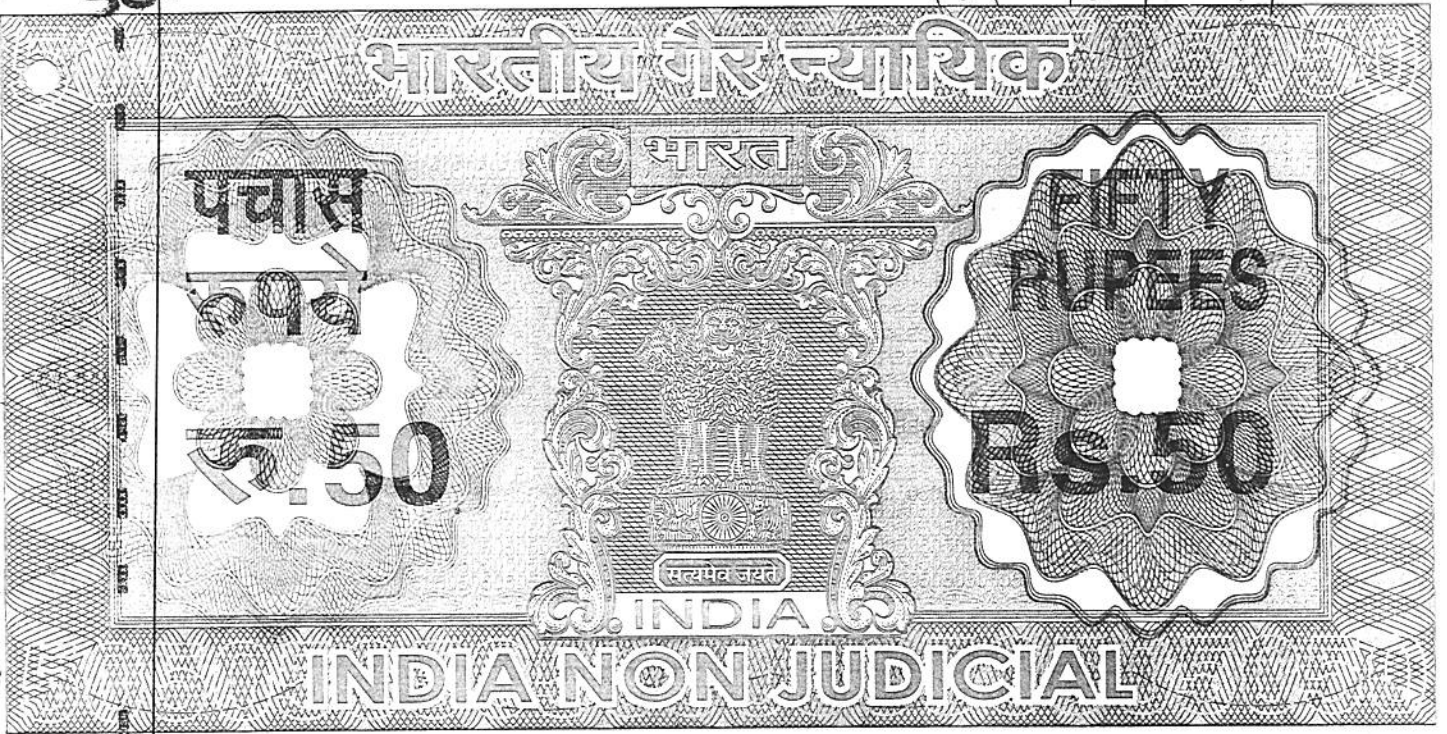


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తెలంగాణ తెలంగాణ TELANGANA

11/8/19 Date 29-4-19

P. Ravi Kumar

late P. Ravi Kumar Rf Anallethu
M/S. Shalwan Aveney Pvt Ltd

D022322

M. Dte

Licence

Lic.No:15-19-012

H.No: 7-1-621/13

R.R. Dist-50

DEVELOPMENT AGREEMENT – CUM – GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is made and executed on this the 29th day of April, 2019 at Maheswaram, Telangana State, by and Between:

M/S. UMA REAL CONSULTANTS (INDIA) PRIVATE LIMITED, (CIN U70102TG2013 PT0089850), a company incorporated under the Indian Companies Act, having its registered office at H.No.7-1-621/13 (4/B//SPL/MIG), Flat No.401, Opp : Sindu Travels, S.R Nagar, Hyderabad 500038 Telangana State, Represented by its Managing Director **Mr.Chava Suresh Babu** S/o. Sri Chava Venkata Rao, Aged 52 Years, Occ: Business, Resident of H.No.7-1-621/13 (4/B//SPL/MIG), Flat No.401, Opp : Sindu Travels, S.R Nagar, Hyderabad 500038 Telangana State.) (Aadhar No.3608 2795 3229).

(Hereinafter called and referred to as **OWNER /FIRST PARTY**, which expression shall mean and include her legal heirs, successors, administrators, assignees, legal representatives etc., of ONE PART).

For UMAREAL CONSULTANTS (INDIA) PVT. LTD.

Ch. Suresh Babu
Managing Director

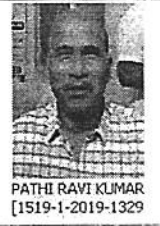
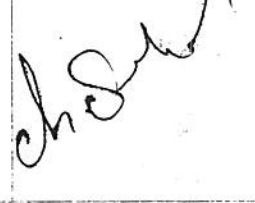
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P. Ravi Kumar

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Maheswaram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 3 and 5 on the 03rd day of MAY, 2019 by Sri Ch Suresh Babu

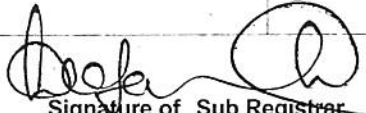
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl.No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 PATHI RAVI KUMAR [1519-1-2019-1329]	PATHI RAVI KUMAR[R]/M/S THAPOVAN AVENUES PVT LTD R/O.MAIN ROAD, GUNTAKAL, ANANTAPUR DIST	
2	EX		 CHAVA SURESH BABU [R] [1519-1-2019-13298]	CHAVA SURESH BABU[R]/M/S UMA REAL CONSULTANTS (INDIA) PVT LTD R/O.SINDU TRAVELS, S R NAGAR, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SURESH VELAGA::03 [1519-1-2019-13298]	SURESH VELAGA HYDERABAD	
2		 C JAGADEESH::03/0 [1519-1-2019-13298]	C JAGADEESH HYDERABAD	

03rd day of May, 2019


Signature of Sub Registrar
Maheswaram

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3229 Name: Chava Suresh Babu	S/O Venkata Rao Chava, Sanjeeva Reddy Nagar, Hyderabad, Andhra Pradesh, 500038	
2	Aadhaar No: XXXXXXXX5341 Name: Pathi Ravi Kumar	S/O P Raja Gopal, Guntakal, Anantapur, Andhra Pradesh, 515801	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	975260	0	0	0	975360
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
Total	100	0	995460	0	0	0	995560

Rs. 975260/- 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. 97526000/- was paid by the party through E-Challan/BC/Pay Order No ,750EFP020519 dated ,02-MAY-19 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 995460/-, DATE: 02-MAY-19, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 3132129200215, PAYMENT MODE: NB-1000200, ATRN: 3132129200215, REMITTER NAME: THAPOVAN AVENUES PRIVATE LIMITED, EXECUTANT NAME: UMA REAL CONSULTANTS INDIA PRIVATE LTD, CLAIMANT NAME: THAPOVAN AVENUES PRIVATE LIMITED).

Date:

03rd day of May, 2019

Signature of Registering Officer

Maheswaram

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Maheswaram

Registered as document No. 12345 of
2019 Book 1 and Assigned the Identification
Number 12345 of 2019 for Scanning

Date 03/05/19 Registering Officer

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Government of Telangana
Registration And Stamps Department

12345/2019

Payment Details - Citizen Copy - Generated on 03/05/2019, 03:30 PM

Receipt No: 12704

Receipt Date: 03/05/2019

SRO Name: 1519 Maheswaram

Name: CH SURESH BABU

Transaction: Development Agreement Cum GPA

Chargeable Value: 0 DD No:

Bank Name:

E-Challan Bank Name: HDFC

DD Dt:

Bank Branch:

E-Challan Bank Branch:

CS No/Doc No: 13298/2019

Challan No:

Challan Dt:

E-Challan No: 750EEFP020519

E-Challan Dt: 02-MAY-19

Account Description

Cash

Challan

DD

E-Challan

Amount Paid By

20000

975260

200

995460

Registration Fee

Deficit Stamp Duty

User Charges

Total:

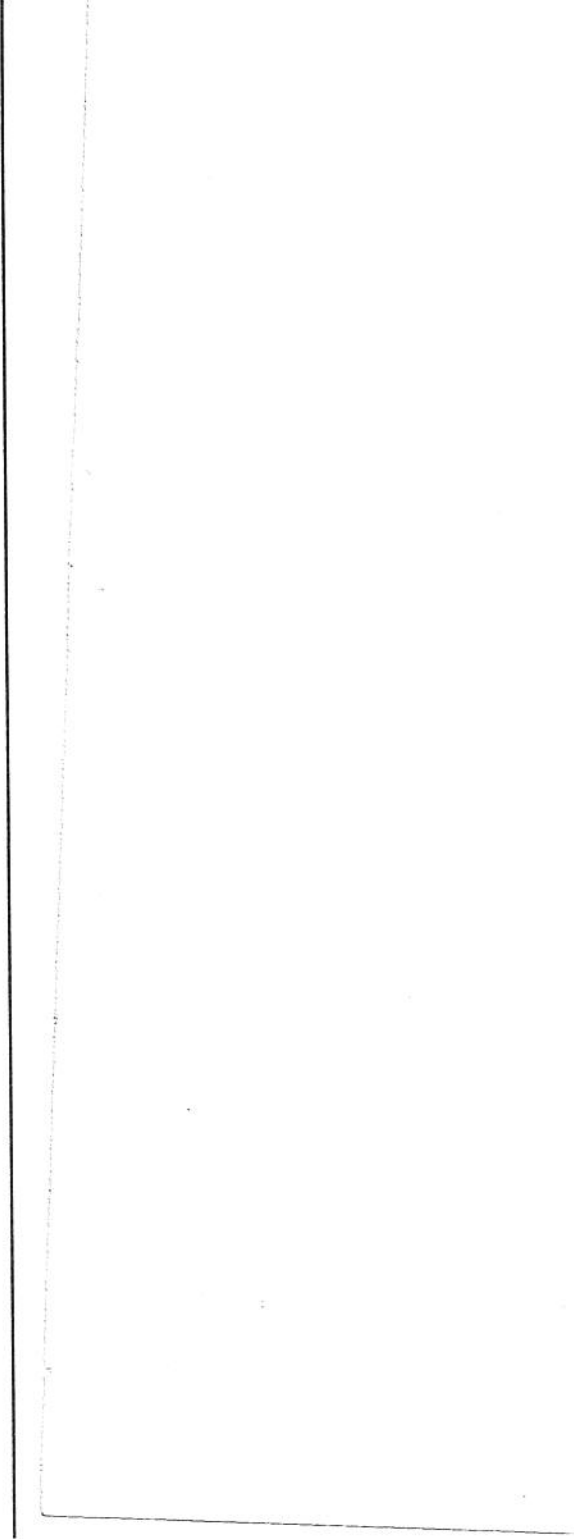
In Words: RUPEES NINE LAKH NINETY FIVE THOUSAND FOUR HUNDRED SIXTY ONLY

Prepared By: CANILKUMAR

Signature by SR

RETURNED

Date: 6/5/19



WHEREAS the OWNER is the sole and absolute owner and peaceful possessor of Open Lands of:

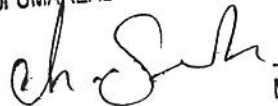
- 1) An extent of Ac.8-04 Gts In Survey No.260/33 of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.
- 2) An extent of Ac.3-24 Gts In Survey No.260/35/A of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.
- 3) An extent of Ac.4-04 Gts(Out of Ac.8-04 Gts), in Survey No.260/33 of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.
- 4) An extent of Ac.3-23 Gts In Survey No.260/35 of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.

Aggregating to an extent of Ac. 19-15 Gts, or 93,775 sq. yards., having acquired the same by the **M/S. UMA REAL CONSULTANTS (INDIA) PRIVATE LIMITED**, (CIN U70102TG2013 PTC089850), a company incorporated under the Indian Companies Act, having its registered office at H.No.7-1-621/13(4/B//SPL/MIG/Flat No.401, Opp: Sindu Travels, S.R Nagar, Hyderabad 500038 Telangana, vide sale deed document No.2286/2015 registered at office of Sub-Registrar, Shadnagar, Mahaboonaagar District, on 19th Day of March,2015.

WHEREAS the said M/s. Uma Real Consultants (India) Private Limited, had purchased land situated at Kadthal Village,Amanagal Mandal,Mahboobnagar District, in Survey No.260/33 Land admeasuring an extent of Ac.8-04 Gts., having acquired the same from Sri J.Madhusudhana s/o J.Seshachalam vide sale deed document No.2286/2015 registered at office of Sub-Registrar, Shadnagar, Mahaboonaagar District, on 19th Day of March,2015.And Whereas the said Sri J.Madhusudhana s/o J.Seshachalam had since purchased the said land vide sale deed document No.4536/2006 registered at office of Sub-Registrar, Kalwakurthy, Mahaboonaagar District,on 10th day of April,2006.

Contd..4.

For UMAREAL CONSULTANTS (INDIA) PVT. LTD.


Managing Director



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Maheswaram



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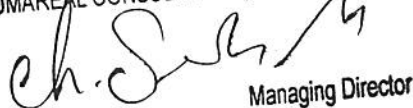
WHEREAS the said M/s. Uma Real Consultants (India) Private Limited, had purchased land situated at Kadthal Village, Amanagal Mandal, Mahaboobnagar District, in Survey No.260/35/A Land admeasuring an extent of Ac.3-24 Gts., having acquired the same from Sri P.C.Rami Reddy s/o P.Subba Reddy vide sale deed document No.2286/2015 registered at office of Sub-Registrar, Shadnagar, Mahaboobnagar District, on 19th Day of March, 2015. And Whereas the said Sri P.C.Rami Reddy s/o P.Subba Reddy had since purchased the said land vide sale deed document No.4763/2006 registered at office of Sub-Registrar, Kalwakurthy, Mahaboobnagar District, on 17th day of April, 2006.

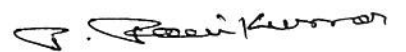
WHEREAS the said M/s. Uma Real Consultants (India) Private Limited, had purchased land situated at Kadthal Village, Amanagal Mandal, Mahaboobnagar District, in Survey No.260/33(part) admeasuring an extent of Ac.4-04 Gts (Out of Ac.8.04 Gts)., having acquired the same from Smt P.Padma W/o P.C.Rami Reddy vide sale deed document No.2286/2015 registered at office of Sub-Registrar, Shadnagar, Mahaboobnagar District, on 19th Day of March, 2015. And Whereas the said Smt P.Padma W/o P.C.Rami Reddy had since purchased the said land vide sale deed document No.4452/2006 registered at office of Sub-Registrar, Kalwakurthy, Mahaboobnagar District, on 6th day of April, 2006.

WHEREAS the said M/s. Uma Real Consultants (India) Private Limited, had purchased land situated at Kadthal Village, Amanagal Mandal, Mahaboobnagar District, in Survey No.260/35 Land admeasuring an extent of Ac.3-23 Gts., having acquired the same from M/s.Pruthvi Avenues Private Limited vide sale deed document No.2286/2015 registered at office of Sub-Registrar, Shadnagar, Mahaboobnagar District, on 19th Day of March, 2015. And Whereas the said Sri M/s.Pruthvi Avenues Private Limited had since purchased the said land vide sale deed document No.7158/2008 registered at office of Sub-Registrar, Kalwakurthy, Mahaboobnagar District, on 21st day of July, 2008.

Contd..5.

For UMAREAL CONSULTANTS (INDIA) PVT.LTD.


Managing Director



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AND WHEREAS M/s. Uma Real Consultants (India) Private Limited, (hereinafter together called the 'previous Owners'), **had earlier provided collateral security, by way of exclusive charge, of i)** an extent of Ac.8.04 Gts. In Survey No.260/33 Situated at Kadthal Village, Amanagal Mandal, Mahboobnagar District, **ii)** an extent of Ac.3-24 Gts. in Survey No.260/35/A Situated at, Kadthal Village, Amanagal Mandal, Mahboobnagar District, **iii)** an extent of Ac.4.04 Gts(out of Ac.8-04 Gts), in Survey No. 260/33(part) Situated at Kadthal Village, Amanagal Mandal, Mahboobnagar District, **iv)** an extent of Ac.3-23 Gts. In Survey No.260/35 Situated at Kadthal Village, Amanagal Mandal, Mahboobnagar District, **aggregating a total extent of Ac.19-15 Gts., to M/s. SREI EQUIPMENT FINANCE LIMITED,** (CIN U70101WB2006PLC109898), a company incorporated under the Companies Act, and having its registered office at Olisha Building, 86C, Topsia Road (South), Kolkata 700046, West Bengal, and Corporate Office at Olisha House, 7th Floor, 4 Government Place North, Kolkata 700 001; and regional office at Stamford Park, 2nd Floor, Road No.2, Banjara Hills, Hyderabad, Telangana; (hereinafter called 'SREI' for brevity) and executed a Memorandum of Deposit of Title Deed vide document No.**2515/2015** registered at S.R.O., Shadnagar, on 26th March, 2015.

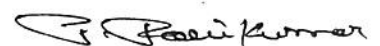
AND FURTHER WHEREAS the Uma Real Consultants (India) Private Limited had earlier executed a Power of Attorney in favour of M/s. SREI EQUIPMENT FINANCE LIMITED, vide document No.**2628/2015 of Book-I**, registered at S.R.O., Shadnagar, on 31th March, 2015.

AND WHEREAS the **previous Owners** have made a settlement with M/s.SREI EQUIPMENT FINANCE LIMITED, (SREI) and cleared the outstanding dues to SREI together with the OWNER herein; and have obtained cancellation of the Memorandum of Deposit of Title Deed on 24/04/2019 vide document No.11411/2019, and that the M/s. Uma Real Consultants (India) Private Limited has obtained cancellation of the Power of Attorney executed with M/s. SREI EQUIPMENT FINANCE LIMITED on 24/04/2019 vide document No.11410/2019 registered at the office of Sub-Registrar, Maheswaram, Ranga Reddy District, Telangana State.

For UMAREAL CONSULTANTS (INDIA) PVT.LTD.


Managing Director

Contd..6.





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AND WHEREAS the OWNER herein covenants that Schedule Property thus is free of all encumbrances or charges and that the OWNER has a clear title in respect of the Schedule Property. The OWNER also further declare that the OWNER has not entered into any prior agreements of any nature, either by way of sale, development or any other agreement, in respect of the Schedule property and that the OWNER has not created any other right or interest in respect of the Schedule property in favour of any person/persons or institutions.

NOW WHEREAS the OWNER, due to the business necessities, has offered the open lands admeasuring:

- 1) an extent of Ac.8-04 Gts In Survey No.260/33 of Kadthal Village & Mandal, Ranga Reddy District, Telangana State.
- 2) an extent of Ac.3-24 Gts In Survey No.260/35/A of Kadthal Village & Mandal, Ranga Reddy District, Telangana State.
- 5) An extent of Ac.4-04 Gts, in Survey No.260/33(Part) of Kadthal Village & Mandal, Ranga Reddy District, Telangana State.
- 3) an extent of Ac.3-23 Gts In Survey No.260/35 of Kadthal Village & Mandal, Ranga Reddy District, Telangana State.

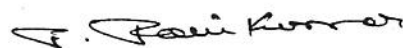
of an aggregate extent of **Ac.19-15 Gts.**, or 93,775 sq. yds, more fully described in the Schedule hereto **for development in to plots of land** and offered the same to the DEVELOPER/Second party; and the DEVELOPER agreed **to develop the same schedule property into residential plots** in accordance with the layout plan to be obtained from the concerned authorities.

AND WHEREAS the parties hereto have deemed it fit and proper to reduce the various terms and conditions agreed upon among themselves into writing under this Development Agreement.

Contd..7.

For UMAREAL CONSULTANTS (INDIA) PVT. LTD.


Managing Director





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

1. That the OWNER, hereby grant and give for development to the DEVELOPER herein, of open land of:

- a) an extent of Ac.8-04 Gts In Survey No.260/33 of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.
- b) an extent of Ac.3-24 Gts In Survey No.260/35/A of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.
- c) an extent of Ac.4-04 Gts in 260/33(Part) of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.
- d) an extent of Ac.3-23 Gts In Survey No.260/35 of Kadthal Village & Mandal, Ranga Reddy District,Telangana State.

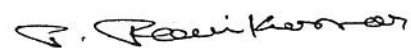
of an aggregate extent of Ac.19-15 Gts.,more fully described in the Schedule hereto and hereinafter referred as to Schedule Property for Development of the same; and the DEVELOPER shall develop the same into residential Open Plots with layout amenities as its own cost as per the sanctioned Layout plan from the concerned authorities like DTCP. The Specific development that will be taken up by the Developer is more specifically mentioned in the Annexure here to.

2. That the OWNER has provided all copies of title documents, link documents and entire revenue records etc. and as well as the title of their predecessors in title in respect of the schedule lands proof of their marketable title to the Second party. The OWNER further shall cooperate with the Second party/DEVELOPER during the course of obtaining grants/permissions to make available all original Documents for verification and to provide any other information if required.

Contd..8.

For UMAREAL CONSULTANTS (INDIA) PVT. LTD.


Managing Director





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3. That the DEVELOPER agreed to develop the Schedule property into residential plots with layout amenities by obtaining a sanctioned layout from the concerned authorities at its own cost. It is agreed that any mortgage required to be executed by the sanctioning authority of the layout shall be from out of the OWNER's share of the plotted area in the layout.
4. That the OWNER does hereby entrust/part-with by actual delivery of possession of schedule property to the DEVELOPER on this day and the DEVELOPER shall henceforth be authorized and entitled to survey and demarcate the schedule property, make plotting, sub-dividing, preparation of revised layout plans, or file applications, affidavits, petitions etc., if any, and to submit the same to the concerned authorities along with any adjoining lands for the purpose of obtaining layout permissions/sanctions and the OWNER shall cooperate for the same. The DEVELOPER is also authorized to seek sanction of electricity, water, sewerage and drainage from the concerned authorities.
5. That the OWNER further assures and undertakes to co-operate with the DEVELOPER and, if required, to subscribe their signatures from time to time on any applications, affidavits, petitions etc., as required by the DEVELOPER to enable the DEVELOPER to apply/obtain the required permissions from the concerned authorities etc., for development of the layout project on the schedule property in terms of this Development Agreement.
6. That, in pursuance of the above Agreement, the DEVELOPER hereby paid an interest free refundable Security deposit of **Rs.1,42,00,000/- (Rupees One Crore Forty Two Lakhs Only)** by way of:
 - a) RTGS UTR No.KVBLR52019032900830215, dated 29-03-2019 for an amount of **Rs.55,00,000/- (Rupees Fifty Five lakhs only)** from Karur Vysya Bank, Kondapur Branch, Hyderabad,

Contd..9.

For UMAREAL CONSULTANTS (INDIA) PVT. LTD.


Managing Director





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