1/66/1001 C.S. NO.....Doc. No. 2776/2021 & 49/2021

भारतीय गैर न्यायिक

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ONE HUNDRED RUPEES

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AA 989816

Sl. No. 3766 Date 6/2/2021

Sold To P Narsi Reddy

S/O W/O/D/O P. Venkat Reddy

For whom IRA Aerocity LLP Hyd

K. JAGAN KUMAR
LICENSED STAMP VENDOR
L.No: 15-04-004/2017, Lic. No. 15-04-029/2019
Plot No. 15, [illegible], Secunderabad (U&R),
R.R. Dist. Cell No: 9[illegible]22.

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY [DAGPA]

THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY ("**this Agreement**") is made at Shamshabad, Telangana State on this 08th day of February ,2021

BY AND BETWEEN

1. **Mrs. Beravol Vijaya Reddy W/o. Beravol Kishen Reddy**, aged about 58 Years, Occupation: Housewife, R/o.Plot No.1048, Road No.52, Jubilee Hills, Hyderabad, Telangana State.500033.[PAN [redacted] Aadhaar [redacted] (HEREINAFTER REFERRED TO AS LAND OWNER NO.1)

2. **Mrs. Vedire Vanaja Reddy W/o Dr.Vedire Vikram Reddy**,aged about 57 years, Occupation; House wife, R/o.8-2-293/82/HE/1/A, Plot No.1A, Road No.70, Near Andhra Jyothi Office, Jubilee Hills Hyderabad,Telangana State-500096. [PAN [redacted] Aadhaar [redacted] (HEREINAFTER REFERRED TO AS LAND OWNER NO.2)

Vijaya Reddy Vanaja

Vasudha Krishnarao

For IRA AEROCITY LLP

Designated Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamshabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 05 and 06 on the 08th day of FEB, 2021 by Sri Bervol Vijaya Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S IRA AEROCITY LLP REP BY IST [1520-1-2021-1661]	M/S IRA AEROCITY LLP REP BY IST DESIGNATED:POSHAM NARSI REDDY S/O. POSHAM VENKAT REDDY VILLA NO. 9 EDEN GARDENS KOKAPET GANDIPET, R R DISTRICT	
2	EX		 VASUDHA ABHIN ALIMCHANDA [1520-1-2021-1661]	VASUDHA ABHIN ALIMCHANDANI @ RADHA REDDY W/O. ABHIN ALIMCHANDANI 26 GULAMRG, MUMBAI	
3	EX		 VEDIRE VANAJA REDDY::08/02/2 [1520-1-2021-1661]	VEDIRE VANAJA REDDY W/O. DR VEDIRE VIKARAM REDDY 8-2-293/82/HE/1/A PLOT NO.1A ROAD NO. 70 JUBILLE HILLS, HYDERABAD	
4	EX		 BBERVOL VIJAYA REDDY::08/02/20 [1520-1-2021-1661]	BBERVOL VIJAYA REDDY W/O. BERVOL KRISHNA REDDY PLOT NO.1048 ROAD NO.52 JUBILLE HILLS, HYDERABAD	

DISTRICT REGISTRAR RANGA REDDY DIST., T.S. 8 FEB 2020 STAMPS DEPOT. Stamp Vendor

13 JAN 2021

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Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P VEERA REDDY::08/02/2021 17:5 [1520-1-2021-1661]	P VEERA REDDY MELLACHERUVU NALGONDA	
2		 G MADHUKAR REDDY::08/02/2021 [1520-1-2021-1661]	G MADHUKAR REDDY 1-49 CHINNA KANJARLA PATANCHERU MEDAK	

08th day of February,2021

Signature of Sub Registrar
Shamshabad

SUB-REGISTRAR SHAMSHABAD

For IRA AEROCITY LLP

Designated P

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3. **Mrs. Vasudha Abhin Alimchandani @ Radha Reddy W/o. Abhin Alimchandani** Aged about 54 years, Occupation: Business R/o. 26, Gulmarg, Napeansea Road, Near Petit Hall, Mumbai, Malbar Hills, Mumbai, Maharasthtra.400006. [PAN No.AAKPR1281L, Aadhaar [redacted] (HEREINAFTER REFERRED TO AS LAND OWNER NO.3)

Hereinafter collectively referred to as the "**Land Owners**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors and administrators of the **FIRST PART**

AND

M/s. IRA AEROCITY LLP (PAN [redacted] a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 20 157, R.B Nagar, Shamshabad Village & Mandal, Ranga Reddy District, Telangana State-501218. Represented by its Designated Partner: Sri POSHAM NARSI REDDY S/o. Sri POSHAM VENKAT REDDY, Aged about: 42 Years, Occupation: Business, R/o Villa No. 9, Eden Gardens, Kokapet, Gandipet Mandal, Ranga Reddy District-500 075. Aadhaar: [redacted] hereinafter referred to as the "**Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **SECOND PART**

The Land Owners and the Developer are hereinafter collectively referred to as "**the Parties**" and individually as "**the Party**", as the context may require.

FLOW OF TITLE TO THE SCHEDULE OF PROPERTY

A. WHEREAS, the Land Owner No.1 herein is the sole and absolute Owner and peaceful possessor of the Agricultural Land admeasuring Ac.00.05 Gts in Survey Nos.18/ఆ /3, Ac.00.16Gts in Survey No.18/ఆ /1/1,land admeasuring Ac.01.1680Gts in Survey No. 20/ఆ 1/ఆ /2, land admeasuring Ac.02.3722Gts in Survey No. 20/ఆ 1/ఆ /2, land admeasuring Ac.00.20Gts in Survey No 20/ఆ 2/1, land admeasuring Ac.1.1760Gts in Survey No.20/ఆ /2, land admeasuring Ac.07.12Gts in Survey No.21/ఆ 2/2,land admeasuring Ac. 00.05 Gts in Survey No.21/ఆ , land admeasuring Ac.00.01 Gts in Survey No.23/ఆ /2, Land admeasuring Ac. 00.10Gts in Survey No.24/ఆ 1/ఆ /3/1/1 and Land admeasuring Ac. 05.0676Gts in Survey No.24/ఆ 2/1/1 the total land comes to an extent of Ac.19.27.38Gts, Situated at Pashambanda Village, Samshabad Mandal, Ranga Reddy District, Telangana State, having acquired from ancestors through Pattadar Pass Book/Title Deed Book No. **T05230180072 with Patta/Khata No.63.**

For IRA AEROCITY LLP

Designated Partner

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	**Aadhaar No:** [redacted] Name: P VEERAREDDY	Mella Cheruvu, Nalgonda, Andhra Pradesh, 508246	
2	**Aadhaar No:** [redacted] Name: Godala Madhukar Reddy	S/O Godala Narsimha Reddy, Chinnakanjerla, Medak, Telangana, 502319	
3	**Aadhaar No:** [redacted] Name: Vasudha Abhin Alimchandani	W/O Abhin Alimchandani, Mumbai, Mumbai, Maharashtra, 400006	
4	**Aadhaar No:** [redacted] Name: Vanaja Vedire Reddy	W/O Dr Vikram Vedire Reddy, jubilee hills, Hyderabad, Andhra Pradesh, 500096	
5	**Aadhaar No:** [redacted] Name: Beravol Vijaya Reddy	W/O Beravol Kishen Reddy, Hyderabad, Hyderabad, Andhra Pradesh, 500033	
6	**Aadhaar No:** [redacted] Name: Posham Narsi Reddy	S/O Posham Venkat Reddy, Kokapet, K.v. Rangareddy, Telangana, 500075	

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						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1551000	0	0	0	1551100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
Total	100	0	1571200	0	0	0	**1571300**

Rs. 1551000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 155110000/- was paid by the party through E-Challan/BC/Pay Order No ,706VJ2080221 dated ,08-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1571200/-, DATE: 08-FEB-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6408258563819,PAYMENT MODE:NB-1001138,ATRN:6408258563819,REMITTER NAME: IRA AEROCITY LLP,EXECUTANT NAME: BERAVOL VIJAYA REDDY AND OTHERS,CLAIMANT NAME: IRA AEROCITY LLP) .

Date:

08th day of February,2021

Signature of Registering Officer

Shamshabad

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SHAMSHABAD

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B. WHEREAS, the Land Owner No2 herein is the sole and absolute Owner and peaceful possessor of the Agricultural Land admeasuring Ac.00-05 Gts in Survey Nos.18/ఆ /2, Ac.06-0050Gts in Survey Nos.18/ఆ /1/2,land admeasuring Ac.03.01Gts in Survey No. 19/ఆ /2, land admeasuring Ac.00.20Gts in Survey No. 19/ఆ /1, land admeasuring Ac.03.2278Gts in Survey No 20/ఆ 1/ఆ /1, land admeasuring, Ac.06.30Gts in Survey No.21/ఆ 2/1,land admeasuring Ac.00.01Gts in Survey No.23/ఆ /1,land admeasuring, Ac. 00-12 Gts in Survey No.24/ఆ 1/ఆ /2,land admeasuring Ac.00.01 Gts in Survey No.24/ఆ 1/ఆ /3/1/2, and Land admeasuring Ac. 00.0850Gts in Survey No.24/ఆ 2/1/2 the total land comes to an extent of **Ac.20-21.78Gts**, Situated at Pashambanda Village, Samshabad Mandal, Ranga Reddy District, Telangana State, having acquired from ancestors through Pattadar Pass Book/Title Deed Book No. **T05230180011 with Patta/Khata No.62.**

C. WHEREAS, the Land Owner No.3 herein is the sole and absolute Owner and peaceful possessor of the Agricultural Land admeasuring, Ac.00-05 Gts in Survey Nos.18/ఆ /5, Ac.05-0750Gts in Survey Nos.18/ ఆ /2,land admeasuring Ac.09.06Gts in Survey No. 19/ఆ /1, land admeasuring Ac.00.07Gts in Survey No. 19/ఆ /2, land admeasuring Ac.02.3420Gts in Survey No 20/ఆ 1/ఆ /1, land admeasuring, Ac.00.12Gts in Survey No.20/ఆ 2/2, land admeasuring Ac.01.3740Gts in Survey No.20/ఆ /1, land admeasuring, Ac. 00.01 Gts in Survey No.24/ఆ 1/ఆ /3/2, land admeasuring Ac. 00-12 Gts in Survey No.24/ఆ 1/ఆ /5, and Land admeasuring Ac. 00.1674 Gts in Survey No.24/ఆ 2/2 the total land comes to an extent of **Ac.20.18.84Gts**, Situated at Pashambanda Village, Samshabad Mandal, Ranga Reddy District, Telangana State, having acquired from ancestors through Pattadar Pass Book/Title Deed Book No. **T05230180004 with Patta/Khata No.13.**

D. The Developer undertakes that Developers owns 35 acres 3 guntas of land via sale deeds, 9 acres 27 guntas via Development agreement and 10 acre via Madhusudhan shipping agency pvt.Ltd in the said Larger Land **("Developer Owned Land")**

E. Whereas the Land Owners got the said land converted from Agriculture to Non Agricultural purpose by the M.R.O Samshabad Mandal.

F. AND WHEREAS the land Owners are absolute Owners jointly have offered and agreed to give development of the above said land admeasuring as follows:

For IRA AEROCITY LLP

Designated Partner

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Registered Document No.....2776.....of
20 21....of Book I....on.....18.....Day of March
20 21 / 27th Day of PHALGUN.....19 42
SE And Assigned The Identification Number
....2776 /2021 .For Scanning

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Owners Name & No.	Survey No.	Extent in Sq. Yards	Extent in Acres
B.Vijaya Reddy Owner No.1	20/ఆ 2/1	121	Ac.0.01 Gts out of Ac.0.20Gts
	20/ఆ 1/ఆ /2	1551	Ac.00.12.82Gts out of Ac.02.37.22Gts
	20/ఆ /2	6970	Ac.01.17.60Gts
	21/ ఆ	605	Ac.0.05 Gts
	21/ఆ 2/2	35,332	Ac.07.12Gts
	23/ఆ /2	121	Ac.0.01 Gts
	24/ఆ 1/ఆ /3/ 1/1	605	Ac.0.05 Gts out of Ac.00.10Gts
	24/ఆ 2/1/1	1967	Ac.0.16.26Gts out of Ac.05.06.76
Total		**47272**	**Ac.09.30.68 (out of Ac.19.27.38Gts)**
V.Vanaja Reddy Owner No.2	20/ఆ 1/ఆ /1	16,468	Ac.03.16.10Gts out of Ac.03.22.78Gts)
	21/ఆ 2/1	27,407	Ac.05.26.50Gts out of Ac.06.30Gts
	23/ఆ /1	121	Ac.0.01 Gts
	24/ఆ 1/ఆ /2	1452	Ac.0.12Gts
Total		**45448**	**Ac.09.15.60 (out of Ac.20.21.78Gts)**
Vasudha Abhin Alimchandani@ Radha Reddy Owner No.3	19/ఆ /1	32,331.20	Ac.6.27.20 Gts out of Ac.09.06 Gts
	20/ఆ 2/ఆ /1	11,664.40	Ac.2.16.40Gts out of Ac.2.34.2Gts
	20/ఆ /1	1742.40	Ac.0.14.40Gts out of Ac.1.37.4Gts
	24/ఆ 1/ఆ /5	1452	Ac.0.12Gts
Total		**47,190**	**Ac.09.30 (out of Ac.20.18.74Gts)**

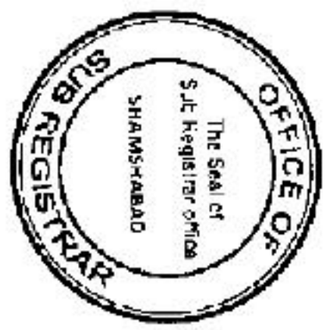
G. Thus total land admeasuring **1,39,910 Sq.Yards** or **Ac.28.36.28Gts** (out of **Ac.60.28Gts**),Situated at **Pashambanda Village,** Shamshabad Municipality, Samshabad Mandal, Ranga Reddy District, Telangana State, (Which is more fully described in the First schedule hereunder written and is shown hatched in Red colour lines on the plan annexed and marked as **Annexure "A"** property of this deed)are abutting to each other and side by side and can be treated as one piece only for the purpose of Development, as such the First party herein intending to develop their lands into integrated commercial/ residential open plots were approached by the Developer, and the developer agreed to develop the schedule property as per the terms and Conditions of this agreement.

For IRA AEROCITY LLP

Designated Partner

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H. The Developer, apart from relying on the representation of the Land Owners, has carried out its independent enquiries with respect to title of the Land Owner in respect of the said Land and has obtained legal opinion on the strength of the documents furnished and is satisfied with the title of the said Land Owners and has approached the Land Owner and has expressed its desire of developing the said Land in a manner as defined in Clause 3 here in below.

I. The Developer has represented to the Land Owners that the development being carried out on the said Land forms part of layout development on a larger land approximately measuring 83.61 acres ("Larger Land"), which also includes the said Land, and is more particularly defined in the Second Schedule hereunder written and is shown bounded in Blue colour on the plan annexed and marked as Annexure "A" hereto. The Developer has further represented to the Land Owners that the Developer has executed a similar Development Agreements with the other Land Owners of the Larger Land and based on such representation the Land Owners are entering into this Agreement.

J. The Developer has represented that the layout development work to be executed by the Developer, will take place uniformly across the Larger Land in strict accordance with the sanctioned Approvals and that no land owner of the Larger Land will have an unfair benefit or advantage over the others with respect to the development work to be carried out on the Larger Land.

K. The Developer has represented that it has executed various projects in Telangana including some residential projects in and around the said Land and the said Larger Land and have enough resources, skill, expertise and experience to execute the said Project (as defined below) on the said Land and the said Larger Land.

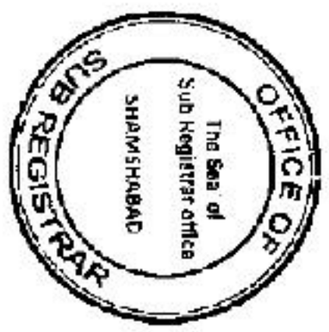
L. Pursuant to extensive discussions and negotiations between the Parties and in reliance upon the representations, warranties and covenants of the Parties including as contained in this Agreement, the Land Owners have agreed to grant full, free, exclusive, uninterrupted development rights to the Developer with clear and marketable title free from all Encumbrances, to develop the said Land for developing the said Project as defined herein below, with a clear and marketable title and free from all encumbrances in the manner more particularly stated below, for the consideration and in the manner as agreed between the Parties and as recorded herein.

For IRA AEROCITY LLP

Designated Partner

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M. The Parties are desirous of executing this Agreement to incorporate and record the terms and conditions mutually agreed between them. Simultaneous with the execution of this Agreement, the Land Owners have agreed to allow the Developer to enter upon the said Land to carry out its responsibilities and obligation as stated in the said Agreement and this will be treated as permissive possession only.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS and it is hereby agreed by and between the Parties hereto as under:

1. DEFINITIONS AND INTERPRETATION

The parties hereto do hereby declare, confirm and covenant that all the Recitals and Annexures of this Agreement form part and parcel of the operative part of this Agreement and shall be read accordingly. In addition to the terms otherwise defined through this Agreement, the following terms shall have the following meaning:

(a) "**Agreement**" shall mean this Agreement ,all schedules and Annexures attached to it and shall include any modifications of this Agreement as may be mutually agreed in writing by the Parties from time to time;

(b) "**Applicable Law**" shall mean any statute, legislation, treaty, code, law, regulation, ordinance, rule, notification, judgment, order, decree, by-law or approval, order or judgment of any competent authority, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law in India, of any of the foregoing, by any competent authority / Governmental Authority having jurisdiction over the matter in question, were in effect as of the execution of this Agreement or at any time thereafter;

(c) "**Approvals**" means and includes all approvals, permissions, sanctions, orders, no-objection certificates, resolutions, authorizations, licenses, exemptions, NOC /approvals, N.A. approvals/permissions ,sanctions of layout plans (and any amendments thereto), approvals of the Central Government, Government of Telangana, HMDA,MOEF, and all other Governmental, Public and Local authorities and bodies, as may be applicable and/or required for the development of the said Land and the Larger Land in the manner as stated herein.

(d) "**Brokerage and Commission**" shall mean the actual fee paid to the Real Estate Agent/s i.e brokers duly registered under the provisions of RERA, on Marketing of the Premises.

For IRA AEROCITY LLP

Designated Partner

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(e) "**Commencement Date** " shall mean the date on which all the Approvals are obtained and in place such that the Developer can commence the Development of the said Land which shall be done within one month of the date of the execution of this Agreement;

(f) "**Completion Date**" shall mean the date on which Project Completion shall be achieved which shall be done in 18 months from the Commencement Date. In the event the Developer isn't able to complete the Project on the Completion Date, the Land Owners shall be at liberty to give and the Developers shall be at liberty to seek an extension of only 6 months to complete the said Project;

(g) "**Consideration**" shall mean and include the Developer's Entitlement, which the Developer is receiving, as considerationfor developing the Land and handing over of the developed Land Owner's Entitlement to the Land Owners.

(h) **Club House** shall mean the club house and adjoining related facilities being developed on the Land by the Developer in the Project, which is measuring about 20,000 square feet.

(i) "**Developer Responsibilities**" shall mean all the actions to be taken by the Developer, at its own costs, with respect to the Development of the said Project being:

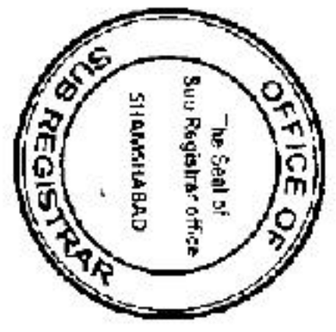
i. To prepare and finalize all the lay outs and plans and applications required for the Layout of the Project on the said Land and the said Larger Land until completion of the Project.
ii. To take all necessary steps to prepare and finalize the required plans/drawings/designs/applications for development of the Project on the said Land, as per all Applicable Laws, building bye-laws, rules and regulations and submit the same to the concerned Government Authorities and obtain Approvals for the development and completion of the said Project.
iii. To carry out all developmental activities in respect of the Project, which include finalizing specifications of the Project, detail designing, quality checks and monthly reports, all to the satisfaction of the Land Owners and addressing any shortcomings that may be pointed out.
iv. To provide Access Road.
v. To carry out all necessary advertisement and marketing activities in respect of the Project in accordance with the norms laid down in RERA and in this Agreement. It is hereby clarified that the Developer will be obligated to provide the Land Owners the name, brand, logo, drawings (in Auto CAD form) along with the 3-D models and any other relevant publicity and marketing materials regarding 'Aero City', the Club House and the Project, to be used by the Developer, for the Land Owners' advertising and marketing purposes;

For IRA AEROCITY LLP

Designated Partner

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vi. To appoint all necessary reputed contractors, sub-contractors, agents, consultants and Architects, Engineers, Advocates, Chartered Accountants and other professionals in connection with the implementation of the said Project and to terminate their appointment or substitute them. It being understood that there is no privity of contract between the Land Owners and the persons appointed by the Developer.

vii. The Developer shall take all necessary insurance coverage in respect of the above and keep the Land Owners indemnified from all such claims, loss, damages, compensation, penalties arising out of any contractual obligations or violation of any rules and regulations.

viii. To comply with all the obligations stipulated under the Real Estate (Regulation and Development) Act, 2016 and Telangana State Real Estate Regulation and Development Rules 2017.

ix. To prepare and finalize all the plans pertaining to the Clubhouse and to execute the Clubhouse construction within the same time period as the Layout Project as per clause 21

(j) **Force Majeure Event**" shall mean any event or circumstance or combination of events or circumstances as set out below that materially affects any Party in the performance of its obligations in accordance with the terms of this Agreement, but only if and to the extent that such events and circumstances pertain to the Projor have a direct effect on the execution of the Project:

i. Earthquake, flood, inundation and landslide.
ii. Storm, tempest, fire, hurricane, cyclone, lightning, thunder or other extreme atmospheric disturbances.
iii. Acts of terrorism
iv. Change in Applicable Law
v. Acts of expropriation, compulsory acquisition or takeover by any government agency of the Project or any part thereof or of a Party's rights in relation to the Project.
vi. Early determination of this Agreement for reasons of national emergency or national security.
vii. War, hostilities (whether declared or not), invasion, act of foreign enemy, rebellion, riots, weapon conflict or military actions, civil war, ionizing radiation, contamination by radioactivity from nuclear fuel, any nuclear waste, radioactive toxic explosion, volcanic eruptions.

For IRA AEROCITY LLP

Designated Partner

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(k)"**Governmental Authority**" shall mean any government authority, statutory authority, department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or State of Telangana, or any other local authority having jurisdiction over any matter pertaining to the development of the Project;

(l)"**Marketing**" (with all its derivatives and grammatical variations) shall mean and include the sale and transfer (including agreement to sell) on ownership basis of the Plots (as defined hereunder) in the Developers Entitlement under the provisions of Real Estate (Regulation and Development) Act, 2016 and the various Rules, Regulations, Circulars and Orders made/issued thereunder and/or Applicable Law and/or any statutory modification or amendment or re-enactment thereof as the Developer deems fit in its sole discretion and for the price, consideration and terms and conditions to be decided by the Developer and the Land Owners jointly, and for that purpose, to enter into agreements for sale or letters of allotment or sale deeds or ownership agreement or such other writings or documents as maybe required in this regard and the Developer to receive and accept the consideration on account of such marketing and give full and effectual discharge for the payments received and to execute receipts in respect thereof as may be necessary or required and the execution and registration of all agreements, sale deeds and other deeds, documents and writings relating thereto;

(m)"**Plot**" means and includes all the residential/commercial plots of different sizes being developed by the Developer on the said Land. The plotted area shall not be less than 2,750 square yards of plotted area per acre as shown in the annexure annexed hereto and marked as **Annexure B.**

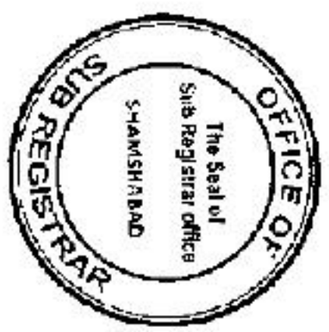
(n)"**Owners Retained Land**" shall mean an extent of approximately 30Acres, which is currently owned and retained by the Land Owners and which does not form a part of the Larger Land or this Project.

For IRA AEROCITY LLP

Designated Partner

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(o) "**Project**" shall mean and include the plotted development of the said Larger Land by carrying out development of the Land and the Club House including, but not limited to leveling of the land, erecting compound walls, erecting/ installing infrastructures, pipelines, connections, etc. for water supply, drainage, electricity supply, telecommunication services and other utilities, constructing necessary common areas/ amenities/ facilities on the said Land including the 100 ft roads on the site as well as other roads, as well as the 100 feet road (Access Road) starting from the 100' Shamshabad- Mamidipally road upto the Project site, to be named after Shri K Sanjeeva Reddy, curbs, pavements, street lights, club-house, landscape, etc. as defined in the **Third Schedule** (SPECIFICATIONS) hereunder, written for obtaining all necessary Approvals from the Government Authorities and in accordance with the Schedule of Development (Fourth Schedule) set out in this Agreement.

(p)Project Costs" shall mean all the costs and expenses to be borne for development of the said Project, including but not limited to the costs of the Developers Responsibilities. The said Project Costs are to be borne exclusively by the Developer and the Land Owners are not to incur any Project related expenses.

(q)"**Project Architect**" shall mean and refer to the architect/s to be decided by the Developer and who shall be appointed as the architect/s for the Project, to advise on the Approvals, supervisions, design and planning of the development of the Project and such design, specifications and other technical aspects, as maybe proposed by the Project Architect will comply with the Specifications in the Third Schedule and any changes made therein will require the prior consent in writing from the Land Owners;

(r) **Project Completion**" shall mean the date on which the Project shall be complete and / or deemed to be complete, upon the occurrence of the following: -

i. Providing the Access Road,
ii. The handover of the roads and other requirements to the authorities in terms of the applicable law and the approved layout plan;
iii. The completion of the development of the said Land and the said Plots as per the specifications and free of any encumbrance;
iv. Completion of Club House on the Land;

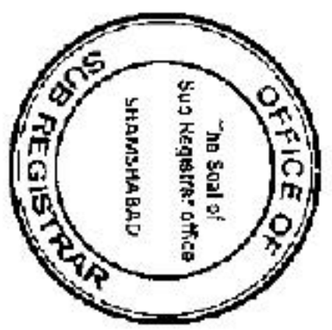
Provide the Land Owners Entitlement to the said Land Owners; and Obtainment of Full Completion Certificate and Occupation Certificate with respect to the said Project.

For IRA AEROCITY LLP

Designated Partner

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(s) "**Purchaser(s)**" shall mean and include individual(s), partnership firm(s), limited liability partnership(s), Hindu undivided families, a limited company(ies), body corporate(s), a private and/or public trust(s) and/or any other person(s) to whom the Plots are sold and / or agreed to be sold.

(t) "**RERA**" shall mean the Real Estate (Regulation and Development) Act, 2016 read with all rules, regulations, bye-laws, notifications etc, as maybe applicable in Telangana State.

(u)"**Revenues**" with all its derivatives, shall mean and include the consideration paid and/or payable by the Purchaser/s being the sale price and consideration on Marketing of the Plots in the Developers Entitlements in the manner as provided in this Agreement.

(v)"**Revenue Account**" shall mean a bank account to be opened, operated and maintained in any Bank as may be decided by the Developer in which all the Revenues shall be deposited. The Revenue Account shall be operated by the Developer alone.

(w)"**Schedule of Development**" shall mean the various stages of the Project along with time lines for completion of each such stage, as set out in of this Agreement

2. CONSTRUCTION OF THIS AGREEMENT

(a) The Parties confirm that all the Recitals of this Agreement shall form part and parcel of operative part of this Agreement and shall be read accordingly.

(b)Each Party to this Agreement expressly agrees that it is not its intention to enter into a partnership or association of persons (incorporated or unincorporated) with any of the other Party. Each Party shall bear its own losses and retain all profits arising from the Project (as set out in this Agreement) and shall bear its own income tax liabilities on its income, which may be earned from the Project. The Parties shall not be liable to render accounts of their profit/loss to the other Party.

3. GRANT OF DEVELOPMENT RIGHTS

(a) The Land Owners do hereby, together grant unto and in favour of the Developer the full, free, uninterrupted exclusive development rights with clear and marketable title free from all Encumbrances, to develop the said Project.

For IRA AEROCITY LLP

Designated Partner

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(b) The Developer shall at its own costs and expenses obtain all the Approvals and shall bear and pay all the Project Costs, such that the Developer can commence as per the Commencement Date and complete on the Completion Date the development of the said Project under and the terms and conditions of this Agreement and subject to Force Majeure Events;

(c) Time being the essence of this Agreement, the Developer shall endeavor to complete the development of the said Project on or before the expiry of 18 months from the Commencement Date, however if the Developer isn't able to complete the Project on the Completion Date then the Developer shall submit a detailed written request to the Land Owners for a extension of the Completion Date by only 6 months or less.

(d) The Developer shall be 'Promoter' under the RERA. The filings and submissions to be made for obtainment of RERA Certificate and also any and all filings/submissions/representations under RERA, shall be finalised by the Developer alone with the necessary inputs from the Land Owner as may be required by the Developer. Since the Developer is incurring the entire cost for the development of the Land, the Developer takes the complete responsibility to comply with all the obligations under RERA and the Land Owners who shall be only providing permissive possession of the Land to the Developer, shall not be in any way be responsible for delay or failure on part of the Developer to comply with the obligations under RERA, as well as to the allottees or customers who have agreed to purchase or have already purchased the Plot. In case of any breach in this regard, resulting in any penalty or fine being levied under any Applicable Law or as a consequence of any adverse order by any court, the Developer shall duly indemnify the Land Owners. The Land Owners shall not be a 'Promoter' within the meaning ascribed to it under RERA.

(e) The Original title deeds, documents, instruments and writings executed with respect to the said Land ("**Title Documents**") shall remain with the said Land Owners and shall not be handed over to the said Developer in any event whatsoever. The Developer may call upon the Land Owner to produce and/or present the Title Documents as and when required and necessary and the Land Owners will extend all cooperation to the Developer in that regard.

For IRA AEROCITY LLP

Designated Partner

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4. CONSIDERATION

In consideration of the grant of development rights by the Land Owners as defined in Clause 3 above the Developer shall be obligated to complete the development of the said Project on the said Land and the said Larger Land uniformly and simultaneously and provide to the Land Owners share **61,622.60 Sq.Yards** of the fully developed Project on the said Land to the Land Owners ("**said Land Owners Entitlement**") as consideration. The said Land Owners Entitlement shall be given to the Land Owners in the following share, (i) 20,540.86 square yards to Mrs. Beravol Vijaya Reddy , (ii) 20,540.86 square yards to Mrs. Vedire Vanaja Reddy and (iii) 20,540.86 square yards to Mrs. Vasudha Abhin Alimchandani. The balance 16361.41 Sq.Yards of the developed Project on the said Land/ Plots are to be retained by the Developer ("**said Developers Entitlement**") and shall be dealt with in the manner stated in this Agreement. The Developer shall provide the said Land Owners the said Land Owners Entitlement in the following manner:-

(a) The Developer and the Land Owners have demarcated the said Land Owners Entitlement in a plan annexed hereto and marked as **Annexure C** which shows clearly the Plots being provided by the Developer to the said Land Owners as consideration for the grant of Development Rights in the said Land. The Land Owners Entitlement shall not have any part of the Club House. The Club House is being built on the Share of Developer entitlement.

(b) A Supplementary Agreement or Sharing Agreement entered between Land Owners and Developer, setting out details of the Plots entitled to each of the Parties which will be executed simultaneously upon securing the HDMA proceedings. ;

(c) The Developer shall ensure that the Land Owners Entitlement, Developer's Entitlement, any Purchasers of the Developers Entitlement and the development of the Larger Land shall be completed in all respects and at all times, simultaneously and in a similar manner..

(d) The Developer shall not under any circumstances without consent of the Land Owners, modify / alter the plans, thereby affecting in any manner the Land Owners Entitlement;

(e) The Developer shall in no way, mortgage, sell, transfer, dispose off or create any interest in the said Land Owners Entitlement.

For IRA AEROCITY LLP

Designated Partner

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5. LAND OWNERS ENTITLEMENT

The Land Owners shall deal with the Land Owners Entitlement in a manner as stated here in below:

(a) The Land Owners shall be entitled to the receivables from the sale of the Plots in the Land Owners Entitlement as and when the Land Owners decide to sell/transfer/market the said Plots forming Part of the Land Owners Entitlement;

(b) The Land Owners shall execute the agreements for sale/allotment letters/ agreements for grant of undivided interest in the said Land with the third party purchasers of the Land Owner Entitlement and shall open a separate bank account for the receivables from such sale of Plots to the third party purchasers to be opened and operated solely by the Land Owners. The Developer shall be a party to such agreements and the Developer shall execute a Power of Attorney in favour of the Land Owners to enable the Land Owners to sign the agreements on the behalf of the Developer.

(c) The Land Owners shall be at liberty to retain a part or the entire portion of the Land Owners Entitlement for their personal use or for any other purpose the Land Owners may deem fit, necessary and appropriate, and the Developer should have no right to object to the same ("said **Retained Land Owner Entitlement**"). It is hereby clarified that the Retained Land Owner Entitlement is not to be treated as a part of the 'Owners Retained Land ', and the two indicate separate parcels of land over which the Land Owners have their respective rights

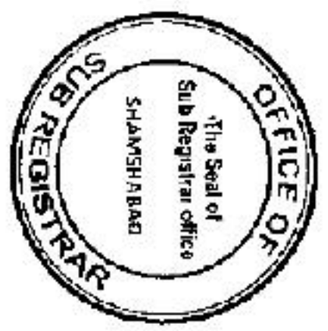
(d) It is clarified that all pass-through taxes/levies/charges received from the plot purchasers for paying to the Government Authorities and concerned local /statutory authorities such as any taxes, Goods and Services Tax (GST), stamp duty and registration charges, utility connection charges, etc. and also the documentation charges, corpus fund, , advance maintenance charges and other similar amounts, received from the Purchasers ("**Deposits and Pass-Through Payments**") shall not be construed as the Revenue and neither the Land Owners nor the Developer, shall be required to claim any share in such amounts received from the Purchasers

For IRA AEROCITY LLP

Designated Partner

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(e)The Developer will provide all its Marketing materials to the Landowners for the purpose of marketing their Entitlement in the Project. The Land Owners may advertise and market the Land Owner's Entitlement, by using the name, brand, logo, drawings (in Auto CAD form) along with the 3-D models and any other relevant publicity and marketing materials regarding in relation to the Project and the Club House, without the requirement of any prior permission of the Developer provided the Landowners do not make any changes in the representations made by the Developer in its own Marketing materials. Any changes in representations will require the prior approval of the Developer and the Developer has the right to provide inputs on content of such changes. The Developer hereby confirms that they have no objections in Land Owners using the brand name of the Project and its logo for this purpose provided they are represented exactly as the Developer represents them.

6. <u>DEVELOPERS ENTITLEMENT</u>

It is mutually agreed that the Developer shall be entitled to deal with and dispose of the said Developers Entitlement in a manner as stated here in below:

(a) The Developer shall be entitled to carry out Marketing of the said Developers Entitlement to third party Purchasers and shall be entitled to all the Revenues generated from the Marketing of the said Developers Entitlement. However, its specifically agreed between the Parties that the Developer shall be entitled to exercise its power to execute and register conveyance deed or execute any other agreement with regard to the sale or transfer of any portion of the Developer's Entitlement, in favour of the allottees or customers only after regularizing the Access Road and getting necessary approvals from the appropriate authorities.

(b) The Developer shall be entitled to the Revenues arising from the sale of the said Developers Entitlement subject to the Developer fulfilling its obligations as stated in this Agreement. The Land Owners shall be a party to such agreements of sale or conveyances in favour of third party Purchasers and the Developer shall be the rightful Power of Attorney holder of the Landowners with respect to signing the sale documents and admitting execution of the sale documents before the Sub Registrar of assurances.

For IRA AEROCITY LLP

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(c) The Developer under any circumstances shall not deal with the Land Owners Entitlement in any manner whatsoever.

(d) It is clarified that all pass-through taxes/levies/charges received from the plot purchasers for paying to the Government Authorities and concerned local /statutory authorities such as any taxes, Goods and Services Tax (GST), stamp duty and registration charges, utility connection charges, etc. and also the documentation charges, corpus fund, , advance maintenance charges and other similar amounts, received from the Purchasers ("**Deposits and Pass-Through Payments**") shall not be construed as the Revenue and neither the Land Owners nor the Developer, shall be required to claim any share in such amounts received from the Purchasers.

7 BANK ACCOUNTS

(a) The Revenue Account shall be opened, operated and maintained in any Bank as may be decided by the Developer for depositing the Revenues from the Plots in the Developers Entitlement. The Revenue Account shall be operated by the Developer alone.

(b) The monies to be deposited in the Revenue Account shall be utilised by the Developer in accordance with the RERA and all the surplus shall be retained by the Developer.

(c) The Developer shall open, operate and maintain a separate bank account in the Bank to be decided by the Developer in which all the Deposits and Pass-Through Payments shall be deposited. The Deposits and Pass-Through Payments shall be utilised by the Developer only for the purposes for which the same are collected from the Purchasers.

8 RIGHTS AND ENTITLEMENTS OF THE DEVELOPER AND GENERAL POWER OF ATTORNEY

The Developer shall be entitled to develop the Project on the said Land in accordance with this Agreement, and in this regard, the Developer shall be entitled to exercise, undertake and do all acts, deeds, matters and things the Developer may deem fit and proper at its sole discretion and at its own costs and expenses as the lawful Attorney of the said Land Owners , including *inter-alia* the following:

(a) To develop the said Land, the said Larger Land and the Project or any part thereof;

For IRA AEROCITY LLP

Designated Partner

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(b) To commence and complete all development work, infrastructure work as mentioned in the **Third Schedule** hereunder on the said Land in accordance with the plans and specifications as sanctioned by concerned planning authorities and other concerned authorities, from time to time.

(c) To carry out all the infrastructural work including leveling of the said Land, laying of roads including the 100ft approach road, street lights, water storage facilities, water mains, sewages, storm water drains, recreation gardens, around the perimeter of the Larger Land excluding the 100ft roads, electrical sub-stations as mentioned in the Third **Schedule** hereunder. It is hereby clarified that the Developer shall not be entitled to exercise its power to execute and register conveyance deed or execute any other agreement with regard to the sale or transfer of any portion of the Developer's Entitlement, in favour of the allottees or customers with regard to any portion of the Developer's Entitlement, without completing and regularizing the Access Road.

(d) To apply for and obtain all the Approvals for the development of the Project and the Developer shall be entitled to apply for and obtain and do all acts, deeds, matters and things in relation thereto at their own costs and expenses;

(e) To obtain sanctioned plan for the development of the Club House within 2-3 months of obtaining sanctioned Layout Plan for the rest of the Project and develop and complete the Club House, including getting the Club House registered with RERA.

(f) To apply for, amend, revise, modify, vary, substitute the plans and drawings including layout plans, infrastructure plans etc. in respect of the said Project from time to time and to apply for and obtain or procure approvals and sanctions from all competent authorities, local authorities, planning authorities and/or any other statutory authorities accordance with the Agreement. The Developer shall not revise or modify any sanctioned plans or layout plans for the said Project to the detriment of the said Land Owners entitlement and therefore, the Developer shall be entitled to amend, revise, modify, vary, substitute the plans and drawings including layout plans, infrastructure plans etc. in respect of the said Project to be developed on the said Land after getting the express written consent of the Land Owners.

For IRA AEROCITY LLP

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(g) To apply and obtain the Completion Certificate and Occupation Certificate from the concerned local authorities in respect of the said Project at their costs and expenses.

(h) To bear and pay the costs and expenses for the liaison work for obtaining Approvals for the said Project.

(i) To deal with all the concerned statutory and local authorities including but not limited to the HMDA, State Government, Office of the Collector, Revenue Authorities, MOEF, NCZMA, Air Force, Ministry of Civil Aviation, DGCA, concerned planning authorities and all its' ministries and departments, Government of India and all its' ministries and departments, concerned public or statutory authorities or private utilities with respect to the development of the said Land and the Project and to apply for, deal with, appear before and obtain from the concerned authorities all such orders, certificates, permissions, extensions, modifications, clearances, exemptions and concessions as may be necessary for the development of the said Land and the Project or part thereof.

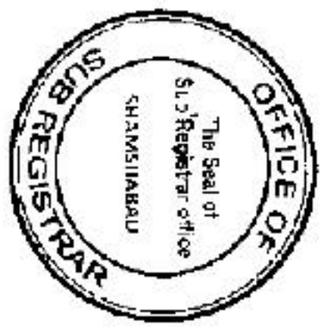
(j) To make, sign, execute, submit, address any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, to or before the Central or State Government, HMDA, Telangana State Electricity Board, the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, 1976, the Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and taxes, Commissioner of Police and any other appropriate Government or Local or Statutory authority or other competent authority or authorities or public body or bodies whatsoever as may be necessary to carry out and/or implement any of the provisions of law with regard to the development of the said Land and/or the implementation of the Project or any part thereof.

For IRA AEROCITY LLP

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(k) To make, sign, submit, revise and upload all filings, submissions, representations, replies, statements etc. to be made from time to time with the relevant Real Estate Regulatory Authority under the provisions of RERA, including for obtainment of RERA Certificate with respect to each phase of the Project that may be designated as a "real estate project", and also any and all filings/submissions/representations under RERA as may be required from time to time. The Developer shall be entitled to make and finalise all such filings, submissions, representations, replies, statements etc. with the necessary inputs from Land Owners as may be required by the Developer and the Developer shall handover to the Land Owners copies of all the submissions, representations, replies, statements etc. to be made from time to time with the relevant Real Estate Regulatory Authority under the provisions of RERA within 7(seven) days of making them.

To make, sign, submit, revise and upload all filings, submissions, representations, replies, statements etc. to be made from time to time with the relevant Real Estate Regulatory Authority under the provisions of RERA, including for obtainment of RERA Certificate with respect to each phase of the Project that may be designated as a "real estate project", and also any and all filings/submissions/representations under RERA as may be required from time to time. The Developer shall be entitled to make and finalise all such filings, submissions, representations, replies, statements etc. with the necessary inputs from Land Owners as may be required by the Developer and the Developer shall handover to the Land Owners copies of all the submissions, representations, replies, statements etc. to be made from time to time with the relevant Real Estate Regulatory Authority under the provisions of RERA within 7(seven) days of making them.

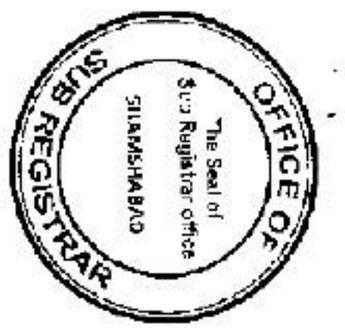
To deal with, appear before and file applications, declarations, certificates and submit and receive information, as may be required by and under Applicable Law to any Governmental Authority in relation to the Project, the said Land, the said Project, the said Plots or any part thereof, and as may be required by the Developer for the full, free, uninterrupted and exclusive development of the said Land, the Project, the said Plots in the manner stated in this Agreement;

For IRA AEROCITY LLP

Designated Partner

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(l) To make, sign, execute, submit and address all applications, forms, declarations, documents, undertakings, papers, plans, writings, indemnity bonds, letters, communications, returns, representations, statements, terms, conditions, etc., to or before, the various utility service providers like power providing companies and telecom service providers, Commissioner of Police and other Police Authorities, and/or all public and private suppliers and providers of utilities and services, and to obtain from them all Approvals, permissions, sanctions, exemptions and orders as may be necessary to carry out and/or implement any of the terms, provisions and purposes herein contained with respect to the development of the said Land.

(m) To comply with all the terms of the Approvals including layout plans, Occupation Certificate, Completion Certificate as may be obtained from time to time;

(n) To make payment and / or receive the refund of all deposits, fees, scrutiny fees, premiums, charges, payments that may have been paid by them to and from all public or Governmental Authorities or public or private utilities relating to the development of the said Land and/or the Project, in the manner the Developer may deem fit

(o) To take all decisions with respect to the internal lay-out, design, aesthetics, planning, development, quality, amenities, facilities, lay-out infrastructure with respect to the said Land only with the prior written consent of the Land Owners;

To appoint, employ or engage reputed architects and Project Architect, Project Managers, Chartered Accountants,, RCC consultants, surveyors, engineers, contractors, sub-contractors, agents, designers, other professionals, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons and to remove, appoint and substitute such other persons in their place and stead.

For IRA AEROCITY LLP

Designated Partner

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(p) To Market, allot, sell (including agreement to sell), dispose, transfer or alienate the Developers Entitlement (including all and ancillary users and areas) comprised in the said Project together with the undivided right, title and interest in the said Land in their own name and in accordance with law. Such sale, allotment or transfer will be in accordance with the terms of this Agreement and for the said purpose, the Developer shall be entitled to issue, enter into and/or execute agreements, sale deed/s, letters of allotment and/or such other deeds, documents and writings as may be required under the provisions of the RERA,in the form and format agreed between the parties, with or in favour of the Purchasers and/or third parties, as it deems fit and proper in the form and manner it may deem fit, and to get the same registered with the concerned Offices of the Sub-Registrar of Assurances without any restrictions whatsoever, for such consideration and price and payment terms as the Developer deems fit and proper and to receive and accept the consideration and payments and Revenue received in respect thereof and to deposit the same into the Revenue Account and to give full and effectual discharges for the same. It is hereby clarified that the Developer shall not be entitled to exercise this power, with regard to any portion of the Developer's Entitlement, without completing and regularizing the Access Road and getting the necessary permissions from the appropriate authorities. Also, this power shall not be exercised for the extent of the Developer's Entitlement mortgaged with HMDA until Project Completion.

(q) For the purposes of these presents and/or related and/or incidental to the same, to make, enter into, endorse, authenticate, execute, sign, seal and deliver, and/or to present and lodge for registration with/before the concerned Sub-Registrars of Assurances, to admit, execute and/or admit execution of, and to complete the registration of, any and all letters, plans, forms, applications, agreements, indentures, representations, undertakings, indemnities, declarations, affidavits, receipts, returns, statements and other contracts, assurances, instruments, Deeds, Sale Deed, Deed of Rectification, Confirmation Deed, Release Deed, Exchange Deed or as the case may be any other Deed as and when required, other documents and writings whatsoever, including all or any of the deeds, documents, instruments and writings whatsoever which have been or may hereafter be required, and also to submit the same to all concerned government, semi-government, local and public bodies and authorities, as may be required or deemed fit by the Attorney(s).

For IRA AEROCITY LLP

Designated Partner

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OFFICE OF SUB REGISTRAR
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(r) To be solely and exclusively entitled to advertise and brand the Developers Entitlement in the said Project to be developed on the said Land and to put up hoardings, advertisement boards and other boards and signages on a specific portion of the said Land to be approved by the Land Owners and such advertisement shall be removed within 6 months from Project Completion.

(s) To raise loans, credit and debts from banks, financial institutions and/or other persons, by creating mortgages and charges on the said Developers Entitlement. The Developer shall not have any recourse to the Land Owners with respect to any mortgage created on the said Developers Entitlement.

(t) To sign and execute Mortgage Deed/s in favour of HMDA, to mortgage few Plots from the Developers Entitlement in the Project proportionate to the Land, as per approval rules of HMDA; and also Gift Deed in favour of local body/Grampanchayat as per rules and to present them for registration, before the Registrar or Sub Registrar or Joint Sub-Registrar of Assurances and to appear before and represent the Land Owner. The mortgage deed and gift deeds to be executed shall be only in respect of the Developers Entitlement. Any or all acts done by the Developer in his capacity as the lawful attorney of the Land Owners affecting the rights, interests of the Land Owners and the area allotted to the share of the Land Owners shall be illegal, void and un enforceable. Any agreements of sale, conveyance deeds or any other documents executed by the Developer as GPA in respect of the Developers Entitlement shall be ratified by the Land Owners subject to the Developer fulfilling all its obligations under this agreement.

(u) To set up, install and make provision for the various facilities and services at the Project as may be required under the Applicable Law and/or rules made there under and to handover the maintenance thereof to the maintenance agency/Society/Association of the Project, as the case may be.

(v) To take appropriate actions, steps and seek compliances and exemptions under the provisions of the Applicable Law.

(w) To demarcate the common areas and facilities in the said Land and the Project and the limited common areas and facilities in the said Land and the Project as per the sanctioned layout plans and Approvals of the said Project.

Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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(x) To defend and maintain a clear and marketable title to the Land, and Project free from all encumbrances, the Developer shall be entitled to commence, prosecute, defend and continue all or any actions, suits and legal proceedings in any court of justice, civil, criminal and revenue, both appellate and original sides and to appeal before all magistrates, justices and other officers and to prosecute, defend or discontinue or become non-suited thereon, to settle, compromise or refer to proceeding in connection with or arising out of the said Land and/or the Project any Plot or any part thereof and/or any affairs pertaining thereto and to appoint solicitors, counsels, advocates, to file vakalatnama and to sign and verify and affirm all plaints, written statements, tabular statements, petitions, affidavits, complaints and other documents to prefer appeals and to apply for review and revision, to apply for execution of decrees and orders, to draw moneys from any court, account general, official receiver and to give effectual receipts and discharge for the same, to give effectual receipts and accept service of writ petitions, summons, notices and other legal processes before all courts, magistrates and other judicial, civil, criminal and revenue authorities and any other public authorities or authority.

(y) Manage the day-to-day affairs of the Project and be in-control and charge of the Project and will use its technical know-how, experience and expertise to manage and maintain the Project and the amenities and infrastructures to be developed therein.

(z) To bear and pay the Project Cost
Generally, do any and all other acts, deeds and things that may be required for the exercise of the rights and entitlements, in accordance with this Agreement.

All the entitlements and rights of the Developer stated in the Clause above and that are otherwise provided in favour of the Developer as the lawful attorney of the Land Owners for the limited purpose of Development of the Project under this Agreement are collectively referred to in this Agreement as the "**Developer's Rights**".

For IRA AEROCITY LLP

Designated Partner

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9. ROLES AND RESPONSIBILITIES OF THE DEVELOPER

The Parties agree that Developer shall be liable and responsible for the following at its own costs and expenses:-

(a) The Developer shall be entitled to create Encumbrances, mortgages and charges on the Developers Entitlement, in terms of this Agreement. However, the Developer shall be exclusively liable and responsible for repayment of such facilities availed and any and all consequences in relation thereto and the Land Owners shall not be liable in this regard even in a situation of enforcement of Encumbrance/mortgage/charge. It is clarified that the Developer shall not encumber any portion of the Land Owners Entitlement. In this regard, the Developer shall keep the Land Owners indemnified against any adverse claims or proceedings. Any shortcomings in the quality of development or the Schedule of Development shall be remedied by the Developer immediately.

(b) To obtain all the Approvals at its sole cost and expense in every respect;

(c) To carry out the Developers Responsibilities at its own costs and expenses in a timely manner and in accordance with this Agreement; To update the relevant revenue records with respect to the said Land to record the Developer as the developer thereof;

(d) The Developer shall duly develop and hand over all the reservations, if any in the future as per the zoning plan prepared by the Government Authorities ,in the layout of the said Land or Larger Land as the case may be such that the development of the Project is undertaken by the Developer in an uninterrupted manner.

(e) To be liable and responsible for all the acts, deeds, matters and things done by the Developer and/or third party contractors with respect to the said Land or any part thereof, prior to the execution of this Agreement, at their sole cost and expense.

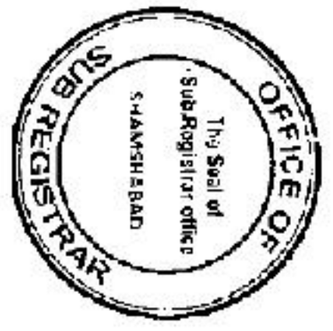
(f) All filings, submissions, representations, replies, statements etc. from time to time with the Telangana Real Estate Regulatory Authority under the provisions of RERA, including for obtainment of RERA Certificate with respect to each phase of the balance portions of the Land that may be designated as a "real estate project", and also any and all filings/submissions/ representations under RERA as may be required from time to time. The Land Owners shall be entitled to inspect and provide inputs with respect to such filings, submissions, representations, replies, statements etc. with respect to the said Land and the Developer shall duly consider all such inputs.

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Designated Partner

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(g) The Developer shall send to the Land Owners, acknowledged copies of all permissions/ sanctions/ clearances/ no-objection certificates/approvals including the periodical reports submitted to RERA etc. received by the Developer/ its consultants / architects/ agents from the concerned authorities/bodies within 7 (seven) days from the date of the receipt thereof from the concerned authority. Further, the Developer shall also provide to the Land Owners copies of all applications/ letters/ correspondence/ documents/ writings/papers/ submitted by the Developer/ its consultants / architects/ agents to the concerned authorities/ bodies, within 7 (seven) days from the date of the Developer/ its consultants / architects/ agents submitting the same to the concerned Authorities/ bodies.

(h) The Developer shall at its risk and cost and expense, and in its own name mobilise the work force necessary to carry out the execution of the Development. The Developer shall be solely responsible for the payment of wages of the labourers as employed by it for execution of the construction work undertaken by it under this Agreement. The Developer shall comply with all statutory requirements for appointing work force and adhere to all labour laws and all provisions of the ESI Act, PF Act, Minimum Wages Act, Payment of Wages Act, Workmen Compensation Act, or any other Acts or Rules which shall apply to the construction industry and pay all the dues to such labourers, as and when due and shall keep the Land Owners fully and at all times indemnified in this regard.

The Developer shall be required to deal with and resolve all issues pertaining to the Project, including in relation to the development thereof including any litigation, notices, claims, penalty, breach of provisions of any applicable law, rules, regulations and/or any terms and conditions under any order passed in respect of the said Land and/or the Project and the Developer shall indemnify the Land Owner from any claims in relation to the above.

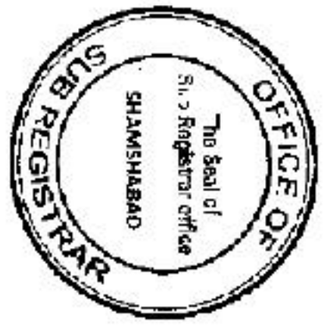
(i) The Developer shall be responsible for all claims, liabilities and consequences arising out of any accidents or mishaps in the course of or concerning development of the said Project including but not limited to any death of or injury to any person or damage to any person's property, and for any contravention, violation, irregularities or non-compliance of any laws, bye-laws, rules, regulations, terms of sanctions/ approvals/permissions/no objection certificates, etc. pertaining to development of the said Project,

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(j) The Developer shall be solely responsible for and shall defend, and settle any claims filed by any Purchaser under RERA and shall be absolutely responsible for any default or breach committed in respect to the filings made under RERA and the same shall be settled at the sole costs and expenses of the Developer and the Land Owners shall not in any manner be responsible for any breaches or defaults committed under RERA. The Land Owner shall not be a "promoter" under RERA The Developer shall indemnify and keep indemnified the Land Owners against any loss, damage, costs, penalties or levies that maybe imposed on them due to non-compliance with RERA.

(k) The Developer shall be entitled to amend the layout of the said Land or any part thereof only with the prior written permission and concurrence of the Land Owners.

(l) The Developers shall at no point, cause any encroachments on the adjoining lands (outside of the said Land) owned by the Land Owners during the development of the said Project and such development of the said Project at no time shall hamper the Land Owners access to the Owners Retained Land through all the roads included in this Project;

(m) To hand over all reservations/designations on the said Land as and when called upon by the HMDA/competent authorities;

(n) To comply with all the terms and conditions of the Approvals issued with respect to the said Land and/or the development thereof, the Land, the Project, the Plots and/or any part thereof thereto and the Developer shall indemnify and keep indemnified the Land Owners against any loss, damage, costs, penalties or levies that maybe imposed on them due to non-compliance with such Approvals;

(o) The Developer shall, at their costs and expenses, abide by the terms and conditions of the Layout Approval, Revised/Amended Layout Approvals and all amendments / substitutions thereto and in this regard, shall keep the Land Owners indemnified;

(p) The Developer shall not be entitled to create mortgage/charge on the Land Owners Entitlement.

Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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Notwithstanding what is provided above, the Developer shall indemnify and keep indemnified the Land Owners, against any loss, damage, cost, penalty, fine, etc, which may be levied on the Land Owner, due to breach of this Agreement, non-compliance with any Applicable Law or otherwise, due to any order of the court

10. REPRESENTATIONS OF LAND OWNER

The Land Owners hereby jointly and severally represent, warrant, declare and state as under:-

(a) The Land Owners are in exclusive, vacant and peaceful possession of the said Land and are the sole owners of the said Land and the said Land is free of any encroachments and encumbrances;

(b) There have been no proceedings initiated; no notices been served on and/or received and no orders affecting or relating to the said Land been passed under the provisions of the ULC, 1976;

(c) The title of the Land Owners in respect of the said Land, and the Project is clear and marketable and free from all Encumbrances and they have not created any third party rights or interest in respect thereof.

(d) No third party rights and/or allotment and/or Marketing, of any nature whatsoever has been undertaken with respect to the Project, or any part thereof, of any nature whatsoever.

(e) There are no structures on the said Land and the Land Owners are in physical possession, use, occupation and enjoyment of the said Land and there is no other trespasser or encroacher or any thoroughfare on the said Land or any part thereof and there are no boundary disputes in respect of the said Land.

(f) None of the Land Owners have received any notices, claims and demands from the Government and any of its departments in respect of payment of stamp duty, or penalties, or unearned income, on any past documents/instruments or subsequent documents/instruments in respect of the said Land or any part thereof.

For IRA AEROCITY LLP

Designated Partner

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(g) No consent from any third party (except the Approvals as may be required from the Governmental Authority) are required for the grant of the development rights to the Developer under this Agreement and for Marketing of the Project as stipulated under this Agreement or otherwise for the exercise by the Developer of its rights in respect of the said Land, the Project, the Plots or any part thereof.

(h) There are no pending litigations or proceedings in any Court of Law or tribunal or arbitration or any *Lis Pendens*, nor is there any attachment or injunction in respect of on the said Land;

(i) There is no easement, impediment, prohibition, restriction under any contract of any Applicable Law or negative covenant running with the said Land, whereby the Land Owners are in any manner restrained, prohibited, prevented from in any manner from granting development rights to the Developer with respect to the said Land in the manner as stated in this Agreement;

(j) No notice from the Central or the State Government or any other local body or authority or under any law including the Land Acquisition Act or Town Planning Act or the Epidemic Disease Act or Defence of India Act or the Requisition and Acquisition of Lands Act, or under tenancy and agricultural laws, or municipal acts or any state or central legislation, rules, regulation, ordinance, order, notification, resolution including any notice for acquisition or requisition of in respect of the Land or any part thereof has been received or served;

(k) There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central and/or State, CBI, Enforcement Directorate, local body, public authority, court or tribunal for taxes, levies, dues and cesses in respect of the Land or any part thereof.

(l) No part of the said Land is forest land (either protected forest or reserved forest or private forest).

(m) There is no temple, mosque, church or any other place of worship on the Land or any portion thereof. No part of the Land is dedicated orally or in writing to religious or charitable uses or used as a place of worship by them;

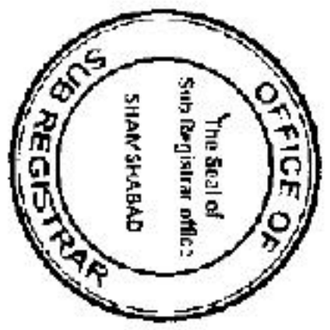
(n) No part of the said Land has been dedicated as a wakf;

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Designated Partner

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(o) Nobody either as a co-owner, coparcener, partner, tenant, has any right, title, interest, claim or demand of any nature whatsoever in to or upon the said Landor any part thereof including by way of sale, agreement for sale, charge, lien, mortgage, gift, HUF, trust, lease, sub lease, license, tenancy, easement, encumbrance, or otherwise howsoever.

(p) There are no minors interested in the said Land or any part thereof.

(q) There is no landlocked land owned by any third party within the said Land;

(r) The Recitals form a part of the Representations and Warranties as contained in this Clause 10 as if the same have been reproduced herein verbatim;

(s) The Land Owners are entitled to grant development rights in respect of the said Land as contemplated herein and, in this regard, the Developer has done its diligence on the Land and the ability of the Land Owners to enter and execute this Agreement, and has fully satisfied itself of the same.

11.REPRESENTATIONS OF THE DEVELOPER

The Developer does hereby represent, warrant, declare and state as under:

(a) The development of the said Land, the Larger Land and the Project will be undertaken in a manner such that the development of the Land Owners Entitlement and the Developers Entitlement is completed simultaneously and no one portion of the said Project shall be given more importance than the other;

(b) Except as provided in this Agreement, the Developer shall not make any third-party claims or create any third-party rights of any nature whatsoever, without the prior written consent of the Land Owners

(c) The Developer shall at all times abide by the terms and conditions of this Agreement, the Layout Approval and other Approvals and orders while carrying out the remaining development of said Land.

For IRA AEROCITY LLP

Designated Partner

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(d) The Developer has sufficient expertise and know how, resources etc to enter into this Agreement and is not insolvent; The Developer shall keep the Land Owners informed and duly appraised regarding any insolvency proceedings initiated against it by any third party, whether it is in relation to the Project or not. In such a case, the Land Owners, in their sole discretion, may choose to terminate this Agreement, in addition to any other rights and entitlement under this Agreement.

(e) The Developer has the absolute right, and authority to enter into and execute this Agreement and will not do any act of commission or omission whereby the rights of the Land Owners under this Agreement may be prejudicially affected.

(f) The Developer has executed Development Agreements with the land owners of the Larger Land prior to executing this Agreement with the said Land Owners;

(g) The Developer has represented and warranted to the Land Owners that the Approval from HMDA for the Project, being a layout of Integrated Commercial and Residential Open Plots is imminent , and has produced the Fee letter from HMDA that has been secured and has submitted a copy of the Fee Letter to the Land Owners which is hereto annexed and marked as Annexure F. In the event of the Developer being unable to secure the Project Approval /Sanction within 60 days of the signing of this Agreement, then such an event will be deemed to be an event of default;

(h) The Developer along with the said Land has also acquired adjacent properties for development of a Layout Development of the Larger Land total of approximately 83.61 acres integrated commercial / residential layout ie. the Larger Land. The specifications, amenities and other facilities commited to be provided to the Project shall be the same across and along the development taking place on the said Larger Land. The Development of the said Larger Land shall take place simultaneously.

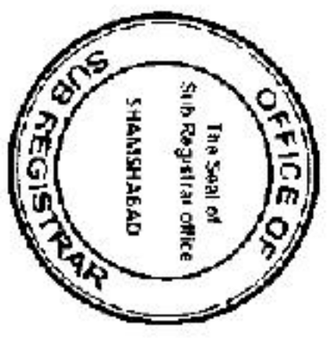
Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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The Developer represent that the Developers shall also build Access Road and the Developer further represents that it would also provide unhindered ingress and egress to the entire land owned by the Land Owners including, the Retained Land Owner Entitlement and Owners Retained land. It is hereby clarified that without obtaining the permission / approval for the Access Road to the Land and the Owner's Retained Land, the Developer shall not be entitled to enter into any agreement to sell or start sales activities of the Developers Entitlement. In case if the Developer fails to obtain approval and build the road within [6] months from the date of this Agreement, such an event shall be deemed to be an Event of Default.

(i) The Developer represents that at no point shall the Developer restrict access of the Land Owners to access the plots of land adjacent to the said Land including the Owners Retained Land which are owned by the Land Owners.

(j) The Developer represents that at no point during the development of the said Land shall the Developer encroach upon the Owners Retained Land and shall not trespass on the Owners Retained Land.

(k) The Developer represents and warrants that the said Project along with its common areas, Clubhouse and amenities will be completed on the said Completion Date.

12. DRAFTS OF THE ALLOTMENT LETTERS, AGREEMENTS FOR SALE AND OTHER DOCUMENTS TO BE EXECUTED IN FAVOUR OF THE PLOT PURCHASERS

The draft formats of the allotment letters, agreements for sale and other documents to be executed in favour of the plot purchasers and/or their Association/ Society shall be prepared by the Advocates for the Developers and the same shall be mutually finalized by the Advocates of the Land Owner and the Advocates of ~~the~~ Developers. The Developers shall not be entitled to make any material alteration or deviation from such mutually finalized formats without prior written consent of the Land Owners.

For IRA AEROCITY LLP

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13. INDEMNITY

The Developer agree to indemnify and keep indemnified and hold harmless the Land Owner against any and all losses, penalties, judgments, suits, costs, claims, liabilities, assessments, damages and expenses (including, without limitation, reasonable attorneys' fees), incurred by, imposed upon or asserted against the Land Owner as a result of relating to or arising out of any breach of any representation, warranty or covenant or failure on the part of the Developer in the performance of its commitments, duties or obligations under this Agreement. The indemnification rights of the Land Owner under this Clause are independent of, and in addition to, such rights and remedies as the Land Owner may have at law or in equity including the right to seek specific performance, rescission, restitution or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.

14. EVENT OF DEFAULT

In the event the Developer fails to perform, fulfill, comply with or cause the obtainment, fulfillment or compliance of any or all of their roles and responsibilities under this Agreement and/or if any of them commit breach of any of the representations and warranties contained herein ("**Default**"), then, the Land Owners shall be entitled to issue a notice in writing (the "**Default Cure Notice**") to the Developer to cure to the satisfaction of the Land Owners such failure, default, breach and/or misrepresentation within a period of 30 (thirty) days from the date of the issuance of the Default Cure Notice (the "**Default Cure Period**"). If the Developeris unable to cure to the satisfaction of the Land Owners such failure, default, breach and/or misrepresentation within the Default Cure Period, then the same shall be construed as an event of default (the "**Event of Default**").

15. CONSEQUENCES OF EVENT OF DEFAULT AND TERMINATION

(a) On the occurrence of an Event of Default, the Land Owners shall be entitled to all rights and remedies available in law, equity and under this Agreement, without prejudice to the other, and which may be exercised in any manner or combination or priority.

For IRA AEROCITY LLP

Designated Partner

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(b) On the Occurrence of an Event of Default specifically pertaining to any delays caused in the said Project the Developer shall be liable to compensate the Land Owners for such delay by making payment of at Rs. 25/- per sq yd per month on the entire Land, for every month for which the delay has been caused up till 12 months from the date of the delay being caused. Upon the expiry of the 12 month period, if the Developer has failed to complete the said Project, the Land Owners shall forthwith terminate the said Agreement as per Clause 15(c) below. During this 12 month delay period, if the Developer commits any further defaults which shall quality as an Event of Default, the Land Owners shall forthwith terminate the said Agreement as per Clause 15(c) below. In this regard, the Developer shall provide a Bank Guarantee to the Land Owners ,simultaneously on securing the HMDA proceedings,to the extent of the total penalty, currently calculated at INR 1,80,00,000, which shall be valid till the Project Completion together with the Clubhouse completion and obtaining the Completion Certificate and Occupancy Certificate for both.

(c) On the occurrence of an Event of Default, and without prejudice to what is mentioned at Clause 15(a) and Clause 15(b) above, the Land Owners shall be entitled to terminate the said Agreement forthwith and bar the Developers from entering onto the said Land and shall forthwith cancel the said Agreement and the Developers Rights and the Developers Entitlement shall stand extinguished.

16.ASSIGNMENT

The Developer shall not be entitled to transfer/assign the benefit of this Agreement/ the development rights granted hereunder to any other person/entity in any event whatsoever. The Developer hereby agrees and undertakes that until the Project is fully completed in terms hereof along with issuance of applicable completion certificate by the HMDA/ concerned local Authority in respect of the said Project shall not change the character of the firm nor induct any new partners.

17.FORCE MAJEURE

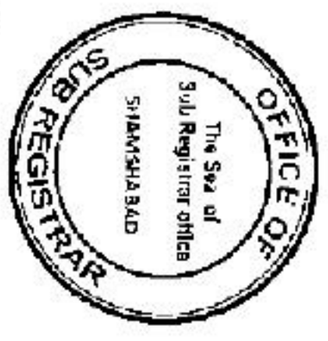
(a) On the occurrence of a Force Majeure Event and in any case within 7 (seven) days of the date of occurrence of a Force Majeure Event, the Developer whose performance is affected ("**Affected Party**") shall notify the Land Owner ("**Non Affected Party**") of the same setting out, *inter-alia*, the following in detail,-

For IRA AEROCITY LLP

Designated Partner

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i. The nature and extent of the Force Majeure Event;
ii. The estimated period for which the Force Majeure Event is expected to continue;
iii. The nature of and the extent to which, performance of any of its / their obligations under this Agreement is / are affected by the Force Majeure Event;
iv. The measures which the Affected Party has taken or proposes to take to alleviate/mitigate the impact of the Force Majeure Event and to resume performance of such of its obligations affected thereby; and
v. Any other relevant information concerning the Force Majeure Event.

(b) Upon receiving notification of how the Affected Party is rendered wholly or partially unable to perform any of its obligations under this Agreement because of a Force Majeure Event, the Non-Affected Party, ie. the Land Owner shall have the sole right and entitlement to extend the timelines as required for Project Completion.

(c) Further, any third party claims/force majeure/event of default with respect to the land held by other landowners whose land form a part of the Larger Land, should not in any way affect the development works in the said Land and the development of the said Land and the said Project to the extent of the said Land must be completed on the Completion Date.

Vijaya Reddy

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For IRA AEROCITY LLP

Designated Partner

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18.ARBITRATION

All disputes, differences, claims and questions of whatsoever nature which may arise between the Parties hereto, with respect to this Agreement or the construction or application thereof, or any clause or thing herein contained, or in respect of the rights, entitlements, duties, responsibilities and obligations of either Party hereunder, or as to any act or omission of any Party, or as to any other matter in anywise relating to these presents, shall be referred to a sole arbitrator who shall be a retired judge of the Supreme Court of India or the Hyderabad High Court to be mutually appointed by the Land Owners of the one part and the Developer of the other part. In the event that the Land Owners and the Developer fail to agree upon the sole arbitrator to be appointed within 15 (fifteen) days of the dispute being referred to arbitration, the Land Owners shall appoint 1 (one) arbitrator, the Developer shall appoint 1 (one) arbitrator and the arbitrators so appointed shall jointly appoint the third arbitrator. The seat and venue of arbitration shall be Hyderabad. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act,1996 or any re-enactment or statutory modification thereof for the time being in force and rules framed thereunder. The language of arbitration shall be English. The Award/s of the arbitrator shall be reasoned and in writing. The arbitrator shall also decide on the costs of the arbitration proceedings. The Parties shall submit to the arbitrator's/arbitral panel's award which shall be enforceable in any competent court of law.

19.JURISDICTION

Subject to the provisions of Clause 18 (*Arbitration*) above, the Courts at Hyderabad shall have exclusive jurisdiction with respect to all matters concerning this Agreement.

20.GOVERNING LAW

This Agreement shall be governed by Indian law as applicable in the State of Telangana and Andhra Pradesh.

For IRA AEROCITY LLP

Designated Partner

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21.PAYMENT OF MONTHLY MAINTANANCE CHARGES:

(a) It is hereby agreed that the Developer shall at its own costs and expenses form the Society/Association/Body Corporate as per the Applicable Laws of all the Purchasers in the said Project within 6 (six) months from the date of Project Completion and shall do all such related acts, deeds and things in order to ensure that the said Society/Association/Body Corporate is formed in a timely manner. Further, the Developer shall convey to the Society all such common areas to the Society/Association/Body Corporate at the time of forming the Society.

(b) The Clubhouse shall be registered with the RERA, within 2-3 months of the Layout Plan being sanctioned. The Developer shall make a separate registration application for the Club House which will not form part of the details of the Project registered with RERA. The Plans of the Club House will also be sanctioned separately from the Layout Plan sanctioned for the said Project, however, its construction will be completed at the same time as the rest of the Project as sanctioned in the Layout Plan.. Upon the Project Completion along with the Clubhouse completion, the Developer has the right to lease, rent, transfer the Clubhouse to other entities and to charge membership fee from members.

(c) It is hereby agreed that the Developer shall provide & maintain the 20,000 Sft. Club House for the beneficial use of the owners of the Plots and Units. The Land Owners shall be entitled to free membership of the Club House for the Plots retained by them and if and when the Land Owners sell all their share of the plots in the Project, they will still continue to hold 10 memberships each in the Clubhouse, which they may sell at any time and price as they see fit. Membership associated with owning of a Plot is transferable only by selling such Plots.

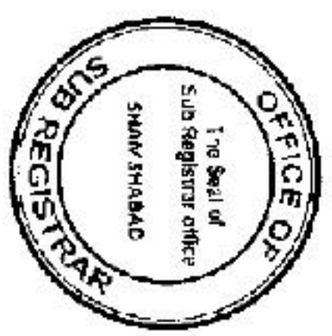
(d) Upon Project Completion, should the Developer choose to transfer the Club House or its maintenance, the same shall be done with the knowledge of the Land Owners. Upon such transfer, Land Owners and all the members of the Club House shall continue to have the membership to the Club House and will enjoy the same rights and privileges that were available earlier, with no additional cost and fee.

For IRA AEROCITY LLP

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(e) Further, it is mutually agreed between the Parties that the maintenance of the common areas and common facilities in the said Land after the completion of the Project shall be done by the Developer for at least 5 years and thereafter, the Society should take over the same. The Developer shall maintain the said Land Owners Entitlement for a period of only 2 years.

22.MISCELLANEOUS

(a) This Agreement shall not be amended, altered, modified or supplemented except with the prior written approval of the Parties, and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by both the Parties.

(b) This Agreement is terminable only at the option of the Land Owners and the Developer has no right to terminate the said Agreement.

(c) The stamp duty and registration charges on this Agreement shall be borne and paid by the Developer.

(d) The clauses and obligations of this Agreement, which by their very nature are intended to survive, shall so survive the expiry or earlier termination of this Agreement.

(e) If Goods and Services Tax (GST) or other similar taxes/ levies are payable in respect of the grant of development rights of the said Land under this Agreement by the Land Owner to the Developer, then the same shall be borne by the Developer. If any GST or other similar taxes/ levies are payable in connection with the sale of the plots, the same shall be borne by the Purchasers, which shall be collected by the Owner and the Developer from the plot purchasers in their respective ratio.

(f) The Parties shall bear and pay their respective Advocates and Solicitors costs and fees.

(g) All rights and remedies existing under this Agreement, except as otherwise provided herein are cumulative to, and not exclusive of any rights or remedies otherwise available.

Wijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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(h) Any notice to be given hereunder by a Party to the other Party shall be in English and shall be sent by hand delivery or registered post with acknowledgement due or speed post or courier to the other Party at the address stated below:

Address of Land Owners:- Vanaja Reddy , Plot 1A ,Huda Enclave, Road no 70 ,Near Andhra Jyoti newspaper office, Jubilee Hills, Hyderabad.

Address of the Developer: **IRA AEROCITY LLP (PAN** [redacted] having its registered office at 20 157, R.B Nagar, Shamshabad Village & Mandal, Ranga Reddy District, Telangana State-501218.Hyderabad.

(i) If any provision in this Agreement becomes invalid or illegal or is adjudged unenforceable, then such provision shall be deemed to have been severed from this Agreement and the remaining provisions of this Agreement shall not, so far as possible, be affected by the severance.

(j) No failure or delay by a Party in exercising any right or remedy provided by law or under or pursuant to this Agreement, shall impair such right or remedy, or operate or be construed as a waiver or variation of it, or preclude its exercise at any subsequent time, and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

(k) As required by the Income Tax (Sixteenth Amendment) Rules, 1998:-

i. Land Owners state that they are assessed to Income Tax and the Permanent Account Number allotted to them are:

Land Owner No.1: **PAN** [redacted]
Land Owner No.2: **PAN No:** [redacted]
Land Owner No.3: **PAN** [redacted]

ii. The Developer states that it is assessed to Income Tax and the Permanent Account Number allotted to it is Developer: **PAN** [redacted]

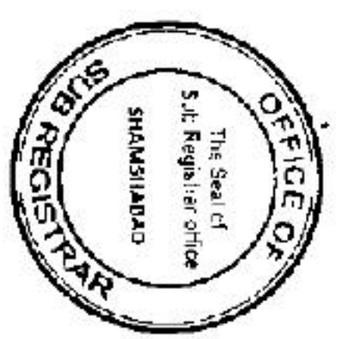
Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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THE LAND OWNERS HEREBY DECLARES AND CONFIRMS that these presents shall be binding upon its successors and/ assigns.

THE LAND OWNERS HEREBY DECLARES AND CLARIFES that that all the powers/authorities hereunder granted to and conferred upon the Attorney Holder (the Developer) have been given granted to and conferred upon it on a principal to principal basis, and that the same shall be exercised by it strictly subject to and in accordance with the provisions of laws, bye laws, rules and regulations in force for the time being and from time to time and the provisions of these presents

RULE - (3) THE MAIN MARKET VALUE STATEMENT

Survey No.	Extent of Sq. Yards	Rate per Sq. Yards.	Village	Total Value.
1	2	3	4	5
19/P,20/P,21/P,23/P and 24/P	1,39,910 Sq.Yards	1000/-	Pasham Banda, Shamshabad Municipality	Rs.13,99,10,000/-

SCHEDULE OF THE PROPERTY

All those open land admeasuring as follows:

Owners Name & No.	Survey No.	Extent in Sq.Yards	Extent in Acres
B.Vijaya Reddy Owners No. 1	20/ఆ 2/1	121	Ac.0.01 Gts out of Ac.0.20Gts
	20/ఆ 1/ఆ /2	1551	Ac.00.12.82Gts out of Ac.02.37.22Gts
	20/ఆ /2	6970	Ac.01.17.60Gts
	21/ఆ	605	Ac.0.05 Gts
	21/ఆ 2/2	35,332	Ac.07.12Gts
	23/ఆ /2	121	Ac.0.01 Gts
	24/ఆ 1/ఆ /3/1/1	605	Ac.0.05 Gts out of Ac.00.10Gts
	24/ఆ 2/1/1	1967	Ac.0.16.26Gts out of Ac.05.06.76
Total		47272	Ac.09.30.68(out of Ac.19.27.38Gts)
V.Vanaja Reddy Owners No 2	20/ఆ 1/ఆ /1	16,468	Ac.03.16.10Gts out of Ac.03.22.78Gts
	21/ఆ 2/1	27,407	Ac.05.26.50Gts out of Ac.06.30Gts
	23/ఆ /1	121	Ac.0.01 Gts
	24/ఆ 1/ఆ /2	1452	Ac.0.12Gts

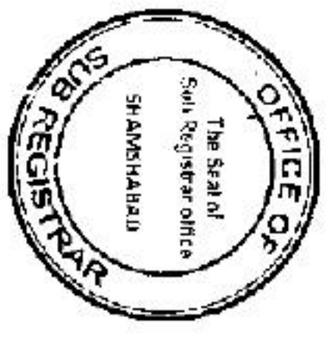
Vijaya Reddy Vanaja

For IRA AEROCITY LLP

Designated Partner

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Total		45448	Ac.09.15.60 (out of Ac.20.21.78Gts)
Vasudha Abhin Alimchandani@ Radha Reddy Owners No.3	19/ఆ /1	32,331.20	Ac.6.27.20 Gts out of Ac.09.06 Gts
	20/ఆ 1/ఆ /1	11,664.40	Ac.2.16.40Gts out of Ac.2.34.2Gts
	20/ఆ /1 /	1742.40	Ac.0.14.40Gts out of Ac.1.37.4Gts
	24/ఆ 1/ఆ /5	1452	Ac.0.12Gts
Total		47,190	Ac.09.30 (out of Ac.20.18.74Gts)

Thus total land admeasuring **1,39,910 Sq. Yards** or **Ac.28.36.28** (out of **Ac.60.28Gts**). Situated at **Pashambanda Village**, Samshabad Municipality, Samshabad Mandal, Ranga Reddy District, Telangana State, bounded by:

Boundaries for 121 Sq.Yards or Ac.0.01 Gts out of Ac.0.20Gts in Survey Nos20/ఆ 2/1 as follows:

North : Land in Survey No.21/ ఆ 2/1/1
South : Land in Survey No.20/ ఆ 1/ఆ /1
East : Land in Survey No.24/ ఆ 2/1/1
West : Land in Survey No.21/ ఆ

Boundaries for 1551 Sq.Yards or Ac.0.12.82 Gts out of Ac.2.37.22Gts in Survey No.20/ఆ 1/ఆ /2 as follows:

North : Land in Survey No.20/ ఆ 1/ఆ /1
South : Land in Survey No.20/ ఆ 1/ఆ /1
East : Land in Survey No.20/ ఆ 1/ఆ /1
West : Land in Survey No.21/ ఆ 2/1

Boundaries for 6970 Sq.Yards or Ac.1.17.60Gts in survey No.20/ఆ /2 as follows:

North : Land in Survey No.20/ ఆ /1
South : Land in Survey No.20/Part
East : Land in Survey No.19/ ఆ /1
West : Land in Survey No.20/ఆ 1/ఆ /1

Boundaries for 605 Sq.Yards or Ac.0.05Gts in survey No.21/ఆ as follows:

North : Land in Survey No.24/ఆ 2/1/1
South : Land in Survey No.21/ఆ 2/1
East : Land in Survey No.20/ఆ 2/1
West : Land in Survey No.21/ఆ 2/1

Boundaries for 35,332 Sq.Yards or Ac.7.12Gts in Survey No.21/ఆ 2/2 as follows:

North : Land In survey No.21/ఆ 2/1
South : Land In survey No.21/P
East : Land In survey No.20/ఆ 1/ఆ /1
West : Land In survey No.22/P

Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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Boundaries for 121 Sq.Yards or Ac.0.01Gts in Survey No.23/ఆ /2 as follows:

North	: Land In survey No.30/P
South	: Land In survey No.23/P
East	: Land In survey No.24/P
West	: Land In survey No.23/P

Boundaries for 605 Sq.Yards or Ac.0.05Gts out of Ac.0.10Gts in Survey No.24/ఆ 1/ఆ /3/1/1 as follows:

North	: Land In survey No.24/P
South	: Land In survey No.24/ఆ 1/ఆ /5
East	: Land In survey No.24/P
West	: Land In survey No.24/P

Boundaries for 1967 Sq.Yards or Ac..0.16.26Gts out of Ac.5.06.76 Gts in Survey No.24/ఆ 2/1/1 as follows:

North	: Land In survey No.24/ఆ 2/1/1
South	: Land In survey No.21/ఆ
East	: Land In survey No.24/ఆ 2/1/1
West	: Land In survey No.24/ఆ 1/1/1

Boundaries for 16,468 Sq.Yards or Ac.3.16.10Gts out of Ac.3.22.78 Gts in Survey No.20/ఆ 1/ఆ /1 as follows:

North	: Land In survey No.20/ఆ 1/ఆ /2 & 20/ఆ 2/1
South	: Land In survey No.20/Part
East	: Land In survey No.20/Part
West	: Land In survey No.21/Part

Boundaries for 27,407 Sq.yards or Ac.05.26.50Gts out of Ac.6.30 Gts in Survey No.21/ఆ 2/1 as follows:

North	: Land In survey No.21/P & 24/P
South	: Land In survey No.20/ఆ 1/ఆ /1&21/P
East	: Land In survey No.20/ఆ 1/ఆ /1 &21/ఆ
West	: Land In survey No.22/P

Boundaries for 121 Sq. Yards or Ac.0.01Gts in Survey No.23/ఆ /1 as follows:

North	: Land In survey No.30/P
South	: Land In survey No.23/P
East	: Land In survey No.24/P
West	: Land In survey No.23/P

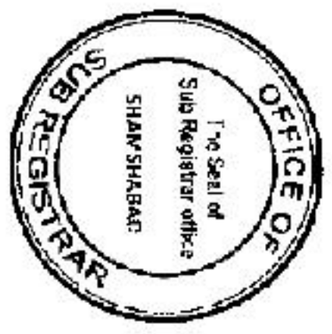
Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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Boundaries for 1452 Sq.Yards or Ac.0.12Gts in Survey No.24/ఆ 1/ఆ /2 as follows:

North	: Land In survey No.24/ఆ 1/ఆ /5
South	: Land In survey No.21/ఆ 2/1
East	: Land In survey No.24/ఆ 2/1/1
West	: Land In survey No.24/P

Boundaries for 32,331.20 Sq.Yards or Ac.6.27.20 Gts out of Ac.09.06gts in Survey Nos19/ఆ /1 as follows:

North	: Land in Survey No.19/ఆ /1&19/ ఆ /2
South	: Land in Survey No.19/Part
East	: Land in Survey No.19/Part
West	: Land in Survey No.20/ఆ /1&20/ఆ /2

Boundaries for 11,664.40 Sq.Yards or Ac.2.16.40Gts out of Ac.2.34.2Gts in survey No.20/ఆ 1/ ఆ /1 as follows:

North	: Land in Survey No.20/ఆ 1/ఆ /2
South	: Land in Survey No.20/Part
East	: Land in Survey No.20/ఆ /1&20/ఆ /2
West	: Land in Survey No.20/ఆ 1/ఆ /1

Boundaries for 1742.40 Sq.Yards or Ac.0.14.40Gts out of Ac.1.37.4 Gts in survey No.20/ఆ /1 as follows:

North	: Land in Survey No.20/ఆ /2
South	: Land in Survey No.20/Part
East	: Land in Survey No.19/ ఆ /1
West	: Land in Survey No.20/ఆ 1/ఆ /1

Boundaries for 1452 Sq. Yards or Ac.0.12Gts in Survey No.24/ఆ 1/ఆ /5 as follows:

North	: Land In survey No.24/ఆ 1/ఆ /3/1/1
South	: Land In survey No.24/ఆ 1/ఆ /2
East	: Land In survey No.24/ఆ 2/1/1
West	: Land In survey No.24/P

Vijaya Reddy

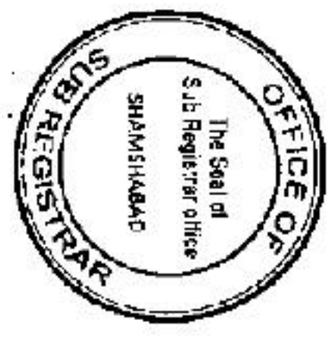
Manager

For IRA AEROCITY LLP

Designated Partner

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IN WITNESSES WHEREAS the "LAND OWNERS" and the" DEVELOPER" herein have signed this "DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY" with their own free will and consent, without coercion or undue influence after understanding the contents of it and the same explained to them in their Vernacular Language on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES: -

1. P. Veera Reddy

2 Reddy

1. Vijaya Reddy

2. Vanaja

3. Vasudha Kinchanalaa

LAND OWNERS/FIRST PARTY

For IRA AEROCITY LLP

Designated Partner

DEVELOPER/SECOND PARTY

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Third Schedule Specifications

(This is the minimum criteria for Specifications which shall be further elaborated and attached to this agreement by the Developer to the satisfaction of the Landowners prior to the signing of this Agreement)

Specifications for Road Work

Main Spine 30 m:

The road network shall consist of main spine with right of way of 30m.

The 30 m road plan shall consist of 7.5 m travel lane in both directions separated by central median of 2m with plantation.

Footpath of 4.5 m width (with 2 m plantation strip and 2.5 m interlocking block paved footpath) will be next to a 2 m cycle track on both sides of the carriageway, cycle path is proposed with interlocking paving block as cycle track

Road side drain is proposed below the footpath to carry to surface run-off.The granular sub base shall be drained into the storm water drain

In order to facilitate crossings of service lines, utility pipes, necessary pipes shall be provided extending between right of way with chambers at the end at regular intervals.

12m WIDE ROAD

The 12 m road plan shall consist of 7.5 m travel lane with cycle path is proposed with interlocking paving block as cycle track on either side of the road with underlying space for sewers and manholes.

Road side drain is proposed below the footpath to carry to surface run-off. The granular sub base shall be drained into the storm water drain.

The remaining space under the 2.5 m green strip next to the 2.0 m foot path will have surface utilities.

Road side kerb, 150 mm high shall be provided as conferment between carriageway and footpath. Pre cast Krebs will be painted with Enamel paint.

At all corners and intersections between plots and roads suitable curved Krebs owill be provided The minimum turning radius at junctions shall be 12.8m for single truck unit. Since, we see occasional movement of trucks with trailer (during construction), we can use 12.8m curve radius as minimum.

Road side Plantation:

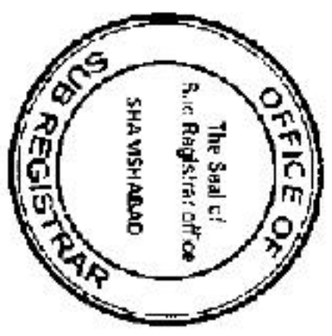
Avenue plantation, shrubs and lawn grass will be provided along the road along with rain water harvesting pit between the trees. Outdoor high quality durable decorative Wooden bench seating will be provided at 20 foot intervals between the trees along with stainless steel waste baskets.

For IRA AEROCITY LLP

Designated Partner

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Park shall have playfield with lawn, flowering plants and tree shaded jogging track and pond. Pond to be for rainwater harvesting pond with aerator. Children play area, and benches and other landscape features to be included in mutual discussion with landowners. Drip irrigation to be provided

Decorative Lighting will be provided at entrance gates.
Boundary wall 1) of the layout will be 7 feet high rubble masonry wall
Boundary wall 2) precast concrete with solar electrified fence for security. Lighting will be provided at regular intervals.
Other options to be proposed

The following will be ensured for 30 acre property retained by the landowners
Connectivity to be provided for access and utilities to 30 acres retained plot

1. Storm water drainage on current development should be designed considering the run off from the 30 acre property there should be no run off from this development to the 30 acre property
2. Power connectivity. Substation to have a provision separate feeder to the 30 acres retained property held by the landowners with provision for equivalent power as per requirement.
3. Water supply connectivity. A separate pipe to be laid from the municipal line with sufficient capacity
4. There should be provision for running the cables (data/ telecommunication/ electrical etc. and gas pipeline for 30 acre property
5. Road access: free and full road access to the 30 acre property
6. No disturbance or overflow onto the 30 acre retained property

Specification for Storm Water Drain and rain water harvesting

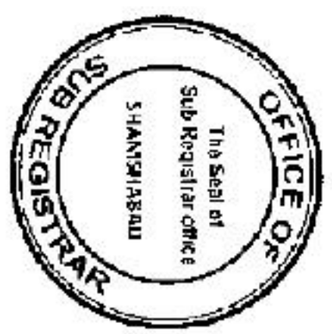
- All natural drainage system passing through the property as per land records shall be studied to prevent flooding.
- At the entrance to the property, and at entrance to each plot outside storm water entry shall be prevented by providing grated drain and cattle trap
- All road side drains shall be designed to carry road surface water and adjoining plot water and shall be designed as per ocdes but not less than minimum 450 mm wide along 12 m road and minimum 600mm wide along 30 m road.
- The road side drains shall have street inlet.
- The drains shall have rain water recharge pits at 20 m intervals.
- All drains shall have silt pits at strategic locations with access for cleaning
- Walk way slab over the drain shall have burnt stone cover with inspection chambers at regular intervals with decorative design to match the finish of the stone slab of walkway with grass joints.
- Large Water body shall be provided in the green area and storm water drain network shall pass through the water body. Water body shall be developed as a landscape pond and rain water harvesting pond for reuse for green space irrigation.

For IRA AEROCITY LLP

Designated Partner

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- Drip irrigation network to be provided to green areas with arrangements to supply water from rain water harvesting pond.
- Details will be followed as below:

Specification for Electrical Works

The following electrical infrastructure shall be provided

- Provision to receive power from utility department
- Electrical substation of suitable capacity
- Power supply to utility plants
- Utility plant shall have 100 % power backup
- Decorative design LED Street light
- Lighting and power cable network

The minimum specification for electrical work shall be as given below

a. The standard supply voltages for various contract demands are as follows and demand must be worked out for site and plots and provided for ;

1. Upto 2000 kVA	:	11/13.2 kV
2. Above 2000-7500 kVA	:	33 kV
3. Above 2000 to 20000 kVA	:	66kV

b Power system Data

i.	Incoming Voltage	:	Depending on Demand Load
ii.	Utilization Voltages	:	11 kV & 415 V
iii.	Rated frequency	:	50 Hz
iv.	System Fault Level		
	1. 11 kV system	:	25 kA, 3 sec
	2. 415 V	:	50 kA, 1 sec
v.	Voltage variation		
	1) 11 kV system	:	+ 10% to - 10%
	2) 415 V	:	+ 10% to - 10%
	3) Frequency	:	+ 5% to - 5%
	4) Combined voltage & frequency variation :		+ 10% to - 10%

c. All the individual plots with the power demand more 100kW shall be connect in 11kV ring main system not exceeding the load of 5MVA each loop.

d. 11 kV(UE) HT cables shall be circular, compacted, stranded single/three core as per Design Criteria, Copper Conductor, XLPE insulated, conductor and insulation screened, extruded PVC ST2 inner sheathed, galvanized steel strip armour, extruded PVC ST2 outer sheathed, conforming to IS 7098 Part 2 (1988). Cables shall be suitable for conductor temperature of 90 ° C. for continuous operation and 250 ° C. at the end of short circuit.

Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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e. Emergency DG power supply shall be considered for the external lighting and all utilities such as STP, Pumps ,water treatment plant,cctv, etc. with all accessories complete.

f. All the external road lighting shall be proposed with energy efficient LED with an average lux level of 30 LUX average and considering the 9 Mtrdecorative GI poles with twin lights for carriageway and footpath with staggered arrangement for 30 Mtr road and single arm decorative light pole for 12mtr road .All the Street light poles shall be provided with spiral rod earthing with all accessories complete etc.All street lights will be of decorative design selected with consent and approval of the landowners.

g. Number of MV/LV/distribution boards required for the proposed utilitieswill be selected based on number of outgoing feeder required for utilities.

h. Bus-bar material will be made of copper/Aluminium, colour coded for easy identification and of appropriate size.

i. Feeder Pillar shall be made up of CRCA sheet steel and shall be dust and vermin proof providing a degree of protection of IP 55. The thickness of sheet steel enclosures shall be 2 mm minimum for load bearing and 1.6 mm for other members.

j. All LV cables to be XLPE insulated FRLS sheathing and armoured/Un-armoured having conductors of:
   1. All cables up to & including 16Sqmm shall be copper & all cables above 16Sqmm shall be of aluminium.
   2. The cables shall be rated for a voltage of 650/1100 Volts.

k. A residual current branch outgoing (RCBO) of adequate sensitivity as phase controls in lighting DBs for protection against earth leakage.

l. Voltage fluctuations to be taken care of with surge protection devices.

m. Energy Efficient bunched LED Type indication lampsto be provided

n. All the input panels shall be provided with Metering to record Energy Consumption for Lighting & Power Loads

Earthing

Earthing system shall be provided to give safety to the equipment as well as to the human beings. The system shall provide earth bonding of all electrical equipments, panel boards and also other metallic parts like building structural work, metallic cable trays, bus ducts, piping, metal sinks etc.The earthing resistance shall not exceed 1 Ohm.

Vijaya Reddy

Vanajakshi

For IRA AEROCITY LLP

Designated Partner

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Different types of earthing shall be provided to have best result.

EQUIPMENT	TYPE OF EARTHING
Transformers	G. I Plate & CU pipe
DG Sets	G. I Plate & CU pipe
HT & LT panels	G. I Plate / GI pipe
Feeder Pillars	G. I Plate / GI pipe
Street Lighting	SPIRAL ROD EARTHING

Specification for Potable Water Supply

- Provision to receive municipal water and bought out water shall be made
- RCC underground water tank of 2 days storage capacity in two compartments shall be provided in the common amenity.
- While assessing the capacity, 200 ltper person per day for residential and 50 lt per person per day for commercial shall be considered.
- The underground tank shall be provided with suitable capacity hydro pneumatic pump(with suitable back up power) with 100 % standby for water distribution system to entire layout.
- Water supply distribution network pipe shall be of HDPE pipes shall comply with IS: 4984to be laid in RCC duct of suitable pressure class not less than PN 6.
- The pipeline shall be of suitable diameter as per design but not less than 100 mm dia
- Water supply network shall be in a ring network and with control valves for maintenance purpose. All control valves shall have RCC / Precast chambers with operable cover.
- For each plot, a T connection with control valve in a chamber shall be provided.
- All pumps and controls shall be of reputed make such as Kirloskar, Grundforce,etc.

Specification for Sewerage

- The layout shall be provided with sewer network with minimum sewer size of 150 mm dia.
- Sewer pipe shall be double wall corrugated PE pipe for Gravity sewer conforming to IS:16098.
- RCC manhole shall be provided in 30 m road and brick / HDPE manhole in 12 m road shall be provided at maximum 30 m spacing for plot connection / sewer maintenance purpose.

For IRA AEROCITY LLP

Designated Partner

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- Sewer shall be laid undercycle track on walkway in 30 m road andunder thefootpath track on the 12 m roadThe starting sewer shall be minimum 2.0 m deep and laid in good slope to achieve non silting velocity.
- Sewage treatment shall capable of treating the sewage for recycling standard for gardening and toilet flushing.
- A separate treated water pipe network shall be laid similar to potable water supply network.
- Sewage treatment plant shall have RCC treated water storage tank of one day capacity.
- Sewage treatment plant shall be of MBBR or SBR or any other latest technology with minimum operation and maintenance.
- 10 foot Green buffer shall be developed around the Sewage treatment plant.

Solid Waste Management

- In STP area, provision for solid waste collection, storage and composting of organic waste shall be made.
- Compost facility shall receive sludge from STP for converting to compost for further use in green /landscape area.

Other Utilities

- Provision shall be made to lay IT /Data network all along the road network. For 12 m road area one number of 150 diapvc pipe and for 100 foot road area 4 numbers of 150 dia pipeshall be provided.
- Provision for gas pipe network of 150 mm dia pipe along all roads shall be left for future installation
- Provision for ducts across the road to lay utility connection to plot on other side of the road to prevent / minimize digging of road later.

All above will be handed over to the society/association on completion

Security arrangement:

CCTV: CCTV camera will be provided at entrance of all roads in all directions as well asor surveillance of all roads, boundary walls and open spaces and at layout entrance and in all common amenity areas and utility plant areas to cover all parts of the site with a central monitoring station with 60 day data storage capacity.

Administration office and Control room: central management office and administration centre will be provided with security control tv in the development easily accessable to all residents.

Entrance gate: specification of gate on 100 foot road with security cabin for two guards with attached toilet facility.

Vijaya Reddy

For IRA AEROCITY LLP

Designated Partner

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OFFICE OF The Seal of Sub Registrar office SHAMSHABAD SUB REGISTRAR

ANNEXURE -- 1 A

Description of Layout : Proposed Development of Layout, Admeasuring: **1,39,910** Sq. Yards. in Survey Nos. 19/P,20/P,21/P,23/P and 24/P Situated at **PASHAMBANDA VILLAGE, UNDER SHAMSHABAD MUNICIPALITY**. Shamshabad Mandal, Ranga Reddy District.

(a) Nature of Roof of Culb House : R.C.C(Club House).

2. Age of Building : Proposed

3. Total extent of site : 1.39.910 Sq.Yards x1000/- **Rs.13,99,10,000/-**

4. Cost of development: including all amenities mention in Third Schedule Specifications which are -inc luded club House and also and other items- -mentioned in the document.

(Club House : 20,000 Sq.Feets x 760 = **Rs.1,52,00,000/-** and all Amenities and all items mentioned in Document Rs. 1,50,00000/- Total Rs. 302,00000/-)

5. Party's own estimate of Market Value of the Proprty : Rs. 13,99,10,000/-

Date: 08-02-2021

Vijaya Reddy

Vanaja

Vasudha Chincholand

(Signature of the Owners)

For IRA AEROCITY LLP

Designated Partner

Developer

Bk - 1, CS No 1661/2021 & Doct No 2776 / 2021. Sheet 50 of 67 Sub Registrar Shamshabad

For IRA AERODROME [illegible]

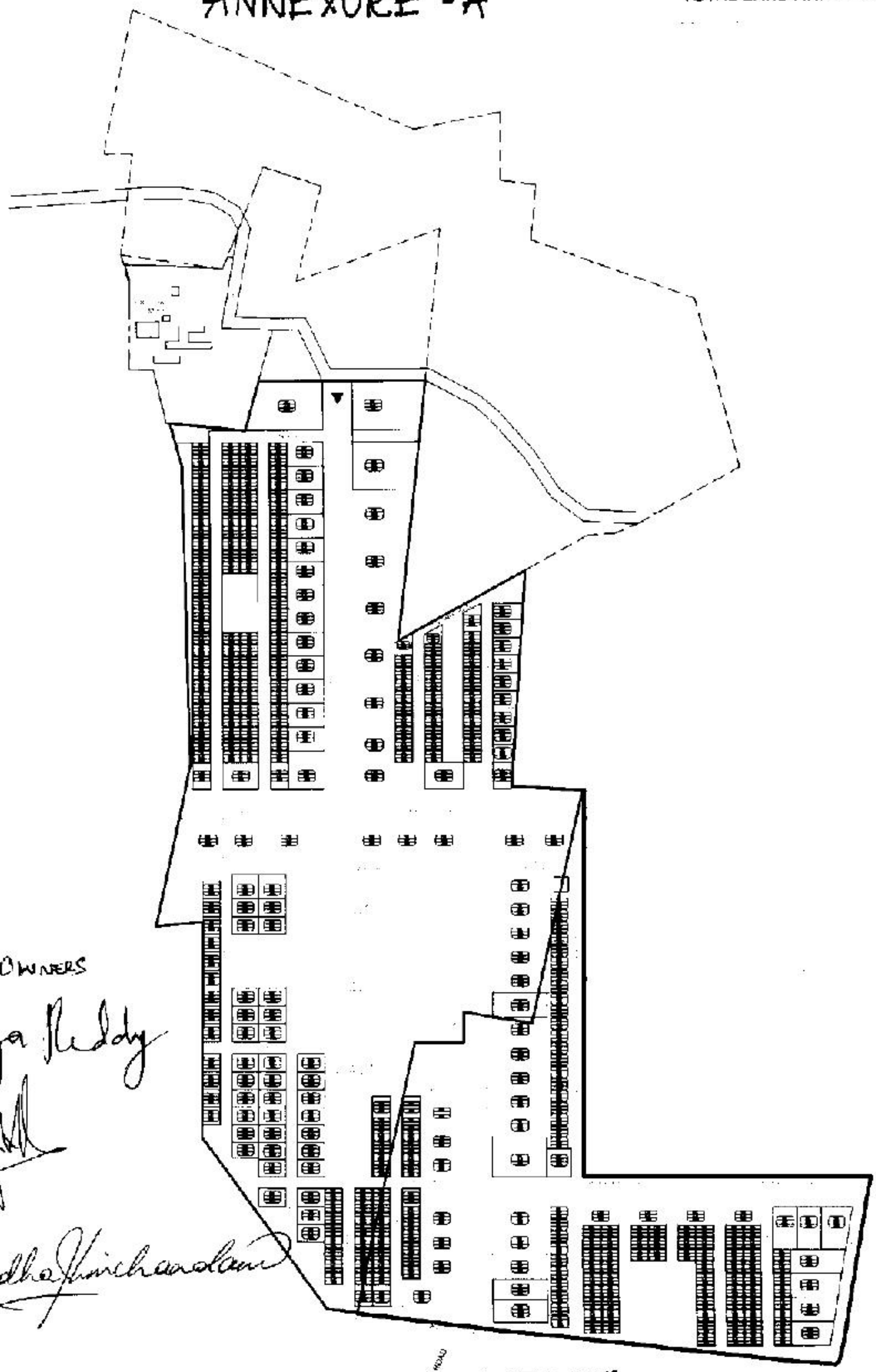
Designated Partner

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OFFICE OF The Seal of Sub Registrar office SHAMSHABAD SUB REGISTRAR

ANNEXURE - A

TOTAL LAND AREA - 83.6 Acres



LAND OWNERS

1 Vijaya Reddy

2

3

For IRA AEROCITY LLP

Designated Partner

DEVELOPER

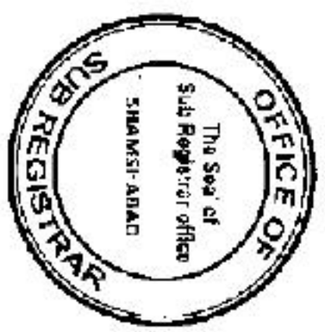
WITNESSES

1

2

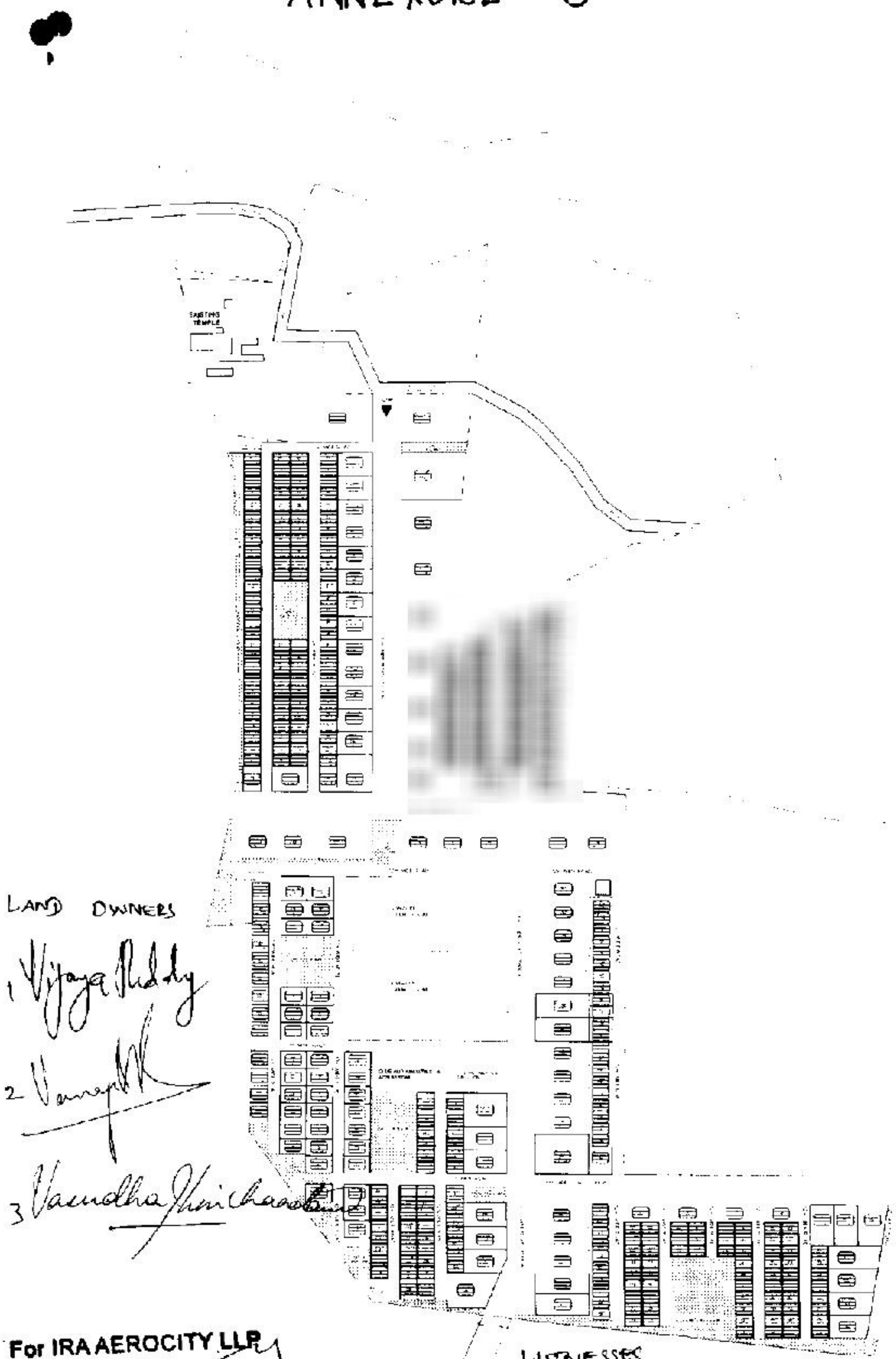
Bk - 1, CS No 1661/2021 & Doct No 2776 / 2021. Sheet 51 of 67 Sub Registrar Shamshabad

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ANNEXURE - B

TOTAL LAND AREA - 83.6 Acres



LAND OWNERS

1 Vijaya Reddy

2

3 Vandhna Jhanchandani

For IRA AEROCITY LLP

Designated Partner

DEVELOPER

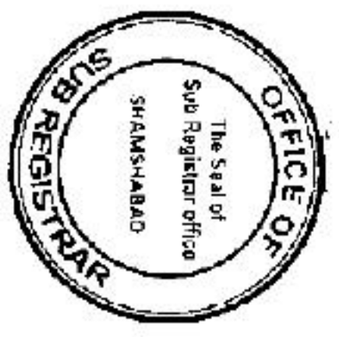
WITNESSES

1

2

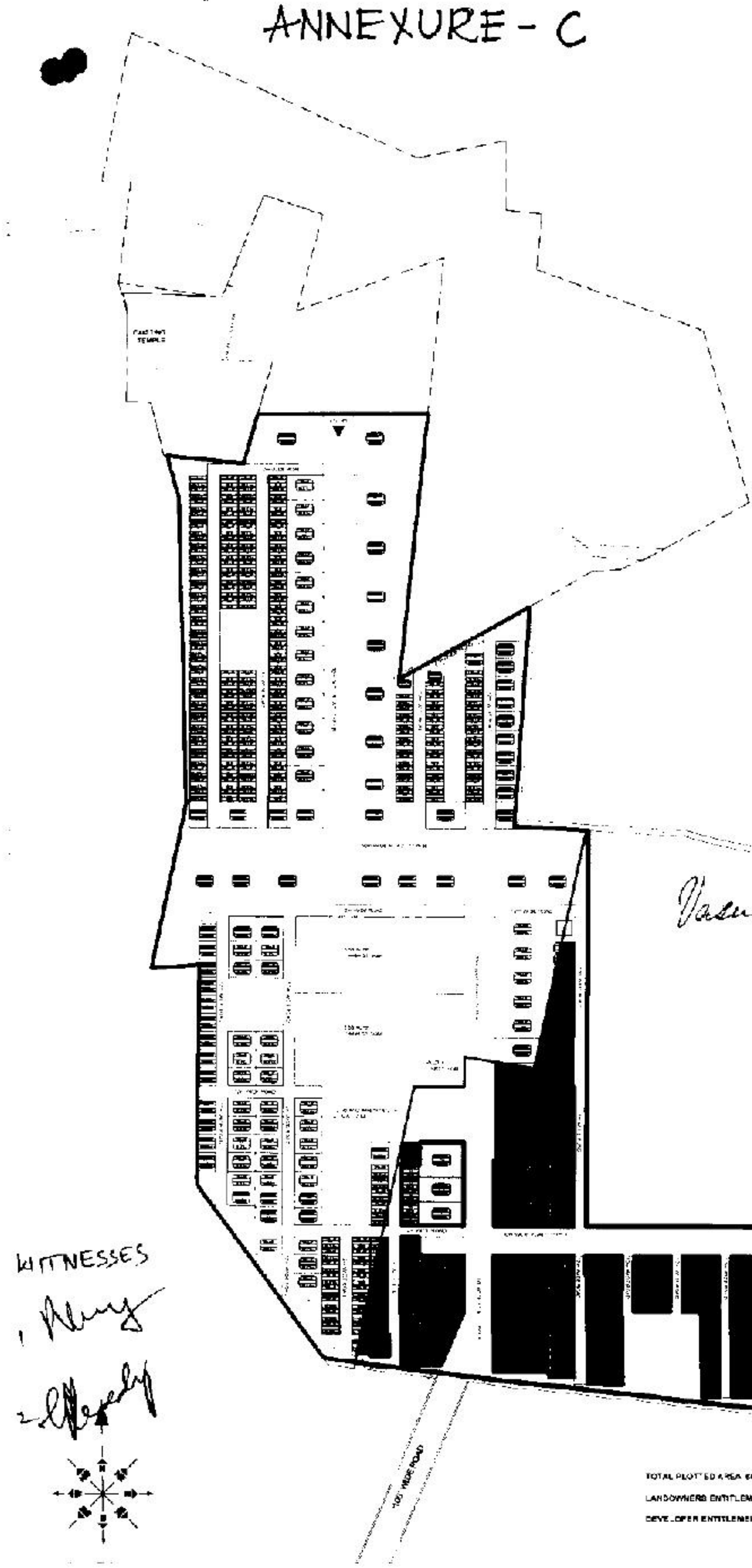
Bk - 1, CS No 1661/2021 & Doct No 2776 / 2021. Sheet 52 of 67 Sub Registrar Shamshabad

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ANNEXURE - C

TOTAL LAND AREA 83.6 Acres



LAND OWNERS

1 V. Jaya Reddy

2

Vasudha Shrichandan

3

For IRA AEROCITY LLP

Designated Partner

DEVELOPER

WITNESSES

1

2

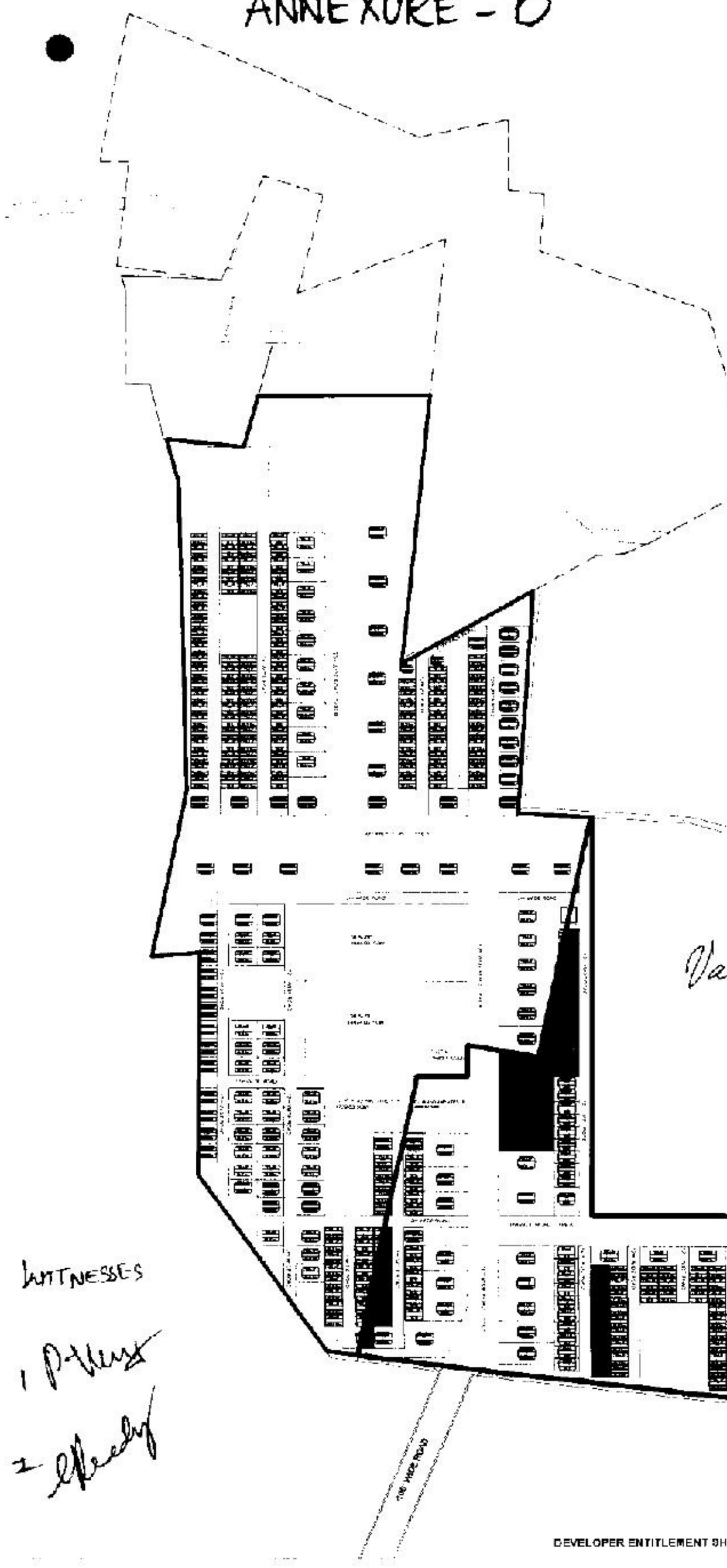
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ANNEXURE - D

TOTAL LAND AREA - 83.5 Acres



LAND OWNERS

1 Vijaya Reddy

2 Vasudha Jhajharia

For IRA AEROCITY LLP

Designated Partner

DEVELOPER

WITNESSES

1

2

— DEVELOPER SHARE

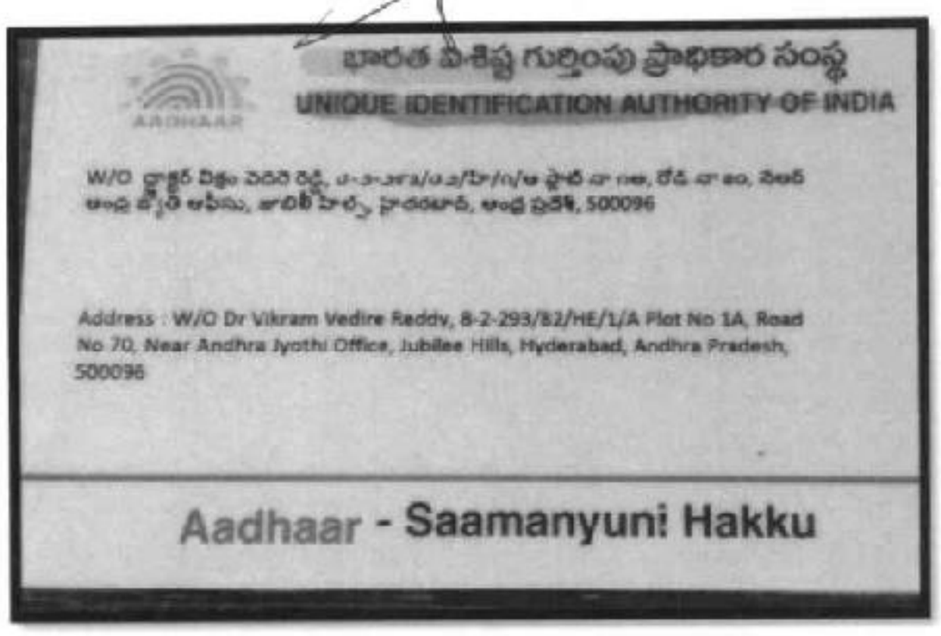
DEVELOPER ENTITLEMENT SHOWN IN GREEN COLOUR CODING 13,680.20 SQM (16361.43 SQ.YARDS)

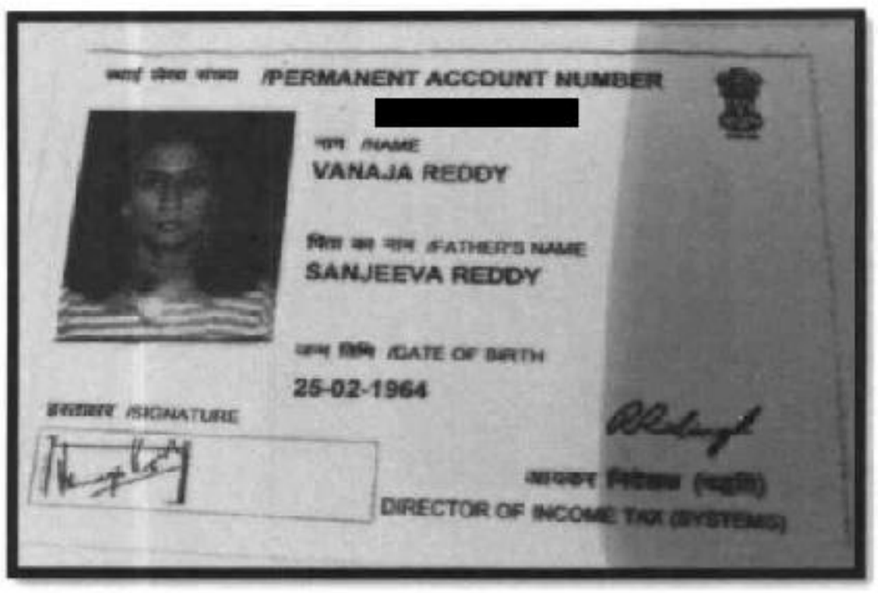
Bk - 1, CS No 1661/2021 & Doct No 2776 / 2021 . Sheet 54 of 57 Sub Registrar Shamshabad

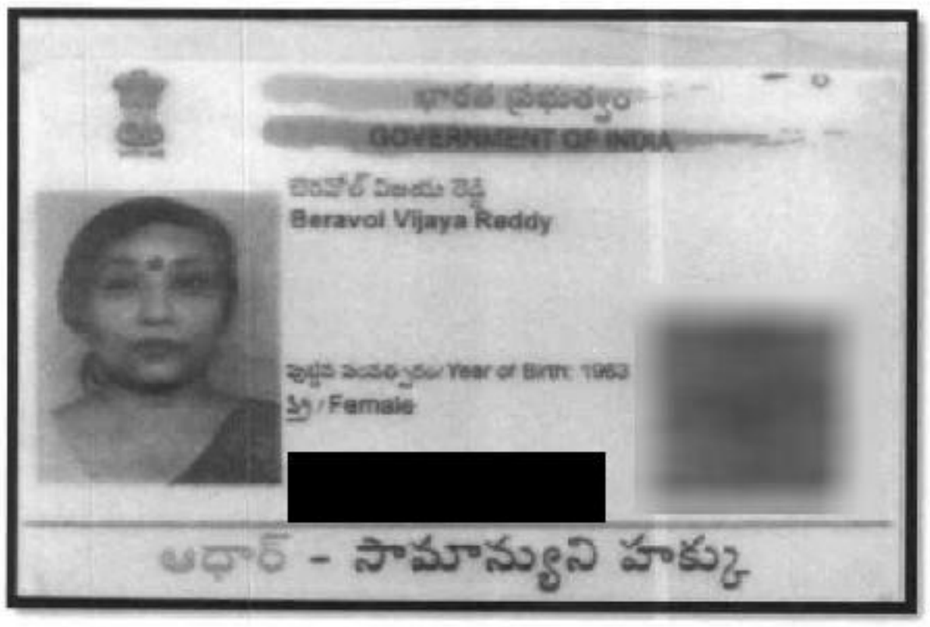
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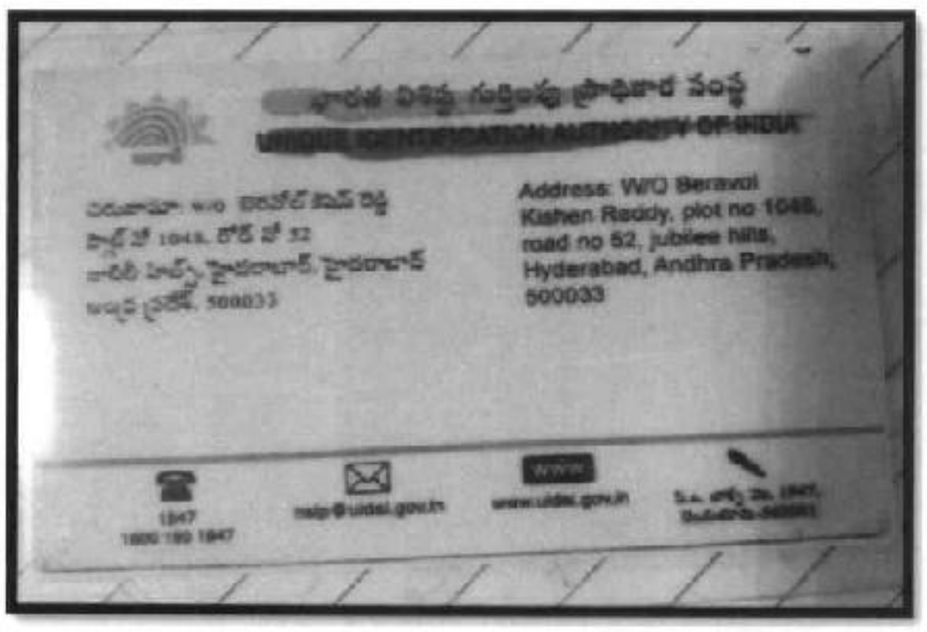


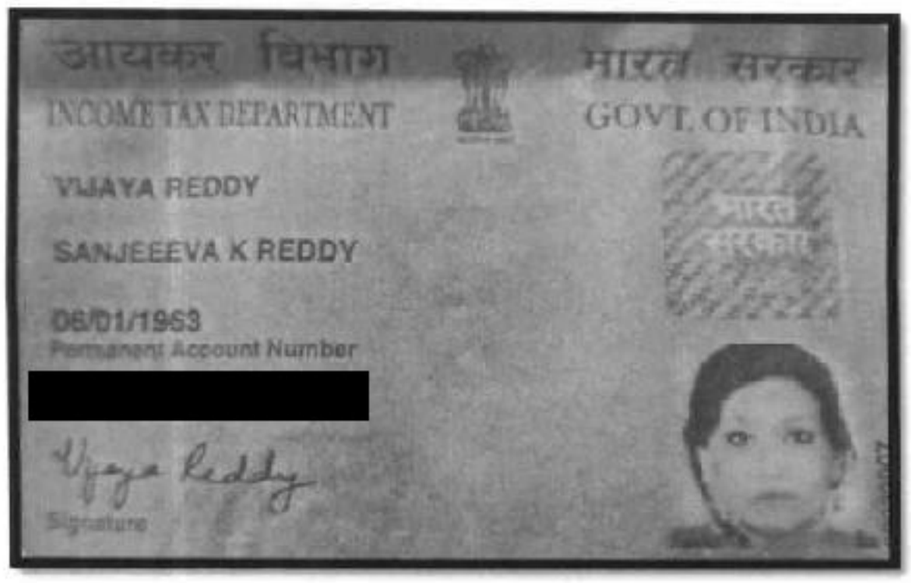












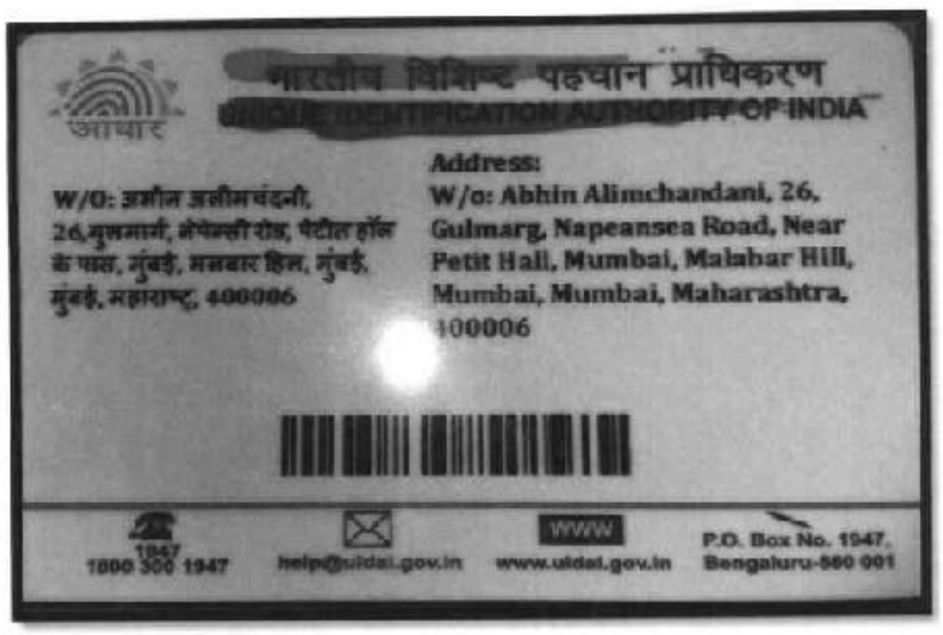
Vijaya Reddy

Bk - 1, CS No 1661/2021 & Doct No 2776/2021. Sheet 55 of 67 Sub Registrar Shamshabad

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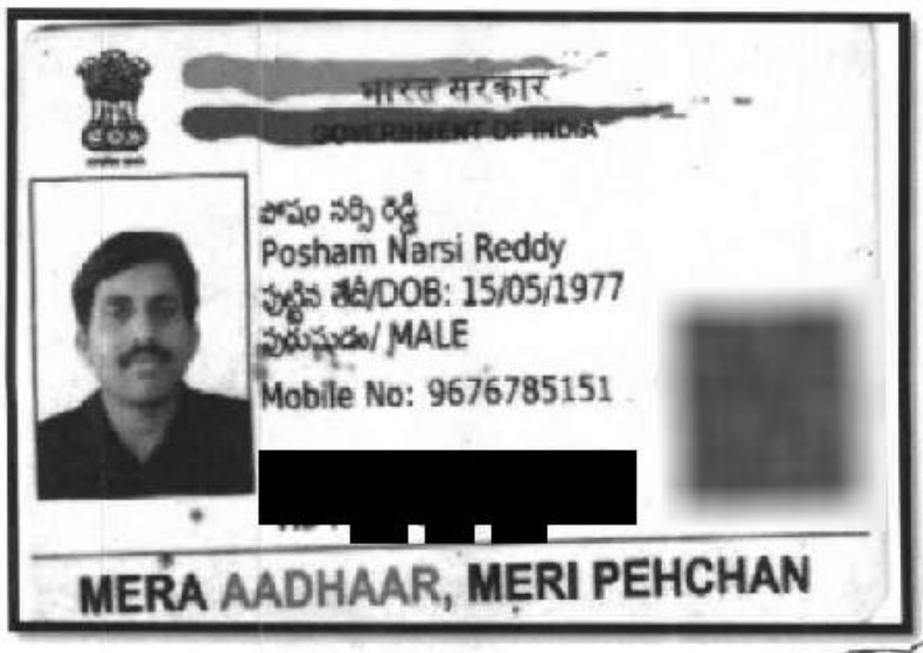


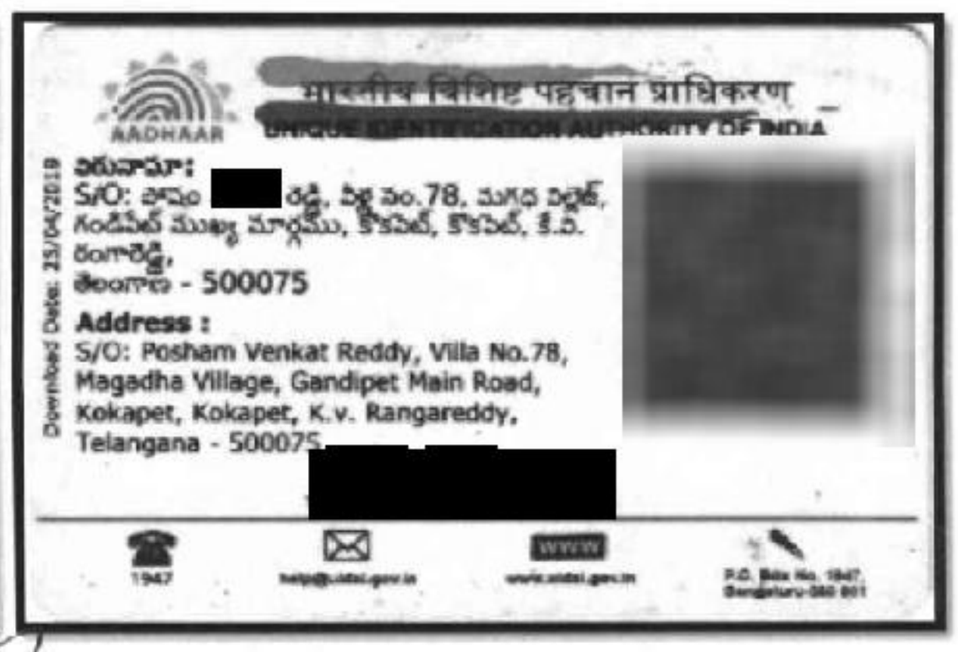




Vasudha Alimchandani



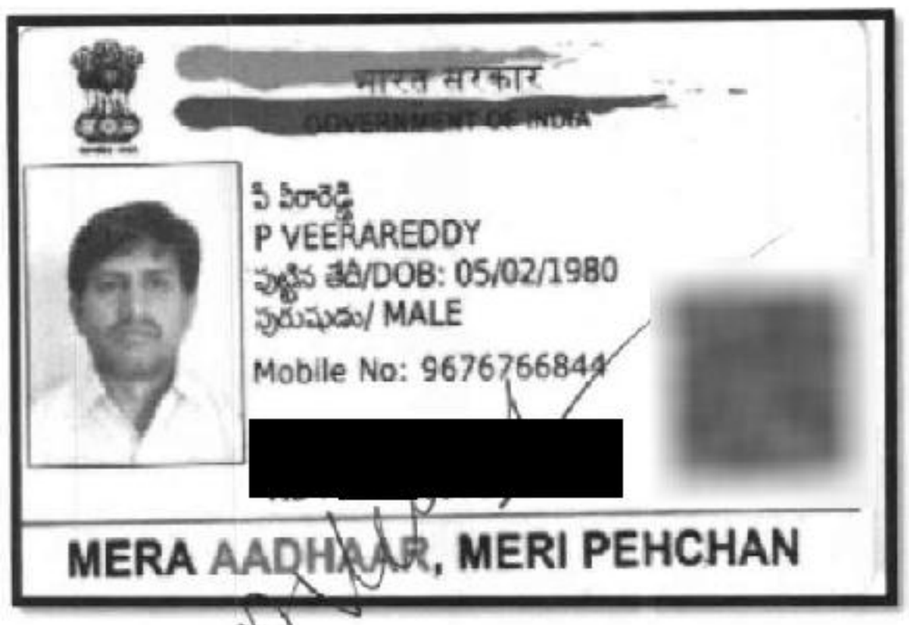


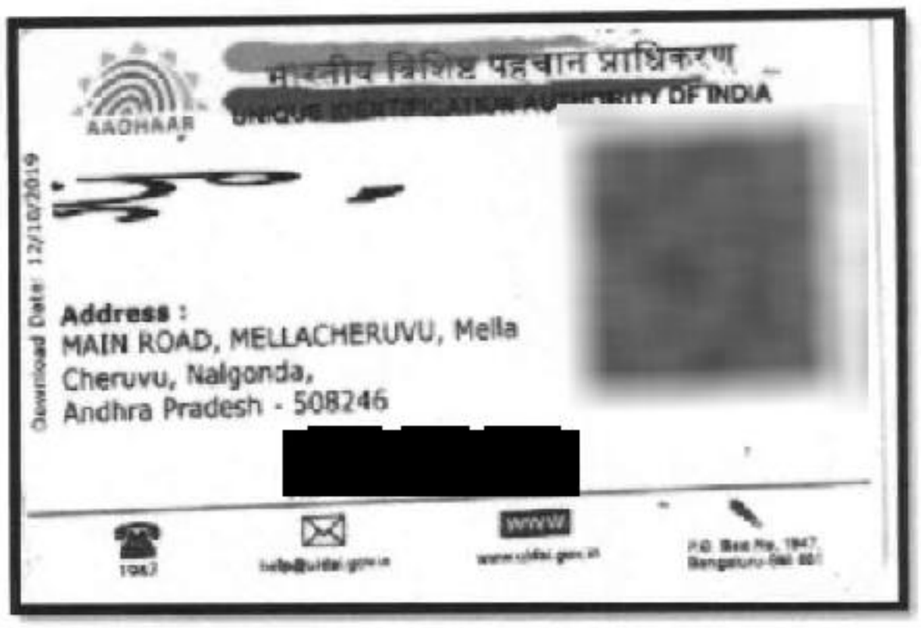


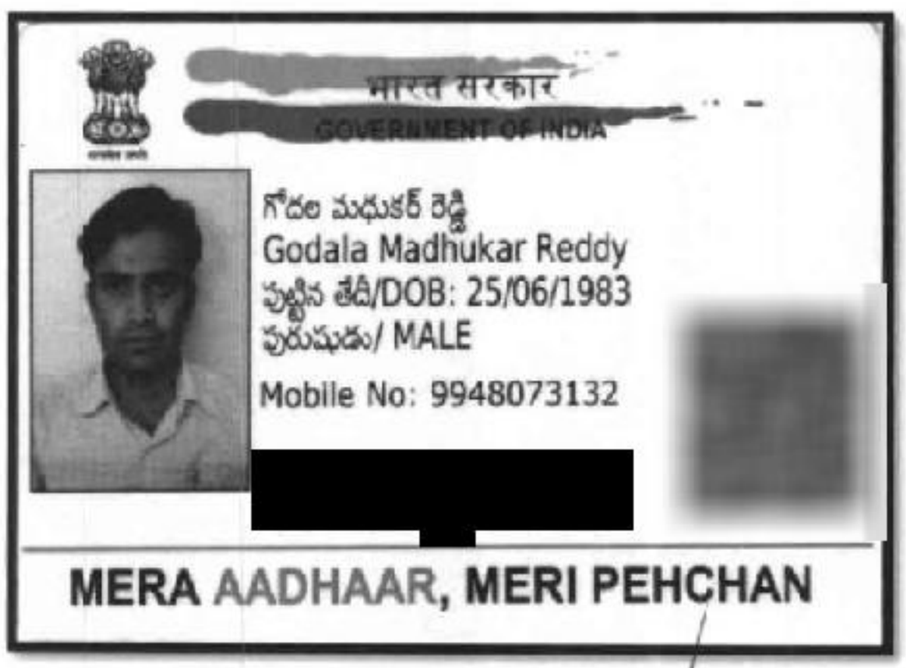
Bk - 1, CS No 1661/2021 & Doct No 2776/2021 Sheet 56 of 67 Sub Registrar Shamshabad

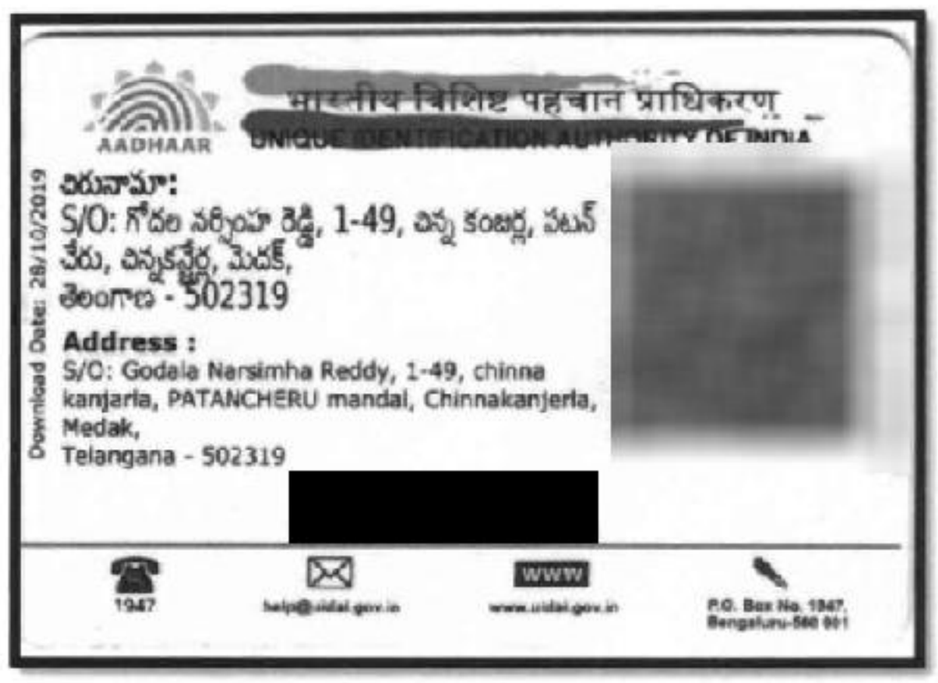
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भारत सरकार
GOVERNMENT OF INDIA
పి వీరారెడ్డి
P VEERAREDDY
పుట్టిన తేదీ/DOB: 05/02/1980
పురుషుడు/ MALE
Mobile No: 9676766844
MERA AADHAAR, MERI PEHCHAN


AADHAAR
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Download Date: 12/10/2019
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Cheruvu, Nalgonda,
Andhra Pradesh - 508246
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help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001


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Godala Madhukar Reddy
పుట్టిన తేదీ/DOB: 25/06/1983
పురుషుడు/ MALE
Mobile No: 9948073132
MERA AADHAAR, MERI PEHCHAN


AADHAAR
భారతీయ విశిష్ట పహచాన ప్రాధికరణ
Download Date: 28/10/2019
చిరునామా:
S/O: గోదల నర్సింహా రెడ్డి, 1-49, చిన్న కంజర్ల, పటాన్
చేరు, చిన్నకన్జేర్ల, మెదక్,
తెలంగాణ - 502319
Address :
S/O: Godala Narsimha Reddy, 1-49, chinna
kanjarla, PATANCHERU mandal, Chinnakanjerla,
Medak,
Telangana - 502319
1947
help@uidai.gov.in
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P.O. Box No. 1947,
Bengaluru-560 001

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OFFICE OF SUB REGISTRAR The Seal of Sub Registrar office SHAMSHABAD

వ్యవసాయ భూమి వివరములు (భూమి సెం. : 63) తేదీ : 06-01-2021

క్రమసం.	సర్వేనెం. / ఓఆర్ ఓ మిలిటరీ నెం.	విస్తీర్ణము ఎ.గు.	భూమి రాండిత పద్ధతి	వివరములు	ఉపగ్రహ సంతకం
1	19/ఆ/3	0.0580	పట్టా రాయుడు	పట్టా	
2	19/ఆ/1	0.1680	బహుమానము	పట్టా	
3	19/ఆ/1	0.0200	బహుమానము	పట్టా	
4	20/ఆ/1/ఆ 2	2.1720	దానము / బహుమానం	పట్టా	
5	20/ఆ2/1	0.2000	బహుమానము	పట్టా	
6	20/ఆ 2	1.1760	దానము / బహుమానం	పట్టా	
7	21/ఆ2/2	7.1200	దానము / బహుమానం	పట్టా	
8	21/ఆ	0.0600	బహుమానము	పట్టా	

T05230180012

(05)

(01)

తెలంగాణ ప్రభుత్వము
రిజిస్ట్రేషన్ మరియు స్టాంపుల శాఖ
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా: రంగా రెడ్డి మీసేవ: రాచేంద్ర నగర్
మండలం: శంషాబాద్ గ్రామం: పెద్దతుండ

పాస్ బుక్ నెం. :

T05230180012

పాస్ నెం.: 63

1. పట్టాదారు పేరు ఇంటిపేరుతో : పిండ్రాల్ వీరయ్య రెడ్డి
2. తండ్రి / భర్త పేరు : పిండ్రాల్ కిష్ణా రెడ్డి
3. స్త్రీ / పురుషుడు : Male
4. చిరునామా : పెద్దతుండ
5. కులము : General
6. ఆధార్ నంబర్ : XXXXXXXX1798
7. పట్టాదారు సంతకం వేలు / ఇంక్ చేసి పేరుండాలి

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2776 /2021. Sheet 58 of 67 Sub Registrar
Shamshabad

07

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OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office
SHAMSHABAD

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9	23/89/2	0.01.00	ఎకరాలు	ఎకరా	
10	23/89/1	0.10.00	ఎకరాలు	ఎకరా	
11	23/89/1	0.10.6	ఎకరాలు	ఎకరా	

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1/2

08/02/2021

https://dharani.telangana.gov.in/DocDelivery

06

04

1/8/2021 https://dharani.telangana.gov.in/ppbPrintPageForDocDelivery

వ్యవసాయ భూమి వివరములు (భూమి సెం. : 61) తేదీ : 06-01-2021

క్రమసం.	సర్వేనెం. / సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గం.	భూమి తాండలో పట్టతి	అనుభవదారు	తనిఖీదారు సంతకం
1	18/పా 2	0.0500	పట్టాదారుడు	పట్టా	
2	18/ఆ 1 2	6.0000	దానము / బహుమానం	పట్టా	
3	19/ఆ	3.0100	దానము బహుమానం	పట్టా	
4	19/ఆ 1	0.2000	దానము / బహుమానం	పట్టా	
5	20/ఆ1/ఆ 1	5.2270	బహుమానము	పట్టా	
6	21/ఆ2/1	6.5000	బహుమానము	పట్టా	
7	23/ఆ 1	0.0100	పట్టాదారుడు	పట్టా	
8	24/ఆ1/ఆ2	0.1200	పట్టాదారుడు	పట్టా	
9	24/ఆ1 ఆ3 1/2	0.0100	దానము / బహుమానం	పట్టా	

05

01

తెలంగాణ ప్రభుత్వము
భీమ్‌రావు పాస్ బుక్ మ్యూనియం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : Dorm రెడ్డి
మండలం: కొండపాక

తండ్రి: రాజేంద్ర సింగ్
గ్రామం: పాపంపాడ

పాస్ బుక్ నెం. :

T05230180011

భూమి నెం.: 62

1. పట్టాదారు పేరు
2. తల్లి / భర్త పేరు
3. స్త్రీ / పురుషుడు
4. దివ్యాంగుడా
5. కులము
6. ఆధార్ సంఖ్య
7. పట్టాదారు ఫోటో మరియు సంతకం / బొటన వేలి ముద్ర

: వెంకటి సనత రెడ్డి
: వెంకటి చిన్న రెడ్డి
: Female
: పాపంపాడ
: General
:

ధరణి సంతకం

02

03

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(07)



తెలంగాణ ప్రభుత్వము
పహాణీ పాస్ పుస్తకం
భూమి యాజమాన్యపు హక్కు పత్రం

జిల్లా: రంగా రెడ్డి
మండలం: శంషాబాద్
పరిధి : రాజేంద్ర నగర్
గ్రామం : పాశంలండ

పాస్ బుక్ నెం. :

ఖాతా నెం. : 13

1. పట్టాదారు పేరు (ఇంటిపేరుతో : సయిద అభిస అలీఎందానీ అబ్దుల్ కరీం
2. తండ్రి/భర్తపేరు : అభిస అలీఎందానీ
3. స్త్రీ/పురుషుడు : Female
4. చిరునామా : పాశంలండ
5. కులము : General
6. ఆధార్ సంఖ్య : XXXXXXXX8225
7. పట్టాదారు సంతకం ఎడమ / కుడి వేలి ముద్ర

తహశీల్దార్ సంతకం

(01)

(02)

(03)

(04)

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వ్యవసాయ భూమి వివరములు (ఖాతా నెం. : 13)

తేదీ : 06-01-2021

క్రమసం.	సర్వేనెం. / సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	18/89/5	0.0500	పట్టాదారుడు	పట్టా	
2	18/అ/2	5.0750	దానము / బహుమానం	పట్టా	
3	19/అ/1	9.0000	బహుమానము	పట్టా	
4	19/అ/2	0.0700	దానము / బహుమానం	పట్టా	
5	20/అ1/అ-1	2.3420	పట్టాదారుడు	పట్టా	
6	20/అ2/2	0.1200	దానము / బహుమానం	పట్టా	
7	20/అ/1	1.3740	పట్టాదారుడు	పట్టా	
8	24/అ1/అ-1/2	0.0100	దానము / బహుమానం	పట్టా	

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9	2-ఎకరం/వర్గా	0.200	పొలం/వ్యవసాయం	పొలం
10	2 ఎకరం/22	0.1674	పొలం/వ్యవసాయం	పొలం
మొత్తం విస్తీర్ణం		38.1884		

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TAHSILDAR & JT. SUB REGISTRAR

Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamshabad

NALA Summary

Details of Converted Land

Type of transaction : NALA

PPB No.	T0523014800004		
District	Rangareddy	Mandal	Shamshabad
Village	Parkambanda	Khata No.	13

S.No.	Survey No.	Extent Held (in Ac.Gts.)
1	18/e/5	0.0500
2	18/e/2	5.0750
3	19/e/1	9.0600
4	19/e/2	0.0700
5	20/e1/e/1	2.3420
6	20/e2/2	0.1200
7	20/e/1	1.3740
8	24/e1/e/3/2	0.0100
9	24/e1/e/5	0.1200
10	24/e2/2	0.1624

Pattadar Details

PPB No. T0523015800404

Name [illegible] Aadhaar Number [illegible]

Address [illegible] Father's / Husband's Name [illegible]

PPB of Pattadar before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	18/e/5	0.0500	పట్టాదారుడు
2	18/e/2	5.0750	దానము / బహుమానం
3	19/e/1	9.0600	బదలాయింపు
4	19/e/2	0.0700	దానము / బహుమానం
5	20/e1/e/1	2.3420	పట్టాదారుడు
6	20/e2/2	0.1200	దానము / బహుమానం
7	20/e/1	1.3740	పట్టాదారుడు
8	24/e1/e/3/2	0.0100	దానము / బహుమానం
9	24/e1/e/5	0.1200	పట్టాదారుడు
10	24/e2/2	0.1624	దానము / బహుమానం

PPB of Pattadar after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type

TAHSILDAR & JT. SUB REGISTRAR
Shamshabad Mandal, Ranga Reddy Dist

Tahsildar & Jt. Sub Registrar Office
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Shamshabad
Shamshabad Mandal, Ranga Reddy Dist

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Shamshabad

NALA Summary

Details of Converted Land

Type of transaction : NALA

PPB No. T05230180012

District Rangareddy Mandal Shamshabad

Village Pashamylaram Khata No. 68

S.No.	Survey No.	Extent Held (in Ac.Gts.)
1	19/e/3	0.0500
2	19/e/1/1	0.1600
3	20/e1/e/2	1.1500
4	20/e1/e/2	2.3722
5	20/e2/1	0.2000
6	20/e/2	1.1760
7	21/e2/2	7.1200
8	21/e	0.0500
9	23/e/2	0.0100
10	24/e1/e/3/1/1	0.1000
11	24/e2/1/1	3.0000

Pattadar Details

PPB No. T05230180012

Name [illegible] Andhaar Number [illegible]

Address [illegible] Pattadar / Husband's Name [illegible]

PPB of Pattadar before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	18/e/3	0.0500	పట్టాదారుడు
2	18/e/1/1	0.1600	అసైనీమము
3	20/e1/e/2	1.1600	దానము / అసైన్మెంట్
4	20/e1/e/2	2.3722	దానము / అసైనీమం
5	20/e2/1	0.2000	అసైనీమము
6	22/e/2	1.1760	దానము / అసైనీమం
7	21/e2/2	7.1200	దానము / అసైనీమం
8	21/e	3.0500	అసైనీమము
9	23/e/2	3.0100	పట్టాదారుడు
10	24/e/e/2/1/1	3.1000	పట్టాదారుడు
11	24/e2/1/1	5.0600	అసైనీమము

PPB of Pattadar after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type

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TAHSILDAR & JT SUB REGISTRAR

Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamshabad

NALA Summary

Details of Converted Land

Type of transaction : NALA

PPB No. T052301180011

District Rangareddy Mandal Shamshabad

Village Pashamylaram Khata No. 62

S.No.	Survey No.	Extent Held (in Ac.Gts.)
1	18/e/2	0.0500
2	18/e/1/2	6.0650
3	19/e/2	3.0100
4	19/e/1	0.2000
5	20/e1/e/1	3.2278
6	21/e2/1	6.3000
7	23/e/1	0.0100
8	24/e1/e/2	0.1200
9	24/e1/e/3/1/2	0.0100
10	24/e2/1/2	0.0850

Pattadar Details

PPB No. T052301180011

Name [illegible] Aadhaar Number XXXXXXXX 7867

Address [illegible] Mobile No - 9391[illegible] Father's / Husband's Name [illegible]

PPB of Pattadar before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	18/e/2	0.0500	పట్టాదారుకు
2	18/e/1/2	6.0650	దానము / బదిలీదారు
3	19/e/2	3.0100	దానము / బదిలీదారు
4	19/e/1	0.2000	దానము / బదిలీదారు
5	20/e1/e/1	3.2278	బదిలీదారు
6	21/e2/1	6.3000	బదిలీదారు
7	23/e/1	0.0100	పట్టాదారుకు
8	24/e1/e/2	0.1200	పట్టాదారుకు
9	24/e1/e/3/1/2	0.0100	దానము / బదిలీదారు
10	24/e2/1/2	0.0850	దానము / బదిలీదారు

PPB of Pattadar after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type

TAHSILDAR & JT. SUB REGISTRAR
Shamshabad Mandal, Ranga Reddy Dist

Tahsildar & Jt. Sub Registrar Office,
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Shamshabad
Shamshabad Mandal, Ranga Reddy Dist

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SCHEDULE IV

PROJECT : IRA - AEROCITY

SITE : AEROCITY - SHAMSHABAD **Feb-21**

CLIENT : IRA REALITY **PMC : FABS** **CONTRACTOR : RREC**

MASTER SCHEDULE SHEET

Sl.No	Activity	Quantity	Unit	Start	Finish	Days	Month	REMARKS
				11/20/2020	8/29/2022	647	21.57	
1	STP	1215	Sqm	5/4/2021	11/26/2021	206	6.87	Date of start and schedule will be depends upon after receving the GFC drawing.
2	ROAD & DRAINS	5401	Rmtr	12/24/2020	1/9/2022	381	12.70	Date of start and schedule will be depends upon after receving the GFC drawing.
3	OSR	33969	Sqm	5/19/2021	7/11/2022	418	13.93	Date of start and schedule will be depends upon after receving the GFC drawing.
4	CLUB HOUSE AMENITIES	7816	Sqm	11/15/2021	8/29/2022	287	9.57	Date of start and schedule will be depends upon after receving the GFC drawing.
5	ELECTRICAL YARDS	2494	Sqm	7/8/2021	10/20/2021	104	3.47	Date of start and schedule will be depends upon after receving the GFC drawing.
6	EXCESS TREATED WATER SUMP	48	Sqm	7/23/2021	10/6/2021	75	2.50	Date of start and schedule will be depends upon after receving the GFC drawing.
7	SEWERAGE LIFTING SUMP	171	Sqm	11/20/2021	2/21/2022	93	3.10	Date of start and schedule will be depends upon after receving the GFC drawing.
8	UTILITY & OHT	622	Sqm	11/27/2021	5/3/2022	157	5.23	Date of start and schedule will be depends upon after receving the GFC drawing.
9	RWS	595	Sqm	8/9/2021	4/11/2022	245	8.17	Date of start and schedule will be depends upon after receving the GFC drawing.

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.
Planning Department

Application No. **038750/SMD/LT/U6/HMDA/03092020** Date : **10/09/2020**

Applicatoin Date: **03/09/2020**

To,

M/s.IRA Aerocity LLP Rep by Posham Narsi Reddy & Others
Villa No.78, Magadha Village, Gandipet Mandal, Ranga Reddy Dist.,
Hyderabad, Telangana
Pin Code - 500075

Sir,

Sub **HMDA- Plg.Dept - Application for approval of Residential, Draft Layout (Open Plotted) In Survey No. 18/A/1,18/A/2,18/A/3,18/A/4,18/A/5, 18/AA,19/A,19/AA,20/A1/A,20/A1/AA,20/A2, 20/AA,21/A1,21/A2,21/AA, 22/A,22/AA1,22/AA2,23/A/1,23/A/2,23/AA,24/A1/A/1,24/A1/A/2,24/A1/A/3, 24/A1/A/4,24/A1/A/5,24/A1/AA,24/A2,24/AA,30/P,31/A of Pashambanda Village, ShamShabad Mandal, Ranga Reddy District to an extent of 3,38,404.27 Sq. Mt. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.**

With reference to your application cited above, it is to inform that your proposal for approval of **Residential, Draft Layout (Open Plotted)** as mentioned in the subject cited in Survey No. **18/A/1,18/A/2,18/A/3,18/A/4,18/A/5, 18/AA,19/A,19/AA,20/A1/A,20/A1/AA,20/A2, 20/AA,21/A1,21/A2,21/AA, 22/A,22/AA1,22/AA2,23/A/1,23/A/2,23/AA,24/A1/A/1,24/A1/A/2,24/A1/A/3, 24/A1/A/4,24/A1/A/5,24/A1/AA,24/A2,24/AA,30/P,31/A of Pashambanda Village, ShamShabad Mandal, Ranga Reddy** District to an extent of **3,38,404.27** Sq.mt. is under process as per provisions of Sec[illegible] HMDA Act, 2008 rules and regulations.

To process the application further ,the following charges to be re[illegible]ough[illegible]prate [illegible]vour of Metropolitan Commissioner, HMDA through online Payment System . To take further acti[illegible]matter for app[illegible] **Residential, Draft Layout (Open Plotted)**

The details of charge[illegible]w:

Publication charges	:	5,000.00
External Betterment Charges @ Rs.0/ per sq.mts [illegible]38404[illegible] sq.mts)	:	1,69,20,213.50
Processing charges for Total Site Area @ Rs.10/- per sq.mts (338404.27 sq.mts)	:	33,84,043.00
Capitalization Charges @ 1.5 times of market value	:	1,82,12,760.00
Layout Charges @ Rs.0/- per sq.mts (338404.27 sq.mts)	:	2,70,72,342.00
Development charges for Total Site area(Layout) @ Rs.80/- per sq.mts (338404.27 sq.mts)	:	2,70,72,342.00
At dit Inspection Charges @ Rs.0/- per sq.mts (0 sq.mts)	:	10,000.00
	Total :	**9,26,76,700.50**
Initial amount paid by applicant	:	**7,50,000.00**
Balance amount to be paid by applicant	:	**9,19,26,700.50**

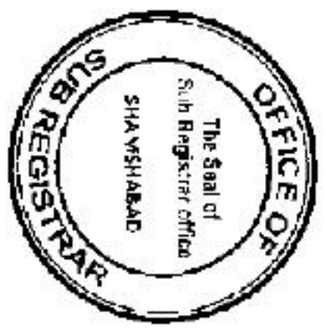
(Rupees Nine Hundred Nineteen Lacs Twenty Six Thousand Seven Hundred And Paise Five Only.)

You are requested to pay the above charge within one month i.e. before **10 October, 2020** and submit challan for further necessary action. Further, you are also requested to submit an undertakings in terms of G.O.M's No. 541 MA, dated 17-11-2000 as per the format enclosed.

General Conditions for Compliance:

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1. The Applicant shall pay DC, PC and other charges
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012, G.O. MS No 33 MA Dt 24-1-2013 and zoning regulations.
3. The applicant shall mortgage 15% of plotted area in favor of MC HMDA and shall submit the same to HMDA before release of proceedings by HMDA.
4. The applicant shall form BT approach road before approaching for final layout from HMDA.
5. The applicant shall follow the conditions imposed by HMDA
6. If the land is declared as surplus / Government in future, the same shall vest in the Government and the layout proceeding automatically stands void.
7. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriage way, side drains/gutters and central medians (for roads 18 mtrs and above).
8. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
9. Development of drainage and channelization of nalas for allowing storm water runoff.
10. Construction of low height compound wall with iron grills to the open spaces and handing over the open spaces along with other Spaces at free of cost and through Registered Gift Deed to the local body.
11. Undertake greenery in the Scheme/ layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
12. The applicant shall obtain necessary approval for development of future expansion land from the HMDA
13. This permission of developing the land shall not be used as proof of the title of the land.
14. The Applicant has submitted Nala certificate with file No:C1/471/2020, Dt: 10/02/2020 for an extent of Ac. 70-31gts. The applicant shall submit the Nala Conversion for Balance Extent . Ac.13-6.13 gts or to mortgage additional 5%.
15. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
16. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
17. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
18. In case the applicant completes the project / development within the period of validity of permission, shall pay the total balance charges along with final layout application /Building application before the expiry of validity period.
19. Within 30 days, if amount is not paid by the applicant then penalty@1% per month will be charged along with interest for instalment payments.
20. In case cheque bounce of post-dated cheques, legal action shall be initiated under law against the applicant.
21. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval granted shall be deemed to be cancelled and the applicant has to apply afresh.

Precedent Conditions for Applicant

1. You are requested to obtain and produce the Certificate of Encumbrance of property one day prior to mortgage and one day after the mortgage from the Sub –Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
2. The Owner/Developers shall [illegible] construction.
3. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
4. The Owner/Developers shall be responsible for the safety of construction workers.
5. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.

Additional/Other

1. Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under Mission Bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ ErC PH / RWS deptt.
2. For all layouts less than 10.0 Acres in size, the developer shall put in place a mechanism for septage treatment in accordance with Telangana State FSSM policy; further, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified
3. In case of layout sites more than 10.0 Acres, provision shall be made for construction of Sewerage Treatment Plan (STP) duly earmarking separate area in addition to mandatory layout open spaces.
4. Shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
5. Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the Telangana Solid Waste Management rules;
6. A mechanism for Source segregation of garbage shall be put in place;
7. Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire footpath space for pedestrians.
8. Shall provide the underground storm water drainage system.

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9. All the foot paths shall be paved with tiles and any other such material.
10. Cycling tracks should be developed within the layout.
11. Transformer yard shall be provided in the area earmarked for utilities.
12. All the street light shall be provided with LED lighting.
13. Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/ purchasers.
14. Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan before the final layout is issued.
15. The applicant shall mention the above conditions in the mortgage deed scrupulously.

Your compliance on the above should reach the undersigned within one month i.e., **before 10 October, 2020 failing** which further action will be taken as per the extend of law.

This shall not be construed as approval of the proposal and permissions for development.

PDC INFORMATION :

DEVELOPMENT, CAPITALIZATION CHARGES : -

S.NO.	INSTALLMENTS	DUE DATE	AMOUNT IN RS	CHEQUE NO.	BANK NAME	BANK BRANCH
1	1	10/10/2020	₹ 57,955,374.00			
2	2	10/04/2021	₹ 11,323,776.00			
3	3	10/10/2021	₹ 11,323,776.00			
4	4	10/04/2022	₹ 11,323,776.00			

Note:

1. DC-PC charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT [illegible] NET BANKING.
2. FSID charges to be paid ONLINE through DPMS using CREDIT CARD/ DE[illegible] NET BANKING.
3. DO NOT MAKE PAYMENT TO GOVERNMENT TREASURY DIRECTLY, HM[illegible]m collected Environmental Impact Fee to Govt. Treasury.
4. Environment Impact Fee to be paid ONLINE through DPMS using CR[illegible]D/ D[illegible]T CARD / NET BANKING.

In case of RTGS payments, "ePayment Request Slip" to be used by [illegible] from DPMS. RTGS payments should not be DIRECTLY made to HMDA IOB account.

Yours faithfully,

hmda

Growing Global

Name : B CHANDRA SEKHAR
Designation : Planning Officer
Date : 10-Sep-2020 13: 40:23

For Metropolitan Commissioner, HMDA

Planning Officer

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Online Challan Proforma [SRO copy]

Online Challan Proforma[Citizen copy]

Challan No:	706VJ2080221	Challan No:	706VJ2080221
Bank Code :	SBIN	Payment : NB	Bank Code : SBIN	Payment : NB

Remitter Details

Name	IRA AEROCITY LLP	Name	IRA AEROCITY LLP
PAN Card No	[redacted]16B		[redacted]
Aadhar Card No			
Mobile Number	*******346		*******346
Address	HYDERABAD		HYDERABAD

Executant Details

Name	BERAVOL VIJAYA REDDY AND OTHERS	Name	BERAVOL VIJAYA REDDY AND OTHERS
Address	HYDERABAD	Address	HYDERABAD

Claimant Details

Name	IRA AEROCITY LLP	Name	IRA AEROCITY LLP
Address	HYDERABAD	Address	HYDERABAD

Document Nature

Nature of Document	Development Agreement Cum GPA	Nature of Document	Development Agreement Cum GPA
Property Situated In(District)	RANGAREDDY	Property Situated In(District)	RANGAREDDY
SRO Name	SHAMSHABAD	SRO Name	SHAMSHABAD

Amount Details

Stamp Duty	1551000	Stamp Duty	1551000
Transfer Duty	0	Transfer Duty	0
Registration Fee	20000	Registration Fee	20000
User Charges	200	User Charges	200
Mutation Charges	0	Mutation Charges	0
TOTAL	1571200	TOTAL	1571200
Total in Words	Fifteen Lakh Seventy One Thousand Two Hundred Rupees Only	Total in Words	Fifteen Lakh Seventy One Thousand Two Hundred Rupees Only
Date(DD-MM-YYYY)	08-02-2021	Date(DD-MM-YYYY)	08-02-2021
Transaction Id	**6408258563819**	Transaction Id	**6408258563819**

Stamp & Signature _____ Stamp & Signature _____

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e- STAMPS

Document Registration eChallan Slip

Remitter / SRO / District-Registrar Details

Name	IRA AEROCITY LLP
Mobile Number	9963223346
Challan Number	706VJ2080221
PassCode	Yzq74