

SCANNED

13790/2023.



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Trans Id: 230719115250704052
Date: 19 JUL 2023, 11:54 AM
Purchased By:
ATHIER AHMED
S/o MOHAMMED TAHER
R/o HYD
For Whom
AMANA CONSTRUCTIONS PVT LTD

P. VISHAL SINGH
LICENSED STAMP VENDOR
Lic. No. 16-03-024/2014
Ren.No. 16-03-064/2023
14-11-444/L, Machipura,
Mangalhat, Hyderabad, Telangana
State
Ph 9397070004

DEVELOPMENT AGREEMENT-CUM- GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is made and executed on this 20th day of July, 2023 by and between:

M/s LANDMOUNT INFRA PRIVATE LIMITED, 107, DSK MADHUBAN, WING A-1, ANDHERI, KURLA RD, SAKINAKA, ANDHERI EAST, MUMBAI, MUMBAI CITY, MAHARSHTRA, INDIA. 400072.

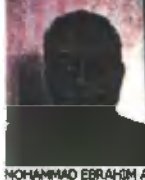
REPRESENTED BY :

SRI. MOHAMMAD EBRAHIM ABDUL RAHIM. S/O. EBRAHIM ABDUL RAHIM. Aged ABOUT 45 YEARS, Occ: BUSINESS, R/o. 107, DSK MADHUBAN, WING A-1, ANDHERI, KURLA RD, SAKINAKA, ANDHERI EAST, MUMBAI, MUMBAI CITY, MAHARSHTRA, INDIA. 400072. AADHAAR NO.(3129 6079 1341).

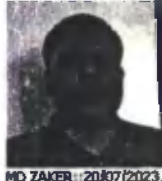
(Hereinafter referred to as the 'FIRST PARTY/EXECUTANT' which expression shall mean and include all his heirs, legal representatives, successors, executors, administrators and assignees etc.)

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Sangareddy along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 20th day of JUL, 2023 by Sri Landmount Infra Private Ltd

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 TORRURI CHANDRA SH [1711-1-2023-14344]	TORRURI CHANDRASHEKAR RAO[R]LORVEN HEIGHTS PRIVATE LIMITED 0, SANGAREDDY, SANGAREDDY, SANGAREDDY, TELANGANA, 502001, SHANTHI NAGAR, SANGAREDDY	
2	CL		 ATHER AHMED [R] AMARA [1711-1-2023-14344]	ATHER AHMED[R]AMANA- CONSTRUCTIONS PRIVATE LIMITED 101, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500036, TAHER HEIGHTS,	
3	EX		 MOHAMMAD EBRAHIM AB [1711-1-2023-14344]	MOHAMMAD EBRAHIM ABDUL RAHIM[R]M/S.LANDMOUNT INFRA PRIVATE LIMITED 107, MAHALUNGE PADAWAL, AMBEGAON, PUNE, MAHARASHTRA, 400072, MUMBAI CITY ANDHERI EAST,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MD ZAKER::20/07/2023.1 [1711-1-2023-14344]	MD ZAKER AADHAR CARD	
2		 CHANDRAIAH::20/07 [1711-1-2023-14344]	CHANDRAIAH AADHAR CARD	

20th day of July,2023


Signature of Sub Registrar
Sangareddy

Biometrically Authenticated by
SRO SYED NAJERUDDIN
on 20 JUL 2023 11:43:44

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AND

1).AMANA CONSTRUCTIONS PRIVATE LIMITED (PAN: AANCA5804A),
A Company Registered Under Companies Act, CIN No:
U45400TG2015PTC099512, Having Its Registered Office at H.No. 8-1-
297/2/E/22, Flat no 101, First Floor, TAHER HEIGHTS, Falcon Valley,
Shaikpet, Hyderabad, Telangana State-500008.

Represented by Its Managing Director:

SRI. ATHER AHMED S/O. MOHAMMED TAHER, aged about 52 years,
occupation : Business, R/o. H.No. 8-1-297/2/E/22, Falcon Valley, Shaikpet,
Hyderabad, Telangana State-500008.
(Aadhar no. 4472 9714 4938).

2).LORVEN HEIGHTS PRIVATE LIMITED (PAN: AADCL5155F), A
Company Registered Under Companies Act, CIN No:
U45309TG2018PTC122163, Having Its Registered Office at H.No. 4-8-
38/4/4, Manjeera Nagar Main Road, Sangareddy, Telangana State-502001.

Represented by:

SRI. TORRURI CHANDRASHEKAR RAO S/O. TORRURI NARSIMLU, aged
about 38 years, occupation : Business, R/o. H.No. 5-8-122/F/1, Shanti
Nagar, Kalvakunta Road, Sangareddy, Telangana State-502001.
(Aadhar no. 9108 0657 2797).

(Hereinafter referred to as the '**SECOND PARTY/ DEVELOPERS / ATTORNEY**' which expression shall mean and include all its/their legal heirs, representatives, successors-in-interest, executors, administrators and assignees etc.).

WHEREAS the **EXECUTENT** is the absolute owner and possessor of land admeasuring an extent of **Ac.8-21 GUNTAS, OR ADMEASURING 41,261 SQ.YARDS**, in **Sy.No.441/A1/1**, AND land admeasuring an extent of **Ac.5-16 GUNTAS, OR ADMEASURING 26,136 SQ.YARDS**, in **Sy.No.446/A**, **THUS TOTAL AREA AC.13-37 GUNTAS, OR ADMEASURING 67,397 SQ.YARDS**, situated at **Kandi Village and Grampanchayat, Kandi Mandal, SANGAREDDY District.T.S.**



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	2965600	0	0	0	2965700
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	3066600	0	0	0	3066700

Rs. 2965600/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 296547000/- was paid by the party through E-Challan/BC/Pay Order No. 196H5Q190723 dated 19-JUL-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3066650/-, DATE: 19-JUL-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1299588250827, PAYMENT MODE: CASH-1001138, ATRN: 1299588250827, REMITTER NAME: ATHER AHMED, EXECUTANT NAME: LANDMOUNT INFRA PVT LTD, CLAIMANT NAME: AMANA CONSTRUCTIONS).

Date:

20th day of July, 2023

[Signature]
Sangareddy

Certificate of Registration

Registered as document no. 13790 of 2023 of Book-1 and assigned the identification number 1 - 1711 - 13790 - 2023 for Scanning on 20-JUL-23 .

[Signature]
Sangareddy
(Syed Naseruddin)

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శాసనసభ సభ్యుల పేర్ల జాబితా

హాజరు ఉన్నతమైనది: 12,00,000/-
12 లక్షలు మాత్రమే

అందుకు పాత్ర పోషించినది: NR2136KPO71124.

అందుకు పాత్ర పోషించినది: 12,00,000/-
అందుకు పాత్ర పోషించినది: 12,00,000/-

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Sangareddy

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WHEREAS vendor purchased above said land through Sale deed doct.no.9505/2022 registered in the office of the sub-Registrar, at SANGAREDDY. On dated 10/03/2022, from M/s Global Propmart Private Limited (formerly known as NSJ Properties Private Limited), And the Said Land Was Converted into Non Agriculture Land Vide Proceeding No A2/7682/2019. Dated: 20.11.2019 Issued By REVENUE DIVISION OFFICER Sangareddy. (hereinafter referred to as Schedule Property).

WHEREAS the DEVELOPERS herein is in the business activity of real estate development and possess a good reputation, the required expertise, finance, clout, men and machinery and has already developed various prestigious Residential and Commercial projects so far.

WHEREAS the land owners have hereby decided to entrust the schedule land for development to be able to get more advantages, benefits and for welfare, necessities of the family and thus has approached the DEVELOPERS herein and offered to entrust the developmental rights to the DEVELOPERS for developing the Schedule Land herein and in pursuance of the same, the DEVELOPERS has evinced its interest and accepted the proposal of the LANDOWNERS and agreed to develop the Schedule Property herein subject to various terms and conditions contained hereunder.

WHEREAS in pursuance to offer made by the LANDOWNERS to develop the Schedule Property into Residential Plots the DEVELOPERS has agreed and accepted to develop the Schedule Property and the Parties hereinabove have deemed fit and proper to reduce the terms and conditions agreed and reached among themselves into writing and hence this DEVELOPMENT AGREEMENT -CUM- GENERAL POWER OF ATTORNEY.

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

1.The First Party hereby grants on to Second Party the rights of development of the land admeasuring an extent of Ac.8-21 GUNTAS, OR ADMEASURING 41,261 SQ.YARDS, in Sy.No.441/A1/1, AND land admeasuring an extent of Ac.5-16 GUNTAS, OR ADMEASURING 26,136 SQ.YARDS, in Sy.No.446/A, THUS TOTAL AREA AC.13-37 GUNTAS, OR ADMEASURING 67,397 SQ.YARDS, situated at Kandi Village and Grampanchayat, Kandi Mandal, SANGAREDDY District.T.S.



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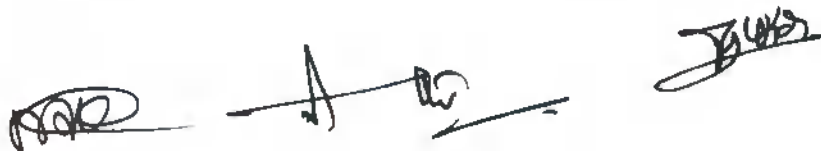
2. In consideration of the owners having entrusted the development of the schedule property to the DEVELOPERS and having delivered the schedule property to the DEVELOPERS to enable the DEVELOPERS to develop the property, both the owner and the DEVELOPERS have jointly agreed to share the Developed Plotting area in the ratio of 30:70 i.e., Owner's share is 30% and DEVELOPERS share is 70%.
3. The DEVELOPERS have agreed to pay sum of Rs. 12,00,00,000/- (Rupees Twelve Crores Only) as nonrefundable advance/Good will to the Land lord out of which Developers have paid sum of Rs. 4,00,00,000/- (Rupees Four Crores only) in the following manner and balance Rs. 8,00,00,000/- (Rupees Eight Crores Only) shall be paid along with completion of the project within six months from the date of obtaining the LP number from HMDA.

AMOUNT	RTGS REF NO.	TRANSFER DATE	BANK	BRANCH
1,00,000,00	HDFCR52023022886370164	28/02/2023	HDFC	SHAIKPET
51,00,000	KVBLR52023070396192286	03/07/2023	KARUR VYSYA	SANGAREDDY
1,49,00,000	KVBLR52023071996468542	19/07/2023	KARUR VYSYA	SANGAREDDY
1,00,000,00	HDFCR52023071973032644	19/07/2023	HDFC	SHAIKPET

The DEVELOPERS have paid sum of Rs. 4,00,00,000/- (Rupees Four Crores only), to the First Party as a nonrefundable advance/ goodwill and the owners hereby acknowledges, admits the receipt of the said amount. The goodwill amount is not refundable but in case of any unforeseen circumstances, if the project fails to be launched and couldn't go through then the above-mentioned goodwill amount to be refunded by the First party.

COVENANTS OF THE FIRST PARTY:

4. The First Party hereby assures the Second Party that he/ she / they is/are the sole and absolute owner and possessor of the property detailed in the schedule to this deed and that he/she/they is/are having all rights to enter into this deed and that no rights of whatsoever nature have been conferred to any person, firm, company.



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5. The First Party agreed and assures the Second Party that he / she / they will at all-time co-operate in signing the necessary documents for implementing the project.
6. The First Party hereby agreed and assures the Second Party that he/she/they will keep the Second Party indemnified against any loss sustained to the Second Party due to loss of title or Third Party claims in respect of the any part of the schedule property.
7. The First Party agreed to Government survey and demarcates the lands before handing over of the land for development. Further the First Party agreed that the development of lands will be in proportion to the extent available of land as per survey report/sketch/map.
8. The First Party agreed to refund the security deposit amount in case the title of the First party is found to be defective and invalid.
9. The First Party agreed and assures the second party that the allotted shares of the First Party will be dispersed among their family members,. on their own by executing separate partition deed/gift deed etc., at their own costs and expenses.
10. The First Party agreed to resolve the issue of Protected Tenants over the property (if any) and also agreed to resolve any other legal issues pertaining to title with his/her/their family members with his/her/their own costs and expenses.

CONVENANTS OF THE SECOND PARTY:

11. The Second Party shall prepare a comprehensive plan of site for plotting and submit the same to the concerned authorities for approval and develop the same after getting approvals at its own costs including conversion charges for Conversion of Agricultural Land into Non-Agricultural purpose, Layout Fee and all charges incurred for developing layout.
12. The Second Party assures the First Party that it shall undertake to develop the land entrusted as per the Norms of HMDA.
13. The Second Party agreed and assures the First Party that within a week from the date of receiving the sanctioned layout a





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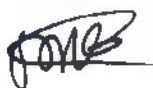


supplementary agreement will be entered demarcating the entitlement of the plots by both the parties to this deed.

14. The DEVELOPERS agrees and assures the Land owners that it will form a layout of the plots with all amenities like BT Roads, Water Tank, Underground Drainage System with septic tank, Electricity, Underground Water Pipe Line with one connection to each plot connected to overhead tank and rain water harvesting pits for rain water out flow as per the HMDA.
15. The DEVELOPERS agrees and assures the Land Owners that it will plant and develop trees on either side of the roads in the entire developed area.
16. The DEVELOPERS will complete the development of layout in **6 months from the date of Sanction L.P. Number**. That in case the DEVELOPERS is restrained from developing the layout because of statutory impediments / operation of law, any claim from any third party arising out of the acts and deeds of the Land Owners or by acts of nature and force majeure, then such unproductive / disturbing time periods shall be excluded from the DEVELOPERS' obligation time periodic case.

MUTUAL COVENANTS:

17. Both the parties agrees that they shall have right to enter the premises at all times for the purpose of enabling the purchaser/customers to satisfy themselves before the purchasing the plot.
18. Both the parties agree that in case of any difference as to the manner and performance of any of the covenants agreed herein above, it shall be resolved amicably after due discussion and deliberation.
19. It is agreed by the First Party that the Second Party is entitled to execute sale deeds in favor of the prospective purchasers in respect of its 70% shares (Plots). These Plots will be clearly mentioned in the supplementary agreement which will be entered into later on after delivery of owners share i.e., 30% of plotted area to the owners.





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20. The parties agree that the Title Deeds in respect of the schedule mentioned property shall be with the Second Party, however the copies of the same will be furnished to the First Party for the purpose of producing the same for inspection of the prospective purchaser for ascertaining the title for the property.
21. Both the parties hereby agreed to enter into supplementary agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time and such supplementary agreement shall be in conformity with the spirit of this main agreement
22. The owner delivered the physical possession of the schedule property today itself and the DEVELOPERS can take necessary steps for proceeding for the layout activity in the schedule property.

ALLOCATION

23. The DEVELOPERS assures the land owners that the allotment of plots towards land owner's share will be allotted in their respective schedule property, if for any reasons or if some area or total area of their schedule property is reserve for community facilities or for non-residential purpose, amenities, parks, open areas, formation of roads etc., then alternative plot(s) will be allotted to them towards Land owners share nearby their lands, for which the Land owners and DEVELOPERS herein have no objection and agreed to share their respective shares in the form of Plots nearby their respective lands.
24. The DEVELOPERS is developing the Schedule Property by clubbing the same with the adjacent/ abutting contiguous/ neighboring lands belonging to/owned by the DEVELOPERS itself or any other party with whom the DEVELOPERS may enter/ entered into similar Development Agreements into Development of Project, if for any reasons the entitled share of the LANDOWNERS is located nearby their lands in the layout. Such allotment of Plots towards the share of LANDOWNERS will be reduced into writing by way of supplementary / allocation agreement to be executed among the parties hereinabove and other LANDOWNERS after getting sanctioned layout plan.



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25. After the plans are sanctioned, within a week from the date of receiving the sanctioned layout, the DEVELOPERS and the LAND OWNER will mutually earmark their entitled developed areas and such allotment shall be final and binding on the LANDOWNER and the DEVELOPERS, however such allotment will be reduced into writing by entering into supplemental/allocation agreement.
26. It is mutually agreed that since the DEVELOPERS apart from entering into this Development Agreement in respect of schedule land has also entered/entering into similar development agreements with various others in respect of adjacent, abutting contiguous and neighboring parcels of land out of the larger extent of contemplated project area, it is not possible for execution of a single supplemental / allocation agreement among all the LANDOWNERS of the project area and the DEVELOPERS 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 and however in such each of the supplemental / allocation agreements apart from the DEVELOPERS and the respective LANDOWNERS of such particular parcel of land covered under such development agreements, all other LANDOWNERS represented by the DEVELOPERS being the GPA holder will join as parties thereto.
27. It is further declared that as per the rules and regulations of the HMDA in vogue, the preliminary Layout will be sanctioned by Authorities subject to the condition of mortgage being created on part of the plots of the Layout in favor of Authorities as a security for complying with the various terms and conditions prescribed for obtaining final Layout. The Authorities will release the said plots from mortgage on compliance of all the terms and conditions by the DEVELOPERS.
28. **FORCE MAJEURE:**
- Notwithstanding anything contained under this agreement, the DEVELOPERS shall not incur any liability for any delay in delivery of the LANDOWNERS' share of the saleable areas, if such delay is caused by civil unrest, natural calamities, Governmental Restrictions





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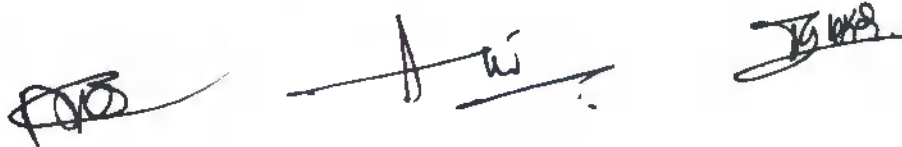
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and/or by reason of Civil Commotion, any Act of God or due to any Injunction or Prohibitory Order issued by the Authorities or the Hon'ble Courts or due to defect in title if any or any other circumstances not attributable to any action of the DEVELOPERS and are beyond the reasonable control of DEVELOPERS. In any of the aforesaid events, the DEVELOPERS shall be entitled to a corresponding extension of time, for delivery of LANDOWNERS' share of the saleable areas.

29. PAYMENT OF MAINTENANCE CHARGES AND CORPUS FUND:

- a) Suitable corpus fund details and charges that shall be arrived at a later date as decided by DEVELOPERS with the consent of Landowners shall be collected by both the DEVELOPERS and the land owner from their respective customers at the same rate and shall be deposited promptly in a corpus fund account to be created by the DEVELOPERS with the consultation of Land owners. DEVELOPERS shall be responsible for maintenance of the project after completion for a period of one year by using the interest/proceeds from this corpus fund. **The corpus fund shall be transferred to the Plots Owner's Association after the said one year.** Both the parties because of their experience understand the importance of maintenance and upkeep issues of a project and therefore undertake to collect the corpus fund monies from their respective customers in the initial stages itself and deposit the same in the said corpus fund account at the earliest to make the project devoid of any maintenance issues after project completion.
- b) The Landowners can retain their allotted plots for one and half years without paying corpus fund. It is hereby agreed by the LANDOWNERS/S that if he/she/they retains the Plots after one and half year from the date the Owner's Share is handed over, the LANDOWNER/S will contribute and pay proportionate Corpus fund and monthly maintenance expenses as levied by the DEVELOPERS/plot owners Association, for maintenance of common areas and facilities to the Builder / Plot owners Association which shall be formed and incorporated by the DEVELOPERS in respect of plots hold by the Land Owners and if the allotted plots are sold to prospective purchases, then the land owner will collect corpus fund and maintenance charges from the Plot owners and will deposit the



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same with the DEVELOPERS/ Plot Owners Association for maintenance.

- c) If for any reason, Plot owners' Association is not formed by that time, the same shall be paid to the DEVELOPERS, till the appointment of the Plot Owners Association.
- d) It is mutually agreed between the parties that overall management of the Project and the amounts received towards common expenses from the Owner Share of Plots shall absolutely vest with the DEVELOPERS until the formation of owners association and the DEVELOPERS shall, immediately on formation of the Plots owners association, transfer funds to association. The revenue and expenses would be reviewed at the end of each financial year and the parties agree to take appropriate action in the best interest of maintaining the lay-out and the common areas in good condition.
- e) The interest earned and generated on the Corpus Fund will be utilized to meet the 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 owners/occupants in the same proportion in which they contribute the monthly maintenance charges.

30. DISPUTE RESOLUTION

Any disputes and / or differences whatsoever arising under or in connection with this Agreement which could not be settled by the parties through negotiations, shall be finally entitled to approach civil courts having jurisdiction.

31. AMENDMENT:

This Agreement shall not be amended except by an agreement in writing signed by the authorized representatives of both the Parties and such agreement shall be read as part and parcel of this Agreement.





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32. **EMPOWERMENT AND POWER OF ATTORNEY:**

THIS IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on the date, month and year aforementioned by the aforesaid LANDOWNER/s duly nominating, appointing and constituting the DEVELOPERS hereinabove as his/their General Power of Attorney holder to do, perform and execute the following things, acts and deeds, that is to say: -

- a) To develop the Schedule Property by clubbing the same with the adjacent/ abutting /contiguous/ neighboring lands belonging to/ owned by the DEVELOPERS itself or any other party with whom the DEVELOPERS may enter into similar Development Agreements for the development of project.
- b) To prepare comprehensive plans and to apply the same in the name of the land owners for obtaining permission from the HMDA and other authorities concerned.
- c) To, sign, execute, modify, mortgage, draw, approve all papers, declaration and affidavits, applications and consents in the name of the First Party before authorities concerned as per layout rules.
- d) To enter into an Agreement of Sale with prospective purchaser/s in respect of the share allotted to the DEVELOPERS.
- e) To mortgage, exchange, gift etc., and to sign and execute the sale deed(s) in favor of prospective purchasers or their nominees and such other documents in respect of the shares allotted to the DEVELOPERS in respect of plotted area / Amenities/ Commercial areas etc., to the extent of DEVELOPERS' share.
- f) To appear before the sub-Registrar of assurances and to lodge the documents executed by him as above said for registration and/or to admit execution of such documents by the said Attorney before the Sub-Registrar and to deliver physical possession of the plots to the extent of share of the DEVELOPERS after allotting the landowners share.
- g) To raise loans from any Nationalized Banks, financial institutions etc., by mortgaging the share of the property allotted to the





DEVELOPERS and execute loan documents etc., in my names and on my behalf in respect of the share of the property allotted to the DEVELOPERS without creating personal liability except liability under the mortgage in respect of share of the property allotted to the DEVELOPERS.

- h) To apply and obtain sanctioned plans and permissions, conversion of lands etc., from the HMDA / Panchayat / Municipality/ other authorities concerned and to sign all such applications forms, affidavits or petitions and papers as may be necessary.
- i) To make statements, file affidavits, reports in all proceedings before any statutory authority, including HMDA / Panchayat/ Municipality, water works Department, Electricity Departments and obtains necessary sanctioned permissions and approvals.
- j) To institute, Sign, file, suits, petitions, complaints, appeals writes or any other legal proceedings in respect of the schedule property against Municipality, Electricity, Water Works, etc., and to defend the principals in all courts, quasi judicial authorities, civil or criminal or in the High Court of Andhra Pradesh or in the Supreme Court of India and to sign and verify all applications, affidavits, appeals, complaints, 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 at the cost of the DEVELOPERS.
- k) To appoint such Advocates of our Attorney choice and to fix such remuneration as my attorney deems fit at the cost of the DEVELOPERS to defend the interest of the project only.
- l) To appoint or engage Engineers, laborers, contractors etc for completion of project.
- m) To appear and represent the First Part before all authorities, give commitments and undertakings for completion of the Layout.
- n) Since the DEVELOPERS apart from entering into this Development Agreement in respect of schedule land has also entered/entering into similar development agreements with various others in respect of adjacent, abutting contiguous and neighboring parcels of land out





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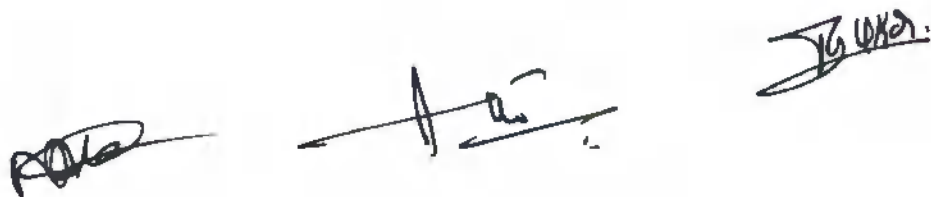
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of the larger extent of contemplated project area, it is the obligation of the DEVELOPERS and the LANDOWNERS to enter into and execute Allocation Agreement / Supplementary Agreement with such of the land owners duly earmarking their entitled developed areas out of the project area and in view of the same, the land owner hereby empower and authorize the DEVELOPERS to enter into separate/ individual supplemental/ allocation agreements on my /our behalf in favour of the other Landowners who have entered into the similar development agreements with the DEVELOPERS and convey allocated plots in favour of landowners/DEVELOPERS in the entire project duly earmarking their entitled developed areas out of the project area.

- o) To advertise the project for sale.
- p) To hand over the peaceful and vacant possession of the allotted Residential Plots /Commercial Units etc., out of the DEVELOPERS' share in the plotted areas in the land to the prospective purchasers or others as per the terms and to the extent of powers granted after allotting the landowners share of 30% share.
- q) Generally, appear and execute such acts and deeds to accomplish the object of the deed and the First Part do hereby ratify and confirm and agree to ratify and confirm all and whatsoever their said attorney shall lawfully do and cause to be done in or on their behalf in respect of the schedule mentioned property.

That the Power of Attorney will be in full force and effect until the completion of entire development works and the DEVELOPERS has fully conveyed all the DEVELOPERS' share, as the power of attorney is coupled with interest in view of the fact that the DEVELOPERS by investing it's own funds will develop the schedule property.



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RULE-(3) THE MAIN MARKET VALUE STATEMENT.

VILLAGE	RATE PER SQ YARD	SY.NO.	TOTAL EXTENT	TOTAL VALUE @ RS
KANDI	Rs. 4,400/-	441/A1/1 446/A	Ac. 13-37 Gts	Rs.29,65,47,000/-

SCHEDULE OF PROPERTY

All that agricultural land in Ac.8-21 GUNTAS, OR ADMEASURING 41,261 SQ.YARDS, in Sy.No.441/A1/1, AND land admeasuring an extent of Ac.5-16 GUNTAS, OR ADMEASURING 26,136 SQ.YARDS, in Sy.No.446/A, THUS TOTAL AREA AC.13-37 GUNTAS, OR ADMEASURING 67,397 SQ.YARDS, situated at Kandi Village and Grampanchayat, Kandi Mandal, SANGAREDDY District.T.S.

Bounded by:

NORTH BY : LAND BELONGS TO NEIGHBOURS.

SOUTH BY : NATIONAL HIGH WAY NO.65 (OLD NO.9).

EAST BY : LAND IN SURVEY NO.441 AND 446 PART.

WEST BY : LAND BELONGS TO NEIGHBOURS.





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The survey number under DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is not assigned land, which does not come under Act No.9 of 1977.

IN WITNESS WHEREOF the parties to this deed have set their respective presents on the day, month and year above mentioned with their Free will and consent.


(FIRST PARTY/ OWNER/ EXECUTANT)

WITNESSES:

1. 





(SECOND PARTY/DEVELOPERS/ATTORNEY)

2.



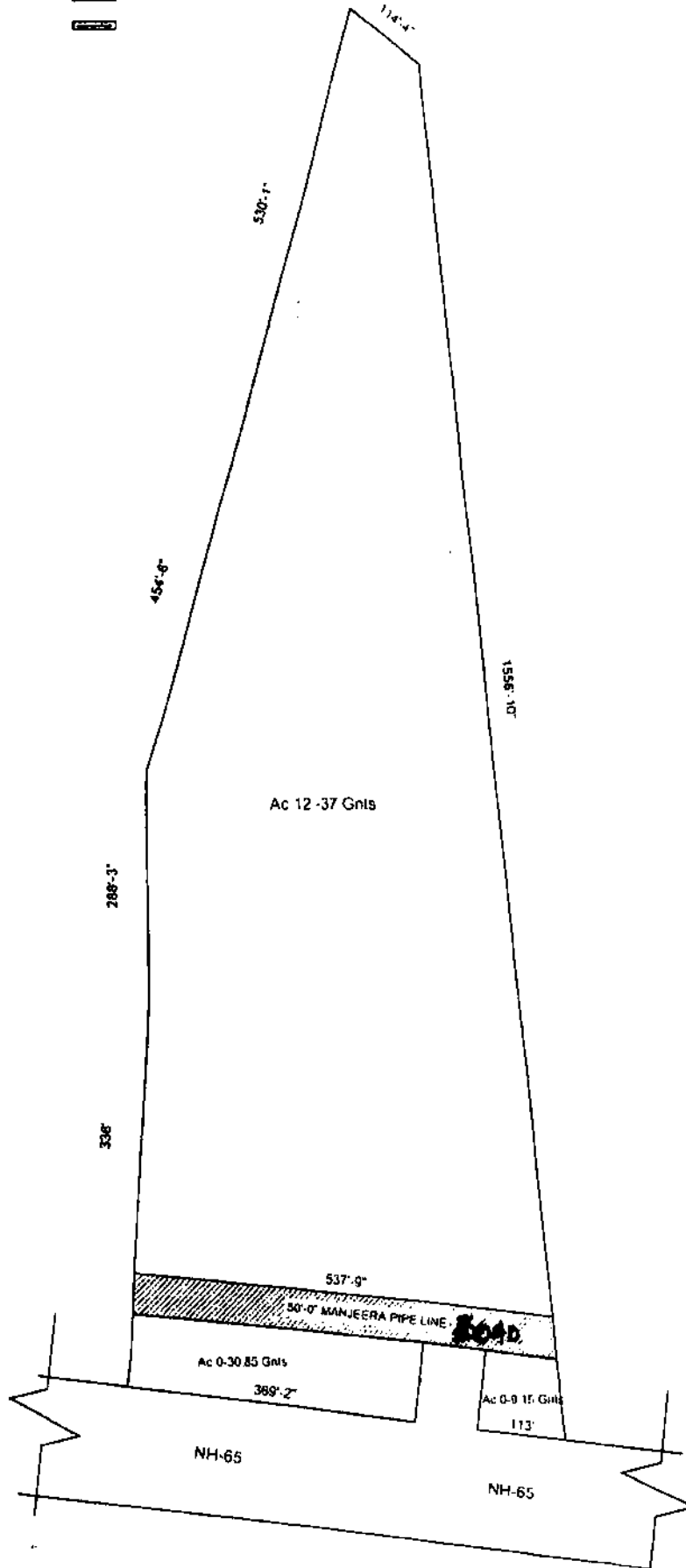
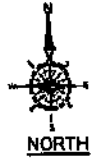
THE SURVEY PLAN SHOWING IN SY.NO. 441,446, KANDI (VILLAGE), KANDI (MANDAL), SANGA REDDY (DIST)

TOTAL AREA - 13 Acres 37 Guntas

REFERENCE:-

BOUNDARY: 

ROAD: 









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GOVERNMENT OF TELANGANA
PROCEEDINGS OF THE COMPETENT AUTHORITY AND
REVENUE DIVISIONAL OFFICER, SANGAREDDY DIVISION, SANGAREDDY DISTRICT

Pro. No. A2/7682/2019

Date: 20.11.2019

Sub: Land Conversion - Sangareddy Division - Kandi (M) - Kandi (V) - Land in Sy.No.441/A/1 (8.21), 446/A (6.39) out of Ac 7.36 gts, 446/AA (0.04) total Extent Ac.15.26 gts out of Ac.16.21 Gts - Request for Conversion of Agricultural Land into Non-Agricultural Purpose in favour of Sri.U.S.Oberoi S/o B.S.Oberoi and Sri.Harish Bahadur S/o Mukesh Bahadur on behalf of Global Propmart Pvt.Ltd., (formerly M/s NSJ Properties pvt.Ltd) R/o Hyderabad - Proposals submitted- Sanction Orders - Issued.

Read: - Tahsildar, Kandi Lr.No.C/5168/2019, dt 19.10.2019.

-oOo-

ORDER:-

The Tahsildar, Kandi Mandal vide reference read above, has submitted proposals of Conversion of Agricultural Land into Non-Agriculture Purpose, in respect of land in Sy.No.441/A/1 (8.21), 446/A (6.39) out of Ac 7.36 gts, 446/AA (0.04) total Extent Ac.15.26 gts out of Ac.16.21 Gts situated at Kandi Village of Kandi Mandal in favour of Sri.U.S.Oberoi S/o B.S.Oberoi and Sri.Harish Bahadur S/o Mukesh Bahadur on behalf of Global Propmart Pvt.Ltd., (formerly M/s NSJ Properties pvt.Ltd) R/o Hyderabad. The request of the applicant is found to be consistent with the provision of the Act.

The proposals received from the Tahsildar, Kandi vide reference read above have been examined and found correct with the provisions of the Act U/R 8 of A.P. Agricultural land (Conversion for Non - Agricultural purpose) Act, 2006 (Telangana Adaptation Order) 2016 and G.O.Ms.No.4 Revenue (Land Matters) Dept, Dt.05.01.2016, permission is here by accorded for conversion of the Agriculture land as described in the schedule below into non-agricultural purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is solely responsible for the Contents made in the application.
2. The grant of permission cannot be construed that the contents of the Application are ratified or confirmed by the authorities under the Act.
3. The permission contents that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of Conversion into non-agricultural purpose.
4. It does not confer any right and title or ownership to the applicant over the Scheduled agricultural lands.
5. This permission does not preclude or restrict any authorities or any person, or persons or any individual or individuals or others collectively or severally, for initiating any action or Proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any Circumstances.
7. The authorities are not responsible for any incidental or consequential actions or any Loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration Claim or deposition made by the applicant;
8. The authorities reserve the right to cancel the permission if it is found that the Permission is obtained by fraud, misrepresentation or by mistake of fact.
9. The free flow of water source/ cart tracks if any passing through the lands should not be obstructed.
10. The trees, if any, should not be cut down without permission by the Competent Authority.

SCHEDULE

Sl. No	Village & Mandal District	Sy. No.	Total extent Ac. Gts.	FTL Area	Buffer Area	Extent for which permission granted	Details of Remittance of Conversion fee @3% on basic value
1	2	3	4	5	6	7	8
1	Kandi (V)	441/A/1	8.21	0.00	0.00	8.21	Rs.11,80,000/- Ch.No.19876 dt:19.11.2019 STO Sangareddy
	Kandi (M)	446/A	7.36	0.02	0.35	6.39	
	Sangareddy Dist.	446/AA	0.04	0.04	0.00	0.00	
	Total		16.21	0.06	0.35	15.20	

Revenue Divisional Officer,
Sangareddy

To
Sri.U.S.Oberoi S/o B.S.Oberoi and Sri.Harish Bahadur S/o Mukesh Bahadur on behalf of Global Propmart Pvt.Ltd., (formerly M/s NSJ Properties pvt.Ltd) R/o Hyderabad.
Copy to the Tahsildar, Kandi with a direction to incorporate the changes in all the Revenue Records and report compliance.
Copy to the Sub-Registrar, Sangareddy for taking necessary action.

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Sangareddy



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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that LANDMOUNT INFRA PRIVATE LIMITED is incorporated on this Twenty fourth day of August Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45209MH2020PTC344451.

The Permanent Account Number (PAN) of the company is AAECCL3101C

The Tax Deduction and Collection Account Number (TAN) of the company is MUML12247E

Given under my hand at Manesar this Twenty fourth day of August Two thousand twenty.



Digital Signature Certificate
Shri VIKRAM SINGH

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

LANDMOUNT INFRA PRIVATE LIMITED
107, DSK MADHUBAN, WING A-1, ANDHERI, KURLA RD.
SAKINAKA, ANDHERI EAST., MUMBAI, Mumbai City, Maharashtra,
India. 400072



* as issued by the Income Tax Department

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Sangareddy



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LANDMOUNT INFRA PRIVATE LIMITED

107, DSK Madhuban, Wing A-1, Andheri Kurla Road, Sakinaka, Andheri (E) Mumbai- 400 072.

Date:

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING NO. 2023 - 2024/BM/IV OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 10th JULY, 2023 (MONDAY) AT REGISTERED OFFICE, 107, DSK MADHUBAN, WING A-1 ANDHERI, KURLA RD, SAKINAKA, ANDHERI EAST, MUMBAI, MUMBAI CITY, MAHARASHTRA, INDIA, 400072.

AUTHORIZATION TO EXECUTE, NEGOTIATE, RECEIVE PAYMENTS, ISSUANCE OF RECEIPTS, AGREEMENT OF SALE, DEVELOPMENT AGREEMENT, SALE DEED, SELL AND DISPOSE OF IMMOVABLE PROPERTY OF THE COMPANY

"RESOLVED THAT in supersession of the earlier resolutions passed in this respect thereof and in accordance with the provisions of the Companies Act.2013, as may be applicable, the consent of the Board of Directors of the Company be and is hereby accorded to execute, negotiate, receive payments, issuance of receipts, agreement of sale, development agreement and sale deed, sell or dispose of immovable property/lands of the Company aggregating to Acres 13-37 Guntas or admeasuring 67,397 SQ. Yards consisting of lands admeasuring i.) Acres 8-21 Guntas located in survey no. 441/A1/1, ii) Acres 5-16 Guntas located in survey no. 446/A, situated at Kandi Village, Sangareddy Mandal & District to M/s. AMANA CONSTRUCTIONS PRIVATE LIMITED having PAN: AANCA5804A, represented by Mr. ATHER AHMED having PAN: ALOPA6201A and M/s. LORVEN HEIGHTS PRIVATE LIMITED having PAN: AADCL5155F, represented by Mr. TORRURI CHANDRASHEKAR RAO having PAN: AEJPT5008C.

"RESOLVED FURTHER THAT Mr. Mohammad Ebrahim Abdul Rahim having Aadhaar (3129 6079 1341), be and is hereby severally authorized to execute, negotiate, receive payments, issuance of receipts, agreement of sale, development agreement and sale deed, sell or dispose of immovable Property/land aggregating to Acres 13-37 Guntas or admeasuring 67,397 SQ. Yards consisting of lands admeasuring i.) Acres 8-21 Guntas located in survey no. 441/A1/1, ii) Acres 5-16 Guntas located in survey no. 446/A, situated at Kandi Village, Sangareddy Mandal & District to M/s. AMANA CONSTRUCTIONS PRIVATE LIMITED having PAN: AANCA5804A, represented by Mr. ATHER AHMED having PAN: ALOPA6201A and M/s. LORVEN HEIGHTS PRIVATE LIMITED having PAN: AADCL5155F, represented by Mr. TORRURI CHANDRASHEKAR RAO having PAN: AEJPT5008C and further authorized to do all such acts, deeds and things as may be necessary, expedient and incidental to give effect to the above matter."

Certified True Copy

For M/s. LANDMOUNT INFRA PRIVATE LIMITED


MOHAMMED EBRAHIM

Director

DIN: 066990005




HAJRA BEGUM MOHAMMED

Director

DIN: 066990005



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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies, Hyderabad
2nd Floor , CPWD Building , Kendriya Sadan , Sultan Bazar, Koti

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and
rule 8 of the Companies (Incorporation) Rules, 2014]

I hereby certify that AMANA CONSTRUCTIONS PRIVATE LIMITED is incorporated on this Twenty
Ninth day of June Two Thousand Fifteen under the Companies Act, 2013 and that the company is
limited by shares.

The CIN of the company is U45400TG2015PTC099512.

Given under my hand at Hyderabad this Twenty Ninth day of June Two Thousand Fifteen.



N KRISHNAMURTHY
Registrar of Companies
Telangana

Mailing Address as per record available in Registrar of Companies office:

AMANA CONSTRUCTIONS PRIVATE LIMITED
8-1-297/2/E/22/1, FLAT NO.101, FIRST FLOOR,, TAHER HEIGHTS, FALCON VALLEY,
SHAIKPET,
HYDERABAD - 500008,
Telangana, INDIA



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Sangareddy



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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

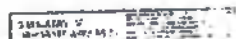
[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that LORVEN HEIGHTS PRIVATE LIMITED is incorporated on this Seventh day of February Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U15309TG2018PTC122163.

The Permanent Account Number (PAN) of the company is AADCL5155F

Given under my hand at Manesar this Seventh day of February Two thousand eighteen.



Digital Signature Certificate

Mr Sanjaya Kumar Verma

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declaration of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or fund from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

LORVEN HEIGHTS PRIVATE LIMITED

H No. 4-8 38/4/4, MANJEERA NAGAR, MAIN ROAD,

SANGAREDDY, Medak, Telangana, India, 502001

Issued by the Income Tax Department

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Sangareddy



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LORVEN HEIGHTS PRIVATE LIMITED

Regd.Off: H.No. 4-8-38/4/4, MANJEERA NAGAR, MAIN ROAD, SANGAREDDY, TELANGANA,INDIA-502001

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING NO FY2023-2024 BOD-3 OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 19/07/2023 (WEDNESDAY) AT THE REGISTERED OFFICE OF THE COMPANY AT 11.00 A.M. at Regd off: H.No.4-8-38/4/4, MANJEERA NAGAR , MAIN ROAD SANGAREDDY,TELANGANA-502001.

ITEM NO.1: AUTHORISATION TO EXECUTE, NEGOTIATE, RECEIVE PAYMENTS, ISSUANCE OF RECEIPTS, AGREEMENT OF SALE, DEVELOPMENT AGREEMENT, SALE DEED, PURCHASE OF LAND, DISPOSE OF IMMOVABLE PROPERTY OF THE COMPANY.

"RESOLVED THAT in supersession of the earlier resolutions passed in this respect thereof and in accordance with the provisions of the Companies Act 2013, as may be applicable, the consent of the Board of Directors of the company be and is here by accorded to execute the agreement of sale, development agreement and sale deed, negotiate with the sellers, making payments, issuance of cheques, Purchase or dispose of immovable property/lands to the extent of Acres 13-37 Guntas or admeasuring 67,397 SQ yards consisting of lands admeasuring i) Acres 8-21 Guntas located in Survey no 441/A1/1, ii) Acres 5-16 Guntas located in survey no. 446/A, situated at Kandi village and Mandal, Sangareddy Dist,Telangana St wich belongs to LANDMOUNT INFRAPRIVATE LIMITED Regd Office #107, DSK MADHUBAN, WING A-1, ANDHERI KURLA RD, SAKINAKA, ANDHERI EAST. MUMBAI Mumbai City MH 400072 INDIA.

"RESOLVED FURTHER THAT the Board of Directors of the company be and is here by severally authorised Mr.CHANDRASHEKAR RAO TORRURI (Director)(Aadhar: 9108 0657 2797) to execute the agreement of sale, development agreement and sale deed, negotiate with the sellers, making payments, issuance of cheques, Purchase or dispose of immovable property/lands to the extent of Acres 13-37 Guntas or admeasuring 67,397 SQ yards consisting of lands admeasuring i) Acres 8-21 Guntas located in Survey no 441/A1/1, ii) Acres 5-16 Guntas located in survey no. 446/A, situated at Kandi village and Mandal, Sangareddy Dist,Telangana St wich belongs to LANDMOUNT INFRAPRIVATE LIMITED Regd Office #107, DSK MADHUBAN, WING A-1, ANDHERI KURLA RD, SAKINAKA, ANDHERI EAST. MUMBAI Mumbai City MH 400072 INDIA.

" RESOLVED FURTHER THAT this resolution shall remain in force until notice in writing of its withdrawal or cancellation is given by the above said authorised signatories of the company."

"CERTIFIED TRUE COPY"

For LORVEN HEIGHTS PRIVATE LIMITED



(CHANDRASHEKAR RAO TORRURI) (NIRJAPLA ANANTH REDDY) (POOLA CHANDRAIAH)
(Director) (Director) (Director)

(VEERENDER PURAM)
(Director)

(ELLINTHALA RAJU)
(Director)

(ARUNA YELLAPPA KURUBA)
(Director)

Place: SANGAREDDY

Date:



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भारत सरकार
GOVERNMENT OF INDIA

मोहम्मद इब्राहीम अब्दुल रहमान
Mohammad Ebrahim Abdul Rahim

जनम तिथि/DOB: 17/04/1976

लिंग / MALE

3129 6079 1341

सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN DIGITIZATION AUTHORITY OF INDIA

जिल्हा: S/O: Ebrahim Abdul Rahim,
107, DSK Madhuban, Wing
A-1, Andheri Kurla Road,
Near Mehara Estate,
Sakinaka, Mumbai, Mumbai,
Maharashtra - 400072

3129 6079 1341

भारत सरकार
GOVERNMENT OF INDIA

अहिर अहमद
Aher Ahmed

पुढील तारीख/DOB: 25/03/1969

पुरुष/ MALE

Mobile No: 9652883005

4472 9714 4938

VID: 9158 6727 9281 6794

ना अहिर - ना गुरुराव

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN DIGITIZATION AUTHORITY OF INDIA

पुरुष/MALE:
पते/Address: C/O: Mohammed Taher, 8-1-297/2/E/22,
Falcon Valley, Shaikpet, Golconda,
Hyderabad, Telangana - 500008

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

मि. अहमद अली
Mr. Ahmad Ali

पुढील तारीख/DOB: 25/03/1969

पुरुष/ MALE

9108 0657 2 97

मि. अहमद अली

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN DIGITIZATION AUTHORITY OF INDIA

मि. अहमद अली
Mr. Ahmad Ali

पुढील तारीख/DOB: 25/03/1969

पुरुष/ MALE

9108 0657 2797

MERA AADHAAR MERI BEHACHAN

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భారత ప్రభుత్వం
Government of India



పూల చంద్రయ్య
Poola Chandraiah

పుట్టిన సంవత్సరం Year of Birth: 1972
పురుషుడు: Male



9205 6441 0381

సామాన్యుని హక్కు

Unique Identification Authority of India

చిరునామా: S/O పూల నర్సిమూలు
1-12/4, కులబ్ గూర్, సంగారెడ్డి మండలం
మో జ్యూర్, మంజీర బ్యారేజీ, మెదక్
ఆంధ్ర ప్రదేశ్ 502294

Address S/O Poola
Narsimulu 1-12/4
KULABGOOR
SANGAREDDY MANDAL
Kulabgoor Medak Manji
Barriagc. Andhra Pradesh
502294

Plz

9205 6441 0381



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మహమ్మద్ జాకర్
Mohammad Zaker

పుట్టిన సంవత్సరం Year of Birth: 1975
పురుషుడు: Male



9997 5713 0308

అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: S/O: మహమ్మద్ తహిర్
ఇంట నెం 4-7-24/A/1, అహ్మద్ నగర్
ఎ టి పైప్ లైన్ రోడ్ మొదలగా
సంగారెడ్డి, సంగారెడ్డి, సంగారెడ్డి
మెదక్, ఆంధ్ర ప్రదేశ్ 502001

Address: S/O: Mohammed
Taher, H No 4-7-24/A/1,
ahmed nager, opp IT pipe
line road, sangareddy,
Sangareddy, Medak,
Sangareddy, Andhra
Pradesh, 502001



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1020 100 1047



help@uidai.gov.in



www.uidai.gov.in

సంఖ్య: 1047

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