisional Officer or Urban land ceiling authorities and/or any other concerned authority as may be required by the authorities from time to time. However on behalf of LANDOWNER, the DEVELOPER shall obtain such clearance with its efforts and expenses if any to be incurred in that regard shall be borne by the LANDOWNER.

b. The LANDOWNER further covenants as under:-

- I. Not to create any encumbrance or charge on the Schedule Property in favour of any third Party in any manner whatsoever.
- II. To sign and execute all necessary documents and papers as may required for the purpose of perfecting the title vested with the DEVELOPER and or prospective purchasers, if any.
- III. To allow the DEVELOPER to construct on the Schedule Property with out any let or hindrance by the LANDOWNER or any third Party claiming through them.
- IV. To make out a good marketable right, title an interest to the Schedule Property.
- V. To provide the Property for Development in a contiguous and in condition fit for development of the proposed Project and further to extend all cooperation and assistance to obtain sanction of permits and plans from the Concerned authorities for the Developments and construction of the Project, at the cost of the DEVELOPER.
- VI. Not to cause any let or hindrance for development of the Schedule Property and the DEVELOPER have been permitted to enter into and develop the Schedule Property as per the scheme of Development agreed to under the terms of this Agreement.
- VII. To carry out such acts, deeds and things as may be reasonably required by the DEVELOPER at the cost of the DEVELOPER in order to successfully develop the Schedule Property in to the Project and the LANDOWNER shall rectify defects if any in the title of the Schedule Property at their cost.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Construction


Managing Partner.

VIII. Provided also that LANDOWNER agrees and undertakes that they shall not in any way correspond in any manner whatsoever with the Government of India/Government of Telangana including the Urban Development Authority, Semi Government Offices, statutory Offices, bodies and other authorities, electricity Supply company, Police Department, Airport Authorities, Fire Force Authorities and in all other Government offices in respect of the powers conferred under this Development Agreement – cum – Power of Attorney, or otherwise countermanding or conflicting with any Acts, deeds, matters and things done by the DEVELOPER pursuant to the said Power of Attorney, and the powers of Attorney granted in terms here of shall remain operative till the project is completed and DEVELOPER's share of constructed areas, parking areas and undivided interest being conveyed to the DEVELOPER, or prospective purchasers.

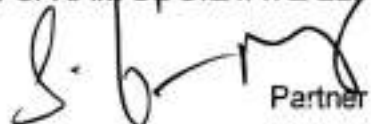
IX. The LANDOWNER hereby delivered and handed over all the Original Title Deeds and Link documents pertaining to the Schedule Property herein in favour of the DEVELOPER and the DEVELOPER shall keep them in its safe custody till the completion of Project and thereafter the DEVELOPER shall hand over such documents to the association formed among the owners of the Flats in the Complex.

0. OBLIGATION OF THE DEVELOPER :

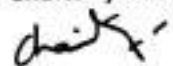
The DEVELOPER shall, on its own and at its own cost and expenses, perform the following Acts in connection with the development of the Schedule Property;

- I. To prepare and finalize the construction plans and applications required for the construction of the Project on the Schedule Property including any modification thereof.
- II. To take all necessary steps to prepare the required plans/drawings/designs/applications for construction of Project on the Schedule Property, as per all applicable building bye – laws, rules and regulations and submit same to concern 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 construction of the Project including any modifications thereof.
- III. Any accident or any compensation thereof to the labor 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 LANDOWNER shall not be responsible or liable for any claim whatsoever.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

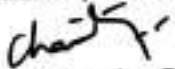
- IV. To construct, at its own cost and expenses project in the Schedule Property after obtaining necessary approvals, sanctions, licenses etc., in accordance with the sanction building plan with, such alterations, additions, modifications as may, from time to time become necessary.
- V. Exercise discretion in all matters relating to the conceptualisation, manner, method and design of construction of the Project subject to the terms of this agreement.
- VI. 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 fee 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.
- VII. It shall be responsible for the design and structural stability of the Project.
- VIII. It shall render assistance and cooperation with the purchasers of any of the Residential Flats from out of the LANDOWNERS share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of prospective purchaser.
- IX. It shall deliver all the original documents pertaining to the Schedule Property to the Association formed and incorporated among the purchasers of the Residential Flats in the entire project under the applicable law, as soon as the same is established and the common areas are handed over to such Association, including but not limited to (a) the sanctioned plan and (b) permission letters along with deposit receipts pertaining to power and water.

11. RIGHTS OF DEVELOPMENT:

- a) It is hereby declared that the DEVELOPER of Second Part will be entitled to deal with all such Residential Flats, Parking areas together with proportionate undivided share of land allotted towards the share of the DEVELOPER as if it is its absolute property. Likewise, the LANDOWNER of First Part will be entitled to deal with all such Residential Flats, Parking areas together with proportionate undivided share of land allotted towards the share of the LANDOWNER as if it is their absolute property. The constructed area and the undivided share of land, parking areas retained by the DEVELOPER of Second Part towards its share shall at all times be treated to be the property of DEVELOPER and it is open to the DEVELOPER to deal with the same in any manner at its discretion.

For RAM SOCIETATE LLP

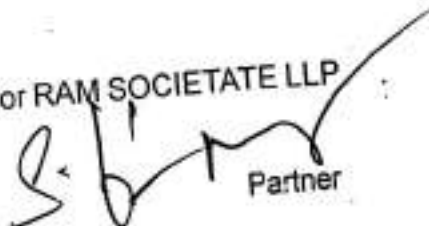
Partner

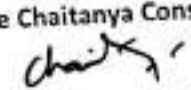
For Sree Chaitanya Constructions

Managing Partner.

- b) The DEVELOPER shall be entitled to enter into any separate Agreements of Sale in respect of any portion of constructed areas, Residential Flats and Undivided share of land, parking areas falling towards the share of the DEVELOPER. The DEVELOPER is also entitled to execute and register the Sale Deeds in favour of the prospective purchasers in respect of the constructed areas /flats together with proportionate undivided share of land allotted towards the share of the DEVELOPER and however such power to execute and register the Sale Deeds is in terms and to the extent of the GPA powers conferred infra. The DEVELOPER shall exercise full rights and ownership in respect of the undivided share of land and constructed areas, parking areas allotted towards the share of the DEVELOPER and under no circumstances the LANDOWNER shall interfere with the rights of the DEVELOPER in and over the areas allotted towards the share of the DEVELOPER which shall be separately marked in the plan and shall be appended to as an Annexure to Allocation – cum – Supplemental Agreement which would be entered into between the LANDOWNER and the DEVELOPER after the permissions and sanctions are accorded by the competent authorities for construction of Multi – storied Residential Apartment Complex.

12. ORIGINAL DOCUMENTS :

The LANDOWNER hereinabove today handed over all the original title deeds and other documents in respect of the Schedule Land herein to the DEVELOPER of Second Part and the said documents shall be kept in the safe custody of the DEVELOPER to enable the DEVELOPER to show such documents to their bankers for obtaining project loan or to the prospective purchasers and also for inspection by the representatives of the banks from which the prospective purchasers may avail the housing loan facilities or deposit the original title deeds in the event of obtaining project loan. After completion of the Project, the DEVELOPER shall hand over all original documents to the association to be formed and registered among the owners of the complex. In the event of the DEVELOPER propose to obtain project loan the LANDOWNER shall sign the loan documents as required by the banker with out creating any liability to the share of LANDOWNER.

For RAM SOCIETATE LLP

Partner

For Sree Chaitanya Constructions

Managing Partner.

13. PAYMENT OF DEPOSITS AND EXPENSES TOWARDS AMENITIES ETC:

It is agreed among the parties of First and Second parts that the ultimate purchasers of the Residential Flats out of the share of the SECOND part in the complex shall pay to the DEVELOPER of Second Part towards amenities such as deposits/charges payable to the authorities for obtaining electrical supply, water connections and sewage/drainage connection and cooking gas connection to the proposed complex and such amount shall be collected from the prospective purchasers of the Flats under the head 'Water and Electricity Charges'. For such amenities the developer need not charge to the flats of the LANDOWNER. However the LANDOWNER is at liberty to collect such charges from their prospective buyers of flats.

14. CLUB HOUSE AMENITIES:

The DEVELOPER shall provide Club House amenities/facilities in the Complex such as swimming pool, gym, table tennis, billiards, etc. and all the Flat Owners of the Complex shall become automatically members of the club house and are entitled to avail Club House facilities as per the bye-laws of the Association to be formed among all the Flat Owners in the Complex. The maintenance shall be met from the maintenance charges collected from all the Flat Owners purchased from the LANDOWNER and the DEVELOPER. Accordingly any such repairs or improvements shall also be met from the corpus fund collected from all the Flat Owners purchased from the LANDOWNER and the DEVELOPER. The built-up area of club house also includes in the saleable flat area. Thereby every flat owner will have proportionate ownership of the Club House. The Club House will be under the control and management of the Association/Society formed among the Owners of the Residential Flats in the Project.

15. CORPUS FUND :

It is agreed by the parties hereinabove to float a corpus fund for the entire complex which is payable by the ultimate purchasers at the time of execution and registration Sale Deeds or the retainers of the Flats as the time of taking delivery of such Flats and such Corpus Fund is fixed at Rs.35/- per Sq.Ft., of built-up area being proportionate contribution towards Corpus Fund and such fund will be transferred to a separate bank account of the Association or Society formed among the Owners of the Residential Flats in the Project and the interest earned and generated on the same will be utilized to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, lifts, motors, water pumps, common lawns, gates, laying of Roads, pipe lines, club equipment, etc. ,

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

and if at any point of time, such interest generated/earned on the corpus Fund is not sufficient to meet such expenditure, the residue/deficit required shall be contributed by all the owners of the Flats in the Project in the same proportion in which they contribute the monthly maintenance charges. This is applicable to the prospective flat owners of both the parties and also applicable for any of the flats retained by both the parties.

16. PAYMENT OF MAINTENANCE CHARGES:

- a) The prospective purchaser/occupants of the Residential Flats in the complex shall pay the proportionate regular monthly maintenance charges to the DEVELOPER during the initial period and subsequently to the association formed among the Owners of the Residential Flats to meet the expenses for day to day regular maintenance of the common amenities of the Complex and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance.
- b) The LANDOWNER hereby agrees for maintenance of the Building/Complex by Under the supervision of the DEVELOPER for an initial period of 12 (twelve) months from the date of commencement of maintenance at the sole option of the DEVELOPER and during this period if any structural defects occurs, it is the responsibility of the builder to rectify such structural defects at their own cost. The DEVELOPER will communicate to the LANDOWNER as well as to all purchasers of the Flats intimating the date of commencement of common area maintenance and commencement of payment of maintenance charges and such decision of the DEVELOPER shall be after completion of the Project in all respects and after submission of the Applications for Occupancy Certificates to the competent authority. However the LANDOWNER as well as all the purchasers/owners of the Residential Flats in the Complex shall pay to the DEVELOPER an upfront maintenance charges for the period of 12 months, at the time of handing over/registration of the Residential Flats so that the DEVELOPER will be able to utilize such funds from the start date of maintenance.
- c) The monthly maintenance charges payable during such period of 12 months for each Flat will be fixed on sq. ft basis by the DEVELOPER or as revised by the DEVELOPER from time to time.

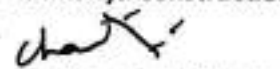
17. NAME OF THE PROJECT :

It is agreed between the Parties that the DEVELOPER is entitled to name the Project and neither Party shall at any time change or subscribe to the change of name of the Project.

For RAM SOCIETATE/LLP

 Partner

For Sree Chaitanya Constructions


Managing Partner.

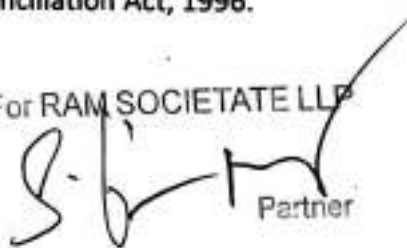
18. PAYMENT OF SALES TAX, GST, STAMP DUTY, REGISTRATION CHARGES AND OTHER DUTIES :

- a) The prospective purchasers of the Residential Flats in the Complex shall bear and pay the GST or any applicable taxes as levied by the authorities to the DEVELOPER of Second Part. In respect of the constructed areas allotted towards the share of LANDOWNER, they shall pay the same as per the taxation rules to the DEVELOPER of second part duly obtaining the receipt, and however the LANDOWNER is entitled to recover the said taxes from their respective purchasers of the Flats.
- b) The cost of Stamps, T.P. Tax, Registration Fee and other incidental charges for sales of Residential Flats together with the undivided share of the land fell to the shares of the Parties herein shall be borne and paid by the prospective purchasers of the respective parties herein.
- c) Any liability on/of the LANDOWNER herein towards any income tax or tax on capital gains consequent to any of the Agreements entered into in relation to the Schedule Property shall be the responsibility of the LANDOWNERS and the DEVELOPER does not bear any responsibility for the same. And similarly any liability on/of the DEVELOPER of the Second Party towards any income tax consequent to any of the Agreements entered into in relation to the Schedule Property shall be the responsibility of the DEVELOPER and LANDOWNER do not bear any responsibility for the same.
- d) Any stamp duty or any expenses to be incurred in relation to the developmental Agreement shall be exclusively borne by the DEVELOPER only.
- e) Both the Parties to this Agreement agree and undertake to each other to act bona fide and in reasonable manner in the exercise of their respective rights under the terms of this Agreement.

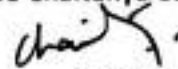
19. DISPUTE RESOLUTION :

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

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

20. INSPECTIONS:

- a) The LANDOWNER is neither concerned with nor shall they call in question the accounts, expenditure, income or the profits or any other particular relating to the Projects from the DEVELOPER other than the Specifications and standards that the DEVELOPER has undertaken to comply with.
- b) The LANDOWNER or their authorized representatives shall have the power to inspect the progress of the Development activity after due notice to the DEVELOPER duels following the safety norms.

21. AMENDMENT:

- a) This Agreement may not be amended except by an Agreement in writing signed by both the Parties herein and such Agreement shall be read as part and parcel of this Agreement.
- b) It is further declared that all the Annexures enclosed herewith to this Development Agreement – cum – GPA shall be treated and shall form integral Part and parcel of this Agreement and the Parties are bound by not only these presents of the Agreement but also the contents and all other aspects covered under the Annexures enclosed herewith

22. DEFFECT IN DOCUMENT:

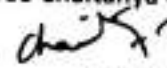
In the event that, any provision of this Agreement or circumstance shall be determined to be invalid, unlawful or unenforceable, to any extent, the reminder of this Agreement and the application of such provisions to persons or circumstances other than those as to which it is determined to be unlawful, invalid, or unenforceable, shall not be effected thereby, and each remaining provisions of this Agreement shall continue to be valid and may be enforced to the fullest extent permitted by law.

The Development Agreement cum Irrevocable General Power of Attorney registered as original and One copy. The original will be taken by the DEVELOPER of Second Part and the copy thereof taken by the LANDOWNER of the First Part.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions


Managing Partner.

23. EMPOWERMENT AND POWER OF ATTORNEY:

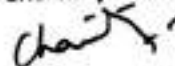
This General Power of Attorney is executed on the date, month and year aforementioned by the aforesaid LANDOWNER duly nominating, appointing, constituting and retaining the DEVELOPER hereinabove viz., **M/s. Sree Chaitanya Constructions** a partnership firm having its registration office at H-68, Madhura Nagar, Yousufguda, Hyderabad – 5000038, Telangana, represented by its Managing Partner **Sri. Chaitanya Chinnam** son of Sri. Rama Kotaiah Chinnam aged about 31 Years, Occupation: Business, Resident of H-68, Madhura Nagar, Hyderabad - 500038 (or represented by any other authorized representative on behalf of the DEVELOPER Firm as per the resolution from time to time) as their General Power of Attorney Holder to do, perform and execute the following things, acts and deeds, that is to say :-

- a) That by the virtue of the Development Agreement executed, we, the LANDOWNER hereinabove named do hereby appoint, retain and constitute DEVELOPER hereinabove to act as my lawful General Power of Attorney holder to exercise all the powers referred to below and to do, perform and execute the following things, acts and deeds on my behalf, however, it is made clear that the Power of alienation, transfer by any mode, sale, mortgage, etc., shall be restricted to the DEVELOPERS share as mentioned in this Agreement, the Power to sell and transfer the DEVELOPERS share is limited in respect of Residential Flats, Parking areas with un divided share of Land falling towards the share of the DEVELOPER as per the terms of this Agreement coupled with allocation-cum-Supply mental Agreement to be executed subsequently after obtaining the permissions when the constructed areas in the shape of Residential Flats with Flat Numbers, Floor Numbers, Parking Lot Numbers, Built up area of the Flats and undivided share of the Land of the Flats becomes identifiable on such plans i.e., to say the DEVELOPER is entitled to execute Agreements of sale /Sale Deeds in respect of all such Built up areas in the shape of Flats together with Parking Areas and proportionate undivided share of Land allotted towards the Share of the DEVELOPER.

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions

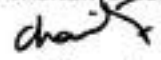

Managing Partner.

- b) To enter into, execute Agreements to sell/ Sale deeds , Agreement to/of lease, lease deeds, Agreements of leave and license, license deeds and /or other contracts, Agreements or Documents that may be required to transfer by way of sale, lease, license or otherwise in any manner deemed fit by the DEVELOPER, the DEVELOPER'S share i.e., in respect of Residential Flats together with the Parking areas, undivided share of Land falling towards the share of the DEVELOPER in favour of itself (i.e., in favour of the DEVELOPER), intending purchasers, lessees, licensees and/or other persons nominated by the DEVELOPER, alienating, conveying and transferring the DEVELOPER'S share as contemplated under this Agreement in whole or in parts and/or rights thereto; and for this purpose to sign and execute such other documents/sale deeds/ Agreements as may be required in favour of the DEVELOPER and/or any other third parties selected/nominated by the DEVELOPER such as prospective lessees, licensees; purchasers etc. including a company/building management company and to receive sale consideration to itself, to admit the execution of such deeds/ agreements/sale deeds and to present such documents/deeds before the concern registration authorities, to admit execution and to complete the registration formalities.
- c) To present all such Agreements/deeds of sale, lease or leave and license or any other conveyances in respect of the DEVELOPER share for registration before the concerned sub Registrar/District Registrar of assurance having jurisdiction, and admit execution thereof and complete all the registration formalities;
- d) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such Agreements/deeds of Sale, lease and leave & license and any other conveyances in respect of the DEVELOPER share;
- e) To handover the physical possession of the Residential Flats allotted towards DEVELOPER's share or any portion thereof to the concern purchasers lessee/s, licensee/s etc., ;

For RAM SOCIETATE LLP

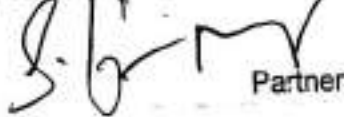

Partner

For Sree Chaitanya Constructions


Managing Partner.

- f) To approach the concerned local Municipal Council, Gram Panchayat, HMDA or such other competent authorities, including the fire force Department, Power transmission corporation, Electricity Supply Company limited, Water supply Board, Telecom, Airport and Tele Communication authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Electrical Inspectorate etc., , and get the required permissions and sanctions, and for appointing Contractors, civil Engineers, Architects, consultants as desired by the DEVELOPER, and to do all other Acts as may be necessary for putting up any constructions including Multi – Storied High–Rise Residential Apartment Complex and for effective Development and completion of the buildings on the Schedule Property in such manner as the DEVELOPER may deem fit and proper.
- g) To execute mortgage deed in favour of concerned authority including GHMC /HMDA, Gram Panchayats. In terms of clause-4(a) supra, If required, the DEVELOPER is also authorized and empowered to execute such Allocation – cum – Supplemental Agreement not only on its behalf and also on behalf of the LANDOWNER herein and present such document for registration before concern Registration Office and complete all Registration formalities.
- h) To execute mortgage deed in favour of any financial institution in the event of obtaining project loan without creating any liability to the share falling to the share of LANDOWNER.

For RAM SOCIETATE LLP



Partner

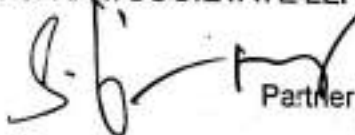
For Sree Chaitanya Constructions



Managing Partner.

- i) To appear for and represent us before Greater Hyderabad Municipality Corporation, Hyderabad Metropolitan Development Authority, Cyberabad Development Authority, Telapur Municipality, TSSPDCL and/or other state/private power distribution/Supply Company/ies, Hyderabad Water Supply and sewerage Board and/or other State/private Water Supply/Sewerage Disposal Entities, Department of Telecommunication and State/Private Telephone Service Providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, pollution control Boards, Electrical Inspectorate, Security Service Providers and before all other Government Offices, semi Government Offices, Private Offices, Statutory Offices, bodies, firms, corporate Authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc., (including modifications thereof if any) from time to time, for or in connection with construction of Residential Flats including Multi-Storied High-Rise Residential Apartment Complex in the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
- j) To apply to TSSPDCL and/or other state/private power distribution/Supply Company/ies, Hyderabad Water Supply and sewerage Board and/or other State / private Water Supply/Sewerage Disposal Entities, and to such other entities/authorities and to all other offices for securing necessary connection of power, water, sewerage etc., and to sign all such applications, affidavits, declarations, undertakings, agreements, indemnities etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;
- k) To appear for and represent us before revenue authorities, town planning authorities and urban development authorities or any concerned statutory authorities in connection with any of the matters connected with the Schedule Property.
- l) To appoint, time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in sub clauses v to vii herein above, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi – judicial authorities as may be deemed necessary by the DEVELOPER;

For RAM SOCIETATE LLP



Partner

For Sree Chaitanya Constructions



Managing Partner.

- m) To appoint, time to time, appointing Contractors, civil Engineers, Architects, consultants and such other technical and personal and consultants and workers as may be required for the Development of the Schedule Property;
- n) To pay development charges, layout charges, betterment charges, property tax, library tax etc., as may be applicable, on our behalf in respect of the Schedule Property;
- o) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the project to be constructed and completed on the Schedule Property from the concerned authorities;
- p) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;
- q) To pay necessary deposits of security or any other amount that may be required to be deposited or paid to TSSPDCL and/or other state/private power distribution/Supply Company/ies, Hyderabad Water Supply and sewerage Board and/or other State/private Water Supply/Sewerage Disposal Entities, Hyderabad Metropolitan Development Authority, Airport Authorities, and and/or any office or board or authority mentioned in any of the foregoing paragraphs. And also to apply for the refund thereof and to recover the same as and when occasion arises;
- r) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in its Civil and/or Criminal and/or Revenue and /or Revision Jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax Authorities, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify complaints, written statements, petitions, and other pleadings including pleading under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as our attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non – suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith; provided that all such actions relate exclusively to the Schedule Property and its development thereof;

For RAM SOCIETATE LLP


Partner

For Sree Chaitanya Constructions



Managing Partner.

23

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

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

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

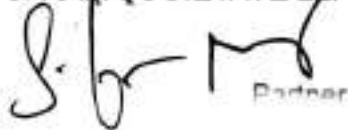
And the LANDOWNER do hereby agree that all acts, deeds and things lawfully done by the DEVELOPER shall be construed as acts, deeds and things done by the LANDOWNER and the DEVELOPER undertake to ratify and confirm all and whatsoever that the DEVELOPER shall lawfully do or cause to be done for the LANDOWNER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

The LANDOWNER hereby empower the DEVELOPER or its nominee/s by means of Power of Attorney to approach the competent authorities, and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants, and to execute documents etc., as desired by the DEVELOPER.

Provided that the Power of Attorney so executed shall not be revoked since the Power of Attorney is coupled with interest in view of the fact that the DEVELOPER by investing it's own funds will develop the Schedule Property. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall borne entirely by the DEVELOPER. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the Parties prior to the date of this Agreement and also the huge investments to be made by the DEVELOPER for development and hence the said Powers of Attorney are Irrevocable.

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

For RAM SOCIETATE LLP



Partner

For Sree Chaitanya Constructions



Managing Partner.

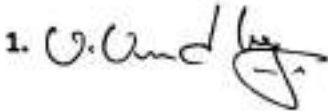
SCHEDULE PROPERTY

All that the Non-Agriculture Dry land admeasuring Ac.0-37 Gts., in Sy.No.468/A1 and land admeasuring Ac.1-00 Gts., in Sy.No.468/A2 totally admeasuring Ac.1-37 Gts., in Sy.Nos.468/A1 & 468/A2 Situated at **VELIMULA Village**, Ramachandrapuram Mandal, erstwhile Medak District, presently comes under Sangareddy District, Telangana is bounded by :-

- North** : Land in Sy.No.467 belongs to Sri. D. Rama Swamy
- South** : Road and Land in Sy.No.406
- East** : Land in Sy.No.469
- West** : Land in Sy.No.468 belongs to Smt. Sara Sarada & others

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

WITNESSES

1. 
2. B. David

For RAM SOCIETATE LLP

 Partner

LANDOWNER

For Sree Chaitanya Constructions


Managing Partner.

DEVELOPER

ANNEXURE - A

FRAMED STRUCTURE	RCC framed structure to withstand wind and seismic loads.
SUPER STRUCTURE	AAC brick masonry
WALL FINISHES	Double coat cement plaster for all external and internal walls.
PAINTING	All internal walls treated with luppam finishes and painted with emulsion. All external walls painted with antifungal exterior emulsion.
DOORS	Main door - Teak wood frame with Teak wood shutter with melamine spray polish and designer hardware. Internal door - Engineered wood frame, best quality flush door shutter with laminate with reputed hardware fittings.
WINDOWS/ FRENCH DOORS	UPVC sliding windows with plain glass with provision for mosquito mesh with MS Grills.
FLOORING	For Hall, Dining and Bedrooms - Double Charged Vitrified Tiles of 600 x 600 size. Balconies - Matt finish Antiskid Ceramic Tiles. Toilets - Dadoing upto door height with designer wall tiles. Flooring with antiskid ceramic floor tiles. Corridors - Vitrified tiles of suitable size. Staircase - Granite stone. Utility - Ceramic tiles upto 3 feet height in utility / wash area.
BATHROOMS FITTINGS	Jaguar/Hindware/ Parryware/Cera/equivalent make.
ELECTRICAL WIRING	Finolex/Havells/equivalent brand and Switches of Anchor/LeGrand equivalent brand.
LIFTS	High Speed Automatic lifts of Johnson/Kone/Equivalent brand
POWER BACKUP	100% power backup except for 16Amps (i.e. Ac and geyser...etc)

For RAM SOCIETATE LLP


Partner

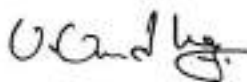
For Sree Chaitanya Constructions


Managing Partner.

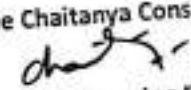
CABLE TV & INTERNET	Cable TV/Internet/Intercom/ready network provision. CCTVs at required locations.
KITCHEN	Granite platform with stainless steel sink, CP fittings with 2feet ceramic tile dado over granite countertop. Provisions for fixing water purifier, exhaust fan and chimney.

WATER TREATMENT	Water Softner will be provided for supply of treated water.
SECURITY	Security rooms at all in and out gates.
PLAY AREA	Children play equipment shall be provided in tot lot area.
GYM	Gym equipment of 4 Nos. thread mills, 2 No.s of Four Station, 4 no.s Cycle, 4 No.s of Dumbells in Club house.

WITNESSES:-

1. 
2. B. David

For RAM SOCIETATE L

LANDOWNER
 For Sree Chaitanya Constructions

Managing Partner.
DEVELOPER

ANNEXURE - 1A

1. Description of Property:

Proposed Construction in an area
admeasuring Ac.1-37 guntas in Sy.Nos.468/A1
& 468/A2 situated in VELIMULA Village,
Ramachandrapuram Mandal, Sangareddy
District, Telangana.

2. Nature of Roof:

R.C.C.

3. Total Extent of Site:

Ac.1-37 Guntas or 9317 Sq.Yards

4. Proposed Builtup area:

3,00,000 Sq.Ft.

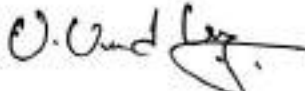
5. Parking:

1,00,000 Sq.Ft.

6. Market Value Estimated by the Party:

Rs.28,30,00,000/-

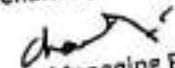
WITNESSES:-

1. 
2. B. DAVID

For RAM SOCIETATE LLP

Partner

LANDOWNER

For Sree Chaitanya Constructions

Managing Partner.

DEVELOPER



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



పేరు: S. Krishna

జన్మనామ: Year of Birth: 1977
 పురుషుడు: Male

9129 8008 2941



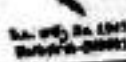
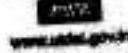
అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
 GOVERNMENT OF INDIA

చిరునామా: 8/0 సోమ వెంకట నరసింహ రావు
 8-3-320 ఏ/303 కెఆర్ఠి ఫ్లోర్స్
 ఎల్లారెడ్డిగూడెం, బేకర్స్ సెంటర్ వెంట
 ఎల్లారెడ్డిగూడెం, హైదరాబాద్, హైదరాబాద్
 టెండ్ల ప్రాజెక్ట్ 500073

Address: S/O Soma Venkata
 Narasimha Rao, 8-3-320/
 E/303 kaerthi apartments,
 yellareddyguda, behind
 bakeri studio,
 yellareddyguda, Hyderabad,
 Andhra Pradesh, 500073



आयकर विभाग
 INCOME TAX DEPARTMENT

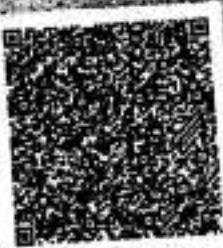


भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

AAZFR4746H

नाम / Name
 RAM SOCIETATE LLP



निगम/कंपनी की तिथि
 Date Of Incorporation
 01/04/2019



ANNEXURE - C
(See Rule 7)

TSVSAB

PROCEEDINGS OF THE COMPETENT AUTHORITY AND
REVENUE DIVISIONAL OFFICER SANGAREDDY DISTRICT
PRESENT:- S SREENU

మీ సేవ

Proceedings.No.
A2/B669/2019

Application No :



LCR021900102457

Dated:23/12/2019

Sub:- Land Conversion - SANGAREDDY District Velmala Village Ramchandrapuram Mandal,
Sy.No. 468/A2/2,468/A1 Extent 1.3700 Acre-guntas Conversion of land use from Agriculture
to Non-Agriculture-Orders-Issued.

Ref:- 1. Application of MS RAM SOCIETATE LLP REP BY S KRISHNA MURTHY C/O NARSIMHA
RAO, Dt. 28/11/2019
2. Report of the Tahsildar, Ramchandrapuram Mandal, Lt.No. A/7248/2019
3. Challan No: 190094029, Dt: 12/19/2019 00:00:00 for Rs: 173500.0000/- being the 3%
Conversion fee.

ORDER:

MS RAM SOCIETATE LLP REP BY S KRISHNA MURTHY, C/O NARSIMHA RAO, R/o , Ramchandrapuram,
Ramchandrapuram, SANGAREDDY, 502300 has applied for conversion of agriculture land bearing Sy.No.
468/A2/2,468/A1 extent 1.3700 Acre-guntas situated in Velmala Village Ramchandrapuram Mandal, SANGAREDDY
District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.
Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the
following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
2. The grant of permission can not be construed that the contents of the application are verified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. This permission does not provide or release any authority or authorities or any person or persons or any individual or individuals or others collectively or severally for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
7. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or cause otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. 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.
9. Contributions should be only for Conversion Extent.
10. No Water Sources, Bunkers or Electrical Poles should be diverted or disturbed.

S.No	Village & Mandal & District	Sy.No	Total extent (S.No. wise)	Extent for which permission for conversion granted	Remarks
1	Velmala, Ramchandrapuram, SANGAREDDY	468/A2/2	1	1	
2	Velmala, Ramchandrapuram, SANGAREDDY	468/A1	0.37	0.37	
Total			1.3700	1.3700 Acre-guntas	

To
MS RAM SOCIETATE LLP REP BY S KRISHNA MURTHY
Ramchandrapuram Village
Ramchandrapuram Mandal

S SREENU,
REVENUE DIVISIONAL OFFICER,
Sangareddy DIVISION,
SANGAREDDY DISTRICT