Note : Document will be returned at 3.30 pm to 5.00 pm.

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సబ్*లజిస్త్వారు* **ఖుత్బుల్లాపూర్**



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K. NAGARAJA MANI
S.V.L. No 46/99, R. No. 42/2005
Shop No. 59/A. Kushal Towers,
Khanatabad, Hyderabad.

DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS development agreement cum Irrevocable general power of attorney is

MADE AND EXECUTED on this the 19th day of November 2007 at

HYBERABAD By:

	μ	Sri Maloth Krishna Naik S/o Manjeeya aged abooccupation Business and resident of 9-8, Dundigal Tanda,	m
) alo Q	2	Road, Quthbullapur Mandal, Ranga Reddy District (PAN 2) M. Joyann 3) 918. 3	PA PAY
s) K98	912	6) MANDAATO	L. Noga Jakish
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శవ పున్మకము 2007 **ర్ష్మావే**జు పొత్తముక్ కౌమీ 🐯 ్ జాగీతము సరున 192 7 4 S S 2 2 NOW 30 ລັກຍນ 11:00 ລ່າວວັນ 12:00 ກ່ວຍຍ మధ్య ఖుత్బల్లాపూర్ స్టబ్ - లాక్ట్రామ్ క్రాలయములో **3/3**50 M. Bgt. J'als రాజాస్త్రేషన్ చట్టము 908 లోగా సెక్షన్ 32 - ఎకు alo Go అసుసరించి సమ**్థ**ంచవలసిన ఫోటోగ్రా**పు**లు మరియు వేలి ముద్రలతో నహా దాంఖలు చేసి రునుయు రూ....2000/--....బ చెప్పించినాతు. *లై*ని ఇల్టినట్లు ఒప్పకొన్నది. Olo-Ory sto Manseeya occe Busing No 9-8 Dundigal Tando Dundigal × Mad **ుడవు** బ్రొటన వ్రేలు Opens MDIL Sto Manscero occu Rushy No 9-8 Durdiged Tande pudisal × hood

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Per son or or आँध्र प्रदेश ANDHRA PRADESH 14AA 697364 K. NAGARAJA MANI S.V.L. No 46/99, R. No 42/2005 Shop No. 59/A. Kushai Towers. Mugli Khairelebad, Hyderabad Page 2 Manjeeya aged about 30 years occupation 2. Sri Maloth Jagan S/o 🕝 Business and resident of 9-8, Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District. (PAN NO)-AFIPM 9439 A) Sri Maloth Bheem Singh S/o Manjeeya aged about 35 years occupation Business and resident of House No 9-8, Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District. Sri Depavath Raju S/o Somla aged about 28 years occupation Business and resident of H.No 10-7, Dundigal Tanda-II, Quthbullapur Mandal, Ranga Reddy District. Sri Korra Krish & S/o Devla aged about 48 years occupation Agriculturalist resident of Gagilapur, Kuthbullapur Mandal, Ranga Reddy District.

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् ఆంద్రప్రశ్ आंध्र प्रदेश ANDHRA PRADESH	14AA 69
\$ 18 2017 Date	K. NAGAI
Purchaser MVE REAL	Shop No. 59/A Khairataba
For whom	

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Page 3

6. Sri Maloth (Lambada) Manjeeya @ Manjaiah S/o Late Sakru aged about 63 years resident of Dundigal Tanda, Dundigal 'X' Road,

Quthbullapur Mandal, Ranga Reddy District. AP.

Maloth (Lambada) Raju S/o Late Sakru aged about 53 years résident of Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District. AP.

8 Kum K Vijaya Lakshmi D/o Late K. Ranaja aged about 19 years occupation Student and resident of H.No. 9-1, Dundigal Tanda-I,

Quthbullapur Mandal, Ranga Reddy District.

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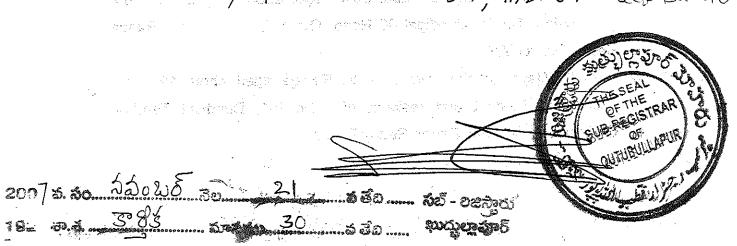
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K. NAGARAJA MANI S.V.L. No 46/99, R. Na 22/2005 Shop No. 59/A, Kushal Towers, Khamatabad, Hyderabad.

Page 4

Hereinafter referred to as the "OWNERS" which expression shall mean and include their respective legal heirs, successors in interest, nominee or norpinees, assignees etc.

IN FAVOUR OF

M/s. Usha Sree Homes, a partnership firm having its registered office at H. No 301, Jyothi Sowbhagya Apartments, Plot No 61, Shantinagar, Hyderabad, represented by its Partner Mr.M. Murali, S/o. M. Umamaheswara Rao aged 50 years resident of H. No 301, Jyothi Sowbhagya Apartments, Plot No 61, Shantinagar, Hyderabad, HEREINAFTER referred to as the "DEVELOPER" which term shall mean and include all their legal heirs, successors in interest, nor ince or pominees, assignees etc.

nominee or nominees, assignees etc.

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Certified that the following amounts have been paid in

respect of this document. RS_100 (201-x5) i. Stamp Duty: 1. In the chare of stome process...... 2. In this sings of challen (a)8.41 of 1.5. Act, 1899...... Rs. 50,000/ e. In the shape of rashings, 41 of LS. Act, 1999 4. adjustment of stemp day uls. 15 of 15 Act, 1899, if any Re-H. Registration Foet: Rs. 2000/ 1. In the shape of challen 5.0 season as a read was 2 win the shape of cash ill. User Charges: 1. in the shape of challan 2. in the shape of cash

21/4/07

क्षेत्रकेष । यह

An Amount of Re.....50,000/......towards stamp duty including transfer duty and Rs....2000...... towards registration fee on the Market value of Reason 72,000 creas paid by the party through M SOM NO.R.L. By. IDPL



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K. NAGARAJA MANI S.V.L. No. 46/99, R. No. 42/2005 Shop No. 59/A, Kushal Towers, Khairatabad, Hyderabad.

Page 5

aged about 38 years occupation Business and resident of 9-8, Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District is the Lawfull and absolute owner and he is in peaceful possession and enjoyment of the Plots of Lands admeasuring A.C 2-22 Guntas in Survey No. 146 [Purchased under a registered Sale deed executed by M/s APAR Fabrices Pvt Ltd formerly known as M/s ACME Textiles Pvt Ltd in favour of Mr M. Krishna Naik S/o Manjeeya on 16-04-2004 under document No 6839/2004]; A.C. 0-36 ½ Guntas in Survey Nos. 147/ ♥,143/ ♥ and 144 [purchased under a registered Sale deed executed by M/s APAR Fabrices Pvt Ltd formerly known as M/s ACME Textiles Pvt Ltd in favour of Mr Maloth Krishna Nair S/o Manjeeya on 26-06-2003 under document No 7209/2003]; A.C. 0-09 Guntas in Survey No. 151/∜ [Purchased under a registered Sale deed

executed by Smt R. Jamlee Bai W/o Late K. Ranaja and other in favour of Mr Maloth Krishna

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Nair on 21-01-2006 under document No 1429/2006]; A.C. 0-08 1/2 Guntas in Survey No. 151/2 [Purchased under a of registered Sale deed executed by Mr Momin Ali S/o Madar Ali and others in favour of Mr Maloth Krishna Nair on 23-01-2006 under document No 1526/2006] A.C 0-03 Guntas in S.No 142/ [Purchased under a registered Sale Deed executed by Sri Gudise Laxman S/o Late Pentaiah in favour of Mr M. Krishna Naik on 11-09-2006 under document No 21516/2006]; A.C 0--22 Guntas in S.No 147/ [Purchased under a of registered Sale Deed executed by Mr Maloth (Lambada) Majeeya and others in favour of Mr Maloth Krishna Naik on 28-12-2005 under document No 952/2006]; A.C 0-12 Guntas in S.No 151/2 [Purchased under a registered Sale Deed executed by Smt Kunti Yellamma W/o K Sailu and others in favour of Sri M. Krishna Naik, Mr M. Jagan and Mr M. Bheem Singh on 12-12-1995 under document No 9258/95]; and A.C 0--02 Guntas in S.No 147/£0 [Purchased under a registered Sale Deed executed by Smt Kunti Yellamma W/o K Sailu and others in favour of Sri M. Krishna Naik M. Jagan and Bheem Singh on 12-12-1995 bearing document No 9258/95]; A.C. 0 - 11 Guntas in Survey No. 147/\(\textit{D}\)[Purchased under a registered sale deed executed by Maloth Deniya and two others in favour of Maloth Krishna Naik on 05-11-20007 vide document No 1282/07] and A.C 0.12 Guntas in Survey No 147 [Purchased under a registered sale deed executed by Smt Banoth Laxmi W/o Bikya in favour of M. Krishna Naik on 18-09-07 under document No 16018/2007] and A.C. 0 - 3 ½ guntas of land from M/s. Apar Fabrics Pvt. Ltd., vide registered sale deed doc. No. 7052/04 dated 23rd April 2004. A.C. 0 – 3 ½. Guntas in Survey No. 151 vide addangal / pahani No. 0051764 for the year 2005-2006 issued by Village Revenue Officer, Gagillapur, for which Mr. Maloth Krishna Naik hereby indemnifies the Developer for any loss or damage caused to the Developer on account of defective title of this land or any third party claims against this land to an unspecified extant

totaling area admeasuring **A.C.** 5 – 32 ½ **Guntas** situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District.

WHEREAS the OWNER No. 2, Sri Maloth Jagan S/o Manjeeya aged

about 30 years occupation Business and resident of 9-8, Dundigal Tanda,

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Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District is the Law full and absolute owner and he is in peaceful possession and enjoyment of the Plots of Land admeasuring A.C. 0-18 ½ Guntas in Survey No. 151/ [Purchased under a registered Sale Deed executed by Smt Abeda Begum W/o Late Gulam Dastagiri and others in favour of Sri M Jagan on 31-01-2006 bearing document No 2180/2006]; A.C. 0-03 Guntas in Survey No. 147/ [Purchased under a registered Sale Deed executed by Smt Kunti Yellamma W/o K Sailu and others in favour of Sri M. Krishna Naik, M. Jagan and Bheem Singh on 12-12-1995 under document No 9258/95]; A.C. 0-12 Guntas in Survey No. 151/ [Purchased under a a registered Sale Deed executed by Smt Kunti Yellamma W/o K Sailu and others in favour of Sri M. Krishna Naik, M. Jagan and Bheem Singh on 12-12-1995 under document No 9257/95]; totally admeasuring A.C. 0-33 ½ Guntas situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District.

WHEREAS the OWNER No. 3, Sri Maloth Bheem Singh S/o Manjeeya aged about 35 years occupation Business and resident of House No 9-8, Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District is the Lawfull and absolute owner and he is in peaceful possession and enjoyment of the Plots of Land admeasuring A.C. 0-19Guntas in Survey No. 151/₺[Purchased under a registered Sale Deed executed by Mr Banoth Saku S/o Late Banath Lale and others in favour of Mr M. Bheem Singh on 29-12-2005 under document No 18848/05]; A.C. 0-03 Guntas in Survey No. 147/49 [Purchased under a of on 12-12-1995 under a registered Sale Deed executed by Smt Kunti Yellamma W/o K Sailu and others in favour of Sri M. Krishna Naik, M. Jagan and Bheem Singh document No 9258/95]; A.C 0-12 Guntas in Survey No. 151/€ [Purchased under a registered Sale Deed executed by Smt Kunti Yellamma W/o K Sailu and others in favour of Sri M. Krishna Naik, M. Jagan and Bheem Singh on 12-12-1995 under document No 9257/95]; totally admeasuring A.C. 0 - 34 Guntas situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District.

WHEREAS the OWMER No. 4, Sri Depavath Raju S/o Somla aged about 28 years occupation Business and resident of H.No 10-7, Dundigal Tanda-II,

John Basiless and resident

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Quthbullapur Mandal, Ranga Reddy District is the Lawfull and absolute owner and he is in peaceful possession and enjoyment of the Plot of Land admeasuring **A.C. 1 – 20 Guntas in Survey No. 152**, being purchased from Smt M Laxmi W/o Maloth Krishna Naik on 05-12-2006 under a registered Sale deed bearing document No 27168/06 situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District having purchased the same through Registered Sale Deed dated 12-01-1994 bearing document No. 181/94.

WHEREAS the OWNER No. 5, Sri Korra Krishna S/o Devla aged about 48 years occupation Agriculturalist resident of Gagilapur, Kuthbullapur Mandal, Ranga Reddy District is the Law full and absolute owner and he is in peaceful possession and enjoyment of the Plot of Land admeasuring A.C. 1 – 28 ½ Guntas in Survey No. 146, being purchased under a registered Sale Deed executed by Mr Yerra Beerappa and others in his favour situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District having purchased the same through Registered Sale Deed dated 05-12-2006 bearing document No. 27168/06.

WHEREAS the OWNER No. 6, Sri Maloth (Lambada) Manjeeya @ Manjaiah S/o Late Sakru aged about 63 years resident of Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District. AP is the Lawfull and absolute owner and he is in peaceful possession and enjoyment of the Plot of Land admeasuring A.C. 0 – 11 Guntas in Survey No. 147/€0 situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District having possessed the same by virtue of intestate succession from his father Sri Late Maloth Sakru, who validly possessed with Ryth Vari Pass Book.

WHEREAS the OWNER No. 7, Sri Maloth (Lambada) Raju S/o Late Sakru aged about 53 years resident of Dundigal Tanda, Dundigal 'X' Road, Quthbullapur Mandal, Ranga Reddy District. AP is the Lawfull and absolute owner and he is in peaceful possession and enjoyment of the Plot of Land admeasuring A.C. 0 – 11 Guntas in Survey No. 147/@situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District having possessed the

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same by virtue of intestate succession from his father Sri Late Maloth Sakru, who validly possessed with Ryth Vari Pass Book.

WHEREAS the OWNER No. 8, Kum K Vijaya Lakshmi D/o Late K. Ranaja aged about 19 years occupation Student and resident of H.No 9-1, Dundigal Tanda-I, Quthbullapur Mandal, Ranga Reddy District is the Lawfull and of the Plot of undivided and unspecified share in A.C. 0 − 9 Guntas in Survey No. 151/ situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District having possessed the same by virtue of intestate succession from her father Sri Late K. Ranaja, who validly possessed with Pattadar pass book and title deed books bearing book Nos 426369 and 418676 respectively under Patta No 577.

Herein after called the Scheduled Property admeasuring totally A.C.11 - 10 $\frac{1}{2}$ Guntas situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District

AND WHEREAS the said property continues to be wholly under the physical possession of the OWNERS.

AND WHEREAS OWNER NO 8 already put Mr Maloth Krishna Naik in peaceful possession and enjoyment of her share of the property fell to her. She was one of the Co-Sharer of undivided and unspecified share in A.C. 0 – 9 Guntas in Survey No. 151/\$\mathbb{Y}\$ situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District having possessed the same by virtue of intestate succession from her father Sri Late K. Ranaja, who validly possessed with Pattadar pass book and title deed books bearing book Nos 426369 and 418676 respectively under Patta No 577. All the other sharers sold their respective share along with the share of the Owner No 8 here above to Mr Maloth Krishna Naik under a registered Sale Deed executed and registered on 21-01-2006 bearing document No 1429/06 registered in the SRO, Medchal and ever since then Mr M. Krishna Naik is in peaceful possession and enjoyment of the said property as absolute owner and the as the Owner No 8 was minor by the date of the said sale deed dated 21-01-

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2006 and as Owner No 8 attained the Majority she herewith acknowledging the said sale transaction and she is not having any right, title or interest in the said property and to confirm the said sale made by her co-sharers and to over come the technical difficulties and to avoid future litigation she was added as a party in this deed. She is not having any thing to do with this transaction.

AND WHEREAS OWNERS continue to hold the absolute title of the property till date and the same has not been encumbered in any manner like sale, mortgage, long lease, bank loan or under any Court Attachment or otherwise in any form of disputes in any Court, Tribunal or with the Revenue authorities at any point of time till today.

AND WHEREAS the OWNERS till date has not entered into any type of Development Agreement on any earlier date with any third party and the schedule property or any part there of is not Gifted or Mortgaged to Government of Andhra Pradesh or to Government of INDIA under any Rule of Law.

WHEREAS the OWNERS in order to develop the Scheduled Property for better advantage proposed to the Developer who is having vast experience in Construction Line, to undertake the Construction of Independent Houses or Row Houses in the Schedule Property admeasuring A.C $11 - 10 \frac{1}{2}$ Guntas more fully described in the Schedule attached hereto.

WHEREAS the Developer was having satisfied himself about the title of the OWNERS has agreed to undertake the Construction of the proposed Independent Houses or Row Houses over the Schedule Property admeasuring A.C 11 – 10 ½ Guntas in Survey Nos. 142,143,144,146,147/©

151/18 and 152 situated at Gagillapur Village, Qutbullapur Mandal,

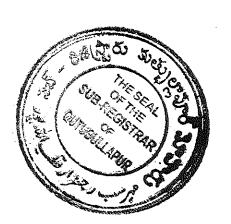
Ranga Reddy District, A.P., under his care and supervision.

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And whereas the OWNERS and the DEVELOPER have agreed to enter into the present Memorandum of Understanding on the terms and conditions, which are enumerated as follows:-

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH

- 1). The OWNERS and the Developer agree that the Developer will develop the scheduled property admeasuring A.C 11 − 10 ½ Guntas situated at Survey Nos. 142,143,144,146,147/ ₺ ,151/ ₺ ,and 152 situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District, A.P., (hereinafter called the scheduled property), by construction of Independent Houses or Row Houses after getting the layout and building plans sanctioned from the sanctioning authorities.
- That all costs and expenses to be incurred in the paper work and otherwise, for getting the plans sanctioned and for making application for other purposes like installation of water connection, electricity connection, telephone connection lifts and for all other purposes shall be entirely borne by the Developer. OWNERS declare that through this Development Agreement cum Irrevocable General Power of Attorney, they authorize the Developer or any of his Nominees for the purposes of representing the OWNERS before Statutory and Public Authorities in this respect.
- 3). The OWNERS declare that the said property is free from all encumbrances and claims of whatsoever nature and within the limits of the U.L.C. Act as per G.O.Ms. No. 733 of Government of Andhra Pradesh being located in the peripheral area and hence there is no legal impediment of any nature for getting the same developed by the Developer.

4) That the entire construction of the Independent Houses or Row Houses shall be in Accordance with the sanctioned plan and the permissible compoundable deviation of which the Developer has the special

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knowledge and the OWNERS has none. The nature, quantity and quality of material used for each component in the Construction of the Independent Houses or Row Houses are detailed in the Annexure-I attached herewith.

5). It is agreed between the parties hereto that the Developer shall pay to the OWNERS such consideration and in such form as explained hereunder only as their share for giving the scheduled property for development to the Developer in the Complex.

A share of 40% of the constructed area in the total plot area of 11 Acres 10 ½ Guntas in the form of Independent Houses or Row Houses. The said Independent Houses or Row Houses shall be allotted prior to possession of land to the OWNERS. Details of the Independent Houses or Row Houses to be allotted to the Owners shall be alienated / demarked in the layout plan / building plan after getting the approval from Gram Panchayat Authorities or Other Higher Governmental Authorities such as GHMC / HUDA, if required as per the rules, through a Supplementary Agreement.

6). The Developer agrees to complete the construction of the Independent Houses or Row Houses fell to the share of the Owners as per their allotted percentage in the total area agreed upon within a period of 36 (Thirty Six) months plus 6 (six) months grace from the date of getting the sanction from Gram Panchayat Authorities or Other Higher Governmental Authorities such as GHMC / HUDA, if required as per the rules. If the Construction is not completed within the specified period of 42 months (including grace period) from the date of getting sanction from Gram Panchayat Authorities or Other Higher Governmental Authorities such as GHMC / HUDA, if required as per

the rules, then the Developer shall pay to the OWNERS damages @

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్ ప్రస్తుక్తము 2007 వ నం!! వు... 1775 దస్త్రివేజు మెత్తము కాగీతముల సంఖ్య... 27 ఈ కాగీతము వరున సంఖ్య... 12





Rs.7500/- per month per unit of units remaining undelivered as at the end of that period.

- The Developer shall have absolute right to dispose of or appropriate the portion of the Independent Houses or Row Houses falling in his share and appropriate the sale proceeds thereof. However, the Developer must handover the portion of the Independent Houses falling in the share of the OWNERS, complete in all respects to the OWNERS.
- 8) The Developer alone shall be responsible for defects and irregularities in the Construction of the Independent Houses or Row Houses for the services of the Development agreed to be rendered by him under this Agreement.
- 9) In the event of any ambiguity, in respect of retaining the respective shares of OWNERS and DEVELOPER in the Independent Houses or Row Houses, it shall be amicably settled by mutual consent.
- 10). The OWNERS shall be liable to pay all Governmental / Municipal charges, taxes, or duties levied in respect of the scheduled property till the date of registration of this Development Agreement cum Irrevocable General Power of Attorney. The Owners are liable to pay all the arrears of taxes. However, the Developer shall be liable to pay all Governmental / Municipal charges / taxes and duties leviable in respect of Scheduled property to be eligible for Construction of Independent Houses or Row Houses from the date of this Development Agreement cum General Power of Attorney till the same are allotted / sold to the individual Owners. Thereafter, the respective Owners of the Independent Houses or Row Houses, themselves shall be responsible for the same from the date of their acquiring their

shares.

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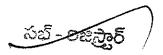
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- All out of pocket expenses of and incidental to this agreement including stamp duty and registration charges shall be borne and paid by the Developer alone.
- 12). The OWNERS agree to put the Developer in Actual physical and symbolic possession of the scheduled property immediately upon getting permission for Construction of Independent Houses or Row Houses from Gram Panchayat Authorities or Other Higher Governmental Authorities such as GHMC / HUDA, if required as per the rules, for the purpose of Development, after fulfilling the conditions of the Agreement. However, the OWNERS will permit the Developer to the land for purposes of Survey, Investigation etc., as and when required.
- 13) The OWNERS further agree that the bore wells in the schedule property will be in their possession and usage upto 31st May 2008 and there after the Developers shall automatically on the expiry of the said date be put in possession and thereafter the Developers shall have every right on the said bore well and he is free from using the same as absolute owner.
- 14). The OWNERS will have their respective shares of Constructed area as per their land contribution, in the form of Independent Houses or Row Houses of Constructed Area as their Share as agreed upon herein including the Common Amenities towards their share for which they will have full and absolute ownership and authority to retain the said units or sell the same to others at their will and pleasure. Any balance area after allotment of their share in Independent Houses or Row Houses will be settled by payment at the average selling rate per SFT of the residential units only.

15). The Developer will retain the rest of the Constructed Area of the complex in the form of Independent Houses or Row Houses, excluding the allotted share of 40% of the Constructed area in the total plot area of A.C. 11 – 10 ½

Guntas/to the OWNERS, as their

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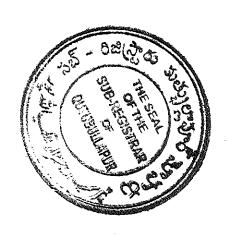
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Share for Developing the Scheduled Property and Construction of Independent Houses or Row Houses thereon.

- 16). The Developer will have the full and absolute power to enter into agreement(s) of sale for selling the area to be retained by the Developer viz., the share of Independent Houses or Row Houses and retain the sale proceeds towards the consideration for the development and construction of the complex as stated above.
- 17). Any disputes between the parties to this agreement or any issues which have arisen or which may arise between them in connection with the terms and conditions shall be settled by an arbitrator appointed as per The Arbitration and Conciliation Act 1996 [Act 26 of 1996].
- 18) For this purposes of performing various Acts and Deeds for carrying out the Construction of the Complex as per this Development Agreement, the OWNERS deems it fit and necessary to Appoint an Attorney for the above purpose. Therefore, the OWNERS have agreed to Appoint, Retain and Constitute Mr. M. Murali S/o. M. Umamaheswara Rao aged 50 years resident of H. No 301, Jyothi Sowbhagya Apartments, Plot No 61, Shantinagar, Hyderabad, the Developer herein as their Lawful Attorney to do all or any of the following Acts at the time of the Registration of the Development and Irrevocable General Power of Attorney.

a) To make construction of Independent Houses or Row Houses on the area of Plot of Land in Survey Nos. 142,143,144,146,147/₺ ,151/ ∜ ,and 152 situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District, A.P., admeasuring the total area of A.C 11 − 10 ½ Guntas the Scheduled Property herein, as per

the terms and conditions of this Agreement.

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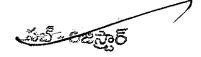
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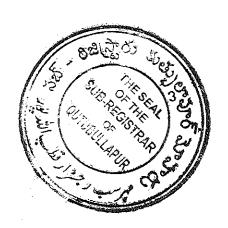
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- b) To apply for the required sanctions and permits from the concerned Government Authorities and submit plans etc., for the same.
- c) To represent before all concerned officers and the Government for securing such permit for the Construction of the Complex
- d) To sell the undivided and unspecified share of Land out of the extent of AC $11 10 \frac{1}{2}$ Guntas equivalent to the share of the intended Independent Houses or Row Houses or other Constructions proportionate to their share subject to execution of this Agreement and clause (a) and (b) above.
- e) To enter into Agreements of Sale and Sale Deeds with the Prospective Purchasers for his share in the Construction of Independent Houses or Row Houses.
- f) And for the above purpose, to execute the Sale Deed or Deeds in respect of property in favour of the prospective buyers in the name of the OWNERS and produce for Registration for his share of Residential Units.
- g) To prosecute or defend any of the cases in respect of the above purposes in the Courts of Law and in the concerned offices or before the concerned Authorities.
- h) And for the aforesaid purpose, to appoint Advocate / Advocates of his Choice.

i) To sign Applications, Petitions, Contracts, Affidavits, Plaints,

Written Statements, Appeals etc.

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- j) And In General to do or cause to be done any further Acts, deeds and things which may be necessary or incidental to the aforesaid purposes.
- k) The OWNERS do hereby declare that all Acts, Deeds and Things done by the Attorney hereby appointed viz., Sri M. Murali S/o M. Umamaheswara Rao, pertaining to the title and transfer of the land of the Scheduled Property including further assignment and further delegation shall be deemed to be done confirmed and ratified by the OWNERS and this Power of Attorney shall be irrevocable.
- I) The deeds, things and Acts done by the Attorney pertaining to the Construction shall be the sole responsibility of the Developer only.
- 19). The OWNERS agree not to interfere with the construction in any manner or for fixation of the sales price of the units or undivided shares of the land in respect of the constructed area agreed to be allotted to the Developer as per the Development Agreement cum Irrevocable General Power of Attorney.
- 20). The OWNERS agree that the Developers shall be entitled exclusively to negotiate, sell, transfer and allot undivided and unspecified share in land of the Constructed Residential Units in the scheduled property as per this agreement on ownership basis or any other basis and for such consideration and covenants as the Developer in his discretion deems fit and for the said purposes he may negotiate, enter into agreements of sale with intending purchasers, receive advances and to receive, realize and appropriate the balance sale proceeds of the same himself and the OWNERS shall have no concern, interest of claim over the same, as they are allotted their share of the constructed areas as

mentioned above.

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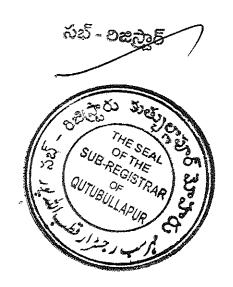
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- 21) The OWNERS agrees to become member of any cooperative society or any other association formed by the occupiers of the said Independent Houses or Row Houses for the maintenance and common amenities, provided that the occupants, the owner or tenants, and agree to be bound over by the same terms and conditions as are applicable to the other occupants of the complex. In the event of the society or association not being formed or till it is formed all such maintenance and common expenses shall be paid by the Owners to the Developers for their respective shares only.
- 22) The OWNERS agree to cooperate and join the Developer for his share in the Development, in signing the required documents or execution of any deeds as and when necessary for enabling the Developer to obtain finances from any bank or banks for completion of the construction of the project including assignment of the property. However, all the expenses connected with the same will be borne by the Developer.
- 23) The Developer is responsible and shall meet all the costs, fees and other expenses towards execution and registration of any document for giving effect to all or any of the term and conditions of this agreement.
- 24) Both the parties hereby agree to enter into any supplemental agreements in the event of any such contingency existing for incorporation of any necessary clauses and to meet the needs of the time but such supplemental agreements shall be in conformity to this

main agreement.

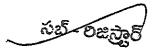
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Page 19

Scheduled Property

All that Agricultural Land admeasuring A.C 11 - 10 ½ Guntas in Survey Nos. 142,143,144,146,147/ ,151/ <math>,and 152 situated at Gagillapur Village, Qutbullapur Mandal, Ranga Reddy District, A.P., and bounded by:

North - Property of Ram Mohan and Sudha.

South - Road passing to Survey No. 151 & Tank Bund.

East - Property of Usha Sree Homes.

West - Road passing to Kajipalli.

More fully described in the Annexed Plan marked in Red Colour M-V 75 R 309 32 500 P 20,500 P 20,500 P 20,500 P

IN WITNESS WHEREOF the parties have set their hands to this agreement this the day and year first above written with their own free will and consent in the presence of the following witnesses:

Witnesses:

2. T. Roll Knishno

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7 h. Beyelekohni

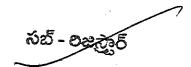
EXECUTANTS / OWNERS

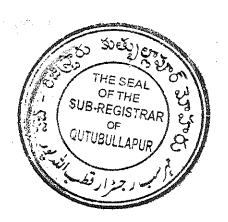
(M. MURALI)

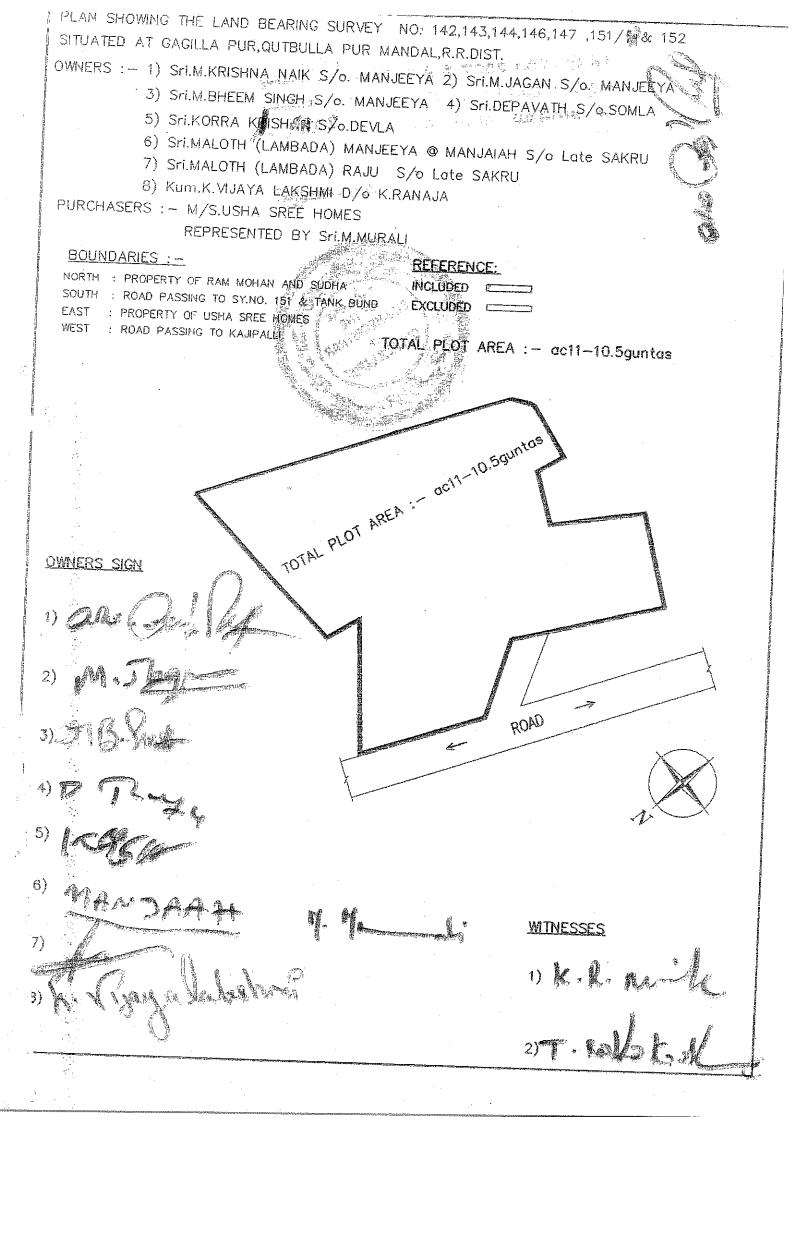
for and on behalf of M/s. USHASREE HOMES

DEVELOPERS

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ROUTE PLAN

H.NO.

EXTENT: AC 11-101/29 ts

FLAT NO.

BUILT UP AREA:

SQ.FTS.

PLOT NO. 142,143,144,146,147 (0,15/10) 4152

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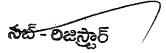


WITNESS:

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2. T. Rolls 1 G.M.

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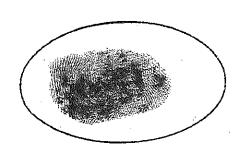




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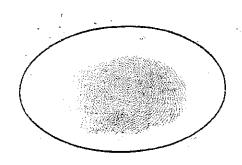
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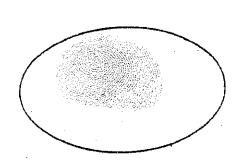


M. KRISHNA NAIK
Plo 9-8 Dundigal
Tanda, Dundigal
X'Road, Q. Phe In)
RRDif





M. JALAN
Plo 9-8 Dundigal
Tanda, Dundigal
X'Road, Ophern
PRDIST



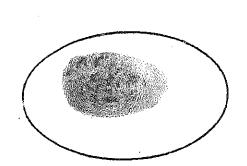


M. BHEEM SINGH
Plo HND: 9-8

Dundigal Tanda,

Dundigal x' Road

QPLE MD REDIST





DEPAVATH RAJU
Plo HNO: 10-7
Dundigal Tanda-II
Ophely) RRDich

SIGNATURE OF WITNESSES

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SIGNATURE OF THE EXECUTANT/S

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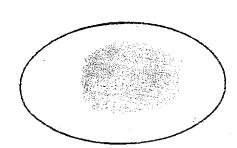


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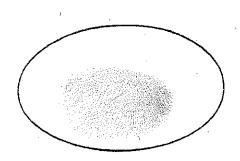
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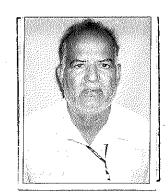
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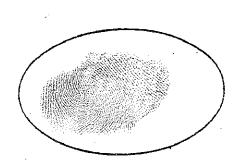
M. (LAMBADA) MANJEÉYA

@ MANJAIAH

Plo Dundigal (Tanda)

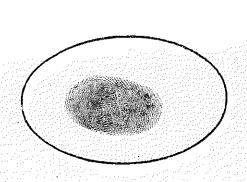
Dundigal 'X' Road

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M. (LAMBADA) RAJU
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K. VIJAYA (AKCHM)

Plo HNO'-9-1

Dundigal Tanda-1

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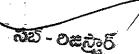
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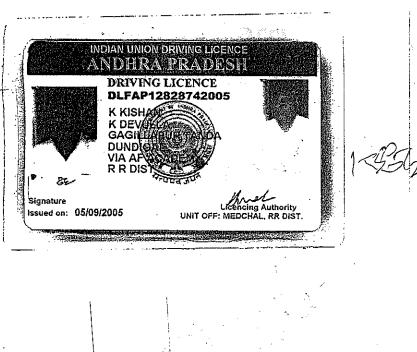


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10-7 DUNDIGAL HANDY II

DRIVING LICENCE

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R DIST

Signature

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0613699/05 Class Of Vehicle

Non-Transport
Transport
Hazardous Validity
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Original No.

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Date of 1st Issue

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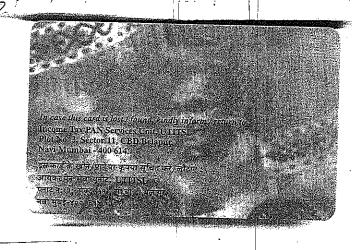
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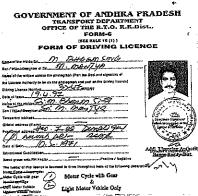
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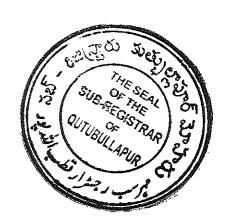


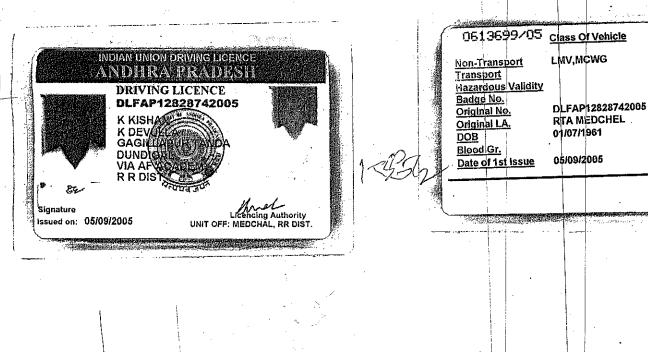


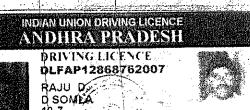
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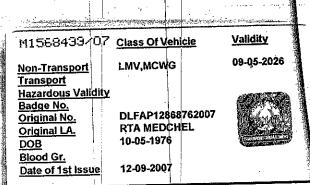






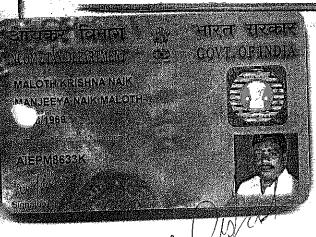
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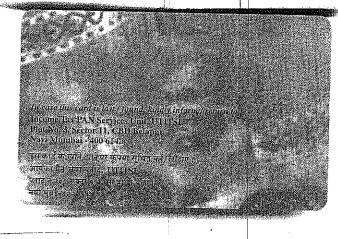
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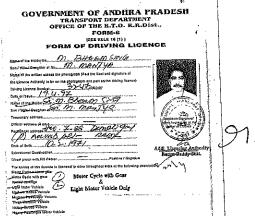
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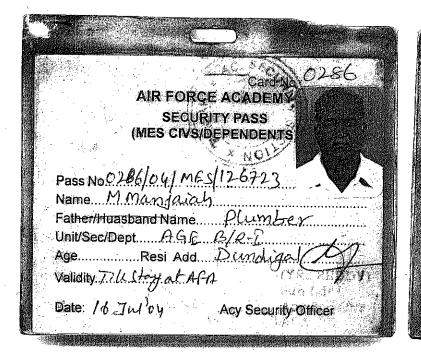


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INSTRUCTIONS

This pass is the property of Air Force Act and is to be returned to security sectionsting out/movement out.

This pass is not transparable and is produced/on demand by Security Staff.

In the event of loss a report is to be immediately to Main Guard Room, pundigal, Hyderabd-500b/3 and Civil I with a copy of complaint.

This pass does not entitled persons to access to unauthorized places.

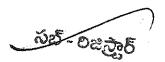
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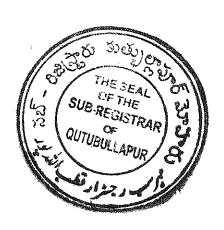


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Election Commission Of India

IDENTITY CARD గుర్తింపుకార్డు

GNH7605819



Elector's Name : M. Raju

ఓటరు పేరు

: ఎం. రాజు

Father's Name :

Sakru

తం[డి పేరు:

సక్రూ

M లింగము : పు

Age as on 1-1-2003 1-1-2003 నాటికి వయస్సు

<u>Address:</u>

చిరువామా 9-11

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Lambaditanda

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దుందిగల్

Registration Officer ఓట్లు రిజి స్వేషన్ అధీకారి MEDCHEL Akendly Constituency

మేడ్చేలో ఎధాననభ

Place: Dundigal స్థలము: దుందిగల్ Date / రేదీ: 09-08-2003 This card may be used as an identity card under different Government schemes ఈ కార్డును వివిధ్యమ్మత్య పథకాలలో గుర్తింపు కార్డుగా ఈ మూగించవచ్చును (CNH7605819

GNH7605819

M0574691/07

Class Of Vehicle

Validity

Non-Transport

<u>Transport</u>

Hazardous Validity
Badge No.
Reference No.

Original LA. DOB

Blood Gr.

Date of 1st Issue

LMV,MCWG 09/04/2012

2480A1993OD SECUNDERABAD , ANDHRA PRADESH

07/07/1988

YASEEM COMPLEX AMEERPET HYDERAGAD

issued on

10/04/2007

INDIAN UNION DRIVING LICENCE ANDHRA PRADESH

DRIVING LICENCE DLRAP009143972007

MUKKAMALA MURAL I

M.U.RAO B-103

Licensing Authorit, RTA-HYDERABAD-CZ



