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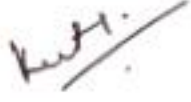
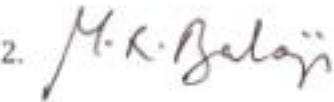
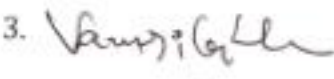
Doc. Id: 250403193157528570
Date: 03 APR 2025, 07:34 PM
Purchased By:
KONDAIAH RAVURU
S/O VENKATAH RAVURU
R/o HYDERABAD
For Whom
YULA GLOBUS DEVELOPERS LLP


BM 777634
KOPPULA VIDYASAGAR
LICENSED STAMP VENDOR
Lic. No. 15-23-024/2015
Ren. No. 15-23-033/2024
12-7-134/52/53-54 FLAT NO 402
MADHAVI MANSION POWER
NAGAR MOOSAPET
HYDERABAD PIN NO 500018
Ph 9951099638

DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY

This Deed of Joint Development Agreement Cum General Power of Attorney (Hereinafter referred to as the "Agreement") is made and executed on 04th day of April 2025, (Hereinafter referred to as the "Effective Date") at S.R.O., Gandipet, Ranga Reddy District, between:

1. **Ms. SAI KEERTHI KUTHATI D/o. Mr. KANNAIAH KUTHATI**, aged about 35 Years, Occupation: Service, Resident of Flat No. 1231, 23rd Floor, Tower -1, Prestige Hightfields Nanakramguda, Financial District, Gachibowli, Hyderabad, Telangana - 500032. (PAN: CVRPK6674G, AADHAAR:  1057, MOBILE: 9619898142)

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For YULA GLOBUS DEVELOPERS LLP

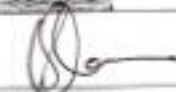
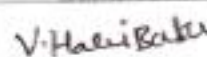
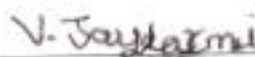
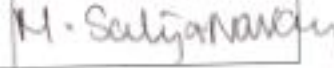


Designated Partner ₁

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet 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 04th day of APR, 2025 by Sri Kondalah

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

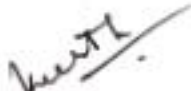
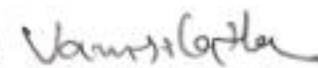
Sl No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	EX	Aadhar No XXXXXXXXX4708		
		NAME: KONDAIAH RAVURU C/O VENKAJIAH RAVURU RAIDURG PANMAKHA, SERILINGAMPALLY, K.V. RANGAREDDY, TELANGANA, 500032	YULA GLOBUS DEVELOPERS LLP REP BY KONDAIAH RAVURU S/O. VENKAJIAH RAVURU MADHAPUR, HYDERABAD	
2	EX	Aadhar No XXXXXXXXX7502		
		NAME: USHA SHREE SANKU W/O MOPPERTHY SUDHEER MUSHEERABAD, HYDERABAD, ANDHRA PRADESH, 500020	USHA SHREE SANKU W/O. MOPPERTHY SUDHEER MUSHEERA BAD, HYDERABAD	
3	EX	Aadhar No XXXXXXXXX0252		
		NAME: VELAGAPURI HARIBABU C/O VELAGAPURI SWAMY RAO PUPPALAGUDA, GANDIPET, K.V. RANGAREDDY, TELANGANA, 500089	VELAGAPURI HARI BABU S/O. SWAMY RAO VELAGAPURI PUPPALAGUDA, HYDERABAD	
4	EX	Aadhar No XXXXXXXXX5834		
		NAME: VIDYALA JAYA LAKSHMI W/O VIDIYALA LACHAIAH CHANDANAGAR, HYDERABAD, ANDHRA PRADESH, 500050	VIDIYALA JAYALAKSHMI W/O. VIDIYALA LACHAIAH CHANDANAGAR, HYDERABAD	
5	EX	Aadhar No XXXXXXXXX5252		
		NAME: MITTAPALLY SATYANARAYANA C/O LINGAIAH MITTAPALLY NEKNAMPUR, RAJENDRANAGAR, K.V. RANGAREDDY, TELANGANA, 500075	MITTAPALLY SATYANARAYANA S/O. MITTAPALLY LINGAIAH PUPPALAGUDA, HYDERABAD	

Bk - 1, CS No 6021/2025 & Doct No
5753/2025. Sheet 1 of 47 Sub Registrar
Gandipet

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2. **Mr. MITTAPALLI RAGHAVENDRA BALAJI S/o. Mr. CHANDRA REDDY MITTAPALLI**, aged about 47 Years, Occupation: Service, Resident of House No. 1-55/195/VV/84, Vessella Villas, Botanical Garden Road, Opposite Chirec School, Sreeram Nagar, Kondapur, Hyderabad, Telangana - 500084. (PAN: BQXPB3911P, AADHAAR: ~~XXXX~~ ~~XXXX~~ 7011)
3. **Mrs. VAMSILATHA CHINTALA W/o. Mr. SETTIPALLI REDDIPRATHAPA REDDY**, aged about 43 Years, Occupation: Service, Resident of House No. 6-99, Sidda Reddy Veedhi, Akkaram Palli, Tirupati, Chittoor, Andhra Pradesh - 517501. (PAN: BVTPV5996D, AADHAAR: ~~XXXX~~ ~~XXXX~~ 5779, MOBILE: 9966741679)
4. **Mr. KRANTI KIRAN AVADHANULA S/o. Mr. CHANDRASEKHAR SARMA AVADHANULA**, aged about 45 Years, Occupation: Service, Resident of Flat No.10195, Tower 10, Prestige Highfields, Nanakramguda, Gachibowli, Hyderabad, Telangana - 500032. (PAN: AGGPA7348K, AADHAAR: ~~XXXX~~ ~~XXXX~~ 7693)
5. **Mr. MITTAPALLY SATYANARAYANA S/o. Mr. MITTAPALLY LINGAIAH**, aged about 66 Years, Occupation: Service, Resident of Flat No. 208, Block No.A, Floatilla Apartments, rajendranagar, Puppalguda, Hyderabad, Telangana - 500075. (PAN: BZVPS5013A, AADHAAR: ~~XXXX~~ ~~XXXX~~ 5252, MOBILE: 9849839109)
6. **Mrs. VIDIYALA JAYALAKSHMI W/o. Mr. VIDIYALA LACHAIAH**, aged about 68 Years, Occupation: House Wife, Resident of House No. 2-106/8, Sri Ram Nagar Colony, Chandanagar, Hyderabad, Telangana - 500050. (PAN: APWPV0146D, AADHAAR: ~~XXXX~~ ~~XXXX~~ 5834)
7. **Mr. VELAGAPURI HARI BABU S/o. Mr. SWAMY RAO VELAGAPURI**, aged about 45 Years, Occupation: Service, Resident of Flat no. 916, Green Space The Hive, Alakapur Township 13, Puppalaguda, Hyderabad, Telangana - 500089. (PAN: AINPV9338H, AADHAAR: ~~XXXX~~ ~~XXXX~~ 0252)

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For YULA GLOBUS DEVELOPERS LLP



Designated Partner

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
6	EX	Aadhar No XXXXXXX07893 NAME: KRANTI KIRAN AVADHANULA GACHIBOWLI, K.V. RANGAREDDY, TELANGANA, 500032	 KRANTI KIRAN AVADHANULA [1505-1-2025-8021] KRANTI KIRAN AVADHANULA S/O. CHANDRASEKHAR SARMA AVADHANULA NANAKRAMGUDA, HYDERABAD	 <i>Kranti</i>
7	EX	Aadhar No XXXXXXX5779 NAME: VAMSILATHA CHINTALA W/O SETTIPALLI REDDIPRATHAPA REDDY TIRUPATI (URBAN), TIRUPATI (URBAN), CHITTOOR, ANDHRA PRADESH, 517501	 VAMSILATHA CHINTALA [1505-1-2025-8021] VAMSILATHA CHINTALA W/O. SETTIPALLI REDDIPRATHAPA REDDY TIRUPATI, CHITTOOR	 <i>Vamsilatha</i>
8	EX	Aadhar No XXXXXXX07011 NAME: MITTAPALLI RAGHAVENDRA BALAJI KONDAPUR, K.V. RANGAREDDY, TELANGANA, 500084	 MITTAPALLI RAGHAVENDRA BALAJI [1505-1-2025-8021] MITTAPALLI RAGHAVENDRA BALAJI S/O. CHANDRA REDDY MITTAPALLI KONDAPUR, HYDERABAD	 <i>M.K. Balaji</i>
9	EX	Aadhar No XXXXXXX1057 NAME: SAI KEERTHI KUTHATI D/O KANNAIAH KUTHATI GACHIBOWLI, K.V. RANGAREDDY, TELANGANA, 500032	 SAI KEERTHI KUTHATI [1505-1-2025-8021] SAI KEERTHI KUTHATI D/O. KANNAIAH KUTHATI NANAKRAMGUDA, HYDERABAD	 <i>Kuvt</i>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: E-kyc Not Done NAME:	 A VENKAT RAO [1505-1-2025-8021] A VENKAT RAO AADHAAR NO XXXX XXXX 2961	 <i>A Venkat Rao</i>
2	Aadhar No: E-kyc Not Done NAME:	 P PRAVEEN KUMAR [1505-1-2025-8021] P PRAVEEN KUMAR AADHAAR NO XXXX XXXX 3871	 <i>Praveen</i>

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8. **Mrs. USHA SHREE SANKU W/o. Mr. MOPPERTHY SUDHEER**, aged about 44 Years, Occupation: Service, Resident of House No. 1-5-104, Opp Shiva Temple, Musheerabad, Hyderabad, Telangana - 500020. (**PAN: BAPPS6722K, AADHAAR: ~~XXXX~~ ~~XXXX~~ 7502**)

(Hereinafter referred to as "**Landowners**" which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, representatives, assigns, nominees and agents);

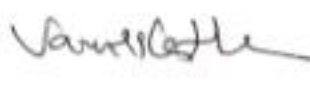
AND

YULA GLOBUS DEVELOPERS LLP., a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 vide LLPIN: ACH-3939 (**PAN: AADFY4894K**) having its registered office situated at Plot No: 8/2, Survey No.64, Near Medicover Hospital, Sector II, HUDA Techno Enclave, Madhapur, Hyderabad - 500081, Telangana, represented by its Designated Partner: **Sri. KONDAIAH RAVURU S/o. Mr. VENKAIAH RAVURU**, aged about 53 Years, Occupation: Business, Resident of Flat No. 2403, Block-D, My Home Bhooja Apartment, Beside Biodiversity Park, Raidurg Panmaktha, Gachibowli, Serilingampally, K.V Rangareddy, Telangana - 500032 (**AADHAAR: ~~XXXX~~ ~~XXXX~~ 4708, MOBILE: 9866557027**)

(Hereinafter referred to as "**Developer**" which expression shall mean its successors-in-interest, permitted assigns, and administrators).

Considering the number of executing parties to this DAGPA, landowners 1 to 3 are signing this DAGPA at relevant execution pages of this DAGPA to minimize the DAGPA Pages and each of the landowners do hereby independently agree and consent to treat the present DAGPA as though they have executed all pages confirming the contents/recitals therein.

The Landowners and the Developer shall collectively be referred to as "**Parties**" and individually as "**Party**".

1.  2.  3. 

For YULA GLOBUS DEVELOPERS LLP



Designated Partner