

C.S. 3338/14

Don'tno 3229 9/2016.



తెలంగాణ TELANGANA

4719 Date 31/05/16 Rs. 100/-

To G. Venkat Naveen s/o Butchi Babu R/o R.R. Dist-
m/s Navanaami projects pvt ltd

T. E 268637
T. SUMALATHA
Licenced Stamp Vendor
LIC : No. 152 / 504/2013
Ren: 15-25-11-2016
H. No. 1-6-2, K. R. R. District
Rajendra Nagar (M. R. R. District)
Phone No. 99514 53569

**DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY**

This Dvelopment Agreement Cum General Power of Attorney is made and executed on this the 31st day of May, 2016, at S.R.O. Gandipet, Ranga Reddy District, by and between:

SRI. PENUMUTCHU MURALI S/o. HANUMANTHA RAO, aged about 57 years, Occ: Employee, R/o. My Home Jewel Pearl 1411, Sy.No.97, Madinaguda, Hyderabad - 500 049.

(Which expression shall unless repugnant to the context be deemed to mean and include his legal hiers, successors, executants, administrators, representatives, nominees and assigness etc.)

(All the aforesaid owner are hereafter referred as the "Owner") of FIRST PART;

For Navanaami Projects Pvt. Ltd.,

Managing Director

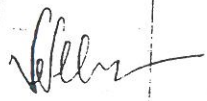
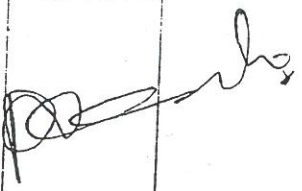
For NAVANAAMI PROJECTS PVT. LTD.

MANAGING DIRECTOR

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Gandipet 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 1 and 2 on the 31st day of MAY, 2016 by Sri Penumutchu Murali

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S, NAVANA [1525-1-2016]	M/S. NAVANAAMI PROJECTS (P) LTD R/P. G VENKAT NAVEEN S/O. BUTCHI BABU GACHIBOWLI, HYD	
2	EX		 PENUMUTCHU [1525-1-2016]	PENUMUTCHU MURALI S/O. HANUMANTHA RAO MADINAGUDA, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P RAGHURAM BABU [1525-1-2016-3]	P RAGHURAM BABU FNO 306 SERILINGAMPALLY RR DIST	
2		 CH NARSIMHA RAO [1525-1-2016-3]	CH NARSIMHA RAO HNO 1-8-1/59B MUSHEERABAD HYD	

31st day of May, 2016

Signature of 
Joint Sub-Registrar
Gandipet

For NAVANAAMI PROJECTS PVT. LTD.


MANAGING DIRECTOR



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AND

M/s. NAVANAAMI PROJECTS (P) LTD., a company incorporated under the provisions of companies Act, 1956 having its registered office at plot No.24C, 2nd Floor, Road No.78, Jubilee Hills, Hyderabad represented by its Managing Director **SRI.G.VENKAT NAVEEN S/o. BUTCHI BABU**, aged about 46 years, Occupation: Business, R/o. Villa No.74, Hillridge Villas, Gachibowli Village, Ranga Reddy District, T.S.

(Herein after referred to as the **DEVELOPER/2ND PARTY** which term shall mean and include all their representatives, administrators, nominees, assigns and etc.)

The Owner and Developer are individually referred to as "Party" and collectively referred to as "Parties".

WHEREAS:

FLOW OF TITLE

- A. Originally the land to an extent of Ac.13-18 Guntas situated in Survey No.286 of Poppalguda Village, Rajendranagar Mandal, Ranga Reddy District belongs to Mr.Ravinder Kumar Balwani S/o.Tharumal Balwani having allotted the same through Allotment Order No.Hyd/53/9999-10005 dated 16th day of September, 1967 and Hyd/53-A/11005 dated 7-10-1967 respectively. Subsequently Pattadar pass book No.366029 vide Patta No.378 and Title Deed No.356146 have been issued in the name of Mr.Ravinder Kumar Balwani.
- B. Being the absolute owner Mr.Ravinder Kumar Balwani has appointed and executed a General Power of Attorney dated 14th day of December, 1966 in respect of the land to an extent of Ac.13-18 Guntas situated in Survey No.286 of Poppalguda Village, Rajendranagar Mandal, Ranga Reddy District in favour of Dr.Panathula Mallikharjuna Rao S/o.Viswanadha Rao and the same has been registered as General Power of Attorney Document No.1120 of 1966.
- C. Mr.Ravinder Kumar Balwani through his General Power of Attorney Holder Dr.Panathula Mallikharjuna Rao has executed the following Sale Deeds :



For Navanaami Projects Pvt. Ltd.,


Managing Director

For NAVANAAMI PROJECTS PVT. LTD.


MANAGING DIRECTOR

Endorsement: Stamp Duty, Tranfer 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	76900	0	0	0	77000
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	97100	0	0	0	97200

Rs. 76900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1999 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 7700000/- was paid by the party through E-Challan/BC/Pay Order No .7607IW270516 dated .31-MAY-16 of ,SBH/NANAKRAMGUDA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 97100/-, DATE: 31-MAY-16, BANK NAME: SBH, BRANCH NAME: NANAKRAMGUDA, BANK REFERENCE NO: 002365874,REMITTER NAME: G V NAVEEN,EXECUTANT NAME: P MURALI ,CLAIMANT NAME: NAVANAAMI PROJECTS PVT LTD REP GV NAVEEN).

Date: 10-మే-2016
31st day of May, 2016

Signature of Registering Officer
Gandipet

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1వ పుస్తకము 2వ/సంఖ్య శా. న. 1938
పు.నె.2.2.2 నెంబరుగా రిజిస్ట్రేషన్ చేయబడి
వ్యాపిని నిమిత్తం గుర్తింపు చేసి...1.5.2016
1వ ...2016/20/6 ఇవ్వబడినది.
20/మే-2016 ...నెం...2.1...చేది.
రిజిస్ట్రేషన్ ఆధికారి

For NAVANAAMI PROJECTS PVT. LTD:

MANAGING DIRECTOR



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Sl No.	Document No. & Date of Document	IN FAVOUR OF	SURVEY NO.	EXTENT
1	4472/2000 Dt.29-09-2000	Mr.Butchi Babu Gadde	286/Part	Ac.3-18 Guntas
2	4299/2000 dated 20-09-2000	Smt.Ramoji Gadde	286/Part	Ac.4-20 Guntas
3	4837/2000 dated 24-10-2000	Sri.Venkat Naveen Gadde	286/Part	Ac.4-20 Guntas
4	4473/2000 dated 29-09-2000	1.Sri.Movva Hari Babu 2.M.Srinivasa Babu	286/Part	Ac.1-00 Guntas

- D. Through G.O.Ms.No.375 M.A. dated 15th day of September, 2004 changed the land use from partly Recreational and partly conservation use zone to Residential Use Zone and the same has been issued by the Principal Secretary to Government.
- E. Also all the aforesaid purchasers have jointly made an application for approval of Lay-Out before the Hyderabad Urban Development Authority (HUDA) and the same has been approved vide File No.9711/MP2/PLG/H/04 dated 07th day of April, 2005.
- F. All the purchasers in the aforesaid table i.e., (1) Mr.Butchi Babu Gadde (2) Smt.Ramoji Gadde (3) Mr.Venkat Naveen Gadde (4) Mr.Movva Hari Babu (5) Mr.M.Sreenivasa Babu have jointly and collectively partitioned the said properties through a Partition Deed dated 25th day of April, 2005. The said Document has been registered as Document No.3798 of 2005, registered in the office of the Sub-Registrar, Rajendranagar.
- G. Out of the said partition, (1) Mr.Butchi Babu Gadde (2) Smt.Ramoji Gadde (3) Mr.Venkat Naveen Gadde have been allotted to Plot Nos.1 to 20 in Survey No.286/Part, admeasuring 5347.28 Square Yards or 4470.32 Square Meters, and Plot Nos.30 to 97 in Survey No.286/Part, admeasuring 31366.29 Square Yards or 26222.21 Square Meters, situated at Puppalguda Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy District.



For Navanaami Projects Pvt. Ltd.,


Managing Director

For NAVANAAMI PROJECTS PVT. LTD.


MANAGING DIRECTOR

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MANAGING DIRECTOR



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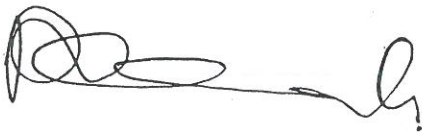


H. Inturn (1) Mr.Gadde Venkat Naveen (2) Mr.Gadde Butchi Babu and (3) Smt.Gadde Ramoji have jointly and collectively executed the following Sale Deeds in favour of the following persons: in Survey No.286, situated at Puppalguda Village & Gram Panchayat, Rajendranagar Mandal, Ranga Reddy Distict, Andhra Pradesh:

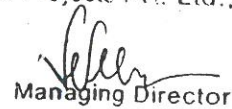
Sl. No.	Document No. & Date of Document	IN FAVOUR OF	Plot No.	Extent in Square Yards
4	13144/2005, Registered at SRO Rajendrañagar, R.R. Dist.	Sri. Penumutchu murali	Plot No.66	500 Square Yards or 418 Square Meters

("Owner")

- I. The Owner now beign desirous of developing the Scheduel of Property, by constructing an integrated complex consisting of residential Apartments or any other usages so as to exploit the maximum permissible usage of the land, with amenities and facilities for the residents, and are on the lookout for a Developer who will be able to formulate a scheme for development of the Schedule of Proeprty.
- J. The Developer, who is in the business of real estate and Infrastructure development, has evinced interest in development of an integrated complex consisting of residential Apartments or any other usages so as to achieve, a maximum possible extent of developed area and market the same with amenities and facilities for the residents of the Scheduel Property morefully described in Annexure -1 ("Project").
- A. The Owner having expressed their acceptance to the proposal of the Developer hereby represents and warrants to the Developer,;
- (i) That the FIRST PART herein are the absolute owner and have clear, marketable, subsisting title and vacant physical possession of the Schedule Property and have the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed;



For Navanaami Projects Pvt. Ltd.,


Managing Director

For NAVANAAMI PROJECTS PVT. LTD.


MANAGING DIRECTOR

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MANAGING DIRECTOR



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SCHEDULE PROPERTY

All that the Plot bearing No.66, in Sy. No.286/P, admeasuring 500 Square yards or equivalent to 418 Square meters, Situated at **PUPPALGUDA VILLAGE**, Rajendranagar Mandal, R.R District, Telangana State., and bounded by:

North : Plot No.67.
South : Plot No.65.
East : 40 Ft. Wide Road.
West : Plot No.73

IN WITNESS WHEREOF the Owner and the Developer have signed this Joint Development Agreement on the day, month and year first above mentioned in the presence of the following witnesses:

<u>WITNESSES:</u> 1.  2. 	 OWNER
	 Managing Director For M/s. NAVANAAMI PROJECTS (P) LTD., DEVELOPER

For NAVANAAMI PROJECTS PVT. LTD.


MANAGING DIRECTOR

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