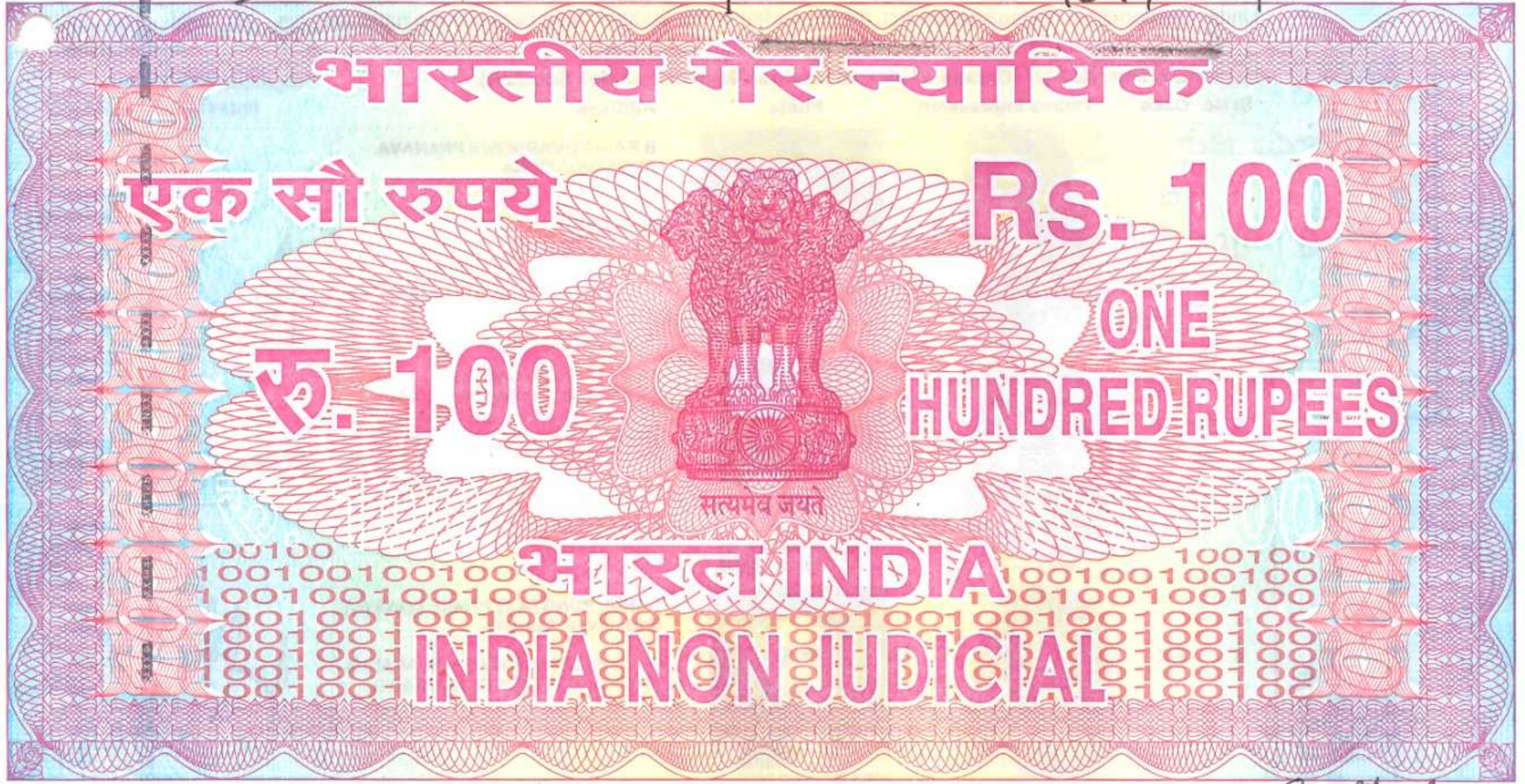


A-1501
Ch 1170
2021

Document No. 1099/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 5927 Dt. 26/03/2021
Sold to B. Ravi Kumar
S/o, D/o, W/o B. Mallaiah R/o. Hyd
To Whom Pragna Constructions

K. Geetha Rani

AB 826086

KODALI GEETHA RANI
LICENSED STAMP VENDOR
L No:16-04-001/2013
R L No:16-04-004/2019
8-3-191/132, 167/C, BEHIND E-SEVA
VENGAL RAO NAGAR, HYDERABAD-500038
Cell: 94920 25252

DEVELOPMENT AGREEMENT CUM GPA

This Development Agreement cum G P A is made and executed on this 26th day of March, 2021 at Hyderabad.

By & Between:-

1. Sri. MURARI LAL AGARWAL, S/o. Badri Prasad Agarwal, aged about 61 years, Occ: Business, R/o.Flat No.204, Athena C Lodha Casa Paradiso, Sanath Nagar, Hyderabad, T.S., Aadhar No. ~~8052~~ ~~9289~~ 3116, Pan Number.AAMPA7036J.
2. PARUL RUNGTA, alias PARUL AGARWAL, W/o. Vivek Rungta, aged about 33 years, Occ: Employee, R/o.H.No.4-1-969/970, Flat No.408, Surabhi Shradha Apartments, Ahuja Estate, Abids, Hyderabad, T.S., Aadhar No.5996 0165 4691, Pan Number. AJGPA7757F.

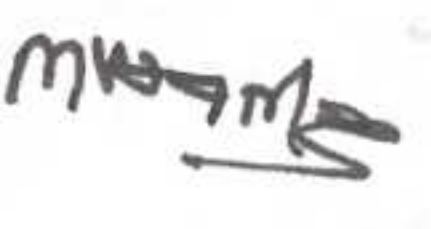
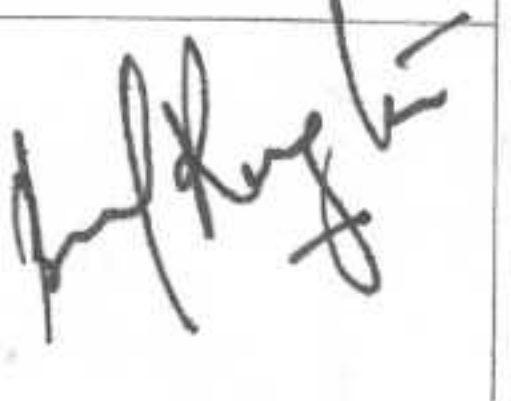
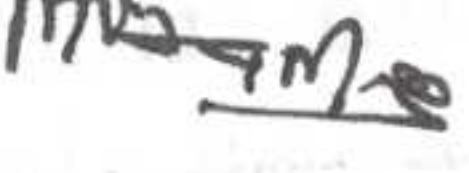
1 MURARI LAL AGARWAL 3 PARUL RUNGTA
2 PARUL RUNGTA

For M/s. PRANAVA CONSTRUCTIONS

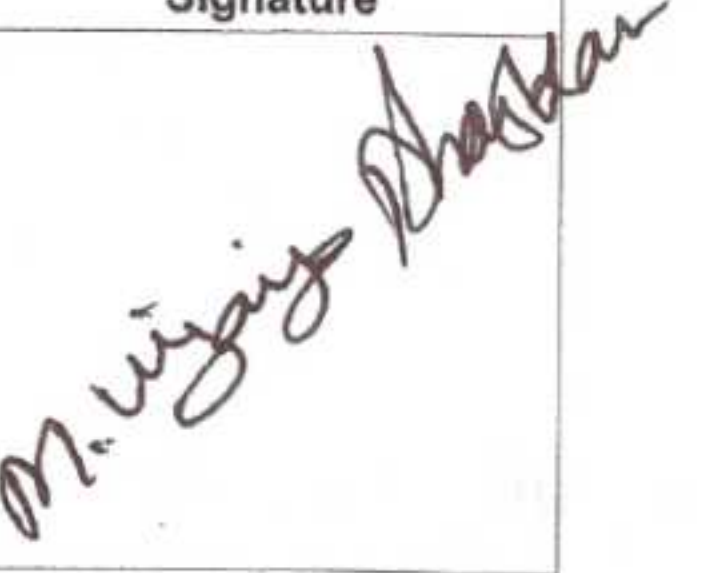
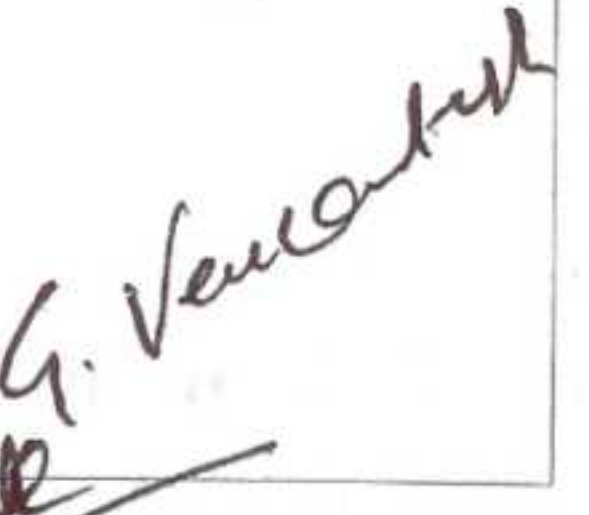
Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, S.R.Nagar 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 5 and 6 on the 26th day of MAR, 2021 by Sri Murari Lal Agarwal

Execution admitted by (Details of all Executants/Claimants under Sec 32A):						Signature/lnk Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address		
1	CL			B RAVI KUMAR[R]M/S PRANAVA CONSTRUCTIONS HYD, HYD		
2	EX			MURARI LAL AGARWAL S/O. BADRI PRASAD AGARWAL 204 ATHENA C BLOCK LODHA CASA PRASADISO, SANATHNAGAR HYD		
3	EX			PARUL RUNGTA @ PARUL AGARWAL W/O. VIVEK RUNGTA 4-1-969/970 408 SURABHI SHARADHA APTS, AHUJA ESTATE ABIDS HYD		
4	EX			MURARI LAL AGARWAL S/O. BADRI PRASAD AGARWAL 204 ATHENA C BLOCK LODHA CASA PRASADISO, SANATHNAGAR HYD		

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M.VIJAYA BHASKAR HNO 11-4 DILSUKHNAGAR HYDERABAD TS	
2			G.VENKATESH HNO 1-116/29 WARANGAL TS	

26th day of March, 2021

Signature of Sub Registrar
S.R.Nagar

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3. **Sri. MURARI LAL AGARWAL**, S/o. Badri Prasad Agarwal, aged about 61 years, Occ: Business, R/o.Flat No.204, Athena C Lodha Casa Paradiso, Sanath Nagar, Hyderabad, T.S., Aadhar No. 8032 3209 3226, Pan Number. AAMPA7036J.

All that above 1 to 3 HEREINAFTER called the parties of the **FIRST PARTY** which expression shall mean and include all her heirs, legal Representative, Successors, Executors, Administrators, and Assignee etc., of the **FIRST PART**

AND

M/s. PRANAVA CONSTRUCTIONS (PAN Number: AAZFP5498C) A Partnership firm, registered under Indian Partnership Act, having its registered office at Door Number 8-1-59/115/2, Nirmala Nagar, Karmanghat, Saroor Nagar, RangaReddy ,Pin. 500079, Rep. by its Managing Partner **Sri. B. Ravi Kumar**, S/o. **B.Mallaiah**, aged about 46 years, Occ: Business, Resident of Hyderabad.

Aadhar Number .*****2388.

HEREINAFTER shall be called and referred as the "**SECOND PARTY**" which term and expression shall mean and include all its Partners from time to time, Legal Representatives, Assignees, Administrators, Executors, Successors etc.,) **SECOND PART**

WHEREAS, the party No. 1 & 2 of the First Part is the absolute owner and possessor of undivided share of land admeasuring 96 Sq. Yards out of 1980 sq. yards in premises bearing House No.6-3-653 (Pioneer House) consisting of First, Second and Third Floor i.e., (Above Ground Floor) along with 2200 Sq. feet of built up area out of total built of area of 45600 sq. feet Situated at Somajiguda, Hyderabad having purchased the same through Regd. Sale Deed Doc. No. _____/_____. Dt. _____.

WHEREAS, the party No. 3 of the First Part is the absolute owner and possessor of undivided share of land admeasuring 96 Sq. Yards out of 1980 sq. yards in premises bearing House No.6-3-653 (Pioneer House) consisting of First, Second and Third Floor i.e., (Above Ground Floor) along with 2200 Sq. feet of built up area out of total built of area of 45600 sq. feet Situated at Somajiguda, Hyderabad having purchased the same through Regd. Sale Deed Doc. No. _____/_____. Dt. _____.

All that the Parties of the First Part 1 to 3 in order to develop the said property i.e., undivided share of land admeasuring 192 Sq. yards out of 1980 sq. yards in premises bearing House No.6-3-653 (Pioneer House) Situated at Somajiguda, Hyderabad, Telangana State (More fully described in the Schedule hereunder and hereinafter called the Schedule Property) for better advantage jointly proposed to the Second Party who is having vast experience in development line, to undertake to development by construction of Proposed Residential Building Complex as per the sanction plan approved by the concerned authorities.

1 *M. Ravi Kumar* 3 *M. Ravi Kumar*
2 *P. Ravi Kumar*

For M/s. PRANAVA CONSTRUCTIONS
M. Ravi Kumar
Managing Partner

Bk - 1, CS No 1170/2021 & Doct No 1099/2021. Sheet 2 of 13 Sub Registrar S.R.Nagar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3116 Name: Murari Lal Agarwal	C/O Badri Prasad Agarwal, Sanathnagar, Hyderabad, Telangana, 500018	
2	Aadhaar No: XXXXXXXX3116 Name: Murari Lal Agarwal	C/O Badri Prasad Agarwal, Sanathnagar, Hyderabad, Telangana, 500018	
3	Aadhaar No: XXXXXXXX4691 Name: Parul Rungta	W/O Vivek Rungta, Nampally, Hyderabad, Telangana, 500001	
4	Aadhaar No: XXXXXXXX2388 Name: Ravi Kumar Boorugu	S/O Boorugu Mallaiah, Narayanguda, Hyderabad, Andhra Pradesh, 500029	

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	148800	0	0	0	148900
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	168900	0	0	0	169000

Rs. 148800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 14880000/- was paid by the party through E-Challan/BC/Pay Order No ,392FK1260321 dated ,26-MAR-21 of ,HDFS/

Online Payment Details Received from SBI e-P
 (1). AMOUNT PAID: Rs. 168900/-, DATE: 26-MAR-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6936959675819, PAYMENT MODE: NB-1001138, ATRN: 6936959675819, REMITTER NAME: PRANAVA CONSTRUCTIONS, EXECUTANT NAME: MURARI LAL AGARWAL AND OTHERS, CLAIMANT NAME: PRANAVA CONSTRUCTIONS).

Date: 26th day of March, 2021

Signature of Registering Officer
S.R.Nagar

ఇది పుస్తకం 2021 సం|| / భ.శ. 1943 పం||
 1099/2021 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 నిమిత్తం గుర్తింపు నెంబరు 1611-1-1099/2021 .గా
 యివ్వబడచ్చెనది.

2021 వ సం|| మార్చి 26 వ తేది
 జిల్లా ఉప-రెజిస్ట్రార్ - 7

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CERTIFICATE OF SCANNING

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1611 E- 1099/2021

జిల్లా ఉప-రెజిస్ట్రార్

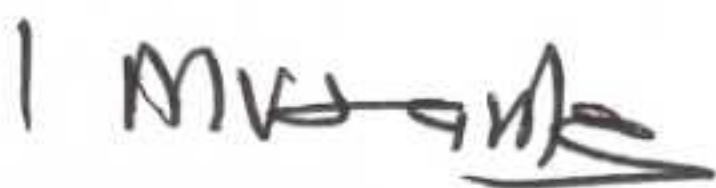
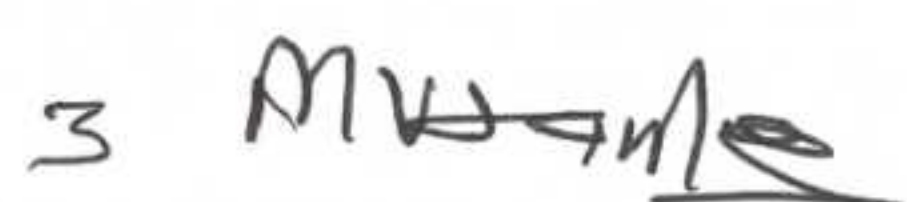


Whereas, the Second Party is also entering into similar development agreements with the third parties who have also similarly purchased undivided share of land in House No.6-3-653 (Pioneer House Situated at Somajiguda, Hyderabad, Telangana State and to combine all the said properties along with the land belong to the second party as one unit to construct proposed Residential Building Complex for which the Parties of the First Party have no objection and agreed for the said proposal.

WHEREAS, the Second Party on mutual discussions with the Parties of the First Part have agreed to develop the Schedule Property and combine the land belong to the others and the land owned by it shall construct the Proposed Residential Building Complex and as per the sanction plan and permission.

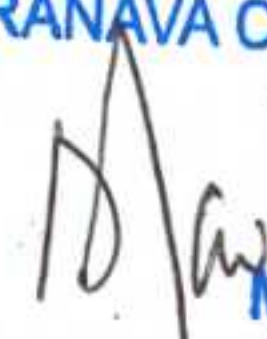
- a) That the title of the Parties of the First Party over the Schedule Property is absolute, good, marketable and subsisting with them and none else have any right, title, interest or share therein.
- b) That the Schedule Property is not subjected to any mortgage, lien, encumbrances, attachments, court or acquisition proceedings or charges of any kind.
- c) That the Parties of the First Party have not entered into any Agreement for Sale/development agreement or transfer of Schedule Property with anyone else and further they have not alienated any portion of the Schedule Property to any third person/s.
- d) That the Parties of the First Party are in possession of the Schedule Property and the same is free from any encroachment and third party claims and the Parties of the First Party are capable of delivering peaceful possession to the transferee/s.
- e) That the Schedule Property is not the subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in. Whole or in portions in any Court or other Civil or Revenue or other proceedings and is not the subject matter of any attachment by the Courts or in possession or custody by any Receiver, Judicial or Revenue Court any officer thereof.

Whereas the Second Party on the strength of above said representation and statements made by Parties of the First Party have agreed to develop the project on the schedule property at its own cost and expenses, on the condition that the Second Party shall construct the project on the schedule property in accordance with the scheme formulated by it (along with the other co-owners and the land belong to the Second Party) as agreed upon and as set out hereunder for construction thereon as per the permissions sanctions to be sanctioned by the concerned authorities.

1 
3 

2 

For M/s. PRANAVA CONSTRUCTIONS


Managing Partner