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Doc# no. 9033/2025

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తెలంగాణ తెలంగాణ TELANGANA

BM 238106

Tran Id: 250405101543199363
Date: 05 APR 2025, 10:18 AM
Purchased By:
SRINIVAS PINNAMANENI
S/o P SATISH BABU
R/o HYDERABAD
For Whom
VAISHNO VENTURES AND ESTATES PVT LTD

N. Neeraja
NAMALA NEERAJA
LICENSED STAMP VENDOR
Lic. No. 15-22-028/2015
Ren.No. 15-22-042/2024
FLAT NO 303 SRILEKHA
APARTMENTS
CHANDANAGAR VILLAGE
SERILINGAMPALLY
MANDAL RANGA REDDY
DISTRICT
PH: 8186919324

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is executed at R.O. Patancheru on this the 7th Day of April 2025, by and between:

M/s.AARTHIK INFRAPROJECTS LLP (Formerly known as Aarthik Infra Projects Private Limited) & PAN: ACCFA9057D) having its registered office at No.#9-1-159/4/Cellar, Grand EDIFICE, Sebastian Road, Rezimental Bazar, Secunderabad, Hyderabad-500003, Telangana, represented by its Partners Sri.VLCVSS Prasad S/o.Late Sri.Pitchaiah, Aadhar No.542665648586 & Sri.V.P.Anand S/o. Late Sri.V.S.Pattabhiraman, Aadhar No.499231150456.

hereinafter referred to as the 'Owner', which term shall mean and include whenever the context may so require its heirs, executors, administrators and assignees

For AARTHIK INFRA PROJECTS LLP

[Signature]

Designated Partner

For AARTHIK INFRA PROJECTS LLP

[Signature]

Designated Partner

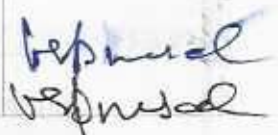
For VAISHNO VENTURES AND ESTATES PVT LTD

[Signature]
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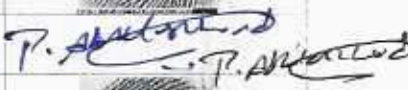
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) 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 07th day of APR, 2025 by Sri Vlcvs Prasad

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	CL	Aadhar No XXXXXXXX3307		
		NAME: PINNAMANENI SRINIVAS S/O PINNAMANENI SATISH BABU KONDAPUR, K.V. RANGAREDDY, TELANGANA, 500084	M/S. VAISHNO VENTURES AND ESTATES PVT LTD., REP BY SRINIVAS PINNAMANENI S/O. P. SATISH BABU OFFICE AT 1ST FLOOR SPLENDOR BUILDING PLOT NO. 122 & 123, LINGAMPALLY SERILINGAMPALLY MUNICIPALITY K V RANGA REDDY	
2	EX	Aadhar No XXXXXXXX0456		
		NAME: VAIDYAM PATTABIRAMAN ANAND S/O VAIDYAM SUBRAMANIAM PATTABIRAMAN SHAIKPET, SHAIKPET, HYDERABAD, TELANGANA, 500033	V.P. ANAND [R] M/S. AAR [1715-1-2025-8512] V.P. ANAND [R] M/S. AARTHIK INFRAPROJECTS LLP OFFICE AT 9-1-159/4/CELLAR GRAND EDIFICE SEBASTOAN ROAD, REZIMENTAL BAZAR SECUNDRABAD HYDERABAD 500 003	
3	EX	Aadhar No XXXXXXXX8586		
		NAME: VISHNUMOLAKALA LAKSHMI CHENCHU VENKATA SATYA SIVA PRASAD S/O LATE V PITCHAIAH KHAJAGUDA, K.V. RANGAREDDY, TELANGANA, 500104	VLCVSS PRASAD [R] M/ [1715-1-2025-8512] VLCVSS PRASAD [R] M/S. AARTHIK INFRAPROJECTS LLP OFFICE AT 9-1-159/4/CELLAR GRAND EDIFICE SEBASTOAN ROAD, REZIMENTAL BAZAR SECUNDRABAD HYDERABAD 500 003	

Identified by Witness:

Sl No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX1867		
	NAME: PURRA ABHILASH C/O P VINOD Kukatpally, Kukatpally, Medchal-malkajigiri, Telangana, 500072	ABHILASH:07/04/2025, [1715-1-2025-8512] ABHILASH AADHAR CARD	
2	Aadhar No: XXXXXXXX3955		
	NAME: PINNAMANENI KRISHNA CHAITANYA C/O PINNAMANENI VENKATESWARA RAO Nandigama, Nandigama, Krishna, Andhra Pradesh, 521185	KRISHNA CHAITANYA: [1715-1-2025-8512] KRISHNA CHAITANYA AADHAR CARD	

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Bk - 1, CS No 8512/2025 & Doct No
9033/2025. Sheet 1 of 40 Joint SubRegistrar1
Patancheru (R.O)

AND

M/S. VAISHNO VENTURES AND ESTATES PVT LTD, a duly incorporated company under the Companies Act, having its registered office at 1st Floor, Splendor Building, Plot No 122 & 123, Lingampally, Serilingampally Municipality, Kv Ranga Reddy District, Hyderabad – 500084, represented by its Director, Mr.Srinivas Pinnamaneni, S/o P Satish Babu, aged 35 years, Occupation: Business, R/o Flat No 815, Prime Legend Apts, Kondapur, Hyderabad 500084.

hereinafter referred to as the '**Developer**', which term shall mean and include whenever the context may so require all its partners, their heirs, executors, administrators, successors and assignees, witnesseth as follows:

1. RECITALS

- 1.1. The Developer is in the business of real estate development, construction and has requisite expertise, financial and managerial capabilities, and required men and machinery to undertake the development of immoveable properties.
- 1.2. The Developer herein evinced interest in developing the Schedule Property for construction of residential apartments by obtaining requisite clearances, Applicable Permits and permissions from the concerned authorities/departments, hereinafter referred to as the "Project" and fully defined in Clause 2(p).
- 1.3. The Owner has offered the Schedule Property to the Developer for development of the same by construction of residential apartments i.e., the Project. Accordingly, the Developer accepted the said offer of the Owner and agreed to develop the Schedule Property.

2. DEFINITIONS

It is expressly agreed between the Parties that the following words and phrases whenever they occur in this Agreement, unless repugnant to the context shall be deemed to mean as hereunder:

- a. "**Agreement**" means this Development Agreement Cum Irrevocable GPA including its Schedules, Annexure/s and any amendments, addendums, thereto and any supplementary agreements made pursuant to and agreed upon by the Parties, in writing,

07th day of April,2025

Biometrically Authenticated by
SRO Sub Registrar, Joint
on 07-APR-2025 16:3

Signature of Joint SubRegistrar1
Patancheru (R.O)

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	2087500	0	0	0	2087600
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	2188500	0	0	0	2188600

Rs. 2087500/- 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. 209088000/- was paid by the party through E-Challan/BC/Pay Order No ,908GCJ070425 dated ,07-APR-25 of ,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 2188550/-, DATE: 07-APR-25, BANK NAME: HDFC, BRANCH NAME: , BANK REFERENCE NO: 1958250176755, PAYMENT MODE: NB-1001138, ATRN: 1958250176755, REMITTER NAME: VAISHNO VENTURES AND ESTATES PVT LTD, EXECUTANT NAME: AARTHIK INFRA PROJECTS LLP, CLAIMANT NAME: VAISHNO VENTURES AND ESTATES PVT LTD).

Date:
07th day of April,2025

Signature of Registering Officer
Patancheru (R.O)

Bk - 1, CS No 8512/2025 & Doct No

Joint SubRegistrar1
Patancheru (R.O)

9633/2025. Sheet 2 of 40

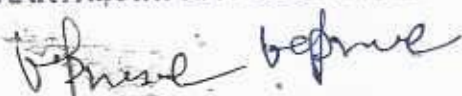
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and in accordance with the provisions of this Agreement shall be read as part and parcel of this Agreement.

- b. **"Amenities"** means the amenities provided in the Project, which shall include Club House consisting of gym, party hall, yoga room, swimming pool, parks, water tanks, STP, etc...
- c. **"Applicable Laws"** shall mean all laws brought into force by GOT, GOI, including rules and regulations, notifications made thereunder, and any ordinance, rule of common law, government approval, directive, having the force of law whether in effect as of the date of this Agreement or thereafter.
- d. **Applicable Permits:** means all clearances, licenses, permits, authorizations, consents, approvals, No Objection Certificates, Sanctions, exemptions etc., under or pursuant to any laws, rules, regulations, instructions of the GOI, GOT, Local Authority, or any local authority or body or any other government agency required to be obtained or maintained by the Developer for the development and implementation of the Project in accordance with this Agreement.
- e. **"Common Areas"** means such common areas and facilities within the Project earmarked for common use of all the Owner/Developer/Land Owner/Tenants/Licensee/any person(s)/entity in legal occupation etc., such as roads, open spaces, green areas, Amenities, & social infrastructure areas, corridors, stair ways, passage ways, drive ways, common lavatories, tube wells, street lighting, common parking, for better enjoyment.
- f. **"Developer's Allocation"** is as described in Clause 7.2 of this Agreement;
- g. **"GHMC"** means the Greater Hyderabad Municipal Corporation.
- h. **"GOI"** means the Government of India.
- i. **"GOT"** means the Government of Telangana.
- j. **"HMDA"** means Hyderabad Metropolitan Development Authority.
- k. **"Local Authority"** means the Municipality of Tellapur, Sangareddy district;
- l. **"Owner's Allocation"** is as described in Clause 7.1 of this Agreement

For AARTHIK INFRA PROJECTS LLP


Designated Partner

3

For VAISHNO VENTURES AND ESTATES PVT LTD

For AARTHIK INFRA PROJECTS LLP


Designated Partner


Director
