



Government of Telangana

Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 05/07/2023, 02:13 PM

SRO Name: 1524 Shankarpally

Receipt No: 3270

Receipt Date: 05/07/2023

Name: RAJU SANDRALA

CS No/Doct No: 3152 / 2023

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 624IIH050723

Chargeable Value: 280364500

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-JUL-23

Bank Name:

Bank Branch:

E-Challan Bank Name: IOB

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES TWENTY FOUR LAKH SIXTY SIX THOUSAND ONLY

Cash

Challan

DD

E-Challan

100000

2365000

1000

2466000

Prepared By: SRILATHA

Signature by SR



Doc No: 3087/2023



తెలంగాణ తేలంగానా TELANGANA

AT 769072

S. Nikhil

Tran Id: 230705122906031988
 Date: 05 JUL 2023, 12:30 PM
 Purchased By:
 ALLURI SATTEJA VARMA
 S/o A V SATYA DHANA RAMA RAJU
 R/o KHAJAGUDA, R R DIST
 For Whom
 M/S SRI DHANVI DEVELOPERS

K NIKHITHA
 LICENSED STAMP VENDOR
 Lic. No. 15-24-015/2012
 Rec. No. 15-24-083/2021
 H NO 8-49/2, SHANKARPALLY
 VILLAGE, SHANKARPALLY
 MANDAL, RANGA REDDY
 DIST
 Ph 9849165868

DEVELOPMENT AGREEMENT
-CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this 05th day of July 2023 at Sub Registrar Office, Shankarpally, Ranga Reddy District, Telangana by and between:- s

1. **Sri Raju Sandrala @ Sabhavat Raju** S/o Sabhavat Badriya, aged about 45 years, H-No 6-143/1, Mokila Thanda, Mokila, K.V.Ranga Reddy, Telangana. [Aadhar No. ~~██████████~~ 4937]
2. **Sri Sabavath Raja** S/o Sabhavath Bhadriya, aged about 35 years, H-No 6-143/2, Mokila Thanda, Mokila, K.V.Ranga Reddy, Telangana - 501203. [Aadhar No. ~~██████████~~ 1340]
3. **Sri Sabhavat Srinu** S/o Sabhavat Badriya, aged about 36 years, H-No 6-143/3, Mokila Thanda, Mokila, K.V.Ranga Reddy, Telangana. [Aadhar No. ~~██████████~~ 8279]

[HEREINAFTER to be called and referred as the "LANDOWNERS" which term shall also mean and include all his heirs, executors, administrators, successors, assignees and legal representatives etc. of FIRST PART]

S. S. S.

S. S. S.

For Sri Dhanvi Developers

Partner Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shankarpally along with the Photographs & Thumb Impressions as recorded Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 05th day of JUL, 2023 05th day of JUL, 2023 by Sri S

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 ALLURI SAITEJA VARMA [1524-1-2023-3152]	ALLURI SAITEJA VARMA (RIMS SRI CHANVI DEVELOPERS) R/O: FLAT NO 506 5TH FLOOR, BLOCK C, GREEN GRACE SY NO.21, KHAIJAGUDA, SERILINGAMPALLY, RANGAREDDY 20 JUN 2023	
2	EX		 SABHAVAT SRINU [1524-1-2023-3152]	SABHAVAT SRINU S/O. SABHAVATH BHADRIYA, 6-143/2, MOKILA, SHANKARPALLE, RANGAREDDY, TELANGANA, 501203	
3	EX		 SABAVATH RAJA [1524-1-2023-3152]	SABAVATH RAJA S/O. SABHAVATH BHADRIYA, 6-143/2, MOKILA, SHANKARPALLE, RANGAREDDY, TELANGANA, 501203.	
4	EX		 RAJU SANDRALA ALIAS SABHAVAT RAJU [1524-1-2023-3152]	RAJU SANDRALA ALIAS SABHAVAT RAJU S/O. SABHAVATH BHADRIYA, 6-143/1, MOKILA, SHANKARPALLE, RANGAREDDY, TELANGANA, 501203.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 ABDUL WAJIED [1524-1-2023-3152]	ABDUL WAJIED KOLLUR	
1		 S SEKHAR [1524-1-2023-3152]	S SEKHAR MAHABUBNAGAR	

05th day of July, 2023

Signature of Sub Registrar
ShankarpallyBiometrically Authenticated by
SRO Syed Iraj Anwar
on 05-JUL-2023 14:23:16

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// 2 //

AND

M/s Sri Dhanvi Developers, a Partnership Firm registered under the provisions of the Partnership Act, 1932, AESFS6622L Pan number having its registered office at H.No.8-2-293/82, First floor, Plot No.10, R.C.C. Building, Devarakonda Nagar, Jubilee hills, Road No.70, Hyderabad, Telangana, represented by its Managing partner:

1. Sri. Alluri Saiteja Varma, S/o: Alluri Venkata Satya Dhana Rama Raju, aged about 35 years, resident of Flat No. 506, 5th Floor, Block C Green Grace Sy No.21, Khajaguda, Serilingampally, Ranga Reddy District, Telangana State-500032. [Aadhar No. [REDACTED] 1574 and PAN: AXNPA4965A].

[HEREINAFTER to be called and referred as the "DEVELOPER/S" which term shall also mean and include all its executors, administrators, successors, assignees and legal representatives etc., of SECOND PART]

Whereas the Land Owner-1, Raju Sandrala @ Sabhavat Raju is the absolute owner and possessor of the **Open Land** admesuring Ac.0-11 Guntas in Survey No.73/6 and Ac.0-04 Guntas in Survey No.74/2/1 situated at Mokila Village and Grampanchayath, Shankarpally Mandal, Ranga Reddy District, Telangana State, with Pattadhar Passbook and Title deed No.T05240070478 (Patta No.1132), having aquired the same through inheritance and have been in peaceful possession and enjoyment of the said property.

WHEREAS the Land Owner-1, Raju Sandrala @ Sabhavat Raju, above said property Agriculture land converted to Non Agriculture vide proceeding order No.2300115676, issued by Tahsildar Shankarpally.







Whereas the Land Owner-2, Sri Sabavath Raja is the absolute owner and possessor of the **Open Land** admesuring Ac.0-13 Guntas in Survey No.73/6/1 and Ac.0-04 Guntas in Survey No.74/2/2 situated at Mokila Village and Grampanchayath, Shankarpally Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered Sale Deed Document No. 934 of 2012, dated 15.03.2012, Pattadhar Passbook and Title deed No.T05240070479 (Patta No.1133) and having aquired the same through inheritance and have been in peaceful possession and enjoyment of the said property.



S. J. R.

S. J. R.

For Sri Dhanvi Developers
Alluri Saiteja Varma
Partner / Managing Partner

E-KYC Details as received from UIDAI:			Photo
Sl No	Aadhaar Details	Address:	
1	Aadhaar No: XXXXXXXX6556 Name: Abdul Wazeed	S/O Hussain Miya, Kollur, Medak, Andhra Pradesh, 502300	
2	Aadhaar No: XXXXXXXX4006 Name: Sandaraju Sekhar	S/O Sandaraju Sathiyam, Surapur, Mahabubnagar, Telangana, 509401	
3	Aadhaar No: XXXXXXXX4937 Name: Sabhavat Raju	S/O Sabhavat Badriya, Mokila, K.v. Rangareddy, Telangana, 501203	
4	Aadhaar No: XXXXXXXX8279 Name: Sabhavat Srinu	S/O Sabhavat Badri, Mokila, K.v. Rangareddy, Telangana, 501203	
5	Aadhaar No: XXXXXXXX1340 Name: Sabavath Raja	S/O Sabavath Bhadriya, Mokila, K.v. Rangareddy, Telangana, 501203	
6	Aadhaar No: XXXXXXXX1574 Name: Alluri Saiteja Varma	C/O Alluri Venkata Satya Dhana Rama Raju, Khajaguda, K.v. Rangareddy, Telangana, 500032	

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	2803545	0	0	0	2803645
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	2904545	0	0	0	2904645

Rs. 2803545/- 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. 280364500/- was paid by the party through E-Challan/BC/Pay Order No. 6241IH050723, D56UPZ050723 dated, 05-JUL-23, 05-JUL-23 of, IOB/IOB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2466050/-, DATE: 05-JUL-23, BANK NAME: IOB, BRANCH NAME: , BANK REFERENCE NO: 1908710486625, PAYMENT MODE: NB-1001138, ATRN: 1908710486625, REMITTER NAME: A SAITEJA VARMA, EXECUTANT NAME: RAJU SANDRALA ALIAS S RAJU AND OTHERS, CLAIMANT NAME: SRI DHANVI DEVELOPERS). (2). AMOUNT PAID: Rs. 438545/-, DATE: 05-JUL-23, BANK NAME: IOB, BRANCH NAME: , BANK REFERENCE NO: 4983456641935, PAYMENT MODE: NB-1001138, ATRN: 4983456641935, REMITTER NAME: A SAITEJA VARMA, EXECUTANT NAME: RAJU SANDRALA ALIAS S RAJU AND OTHERS, CLAIMANT NAME: SRI DHANVI DEVELOPERS).

Date:
05th day of July, 2023

Signature of Registering Officer
Shankarpally

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WHEREAS the Land Owner-2, Sri Sabavath Raja, above said property Agriculture land converted to Non Agriculture vide proceeding order No.2300115721, issued by Tahsildar Shankarpally.

Whereas the Land Owner-3, Sabhavat Srinu is the absolute owner and possessor of the **Open Land** admesuring Ac.0-14 Guntas in Survey No.73/6/2/1 and Ac.0-04 Guntas in Survey No.74/2/3 situated at Mokila Village and Grampanchayath, Shankarpally Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered Sale Deed Document No. 934 of 2012, dated 15.03.2012 having obtained the same vide Pattadhar Passbook and Title Deed No. T05240070480 (Patta No.1134) and having aquired the same through inheritance and have been in peaceful possession and enjoyment of the said property.

WHEREAS the Land Owner-3, Sabhavat Srinu, above said property Agriculture land converted to Non Agriculture vide proceeding order No.2300115707 issued by Tahsildar Shankarpally.

Whereas the extents of the land owners are, Open Land admesuring Ac.0-11 Guntas in Survey No.73/6 and Ac.0-04 Guntas in Survey No.74/2/1, Ac.0-13 Guntas in Survey No.73/6/1 and Ac.0-04 Guntas in Survey No.74/2/2, Ac.0-14 Guntas in Survey No.73/6/2/1 and Ac.0-04 Guntas in Survey No.74/2/3, totaling to Ac.1 -10 gts situated at Mokila Village and Grampanchayath, Shankarpally Mandal, Ranga Reddy District, Telangana State. The details of the property is more particularly described in the Schedule mentioned hereunder as herein referred to as the "SCHEDULE PROPERTY".

WHEREAS the DEVELOPER herein is in the business of real estate development, has required expertise, financial and managerial capabilities, men and machinery to undertake the development of the properties and the LANDOWNERS have offered the Schedule Land for development and the DEVELOPER herein evinced interest in development of Residential Apartments on the Schedule Land herein by obtaining all the requisite permits and sanction of plans from the concerned Governmental Authorities/Departments etc., for the proposed Project.

 S. Sabavath Raja S. Sabavath Srinu For Sri Dhany Developers
Partner / Managing Partner

Certificate of Registration

Registered as document no. 3087 of 2023 of Book-1 and assigned the Identification number 1 - 1524 - 3087 - 2023 for Scanning on 05-JUL-23.

Registering Officer
Shankarpally
(Syed Siraj Anwar)

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Whereas, The Land Owners have come together in order to develop the Schedule Property into Residential Apartments and approached the Developer herein and after due deliberations agreed to give the Schedule Property to the Developer for the purpose of developing the Schedule property in to Residential Apartments

WHEREAS the LANDOWNER being agreeable to the proposal of the DEVELOPER herein hereby represents and warrants to the DEVELOPER with respect to his affairs and the land to which he has title.

- That the LANDOWNER is the absolute owner and has clear, marketable, subsisting title and vacant physical possession of the Schedule Property and that none other than the LANDOWNER has any right, title and interest or share therein.
- That there are no litigations or disputes pending or threatened in respect of the Schedule Property nor have they entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule Property with any other person/s, nor have they issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule Property in any manner, howsoever.
- That the Schedule Property 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;
- That there are no claims, mortgages, charges, lien or encumbrances on the Schedule Property;
- That there are no pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect his title to the Schedule Property in any manner, whatsoever; (vi) That there are no easements, quasi-easement, restrictive covenants or other rights or servitudes in respect of the Schedule Property and that the LANDOWNER have not received any notice of acquisition or requisition in respect of the Schedule Property under any Statute or from any authority.



S. D. 22



For Sri Dhany Developers

Partner / Managing Partner

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- That he has full power and legal authority to execute, deliver and perform the terms and conditions of this deed as relates to the property to which he holds title;

WHEREAS upon acting on the above representations of the LANDOWNER, the DEVELOPER has agreed to develop the Schedule Property into Residential Apartments at its own cost and expense and agreed to construct the Project on the Schedule Property in accordance with the scheme formulated by it as agreed upon and as set out hereunder for construction thereon. Accordingly the LANDOWNER and the DEVELOPER deem it fit and proper to reduce the terms and conditions 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:

The LANDOWNER and the DEVELOPER hereto agree that the Schedule Property shall be developed into a Residential Apartments comprising of parking areas and proportionate undivided share of land out of the Schedule Land herein shared between them in the manner and in accordance with the terms and conditions recorded hereinafter:

1. DEVELOPMENT OF THE LAND AND COST:

- 1.1. The LANDOWNER and the DEVELOPER mutually agree that the DEVELOPER is empowered and authorized to develop the Schedule Property herein for development and construction of the Residential Apartments (hereinafter referred to as "Proposed Project"), after obtaining all the requisite permits and sanction of plans from the concerned Governmental Authorities/Departments etc., for the proposed project.
- 1.2. It is further agreed among the LANDOWNER and the DEVELOPER that the total cost of construction of Residential Apartments including development shall be borne by the DEVELOPER.

 S. D. D.



For Sri Dhanvi Developers

Partner / Managing Partner


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- 1.3. That in pursuance of the foregoing, the LANDOWNER hereby authorizes and empowers the DEVELOPER to develop the Schedule Property herein into Residential Apartments at the sole cost and expenses of the DEVELOPER as per the architectural designs, permit and sanction of plans to be accorded and approved by the Competent Authorities and as per the detailed specifications appended herewith in Annexure-A.
- 1.5. The DEVELOPER shall undertake the construction work and complete the Project thereon either by itself or through competent contractors and sub-divide the work or appoint sub-contractors or by entering into tie up or joint venture with any other reputed construction company as it may deem fit and proper. The DEVELOPER alone shall also be entitled to call for tenders/bids or adopt any other method for the purposes of selection of contractors or agents, employees etc., required for construction or other purposes covered by this Agreement.
- 1.6. The DEVELOPER shall prepare and finalize construction plans including any modifications thereof and shall endeavor to obtain the required sanctions, permits and approvals from the statutory Authorities subject to LANDOWNER title documents being fit for submission and obtaining for approval, however any expenditure including the expenditure incurred towards payments of fees, charges as may be levied by the concerned Authorities together with other incidental costs/charges shall be borne equally by the LANDOWNER and the DEVELOPER.
- 1.7. In the event of the parties mutually agreeing to provide for any additional/extra infrastructure or any superior specifications to the project in addition to and over and above the specifications contained in the Annexure herein to suit the requirement of prospective purchasers, such extra/additional cost to be incurred for providing the same, which is over and above agreed specification in the Annexure of the project shall be borne by the prospective purchasers.
- 1.8. In the event if any prospective purchaser requests for changes or additions other than those mentioned in the specifications and if the DEVELOPER agrees for the same and does such changes or makes additions, the costs/expenses thereof shall be borne by such prospective purchaser.

 S. D. R.

For Sri Dhanvi Developers

Partner / Managing Partner

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- 1.9. The DEVELOPER will be entitled to engage architects, engineers, contractors and others as it deem fit to execute the construction work. In case of any disputes between the DEVELOPER and its contractors, architects, engineers and other workmen, suppliers of materials, the DEVELOPER alone shall settle the same at its own cost and effort.
- 1.10. The DEVELOPER is empowered to modify, add and/or delete the contents in the sanctioned plan and to make such modifications, additions, deletions etc., in the sanctioned plan as may be required or directed/permited by the Authorities concerned or due to technical or other exigencies.
- 1.11. The DEVELOPER shall be responsible for obtaining all necessary clearances/permits relating to construction from the statutory Authorities pertaining to construction of the Project and the cost for obtaining such permissions, preparation of the Plans and getting them sanctioned for construction of the Project on the Schedule Property, shall be borne by the LANDOWNER and DEVELOPER equally.

2. SHARING OF SALEABLE AREAS:

- 2.1. The LANDOWNER and the DEVELOPER are entitled to the saleable areas in the shape of Residential Apartments, parking areas and proportionate undivided share of land out of the Schedule Land and such sharing ratio is as under:
- 2.1.1. The LANDOWNER's SHARE: The LANDOWNER herein is entitled to 42 % of saleable area in the shape of Residential Apartments together with proportionate undivided share of land and parking areas out of the Schedule Land herein (hereafter referred to as the "LANDOWNER's share").
- 2.1.2. THE DEVELOPER's SHARE: The DEVELOPER herein is entitled to 58 % of saleable area in the shape of Residential Apartments together with proportionate undivided share of land and parking areas out of the Schedule Land herein (hereafter referred to as the "DEVELOPER's share")

 S. S. S.

 For Sri Dhanvi Developers
Partner / Managing Partner

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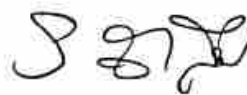
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The Parties herein further declare and confirm that they will strictly adhere to and abide by the provisions of RERA Act and State Regulations made in the said regard in respect of saleable areas allotted towards their respective shares and further agree and undertake to deal with the undivided share of land out of the Schedule Land herein strictly in terms of the said Act and Regulations.

- 2.2. The DEVELOPER shall construct the Residential Apartments on the Schedule Property at the cost of LANDOWNER and DEVELOPER divided equally utilizing the permissible built-up area and allot and deliver the Residential Apartments to the LANDOWNER or his nominees as set out above.
- 2.3. The DEVELOPER agrees and undertakes to construct Residential Apartments and parking area as per the permit and sanction of plans to be accorded by the Authorities and as per the specifications in Annexure-A appended herewith.
- 2.4. It is mutually agreed by the parties that the Amenities i.e towards installation of lift and Generator, deposits, charges, fees payable to TSCPDCL for obtaining electricity connection to the project and also the cost of Transformers, Panel Boards, Distribution Boxes, charges, deposits payable to water works and sewerage departments and also cost of laying water, sewerage lines up to the layout for obtaining water and sewerage connections from Water Works Department to the project and also the cost and installation of lift shall be installed by the Developer only.
- 2.5. It is further agreed that the LANDOWNER and the DEVELOPER shall be treated as absolute owners of their respective entitled shares of saleable areas in the shape of Residential Apartments as mentioned in the Supplementary Agreement.
- 2.6. The DEVELOPER will be deemed to have fulfilled its obligations when the saleable areas in the shape of Residential Apartments along with parking areas as per the specifications falling to the share of LANDOWNER are delivered to him or his nominees and after obtaining Occupancy Certificate.

 S. D. 22



For Sri Dhanvi Developers

Partner / Managing Partner


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- 2.7. The LANDOWNER hereby grants license to the DEVELOPER to enter upon the Schedule Property and develop the Project thereon as per the plans prepared by the DEVELOPER and duly sanctioned by the sanctioning authority. The DEVELOPER shall develop the Project on the Schedule Property at the cost and expenses of both the LANDOWNER and DEVELOPER, utilizing (subject to necessary approvals by the authorities) the permissible area and allot and deliver a portion of the total saleable areas to the LANDOWNER or his nominees as per the sharing ratio referred supra.
- 2.8. The expenses of stamp duty and registration of this Development Agreement -cum- GPA, the same shall be borne by the DEVELOPER Only. Pursuant to above division of Apartments and its identification, each Party shall be entitled to deal with their respective shares as their own absolute property and shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing or arising from or in relation thereto.
- 2.9. While finally identifying and allotting the saleable areas in accordance with the above clause, the exact ratio of division is not practicable between the parties, the party getting more than the allotted ratio, such party shall compensate the other getting lesser area with the then prevailing market value.
- 2.10. Any dispute/s regarding the title of the Schedule Land, the same shall be the sole responsibility of the LANDOWNER.
- 2.11. It is further agreed that the LANDOWNER and the DEVELOPER shall be entitled to either retain or sell their respective entitled saleable areas in the shape of Residential Apartments in terms of the Development Agreement -cum- GPA.
- 2.12. The DEVELOPER will be deemed to have fulfilled its obligations when the finished constructed areas as per specifications falling to the share of LANDOWNER are delivered to him or his nominees.

 S. D. D.

For Sri Dhany Developers

Partner / Managing Partner

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3. PERMISSION TO ENTER:

- 3.1. The LANDOWNER hereby grants a license to the DEVELOPER, to enter upon the Schedule Property, free of all encumbrances and obstructions, solely for the purposes as contemplated in this Agreement. However, it is made clear that such license granted shall not be construed to be delivery of possession of the Schedule Property as contemplated under Section 53A of the Transfer of Property Act.
- 3.2. The DEVELOPER shall from this day of granting license to enter upon the Schedule Property as contemplated in this Clause, be deemed to have license subject to the terms and conditions of the Development Agreement to implement the Project on the Schedule Property and the DEVELOPER's right to carry out the construction and development works shall be continuous and irrevocable provided that the DEVELOPER duly observes and performs all its obligations as herein contained and the LANDOWNER shall not in any manner of whatsoever nature obstruct the implementation of the Project.

4. OBLIGATIONS OF THE LANDOWNER:

- 4.1. The LANDOWNER shall at his own costs and expenses perform the following obligations:
- 4.1.1. The LANDOWNER shall obtain at his own efforts, costs and expenses all clearances / approvals / letters/ no objections certificates from the Revenue Authorities or Urban Land Ceiling Authorities and /or any other concerned authority as may be required by the Authorities from time to time relating to the Schedule Land herein and its title and nature. Further any clearances/approvals required for construction, the same shall be obtained by the DEVELOPER at its own efforts, cost and expenses. However in the interest of Project, on behalf of the LANDOWNER, the DEVELOPER shall obtain such clearances on the Schedule Land and its title and nature under intimation to the LANDOWNER and any expenses to be incurred in that regard shall be borne by the LANDOWNER on actual.



S. J. W.



For Sri Dhany Developers
Kai Ji Varma
Partner / Managing Partner

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- 4.1.2. The LANDOWNER shall furnish all the documents as may be required by the DEVELOPER and/or by the legal counsel of the DEVELOPER as may be required by them to fully satisfy and assure the DEVELOPER and legal counsel of the DEVELOPER that the LANDOWNER is the absolute owner of the Schedule Property with uninhibited/unrestricted rights of alienation over the same and the legal counsel of the DEVELOPER issues a title report.
- 4.1.3. It shall be the primary responsibility of the DEVELOPER with assistance from the LANDOWNER to obtain all other construction related approvals as may be required for the commencement of the 'Proposed Project'. The DEVELOPER shall bear all costs related to the permissions/approvals required for the construction of the proposed project.
- 4.1.4. The LANDOWNER declares that the Schedule Land is not subjected to any pending acquisition proceedings and if the LANDOWNER receives any specific direction or order-is from the concerned Governmental Authorities in future regarding compulsory acquisition of a portion of land belonging to the LANDOWNER, the same shall be excluded from the Project area and net area offered for development by the LANDOWNER will come down to that extent. In such case the LANDOWNER is entitled to receive the compensation from the said Governmental Authorities.

4.2. THE LANDOWNER FURTHER COVENANTS AS UNDER:-

- 4.2.1. Not to create any encumbrance or charge on the Schedule Property and accretions thereon in favor of any third party in any manner whatsoever.
- 4.2.2. To sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the title.
- 4.2.3. To allow the DEVELOPER to develop the Schedule Property as per Agreement and as per the approved and sanctioned plans.

 S. J. J. S. J. J.

For Sri Dhany Developers

Partner / Managing Partner

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4.2.4. It is further agreed that the Parties viz., the LANDOWNER and the DEVELOPER are entitled to enter into Agreements for Sale relating to their respective shares in the Project in favour of the prospective purchasers during the period of construction. The DEVELOPER subject to the terms of this Agreement is entitled and authorized to execute and register the Sale Deeds in respect of the aforementioned agreements for alienating their respective saleable areas.

4.2.5. To make out a good marketable right, title and interest to the Schedule Property;

4.2.6. Not to cause any let or hindrance for development of the Schedule Property as long as the DEVELOPER complying with the terms and conditions of this Development Agreement and the DEVELOPER have been granted license to enter into and develop the Schedule Property as per the scheme of development agreed to under the terms of this Agreement.


4.2.7. To carry out such acts, deeds and things as may be reasonably required by the DEVELOPER at the cost of the DEVELOPER in order to successfully develop the Schedule Property into the Project and the LANDOWNER shall rectify defects if any in his title to the Schedule Property at his cost;

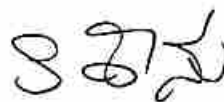
5. **ORIGINAL DOCUMENTS:**

The LANDOWNER hereinabove shall keep all the original title deeds and other documents in respect of the Schedule Land in his own custody and as when requested by the DEVELOPER from time to time, the LANDOWNER shall produce such documents for verification of the prospective purchasers of Residential Apartments and also for inspection by the representatives of the Banks from which the prospective purchasers may avail the housing loan facilities.

6. **OBLIGATIONS OF THE DEVELOPER:**

6.1. The DEVELOPER shall, on its own and at its own cost and expenses, perform the following acts in connection with the development of the Schedule Property;

 S. D. D.



For Sri Dhany Developers

Partner / Managing Partner

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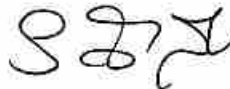
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- 6.1.1. To prepare and finalize the construction plans and applications required for the construction of the Project on the Schedule Property;
- 6.1.2. To take all necessary steps to prepare the required plans/ drawings/ designs/ applications for construction of the Project on the Schedule Property, as per all applicable building bye-laws, rules and regulations and submit the same to the concerned Authorities and various Government Departments and Authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction of the Project;
- 6.1.3. Exercise discretion in all matters relating to the conceptualization, manner, method and design of construction of the Project subject to the terms of this Agreement.
- 6.1.4. It shall follow all building designs, codes, laws as may be applicable in the development of the Project. The LANDOWNER shall not be held responsible or liable in any manner for the construction including the defects in the construction.
- 6.1.5. It shall be responsible for the design and structural stability of the Project and shall obtain Occupancy Certificate for the project after completion of the same.
- 6.1.6. It shall render assistance and co-operation with the purchasers of any of the constructed areas from out of the LANDOWNER share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of the prospective purchaser.
- 6.1.7. It shall be the responsibility of the DEVELOPER for any defects in construction of the project and damages in respect of the project and the LANDOWNER or his nominee/s or purchasers are in no way be responsible or liable for the same.

7. **RIGHTS OF DEVELOPMENT:**

The DEVELOPER shall deal with the saleable areas in the entire Project allotted towards the share of the DEVELOPER subject to the terms of this Agreement and shall have marketing and sale rights in respect of saleable areas falling towards its share.



For Sri Dhany Developers

Partner / Managing Partner

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8. **INTEREST FREE REFUNDABLE DEPOSIT:**

The DEVELOPER has paid a sum of Rs.45,00,000/- (Rupees Forty Five Lakhs only), through Cheques as follows :-

- i) Rs.5,00,000/- Cheque No.000006, Dated : 26.10.2022, Indian Overseas Bank, Seethammadhara Branch, Vishakapatnam.
- ii) Rs.5,00,000/- Cheque No.000007, Dated : 26.10.2022, Indian Overseas Bank, Seethammadhara Branch, Vishakapatnam.
- iii) Rs.5,00,000/- Cheque No.000008, Dated : 26.10.2022, Indian Overseas Bank, Seethammadhara Branch, Vishakapatnam.
- iv) Rs.10,00,000/- Cheque No.943762, Dated : 05.07.2023, Indian Overseas Bank, Jubilee Hills Branch, Hyderabad.
- v) Rs.10,00,000/- Cheque No.943763, Dated : 05.07.2023, Indian Overseas Bank, Jubilee Hills Branch, Hyderabad.
- vi) Rs.10,00,000/- Cheque No.943764, Dated : 05.07.2023, Indian Overseas Bank, Jubilee Hills Branch, Hyderabad.

As interest free Refundable Deposit for due performance of its obligations under this Agreement. The said Refundable Deposit shall be paid by the DEVELOPER to the OWNER/S in proportion to their share in the Schedule Property.

9. **COMMENCEMENT OF DEVELOPMENTAL WORK:**

- 9.1. The DEVELOPER shall commence the developmental work on the Schedule Property after receiving the sanctioned plans from the concerned authorities. The DEVELOPER shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the LANDOWNER shall not interfere with the same. The quality of materials used shall conform to ISI codes or equivalent thereto and the same shall be branded products.



S. D. 23



For Sri Dhanvi Developers
Partner / Managing Partner


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- 9.2. The LANDOWNER shall extend full co-operation to the DEVELOPER to complete the development and completion of the Project undertaken by them.
- 9.3. The DEVELOPER may, at its discretion, agree to execute additional items of work which are over and above the items of works mentioned in the Annexure of the project as required by the LANDOWNER on a separate and mutually agreed terms and rates.
- 9.4 The DEVELOPER is hereby authorised to offer its share as security by way of creating equitable mortgage or project loan or simple mortgage subject to the condition that the liability of the share of the LANDOWNER are restricted to the security in the property herein and the LANDOWNER shall not in any manner personally liable and creditors cannot have a charge on any of the assets of the LANDOWNER, other than the share of the DEVELOPER.

10. **OBSTRUCTION FREE DEVELOPMENT:**

The DEVELOPER shall from the date of grant of license to enter upon the Schedule Property as contemplated herein be deemed to have an irrevocable licence to implement the Project on the Schedule Property and the DEVELOPER's right to carry out the construction and development works shall be continuous and irrevocable provided that the DEVELOPER duly observes and performs all its obligations as herein contained and the LANDOWNER shall not in any manner whatsoever obstruct the implementation of the Project except as hereinafter provided.

11. **COMPLETION:**

- 11.1. The DEVELOPER of Second Part shall complete the developmental works/project and deliver the LANDOWNER's share of saleable areas (for wood work possession) comprising of Residential Apartments within 42 months from the date of obtaining Permit and Sanction Plans for construction from the concerned authorities. However the grace period of 6 months is allowed for completion of construction over and above the above stipulated period.

 S. D. D.

 For Sri Dhanvi Developers
Partner / Managing Partner

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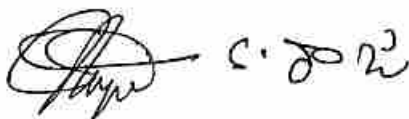
- 11.2. In the event if the development activity is stalled on account of any third party claims over the property or due to any prohibition imposed by the Government or Court orders, the period consumed for clearance of such litigation or embargo shall be excluded from the above completion period and the period of completion will be correspondingly extended.

12. **FORCE MAJEURE:**

Notwithstanding anything contained under this agreement, the above stipulated time frame will be suitably extended, if the construction is not completed on account of unforeseen circumstances beyond the control of the DEVELOPER such as force majeure, act of god, natural calamities, war, strikes, agitations and further on account of restrictions and controls that may be put up by the government or the authorities or changes and amendments in the rules or regulations or in view of any prohibitory orders passed by the Hon'ble Courts or any third party claims over the schedule property by virtue of which the applications for permission are not entertained and permissions and sanctions are not granted by the authorities and construction cannot be proceeded with or due to any other circumstances not attributable to any action of the DEVELOPER.

13. **PAYMENT OF GST, STAMP DUTY, REGISTRATION CHARGES AND OTHER DUTIES::**

- 13.1. It is agreed that the LAND OWNERS of First Part shall pay and bear all taxes as levied from time to time or any taxes to be imposed in future and such as including GST or any other taxes for their respective share
- 13.2. The cost of stamps, T.P. Tax, registration fees and other incidental charges for sale of Residential Apartments together with undivided share of the land fell to the shares of the Parties herein shall be borne and paid by the prospective purchasers of the respective parties herein.



For Sri Dhanvi Developers

Partner / Managing Partner

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- 13.3. Any liability on/of the LANDOWNER towards any income tax or tax on capital gains consequent to any of the agreements entered into in relation to the scheduled property shall be the responsibility of the LANDOWNER and the DEVELOPER does not bear any responsibility for the same. And similarly any liability on/of the DEVELOPER of second part towards any income tax consequent to any of the agreements entered into in relation to the schedule property shall be the responsibility of the DEVELOPER and the LANDOWNER do not bear any responsibility for the same.
- 13.4. Any stamp duty or any expenses to be incurred in relation to this Developmental Agreement shall be exclusively borne by Developer only.
- 13.5. Both Parties to this Agreement agree and undertake to each other to act bonafide and in a reasonable manner in the exercise of their respective rights under the terms of this Agreement.

14. **INDEMNITY:**

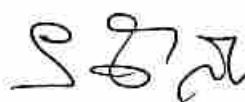
- 14.1. The parties hereto shall keep each other fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against either party on account of any act of omission or commission on the part of either party or on account of any failure on the part of either party to discharge its liabilities/ obligations herein.
- 14.2. The LANDOWNER shall indemnify and keep the DEVELOPER of the Second part indemnified for any loss or damage suffered on account of deficiency or defect in title of the LANDOWNER in arid over the schedule property entrusted for development. Any litigation by any third party regarding the schedule property or by virtue of which the development cannot take place, it is the sole responsibility of the LANDOWNER to resolve such disputes at his own cost and efforts.

15. **NAME OF PROJECT:**

It is agreed between the parties to name the project as "Skyside or Altitude" and neither party shall at any time change or subscribe to the change of the above name of the Project.



S. D. W.



For Sri Dhanvi Developers
Partner / Managing Partner

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16. **DISPUTE RESOLUTION:**

That in the event of any dispute arising with regard to the interpretation, scope and ambit of various clauses stipulated herein above and in respect of this contract, firstly the parties shall endeavor to mutually settle the same through negotiations and if the same are not mutually settled, the parties hereto shall seek the Redressal of the same through Arbitration by mutually appointing a sole Arbitrator and if the parties not mutually agreeing upon a sole Arbitrator, such appointment of Arbitrator shall be sought from the Hon'ble courts under the provisions of the Arbitration & Reconciliation Act, 1996 and the Award passed by such Arbitrator shall be treated as final and binding on the parties and any such proceedings shall not interfere with the progress of construction and the place of Arbitration shall be at Hyderabad.

17. **INSPECTION:**

- 17.1. The LANDOWNER is neither concerned with nor shall he call in question the accounts, expenditure, income or the profits or any other particulars relating to the project from the DEVELOPER other than the specifications and standards that the DEVELOPER has undertaken to comply with.
- 17.2. The LANDOWNER or his authorized representatives shall have the power to inspect the progress of the development activity after due notice to the DEVELOPER.

18. **AMENDMENT:**

- 18.1. This Agreement may not be amended except by an agreement in writing signed by both the parties herein and such agreement shall be read as part and parcel of this Agreement.
- 18.2. It is further declared that all the Annexure/s enclosed herewith to this Development Agreement -cum- GPA shall be treated and shall form integral part and parcel of this Agreement and the parties are bound by not only these presents of the Agreement but also the contents and all other aspects covered under the Annexure/s enclosed herewith.

S. D. 22

For Sri Dhany Developers

Partner / Managing Partner

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19. MISCELLANEOUS CLAUSES:

- 19.1. Each of the parties agree to execute and deliver such other documents and to take such further action as may be reasonably required to carry out and evidence the intents, purposes and results of this Agreement.
- 19.2. This Agreement shall be binding upon and inured to the benefit of LANDOWNER and DEVELOPER and each of their respective legal representatives, successors, and assignees.
- 19.3. The validity, construction and performance of this Agreement shall be governed by the laws of the land.
- 19.4. This Agreement constitutes the entire understanding and agreement of the parties and shall be modified only by subsequent amendment in writing.

20. EMPOWERMENT AND IRREVOCABLE GENERAL POWER OF ATTORNEY:

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

- (a) To enter into, execute and register Agreements of Sale with intending prospective purchasers and receive the sale consideration, acknowledge the receipt of the earnest money and such consideration and pass valid receipts for payment received in respect of the saleable areas comprising of Residential Apartments, parking areas and proportionate undivided share of land allotted towards the share of the DEVELOPER as per the terms of this Agreement i.e., to say the DEVELOPER is entitled to execute Agreements of Sale/Sale Deeds in respect of all such saleable areas in the shape of Apartments together with the undivided share of land, parking areas allotted towards the share of the DEVELOPER.

 S. D. R.

 For Sri Dhanvi Developers
 Partner / Managing Partner

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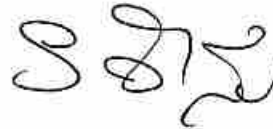
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- (b) To sign, execute and register the Agreements of Sale, Sale Deeds, on behalf of the LANDOWNER duly alienating, conveying and transferring the saleable areas in the shape of Residential Apartments, parking areas and proportionate undivided share of land allotted towards the share of the DEVELOPER in favour of the prospective purchasers, to enter into and execute Agreements of Sale/Sale Deeds in favour of such purchasers, to receive the sale consideration, to present such Sale Deeds, Conveyance Deeds before the registering authorities, admit the execution and acknowledge the receipt of the total sale consideration and get the Sale Deeds registered and to complete all the registration formalities.
- (c) To decide at its sole discretion and exclusive choice as to the location of various components of the development in the project and to identify and earmark various parcels of the entire project land into separate components of development.
- (d) To prepare the construction plans, to appoint Architects, to submit all such applications for obtaining necessary permissions, approvals and sanctions of construction plans etc. from the competent authorities for obtaining tentative as well as final layout permissions, construction permits for Residential Apartments on the schedule Property and to sign all such plans, applications, forms, affidavits or petitions and papers as may be necessary from time to time for the construction and successful completion of the entire project on the Schedule Land.
- (e) To make statements, file affidavits, reports in all proceedings before any statutory authorities including sanctioning authorities for construction, ULC, HMWW&SB, TSCPDCL, Airport Authority of India, etc., and obtain necessary sanctions, permissions and approvals for the construction and successful completion of the entire project.



S. D. S.



For Sri Dhany Developers



Partner/Managing Partner


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- (f) To institute, sign, file suits, petitions, complaints, appeals, written statement or any other legal proceedings in respect of the scheduled property in all courts and to sign and verify all application, affidavits, appeals, complaints, petitions, vakalats, etc. From time to time and to give evidence in court of law on behalf of the LANDOWNER of First Part and to appoint advocates as and when required under intimation to the LANDOWNER.
- (g) To appoint or engage architect or architects, construction structural Engineers/Consultants, labour/contractors for the construction of the complex.
- (h) To advertise the project for sale.
- (i) To hand over the peaceful and vacant possession of the Apartments out of the DEVELOPER' share in the constructed area as well as undivided share in the land to the prospective purchasers of the Apartments as per the terms and to the extent of powers granted at clause (b) above.
- (j) To represent before the Income Tax Department and if necessary to obtain Income Tax clearance certificate to alienate the above said Apartments.
- (k) To do, perform and execute all such things, acts and deeds as may-be incidental or necessary to do for alienating, convening and transferring the constructed area comprising of Residential Apartments, Parking Areas and proportionate undivided share of land allotted to the share of the DEVELOPER in favour of the prospective purchasers as fully and effectively in all respects.
- (l) If required the LANDOWNER of First Part/Principal herein do hereby agrees and undertakes to ratify and confirm all or whatever acts, deeds and things that may be performed, executed and done by the Attorney Holder herein in exercise of powers conferred above for the purpose of carrying out the objects of the Development Agreement.
- (m) To hand over physical possession of the DEVELOPER's share or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc.;

 S. D. R.

For Sri Dhanvi Developers


Partner / Managing Partner


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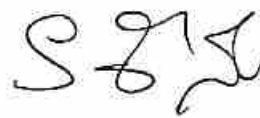


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- (n) To approach the concerned municipal authorities, Metropolitan Development Authorities or such other competent authorities, including the Fire Force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the DEVELOPER, and to do all other acts as may be necessary for putting up any construction/s including multistoried buildings and for effective development and completion of the buildings on the Schedule Property in such manner as the DEVELOPER may deem fit and proper.
- (o) To appear for and represent us before the Greater Hyderabad Municipal Corporation, Hyderabad Metropolitan Development Authority, concerned sanctioning authorities, TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of buildings including multistoried buildings in the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;

 S. S. S.



For Sri Dhanvi Developers


Partner / Managing Partner

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- (P) To apply to TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;
- (q) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the DEVELOPER;
- (r) To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property,
- (s) To pay development charges, layout charges, betterment charges, property tax, library tax etc. as may be applicable, on our behalf in respect of the Schedule Property;
- (t) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities;
- (u) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;

 8.002 S272

For Sri Dhanvi Developers

Partner / Managing Partner

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- (v) To pay necessary deposits of security or any other amounts that may be required to be deposited or paid to TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Hyderabad Metropolitan Development Authority, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;
- (w) To apply
- (x) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in its Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax Authorities, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as our attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to 'withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof;

And generally, to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the DEVELOPER's share in the manner aforesaid, without any restrictions, reservations or conditions.



S. 202



For Sri Dhany Developers


Partner / Managing Partner

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And generally, to do all such acts, deeds, matters and things as may be necessary as the DEVELOPER shall think fit and proper, notwithstanding no express power or authority in that behalf is hereinabove provided, provided however the same shall be incidental to the powers conferred hereinabove.

And the LANDOWNER hereby agrees that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the completion of entire development and construction and the DEVELOPER has/have fully conveyed all the DEVELOPER's share in favour of the DEVELOPER /nominee/s or in favour of the third parties as stated above.

And the LANDOWNER do hereby agrees that all acts, deeds and things lawfully done by the DEVELOPER shall be construed as acts, deeds and things done by the LANDOWNER and the LANDOWNER undertake to ratify and confirm all and whatsoever that the DEVELOPER shall lawfully do or cause to be done for the LANDOWNER by virtue of the power/s herein above given.

The LANDOWNER hereby empowers the DEVELOPER or its nominee/s by means of Power of Attorney to approach the competent authorities, and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants, and to execute documents etc., as desired by the DEVELOPER.

Provided that the Power of Attorney so executed shall not be revoked since the power of attorney is coupled with interest in view of the fact that the DEVELOPER by investing its own funds will develop the schedule property except for the breach of terms committed by the DEVELOPER being determined by the Arbitrator in case of reference made for arbitration. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the DEVELOPER. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney is irrevocable.

 S. D. S. S. S.

For Sri Dhany Developers

Partner / Managing Director

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Provided further, that the DEVELOPER shall not act in exercise of the powers conferred under the Power of Attorney in derogation of the rights of the LANDOWNER guaranteed under the terms of this Agreement.



SCHEDULE OF PROPERTY




All that the piece and parcel of the total Agricultural land admeasuring Acres 1-10 Guntas or 6050.00 Sq.Yards, comprising of (a) Acres 0-11 Guntas in Survey No. 73/6, Acres 0-04 Guntas in Survey No. 74/2/1, Acres 0-14 Guntas in Survey No. 73/6/2/1, Acres 0-04 Guntas in Survey No. 74/2/3, Acres 0-13 Guntas in Survey No. 73/6/1, Acres 0-04 Guntas in Survey No. 74/2/2, situated at Mokila Village and Grampanchayath, Shankarpally Mandal, Ranga Reddy District, and bounded by:

North: Land in Survey No. 74/Part & 73/Part & Others
South: Land in Survey No. 74/Part of Subba Raju
East: Mokila Village to Kondakal Village Road.
West: Land of Maitri Layout.

IN WITNESS WHEREOF the Parties hereinabove have signed and executed this document on the day, month and year hereinabove mentioned.

WITNESSES:

1. 
2. 
3.
4.

1. 
2. 
3. 

LANDOWNERS/FIRST PART

For Sri Dhanvi Developers


Partner / Managing Director

DEVELOPER / SECOND PART

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ANNEXURE-I-A

1. Description of the Development : Agricultural land admeasuring Acres 1-10 Guntas comprising of (a) Acres 0-11 Guntas in Survey No. 73/6, Acres 0-04 Guntas in Survey No. 74/2/1, Acres 0-14 Guntas in Survey No. 73/6/2/1, Acres 0-04 Guntas in Survey No. 74/2/3, Acres 0-13 Guntas in Survey No. 73/6/1, Acres 0-04 Guntas in Survey No. 74/2/2, situated at Mokila Village and Grampanchayath, Shankarpally Mandal, Ranga Reddy District.

a) Nature of roof : R.C.C.

b) Type of structure : With Pillars

2. Total Extent of site : 6050.00 Square Yards
(or) equivalent to Ac.1-10 Guntas,

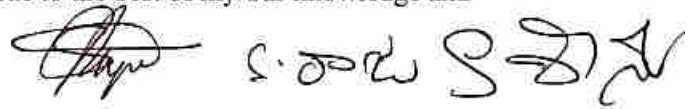
3. Built up area particulars : 215000 Sq.Feet,

(Parking Area) : 58486 Sq.Feet

4. M.V.of the Property : Rs.28,03,64,500/-

CERTIFICATE

I/we do hereby declare that what is stated above is true to the best of my/our knowledge and belief.



Signature of Owner

For Sri Dhanvi Developers



Signature of Developer

Signature of Witness

1. 

2. 

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SPECIFICATIONS

STRUCTURE	RCC Framed Structure Designed as per BIS for wind & Seismic Loads.
FLOORING AND DADO	Drawing room, living room, Dining room & Bedrooms with Vitrified Tiles of [800 MM x 800 MM / 1000 MM x 1000 MM / equivalent make. Toilets: Anti-skid large size Vitrified tile of [600 MM x 600 MM / 300 MM x 300 MM] or Reputed make
TOILETS	Sanitary ware: JAQUAR or equivalent make washbasins and wall-hung EWC with concealed flush system in all toilets Faucets: JAQUAR or equivalent make in all toilets Toilet Ceiling: Grid type false ceiling for maintenance Maid Toilet: Floor Mounted EWC with Flush Tank & Washbasin of JAQUAR or equivalent make Utility.
DOORS & WINDOWS & VENTILATORS	Main Door Frame: Best quality Teakwood / Engineered wood frame with polish Main Door Shutter: 38 mm to 40 mm both side Teak veneer shutter with polish finish with reputed make hardware Internal Doors: Best quality engineered hardwood door frame & shutters of size with reputed make hardware Door Hardware: Reputed make Windows & French Sliding Doors: Aluminum frame with toughened glass of Reputed Make. Bathroom Doors: Granite/WPC/Flush doors with frame shall be provided UPVC / Powder Coated Aluminum frame of fixed / adjustable louvered/openable shutter.
PAINT	External: Two coats of exterior emulsion paint with texture finish as per the approved Design Internal: Two coats of premium emulsion paint over smooth putty finished Surfaces.



S. J. J.



For Sri Dhanvi Developers


Partner / Managing Partner



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ELECTRICAL FIXTURES	<p>Power Supply: 7.5 KW 3 Phase power supply connection</p> <p>Safety Device: MCB & ELCB (Earth Leakage Circuit Breaker)</p> <p>Power Quality: Regulated power to the entire complex along with surge suppressors</p> <p>Metering: Raw Power & DG power metered through energy meter</p> <p>Wires: Fire retardant low smoke wires of reputed make (Finolex/RR/Polycab Cable/ or equivalent make)</p> <p>Switches: Modular switches of reputed make (Schneider /Legrand or equivalent make)</p> <p>Light Fixtures: Energy saving LED light fixtures in all common areas</p> <p>TV & Telephone: Points in Living & Master Bedroom Internet: Provision for Internet connection in Living & Master Bedroom</p> <p>AC: Points shall be provided in Living & all Bedrooms Exhaust Fan: Electrical Provision shall be provided in all Bathrooms</p> <p>Geyser: Geyser points shall be provided in all Bathrooms</p> <p>Generator Backup: 3 KW shall be provided for each apartment.</p>
KITCHEN	<p>Provision for sink shall be provided.</p> <p>Provision for water purifier/RO unit shall be provided. Provision for Washing Machine.</p>
SECURITY NETWORK	<p>CCTV cameras in identified common areas & Clubhouse with monitoring & recording from Security/Maintenance office</p> <p>Automatic Opening Gates with long range readers at entry and exit for tenant's unobstructed movement</p>
COMMUNICATION NETWORK	<p>Telephone Points in master bedrooms and living areas Intercom facility throughout the property</p> <p>Provision for Broadband connectivity in master bedroom/office/living areas</p> <p>Clubhouse with Wi-Fi connectivity.</p>
LANDSCAPING	Professionally planned and executed landscape in all suitable Areas.
COMMON BUILDING SPECIFICATIONS LIFT & LIFT LOBBY	<p>a) 02 High-Speed lifts of Reputed make will be provided with Johnson/OTIS/KONE or equivalent make, entrance with granite/marble / tile cladding</p> <p>b) 01 Service Lift of Reputed make will be provided with Johnson/OTIS/KONE or equivalent make, entrance with granite/marble / tile cladding. Cellar & Stilt floor area with granite / Marble / Tiles for flooring & cladding.</p>
BASEMENT FLOORING	VDF flooring with car parking numbers marked in paint.

 S. S. S.

 S. S. S.

For Sr. Developer

 Partner / Managing Partner

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TERRACE FLOOR	VDF Flooring as per architectural Layout.
POWER BACKUP	100% Power backup for common amenities such as lifts, water pumps, STP & selective common areas lighting.
WTP / STP / PUMPING SYSTEM	Supply to all floors.
INTERCOM	Intercom shall be provided.
PIPED GAS	Piped Gas facility with metering shall be provided.
FIRE PROTECTION SYSTEMS	Designed in compliance with fire norms of the state.
CAR PARKING	a) Sophisticated round-the-clock security system b) Boom barriers for efficient traffic management c) Access Entry/Smart Entry.

 S. 0023 S. 0023

For Sri Dhanvi Developers


Partner / Managing Partner

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Shankarpally



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Proceedings of the Competent Authority & Tahsildar, Shankarpalle Mandal Rangareddy District

Present: P Priyanka
 Proedgs, No. 2300115676
 Sub: NALA Order
 Rel:
 Order:

Dated: 07/06/2023

Sri *రామకృష్ణ* R/o Mokila, Shankarpalle, Rangareddy has applied for conversion of agriculture land situated in Sy.No 74/2/1, 73/6 extent 0.2100 of Mokila Village, Shankarpalle Mandal, Rangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land 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 proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms 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.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or 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.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. 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.

Priyanka
 Tahsildar & Jt. Sub Registrar Office,
 Shankarpalle
 THASILDAR
 Shankarpalle Mandal
 Rangareddy District

To
 Sri *రామకృష్ణ*
 Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Mokila, Shankarpalle & Rangareddy	73/6	0.1700	0.1700	
2	Mokila, Shankarpalle & Rangareddy	74/2/1	0.0400	0.0400 ✓	

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Shankarpally



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Proceedings of the Competent Authority & Tahsildar Shankarpalle Mandal Rangareddy District

Present: P Priyanka
 Proedgs. No. 2300115721
 Sub: NALA Order
 Ref:
 Order:

Dated: 07/06/2023

Sri Suresh Chandra R/o Mokila, Shankarpalle, Rangareddy has applied for conversion of agriculture land situated in Sy No 74/2/2, 73/6/1 extent 0.2200 of Mokila Village, Shankarpalle Mandal, Rangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land 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 proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms 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.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or 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.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. 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.

[Signature]
 Tahsildar & Jt. Sub Registrar Office,
 Shankarpalle
 Shankarpalle Mandal
 Rangareddy District

To
 Sri సురేష్ చంద్ర
 Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Mokila, Shankarpalle & Rangareddy	73/6/1	0.1800	0.1800	
2	Mokila, Shankarpalle & Rangareddy	74/2/2	0.0400	0.0400	

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Shankarpally



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Proceedings of the Competent Authority & Tahsildar Shankarpalle Mandal Rangareddy District

Present: P Priyanka

Dated: 07/06/2023

Proedga. No. 2300115707

Sub: NALA Order

Ref:

Order:

Sri పరివర్తన క్రింద R/o Mokila, Shankarpalle, Rangareddy has applied for conversion of agriculture land situated in Sy.No 74/2/3, 73/6/2/1 extent 0.2300 of Mokila Village, Shankarpalle Mandal, Rangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land 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 proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms 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.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or 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.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. 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.

Tahsildar & Jt. Sub Registrar Office,

Shankarpalle

SHANKARPALLE

Shankarpalle Mandal

Ranga Reddy District

To

Sri పరివర్తన క్రింద

Schedule

SLNo.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Mokila, Shankarpalle & Rangareddy	73/6/2/1	0.1900	0.1900	
2	Mokila, Shankarpalle & Rangareddy	74/2/3	0.0400	0.0400	

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Government of Telangana

Statement of Encumbrance on Property (EC)

Statement of Encumbrance on Agricultural land with Survey number 73/6 in village of Mokila Mandal of Shankarpalle District Rangareddy .

S. No.	Description of property (Survey number, Extent, PPB number)	Transaction date	Name of parties Executants (Ex)/ Claimant (CL)	Nature of Deed/ Transaction ID/ Original Survey No/ Original Extent/ Transacted extent/ Market Value	Tahsildar office/ Document Number/year
1	Pattadar Name :రాజు సాంద్రాల Khala No : 1132 Survey No : 73/7 Extent (Ac. Gts) : 0.1700 Passbook No : T05240070478		రాజు సాంద్రాల(రాజు సాంద్రాల) (EX) రాజు సాంద్రాల(రాజు సాంద్రాల) (CL)	Converted to Nonagriculture land With transaction No. : 2300115676 Original survey No - 73/6 Original Extent (Ac. Gts) - 0.1700 Transacted Extent (Ac. Gts) - 0.1700 Market Value -	Tahsildar & Jt. Sub Registrar Office Name - Shankarpalle

Disclaimer - Above Encumbrance details are based on the transaction done in Dharani Portal from 29th Oct 2020 onwards.



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Shankarpally



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Government of Telangana

Statement of Encumbrance on Property (EC)

Statement of Encumbrance on Agricultural land with Survey number 74/2/1 in village of Mokila Mandal of Shankarpalle District Rangareddy .

S. No.	Description of property (Survey number, Extent, PPB number)	Transaction date	Name of parties Executants (Ex)/ Claimant (CL)	Nature of Deed/ Transaction ID/ Original Survey No/ Original Extent/ Transacted extent/ Market Value	Tahsildar office/ Document Number/year
1	Pattadar Name :రాజు సాండ్లాల Khata No : 1132 Survey No : 74/2/2 Extent (Ac. Gts) : 0.0400 Passbook No : T05240070478		రాజు సాండ్లాల(రాజు సాండ్లాల) (EX) రాజు సాండ్లాల(రాజు సాండ్లాల) (CL)	Converted to Nonagriculture land With transaction No. : 2300115676 Original survey No - 74/2/1 Original Extent (Ac. Gts) - 0.0400 Transacted Extent (Ac. Gts) - 0.0400 Market Value -	Tahsildar & Jt. Sub Registrar Office Name - Shankarpalle

Disclaimer – Above Encumbrance details are based on the transaction done in Dharani Portal from 29th Oct 2020 onwards.



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Shankarpally



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Government of Telangana

Statement of Encumbrance on Property (EC)

Statement of Encumbrance on Agricultural land with Survey number 73/6/1 in village of Mokila Mandal of Shankarpalle District Rangareddy .

S. No.	Description of property (Survey number, Extent, PPB number)	Transaction date	Name of parties Executants (Ex)/ Clalmant (CL)	Nature of Deed/ Transaction ID/ Original Survey No/ Original Extent/ Transacted extent/ Market Value	Tahsildar office/ Document Number/year
1	Pattadar Name :సబావత్ రాజు Khata No : 1133 Survey No : 73/6/2 Extent (Ac. Gts) : 0.1800 Passbook No : T05240070479		సబావత్ రాజు(సబావత్ రాజు) (EX) సబావత్ రాజు(సబావత్ రాజు) (CL)	Converted to Nonagriculture land With transaction No. : 2300115721 Original survey No - 73/6/1 Original Extent (Ac. Gts) - 0.1800 Transacted Extent (Ac. Gts) - 0.1800 Market Value -	Tahsildar & Jt. Sub Registrar Office Name – Shankarpalle

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Government of Telangana

Statement of Encumbrance on Property (EC)

Statement of Encumbrance on Agricultural land with Survey number 74/2/2 in village of Mokila Mandal of Shankarpalle District Rangareddy .

S. No.	Description of property (Survey number, Extent, PPB number)	Transaction date	Name of parties Executants (Ex)/ Claimant (CL)	Nature of Deed/ Transaction ID/ Original Survey No/ Original Extent/ Transacted extent/ Market Value	Tahsildar office/ Document Number/year
1	Pattadar Name :సబావత్ రాజు Khata No : 1133 Survey No : 74/2/3 Extent (Ac. Gts) : 0.0400 Passbook No : T05240070479		సబావత్ రాజు(సబావత్ రాజు) (EX) సబావత్ రాజు(సబావత్ రాజు) (CL)	Converted to Nonagriculture land With transaction No. : 2300115721 Original survey No - 74/2/2 Original Extent (Ac. Gts) - 0.0400 Transacted Extent (Ac. Gts) - 0.0400 Market Value -	Tahsildar & Jt. Sub Registrar Office Name - Shankarpalle

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Shankarpally



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Government of Telangana

Statement of Encumbrance on Property (EC)

Statement of Encumbrance on Agricultural land with Survey number 73/6/2/1 in village of Mokila Mandal of Shankarpalle District Rangareddy .

S. No.	Description of property (Survey number, Extent, PPB number)	Transaction date	Name of parties Executants (Ex)/ Claimant (CL)	Nature of Deed/ Transaction ID/ Original Survey No/ Original Extent/ Transacted extent/ Market Value	Tahsildar office/ Document Number/year
1	Pattadar Name :సబావత్ శ్రీను Khata No : 1134 Survey No : 73/6/2/3 Extent (Ac. Gts) : 0.1900 Passbook No : T05240070480		సబావత్ శ్రీను(సబావత్ శ్రీను) (EX) సబావత్ శ్రీను(సబావత్ శ్రీను) (CL)	Converted to Nonagriculture land With transaction No. : 2300115707 Original survey No - 73/6/2/1 Original Extent (Ac. Gts) - 0.1900 Transacted Extent (Ac. Gts) - 0.1900 Market Value -	Tahsildar & Jt. Sub Registrar Office Name - Shankarpalle

Disclaimer - Above Encumbrance details are based on the transaction done in Dharani Portal from 29th Oct 2020 onwards.



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Shankarpally



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Government of Telangana

Statement of Encumbrance on Property (EC)

Statement of Encumbrance on Agricultural land with Survey number 74/2/3 in village of Mokila Mandal of Shankarpalle District Rangareddy .

S. No.	Description of property (Survey number, Extent, PPB number)	Transaction date	Name of parties Executants (Ex)/ Claimant (CL)	Nature of Deed/ Transaction ID/ Original Survey No/ Original Extent/ Transacted extent/ Market Value	Tahsildar office/ Document Number/year
1	Pattadar Name :సబావత్ శ్రీను Khata No : 1134 Survey No : 74/2/4 Extent (Ac. Gts) : 0.0400 Passbook No : T05240070480		సబావత్ శ్రీను(సబావత్ శ్రీను) (EX) సబావత్ శ్రీను(సబావత్ శ్రీను) (CL)	Converted to Nonagriculture land With transaction No. : 2300115707 Original survey No - 74/2/3 Original Extent (Ac. Gts) - 0.0400 Transacted Extent (Ac. Gts) - 0.0400 Market Value -	Tahsildar & Jt. Sub Registrar Office Name - Shankarpalle

Disclaimer - Above Encumbrance details are based on the transaction done in Dharani Portal from 29th Oct 2020 onwards.



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Shankarpally



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AESFS6622L



नाम / Name
SRI DHANVI DEVELOPERS

01062022

निगमन/गठन की तारीख
Date of Incorporation/Formation
30/04/2022

For Sri Dhanvi Developers

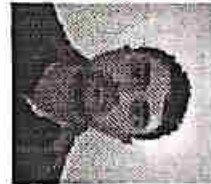
Partner / Managing Partner

Aai 172 Varma

Issue Date: 14/05/2013



भारत सरकार
Government of India



व्यक्ति का नाम
Alluri Saiteja Varma
जन्म तिथि/DOB: 21/08/1988
लिंग/SEX: MALE

VID: 9140 2541 2970 3617

सं. 1574

एनआईटी
Unique Identification Authority of India



Download Date: 01/12/2022
आधार संख्या: 506 55 50, ब्लॉक C ग्रीन ग्रेस सी
नो 21, क्राजागुडा, सेरिलिंगमपल्ली,
क्राजागुडा, क.व. रंगारेड्डी,
तेलंगाना - 500032
Address:
C/O: Alluri Venkata Saiya Dhana Rama Raju,
F. No 506 5Th Floor, Block C Green Grace Sy
No 21, Krazaguda, Serilingampally,
Krazaguda, K.V. Rangareddy,
Telangana - 500032



1574

VID: 9140 2541 2970 3617



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Shankarpally



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భారత ప్రభుత్వం
Sahavast Srinu

పుట్టిన తేదీ / Year of Birth: 10/8
పురుషుడు / Male

4937

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Sahavast Srinu

పుట్టిన తేదీ / Year of Birth: 10/8
పురుషుడు / Male

4937

Address: S/O. Sahavast Srinu, 5-143/1, Mokila, Shankar palli, Mokila, K.V.Rangaraddy, Shankarpalli, Andhra Pradesh, 501203

Handwritten signature and "Vendor" stamp.

భారత ప్రభుత్వం
Unique Identification Authority of India
GOVERNMENT OF INDIA

భారత ప్రభుత్వం

సామాన్య సంఖ్య / Enrolment No.: 1067/42016/06471

10/10/2013

To
Sahavast Srinu
సామాన్య సంఖ్య
S/O. Sahavast Srinu
5-143/1
Mokila Thanda
Mokila Thanda
Mokila
Mokila, K.V. Rangaraddy
Andhra Pradesh - 501203

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:
~~XXXXXXXXXXXX~~ 8279

ఆధార్ - సామాన్యుని హక్కు

సామాన్య సంఖ్య
Sahavast Srinu

పుట్టిన తేదీ / DOB: 01/01/1987
పురుషుడు / Male

8279

Handwritten signature and "Vendor" stamp.

భారత ప్రభుత్వం
Abdul Wazeed

పుట్టిన తేదీ / DOB: 13/08/1985
పురుషుడు / Male

6556

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Abdul Wazeed

పుట్టిన తేదీ / DOB: 13/08/1985
పురుషుడు / Male

6556

Address: S/O. Hussain Mya, H NO 2-06, Ramachandrapuram Mandal, Kollur, Medak, Andhra Pradesh, 502300

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