

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY

This Development Agreement-Cum-General Power of Attorney is entered and executed at Tahsildar & Jt Sub Registrar Office, Mominpet on this the **28 day of February 2024**, between :

Sri/Smt./Kumari **RAHUL AGARWAL, S/O. RAJENDRA KUMAR AGARWAL**, aged 39 years, Occ: Business, R/o.3-5-141/3/3, STNO3, SHANTHI VILLA, STREET NO.3, EDEN GARDEN, RAMKOTE, NAMPALLY, Hyderabad, Telangana-500001.

(Hereinafter referred to as the **LAND OWNER** unless repugnant to the context, shall mean and include legal heirs, nominees, assignees, executors, administrators, representatives, successors in interest etc., of the First Part).

AND

M/s. GREEN CITY SREENIVASA ESTATES LLP.(PAN NO:AAXFG3512C) a Limited Liability Partnership Firm incorporated to Sec. 12 (1) (b) of the Limited Liability Partnership Act 2008 of registered LLP identification No. **AAY - 9037**, having its registered office at H No.8-2-624, Flat No.302, Sri Durga Towers, Road No.10, Banjara Hills, Hyderabad – 500 034 Telangana Represented by its Designated Partner :**SRI.KONDRAJU SUBBA RAJU**, S/o. Late K. Ranga Raju, aged about 70 years (**Aadhar Number:6050 7827 9767**) (**Vide Resolution dated:26/02/2024**)

(Hereinafter referred to as **DEVELOPER**, unless repugnant to the context, shall mean and include their respective legal heirs, nominees, assignees, executors, administrators, representatives, successors in interest etc., of the Second Part).The **DEVELOPER** and **LAND OWNER** are individually called as "Party" and jointly called as "Parties".

WHEREAS

- 1.1 WHEREAS the "LANDOWNER OF FIRST PART" herein the absolute owner and possessor of the land admeasuring **Ac.1-18 Guntas** in **Sy No. 271@/1** and in **Sy No. 270/1/1/2**, situated in Mominpet Village, Mominpet Mandal, Vikarabad District, Telangana .having acquired the same through Registered Sale Deed Doc.**707/2023**, **dated:18-03-2023**, Registered at Tahsildar & Jt. Sub Registrar Office, Mominpet.
- 1.2 The Revenue authorities of Mominpet Mandal mutated the name of the land Owner of the First Part in revenue records and issued Pattadar passbook and Title Deed bearing No.**T07110102664** with Katha No.**61289** in favor of the Land Owner herein.
- 1.3 WHEREAS the Land Owner entrust the land totally admeasuring **Ac.1-18 Guntas**, comprising of **Ac.1-00 Guntas** in **Sy No. 271@/1**, **Ac 0-18 Guntas** in **Sy No. 270/1/1/2**, (as per Dharani) situated in Mominpet Village, Mominpet Mandal, Vikarabad District, Telangana (which is hereinafter referred to as Schedule property/Schedule Land), has agreed with the developer to get the same extent of **Ac.1-18 Guntas**, land developed into a residential lay-out by clubbing /combining the schedule property into a common pool of land along with adjoining land of Developer and /or the land taken by the Developer from the other land owners. as such offered to entrust the schedule property for development to the Developer herein.

For Green City Sreenivasa Estates LLP

Designated Partner,

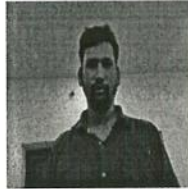
Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Mominpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.10490.00/- paid between the hours of ____ and ____ on the 25th day of December, 2023 by Sri .

Execution admitted by (Details of all LANDLORD/DEVELOPER under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	LL:INDIVIDUAL	Aadhaar Verified		RAHUL AGARWAL, Address: 3-5-141/3/3, ST NO 3, SHANTHI VILLA, EDEN GARDEN, NAMPALLY, Hyderabad, India	
2	DL: Authorized Person	Aadhaar Verified		KONDRAJU SUBBA RAJU Authorized by GREEN CITY SREENIVASA ESTATES LLP, Address: Hyderabad, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		CH SUDHAKAR RAJU, Address: HYDERABAD,	
2	WIT.	Aadhaar Verified		V DURGA PRASAD, Address: HYDERABAD,	

Date
28 February 2024

Signature Of Registering Officer
Mominpet

Generated On : 28/02/2024 05:09:07 PM



- 1.4 WHEREAS the DEVELOPER has agreed to develop the Schedule Property into a residential Lay-out at its cost and expenses, on the condition that the DEVELOPER will develop the Schedule Property in accordance with the scheme formulated by the DEVELOPER, by clubbing the schedule Property land herein with adjacent, abutting, contiguous and neighboring parcels of land either owned by the Developer or taken on development basis. by the Developer from the other Land Owners.
- 1.5 WHEREAS pursuant to offer made by the LANDOWNER/S to develop the Schedule Property the DEVELOPER has agreed and accepted to develop the Schedule Property into Residential Layout and the Parties hereinabove have deemed fit and proper to reduce the terms and conditions agreed and reached among themselves into writing. Now therefore, in consideration of the mutual representations, warranties, and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **LAND OWNER** and the **DEVELOPER** hereto intending to be legally bound, agree as follows:

2.0 Definitions:

Unless repugnant or contrary to the context hereof, the following terms shall have the meaning assigned herein when used in this Agreement.

- 2.1 "ACT" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- 2.2 "AGREEMENT" means this Development Agreement cum General power of attorney;
- 2.3 "APPROPRIATE GOVERNMENT" means the Government of Telangana;
- 2.4 "APPROVALS OF PLANS BY DIRECTORATE OF TOWN AND COUNTRY PLANNING OFFICER (DTCP)" means submission and obtaining approval of plans, for layout development by DTCP in accordance with rules and regulations applicable for the Project.
- 2.5 "AREA OF PLOT " mean area of each plot of land in square Yards or Square Meters having defined boundaries on all four sides (Plot Size) which will be demarcated out of the Project land as per the layout approved by DTCP or Municipal or Government or Urban Development authorities.
- 2.6 "ASSOCIATION" means association of Plot owners formed for the purpose of management and maintenance of common areas and common assets of the Project. The common areas and common assets of the Project will be managed by the DEVELOPER till such time the Association is formed. The Association will be formed and registered by the DEVELOPER at an appropriate time.
- 2.7 "COMMON AREAS" mean the areas in the layout covered by:
- Installation of central services such as electricity, bore well and overhead water tank, the water tanks, sumps, motors, drainage, rain water harvesting.pits etc.
 - Parks ,play areas, Internal Roads, gardens, tot lot areas etc as defined in the layout approval given by DTCP.
 - All other portions of the Project land in common use to all plot owners and necessary or convenient for project maintenance.

For Green City Sreenivasa Estates LLP


Designated Partner

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9767 Kondraju Subba Raju	Kondraju Subba Raju, Address: S/O,Late Kondraju Ranga Raju, 7-2-1799/4a/4 And 5, Falt No 601, Street No 2, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX3384 Rahul Agarwal	Rahul Agarwal, Address: S/O Rajender Agarwal, Shanti villa 3-5- 141/3/3, Street No-3, Nampally, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX1802 Chiruvella Sudhakar Raju	Chiruvella Sudhakar Raju, Address: S/O Srinivasaraju, NA, NA, NA, Prakasam, INDIA	
4	Aadhaar No: XXXXXXXX2403 Vanpally Durga Prasad	Vanpally Durga Prasad, Address: C/O: Vanpally Veerabadra Rao, H No-4-32- 1638/2/38/A/1,Plot No- 38, Ground Floor,LS Infra Mallikarjuna Homes, Kukatpally, Medchal-malkajgiri, INDIA	

Generated On : 28/02/2024 05:09:07 PM

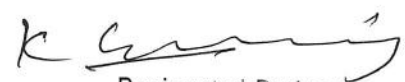


- 2.8 "COMMON MAINTENANCE EXPENSES" (CME) shall mean the common maintenance expenses incurred for maintenance of common areas, common facilities and infrastructure. The CME has to be contributed by the Members of the Association who are Owners of the Plots. The amount of contribution of CME shall be decided by the DEVELOPER till the association is formed and by the Association after the association is formed.
- 2.9 "FINAL LAYOUT" means the layout approved by DTCP after the completion of Development works of the project as per DTCP norms.
- 2.10 "PROJECT" means development of the Project Land into a residential layout by the DEVELOPER and Development of common areas, common facilities, utilities,, tot lot and development of open spaces and, internal roads, drains, electricity etc as per DTCP norms.
- 2.11 "REGULATIONS" means the Regulations made under the Real Estate (Regulation and Development) Act, 2016;
- 2.12 "RULES" means the Telangana State Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulation and Development) Act, 2016.
- 2.13 "PROJECT LAND" means Schedule-A Land given by the "LANDOWNER" for development and other land parcels adjacent to Schedule-A land owned by the Developer and accepted for joint development by the DEVELOPER and registered as Project land under RERA Act.
- 2.14 "SECTION" means a section of the Real Estate (Regulations and Development) Act, 2016.
- 2.15 "SHARE OF THE DEVELOPER" means **40%** of total Saleable Plotted Area in terms of Square Yards/Square Meters allocated based on Supplementary Agreement to be entered between the LAND OWNER and DEVELOPER after obtaining all approvals of the project. The Land Owner and Developer will identify and demarcate on the Layout plan the Plots to be allocated to each of them. The title and ownership of plots to the DEVELOPER shall be as per the Supplementary Agreement to be executed between the parties.
- 2.16 "SHARE OF THE LAND OWNER" means **60%** of total Saleable Plotted Area in terms of Square Yards/Square Meters allocated based on Supplementary Agreement to be entered between the LAND OWNER and DEVELOPER after obtaining all approvals of the project. The Land Owner and Developer will identify and demarcate on the Layout plan the Plots allocated to each of them. The title and ownership of plots to the Land Owner shall be as per the Supplementary Agreement. To be executed between the parties.
- 2.17 "TOTAL SALEABLE PLOTTED AREA IN TERMS OF SQUARE YARDS/SQUARE METERS" means sum total of areas of all Plots in terms of Square yards/Square Meters in the project layout of the Project Land. The Sharing between all Landowners and Developers will be based on total Saleable Plotted Area in terms of Square yards/Square Meters and in proportion to the land contributed by each Landowner for the Project.

3.Obligations of the LAND OWNER:

- 3.1 The **LAND OWNER** hereby grant and assign to the **DEVELOPER**, and the **DEVELOPER** hereby takes over from the **LAND OWNER**, exclusive rights to develop the Residential Layout in the Schedule-A Land at the sole cost, expense and responsibility of the **DEVELOPER**. The **LAND OWNER** hereby agrees not to revoke this permission/ license so granted, except as specified in this Agreement. The Developer shall have absolute right and discretion to admit neighboring landowners into the project for Development and develop the Scheduled-A Property along with such neighboring land in the manner it deems most expedient and commercially viable. The LAND OWNER hereby gives its no objection for DEVELOPER to take further adjacent land parcels for development of the same into layout of plots along with Schedule-A- Land.

For Green City Sreenivasa Estates LLP



Designated Partner

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

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	5440	0	0	0.00	0	5440
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	5000	0	0	0	0	5000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	0	0	0	0	0	0
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	10490	0	0	0.00	0	10490

Total Deficit amount for document is Rs. 0/-.

Rs. 5440 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 5000/- towards Registration Fees on the chargeable value of Rs 544000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300901088 dated 25-12-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 10490.00/- DATE: 25-12-2023, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 233595761024, PAYMENT CODE: , ATRN: 8231323202635, REMMITER NAME: KONDRAJU SUBBA RAJU Authorized by GREEN CITY SREENIVASA ESTATES LLP, EXECUTANT NAME: RAHUL AGARWAL, CLAIMAINT NAME: GREEN CITY SREENIVASA ESTATES LLP.

Date
28 February 2024

Signature Of Registering Officer
Mominpet

Generated On : 28/02/2024 05:09:07 PM



3.2 The Parties agree that nothing contained herein shall be construed as delivery of possession of land in part performance of any agreement of sale.

3.3 The **LAND OWNER** declare and confirm that the Schedule-A Land is free from any registered or unregistered encumbrances, free from acquisition or requisition proceedings and not subjected to any prior agreements of sale or development agreements and further not subjected to any pending litigation. That the Schedule-A Land is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof. There are no claims, mortgages, charges, lien or encumbrances on the Schedule-A- Land.

3.4 The **LAND OWNER** hereby authorizes and empowers the **DEVELOPER** to apply and obtain sanctioned plans from DTCP and other concerned authorities for development of layout in the Project Land.

3.5 All taxes and levies payable in respect of Schedule-A Land up to the date of entering into this Development Agreement are to be duly discharged by the **LAND OWNER**. All expenses in connection with project development including fees/cost payable for conversion of land from Agricultural use to Non-Agricultural use will be paid by the Developer. The **LAND OWNER** is responsible to pay GST, if any, on their share of Plots.

3.6 The **LAND OWNER** shall execute such documents as may be necessary:

- i. For effectively conveying the **DEVELOPER** Share of plots;
- ii. To enable the **DEVELOPER** to enjoy the benefits and rights vested in the **DEVELOPER** herein;

3.7 The Land owner along with execution of this Agreement has handed over to the **DEVELOPER** the Original Title Documents including all available original link documents in respect of the Schedule-A Property.

4. Obligations of the **DEVELOPER**:

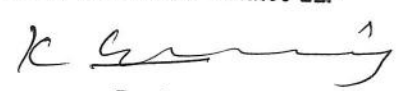
4.1 The **DEVELOPER** hereby makes the following representations and warranties, each of which shall be without prejudice to the other and shall be true as of the date of execution of this Agreement:

- a. It has the necessary expertise, experience, capability infrastructure and financial liquidity to undertake the development of the Project;
- b. It has the requisite management skills to ensure completion of the Project in accordance with the timelines as specified in this Agreement;
- c. It has full rights, powers, authority and capacity under law to enter into this Agreement and perform its obligations pursuant hereto;
- d. Upon execution, this Agreement would constitute legal, valid and binding obligations of the **DEVELOPER**;
- e. The entry into and performance of this Agreement does not conflict with any applicable laws and regulations or any agreements or documents to which the **DEVELOPER** is a party;

4.2. (a) The **DEVELOPER** shall be responsible to pay all the statutory cost to DTCP or Municipal or Government or Urban Development authorities and other government agencies for obtaining all permissions for the project.

(b) The **DEVELOPER** at its cost shall engage Engineers, Contractors and other agencies required for the execution of the project.

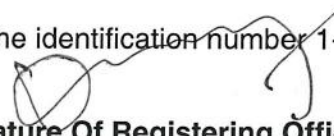
For Green City Sreenivasa Estates LLP



Designated Partner

Certificate of Registration

Registered as document no. 436 of 2024 of Book1 and assigned the identification number 1-6130-436-2024 for Scanning on 28 February 2024.


Signature Of Registering Officer
(Mominpet)
R MONOHAR CHAKRAVARTHY

Book1, CS No. 2300945168 & Doct No 436 / 2024 Sheet 4 of 13 Tahsildar & Jt Sub Registrar
Mominpet



Generated On : 28/02/2024 05:09:07 PM



(c)The **DEVELOPER** is entirely responsible to meet the cost of the project for layout Development.

- 4.3. Development of residential Layout in the project land shall be in accordance with the drawings approved by DTCP. The specifications for Layout Development and specification for the amenities and infrastructure shall be decided by the DEVELOPER based on the DTCP norms. Both the Land Owners share of Plots and Developer share of Plots shall be similar.
- 4.4. If any plots have to be mortgaged to DTCP or Municipal or Government or Urban Development authorities or Local Panchayat for obtaining approvals for the project, the same shall be mortgaged out of **DEVELOPER** share in the project.
- 4.5. The non refundable Deposit required to be paid to TSSPDCL for obtaining electricity connections including the consumption deposit charges for bringing all these services up to project site shall be borne by **DEVELOPER**.
- 4.6. The **DEVELOPER** shall ensure that there are no deviations of any nature into the Approvals granted by the competent authority.
- 4.7 The **DEVELOPER** shall deliver plots falling to the share of the **LAND OWNER** in the "Project" within 24 months from the date of obtaining all permissions from the concerned authorities for the project. It is further agreed that the **DEVELOPER** will be entitled to Six (6) Months grace period.
- 4.8 **DEVELOPER** agrees to register the Project under the Real Estate (Development and Regulation) Act, 2016.
- 4.9 The DEVELOPER here by paid an amount of **Rs72,500/- (Rupees Seventy Two Thousand Five Hundred Only)** to the land owner here in by way of Cheque bearing No. **000477** , drawn on,HDFC Bank Jubilee Hills branch towards interest free **Refundable Security Deposit** to the LAND OWNER the LAND OWNER admits acknowledges the same the interest free refundable Security Deposit has to be refunded by the LAND OWNER To the DEVELOPER with in 30 days from the date of release of final layout.
- 4.10 The time schedule stipulated in para 4.7 above is the essence of this agreement. The time limit stipulated above shall not be applicable to any delay caused due to "force majeure". The **DEVELOPER** shall notify the total duration of force majeure situation. Such duration shall be added to the project completion time mentioned in para 4.7 above. The terms "Force Majeure" for the purpose of this Agreement shall mean and include such causes which are beyond the control of **DEVELOPER** and prevents the **DEVELOPER** from due performance of this Agreement which shall include, but not be limited to:
- a. Acts of God i.e. drought, flood, earthquake, epidemics, tempest or deaths or disabilities;
 - b. Explosions or accidents or air crashes;
 - c. Strikes or lockouts;
 - d. War and hostilities of war, riots or civil commotion;
 - e. The amendment in any law, rule or regulation, order, direction, adverse condition in approvals from any Government authority that prevents or restricts a Party from proceeding with implementation of the Project as agreed in this Agreement;

For Green City Sreenivasa Estates LLP



Designated Partner



Generated On : 28/02/2024 05:09:07 PM



4.11 The DEVELOPER will be entitled to obtain loans from the banks or financial institutions for the development of the Project by way of project loans by offering as security its rights under this Agreement. The charge can be created only on the DEVELOPER'S share in favor of Banks or Financial Institutions and no charge shall be created on the LANDOWNER'S share of Plots.

5. Sharing of areas among the LAND OWNER/S and DEVELOPER:

5.1 The share of LAND OWNER and the DEVELOPER in Saleable Plotted Area in terms of Sq.Yds shall be **60%** to the LAND OWNER and **40%** to the DEVELOPER. The individual allotment to the LAND OWNER and DEVELOPER of Saleable Plotted Area in terms of Sq.Yds shall be as per a separate Supplementary agreement which will be entered after approval of plans. The title for ownership of the respective plots allocated to each stakeholder is derived through Supplementary agreement. The registration charges for registering the Supplementary Agreement shall be borne by the DEVELOPER.

5.2 The Developer and Land Owner are entitled to sell their plots falling into their respective share to a prospective purchaser and receive consideration thereof. The land Owner and Developer hereby undertake to ratify and confirm all such transactions.

5.3 **LANDOWNERS** who contributed land for the entire Project are entitled to its/his/her share of the plots in proportion to the extent of land contributed by it/him/her for development of the total Project as per their individual DAGPAs. The allotment of plots will be made by the **DEVELOPER** in such a way that all the parties sharing plots will be having equitable distribution of plots in terms of location, size, quality, or any other parameter to proportionately distribute the plots.

5.4 The GST if any applicable on the LAND OWNERS' share of plots allocated to LAND OWNER shall be borne by the LANDOWNER.

6. General Power of Attorney in favor of the DEVELOPER:

6.1 The **LAND OWNER** herein grant power to the **DEVELOPER** to transfer by way of sale, mortgage, gift or otherwise of the plots fallen to the share of the **DEVELOPER**, and to receive consideration in respect thereof and appropriate the same and to execute sale deeds or other conveyance deeds in favor of third party purchasers of plots and to present the same for registration and to deliver possession of the plots to such third party purchasers.

6.2 The **LAND OWNER** hereby declare and agree that all the said acts, deeds and things that are lawfully done by the said attorney in the name of **LAND OWNER** and on behalf of the **LAND OWNER** shall be construed as the acts, deeds, and things done by the **LAND OWNER** whatsoever the said attorney shall lawfully do or cause to be done by virtue of this Power of Attorney.

6.3 The **LAND OWNER** hereby ratify and confirm and agree to ratify and confirm all and whatsoever their said attorney shall lawfully do or cause to be done about the premises as aforesaid.

6.4 The **LAND OWNER** herein grant power to the **DEVELOPER** to approach any Government, State, Central or Local or other authorities including Gram-panchayat, DTCP, TS Transco or other private or public body or service provider, for the purpose of obtaining all the necessary permissions, clearances, grants, no objection certificates, change of land use, layout approvals, service connections, modification of plans, or regularization occupancy certificates, or any other purpose in respect of the Project to the extent of Schedule land.

For Green City Sreenivasa Estates LLP



Designated Partner

Book1, CS No. 2300945168 & Doct No 436 / 2024 Sheet 6 of 13 Tahsildar & Jt Sub Registrar
Mominpet



Generated On : 28/02/2024 05:09:07 PM



6.5 The **LAND OWNER** herein grant power to the **DEVELOPER** to gift or otherwise transfer the proportionate open spaces and common areas in the Project, in favor of the Association or to Panchayat / local body and execute suitable documents and present the same for registration and comply with all the formalities of registration. The registration charges in this connection shall be borne by the **DEVELOPER**.

6.6 The **LAND OWNER** herein grant power to the **DEVELOPER** to file, prosecute, defend or withdraw any suit or other proceedings in any Court, Tribunal or other authority, to verify and sign pleadings, affidavits, etc., in respect of layout Development or settle the disputes by way of compromise by way or arbitration or otherwise, to sign joint compromise memo, admit the same, and to execute all decrees, orders, etc., and to appoint or remove Advocate/s and to file appeals, revisions, etc.

6.7 The **LAND OWNER** herein grant power to the **DEVELOPER** to do all other deeds, things and acts as may be necessary or any way ancillary to the above, notwithstanding the same are not specifically mentioned herein and the **LAND OWNER** hereby agree to ratify all such lawful acts done by their attorney or their sub-agent, attorney, etc., in pursuance of these presents.

6.8 Notwithstanding the delegation of powers as above, the **LAND OWNER** shall continue to be liable to discharge all their obligations under this Agreement and shall be liable to cooperate with the **DEVELOPER** in all respects till the entire Project is completed and the entire share or entitlement of the **DEVELOPER** under this Agreement is transferred in favor of the **DEVELOPER** or its nominees and shall not have any claim in respect of the areas fallen to the share of the **DEVELOPER**.

7. Association of the owners of plots:

7.1 The **DEVELOPER** shall form an Association of plot Owners for the purpose of having a common watch and ward (security) and for proper maintenance of common areas and facilities including internal roads. All the owners' plots shall be members of this Association and shall contribute proportionately towards maintenance charges (CME) and other amounts payable to the Association as per bye-laws, resolutions, etc. The **DEVELOPER** is responsible for all activities of the association till such time the association governing body is formed. All the owners of the plots shall pay CME to the **DEVELOPER** till the association is formed and to the association thereafter.

7.2 The **DEVELOPER** shall collect Three years advance CME as a lump sum amount per square yard of the saleable area of the plot and GST applicable on the same from the owners of the plots at the time of respective sale deed registration. These amounts have to be paid even if the plots are not sold by the **LAND OWNER** or the **DEVELOPER**. The Land Owner shall pay the CME within 30 days from the date of entering into Supplementary Agreement. The CME will commence from the time the final layout is approved by DTCP.

7.3 The Member shall jointly enjoy the common areas, subject to the maintenance, regulation and control by the Association or its agent or contractor to whom the maintenance might be entrusted by the Association.

8. Taxes & duties:

Necessary stamp duty, registration fee and other charges in respect of this Agreement shall be borne by the Developer



For Green City Sreenivasa Estates LLP


Designated Partner



Generated On : 28/02/2024 05:09:07 PM



9. Legal Jurisdiction of this Agreement:

9.1 This Agreement shall be governed and interpreted by, and construed in accordance with the laws of India. The courts at Rangareddy District shall have the exclusive jurisdiction to preside over disputes arising out of this Agreement, in relation to a claim of any of the Parties.

9.2 In the event of any dispute arising in connection with the interpretation or implementation of this Agreement, the Parties shall attempt to resolve such dispute amicably failing which the dispute shall be referred to arbitration by a single arbitrator mutually appointed by the Parties. The arbitration shall be governed by the Arbitration and Conciliation Act, 1996. The venue of the arbitration shall be at Hyderabad.

10. Not Partnership:

The development contemplated by this Agreement is not in the nature of a partnership as contemplated either by the Indian Partnership act, 1932, or by the Income Tax Act, 1961 or joint development or contract of employment between the Parties herein and the parties have entered into this Agreement on a principal to principal basis and their rights are strictly governed by the terms of this Agreement

11. Name of project:

It is agreed between the parties herein that the name of the Project to be developed on the Schedule Property shall be decided in due course by the Developer at its sole discretion. The Land owner hereby agrees and confirms that this clause shall be deemed to convey a formal "No Objection" to the Developers for naming the Project. In addition, the Land owner agrees that he/she shall submit or execute such document or letter as may be required for this purpose.

RULE - 3 STATEMENT

Property situated at	: Mominpet Village and Gram Panchayat Mominpet Mandal, Vikarabad District.
Sy.Nos.	: 271 9 /1 and 270/1/1/2
Extent	: Ac. 1-18 Guntas
M.V of the land	: Rs.543525/-
Total Value for Ac.1-18 Guntas	: Rs.543525/-



For Green City Sreenivasa Estates LLP


Designated Partner



Generated On : 28/02/2024 05:09:07 PM



SCHEDULE OF PROPERTY

All that land totally admeasuring **Ac.1-18 Guntas**, comprising of **Ac.1-00 Guntas** in **Sy No. 271@/1**, **Ac 0-18 Guntas** in **Sy No. 270/1/1/2**, in Mominpet Village,Mominpet Mandal,Vikarabad District, and bounded as follows:

S. No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	271@/1	1.0000	LAND IN PART OF SY NO 271 BELONGS TO LAND OWNER	LAND IN PART OF SY NO 272 BELONGS TO OTHERS	LAND IN PART OF SY NO 271 BELONGS TO CH. ANITHA	LAND IN PART OF SY NO 271 BELONGS TO LAND OWNER
2	270/1/1/2	0.1800	LAND IN PART OF SY NO 270 BELONGS TO MEGHA GOYAL	LAND IN PART OF SY NO 270 BELONGS TO PREM KUMAR	LAND IN PART OF SY NO 270 BELONGS TO KISTAMMA	LAND IN PART OF SY NO 271 BELONGS TO MEGHA GOYAL

IN WITNESS WHEREOF,the LANDLORD and DEVELOPER - Authorized Person have set their hands to this Deed with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

LANDLORD

Signature



Name

RAHUL AGARWAL

Aadhar Number

xxxxxxxx3384

Address

3-5-141/3/3,STNO3,SHANTHI VILLA, EDEN GARDEN, NAMPALLY, Hyderabad,Telangana,500018

DEVELOPER-AuthorizedPerson

For Green City Sreenivasa Estates LLP

Signature



Designated Partner

Name

GREENCITY SRINIVASA ESTATES LLP (CIN/Firm/Society/TrustNo.- AAY-9037) Represented by KONDRAJU SUBBA RAJU

Aadhar Number

xxxxxxxx9767

Address

FNO 601 KSR ENCLAVE,CZECH COLONY,SANATH ENCLAVE, Hyderabad, Telangana,50001.



Generated On : 28/02/2024 05:09:07 PM





GREEN CITY
for now and forever

GREEN CITY SREENIVASA ESTATES LLP.

H.No. 8-2-624, Sri Durga Towers, # 302, Road No. 10,
Banjara Hills, Hyderabad - 500 034



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF GREEN CITY SREENIVASA ESTATES LLP HELD ON 26TH DAY OF FEBRUARY 2024 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE LLP.

Sub:Authorisation to Mr.KONDRAJU SUBBA RAJU to execute DAGPA (Development Agreement-Cum-General Power of Attorney)

“RESOLVEDTHAT the Partners be and is hereby accorded to register **DAGPA** (Development Agreement-Cum-General Power of Attorney) for the below said land.

All that the land totally admeasuring **Ac.1-18 Guntas**, comprising of **Ac.1-00 Guntas** in **Sy No. 271@/1, Ac 0-18 Guntas** in **Sy No. 270/1/1/2**, (as per Dharani) situated in Mominpet Village, Mominpet Mandal, Vikarabad District, Telangana.

“RESOLVED FURTHER THAT Mr. KONDRAJU SUBBA RAJU be and hereby authorised to represent the LLP for registering **DAGPA** (Development Agreement-Cum-General Power of Attorney)

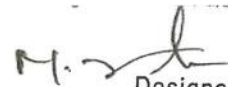
For Green City Sreenivasa Estates LLP



Designated Partner

Mr. K. SUBBARAJU
Designated Partner
DIN: 00335269

For Green City Sreenivasa Estates LLP



Designated Partner

Mr. MANDADI ROHAN
Designated Partner
DIN: 09348869



Generated On : 28/02/2024 05:09:07 PM





నమూనా XIV
(నియమము 26 చూడండి)
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : వికారాబాద్
మండలం : మోమిన్ పేట్
పాస్ బుక్ నెంబర్ : T07110102664

డివిజన్ : వికారాబాద్
గ్రామం : మోమిన్ పేట్

బార్ కోడ్:



T07110102664



కోడ్ :



ఖాతా నెంబర్ : 61289

1. పట్టాదారు పేరు ఇంటిపేరుతో : రాహుల్ అగర్వాల్
2. తండ్రి/భర్త పేరు : రాజేందర అగర్వాల్
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : మోమిన్ పేట్, మోమిన్ పేట్, వికారాబాద్
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****3384
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వం

జిల్లా : వికారాబాద్ డివిజన్ : వికారాబాద్
మండలం : మోమిన్ పేట్ గ్రామం : మోమిన్ పేట్

భూమి వివరములు తేదీ : 18-03-2023

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము	భూమి పొందిన పద్ధతి	రిమార్కులు	సంతకం
1	270/1/1/2	0.1800	కొనుగోలు	పట్టా	
2	271అ/1	1.0000	కొనుగోలు	పట్టా	
3	271అ/2	0.2200	కొనుగోలు	పట్టా	
పూర్తి విస్తీర్ణం		2.0000			



Generated On : 28/02/2024 05:09:07 PM



आधार
Government of India

आधार विधिकार पत्र
Unique Identification Authority of India

Enrollment No.: 0633/50000/40023

To:
Rahul Agarwal
Rajender Agarwal
S/O Rajender Agarwal
Shanti Vihar 3-5-141/33
Street No-3
Ranchhota
Eden Garden
Nangally
Hyderabad Gp
Hyderabad Telangana - 500031
9865007009

Download Date: 06/03/2021 Issue Date: 20/10/2020

आधार संख्या / Your Aadhaar No. :
9842 4654 3384
VID : 9186 3145 6261 7219

आधार, नं. सुदृश्य

Issue Date: 20/10/2020

Rahul Agarwal
Rajender Agarwal
पिता: 06/03/08: 07/11/1965
पुरुष / MALE

9842 4654 3384
VID : 9186 3145 6261 7219

आधार, नं. सुदृश्य

Download Date: 06/03/2021

Rahul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL AGARWAL
RAJENDER KUMAR AGARWAL
07/11/1965
Permanent Account Number
AIFPA2046P

Rahul

आधार
GOVERNMENT OF INDIA

कोण्डराजू सुब्बा राजू
Kondraju Subba Raju

प्राप्ति वर्ष / Year of Birth: 1952
पुरुष / Male

6050 7827 9767

आधार - सामान्यता पत्र

आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O कोण्डराजू रंजन राजू
7-2-216, फ्लैट नं. 406, अंजनी टॉवर
बाकम्पेट, S R नगर, हैदराबाद, आंध्र प्रदेश, 500038

Address: S/O Kondraju
Ranga Raju Late, 7-2-216,
Flat No. 406, Anjani Towers,
Balkampet, S R Nagar,
Hyderabad, Andhra Pradesh,
500038

1847
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

24x7 हेल्प लाइन: 1847
हेल्प-लाइन-580001

Rahul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFG3512C

नाम / Name
GREEN CITY SREENIVASA ESTATES
LLP

विभाग/कां. की तारीख
Date of Incorporation/creation
06/10/2021



Generated On : 28/02/2024 05:09:07 PM



భారత ప్రభుత్వం
Government of India

అధార్

Issue Date: 02/11/2011



చిరువెల్ల సుధాకర్ రాజు
Chiruvella Sudhakar Raju
పుట్టిన తేదీ/DOB: 10/06/1991
పురుషుడు/ MALE

3622 3146 1802
VID : 9167 3511 6762 8769
నా ఆధార్, నా గుర్తింపు

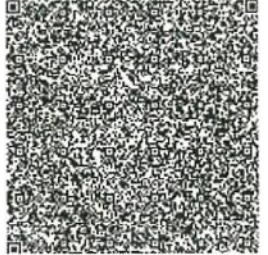
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

వివరాలు:
S/O శ్రీనివాసరాజు, మెయిన్ రోడ్, గుడ్లూరు మండలం,
పోట్లూరు, ప్రకాశం,
ఆంధ్ర ప్రదేశ్ - 523281

Address:
S/O Srinivasaraju, MAIN ROAD, Gudluru
Mandalam, Potluru, Prakasam,
Andhra Pradesh - 523281

Download Date: 03/11/2022



3622 3146 1802
VID : 9167 3511 6762 8769

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

భారత ప్రభుత్వం
Government of India

అధార్

Issue Date: 18/05/2013



వంపల్లి దుర్గా ప్రసాద్
Vanpally Durga Prasad
పుట్టిన తేదీ / DOB : 15/01/1991
పురుషుడు / Male

ఆధార్ పత్రం మాత్రమే గుర్తింపు నిరూపకం, పౌరత్వ నిరూపకం కాదు.
Aadhaar is a proof of identity, not of citizenship.

6339 5656 2403
मेरा आधार, मेरी पहचान

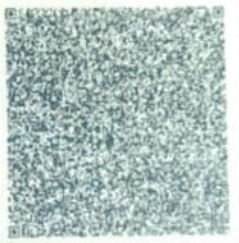
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధార్

Print Date: 13/04/2023

వివరాలు: సుబ్బరాజులు: వంపల్లి వీరబాద్ర రావు, పేద
నో-4-32-1638/2/38/1, ప్లాట్ నె-38, గ్రౌండ్ ఫ్లోర్, ఎన్.ఎస్.ఆర్.
మల్లికార్జున హోమ్స్, ఆదిత్య నగర్, కుకట్పల్లి, కుకట్పల్లి,
కామ్రాజ్ కాలనీ, కుకట్పల్లి, కూకట్ పల్లి, మెదచల-మల్కాజ్గిరి, తెలంగాణ,
500072

Address: C/O: Vanpally Veerabadra Rao, H
No-4-32/1638/2/38/A/1, Plot No-38, Ground Floor, LS
Infra Mallikarjuna Homes, Aditya Nagar, Near
Community Hall, Allwyn Colony, Kukatpally, Kukatpally,
Medchal-malkajgiri, Telangana, 500072



6339 5656 2403

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

Book1,CS No. 2300945168 & Doct No 436 / 2024__ Sheet 13 of 13 Tahsildar & Jt Sub Registrar
Morrirpet



Generated On : 28/02/2024 05:09:07 PM

