

5382/2016

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం. 10416

క్రిమిడి / క్రి D. Srinivas Reddy

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుములు పుచ్చుకోవబడ్డవని.

దస్తావేజు వర్ణనము	DA GA			
దస్తావేజు విలువ	28500000/-			
ప్లాంట్ విలువ రూ.	100			
దస్తావేజు నెంబరు	53829/2016	Chro. 959B4Q.220816		
రిజిస్ట్రేషన్ రుసుము	20000/-			SBH
లోటు ప్లాంట్ (D.S.D.)	284900/-			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	100/-			
ఆదనపు షీట్లు				
5 x	/			
మొత్తం	305000/-			

(అక్షరాల)

దాఖాయలు మాత్రమే)

తేది 24/8/16

వాచను తేది

5

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied

CS No 5382/2016

Doc No 5382/2016

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 4382 Date 24.08.16 Rs. 50/-

OLD TO: P.V. Sreenivasulu S/O Sri P.C.V. Ramanaiyah, 1st Hyd
ON WHOM: wife Ananda Homes Pvt. Ltd.

C-787905

B. PAVAN KUMAR
LICENCED STAMP VENDOR
Lic No: 15-25-032/2017
Renewal No: 15-25-032/2017
7-10/11A, Fupalade N. Junction, R.R. Sec
Call: 9905488010

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is made and executed on this the 24th day of **AUGUST 2016** at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between:

Ms.D.SRINITYA REDDY D/O Sri D.V.Shiva Prasad, aged about 23 years, Occupation: Student, Resident of Plot No.897, Road No.46, Jubilee Hills, Hyderabad, Telangana State, referred to as **Land Owner**.

Hereinafter jointly referred to as the "**FIRST PARTY**", and individually referred to as "**Owner**", "etc, which expression(s) shall mean and include his / her legal heirs, representatives, administrators, successors, legal representatives, executors and assignees etc., as the case may be on the ONE PART.

AND

M/s. ANANDA HOMES PVT. LTD., represented by its Managing Director: **SRI. P.V. SREENIVASULU, S/O. SRI. P. C. V. RAMANAIAH,** aged about 43 years, resident of Flat No.A1, Vista Residency, Plot No.81 & 82, Block-D, Sector-1, Alkaapoor Township, Manikonda, Hyderabad - 500 089.

For ANANDA HOMES PVT. LTD.

Srinitya Reddy

Srinivasulu

T.I. Shan
Authorised Signatory

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, Gandipet 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 2 and 3 on the 24th day of AUG. 2016 by Sr. S. Srinivas Reddy.
Execution admitted by Details of all Executants/Clients under Sec 32A:

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	XL			M. ANANDA MOHAN PVT LTD Rt P V GREENWASULU S/O. P. C. V RAMANAGARI MADURAI, INDIA	
2	EX			S SRINIVAS REDDY S/O. D. V. SHIVA PRASAD JAGGEE HILL, INDIA	

Identified by Witness

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			D VENKATA SHIVA PRASAD PHD EST ROAD NO 48 JAGGEE HILL, INDIA	
2			D SATYANARAYANA PHD 8-448A S/O. HARI NAGAR VICAGAMPATNAM	

24th day of August, 2016

Signature of Joint Sub-Registrar
Gandipet



Generated On: 24/08/2016 02:16:02 PM



Ek-1, CS No 5521/2016 & Doc No 12112016 Sheet 1 of 17 Joint Sub-Registrar Gandipet

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

No. 4770 Date 14-08-16 Rs. 50/-

PAID TO M/s. Greenview Sh. Reddy Ramareddy Sh. Reddy

PAID BY M/s. Ananda Homes Pvt Ltd,

6787904

Stamp Vendor
Stamp No. 15-25-032/2012
Date: 15-25-01/2012
Stamp Vendor: M. Ramareddy P. Reddy
C.A. No. 4800/12

Hereinafter jointly called and referred to the "DEVELOPERS" or the "SECOND PARTY", which expression shall mean and include their respective Partners or Shareholders and Directors, as the case may be, their respective legal heirs, successors, legal representatives, agents, representatives, executors, administrators and assignees etc., as the case maybe on the OTHER PART.

WHEREAS all the parties constituting the First Party is the absolute owner and possessor of the **Open Residential Land** to an extent of **Acre 0-15 Guntas**, in **Survey No.96**, Situated at: **NEKNAMPUR VILLAGE and GRAM PANCHAYAT**, Rajendranagar Mandal, Ranga Reddy District, Telangana State, having acquired the same from her Father: **Sri. D.V.Shiva Prasad, S/o. Sri. D.Reddappa Reddy**, through a **Registered Gift Deed, bearing Document No.4519 of 2015**, Dated: **13/08/2015**, Registered in the Office of the **S.R.O., Gandipet, Ranga Reddy District, Telangana State**, more particularly described and bounded as per the Schedule below and hereinafter referred to as the "**Schedule Property**" for the purpose of brevity and convenience.

For ANANDA HOMES PVT. LTD.

T.I. She
Authorised Signatory

[Signature]

[Signature]

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan (S-45 of 18 Act)	E-Challan	Cash	Stamp Duty (S-16 of 18 Act)	DD/BC Pay Order	
Stamp Duty	100	0	284500	0	0	0	284500
Transfer Duty	N/A	0	0	0	0	0	0
Reg. Fee	N/A	0	20000	0	0	0	20000
User Charges	N/A	0	100	0	0	0	100
Total	100	0	304500	0	0	0	304500

Rs. 284500 towards Stamp Duty including T.D. under Section 41 of I.S. Act, 1880 and Rs. 20000 towards Registration Fees on the chargeable value of Rs. 25000000/- was paid by the party through E-Challan/BC Pay Order No. 302802229818 dated 23-AUG-16 of SBH/MANIKONDA.

E-Challan Details Received from Bank :

(1) AMOUNT PAID Rs. 305000/- DATE 23-AUG-16, BANK NAME: SBH, BRANCH NAME: MANIKONDA, BANK REFERENCE NO: 001080004, REMITTER NAME: P.V. SREENIVASULU, EXECUTANT NAME: MS D. SRIKITYA, R.D.DY CLAIMANT NAME: ANNAHA HOMES PVT. LTD.

Date: 24/8/2016
24th day of August, 2016


Signature of Registering Officer
Gandipet

12/8/2016 2016. 8. 1938
2/8/2016 2016. 8. 1938
15/8/2016 2016. 8. 1938
24/8/2016 2016. 8. 1938


Bk - 1, CS No 5521/2016 & Doct No
(12/8/2016) Sheet 2 of 17 Joint SubRegistrar
Gandipet



Generated On: 24/08/2016 02:16:02 PM



AND said Sri. D.V.Shiva Prasad, S/o. Sri. D.Reddappa Reddy and Three (03) Others, had purchased the following Properties details given below:

- a). Agricultural Land bearing in Survey No.96, admeasuring Acre 1-31 Guntas, Situated at: NEKNAMPUR VILLAGE, Rajendranagar Mandal, Ranga Reddy District, through a **Registered Sale Deed, bearing Document No.6402 of 2003**, Dated: 29/08/2003, Registered in the Office of the Sub-Registrar of Rajendranagar, Ranga Reddy District, from: B.Shailaja, D/o. B.Chennakeshavulu and Twelve (12) others, through their A.G.P.A. Holders: Sri. M.Surya Prakash, S/o. Sri. M.Rajalah and Four (04) others, (vide **A.G.P.A. Registered as Document No.5554 of 2002**, Registered in the Office the S.R.O., Rajendranagar, Ranga Reddy District).
- b). Agricultural Land bearing in Survey No.96, admeasuring Acre 0-27 Guntas or 0-27 Hectors, Situated at: NEKNAMPUR VILLAGE, Rajendranagar Mandal, Ranga Reddy District, through a **Registered Sale Deed, bearing Document No.4613 of 2003**, Dated: 09/07/2003, Registered in the Office of the Sub-Registrar of Rajendranagar, Ranga Reddy District, from: Smt. D.Subhadra, W/o. Sri. D.Y.Setti and Four (04) Others, through their A.G.P.A. Holders: Sri. M.Surya Prakash, S/o. Sri. M.Rajalah and Four (04) others (vide **A.G.P.A. Registered as Document No.5987 of 2002**, Registered in the Office the S.R.O., Rajendranagar, Ranga Reddy District and **A.G.P.A. Document bearing No.10103 of 2002**, Registered at R.O., Ranga Reddy District).

AND WHEREAS the Party of the First Part, having thus become the absolute owners and possessors, in order to develop the above mentioned schedule property admeasuring to **Acre 0-15 Guntas** or equivalent to **1815 Square Yards**, for more advantage and comfort, with an intention to derive a better advantage, having approached the Second Party herein who is a well experienced builder, for development of a Residential complex in the schedule property over a total extent of **Acre 0-15 Guntas** or equivalent to **1815 Square Yards**.

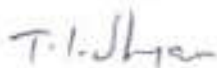
AND WHEREAS the Party of the Second Part having accepted the above offer and having agreed to undertake the construction of Residential complex over the Schedule Property by investing its funds and under its care and supervision and now it is agreed between them as follows;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Party of the First Part has hereby authorized the Party of the Second Part to enter into the Schedule Property for the specific and express purpose of carrying on the development, as envisaged under this Agreement.




For ANANDA HOMES PVT. LTD.



Authorised Signatory

2. The Party of the Second Part shall undertake and complete construction of a Multi Storied Residential Complex having a minimum of **37,500 Sq. Ft** of constructed area, over the Schedule Property totally at their cost and expenditure, including but not limited to the costs liable to be incurred for construction, all utilities including the deposits payable etc, and in due consideration thereof, the Party of the Second Part shall be entitled to retain, under its absolute ownership an extent of **59.5 %** of the total constructed area, together with proportionate parking spaces, common areas etc. and hand over the possession of the remaining **40.5%** of the total Constructed area, together with proportionate parking spaces, common areas etc. to the Party of the First Part.
3. The Party of the Second Part shall prepare a comprehensive plan for the construction of the Residential Complex to be constructed by him over the land of the Schedule Property and shall submit the plans along with necessary application forms and papers to the appropriate Municipal Authorities and get them sanctioned, with its own funds. As the Party of the Second Part is having adequate expertise in the field of construction and is responsible for investment and shall be entitled to the choice of design with due consideration to the requirements of the Party of the First Part.
4. It is expressly agreed between both the parties to this Agreement that as and when the Second Party receives all the Permissions and Sanctions that are required under the law, both the parties to this agreement shall cause a division of the respective shares of the constructed area falling to the entitlement of each of the parties, under a Supplementary Agreement, to be entered into, in writing between both the parties, specifically demarcating the individual Flat / Apartment Numbers, number of Car Parkings etc, under signatures of all the Parties to this Agreement and the same shall be forming as a part and parcel of this Agreement.
5. The Party of the First Part shall not be entitled to interfere in the construction activities in any manner or obstruct the second party in the construction of or take any decision, enter into commitments etc., and is also specifically precluded from entering into any agreement of sale regarding the said land and the Second Party's share in the constructed building or otherwise any person or body whatsoever, during the currency of this Agreement and as long as there are no violations to this Agreement by the Party of the Second Part. However, nothing in this Agreement shall be deemed to affect the right of the Party of the First Part to either by themselves or by a nominee appointed by them, conduct periodic supervisions to ascertain the quality and progress of construction that is being done by the Party of the Second Part, preferably with a prior notice.
6. The Party of the Second Part shall take total responsibility of the construction of the said complex and discharging of the loans and charges that may be taken up by the Party of the Second Part and the Party of the First Part shall not in any way be made responsible for or liable or for defects of the Party of the Second Part in constructing the said complex. However, in the unlikely event of the Party of the First Part being made liable for any loss whether financial or otherwise as a result of the construction undertaken by the Party of the Second Part all such losses shall be liable and reimbursed by the Party of the Second Part to the Party of the First Part, in this regard.

For ANANDA HOMES PVT LTD

T. I. Shetty
Authorised Signatory



7. **The Party of the First Part hereby assures and covenants with the Party of the Second Part as follows:**

- a. That the Parties of the First Part respectively are the sole, absolute and exclusive owners of the said land mentioned above and thereby jointly of the entire Schedule Property herein and there is no other person or persons having any manner or right, title, share, claims or interest in the said property, and to this extent, the party of the first part hereby indemnifies and shall keep indemnified the party of the second part against all and any claims that may arise on account of such claims made by any third parties.
- b. That there are no prior agreement(s), court order(s), attachment(s), dispute(s) or litigation(s) or any tax and or revenue attachment(s) or notice(s) of requisition(s) or acquisition(s) from Government or tax or any other statutory or other authorities that are in existence or that are in currency in respect of the Schedule Property or relating thereto.

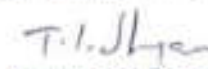
8. **The Party of the First Part hereby appoints, retains, nominates and constitute**

- a. **M/s. ANANDA HOMES PVT. LTD.,** represented by its Managing Director: **SRI. P.V. SREENIVASULU, S/O. SRI. P. C. V. RAMANAIAH,** aged about 43 years, resident of Flat No.A1, Vista Residency, Plot No.81 & 82, Block-D, Sector-1, Alkaapoor Township, Manikonda, Hyderabad - 500 089

as their lawful attorney to do the following acts, deeds and things in respect of the entire Schedule Property and also wherever expressly mentioned, with respect to the 59.5 % of share allotted to the Party of the Second Part alone.

- b. To enter into agreement(s) of sale to the extent of 59.5% of share allotted to Party of the Second Part with intending purchasers and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipts for payment received.
- c. To sign and execute sale agreements, sale deeds, mortgage deeds and such other documents in respect of 59.5% - of share only allotted to the Party of the Second Part and present such deeds before the registering authority, admit the execution and acknowledge the receipt of the total sale consideration and get them registered.
- d. To sell the 59.5% of share allotted to Party of the Second Part in full or part in favor of the prospective purchasers, and to execute registered sale deeds accordingly.
- e. To apply and obtain sanctioned plans and permissions etc., from the Municipal Corporation of Hyderabad, Municipality or Gram Panchayat for the construction of Multi-storied building and the other structures on the Schedule Property and to sign all such applications, forms, affidavits or petitions and papers as may be necessary.
- f. To make statements, file affidavits, reports in all proceedings before any statutory authority, including HUDA, M.C.H. Municipality, Gram Panchayat, U.L.C. Authority and water works department, T.S.E.B etc. and obtain necessary sanctioned permissions and approvals.

For ANANDA HOMES PVT. LTD


Authorised Signatory





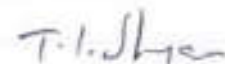
- g. To institute, sign, file suits, plaints, appeals writs or any other legal proceedings in respect of the Schedule Property and to defend the principals in all courts, quasi-judicial authorities, civil or criminal or in the High Court of Andhra Pradesh or in the Supreme Court of India and to sign and verify all applications, affidavits, appeals, plaints, petitions, vakalats etc., from time to time to give evidence in court of law on behalf of the principals and to effect compromise in all such legal proceedings.
- h. To appoint such Advocates of our Attorney choice and to fix such remuneration as our attorney deems fit.
- i. To appoint or engage such architect or architects, construction engineers, laborers for the construction of the said building.
- j. To advertise the project for sale in such a manner as may our attorney shall feel necessary and to solicit such customers for the purpose of selling the flats.
- k. To handover peaceful and vacant possession to the prospective purchasers of the flats.
- l. To represent before the Income tax Department and if necessary obtain income-tax clearance certificate to alienate the above said flats.
- m. To represent before the Competent Authority, Urban Land Ceilings and if necessary obtain permission to sell the above said property in favor of prospective purchasers.
- n. To represent before the State or Central Government Authorities, and obtain necessary permissions to sell the above said property.
- o. To do all acts and things as may be incidental or necessary to do or transfer of the above said property to the prospective purchasers fully and effectively in all respects.

9. In consideration of the Party of the First Part having granted right to the Party of the Second Part to develop the property. The Party of the Second Part hereby agrees and covenants to give the Party of the First Part by way of consideration as follows:

- a. The Party of the Second Part shall, with its own funds construct and deliver 40.5% of Constructed area, which is complete in all aspects including but not limited to having the appropriate utility connections like power, water etc., to the Party of the First Part in lieu of the development rights given to it and the various Owners forming the Party of the First Part shall distribute the same in direct proportion to the extent of their individual land holdings. The Party of the Second Part shall be entitled to retain under its absolute ownership, the remaining 59.5% of area.



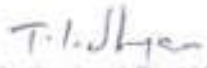

For ANANDA HOMES PVT. LTD.



Authorised Signatory

- b. The Party of the Second Part shall handover the 40.5% of built up area flats in selected floors, which shall be completed in all respects as per the specifications given in the Annexure to this Agreement to the respective Owners as per the Supplementary Agreement to this Development Agreement cum General Power of Attorney, that is to be entered after the Party of the Second Part obtains all the requisite sanctions and permissions.
- c. Out of the **Acre 0-15 Guntas** or equivalent to **1815 Square Yards** of the schedule property 40.5% of the undivided share of land will remain under the ownership of the Party of the First Part, along with the apartments, in direct proportion to the number of square feet delivered to the Party of the First Part in the form of constructed apartments and the entire remaining 59.5% of the undivided share of land shall be similarly under the ownership of the Party of the Second Part or its nominees or successors - in - interest.
- d. The 40.5% share of the built up area together with complete rights of ownership of the building will be handed over to the Party of the First Part within a period of **36 months** only from the date of this Development Agreement cum General Power of Attorney entered into between both the Parties, together with proportionate car parking space, after the Occupancy Certificate from the concerned statutory authorities with respect to the entire building.
- e. The Party of the Second Part hereby undertakes to obtain all the requisite permissions for the purpose of proceeding with the project proposed to be constructed over the Schedule Property from the appropriate competent authorities within a period of 6 months from the date of entering into this Agreement.
- f. However, it is expressly agreed between both the parties that in the unlikely event that the concerned and appropriate local authorities, municipalities, gram panchayats etc. as the case may be, do not sanction the requisite permissions to the Party of the Second Part to proceed with the construction over the Schedule Property, for any reason whatsoever including but not limited to change in the rule positions, defective title etc, within a period of 6 months from the date of this Development Agreement Cum General Power of Attorney over the Schedule Property, this agreement shall be automatically deemed to be cancelled and nullified without either of the parties having to do anything further.
- g. The Second Party shall complete the construction of the proposed flats within 36 (Thirty Six) months from the date of this Development Agreement cum GPA.

For ANANDA HOMES PVT. LTD


T. I. Shan
Authorised Signatory

- ii. It is agreed and undertaken by the Second Party that till such time that the entire 40.5% of the Constructed area falling to the entitlement of the Party of the First Part is handed over to them, the Party of the First Part shall have a continuing Lien over the 59.5% share falling to the entitlement of the Second Party and any and all third party interests that may be created by the Party of the Second Part shall be subject to this lien only, with the Party of the First Part having a primary right. For better clarity, it is further agreed that this lien shall continue till such time that the Second Party discharges all its obligations under this Agreement to the First Party, including the penalties, if any that may be attracted and levied by the First Party on account of any delays that may occur in the implementation of the project.
- j. It is agreed and admitted by the Party of the Second Part that time is the essence of this Agreement. To this extent, it is specifically undertaken and agreed by the Party of the Second Part that in the unlikely event of there being a delay in handing over the 40.5% share falling to the entitlement of the Party of the First Part from the date of completion of the agreed period of 36 Months, the Party of the Second Part shall pay as a compensation to the Party of the First Part, an amount of Rs. 7/- Per Sq. Ft. per Month, calculated by taking the total area in Sq. Ft. falling to the share of the respective Parties of the First Part or their successors - in - interest, for every Calendar Month or part thereof, for a period of 12 Months from the date of completion of the said 36 months.
- k. It is further agreed and undertaken by the Party of the Second Part that in the further unlikely event of the Party of the Second Part being unable to hand over the possession of the 40.5% entitlement of the Party of the First Part to the Party of the First Part beyond the said penal period of 12 months, this Agreement shall stand automatically terminated without either of the parties having to do or abstain from doing anything further and the Party of the First Part shall be automatically entitled to enter into the Property and complete their share of Constructed area as per the Annexure to this Agreement on their own or by engaging any other person or persons and the Party of the Second Part shall remit to the Party of the First Part, such amounts that may be incurred by the Party of the First Part on account of such completion of their 40.5% share of the Constructed areas.
- k. The entire cost of the construction of the residential complex till it is completed and all costs or proceeding in relation to the proposed construction shall be borne by the Party of the Second Part only and the Party of the First Part shall have nothing to do with the same.
- l. The Party of the Second Part hereby indemnifies and shall keep indemnified the Party of the First Part, against any and all claims of any nature that may arise during the course of the construction that is undertaken by the Party of the Second Part or on account of any defects in the quality of construction, at all times.
- m. The Party of the Second Part shall insure and keep insured, at its exclusive cost and expenditure, the Party of the First Part against any and all damages and / or liabilities that may arise or claimed or made against the Party of the First Part by any third parties to this Agreement during the entire tenure of this Agreement or till such time that the Party of the Second Part hands over the 40.5% entitlement of the Party of the First Part to the Party of the First Part, whichever is later, with respect to any act or omission by the Party of the Second Part, on account of this Agreement.

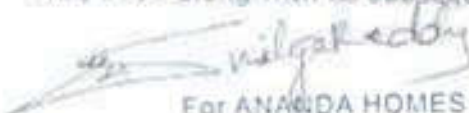
For ANANDA HOMES PVT. LTD

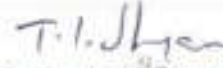
T. I. Shyam
Authorised Signatory





- n. The Party of the First Part hereby authorizes the Second Party to procure the customers for flats and garages and other spaces and to enter into agreement of sale with such customers, collect advances and to issue valid receipts to such purchasers towards 59.5% share of the Second Party.
- o. The Party of the First Part shall not be held responsible for any defects in construction and Party of the Second Part shall alone be responsible to the third parties and Party of the First Part and to this extent the Party of the Second Part hereby indemnifies the Party of the First Part and shall, at all times, continue to keep indemnified the Party of the First Part against any loss or damage or claim that may arise on this account.
- p. **The Party of the First Part authorizes and empowers the Party of the Second Part to do the following acts in its name and behalf for the entire Schedule Property**
- i. To sign and submit application, petitions, appeals letters etc., to obtain requisite permissions, sanctions and clearances as may be needed to develop the property from HUDA, M.C.H, Gram Panchayat authorities and other Government and Semi-Government organizations.
 - ii. To apply to T.S.S.D.C.L. for requirement of electricity connection transformers, to the water works department for water connection, to the drainage department for drainage connection or to any Governmental authority. The Second Party undertakes to incur expenditure towards electricity, water, drainage connection or any other government authority in respect of flats allotted to the Party of the First Part.
 - iii. All expenses and costs of transfer of the portions allotted to the Second Party including stamp and registration charges of such sale deeds shall be borne either by the Second Party or their nominees.
10. Both the Parties hereby agree to enter into Supplemental Agreement in the event of such contingency existing of incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
11. The Party of the First Part above shall be responsible for payment of all arrears of property tax, electricity bills, and water charges in respect of the schedule property to the date of this agreement. They shall pay all these arrears before the commencement of construction.
12. In case any dispute arises between the parties hereto touching these presents the matter shall be referred to Arbitrators one chosen by each party and in case of any difference of opinion between such arbitrators, they shall nominate a common umpire and their award shall be final and binding on both the parties and the relevant provisions of Arbitration Act, 1996 along with its subsequent modifications shall apply.


For ANANDA HOMES PVT. LTD.


T. I. Jha
Authorised Signatory

13. The Party of the First Part hereby agrees to join as a member of the society to be formed by all the flat owners of the building complex, and shall abide by the bye-laws of the society, which will be formed and accepted by the members of the society. Further, it is agreed between the Parties that from the date of handing over of the 40.5% share of the First Party by the Second Party, till the date that such a Society being constituted for the Maintenance of the Common Amenities in the said building, the Party of the Second Part shall be responsible for the said maintenance and the Party of the First Part, along with other owners in the building complex, shall pay to the Party of the Second Part, such Maintenance amounts as may be fixed by the Party of the Second Part for this purpose.
14. The Party of the First Part agrees to use and enjoy all the common amenities in the building complex along with the other owners of the flats.
15. The Second Party shall be entitled to enter into separate contracts in its own name with building contractors, architects and other for carrying out the said construction at his risk and cost.
16. The stamp and other charges incidental thereto including registration expenses shall be borne by the Second Party and the Party of the First Part shall have nothing to do with the same.

SCHEDULE OF PROPERTY

ALL THAT the **Open Residential Land** to an extent of **Acre 0-15 Guntas** or equivalent to **1815 Square Yards**, situated in **Survey No.96, NEKNAMPUR VILLAGE and GRAM PANCHAYAT**, Rajendranagar Mandal, Ranga Reddy District, Telangana State, and bounded as follows:

NORTH	::-	Part of Land in Survey No.96,
SOUTH	::-	Part of Land in Survey No.93,
EAST	::-	Survey No.95 and 30' - 0" Wide Road,
WEST	::-	Narsinghi Village Lands.

For ANANDA HOMES PVT. LTD.

 Narsinghi Reddy



T. I. Shan
Authorised Signatory

IN WITNESS WHEREOF the parties herein sign this DEVELOPMENT AGREEMENT CUM G.P.A. on the date, month and year above mentioned in presence of the following witnesses.

WITNESSES:

1 


PARTY OF THE FIRST PART

2 


PARTY OF THE SECOND PART

For ANANDA HOMES PVT. LTD.


Authorised Signatory

ANNEXURE - 1A

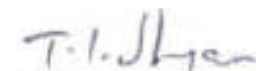
- | | | |
|--|-----|---|
| 1. Description of Building | ::: | Proposed Residential Building Complex on the Open Residential Land situated in Survey No.96, NEKNAMPUR VILLAGE and GRAM PANCHAYAT, Rajendranagar Mandal, Ranga Reddy District, Telangana State. |
| 2. Nature of Roof | ::: | R.C.C., |
| 3. Total extent of site | ::: | Admeasuring Acre 0-15 Guntas or equivalent to 1815 Square Yards, |
| 4. Proposed Built-up area | ::: | 37,500 Square Feet including parking area. |
| 5. Party's own estimate for the Construction | ::: | Rs.2,85,00,000/- |
| 6. Total Value of the Property | ::: | Rs.2,85,00,000/- |

Date: 22/08/2016.


SIGN. OF THE LANDOWNERS
CERTIFICATE

I/We do hereby declare that the above stated particulars are true and correct to the best of my/our knowledge and belief.

For ANANDA HOMES PVT. LTD.


Authorised Signatory

SIGN. OF THE LANDOWNERS

SIGN. OF THE DEVELOPER

Specifications

STRUCTURE :

- R.C.C framed structure: To withstand Seismic loads.
- Superstructure: First Class Brick Masonry in Cement Mortar (1:6) prop.

DOORS:

- Main Door: Teak wood frame & Teak Veneer Shutter aesthetically designed with melamine polishing and designer Hardware.
- Internal Doors: Teak wood frame & Teak Veneer shutters
- French Doors: UPVC with clear glass with mosquito mesh.

WINDOWS:

- UPVC Windows with clear glass and mosquito mesh with elegantly designed M.S painted grills.

FLOORING:

- Bedrooms, Drawing, Living, Dining & Kitchen: Vitrified tiles of size {800mm x 800 mm} of reputed make.

PAINTING:

- Internal: Smooth Wall Putty finish with Asian/Berger Paints.
- External: Combination of Texture / Smooth Wall Putty finish for all external walls.

KITCHEN:

- Granite platform with stainless steel sink of reputed make with provision for both municipal & bore water connections & provision for fixing of Aqua-guard.



For ANANDA HOMES PVT. LTD.



Authorised Signatory

UTILITIES:

- Provision for Exhaust Fan, Chimney, washing machine & wet area for washing utensils Etc.

TOILETS:

- Pedestal wash basin in all Toilets.
- Wall Mounted commodes with concealed flush tank.
- Hot and Cold concealed wall diverter/Wall mixture with shower.
- Provision for geysers.
- C.P Fittings are chrome plated of Jaquar or equivalent make.
- All sanitary fittings are with CERA or equivalent make.

WATERPROOFING:

- For all toilets.

PLUMBING:

- All internal, external waterlines and fittings of PVC & CPVC make.

ELECTRICAL:

- Concealed copper wiring in conduits for Lights, fans, plug and power plug wherever necessary, of R.R / HPL or equivalent make.
- Power outlets for Air conditioners in Hall, Dining and all bedrooms.
- Power outlets for geysers in all Toilets.
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/grinders in kitchen
- 3 Phase supply for each flat with individual meter boards.
- M.C.Bs for each distribution board of Legrand / H P L or equivalent make.
- All Flats with Modular Switches of Legrand / H P L or equivalent make

TELECOM:

- Telephone point in Master bedroom & living areas. Four pair cable to all the units.



For ANANDA HOMES PVT. LTD.

T. I. Shan
Authorised Signatory



CABLE T.V:

- Provision for cable connection in all Bedrooms & Living room.

INTERNET:

- Provision for Internet connection in Living & Master Bedroom.

LIFTS:

- 6/8 Passengers lift of SCHINDLER / KONE make with front marble cladding and rich interiors.

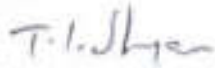
POWER BACK UP:

- Acoustically insulated stand-by generator for lights in common areas, pump and lift.
- Power backup with 1KV for each flat
- Generator of Mahindra & Mahindra or equivalent make.

COMMON AMENITIES:

- CCTV Surveillance
- Intercom
- 24 x 7 security.
- Greenery covering both the sides facing road for rich ambience.
- Half basketball court
- Club house with guest rooms
- Swimming pool
- Indoor games
- Sewerage treatment plan
- Preview theatre
- Water harvesting pits
- Small party hall
- Modern gymnasium

For ANANDA HOMES PVT. LTD.


Authorised Signatory





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEVALAPALLI SRINITYA REDDY
VENKATA SHIVA PRASAD DEVALAPALLI

24/10/1992
Permanent Account Number
BDOPD5818F

D. Srinitya Reddy
Signature



D. Srinitya Reddy

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

AP01230410012834
SREENIVASULU P.V.
P CHINNA VENKATA RAMANU
FLAT NO.205,2ND FLOOR
ARYAMETRA PEARL CASTLE
AI KAPOOR TOWNSHIP
RAJENDRANAGAR
RANGA REDDY -500081




Signature
Issued On: 05/03/2014

Valid Till: 05/03/2019
RTA-HYDERABAD-52

Sreenivasulu P.V.

आयकर विभाग / PERMANENT ACCOUNT NUMBER
ACNPD2180K

नाम / NAME
VENKATA SHIVA PRASAD
DEVULAPALLI

पिता का नाम / FATHER'S NAME
REDDAPA REDDY DEVULAPALLI

जन्म तिथि / DATE OF BIRTH
09-12-1963

अधीक्षक / SIGNATURE
[Signature]

मुख्य आयकर अधिकारी, आंध्र प्रदेश
Chief Commissioner of Income Tax, Andhra Pradesh



V. Srinivasulu Reddy

आयकर विभाग
GOVT. OF ANDHRA PRADESH

आयकर विभाग / NAME
DASARI SATYANARAYANA

जन्म तिथि / DOB: 01/08/1971
लिंग / GENDER: MALE

9868 7044 3049

आयकर विभाग, आंध्र प्रदेश
Income Tax Department, Andhra Pradesh



Dasari Satyanarayana

For ANANDA HOMES PVT. LTD.

T. I. Shen
Authorised Signatory

Challan Proforma[Dept. copy]

Challan Proforma[Citizen copy]

Challan No:959BGQ220816		Challan No:959BGQ220816	
 Registration & Stamps Department, Telangana		 Registration & Stamps Department, Telangana	
For Type: 91		For Type: 91	
CRS Stamp Number: 8088		CRS Stamp Number: 8088	
I. Person's Details Name: P.V. SREEDHAR Address: HYDERABAD PAN Card Number: ACAPR9298C Aadhar Card Number: Mobile Number: 9177304742		I. Person's Details Name: P.V. SREEDHAR Address: HYDERABAD PAN Card Number: ACAPR9298C Aadhar Card Number: Mobile Number: 9177304742	
II. Escrower Details Name: MS D SHRUTHA REDDY Address: HYDERABAD		II. Escrower Details Name: MS D SHRUTHA REDDY Address: HYDERABAD	
III. Client's details Name: ANANDA HOMES PVT. LTD. Address: HYDERABAD		III. Client's details Name: ANANDA HOMES PVT. LTD. Address: HYDERABAD	
IV. Document Nature Name of Document: DEVELOPMENT AGREEMENT SUB GFA Property Situated in District: RANGA REDDY		IV. Document Nature Name of Document: DEVELOPMENT AGREEMENT SUB GFA Property Situated in District: RANGA REDDY	
V. Amount Details Stamp Duty: 284900 Transfer Duty: 0 Registration Fee: 20000 User Charges: 100 TOTAL: 304900 Total in Words: THREE LAKH FIVE THOUSAND RUPEES ONLY Date(DD-MM-YYYY): 22-08-2016		V. Amount Details Stamp Duty: 284900 Transfer Duty: 0 Registration Fee: 20000 User Charges: 100 TOTAL: 304900 Total in Words: THREE LAKH FIVE THOUSAND RUPEES ONLY Date(DD-MM-YYYY): 22-08-2016	
Journal No. 1069064		Journal No. 1069064	
Stamp & Signature: 23 AUG 2016		Stamp & Signature: 23 AUG 2016	

For ANANDA HOMES PVT. LTD.

T.I. Shan
 Authorised Signatory