

SCANNED

3282/1/21

CD 3538



తెలంగాణ TELANGANA

SL.NO: 134 Date: 18/02/2021 Rs. 100/-

SOLD TO: V.V.R. Varma

S/O. WHO: Late. V. Narasimha Rao R/o H/W.
FOR WHOM: VERTEX HOMES PVT. LTD.

K. Raju AE 597154
KOTA RAJA RAJESWARI
LICENCED STAMP VENDOR
LIC No: 15-21-015/2019
FSL No: 402, Prabha Residency, Nizampet,
Near Srinivasa Society, Bachupally (U),
Medchal-Malkajigiri Dist-500030.
Mobile: 9959956744.

DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this 22nd day of March, 2021 at SRO, KUKATPALLY by and between:-

- SMT. M. VANAJA LAXMI**, W/o Sri M.ChandraSehhar Rao, aged 51 years, Occ: Housewife, R/o.H.No.5-3-258, Venkata Rao Nagar, Near Community Hall Road, Kukatpally, Medchal-Malkajigiri District, Hyderabad-500072. Aadhar No.4491 0768 5493.
- Smt. V. BHARATHI** W/o Sri. V.Kamalakar Rao, aged 48 Years, Occ: Housewife, R/o.Presently residing at 2114 Roland Glen Rd, Cary, NC, 27518, USA. Passport No. 470892764. Rep by her GENERAL POWER OF ATTORNEY Holder **SRIVENKANNAGARI SURENDER RAO**, S/o Venkannagarihanumanth Rao, aged about 46 Years, Occ: Business, R/o. Polt No.28, Road No.1, Kiran Enclave, Neart Diamond park, Sikh Village, Bowenpally, secunderanad-500003. Aadhar No. 8439 5162 2776, Pan.No.ABYP8391E Vide validation File No.4466/E/Val/2020, dated.28.08.2020.

[Signatures]

For VERTEX HOMES PVT LTD

[Signature]
Authorised Signatory

FOR VERTEX HOMES PVT. LTD.
Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally 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 12 and 12 on the 22nd day of MAR, 2021 by Sri M. Vahaja Laxmi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			KOTA MOOKA RAJU(AUTHORIZED SIGNATORY) S/O. KOTA RAMA RAO VERTEX CORPORATE P.NO.6 & 9 JUBILEE ENCLAVE MADHAPUR, HYD.	
2	EX			V. SHAILAJA W/O. V. SURENDER RAO P.NO.28 SIKH VILLAGE BOWENPALLY, SEC8AD	
3	EX			VENKANNAAGARI SURENDER RAO(S/O FOR V.MALINI) S/O. VENKANNAAGARIHANUMANTH RAO P.NO.28 SIKH VILLAGE BOWENPALLY, SEC8AD	
4	EX			SRI VENKANNAAGARI SURENDER RAO(S/O FOR V.SHARATH) S/O. VENKANNAAGARIHANUMANTH RAO P.NO.28 SIKH VILLAGE, BOWENPALLY, SEC8AD	
5	EX			M. VAHAJA LAXMI W/O. M.CHANDRASEKHAR RAO 5-3-256 VENKATA RAO NAGAR,KXP, MM DIST	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			R. SAGARAJAH HYD	
2			K. BREENU PRAKASAM AP	

22nd day of March, 2021

Signature of Sub Registrar

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3. **Smt. V.MALINI**, W/o Sri. V.Mahender Rao, aged 42 Years, Occ: Housewife, R/o. 3-78/1, Kukatpally, Hyderabad, presently residing at 50269, Drakes Bay, DR, MOVI, MI 48374-2544, Passport No.589658821, rep by her GENERAL POWER OF ATTORNEY Holder **SRI VENKANNAGARI SURENDER RAO**, S/oVenkannagarihanumanth Rao, aged about 46 Years, Occ: Business, R/o. Polt No.28, Road No.1, Kiran Enclave, Neart Diamond park, Sikh Village, Bowenpally, Secunderanad-500003. Aadhar No. 8439 5162 2776 Pan.No.ABYP8391E Vide validation File No.4467/E/Val/2020, dated.28.08.2020.

4. **Smt. V. SHAILAJA**, W/o Sri. V. Surender Rao, aged 42 Years, Occ: Housewife, R/o.Polt No.28, Road No.1, Kiran Enclave, Neart Diamond park, Sikh Village, Bowenpally, Secunderanad-500003. Aadhar No. 5235 6486 4466.

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

AND

M/s VERTEX HOMES PVT., LTD., (PAN No. **AABCV2364G**) having its registered office at Vertex Corporate, Plot No. 8 & 9, Survey Nos. 66 & 67, Jubilee Enclave, Opp. Hitex Entrance, Madhapur, Hyderabad, Telangana - 500 081, represented by its Managing Director **Sri V.V.R. Varma**, S/o Late V. NarasimhaRaju, aged 57 years, Occ: Business, R/o Plot No. 417, Road No. 18, Jubilee Hills, Hyderabad, Telangana - 500 033., (Aadhar No 6055 4109 9219) and Joint Managing Director **SRI C.G. MURALI MOHAN**, S/o Late Shankaraiah, aged about 52 years, R/o Plot No.270-M, Road No.10, Jubilee Hills, Hyderabad - 500 033, Talangana. (Aadhar No 3285 7004 9108)

Represented by its Authorized Signatory **Mr. KOTA NOOKA RAJU**, S/o Sri KOTA RAMA RAO, aged about 42 years, O/O Vertex Corporate, 4th Floor, Plot No.8 & 9, Jubilee Enclave, Opp. Hitex Entrance, Madhapur, Hyderabad-500081, Telangana. Aadhar No: 9428 7524 2347.

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

WHEREAS the LANDOWNERS No.1 to 4 herein are the absolute owners of the land admeasuring **Ac.00-23 Guntas or 2783 Square Yards in Sy.No.88**, situated at **Hydernagar Village**, BalanagarMandal, now under KukatpallyMandal& Municipality, Medchal-Malkajgiri District, Telangana having purchased the same from Sri KolanSubhan Reddy, S/o Sri K.Bal Reddy & others through a Sale Deed dated 30-01-2003, bearing registered document No. 664 of 2003 with the O/o SRO, Kukatpally. Consequently the names of Landowners were mutated in the revenue records as Pattadars and possessors vide Proceeding No.B/2353/2003, dated 29-05-2003 Issued by Mandal Revenue Officer, BalanagarMandalNow Kukatpally.

For VERTEX HOMES PVT. LTD.
Authorized Signatory

V.V.R. Varma
Sri C.G. Murali Mohan
V. Shailaja

For VERTEX HOMES PVT LTD

[Signature]
Authorized Signatory

Sl No Thumb Impression Photo Name & Address

Signature
Kunkalpally

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3262/2021
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Sl No	Aadhaar Details	E-KYC Details as received from UIDAI Address:	Photo
1	Aadhaar No: XXXXXXXX2373 Name: Rampogula Badraiah	S/O Rampogula Chinna Sunkanna, Paddamandadi, Mahabubnagar, Andhra Pradesh, 508103	
2	Aadhaar No: XXXXXXXX3944 Name: Kunchala Greeni	S/O Lakshmaiah, KOTTURU, Prakasam, Andhra Pradesh, 523201	
3	Aadhaar No: XXXXXXXX4466 Name: Venkannagari Shailaja	W/O Venkannagari Sunder Rao, Secunderabad, Hyderabad, Telangana, 500003	
4	Aadhaar No: XXXXXXXX2776 Name: Venkannagari Sunder Rao	S/O Venkannagari Hanumanth Rao, Secunderabad, Hyderabad, Telangana, 500003	
5	Aadhaar No: XXXXXXXX5493 Name: M VANAJA LAXMI	W/O MAKKAPATI CHANDRA SHEKAR RAO, DIST RANGA REDDY, Hyderabad, Andhra Pradesh, 500072	
6	Aadhaar No: XXXXXXXX2776 Name: Venkannagari Sunder Rao	S/O Venkannagari Hanumanth Rao, Secunderabad, Hyderabad, Telangana, 500003	
7	Aadhaar No: XXXXXXXX2347 Name: Kota Nooka Raja	S/O Kota Rama Rao, DUTHUBULLAPUR, Rangareddi, Andhra Pradesh, 500090	

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Government of Telangana
Registration And Stamps Department

431/22

Payment Details - Citizen Copy - Generated on 18/01/2022, 12:37 PM

SRO Name: 1511 Kukatpally

Receipt No: 470

Receipt Date: 18/01/2022

Name: K.JAYA RAM REDDY

CS No/Dact No: 371 / 2022

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: D42GED18012

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 18-JAN-22

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

OD

E-Challan

2035

Registration Fee

16280

Deficit Stamp Duty

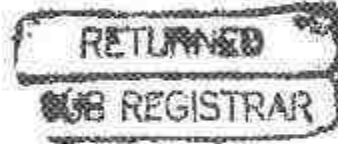
18315

Total:

In Words: RUPEES EIGHTEEN THOUSAND THREE HUNDRED FIFTEEN ONLY

Prepared By: NAVEEN

Signature by SR



సర్టిఫైడ్
సబ్ రిజిస్ట్రార్

For VERTEX HOMES PVT. LTD.

Authorised Signatory

WHEREAS the GHMC after conducting detail investigation in terms of technical, legal aspects, has approved the proposed project and issued its office order vide File No. 1/C23/15702/2019, to remit the relevant fee towards building permission to release the approved drawings along with building permit order and in view of such order, the developer has derived/identified the flat numbers, floor numbers, extent of each flat out of the total proposed complex and hence hereby allotting the specific saleable/super built-up area in the shape of residential Flats to the Landowners herein.

WHEREAS the LANDOWNERS being agreeable to the proposal of the DEVELOPER hereby represent and warrant with respect to his/her/their affairs in respect of Schedule Land herein to the DEVELOPER;

- (i) That the LANDOWNERS are the absolute owners and have clear, marketable, subsisting title and vacant physical possession of the Schedule of Property and that none other than the LANDOWNERS have any right, title and interest or share therein.
- (ii) That there are no litigations or disputes pending or threatened in respect of the Schedule of Property nor have they entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule of Property with any other person/s, nor have they issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule of Property in any manner, howsoever.
- (iii) That the Schedule of Property is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;
- (iv) That there are no claims, mortgages, charges, lien or encumbrances on the Schedule of Property;
- (v) That there are no pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule of Property in any manner, whatsoever;
- (vi) That there are no easements, quasi-easement, restrictive covenants or other rights in respect of the Schedule of Property and that the LANDOWNERS have not received any notice of acquisition or requisition in respect of the Schedule of Property under any Statute or from any authority.
- (vii) That he has full power and legal authority to execute, deliver and perform the terms and conditions of this deed as relates to the property to which he hold title;

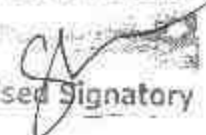





For VERTEX HOMES PVT LTD


Authorised Signatory

For VERTEX HOMES PVT. LTD.


Authorised Signatory

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WHEREAS thus in the above manner, the LANDOWNERS No.1 to 4 herein became the absolute owners and possession in respect of the land admeasuring **Ac.00-23guntas or 2783 Square Yards**, which is more fully described in the "**Schedule of property**".

Soon after the purchase of the schedule property by the parties to this document jointly in the year 2003 vide Document No. 664/2003, Registered at SRO, Kukatpally, the parties to this document have converted the same as residential site since the properties in and around Hydernagar Village and specially the land in survey no. 88 also was and is used for residential/non agricultural purpose only. Further it is a fact that according to the guidelines of the Registration Dept, there is no agriculture land within the jurisdiction of GHMC and that square yard rate only has to be adapted for such properties. Therefore the schedule property vacant site of residential nature only.

Whereas by virtue of Document No. 664/2003 of S.R.O Kukatpally all the properties to this document have pre existing joint right in the schedule property. That they have been enjoying the same jointly having undivided joint right in the said schedule property.

WHEREAS the Landowners hereinabove collectively approached the Developer and offered to entrust their property for development to the Developer for the purpose of development of the same into a Multi-storied Residential Apartment Complex on the schedule land by clubbing with larger extent and consequently the Developer agreed to develop the same.

WHEREAS the DEVELOPER herein which is in the business of real estate development, has required expertise, financial and managerial capabilities, clout, men and machinery to undertake the development of the properties under the brand name of "**VERTEX**" and the LANDOWNERS have offered the Schedule Land for development and the DEVELOPER herein evinced interest in development of a Residential Apartment Complex on the Schedule Land by clubbing neighbour lands herein by obtaining all the requisite permits and sanction of plans from the concerned Governmental Authorities/Departments etc., for the proposed Project.

WHEREAS as per the mutual understanding among the parties herein and other landowners, the Developer herein has already by investing its own funds, applied for permission to the GHMC vide File No. 1/C23/15702/2019, for the purpose of construction of a Multi-storied Residential Apartment complex comprising of 2 Cellars and ground plus 9 upper floors for residential Apartments.

For VERTEX HOMES PVT LTD


Authorised Signatory

 
 V. Shailaja

For VERTEX HOMES PVT. LTD.


Authorised Signatory

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 15 of IS Act	DD/B/C/ Pay Order	
Stamp Duty	100	0	417350	0	0	0	417350
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
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	437550	0	0	0	437550

Rs. 417350/- towards Stamp Duty including T.D. under Section 44 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 41745000/- was paid by the party through E-Challan/BC/Pay Order No. 872HY520321 dated 20-MAR-21 of SBIN.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID, Rs. 437550/-, DATE: 20-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 0139966036827, PAYMENT MODE: MB-1001138, ATRN: 0139966036827, REMITTER NAME: VERTEX HOMES PVT LTD, EXECUTANT NAME: M VANDANA LAXMI AND OTHERS, CLAIMANT NAME: VERTEX HOMES PVT LTD

Date:

22nd day of March, 2021

Signature of Registering Officer

Kukatpally

Certificate of Registration

Registered as document no. 3282 of 2021 of Book-1 and assigned the identification number 1 - 15A - 3282 2021 for Scanning on 22-MAR-21.

Registering Officer

Kukatpally
(Vandana Kumari)

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WHEREAS the DEVELOPER acting on the above representations has agreed to develop the Schedule of Property at its own cost and expense and agreed to construct a Multi-Storied Residential Apartment Complex on the Schedule of Property in accordance with the scheme formulated by it as agreed upon and as set out hereunder for construction thereon.

WHEREAS pursuant to offer made by the LANDOWNERS to develop the Schedule of Property into a Residential Apartment Complex, the DEVELOPER has accepted to develop the Schedule of Property and the Party hereinabove has deemed it fit and proper to reduce the terms and conditions reached among themselves into writing and hence this DEVELOPMENT AGREEMENT -CUM-IRRECOVERABLE GENERAL POWER OF ATTORNEY.

**NOW THIS DEVELOPMENT AGREEMENT -CUM- IRRECOVERABLE
GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER:-**

The LANDOWNERS and the DEVELOPER hereto agree that the Schedule of Property shall be developed into a Residential Apartment Complex comprising of Residential Flats and Inter-alia constructed areas in the shape of Residential Flats along with parking areas and proportionate undivided share of land out of the Schedule Land shared between them in the manner and in accordance with the terms and conditions recorded hereinafter:

1. DEVELOPMENT OF THE LAND AND COST:

- (a) The DEVELOPER hereby agrees and undertakes to develop the schedule of property into a Residential Apartment Complex as per the permit and sanction of plans accorded by the Authorities. It is further agreed among the LANDOWNERS and the DEVELOPER that the total cost of construction of Multi-storied Residential Apartment Complex including development shall be borne exclusively by the DEVELOPER.
- (b) That in pursuance of the foregoing clauses, the LANDOWNERS hereby authorize and empower the DEVELOPER to develop the Schedule of Property herein into a Residential Apartment Complex at the sole cost and expense of the DEVELOPER as per the architectural designs, permit and sanction of plans accorded and approved by the Competent Authorities and as per the detailed specifications appended herewith in Annexure-A.
- (c) The DEVELOPER shall undertake the construction work and complete the Project thereon either by itself or through competent contractors and sub-divide the work or appoint sub-contractors or by entering into tie up or joint venture with any other reputed construction company as it may deem fit and proper. The DEVELOPER alone shall also be entitled to call for tenders/bids or adopt any other method for the purposes of selection of contractors or agents, employees etc. required for construction or other purposes covered by this Agreement.

Vertex
Sunder
V. Shailam

For VERTEX HOMES PVT LTD

[Signature]
Authorized Signatory

For VERTEX HOMES PVT. LTD.

[Signature]
Authorized Signatory

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- (d) The DEVELOPER shall prepare/d and finalize/d the project area, construction plans including any modifications thereof and shall endeavor to obtain the required sanctions, permits and approvals from the statutory Authorities subject to LANDOWNERS title documents being fit for submission and obtaining for approval, however any expenditure to be incurred including the expenditure towards payments of fees, charges as may be levied by the concerned Authorities together with other incidental costs/charges shall be exclusively borne by the DEVELOPER.
- (e) The entire expenses with regard to the development and construction as envisaged shall be borne and paid for by the DEVELOPER. In the event of the parties mutually agreeing to provide for any additional/extra infrastructure or any superior specifications to the project in addition to the specifications contained in Annexure-A to suit the requirement of prospective purchasers, such extra/additional cost to be incurred for providing the same, which is over and above agreed specifications shall be borne by the LANDOWNERS and DEVELOPER respectively in proportion to their respective entitled share of constructed areas out of the total complex. They are entitled to recover such additional cost from the prospective purchasers.
- (f) The DEVELOPER will be entitled to engage architects, engineers, contractors and others as it deem fit to execute the construction work. In case of any disputes between the DEVELOPER and its contractors, architects, engineers and other workmen, suppliers of materials, the DEVELOPER alone shall settle the same at its own cost and efforts.
- (g) The DEVELOPER is empowered to modify, add and/or delete the contents in the sanctioned plan and to make such modifications, additions, deletions etc., in the sanctioned plan as may be required or directed/permitted by the Authorities concerned or due to technical or other exigencies and however such modifications or changes do not in any way reduce the built-up area or entitled share of the LANDOWNERS.
- (h) The DEVELOPER shall be responsible for obtaining all necessary clearances/permits relating to construction from the statutory Authorities pertaining to construction of the Project and the cost for obtaining such permissions, preparation of the Plans and getting them sanctioned for construction of the Project on the Schedule of Property, shall be borne/incurred by the DEVELOPER only.
- (i) The DEVELOPER shall be responsible for the consequences of the Project and shall be liable for any deviation in the construction from the sanctioned plan. The LANDOWNERS shall not have any liability for such deviation in construction.

For VERTEX HOMES PVT LTD

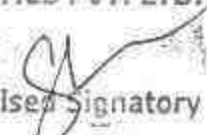



V. Shalini


Authorised Signatory

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For VERTEX HOMES PVT. LTD.


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- (i) The DEVELOPER is empowered, authorized, entitled to and will be at liberty to club the schedule of property hereunder with the neighboring, adjacent and abutting properties for the purpose of common development on such total land to get more advantages and benefits to one and all such as elegance of the complex, more FSI etc.

2. SHARING OF SALEABLE BUILT-UP AREAS/CONSTRUCTED AREAS:

- (a) The LANDOWNERS and the DEVELOPER are entitled to the Saleable built-up/constructed areas in the shape of Residential Flats, Parking areas and proportionate undivided share of land in the following proportions out of the Apartment Complex being built on the Schedule Land and such sharing ratio is as under:-

The LANDOWNERS' SHARE -The LANDOWNERS Nos. 1 to 4 hereinaabove are entitled to Fixed saleable built-up areas/super built-up areas in the shape of Residential Flats out of the total saleable built-up areas in the entire Complex being developed on the Schedule Land herein and proportionate undivided share of land out of the Schedule Land (hereafter referred to as the "LANDOWNER'S share") as under:-

The Parties hereinabove declare, confirm and affirm that the Residential Flats are allocated and allotted towards the respective shares of the LANDOWNER No. 1 to 4 herein as per their entitlements in terms of the this Development Agreement as shown below:-

RESIDENTIAL FLATS ALLOTTED TO THE LANDOWNER No.1 i.e.,
(A fixed saleable built-up area of area of **3300 sq.ft** in the shape of Residential Flats together with proportionate parking area and undivided share of land, Which is from out the saleable built-up area allotted to the Landowner No.1 herein).

SNO	Block	floor	Flat No	Size
1	A	8th	805	1500
2	E	6th	606	1800

RESIDENTIAL FLATS ALLOTTED TO THE LANDOWNER No.2 i.e.,
(A fixed saleable built-up area of area of **3600 sq.ft** in the shape of Residential Flats together with proportionate parking area and undivided share of land, Which is from out the saleable built-up area allotted to the Landowner No.2 herein).

SNO	Block	floor	Flat No	Size
1	B	Ground	G 06	1570
2	D	5th	502	2030

V. Shastri
Sundhar
V. Shastri

For VERTEX HOMES PVT LTD

Authorised Signatory

For VERTEX HOMES PVT. LTD.

Authorised Signatory

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RESIDENTIAL FLATS ALLOTTED TO THE LANDOWNER No.3 i.e.,

(A fixed saleable built-up area of area of 3830 sq.ft in the shape of Residential Flat together with proportionate parking area and undivided share of land, Which is from out the saleable built-up area allotted to the Landowner No.1 herein).

SNO	Block	floor	Flat No	Size
1	B	7th	702	1800
2	D	9th	902	2030

RESIDENTIAL FLATS ALLOTTED TO THE LANDOWNER No.4 i.e.,

(A fixed saleable built-up area of area of 3705sq.ft in the shape of Residential Flat together with proportionate parking area and undivided share of land, Which is from out the saleable built-up area allotted to the Landowner No.1 herein).

SNO	Block	floor	Flat No	Size
1	C	5th	501	1680
2	E	2nd	201	2025

THE DEVELOPER'S SHARE - The DEVELOPER is entitled to the saleable built-up areas in the shape of Residential Flats out of the total saleable built-up areas in the entire Complex being developed on Schedule Land herein and proportionate share in the parking areas and proportionate undivided share of land out of the Schedule Land (hereafter referred to as the "DEVELOPER's share").

RESIDENTIAL FLATS ALLOTTED TO THE DEVELOPER

(The rest of the saleable built-up area of 14435 sq.ft in the shape of Residential Flats together with proportionate parking area and undivided share of land, Which is from out the saleable built-up area allotted to the DEVELOPER herein)

SNO	Block	floor	Flat No	Size in Sft
1	A	Ground	G 07	1800
2	A	2nd	207	2030
3	A	9th	905	1500
4	B	Ground	G 02	1570
5	B	1st	101	1800
6	B	7th	701	2030

SNO	Block	floor	Flat No	Size in Sft
7	C	5th	506	1680
8	D	3rd	305	1800
9	D	4th	402	2030
10	E	6th	607	2030
11	E	8th	804	1500

For VERTEX HOMES PVT LTD

Wstao
Sundhar
V. Shailaji

[Signature]
Authorised Signatory

For VERTEX HOMES PVT. LTD.
[Signature]
Authorised Signatory

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The word "**Saleable Area**" includes Carpet Area plus veranda/balcony/terrace area which are exclusively meant for the Allottee (prospective purchasers) plus the proportionate share of Common Areas in respect of which sale consideration to be received from the prospective purchasers of the Residential Flats.

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

- (b) The DEVELOPER shall construct the Multi-storied Residential Apartment Complex on the Schedule Property at its own cost and expenses utilizing the permissible built-up area and allot and deliver the Flats/built-up space to the LANDOWNERS as per the sharing ratio set out in Clause-2(a).
- (c) It is further agreed that the LANDOWNERS and the DEVELOPER shall be treated as absolute owners of their respective entitled shares of saleable constructed areas as per the terms of this Agreement.
- (d) The DEVELOPER of the Second Part will be deemed to have fulfilled their obligations when the finished constructed areas in the shape of Residential Flats as per specifications falling to the share of LANDOWNERS delivered to them after obtaining Occupancy Certificate.
- (e) As per the Rules in vogue, the permitting Authorities require the applicant for building permit to create mortgage on part of the saleable built-up areas in the complex as a security for compliance of various terms and conditions. For the above purpose, it is required to create mortgage on part of the saleable built-up areas in the Complex in favour of the Authorities and the said charge will be released upon completion of the construction of the Complex and on obtaining Occupancy Certificate subject to compliance of the terms and conditions stipulated in the permit by the DEVELOPER. It is agreed that the LANDOWNERS and the DEVELOPER are liable to create mortgage in the same ratio from out of their respective allotted saleable built-up areas in the shape of Residential Flats.

For VERTEX HOMES PVT LTD

Vertex
Suresh
Suresh *V. Shrivastava*

[Signature]
Authorised Signatory

For VERTEX HOMES PVT. LTD.

[Signature]
Authorised Signatory



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