

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

No: 8334 Date: 24/03/2021

To: Harsha Reddy, Poniguleti

S/o: Poniguleti Srinivas Reddy, H/o. Hyderabad.

For Whom: M/s Hallmark Raghava Infra LLP, Hyderabad.

AF 817240
KOPPLA VIDYA SAGAR
LICENCED STAMP VENDOR
License No: 15-23-024/0015, PL No: 15-23-012/0021
H.No: 12-7-134/32554, Plot No: 402, Pinner Nagar,
Mossapur, Nallakurthy (M), Nallakurthy, Hyderabad Dist
Ph: 9951029603

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement Cum General Power of Attorney is made and executed on this the day 26th of March 2021:-

HESED HEIGHTS INFRA LLP, (PAN: AANFH1056J) having its registered office at H.No.1-7-82, Chaitanyapuri, Kothapet, Saroornagar, Rangareddy District. Represented by its Designated Partners

1. **SRI KIRIT KUMAR KAKOLLA S/o KAKOLLA PRAKASHAM**, Aged 50 years, Occ: Business, R/o Flat No.403, Sai Sathya Residency, Beside Petrol Bunk Golnaka, Alwal, Tirumalgiri, Bolarum, Hyderabad. (AADHAAR: 3707 1318 2438)
2. **SRI CHALLA SRINIVAS CHAKRAVARTHY S/o CHALLA VENKATESWARA RAO**, Aged 53 years, Occ: Business, R/o H.No.1-102/2, St No.4, Behind SBI, Bhavani Nagar, Nacharam, Hyderabad. (AADHAAR: 4999 4511 2405)

(Hereinafter collectively referred to as the "LAND OWNER", which shall mean and include all its Designated Partners, assignees, agents, legal representatives, successors, executors, administrators and assigns etc.)

For Hased Heights Infra LLP

[Signature]
Authorized Signatory/Designated Partner

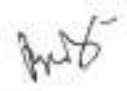
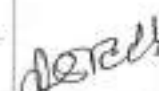
For HALLMARK RAGHAVA INFRA LLP

[Signature]
Designated Partners

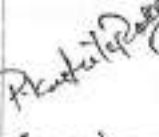
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Range Reddy (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 3 and 4 on the 26th day of MAR, 2021 26th day of MAR, 2021 by Sri K.V. Kumar Kakolla

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			N. SHYAM SUNDAR REDDY (DESIGNATED PARTNER) S/O. MURARI REDDY F.NO. 101, BLOCK 5A, 5TH VEWAY FOUNTAIN HEAD, MANJESARA WATER WORKS LINE, HYD	
2	CL			ALLU SRINIVASA REDDY (DESIGNATED PARTNER) S/O. LATE ALLU VESNA REDDY F NO 301, HALIMARK MAIN TREE, ALAMPURU TOWNSHIP, PUPPALADOLA, RAJANPURA NAGAR, HYD	
3	CL			HARSHA REDDY PONDULETI (DESIGNATED PARTNER) S/O. PONDULETI SRINIVASA REDDY H.NO. 9-532A, HIMAYATHNAGAR, HYD	
4	EX			CHALLA SRINIVAS CHAKRAVARTHY (DESIGNATED PARTNER) S/O. CHALLA VENKATESWARA RAO H.NO. 1-1002, ST. NO. 4, BEHIND DGL, SHRADDHA NAGAR, NACHARAU, HYD	
5	EX			KRITI KUMAR KAKOLLA (DESIGNATED PARTNER) S/O. KAKOLLA PRAKASHAM F.NO. 102, 8A SATIYA RESIDENCY, SHREE PETROL BUNK, GOLDAWA, ALAMPURU TOWNSHIP, GOLAPUR, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			KASIREDDY SRINIVAS HYD	
2			P. PARTHEE REDDY GUNTURUAP	

26th day of March, 2021

Generated on: 2021/03/26 08:04:10



ALLAH RACHANA INFRA LLP

ALLAH RACHANA INFRA LLP

Designated Partner

Designated Partner

BK-1, DS No 7249/2021 & Doct No 910/21
Joint Sub-Registrar
Range Reddy (R.O)
Sheet 1 of 33

IN FAVOUR OF

M/s. HALLMARK RAGHAVA INFRA LLP, having its registered office at Plot No.189 to 198, 5th Floor, Jyothi Imperial, Above South India Shopping Mall, Gachibowli, Hyderabad - 500 032, Telangana. PAN No.AANFH7537G.

Represented by its Designated Partners:

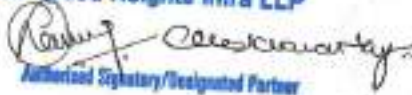
1. **SRI HARSHA REDDY PONGULETI S/o PONGULETI SRINIVASA REDDY**, aged 26 years, Occ: Business, R/o.H.No.3-6-532/A, Street No.7, Himayatnagar, Hyderabad-500029. Aadhar No.3059 6639 1253.
2. **SRI. ALLU SRINIVASA REDDY S/o. LATE ALLU VEERA REDDY**, aged about 45 years, Occupation: Business, residing at Flat No.301, Hallmark Main Tree, Road No.15, Alakapoor Town Ship, Puppalaguda, Rajendra Nagar, Hyderabad-500089. PAN No:ALCPA1727H. Aadhaar No.555792432179
3. **SRI.M. SHYAM SUNDER REDDY S/o. M. RAMI REDDY**, aged about 42 years, Occupation: Business, residing at Flat No.701, Block 3A, SMR Vinay Fountain Head, Manjeera Water Works Lane, Miyapur, Near Calvary Temple, Hyderabad-500049. Aadhar No.9175 1162 8796.

(Hereinafter referred to as the "DEVELOPER" which shall mean and include all its assigns, agents, legal representatives, successors, executors, administrators and assigns etc.)

WHEREAS

- A) Land Owner is the absolute owner and possessor of all that contiguous land admeasuring 17,554 square yards in Sy.No.49 situated at Madenaguda Village, Serilingampally Mandal, Rangareddy District, Telangana State, which is more clearly described in the schedule appended hereunder and hereinafter referred to as the 'Schedule Property', having purchased the same through registered sale deed bearing document No.4653 of 2021 dated 16-02-2021 registered SRO / Rangareddy.

For Hessed Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

Sl No	Thumb Impression	Photo	Name & Address	Signature
				Ranga Reddy (R.O)

Bk - 1, QS No 7249/2021 & Doc No 740/21 Joint SubRegistrar Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:							
Sl No	Aadhaar Details		Address		Photo		
1	Aadhaar No: XXXXXXXX2438 Name: Kakarla Kirti Kumar		S/O K. Prakasham, Thummalaghi, Hyderabad, Telangana, 500015				
2	Aadhaar No: XXXXXXXX2495 Name: Challa Srinivas Chakravarthy		S/O Challa Venkateswara Rao, Uppal, K.v. Rangareddy, Telangana, 500076				
3	Aadhaar No: XXXXXXXX1253 Name: Ponguluri Harsha Reddy		S/O Ponguluri Srinivas Reddy, Himayathnagar, Hyderabad, Telangana, 500029				
4	Aadhaar No: XXXXXXXX2179 Name: Ali Srinivasa Reddy		S/O Ali Veera Reddy, RAJENDRANAGAR, Rangareddy, Andhra Pradesh, 500089				
5	Aadhaar No: XXXXXXXX08796 Name: Mandava Shyam Sunder Reddy		S/O Mandava Rami Reddy, Miyapur, K.v. Rangareddy, Telangana, 500049				

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						
	Stamp Papers	Challan a/s 41 of IS Act	E-Challan	Cash	Stamp Duty a/s 16 of IS act	DD/BCT Pay Order	Total
Stamp Duty	100	0	8301900	0	0	0	8301900
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	300	0	0	0	300
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	8322100	0	0	0	8322200

No. 8321900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1959 and No. 20000/- towards Registration Fee on the chargeable value of Rs. 83019000/- was paid by the party through E-Challan/DD Pay Order No 225UP260321, 3297EP220321 dated 25-MAR-21, 26-MAR-21 of JCICD/JCICD

FOR HALLMARK RACHANA INFRA LLP

Designated Partner



Generated on: 26/03/2021 09:04:03 PM



For Heeded Heights Infra LLP

- B) The Land Owner with a view to extract better advantages and benefits out of the Schedule Property being desirous of getting the Schedule Property developed into an integrated residential apartments complex through a developer who would be able to formulate a scheme for composite development of the Schedule Property. Thus the Land Owner agreed to entrust the schedule property for composite development to the Developer hereto by throwing the same into a common pool of land by integrating the contiguous / adjoining land either owned and possessed by the Developer or entrusted for development to the Developer.
- C) The Developer herein is a Limited Liability Partnership incorporated under the Limited Liability Act, 2008 and engaged in the business of real estate development and possesses the required expertise, resources, infrastructure, men and machinery and has experience of developing several prestigious integrated Residential and Commercial projects.
- D) The Land Owner having decided to entrust the Schedule Property for development, agreed to entrust the schedule property for development to the Developer for composite development of the schedule property by throwing the same into a common pool of land by integrating the contiguous / adjoining land either owned and possessed by the Developer or entrusted for development to the Developer, subject to various terms and conditions negotiated and agreed between the parties hereto.
- E) The parties hereinabove have deemed fit and expedient to reduce the terms and conditions agreed 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 FOLLOWS:-

1. DEFINITIONS:-

"Act" means the enactment or any other rule, statutory enactment, amendment or modification thereof applicable for permission for development of land, construction of multi-storied buildings and governs all other matters relating including but not confined to The Andhra Pradesh Apartments (Promotion Of Construction And Ownership) Act.

For Hessed Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 4320000/-, DATE: 25-MAR-21, BANK NAME: ICICI, BRANCH NAME: , BANK REFERENCE NO: 7217300078838, PAYMENT MODE: NB-1001138, ATRN: 7917386578838, REMITTER NAME: HALLMARK RAGHAVA INFRA LLP, EXECUTANT NAME: HESD HEIGHTS INFRA LLP, CLAIMANT NAME: HALLMARK RAGHAVA INFRA LLP, (2) AMOUNT PAID: Rs. 4320000/-, DATE: 25-MAR-21, BANK NAME: ICICI, BRANCH NAME: , BANK REFERENCE NO: 1430490457935, PAYMENT MODE: NB-1001138, ATRN: 1430490457935, REMITTER NAME: HALLMARK RAGHAVA INFRA LLP, EXECUTANT NAME: HESD HEIGHTS INFRA LLP, CLAIMANT NAME: HALLMARK RAGHAVA INFRA LLP,

Date:

25th day of March, 2021

Signature of Registering Officer

Ranga Reddy (R.O.)

Blk - 1, QS No 7249/2021 & Doc No 710-121
Joint Sub-Registrar
Ranga Reddy (R.O.)

registered as Location No. 7110 on

25/3/2021 SE of Book 1, and assigned the

Identification Number as 1510-1-7110-9021

For Scanning.

Date

30 MAR 2021

Registering Officer

G. SANDHYA RANI

JOINT SUB-REGISTRAR-I

(R.O.) RANGA REDDY, Dist, T.S.



For Head of the Office

For Head of the Office

Generated on: 26/03/2021 05:04:03 PM



"Agreement" shall mean this Development Agreement including all its annexures, recitals, schedules and terms and conditions.

"Common Areas & Facilities" means such common areas and facilities within the Residential Complex earmarked for common use of all Flat/Unit Unit Purchasers.

"Company" shall have the meaning as ascribed to it in the preamble.

"Charges" means the charges for external development levied/leviable on the Residential Complex, by whatever name called or in whatever form with all such conditions imposed by the Government and/or any other competent authority and also includes any further increase in such charges.

"Force Majeure" shall mean any event or combination of events or circumstances beyond the control of the Developer hereto, which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Developer's ability to perform its obligations under this Agreement, which shall include:

- (a) acts of God, i.e. fire, drought, flood, earthquake, epidemics, natural disasters;
- (b) explosions or accidents, air crashes and shipwrecks, act of terrorism;
- (c) strikes or lock outs, industrial dispute;
- (d) non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
- (e) war and hostilities of war, riots, bandh or civil commotion;
- (f) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement; or
- (g) any legislation, order or rule or regulation made or issued by the Govt. or any other authority or; if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Project or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit / writ before a competent court or; for any reason whatsoever.

For Hesus Heights Infra LLP

 Rishabh Chakravarty
Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 
Designated Partners

Bk -1, SS No 7249/2021 & Doc No
 7110/21 Sheet 4 of 33 Joint SubRegistrar
 Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:53 PM



For HALLMARK RAGHAVA INFRA LLP

Designated Partners



For Hired HALLMARK RAGHAVA INFRA LLP

Authorized Signatory/Proprietor/Partner

"Maintenance Agency" means the person (s) who shall carry out the maintenance and upkeep of the Residential Complex and who shall be responsible for providing the maintenance services within the Residential Complex, which may be the Company or association of Flat/Unit owners or such other appointed agency/ body/ company to whom the Developer may handover the maintenance of the Residential Complex.

"Maintenance Agreement" means the maintenance agreement to be executed by the each Flat / Unit Purchaser with the Maintenance Agency.

"Maintenance Charges" means the maintenance charges payable by the each Flat/Unit Purchaser to the Maintenance Agency (in accordance with the demand raised by the maintenance agency for the maintenance and upkeep of the Said Project, including Common Areas and Facilities) but does not include; (a) the charges for actual consumption of utilities including electricity, water, which shall be charged based on actual consumption on monthly basis or such other periods as specified by the Maintenance Agency and (b) any statutory payments, Taxes etc. with regard to the Said Building/Said Project.

"Person" shall mean any individual, sole proprietorship, unincorporated association, body corporate, corporation, joint venture, trust, any governmental authority or any other entity or organization.

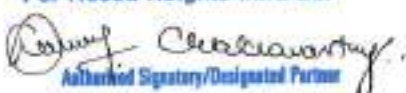
"Residential Complex" shall mean and include all residential apartments/units, club house, common areas, parking areas to be developed on the project land of which the Schedule Property hereto forms part, in which Apartments Complex shall be constructed and developed as more appropriately described in the construction plans approved by the GHMC.

2. INTERPRETATION:-

Unless the context otherwise requires in this Agreement:

- a) the use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa;
- b) reference to any law shall include such law as from time to time enacted, amended, supplemented or reenacted;
- c) reference to the words "include" or "including" shall be construed without limitation;
- d) 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 novated.

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners


 Blk - 1, CS No 7248/2021 & Doct No 7110/21
 Joint SubRegistrar1
 Sheet 5 of 33
 Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM



For HALLMARK RACHAYA INFRA LLP

Designated Partners



For HALLMARK RACHAYA INFRA LLP

Authorized Signatory

3. **MUTUAL COVENANTS:-**

- 3.1 That the LAND OWNER & DEVELOPER have mutually discussed and agreed upon the manner in which Schedule property would be developed and constructed by the DEVELOPER into an integrated Residential Apartments Complex.
- 3.2 That the LAND OWNER hereby grants, allows, entrusts to the DEVELOPER by way of development rights to develop the schedule property and accordingly authorize and empower the DEVELOPER to develop the schedule property at the DEVELOPER's cost into an integrated residential apartments complex as per the plans sanctioned by GHMC / authorities concerned 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 of an integrated residential complex.
- 3.3 That in the event of any portion of the schedule property being affected by road widening the Government/Authorities acquire the same for widening of the adjoining road, the LAND OWNER shall not claim any compensation for such affected/acquired area of the schedule property, instead facilitate the DEVELOPER in securing permission for additional floor(s) in lieu of compensation to the extent possible.

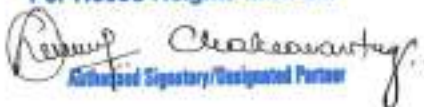
4. **COSTS OF APPLICATION & DEVELOPMENT:-**

That all costs and expenses required for preparation of plans of construction and for securing the approval for such plans of Construction from concerned authorities including GHMC shall be borne by the DEVELOPER at its own costs, effort and expense. The DEVELOPER shall thereafter undertake the entire construction and development at its cost and expense.

5. **CONSIDERATION & RATIO OF SHARING:-**

- 5.1 The DEVELOPER agrees that in consideration of the scheduled property being given for development under this Development Agreement LAND OWNER shall be entitled fixed built-up / salable area of 3,14,650 square feet in the constructed area together with proportionate undivided share in the land and right to use the common amenities and common areas in the residential complex proposed to be constructed over the Schedule Property along with the adjoining land.

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partner

BR-1, QS No 7249/2021 & Deed No
Sheet 6 of 33 Joint Sub Registrar
Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM
For HALLMARK RACHAVA INFRA LLP

Designated Partner



- 5.2 THAT in lieu of the DEVELOPER undertaking the development of the Schedule Property at its cost and effort, the DEVELOPER shall be entitled to retain the entire remaining built-up / salable area derived from the development of the schedule property alongwith proportionate undivided share in the land and right to use common amenities and common areas in the residential complex proposed to be constructed in the Schedule Property.
- 5.3 The parties hereby mutually agreed that the DEVELOPER shall alone be entitled for the entire additional built-up / salable area developed by the DEVELOPER by availing Transferable Development Rights and the LAND OWNER shall not be entitled to claim any built-up / salable area therein.
- 5.4 The DEVELOPER hereto shall have complete/sole discretion to construct the proposed residential area in accordance with its own plans / designs and to decide on height of the building without any reference to LAND OWNER.
- 5.5 The LAND OWNER shall be entitled to enjoy the common amenities and facilities of the proposed multi-storied residential complex. The DEVELOPER shall not charge any amount to LAND OWNER towards procurement and installation/construction of amenities to the entire Project. However, the LAND OWNER or its transferees shall be liable to pay maintenance charges as may be determined by the DEVELOPER / Association from time to time during the usage.
- 5.6 That it is always agreed between the Parties that after receipt of approvals for the plans and permission for construction from the authorities concerned pursuant to and consequent upon the Development Agreement the share of the units/apartments, parking area proposed to be constructed in terms of this Agreement between the LAND OWNER and the DEVELOPER shall be mutually set out / divided in proportion to the respective entitlements of LAND OWNER on one hand, and the DEVELOPER on the other and that all necessary further documentation including the execution of Supplementary Agreements, posterior to the Development Agreement would be executed between the LAND OWNER and the DEVELOPER for effectuating the above sharing of ratios in accordance with the intent of the parties hereto.

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

BLK - 1, C8 No 7249/2021 & Doct No
740-124 - Sheet 7 of 33 Joint Sub Registrar-1
Ranga Reddy (R.O)



For HALLMARK RACHAVA INFRA LLP

For Heed Heights Infra LLP

Generated on: 26/03/2021 05:04:33 PM

Generated on: 26/03/2021 05:04:33 PM



- 5.7 It is mutually agreed that the DEVELOPER, apart from entering into this Development Agreement in respect of schedule property, may enter/entering into similar development agreements with various others in respect of adjacent / abutting / contiguous / neighboring parcels of land out of the larger extent of contemplated project areas, it is not possible for execution of a single supplemental / allocation agreement among the Land Owners of project area and DEVELOPER is empowered and authorized to enter into separate / individual supplemental/ allocation agreements in respect of each of the development agreements including the present development agreement from the DEVELOPER.
- 5.8 That after the allotment and division of the Units / Flats in the manner agreed between the parties and after execution of the Supplementary Agreement, the DEVELOPER shall be at liberty to enter into agreements for sale / lease / license etc., in respect of its allotted share of Units/Flats in Schedule Property and to enter into any contract or agreement for the allotment of its share of Units/Flats 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.
- 5.9 That after the allotment and division of the units in the manner agreed between the parties, the LAND OWNER shall be at liberty to sell/allot its 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 respective LAND OWNER of Schedule Property and LAND OWNER may think fit. However, till the time of completion of the construction of the proposed integrated residential complex LAND OWNER shall not sell its Units for a lesser price than the price fixed by the DEVELOPER. All such allotments/sales shall be made by the LAND OWNER in strict accordance with the provisions of the Real Estate Regulation Act, 2016 ("RERA Act") and the Real Estate Regulation Rules, 2017 ("RERA Rules") and at its own cost and risk. The LAND OWNER alone would be responsible to all such persons in connection with all such transactions.
- 5.10 That notwithstanding any of the clauses hereunder, the DEVELOPER shall be entitled to reserve the units in favour of the prospective purchasers from time to time even prior to necessary permissions are obtained from the authorities, as pre launch sale is in the interest of the marketing of the project as a whole.

For Hesus Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

710/21
Bk -1, QS No 7249/2021 & Doct No
Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM
For HALLMARK RAGHAVA INFRA LLP
Designated Partners



- 5.11 The parties hereto have mutually agree to follow standard formats of Agreement of sale / sale deed as prescribed by the DEVELOPER and same shall be in accordance with the provisions of the Real Estate Regulation Act, 2016 ("RERA Act") and the Real Estate Regulation Rules, 2017 ("RERA Rules").

6. PERMISSION TO ENTER:

- 6.1 The LAND OWNER hereby grants a license to the DEVELOPER, to enter upon the Schedule Property, free of all encumbrances and obstructions, solely for the purposes as contemplated in this Agreement. However, it is made clear that such license granted shall not be construed to be delivery of possession of the Schedule Property as contemplated under Section 53-A of the Transfer of Property Act.
- 6.2 The DEVELOPER shall from this day of granting license to enter upon the Schedule Property as contemplated in this Clause, be deemed to have license subject to the terms and conditions of the Development Agreement to implement the proposed Project on the Schedule Property and the DEVELOPER'S right to carry out the construction and development works shall be continuous and irrevocable provided that the DEVELOPER duly observes and performs all its obligations as herein contained and the LAND OWNER shall not in any manner of whatsoever nature obstruct the implementation of the Project.

7. INTEREST FREE REFUNDABLE DEPOSIT:

- 7.1 The DEVELOPER paid an amount of Rs.10,00,00,000/- (Rupees Ten Crore only) to the LAND OWNER towards interest free refundable security deposit as detailed below:

Cheque / RTGS No.	Date	Bank & Branch	Amount in Rs.
000172	10.02.2021	Andra Bank,	5,00,00,000/-
000171	10.02.2021	Himayathnagar Branch	2,72,00,000/-
000451	18.03.2021	ICICI Bank, Gachibowli Branch	2,28,00,000/-
		Total	10,00,00,000/-

The LAND OWNER hereby admits and acknowledges the receipt of said interest free refundable security deposit.

For Hessed Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

Blk - 1, C5 No 7249/2021 & Doct No
Joint SubRegistrar
Ranga Reddy (R.O)



For HALLMARK RAGHAVA INFRA LLP

Generated on: 26/03/2021 05:04:03 PM

Original Partner



7.2 The LAND OWNER hereby covenants to refund the said amount to the DEVELOPER without interest thereon in the following manner:

7.2.1 Rs.5,00,00,000/- (Rupees five crore only) after completion of construction of basement. In the event of LAND OWNER failing to refund the said part of interest free refundable deposit within a period of 30 days from completion of construction of basement, the DEVELOPER shall be entitled to adjust the same by retaining the proportionate built up area in the form of Flats / Units identified by the DEVELOPER proportionate to the unpaid amount @ Rs.4,000/- per square feet, which is arrived at by the parties hereto mutually.

7.2.2 Rs.2,50,00,000/- (Rupees two crore fifty lakh only) after laying 5th floor slab. In the event of LAND OWNER failing to refund the said part of interest free refundable deposit within a period of 30 days after laying 5th floor slab, the DEVELOPER shall be entitled to adjust the same by retaining the proportionate built up area in the form of Flats / Units identified by the DEVELOPER proportionate to the unpaid amount @ Rs.4,000/- per square feet, which is arrived at by the parties hereto mutually.

7.2.3 Rs.2,50,00,000/- (Rupees two crore fifty lakh only) after laying 10th floor slab. In the event of LAND OWNER failing to refund the said part of interest free refundable deposit within a period of 30 days after laying 10th floor slab, the DEVELOPER shall be entitled to adjust the same by retaining the proportionate built up area in the form of Flats / Units identified by the DEVELOPER proportionate to the unpaid amount @ Rs.4,000/- per square feet, which is arrived at by the parties hereto mutually.

8. AVAILING OF LOAN FACILITY BY THE DEVELOPER:-

8.1 The DEVELOPER is hereby authorized and empowered to avail the loan facilities / project loan from any Bank or Financial Institutions for the purpose of funds required for undertaking the construction and development of Schedule Property and is hereby further authorized and empowered to create charge/security on the Units along with proportionate undivided share of land falling to the share of the DEVELOPER in favour of such creditors as a security for repayment of the loan facilities availed.

8.2 The LAND OWNER hereby handed over all original documents of title to the DEVELOPER.

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP




Designated Partner

Bk - 1, QS No 7249/2021 & Doct No
 7110/21 Sheet 10 of 33 Joint SubRegistrar
 Ranga Reddy (R.O)



For MALLAM RAGHAVA IYER LLP

Generated on: 26/03/2021 05:04:33 PM

Designated Partners



- 8.3 The LAND OWNER shall not pledge/mortgage the original documents with any Bank / financial institutions and also with any third party. However the LAND OWNER shall be entitled to pledge / hypothecate / create a charge in respect of allotted share of super built up area/ units along with proportionate undivided share in the Schedule Land falling to its share.

9. REPRESENTATIONS & OBLIGATIONS OF THE LAND OWNER:-

- 9.1 That the LAND OWNER do hereby declare, agree, confirm, assure and covenants with the DEVELOPER that it has absolute right, title and interest over the schedule property, and that the Schedule Property is free from all encumbrances, charges, mortgages, court attachments and liens etc. The LAND OWNER further assures the DEVELOPER that there is no legal impediment in entering into the present development agreement with the DEVELOPER.
- 9.2 The LAND OWNER hereby assures and covenants with the DEVELOPER as follows:
- i. That the LAND OWNER is the absolute owner and possessor of the Schedule Property and there is no other person or persons having any manner of right, title, share, claim or interest in the Schedule Property.
 - ii. The LAND OWNER is in peaceful possession and enjoyment of the Schedule Property and there are no tenants.
 - iii. That there are no prior agreements, court orders, attachments, disputes or litigation, or any tax and or revenue attachments or notices of requisitions or acquisitions from Government or other authorities in respect of the schedule property belonging to LAND OWNER.
 - iv. That the LAND OWNER is entitled to enter into this Development Agreement with the DEVELOPER.

10. REPRESENTATIONS & OBLIGATIONS OF DEVELOPER:-

- 10.1 The DEVELOPER represents and states that there are no legal impediments or contractual obligations that prevent the DEVELOPER from undertaking development of the Schedule Property.
- 10.2 The DEVELOPER shall not enter into any Development Agreement with any third party/s in respect of the Schedule Property.

For Hessed Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partner

Blk - 1, CS No 7249/2021 & Dect No
7110 (B) Sheet 11 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 28/03/2021 05:04:03 PM
For HALLMARK RACHAVA INFRA LLP

Designated Partners



- 10.3 Pursuant to this Development Agreement the DEVELOPER shall engage qualified Architects, engineers, skilled personnel for the purpose of effectuating the Construction and Development of the Schedule Property and shall pay remuneration/wages and shall comply with the other statutory obligations under the applicable Labor Laws etc, and the DEVELOPER shall be liable for the payments of claims & damages if any arises during the course and till the completion of the Construction and Development of Schedule Property.
- 10.4 The entire cost of the development of the schedule property such as leveling, surveying, demarcation, preparing plans, architectural designing, cost of acceleration and the cost of construction etc., and the cost of providing internal electrification (as per the specifications appended herewith), all applicable fees, levied by GHMC / HMDA or Government for the sanction shall be borne exclusively by the DEVELOPER.
- 10.5 That as per rules and regulations of the GHMC / HMDA in vogue, the permissions will be sanctioned by said authority subject to the condition of mortgage being created or certain percentage of the Units/Flats in favour of authorities as a security for complying with the various terms and conditions prescribed for obtaining the permissions for construction of complex. The authorities will release the said units/flats from mortgage on compliance of all terms and conditions by the DEVELOPER. The DEVELOPER hereby agrees and undertakes to create mortgage of the required extent of the proposed built up areas from and out of the area fallen to its share in terms of this Agreement in favour of GHMC / HMDA for granting approval/sanctions of plan for the complex. The stamp duty and registration charges for executing the mortgage deed should be borne by the DEVELOPER.
- 10.6 The DEVELOPER shall be liable for all damages arising out of the mishaps or accidents, if any during the course of construction and development in Schedule Property. The LAND OWNER shall not be liable in any way for any claims made in this behalf.
- 10.7 The LAND OWNER shall not be held responsible for any Structural defects in construction and DEVELOPER shall alone be responsible for such defects for a period of 1 (one) year from the date of handing over the possession and shall be answerable to the statutory authorities as well as the LAND OWNER. In the event of any loss sustained by the LAND OWNER due to the defect in construction, the same shall be rectified by the DEVELOPER.

For Hased Heights Infra LLP

 Ramesh Chakraborty
Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP




Designated Partners

250621
Ba - 1, QS No 7248/2021 & Doct No
740/21 Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 28/03/2021 05:04:03 PM
For HALLMARK RANGA REDDY LLP
Designated Partners



For HALLMARK RANGA REDDY LLP
Designated Partners

10.8 THAT it is hereby mutually agreed between the parties hereto that the following acts of commission and omissions attributable to the DEVELOPER (excluding Force Majeure Conditions) shall constitute breach of the subject Agreement enumerated hereunder:

- a. Failure to complete the Residential Complex by completing the construction of the entire proposed complex in its totality as enumerated herein within the time stipulated herein above or within the extended period as stipulated herein.
- b. Failure of the DEVELOPER to conform to the specifications relating to the building material used and failure to adhere to the quality and quantity of the fixtures, fittings, flooring and other material, sanitary fittings and various other material (more fully specified in Annexure-I)

11. PERIOD OF COMPLETION OF CONSTRUCTION:-

- 11.1 The Developer shall complete the construction of the residential complex on the Schedule Property within a period of 4(Four) years from the date of grant of the permissions for construction from GHMC for composite development of the project land including schedule property and the NOC from Fire & Emergency Services Department, Environmental Clearance Certificate, NOC from Airport Authority of India, if necessary with grace period of 6 (Six) months thereafter for completion in addition to the stipulated period of 4 (Four) years.
- 11.2 The reckoning period for completion of construction shall start reckoning from the date of sanction of plan for construction by GHMC.
- 11.3 However it is agreed between the Parties that if there is a stoppage of the work due to any prohibitory order or injunction / restraint orders from any court arising out of any dispute of the LAND OWNER's title or possession, or due to force majeure events which are including but not limited to acts of God such as 'severe floods, epidemics, cyclone, earth quake, or war, terrorism ("Force Majeure" conditions), which are not within the reasonable control of the DEVELOPER, and which has resulted in their inability to perform despite due diligence, the said period will be excluded from the period of construction and completion of the Residential Complex and the period to obtain the approvals to the plans, stipulated herein above. However, before claiming benefit under this Clause, the DEVELOPER shall give written notice to the LAND OWNER specifying the nature of force majeure event, impact of the same on project execution and remedial action taken by it for mitigating the situation.

For Hased Heights Infra LLP

 Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 Designated Partners

110-121- Sheet 13 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



Designated Partners

Generated on: 26/03/2021 05:04:03 PM
For HALLMARK RANGA REDDY INFRA LLP



- 11.4 The LAND OWNER and DEVELOPER further agree that the DEVELOPER shall be responsible for the construction and in case of any liability arising in future out of the defective construction or deviation etc., in the total constructed area in the schedule property, it shall be the responsibility of DEVELOPER to rectify the structural defects or deviations and the LAND OWNER shall not be responsible or liable for any claim whatsoever and it shall be the sole responsibility of the DEVELOPER to rectify the structural defect in construction if any at its own costs. The DEVELOPER undertakes to rectify the defects in construction if any for a period of one year from the date of handing over of possession of the respective units in the complex proposed to be constructed in the scheduled property.

12. DELIVERY OF POSSESSION OF UNITS /FLATS ALLOTTED TO THE SHARE OF THE LAND OWNER:-

- 12.1 After completion of the construction of complex i.e. development in all respects as per specifications the DEVELOPER shall issue notice in writing to the LAND OWNER intimating the completion of the construction and call upon it to take possession of the flats/units and deliver possession of the Units/Flats which are allotted to the LAND OWNER or its nominee(s) by duly obtaining acknowledgement in writing from the LAND OWNER or its nominee(s).
- 12.2 The DEVELOPER hereby covenants to secure the Occupancy Certificate (s) from GHMC in respect of the Flats / Units falling to the share of the LAND OWNER at its own cost and expense and furnish the same to the LAND OWNER or its transferees in due course of time, as it may not be possible to secure the same until the completion of the entire project.
- 12.3 THAT if the LAND OWNER prefers not to alienate all or any of its share of units, the DEVELOPER shall at the request of the LAND OWNER execute all such necessary documents in favour of LAND OWNER required for effectuating its title to such units. However, the stamp duty, registration fee and other costs for execution of those documents shall be borne by the LAND OWNER.
- 12.4 It is further agreed between the Parties that, if any additional works have to be taken up by the DEVELOPER during the construction of the units falling to the share of LAND OWNER, if any, upon the request of the LAND OWNER, any delay caused due to the additional construction/works, the time for completion of such additional works shall be proportionately extended in addition to the agreed period of completion of the residential complex, as per this agreement and the cost of such additional works will be charged extra and the LAND OWNER / its nominee(s) / prospective purchaser(s) of the Units/Flats shall pay the same to the DEVELOPER.

For Hased Heights Infra LLP

 Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 Designated Partner

Slk - 1, Ch No 7249/2021 & Deed No
Sheet 14 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



For HALLMARK RACHAVA INFRA LLP

Designated Partners

Generated on: 26/05/2021 05:04:03 PM



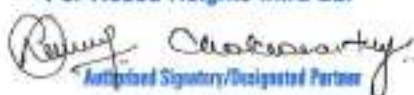
13. FACILITY FOR SALE OF UNIT FALLING TO THE SHARE OF LAND OWNER:-

The DEVELOPER agreed to put the Flats / Units falling to the share of the LAND OWNER for sale, if so required by the LAND OWNER and would endeavour to sell the same by utilizing its own infrastructure established for marketing and the LAND OWNER shall pay to the DEVELOPER 3% of the actual value / sale consideration of the Flats / Units sold by the DEVELOPER, towards marketing charges.

14. OTHER COVENANTS:-

- 14.1 The LAND OWNER hereby agrees and undertakes not to sell, deal with, dispose or alienate or otherwise enter into agreements in respect of the schedule property and the proposed built-up area allotted to the DEVELOPER under this Development Agreement with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of this Development Agreement and the declarations made by the LAND OWNER in this Agreement.
- 14.2 The DEVELOPER shall be responsible for the construction of the proposed Project in accordance with the sanctioned building plans with all specifications as mentioned in the annexure hereto.
- 14.3 The entire cost of the construction of the Project till it is completed in all aspects and obtaining occupancy certificate from GHMC / HMDA and all costs of the proceedings in regard to the proposed construction shall be borne by the DEVELOPER and the LAND OWNER shall have nothing to do with the same.
- 14.4 The DEVELOPER shall be entitled to sign all the papers necessary from time to time for development of the Schedule Property including the applications and revised plans if any for the approval of concerned/appropriate authorities and for obtaining other statutory permissions required if any from the TPCPDCL, HMWS & SB and Department of Fire and Emergency Services etc., in terms of the GPA conferred hereunder.
- 14.5 It is agreed between the parties hereto that the payments and incidental expenses towards the cost of transformer, cables from H.T. line to panel boards and municipal water connection and sewerage/drainage connection to the proposed complex shall be borne by the DEVELOPER only and the LAND OWNER is in no way liable to pay any amount for the same. However the Developer is entitled to claim proportionate deposit amount of the above said connections from the LAND OWNER and its transferees.

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

P-526127
Bk - 1, CB No 7249/2021 & Doc No 740-127
Sheet 15 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



FOR HALLMARK RAGHAVA INFRA LLP

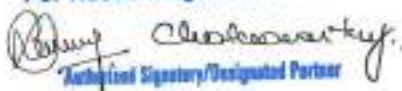
Designated Partners

Generated on: 26/03/2021 05:04:03 PM



- 14.6 It has been further agreed that the expenses for installation of Generator for common supply and providing lifts and all other common facilities and amenities for the proposed complex shall be borne and provided by the DEVELOPER at its costs only.
- 14.7 Any liability on and of the LAND OWNER towards GST, Income Tax or tax on capital gains consequent to any of the agreements including this Development Agreement entered into in respect of the LAND OWNER share of constructed Units/Flats shall be the responsibility of the LAND OWNER and the DEVELOPER does not bear any responsibility for the same. Similarly any liability on and of the DEVELOPER towards any income tax or tax on capital gains consequent to any of the agreements entered into in respect of the DEVELOPER's share of constructed Units/Flats shall be the responsibility of the DEVELOPER and the LAND OWNER do not bear any responsibility for the same.
- 14.8 The LAND OWNER shall be under the obligation to pay the amount to the DEVELOPER equal to the obligation of the DEVELOPER towards the GST under reverse charge mechanism on the Units / Flats allocated to the LAND OWNER which are retained or unsold by the LAND OWNER as on the date of Occupancy Certificate as per the applicable provisions of GST Acts. If the LAND OWNER fails to pay the said amount within 15 days of the date of receipt of occupancy certificate or from the date of the obligation of the DEVELOPER to deposit the said amount with the GST department under Reverse Charge mechanism, then the DEVELOPER shall have the first charge on the Units / Flats remaining unsold or retained by the LAND OWNER. If the LAND OWNER fails to pay the said amount within the time as prescribed, then the LAND OWNER shall pay interest at the rate of 18 % per Annam for the delayed period to the DEVELOPER.
- 14.9 The costs and expenses to be incurred for the execution and registration of this Development Agreement cum GPA and Supplementary Agreement shall be borne by the DEVELOPER only.
- 14.10 The LAND OWNER will have no claim whatsoever on undivided share of land, constructed area comprising of flats / units falling to the share of the DEVELOPER or the sale proceeds. The LAND OWNER is not concerned with nor, shall it call in question the accounts, expenditure, income or the profits or any other particulars relating to the project from the DEVELOPER.

For Hesus Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

EX - 1, OS No 7248/2021 & Doct No
7110/21 Joint SubRegistrar
Ranga Reddy (R.O)

[Handwritten signature]



For HALLMARK RACHAVA INFRA LLP

Generated on: 20/03/2021 05:04:03 PM

Designated Partners

For HALLMARK RACHAVA INFRA LLP



- 14.11 In the event that any provision of this Agreement or any circumstances shall be determined to be invalid, unlawful or unenforceable to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is determined to be unlawful, invalid, or unenforceable, shall not be affected thereby and each remaining provision of this Agreement shall continue to be valid and may be enforced to the fullest extent permitted by law.
- 14.12 Each of the parties agree to execute and deliver all other document(s) and to take such further action as may be reasonably required to carry out and evidence the intents purposes and results of this Agreement.
- 14.13 This Agreement constitutes the entire understanding and agreement of the parties and shall be modified only by subsequent amendment in writing.
- 14.14 The covenants herein are to be read along with Annexure appended to this Development Agreement wherein the specifications of the proposed residential Units/Flats and the amenities inclusive of the common amenities are detailed. However, the DEVELOPER shall carry on the construction strictly in accordance with the specifications mentioned in the Annexure.
- 14.15 It is clearly stipulated that the LOGO of the DEVELOPER on the facade of the complex or on any other suitable location shall remain forever. Neither the LAND OWNER nor any of the purchasers shall be entitled to remove or cause its removal.
- 14.16 The sale of units to the prospective purchasers shall be subject to the condition clearly to be incorporated in the sale deeds that such buyers shall not have the right to demand for partition of the undivided share in the land over which the residential complex or other common and joint utilities being built and other areas like balconies, stairs, passages, compounds, parking, terraces etc., and that each of the purchaser shall be the exclusive owner of the respective constructed Units/Flats with marketable title with right to use the common areas such as lobby, staircase, pathways, club house without claiming exclusive right on any common areas.
- 14.17 In the event, the decision is taken by the DEVELOPER to create a permanent "corpus Fund" for the purpose of meeting regular maintenance of the complex it is the responsibility and obligation on the part of the LAND OWNER and DEVELOPER to collect the corpus fund basing upon the area of each unit / flat.

For Hased Heights Infra LLP

 *Chakraborty*
Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 *SRB*
Designated Partners

Bk - 1, Cb No 7249/2021 & Dect No
 Sheet 17 of 33 Joint Sub-Registrar
 Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM



9JJARWIAVAPCAR KRAMJJAR 309

20/03/2021 05:04:03 PM



- 14.18 It has been agreed between the parties that if the adjoining Land Owner(s) agree(s) to give his/ her / their property for development, since it will be advantageous for the construction of the complex same shall be taken up and amalgamated with the schedule property for construction of the complex.

15. CLUB HOUSE

The DEVELOPER shall provide a common Club House in the proposed integrated residential complex for the benefit and usage of the ultimate purchasers and retainers of Flats / Units. The location, size and nature of facilities and mode, quantum of charges for maintenance of such facilities to be provided in the Club shall be determined by the DEVELOPER and LAND OWNER shall not have any say in this regard.

16. DEFECT LIABILITY PERIOD

- 16.1 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 twelve (12) months from the date of completion and handing over of the Units. However, small air-cracks in the plaster, masonry, door and windows shall not be construed as defects.
- 16.2 The Developer shall be responsible for any defects in the Project noticed upto a period of twelve (12) months from the date of completion of the building or obtaining occupancy certificate, whichever is earlier and in accordance with the provisions contained in the Real Estate Regulation Act, 2016 ("RERA Act") and the Real Estate Regulation Rules, 2017 ("RERA Rules"). However, the Developer shall be responsible for structural safety of the proposed building in accordance with the prevailing norms. The warranty contained herein shall not cover defects, damage, malfunction resulting from (a) misuse (b) modifications or repairs done by the Owner or their nominee/agent, (c) cases of force majeure, accident / neglect (d) and failure to maintain the amenities / equipment in accordance with the Developer's instructions if given in writing. Warranty for all other consumables or equipment like generators & lifts, will be provided by the respective manufacturers on their standard terms.
- 16.3. The DEVELOPER shall, register the project with Real Estate Regulatory Authority (RERA) and shall, during the construction of the Project be complaint with the relevant and applicable laws in force more particularly in relation to the labour law compliances.

For Hased Heights Infra LLP

 Anshul Singh
Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 Designated Partner

BK - 1, QS No 7249/2021 & Deed No
 740/21
 Joint Sub-Registrar
 Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:33 PM
 For HALLMARK RANGA REDDY DIST.



17. INDEMNITY

- 17.1 The DEVELOPER hereby indemnifies and undertakes to hold harmless the LAND OWNER from and against any / all losses, liabilities, claims, damages, expenses, costs, charges, fees which may be incurred or demanded as a result of any breach of its representations, warranties and covenants under this Agreement.
- 17.2 The LAND OWNER shall at all times indemnify and keep indemnified the DEVELOPER against all actions, proceedings, claims and demands arising out of any dispute caused due to any misrepresentations / warranties / undertakings as under this Agreement or any action or inaction or non-compliance of legal requirements committed by the LAND OWNER.

18. RELATIONSHIP BETWEEN THE PARTIES:

This Agreement does not create a relationship of employment, trust, agency, or partnership between the Parties. Each Party is responsible for its / their own obligations arising under this Agreement.

19. CONFIDENTIALITY:

Disclosure of Confidential Information

No Confidential Information may be disclosed by either Party to any person except:

- a. If either Party is required to do so by law or by a stock exchange; or
- b. If either Party is required to do so in connection with legal proceedings relating to this Agreement.

20. USE OF CONFIDENTIAL INFORMATION:

A Party who has received Confidential Information from another under this Agreement must not use it except for the purpose of exercising its rights or performing its obligations under this Agreement.

21. GENERAL CONDITIONS:-**21.1 Variation/Amendment**

A provision of this Agreement or a right created under it shall not be varied or amended except in writing, by both the LAND OWNER and the DEVELOPER upon mutual agreement.

For Hased Heights Infra LLP

 *Authorised Signatory/Designated Partner*

For HALLMARK RAGHAVA INFRA LLP

 *Designated Partners*

740-21
BK - 1, GS No 7240/2021 & Deed No
Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM
For HALLMARK RANGA REDDY
Digitally signed



21.2 Waiver

No waiver of any provision of this Development Agreement shall be effective unless in writing and signed by both Parties. No failure or delay by either Party in exercising any right, power, or remedy under this Development Agreement shall operate as a waiver of any such right, power or remedy.

21.3 Notices

All notices or other communications between the Parties under this Agreement shall be in writing and delivered personally or sent by registered post/speed post with acknowledgment due or by a nationally recognized express delivery service, addressed to the LAND OWNER or the DEVELOPER, as applicable, at the address specified in this Agreement, or at such other addresses or facsimile numbers as either Party may specify by notice to the other Party pursuant to this Clause. All notices shall be effective upon receipt unless a later time is specified in it.

21.4 Severability

In the event that any of these covenants or provisions shall for any reason be adjudged, decreed or ordered by any court of competent jurisdiction to be illegal, invalid and unenforceable in any respect, such covenants or provisions shall be modified to the extent necessary to render all of them legal, valid and enforceable and such judgment, decree or order shall not affect, impair or invalidate any of the remaining covenants or provisions of this Agreement.

21.5 Miscellaneous

This Agreement (i) constitutes the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes all prior understandings and agreements, whether written or oral, as to such subject matter; and (ii) may not be assigned by either Party without the written consent of the other Party.

21.6 Authorization

The individual executing this Agreement on behalf of each of the Parties personally represents that he or she is duly authorized to execute this Agreement on behalf of such entity and that this Agreement is binding upon such entity.

For Hased Heights Infra LLP  Authorized Signatory/Designated Partner	For HALLMARK RAGHAVA INFRA LLP  Designated Partners
---	---


 Plk - 1, CS No 7249/2021 & Doct No
 710-121. Sheet 20 of 33 Joint SubRegistrar
 Rangas Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM

Digitized by eShakti



21.7 Clause Titles

The clause titles used in this Agreement are for reference purpose only and are not intended to add or to limit or in any other way change or interpret the meaning or the language in the Agreement.

21.8. Amendment

No modifications or amendment of this Development Agreement shall be binding unless made specifically in writing duly executed by the authorized representative of the Parties.

22. GOVERNING LAW AND JURISDICTION:-

This Agreement shall be governed by and construed in accordance with the Indian laws. The Parties hereby agree to submit to the exclusive Jurisdiction of Courts at Ranga Reddy District, Telangana in case of any and all disputes and differences arising out of this Agreement.

23. DISPUTES RESOLUTION:-

All the disputes arising out of or in connection with, this Development Agreement shall be initially resolved by mutual discussions between the LAND OWNER and DEVELOPER or the nominated representatives of both the parties. In case of disputes not resolved by mutual discussions, the same shall be referred to the arbitration in accordance with the provisions of the Arbitration & Conciliation Act, 1996. The disputes shall be referred to the mutually agreed Arbitrator. The venue of the Arbitration shall be at Hyderabad. The award of the Arbitrator shall be final and binding on both the parties.

24. CORPUS FUND:-

It is hereby agreed to float a corpus fund for the entire project which is payable by the ultimate purchasers or the retainers of the Units/Flats @ Rs.75/- Per square feet to the DEVELOPER at the time of execution of the registered sale deed(s) or at the time of handing over possession of flats (as per convenience) in respect of such flat(s)/unit(s). In the event of the LAND OWNER intends to retain any units, the corpus fund of such units, shall be paid by such LAND OWNER to the DEVELOPER before the possession of such unit/flat is handed over. Such fund will be governed and held initially by the DEVELOPER in a separate bank account on account of capital expenses in a separate Bank account and after the project is completed, the said fund along with administration of maintenance of common amenities will be transferred and made over to the Association or Society formed among the Purchasers / Retainers of the Units in the complex two years thereafter and the interest earned and generated on the same

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

710121
Bk-1, CS No 7249/2021 & Dect No
Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:53 PM



For KALLAM RACHANA INFRA LLP

Digitized by...



shall always be utilized only to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns, gates, laying of roads, pipelines etc., 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 LAND OWNER of the units in the same proportion in which he contributes the monthly maintenance charges.

25. PAYMENT OF MONTHLY MAINTENANCE CHARGES:-

It is hereby agreed by the LAND OWNER that from the date the LAND OWNER's share is ready for occupation, the LAND OWNER and its transferee(s) / nominee(s) shall bear and pay monthly maintenance @ Rs.3.5/- (Three Rupees Fifty Paise) per square feet, irrespective of same being occupied or not, expenses for maintenance of common areas and facilities to the DEVELOPER. The LAND OWNER on receiving intimation from the DEVELOPER, pay all out goings and general expenses in respect of the LAND OWNER's share of the Units/Flats such as insurance, Municipal expenses, GST, taxes or cess, electrical and water tax and charges, maintenance charges, charges towards maintenance of security and all other costs and expenses connected with the maintenance of buildings and its common areas/facilities. The quantum of monthly maintenance charges will be on par with the other complexes in the nearby vicinity. And the DEVELOPER shall maintain the complex for initial period of two years and thereafter transfer such responsibility to the Association of Owners of Units/Flats.

POWERS OF THE ATTORNEY: That in view of this Development Agreement, the LAND OWNER does hereby appoints, retains, nominates and constitutes the DEVELOPER i.e. **M/s. HALLMARK RAGHAVA INFRA LLP**, having its registered office at Plot No.189 to 198, 5th Floor, Jyothi Imperial, Above South India Shopping Mall, Gachibowli, Hyderabad - 500 032, Telangana.

Represented by its Designated Partners:

- SRI HARSHA REDDY PONGULETI** S/o Ponguleti Srinivasa Reddy, aged 26 years, Occ: Business, R/o H.No.3-6-532/A, Street No.7, Himayatnagar, Hyderabad-500029. Aadhar No.3059 6639 1253.

For Hased Heights Infra LLP

 Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 Designated Partners

2. **SRI. ALLU SRINIVASA REDDY S/o. LATE ALLU VEERA REDDY**, aged about 45 years, Occupation: Business, residing at Flat No.301, Hallmark Main Tree, Road No.15, Alakapoor Town Ship, Puppalaguda, Rajendra Nagar, Hyderabad-500089. PAN No:ALCPA1727H. Aadhaar No.5557 9243 2179.
3. **SRI. SHYAM SUNDER REDDY S/o. M. RAMI REDDY**, aged about 42 years, Occupation: Business, residing at Flat No.701, Block 3A, SMR Vinay Fountain Head, Manjeera Water Works Lane, Miyapur, Near Calvary Temple, Hyderabad-500049. Aadhar No.9175 1162 8796.

As its lawful Attorney in its name and on its behalf to do all the following acts, deeds and things:

- 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 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 Flats / Units allotted to the DEVELOPER along with proportionate undivided share in the schedule land 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 / Units 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 Flats / 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 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 Hased Heights Infra LLP

 
Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 
Designated Partners

Bk - 1, QS, No 7249/2021 & Doct No
7110/21 - Sheet 23 of 33 Joint SubRegistrar1
Ranga Reddy (R.O)



Generated on: 26/05/2021 06:04:03 PM

Prache's Software



- 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 Project 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 Flats /Units.
- k. To deliver vacant possession of the constructed Flats / Units along with proportionate undivided share in the land 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 land, at the cost and expense of the LAND OWNER.
- m. To appoint Architects, Engineers, Contractors, Joint venture partners, other person or persons and enter in to appropriate agreement(s) with them as may be necessary in connection with the development of the Schedule land or for effecting construction thereon.

For Hased Heights Infra LLP

 *Chakravarty*
Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 *JSBdl*
Designated Partners

RECEIVED
Bk - 1, QS No 7249/2021 & Dist No
7110-121 Sheet 24 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



9JJAR79H AVA-0AP KRAMJJAH 103

Generated on: 26/03/2021 05:04:33 PM

attache's signature

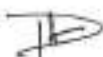


- n. To appear before the Courts, Revenue Authorities, Government Officers, Municipal Authorities or Local bodies, or otherwise to act for and on behalf of the LAND OWNER and also to initiate legal proceedings, sign and verify, plaints, petitions, appeals, writs or any other legal proceedings in respect 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, vakalats 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 and Land Reforms Tribunal and revenue authorities and obtain necessary sanctions, permissions and 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 Project 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. To do all other necessary and incidental acts as may be necessary for doing any of the above, which stand ratified by the LAND OWNER.

And GENERALLY to do all the acts, deeds and things in day today course of business and the LAND OWNER hereby confirms and declares that all such acts of the Power of 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 shall stand and shall always be irrevocable.

For Hased Heights Infra LLP

 Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP

 Designated Partners

Bk - 1, CB No 7249/2321 & Doct No 540-171
Joint SubRegistrar
Ranga Reddy (R.O.)



REVIEWS BY JOURNAL MANAGER

Generated on: 26/03/2021 08:04:03 PM



SCHEDULE OF PROPERTY

All that contiguous land admeasuring 17,554 square yards in Sy.No.49 situated at Madeenaguda Village, Serilingampally Mandal, Rangareddy District, Telangana State, and bounded by:

North	:	Land in Sy.No.49/Part
South	:	Land in Sy. No.48
East	:	Land in Sy. No.50
West	:	150' wide Road

IN WITNESS WHEREOF the parties hereto have executed this Development Agreement Cum GPA on the date, month and year hereinabove mentioned in the presence of the following witnesses:

WITNESSES:

1. 

2. P. Kartik Reddy

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

LAND OWNER

For HALLMARK RAGHAVA INFRA LLP


Designated Partners

DEVELOPER

710-27
 BK-1, QS No 7249/2021 & Doct No
 Joint SubRegistrar
 Ranga Reddy (R.O)

For HALLMARK RANGA REDDY LLP

Registered Partner



Generated on: 26/03/2021 05:04:03 PM



ANNEXURE - 1A

- | | |
|--|---|
| 1. Description of Building | : Proposed construction of Land
In Survey No.49 situated at
Madenaguda Village, Serilingampally
Mandal, Rangareddy District. |
| 2. Total Plotted area | : 17,544 Sq. Yds |
| 3. Total Built up area | : 10,92,340 SFT (Proposed construction
including Amenities and Car Parking) |
| 4. Party's estimate of Market
Value | : Rs.83,01,78,400/- |

For Hased Heights Infra LLP



Authorized Signatory/Designated Partner
SIGNATURE OF THE OWNERS**CERTIFICATE**

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

For Hased Heights Infra LLP



Authorized Signatory/Designated Partner
SIGNATURE OF THE OWNERS

For HALLMARK RAGHAVA INFRA LLP



Designated Partners
SIGNATURE OF THE DEVELOPER

BK - 1, Q8 No 7740/2021 & Doct No 740/21
Joint SubRegistrar
Ranga Reddy (R.O)

Deputed Partner



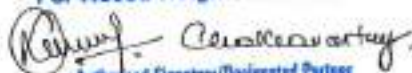
Generated on: 26/03/2021 05:04:03 PM



SPECIFICATIONS:

STRUCTURE	R.C.C framed structure to withstand Seismic loads
SUPER STRUCTURE	8" external walls and 4" internal walls with Cement Bricks
DOORS	Main Door: Teak Wood Frame & Hard Wood Shutter aesthetically designed with melamine polishing and designer Hardware of Reputed make
INTERNAL DOORS	Hard Wood Frame or factory made Wooden Frames with both side laminated flush shutter with reputed Hardware.
BALCONY DOORS	UPVC sliding shutter with Float Glass Panels
WINDOWS	Float Glass UPVC window system
FLOORING	Drawing, Living, Dining, Bedrooms, Kitchen: 800x800mm size double charged Vitrified Tiles of good make
PAINTING	Internal: Smooth Lappam finish with acrylic Emulsion paint. External: Combination of Textured / smooth Lappam finish for all external walls
KITCHEN	Stainless steel sink with both municipal & bore water connection & provision for fixing of Aqua-guard Glazed wall tiles above kitchen slab up to 2 feet height
UTILITIES	Provision for Exhaust Fan, Chimney, Washing Machine & Wet area for washing utensils etc
TOILETS	Wash basin in Master and children toilets, wash basin in dining/balcony area Wall mounted W.C for Master Bedroom Cascade W.C with flush tank for C.B & G.B Hot and cold wall mixer with shower Provision for geysers in all bathrooms C.P. Fittings are chrome plated of Premium make All Toilets with anti-skid tile flooring and wall cladding with glazed tiles up to door height.

For Hased Heights Infra LLP


 Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP


 Designated Partner

Bk - 1, 06 No 7248/2021 & Doct No
 710-121 Joint SubRegistrar
 Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM



FOR KALLAM RASHMI KALLAM

Digitally signed by



WATER PROOFING	For all Toilets and Wash Areas
PLUMBING	All internal and external waterline of PPR / CPVC. All drainage Fittings and lines are of P.V.C. Aashirvad or equivalent make.
ELECTRICAL	Concealed copper wiring of reputed make Finolex / Polycab or Equivalent make. Power outlet for Air conditioner in all bedrooms
	• Power Outlets for geysers in all bathrooms • Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen • Plug points for refrigerator and T.V. where ever necessary. 3 Phase supply for each unit and individual meter boards • Miniature Circuit breakers for each distribution board of MDS/ Havells or equivalent make • All Flats with Modular Switches of Crabtree/Polycab or equivalent make
TELECOM	Telephone point in living area
CABLE T.V	Provision for cable connection in Master Bedroom& Living room
INTERNET	Provision for Internet connection in Living room
LIFTS	8 Passengers automated lift of reputed make with front marble cladding
POWER BACK UP	Adequate power back up for each flat
AMENITIES	C.C. Cameras, Club House, AC Gym, Solar Fencing and Intercom
COMMON AREAS	Corridor and Stair Case covered with vitrified tiles /granite

For Hased Heights Infra LLP



Authorized Signatory/Designated Partner

For HALLMARK RAGHAVA INFRA LLP



Designated Partners

Blk - 1, CS No 7249/2021 & Docet No
742/21 Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM

For HALLMARK BACHALA WITH L/P

Designed Pattern



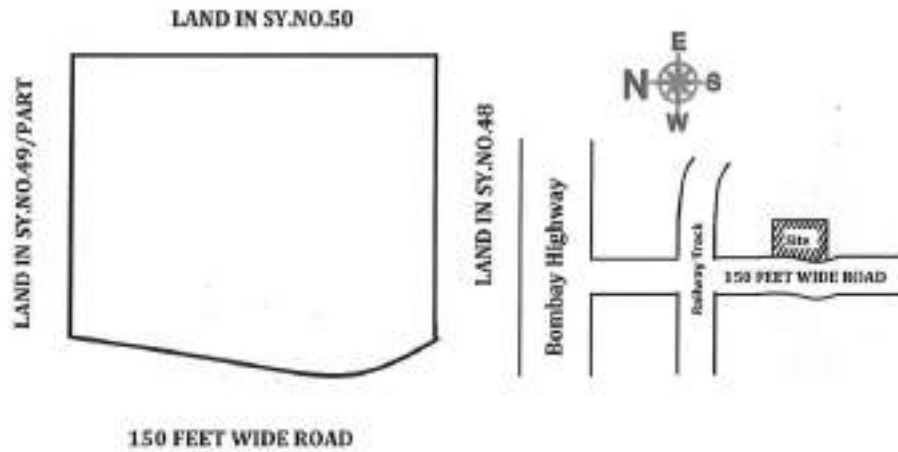
For HALLMARK BACHALA WITH L/P

Designed Pattern

REGISTRATION PLAN SHOWING ADMEASURING 17,544 SQUARE YARDS IN SY.NO.49 SITUATED AT MADEENAGUDA VILLAGE, SERILINGAMPALLI MANDAL, RANGA REDDY DISTRICT, TELANGANA STATE.

LAND OWNER:- HESED HEIGHTS INFRA LLP, Represented by its Designated Partners: 1) SRI KIRIT KUMAR KAKOLLA S/o Kakolla Prakasham 2) SRI CHALLA SRINIVAS CHAKRAVARTHY S/o Challa Venkateswara Rao.

DEVELOPER:- M/s. HALLMARK RAGHAVA INFRA LLP, Represented by its Designated Partners: 1) HARSHA REDDY PONGULETI S/o. PONGULETI SRINIVASA REDDY 2) ALLU SRINIVASA REDDY S/o. LATE ALLU VEERA REDDY and 3) M.SHYAM SUNDER REDDY S/o. M.RAMI REDDY.



WITNESSES:-

1.

2.

For Hased Heights Infra LLP

Authorized Signatory/Designated Partner

SIGNATURE OF THE LAND OWNER

For HALLMARK RAGHAVA INFRA LLP

Designated Partners

SIGNATURE OF THE DEVELOPER

74261
 Bk-1, OS No 7249/2021 & Doct No
 Sheet 35 of 33 Joint SubRegistrar
 Ranga Reddy (R.O)



For Forwarding to the Registrar

Subscribed and sworn to before me

For HALLMARK RACHANA INFRA LLP

Generated on: 28/03/2021 05:04:03 PM



HESED HEIGHTS INFRA LLP

(LLP No. AAS-9580)

Reg. Office: H.No.1/7/B2, Chaitanyapuri, Kothapet, Saroornagar, Rengareddy,
Hyderabad, Telangana-500060 (IN)
Mail id:kirit.hesedheightsinfra@gmail.com

**EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF
DESIGNATED PARTNERS OF M/S HESED HEIGHTS INFRA LLP HELD
ON 22-03-2020 AT 11:30 A.M. AT FIRM'S REGISTERED OFFICE AT
H.No.1-7-82, CHAITANYAPURI, KOTHAPET, SAROORNAGAR,
RANGAREDDY DISTRICT.**

**TO ENTRUST LAND ADMEASURING 17554 SQUARE YARDS IN
Sy.No.49 SITUATED AT MADEENAGUDA VILLAGE,
SERILINGAMPALLY MANDAL, RANDAREDDY DISTRICT, FOR
DEVELOPMENT**

RESOLVED THAT the Designated Partners of the Firm having elaborately discussed about the proposal for entrusting the land admeasuring 17554 square yards in Sy.No.49 situated at Madeenaguda Village, Serilingampally Mandal, Rangareddy District, for development, unanimously resolved to entrust the said land for development to M/s Hallmark Raghava Infra LLP on such terms and conditions as may be appropriate and in the best interest of the Firm.

RESOLVED THAT Sri Kirit Kumar Kakolla and Sri Challa Srinivas Chakravarthy, the Designated Partners of the Firm be and are authorized to sign, enter into Registered Development Agreement cum General Power of Attorney for the said purpose and to appear before the office of Sub-Registrar / Authority concerned and to do all acts, things, which deemed to be necessary in relation to execution of the Registered Development Agreement cum General Power of Attorney in favour of M/s Hallmark Raghava Infra LLP in respect of the said property.

Certified true copy

For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

(Kirit Kumar Kakolla)

DESIGNATED PARTNER

for M/s HESED Heights Infra LLP
For Hased Heights Infra LLP


Authorized Signatory/Designated Partner

(Challa Srinivas Chakravarthy)

DESIGNATED PARTNER

Blk - 1, 45 No 7249/2021 & Doct No
Sheet 31 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 28/03/2021 05:04:03 PM
For Head Heights Infra LLP
Authorized Signatory/Designated Tendor



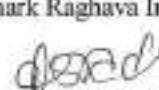
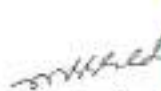
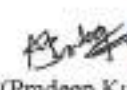
HALLMARK RAGHAVA INFRA LLP

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF M/S HALLMARK RAGHAVA INFRA LLP HELD ON 22-03-2020 AT 11:30 A.M. AT FIRM'S REGISTERED OFFICE AT PLOT NO.189 TO 198, 5TH FLOOR, JYOTHI IMPERIAL, ABOVE SOUTH INDIA SHOPPING MALL, GACHIBOWLI, HYDERABAD.

RESOLVED THAT the Designated Partners of the Firm having elaborately discussed about the proposal for taking the land admeasuring 17554 square yards in Sy.No.49 situated at Madeenaguda Village, Serilingampally Mandal, Rangareddy District, on development from M/s HESED Heights Infra LLP, unanimously resolved to take the said land on development on such terms and conditions as may be appropriate and in the best interest of the Firm.

RESOLVED THAT Sri Harsha Reddy Ponguleti, Sri Allu Srinivasa Reddy and Sri M. Shyam Sunder Reddy, the Designated Partners of the Firm be and are authorized to sign, enter into Registered Development Agreement cum General Power of Attorney for the said purpose and to appear before the office of Sub-Registrar / Authority concerned and to do all acts, things, which deemed to be necessary in relation to execution of the Registered Development Agreement cum General Power of Attorney to be executed by M/s HESED Heights Infra LLP in favour of M/s Hallmark Raghava Infra LLP in respect of the said property.

Certified true copy

  (Harsha Reddy Ponguleti) DESIGNATED PARTNER	for M/s Hallmark Raghava Infra LLP   (Allu Srinivasa Reddy) DESIGNATED PARTNER
  (M. Shyam Sunder Reddy) DESIGNATED PARTNER	  (M Sivasankar Reddy) PARTNER
  (B Jaipal Reddy) PARTNER	  (Pradeep Kumar) PARTNER

Regd. Off. : 5TH Floor, Jyothi Imperial, Above South India Shopping Mall, Gachibowli Flyover, Hyd-32


Bk - 1, QS No 7249/2021 & Doc No
740/21 - Sheet 32 of 33 Joint SubRegistrar
Ranga Reddy (R.O)



Generated on: 26/03/2021 05:04:53 PM



38

భారత ప్రభుత్వం
Government of India

అలెక్స్ శ్రీనివాస్ రెడ్డి
Alex Srinivasa Reddy
DOB: 01-06-1976
Gender: Male

5557 9243 2179
ఆధార్ - ఆమ్ ఆదానీ కి అధికార

భారత ప్రభుత్వం
Government of India

మండేవ్ శ్రీరామ్ సుందర్ రెడ్డి
Mandev Shri Ram Sunder Reddy
DOB: 20/07/1979
Gender: Male

9175 1162 8796
ఆధార్ - సామాన్య నివాసి

భారత ప్రభుత్వం
Government of India

చల్లా శ్రీనివాస్ చక్రవర్తి
Challa Srinivasa Chakravarthy
DOB: 23/06/1988
Gender: Male

4999 4511 2405
మేర ఆధార్, మేరీ పఠచాన

భారత ప్రభుత్వం
Government of India

పొంగుల మంజు రెడ్డి
Pongula Manju Reddy
DOB: 23/08/1994
Gender: Male

3059 6639 1253
ఆధార్ - సామాన్య నివాసి

భారత ప్రభుత్వం
Government of India

కలవూరి కిరణ్ కుమార్
Kalavuri Kiran Kumar
DOB: 01/06/1970
Gender: Male

5707 1318 2438
ఆధార్ - ఆధార్ - సామాన్య నివాసి

భారత ప్రభుత్వం
Government of India

పాల్వే శ్రీనివాస్ రెడ్డి
Palve Srinivasa Reddy
DOB: 01/07/1983
Gender: Male

2437 2594 0355
VIR: 9110 6094 3461 0502
సా ఆధార్, సా గుర్తింపు

భారత ప్రభుత్వం
Government of India

కాశిరెడ్డి శ్రీనివాస్
Kashireddy Srinivas
DOB: 01/07/1983
Gender: Male

6301 8908 0168
ఆధార్ - సామాన్య నివాసి

Bk - 1, Ch No 7248/2021 & Docct No
 7248/21
 Joint SubRegistrar
 Raaga Reddy (R.O)



Generated on: 26/03/2021 05:04:03 PM



Online Challan Proforma[SRO copy]	
Challan No: 225UP260321	
BANK Code: SBH	Payment : NB
I Remitter Details	
Name	HALLMARK RAGHAVA INFERS LLP
Address	HYDERABAD
PAN Card Number	AANFH7537G
Aadhar Card Number	
Mobile Number	*****258
II Executant Details	
Name	HESED HEIGHTS INFRA LLP
Address	HYDERABAD
III Claimant details	
Name	HALLMARK RAGHAVA INFRA LLP
Address	HYDERABAD
IV Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated In(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	4000000
Transfer Duty	0
Registration Fee	20000
User Charges	300
Mutation Charges	0
TOTAL	4020300
Total in Words	Forty Lakh Twenty Thousand Three Hundred Rupees Only
Date(DD-MM-YYYY)	26-03-2021
Transaction Id	7917386978839
Signature of remitter	

Online Challan Proforma[Citizen copy]	
Challan No: 225UP260321	
BANK Code: SBH	Payment : NB
I Remitter Details	
Name	HALLMARK RAGHAVA INFERS LLP
Address	HYDERABAD
PAN Card Number	AANFH7537G
Aadhar Card Number	
Mobile Number	*****258
II Executant Details	
Name	HESED HEIGHTS INFRA LLP
Address	HYDERABAD
III Claimant details	
Name	HALLMARK RAGHAVA INFRA LLP
Address	HYDERABAD
IV Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated In(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	4000000
Transfer Duty	0
Registration Fee	20000
User Charges	300
Mutation Charges	0
TOTAL	4020300
Total in Words	Forty Lakh Twenty Thousand Three Hundred Rupees Only
Date(DD-MM-YYYY)	26-03-2021
Transaction Id	7917386978839
Signature of remitter	

Online Challan Proforma[SRO copy]	
Challan No: 3097ER260321	
BANK Code: SBH Payment : NB	
I Remitter Details	
Name	HALLMARK RAGHAVA INFRA LLP
Address	HYDERABAD
PAN Card Number	AANFH7537G
Aadhar Card Number	
Mobile Number	*****258
II Executant Details	
Name	HESED HEIGHTS INFRA LLP
Address	HYDERABAD
III Claimant details	
Name	HALLMARK RAGHAVA INFRA LLP
Address	HYDERABAD
IV Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	4301800
Transfer Duty	0
Registration Fee	0
User Charges	0
Mutation Charges	0
TOTAL	4301800
Total in Words	Forty Three Lakh One Thousand Eight Hundred Rupees Only
Date(DD-MM-YYYY)	26-03-2021
Transaction Id	1430490457935
Signature of remitter	

Online Challan Proforma[Citizen copy]	
Challan No: 3097ER260321	
BANK Code: SBH Payment : NB	
I Remitter Details	
Name	HALLMARK RAGHAVA INFRA LLP
Address	HYDERABAD
PAN Card Number	AANFH7537G
Aadhar Card Number	
Mobile Number	*****258
II Executant Details	
Name	HESED HEIGHTS INFRA LLP
Address	HYDERABAD
III Claimant details	
Name	HALLMARK RAGHAVA INFRA LLP
Address	HYDERABAD
IV Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
V Amount Details	
Stamp Duty	4301800
Transfer Duty	0
Registration Fee	0
User Charges	0
Mutation Charges	0
TOTAL	4301800
Total in Words	Forty Three Lakh One Thousand Eight Hundred Rupees Only
Date(DD-MM-YYYY)	26-03-2021
Transaction Id	1430490457935
Signature of remitter	



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 26/03/2021, 04:58 PM

IRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 7830

Receipt Date: 26/03/2021

Name: KIRIT KUMAR KAKOLLA CS No/Doc No: 7249 / 2021
Transaction: Development Agreement Cum GPA Challan No: E-Challan No: 225JP260321
Chargeable Value: ₹36178400 DD No: DD Dt: Challan Dt: E-Challan Dt: 26-MAR-21
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: ICICIC

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				20000
Deficit Stamp Duty				4000000
User Charges				300
Total:				4020300
In Words: RUPEES FORTY LAKH TWENTY THOUSAND THREE HUNDRED ONLY				

Prepared By: SYEDFAIZ



Signature by SR

Joint Sub Registrar
R.O. Ranga Reddy Dist.



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 26/03/2021, 04:59 PM

IRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 7831

Receipt Date: 26/03/2021

Name: KIRIT KUMAR KAKOLLA CS No/Doc No: 7249 / 2021
Transaction: Development Agreement Cum GPA Challan No: E-Challan No: 3037ER260321
Chargeable Value: ₹36178400 DD No: DD Dt: Challan Dt: E-Challan Dt: 26-MAR-21
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: ICICIC

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Deficit Stamp Duty				4301800
Total:				4301800
In Words: RUPEES FORTY THREE LAKH ONE THOUSAND EIGHT HUNDRED ONLY				

Prepared By: SYEDFAIZ



Signature by SR

Joint Sub Registrar
R.O. Ranga Reddy Dist.