



తెలంగాణ తెలుగుానా TELANGANA

8. the 9958a 23/04/2018 100-

1. C. M. ANDREW MORENO & R. R. RUGG

10 - Late 18. NEW BRUNSWICK ROAD

MR. VENKATA PRANDETH DEVELOPERS PVT LTD

P 152925

CH. SWAPNA

PERMITS
LIC. NO.: 15-21-004/2014
Reg. No.: 14-01-1

Ref. No.: 15-21-039/2017
No. 201, 5th Floor, 2nd Main,
Koramangala, Bangalore - 560034

No. 201, Sri Krishna Nagar Colony,
Gajularegaran, Gudbultapur Mandal
Medchal-Malkajgiri Dt. Ph: 0440733847

**DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY**

This Development Agreement Cum General Power of Attorney is made and executed on this the 24 day of **APRIL 2018**, at **QUTHBULLAPUR**, by and between:

1. **SrI. A. PRABHAKAR REDDY** S/o Sri. SHANKAR REDDY, aged about 69 years, Oec: Business, R/o. Plot No. 14, Road No. 5, Jubilee Hills, Hyderabad.(PAN: ADOPA4675Q) (Aadhaar No:8925 9226 6421)
2. **Smt. A. VINDHYAVALI** W/o Sri. A. PRABHAKAR REDDY, aged about 62 years, Occ: House Wife, R/o. Plot No. 14, Road No. 5, Jubilee Hills, Hyderabad. (PAN: AGGPA4300H) (Aadhaar No: 6883 5385 4749)

Hereinafter called the "**OWNER/S**" which term shall mean and include all their legal heirs, representatives, executors, administrators and assignees etc., of the **FIRST PART**

A. Rulon
A. Middya

500 Vedanta Pranayam Developers Pvt. Ltd.

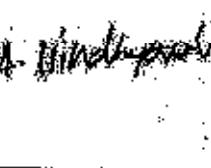
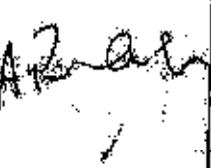
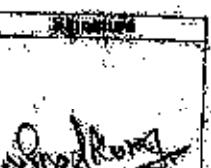


Director

Presentation Enclosure:

Presenting the Office of the Sub Registrar, Gouthupur along with the Photograph & Thumb Impressions as required under Section 47 of the Registration Act, 1908 and fee of Rs. 20,000/- paid between the hours of _____ and _____ on the 24th day of April, 2016 by Sri A. Prabhakar Reddy.

Execution admitted in presence of all the concerned Chitramulu under Sec 32A:

Sl No.	Date of Execution	Place	Address	Signature & Thumb Impression
1	24/04/2016	GOUTHUPUR	MR. A. PRABHAKAR REDDY 207 NO. 14/10/2016, GUNJAL GATE, GOUTHUPUR, MANAPURAM, AP	
2	EX	GOUTHUPUR	MR. A. PRABHAKAR REDDY 207 NO. 14/10/2016, GUNJAL GATE, GOUTHUPUR, MANAPURAM, AP	
3	EX	GOUTHUPUR	MR. A. PRABHAKAR REDDY 207 NO. 14/10/2016, GUNJAL GATE, GOUTHUPUR, MANAPURAM, AP	
Execution by Sub Registrar				
Sl No.	Date of Execution	Place	Address	Signature
1	24/04/2016	GOUTHUPUR	MR. A. PRABHAKAR REDDY 207 NO. 14/10/2016, GUNJAL GATE, GOUTHUPUR, MANAPURAM, AP	
2	EX	GOUTHUPUR	MR. A. PRABHAKAR REDDY 207 NO. 14/10/2016, GUNJAL GATE, GOUTHUPUR, MANAPURAM, AP	

Ex-1, QB No 94582018, Date No 915582018,
Sheet 1 of 10 Successive
Chitramulu

24th day of April, 2016

Signature of Sub Registrar
Gouthupur

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M/s. VENKATA PRANEETH DEVELOPERS PVT. LTD., (PAN: AACCV4975A) a Private Limited Company incorporated under the Indian Companies Act, 1956 having its Registered Office at Plot Nos. 40-42, Shutter No.9, 2-37/PR/1/B, Pranav Complex, Praneeth Nagar, Mallampet village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, T.S -500090., herein represented by its Managing Director - **Sri. KAMARAJU NARENDRA KUMAR S/o Late. K. NAGABHUSHANA RAO**, aged about 45 years, Occ. Business, R/o #7, Praneeth Homes, Praneeth Nagar, Mallampet Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, T.S. (PAN: AYPK1035F) (Aadhaar No: 6305 0156 8298)

Hereinafter called the "**DEVELOPER**" which term shall mean and include all its legal heirs, representatives, executors, administrators and assignees etc., of the **SECOND PART**

Whereas the OWNER No.1 herein along with three others namely Sri. S. V. Laxmi Narayana Reddy, M/s. A. PRABHAKAR REDDY & Co., and Smt. S. Jamuna were the joint owners, peaceful possessors and Purchasers of the Agricultural Land admeasuring Ac.8-00 Gts, in Survey Nos.54 and 55, Situated at Bachupally Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District, A.P., by Virtue of Registered Sale Deed bearing Document No. 5584/1992, Dated : 11/05/1992, Registered at District Registrar of Ranga Reddy.

Whereas the OWNER No.1 herein along with three others namely Sri. S. V. Laxmi Narayana Reddy, M/s. A. PRABHAKAR REDDY & Co., and Smt. S. Jamuna were the joint owners, peaceful possessors and Purchasers of the Agricultural Land admeasuring Ac.8-06 Gts, in Survey Nos.54 and 55, Situated at Bachupally Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District, A.P., by Virtue of Registered Sale Deed bearing Document No. 5599/1992, Dated : 11/05/1992, Registered at District Registrar of Ranga Reddy.

Whereas the said OWNER No.1 along with the above three others have jointly executed a registered Agreement of Sale Cum GPA in favour of M/s. VAR AGRO TECH PRIVATE LIMITED, in respect of the Agriculture land admeasuring Ac.1-00 Gts (Out of Ac. 8-06 Gts), in Survey Nos.54 and 55, Situated at Bachupally Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District, A.P., Vide Registered Agreement of Sale Cum GPA bearing Document No. 8134/2005, Registered at SRO Medchal.

A. R. Dev
A. Vidyasal

For Venkata Praneeth Developers Pvt. Ltd.

Director



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

Description of Duty:	In the Form of:						
	Stamp Paper	Customs & Excise Act	E-Challan	Chit	Stamp Duty on instrument	POSIC Pay Order	Total
Stamp Duty	100	0	6320000	0	0	0	6320100
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	5340200	0	0	0	5340300

Rs. 6320000/- towards Stamp Duty including T.D under Section 47 of 18 Act 1898 and Rs. 20000/- towards Registration Fee on the chargeable value of Rs. 63200000/- was paid by the party through E-Challan & POSIC Pay Order No. 420117430116 dated 24-APR-18 at 20175531118.

E-Challan Details Received from Bank:

(1) E-CODE PAYD: Rs. 6320000/- DATE: 24/04/2018, BANK NAME: SBI, BRANCH NAME: VENKATESH, BANK REFERENCE NO: 420117430116, REMITTER NAME: VENKATA PRANEETH DEVELOPERS PVT. LTD, EXECUTANT NAME: A. PRABHAKAR REDDY AND ANOTHER, CLAIMANT NAME: VENKATA PRANEETH DEVELOPERS PVT. LTD.

Date:
24th day of April 2018

Signature of Registering Officer
G. V. Venkatesh

Certificate of Registration:

Registered as document no: 9188 of 2018 of Book 1 and assigned the Registration number 1-1821-035514-2018 for Scanning on 24-APR-18.

Registering Officer
G. V. Venkatesh
(G. V. Venkatesh Ram)

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Guntur

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Whereas, the OWNER No.1 has become the owner and peaceful possessor of 1/4th Undivided Share of land an extent of Ac.2-00 Gts and Ac.1-31 1/2 Gts, total admeasuring Ac.3-31 1/2 in the above mentioned property under Sale Deeds and registered two Documents as mentioned above.

And the OWNER No.1 got mutated the above mentioned lands in his name and also issued Pass Book No.641631, Patta No.183, Title Deed No.641631 by MRO Quthbullapur.

WHEREAS the OWNER No.1 herein has offered to development of his Undivided Share of Land admeasuring Ac.2-00 Gts, (Out of Ac.3-31 1/2 Gts) in Survey Nos. 54 and 55, Situated at Bachupally Village and Mandal, Medchal-Malkajgiri District, from the above mentioned property.

WHEREAS the OWNER No.2 herein acquired title and peaceful possessor of Undivided share of land admeasuring Ac.3-31 1/2 Gts out of Ac.16-06 Guntas in Survey No.54 & 55 of Bachupally village, Quthbullapur Mandal, Ranga Reddy District, through registered Gift Settlement Deed bearing Document No.1661/2010 dated 26/02/2010 registered at Sub-Registrar Quthbullapur, Ranga Reddy District from Smt. S. Janumma D/o. R. Subba Reddy.

WHEREAS the OWNER No.2 herein also acquired title and peaceful possessor of Undivided share of land admeasuring Ac.3-31 1/2 Guntas out of Ac.16-06 Gts, in Survey No.54 & 55 of Bachupally village, Quthbullapur Mandal, Ranga Reddy District, through registered Gift Settlement Deed bearing Document No.7215/2010 dated 28/07/2010 registered at Sub-Registrar Quthbullapur, Ranga Reddy District from Smt. S. Jyothi D/o. R. Subba Reddy.

And the OWNER No.2 got mutated the above mentioned lands in her name and also issued Pass Book No.443363, Patta No.64/3, Title Deed No.443363 by MRO Quthbullapur.

WHEREAS the OWNER No.2 herein has offered to development of Undivided share of Lands admeasuring Ac.4-00 Gts, (Out of Ac.7-23 Gts) in Survey Nos.54 and 55, Situated at Bachupally Village and Mandal, Medchal-Malkajgiri District, from the above mentioned property.

A. Praneeth
A. Vindhyavat

for Venkata Praneeth Developers Pvt. Ltd.

Director



Manipal

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Qutubuddin



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WHEREAS the OWNER No.1 & 2 in order to develop total undivided share of Land admeasuring 29040 Sq. Yards or Ac.6-00 Gts, (Out of Ac.16-06 Gts) in Survey Nos.54 and 55, Situated at Bachupally Village and Mandal, Medchal-Malkajgiri District, hereinafter referred to as schedule property more clearly described in the schedule of property, for better adventage proposed to the DEVELOPER who is having vast experience to undertake the construction of Residential Apartment Complex in the scheduled property.

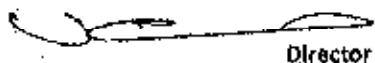
Whereas the DEVELOPER has accepted the above offer and agreed to undertake the Construction of the Residential Apartment Complex (hereinafter referred to as the project) over the land of the schedule property by investing its funds under its care and supervision and now it is agreed between them as follows:

NOW THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. The DEVELOPER shall prepare a comprehensive plan for the construction of the Residential Apartment Complex to be constructed by it over the land of the schedule property and shall submit the plans along with necessary application forms and papers to the HMDA/Panchayat authorities and get them sanctioned.
2. The DEVELOPER shall bear all expenses for preparation of the said plan, shall pay the necessary fees to the HMDA/Panchayat authorities or the other concerned authorities. It is agreed between the parties that the sharing ratio is 32%: 68%. i.e., 32% to the OWNER/S and 68% to the DEVELOPER.
3. It is agreed between the parties that if the construction of the said project is stopped or delayed due to any defect in the title or any claim made by any third parties in the construction of the said project, in such case the OWNER/S will be held responsible for all damages suffered by the DEVELOPER and the same shall be reimbursed by the OWNER/S.
4. The OWNER/S shall not be made responsible for any of the taxes such as Income-Tax, Wealth Tax etc., to be paid in respect of flats sold by the DEVELOPER of its share of 68%. The DEVELOPER or prospective purchaser/s shall alone be responsible for payment of such taxes however the OWNER/S shall be responsible for Income-Tax, Wealth Tax, GST (Goods and Services Tax) and any other taxes or levies as applicable of their share of 32%.

A. R. Acharya
A. V. Vidyasagar

For Venkata Praneeth Developers Pvt. Ltd.


Director





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5. The OWNER/S hereby agree and undertake not to sell, deal with, dispose of, alienate or otherwise enter into agreements, in respect of the schedule property with any person or persons, or act in any manner inconsistent with or prejudicial to or in contravention of the Agreement and declaration made by the OWNER/S of this Agreement.

6. The DEVELOPER shall take total responsibility of the construction of the said project and discharges of the loans and charges and the OWNER/S shall not in any way be made responsible for or liable for any defects of the DEVELOPER in constructing the said project.

7. The DEVELOPER has already paid a sum of **Rs.4,00,00,000/- (Rupees Four Crore Only)** towards refundable advance payment to the OWNER/S for the project namely "APR Pranav Antilla" and the same is adjusted by the OWNER/S towards interest free advance for this project which shall be refundable by the OWNER/S on completion of construction of his/her villas.

8. The OWNER/S hereby assures and covenants with the DEVELOPER as follows:

i). That the OWNER/S is/are the sole, absolute and exclusive owner/s and declare that there is no other person or persons having any manner of right, title, share, claim or interest in the schedule property.

ii). That there are no prior agreements, court orders, attachments, disputes, or litigations or any tax and or revenue attachments or notices of requisitions or acquisitions from Government or tax or other authorities in respect of the schedule property or relating thereto.

9. In consideration of the OWNER/S having granted irrevocable rights to the DEVELOPER to develop the schedule property. The DEVELOPER hereby agrees and covenants to give to the OWNER/S by way of consideration as follows:

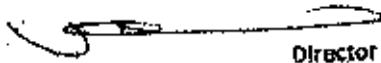
a) Further the DEVELOPER shall with its own funds construct with specifications mentioned in the annexure and deliver 32% of super built up area on the schedule property to the OWNER/S in lieu of the development rights granted to the DEVELOPER by the OWNER/S includes common area, circulation areas, proportionate undivided share of land etc. and proportionate parking area. The remaining entire construction i.e., 68% of super built up area shall be the property of DEVELOPER and have a right to alienate the same to prospective purchaser/s. The OWNER/S and the DEVELOPER shall enter Supplementary Agreement earmarking their respective shares and

A. Praveen
A. Vindhyavali



D. Venkata Praneth

For Venkata Praneth Developers Pvt. Ltd.


Director

Blk-1, CS No 945620108 & Duct No
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Gurukulapuri

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covering all other matters, which are to be agreed upon, after the permissions are obtained and the allotments are made.

10. The entire cost of the construction of project till it is completed and all costs of proceeding in relating to the proposed construction shall be borne by the DEVELOPER only and the OWNER/S shall have nothing to do with the same.

11. The OWNER/S hereby authorizes the DEVELOPER to procure the customers for flats, car parking and other spaces and to enter into Agreement of sale with such customers collect advances and to issue valid receipts to such purchasers of flats of their share.

12. The DEVELOPER either during the construction, or after the completion of the construction, shall be entitled to enter into the agreement of sale and obtain advances, from the customers on the purchase of constructed space and other spaces falling to the share of DEVELOPER.

13. The OWNER/S shall not be held responsible for any defects in construction and the DEVELOPER shall alone be responsible for such defects and shall be answerable to the third parties and OWNER/S.

14. The DEVELOPER shall complete the construction of the proposed project within **Three (3)** years from the date of approvals. However **Six (6)** months grace period shall be given to the DEVELOPER. The DEVELOPER agrees to handover the OWNER/S allotted flats as well as prospective purchaser/s flats of the DEVELOPER share with in the stipulated period as mentioned above.

15. The OWNER/S hereby appoint retain, nominate and constitute: M/s. **VENKATA PRANEETH DEVELOPERS PVT. LTD.**, a Private Limited Company incorporated under the Indian Companies Act, 1956 having its Registered Office at Plot Nos. 40-42, Shutter No.9, 2-37/PR/1/B, Pranav Complex, Praneeth Nagar, Mallampet village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, T.S - 500090., as his/her/their lawful attorney in respect of **68%** of share allotted to the DEVELOPER along with proportionate undivided share of land and to do the following acts, deeds.

a) To enter into an Agreement of sale in respect of **68%** of share allotted to the DEVELOPER with intending purchaser/s and to receive the sale considerations, acknowledge the receipt of the advances and pass valid receipts for payment received.

A. Ramaiah
A. Mridhyanik

For Venkata Praneeth Developers Pvt. Ltd.

U. S. G. S. Rao

Director



D. Venkateswara Rao

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b) To sign and execute the Sale Deeds in respect of 68% of share allotted to the DEVELOPER and such other documents in respect of the schedule property and present such sale deeds, conveyance deeds or any other deeds before the registering authority, admit the execution and acknowledge the receipt of the total sale consideration and get the sale deed registered.

c) To sell the schedule property in full or in parts in respect of 68% of share allotted to the DEVELOPER in favor of the prospective purchasers, and to execute registered sale deed or any other deeds accordingly.

d) To apply and obtain sanctioned plans and permissions etc., from the HMDA/Grampanchayat for the construction of Multi-stored Building/Apartments complex and the other structures on the scheduled property and to sign all such applications, forms, affidavits or petitions and papers as may be necessary.

e) To make statements, file affidavits, reports in all proceedings before any statutory authority, water works department, T.S.E.B and obtain necessary sanctioned permissions and approvals.

f) To institute, sign, file, suits, petitions, plaints, appeals writs or any other legal proceedings in respect of the scheduled property and to defend the principals in all courts, quasi-judicial authorities, civil or criminal or in the High Court of Telangana or in the Supreme court of India and to sign and verify all applications, affidavits, appeals, plaints, petitions, yakkadals etc., from time to time and to give evidence in Court of Law on behalf of the principals and to effect compromise in all such legal proceedings.

g) To appoint such advocates of our attorney choice and to fix such remuneration as our attorney deems fit.

h) To appoint or engage such architect or architects, construction engineers, labourers for the construction of the said project.

i) 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.

j) To handover peaceful and vacant possession to the prospective purchasers of the flats.

k) To represent before the Income-Tax Department and if necessary obtain income tax clearance certificate to alienate the above said flats.

*A. Praneeth
A. Vinodhyanal*

For Venkata Praneeth Developers Pvt. Ltd.

[Signature]
Director



[Signature]

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Gunturlapur

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1) To do all acts and things as may be incidental or necessary to do for transfer of the above flats to the prospective purchasers as fully and effectively in all respects.

16. The OWNER/S authorises and empowers the DEVELOPER to do the following:-

a) To sign and submit applications, petitions, appeals, letters etc., to obtain requisite permissions, sanctions and clearances as may be needed to develop the schedule property from HMDA/Panchayat Authorities and government and semi-government organizations.

b) To apply to the TSEB for requirement of electricity connection, to the water works dept., for water connection, to the drainage department for drainage connection or to any Government Authorities.

17. All expenses and costs for transfer of the portions allotted to the DEVELOPER including stamp and registration charges of sale deeds shall be borne either by the DEVELOPER or their nominees.

18. Both the parties hereby agree to enter into supplemental Agreement in the event of such contingency existing for incorporation of 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.

19. The OWNER/S shall be responsible for payment of all arrears of Property tax, Electricity bills, Water charges etc., in respect of the schedule property till the date of this Agreement. They shall pay all these arrears before the commencement of construction.

20. Any profits by such construction shall be entirely to the benefit of the DEVELOPER and the OWNER/S shall have no claim thereon, the OWNER/S shall not call into question any account or expenditure or other sums, spent for project purpose.

21. In case of any disputes arises between the parties hereto touching these presents, the matter shall be referred to the 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 the arbitration Act shall apply.

22. The OWNER/S hereby agreed to join as the members of the society to be formed by all the flat owners of the project, and shall abide by the rules, regulations and bye-laws of the society.

A. Ruchi

For Venkata Praneeth Developers Pvt. Ltd.

A. Prudhwan

S. C. E.

Director



D. Venkatesh

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Quddiballapur



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23. The DEVELOPER / OWNER(S) shall comply with all RERA (Real Estate Regulatory Authority) rules and regulations pertaining to Land Owners stipulated by both State and Central Governments.

24. It has been mutually agreed by both the OWNER/S and DEVELOPER that for sales of Flats of OWNERS' share in the project and the DEVELOPER is entitled Sales Services Commission agreed fee rate at 4% (inclusive of GST) on sale consideration of each Flat.

25. The proposed Apartments project shall be named as Praneeth's "APR PRANAV TOWNSQUARE"

26. The OWNER/S agrees to use and enjoy all the common amenities in the project along with the other owners of the flat.

27. It is agreed among the parties for the FIRST PART and SECOND PART that the ultimate Purchasers/ Retainers of the residential flats / apartments falling to the share of the OWNER/S and Developer shall bear and pay to the DEVELOPER, the proportionate cost / charges payable towards amenities such as deposits/ charges payable to authorities for obtaining electrical supply, transformer, water connections, sewage / drainage connections and cooking gas connections to the proposed complex.

28. It's been agreed by the DEVELOPER that it will take the responsibility of selling the flats falling in shares of both DEVELOPER and OWNER/S in the ratio of 7 flats belonging to DEVELOPER and 3 flats belonging to OWNER/S in a sequential manner till entire inventory is sold out.

29. The DEVELOPER shall be entitled to enter into separate contracts in his own name with building contractors, architects and others for carrying out the said construction at his risk and cost.

A. Praneeth
A. Vinayakar

For Venkata Praneeth Developers Pvt. Ltd.

Director



Ramayya

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10
SCHEDULE OF PROPERTY

All that the Undivided share of Land total admeasuring **29040** Sq.Yards or **Ac.6-00 Gts**, (Out of Ac. 16-06 Gts) in Survey Nos. 54 and 55, Situated at Bachupally Village and Mandal, Medchal-Malkajgiri District, and bounded by:

NORTH : By land in Survey No.41

SOUTH : By Road and Survey No.54 (part)

EAST : By land in Survey No.55 (part), 53 and 38

WEST : By land in Survey No's. 36, 37 and 38

In witness whereof the parties hereto have signed this deed of Development Agreement-Cum-General Power of Attorney with free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. Abdul Majeed
2. Yash

A. R. Patel
A. Patel
Vindhyacl.

OWNER/S

For Venkata Brahmam Developers Pvt. Ltd.



Director

DEVELOPER



Ex-1, CS, No 94382018 & Date 10
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ANNEXURE - 1A

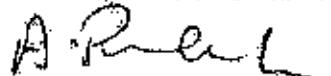
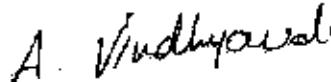
1. Description of Building	: Proposed construction of undivided share of land total admeasuring 29040 Sq.Yards or Ae.6.00 Gts , (Out of Ac. 16-06. Gts) in Survey Nos. 54 and 55, Situated at Bachupally Village and Mandal, Medchal-Malkajgiri District,
a) Nature of Roof	: R.C.C.
b) Type of Structure	: with pillars
2. Total extent of site	: 29040 Sq.Yards or Ae.6.00 Gts ,
3. Proposed Built-up-area particulars	: Cellar for Parking 2,00,000 Sq. Ft & Ground Floor + Five Upper Floors 7,00,000 Sq. Ft.
4. Executant's estimate of the MV of the building	: Built up area : Rs.53,20,00,000/- Parking : Rs.10,00,00,000/- <hr/> Total: 63,20,00,000/-
5. Executant's estimate of the MV of the Land	: Rs.17,42,40,000/-

Declaration

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

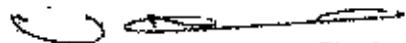
Dated : **24/04/2018**

Place: Quthbullapur.

Sign. of Executant/s

For Venkata Praneeth Developers Pvt. Ltd.


Director



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ANNEXURESPECIFICATIONS

Framed Structure : RCC framed structure to withstand wind and seismic loads Zone II.

Super Structure : Machine made CC blocks in cement mortar; external walls of 8" thick and internal walls of 5" thick.

Plastering (Internal & External) : Double coat cement plaster external with texture finish and internal with lappam finish.

Doors & Windows : Main Door: Teak Wood Frame; Best quality Flush door shutter with teak veneer aesthetically finished with melamine spray polish and designer hardware of reputed make. Internal Doors: Red Maritime wooden frame and designer flush door shutters with standard hardware. French Doors: UPVC glazed sliding doors. Windows: UPVC windows with plain glass along with mosquito proof mesh and M.S. Safety grills. Railings: Staircase and Balcony railings with Mild Steel.

Painting & Polishing : Internal: Premium emulsion paint with lappam finish for both walls and ceiling. External: 2 coats of premium brand anti-fungal paint with Textured finish on rain exposed elevation and plain finish on covered external surfaces. Synthetic enamel paint for all grills and railings.

A.Ranal
A. Vindhyachal

for Venkata Praneeth Developers Pvt. Ltd.

Director



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Flooring : For Hall, Dining & Bed Rooms: Double charged premium quality Vitrified tiles; Toilets: Designer tile; Utility & Kitchen: Designer tiles; Corridor: Matt finished premium quality Vitrified Tiles.

Cladding & Dadoing : Dadoing up to 7' Height with designer tiles in all toilets, Designer tiles up to 2' height above kitchen platforms, Ceramic Tiles up to 3' height in utility/wash area, Granite platform with stain less steel sink for kitchen as per standard plan.

Electrical : Concealed copper wiring in conduits of standard make for lights, fans and power plug points as per standards. • Power outlets for air conditioners in all bedrooms. • Power outlets for Geysers in all bathrooms. • Power plugs for cooking range chimney/micro wave/mixer grinder and plug point for RO unit in kitchen. • Plug point for refrigerator. • Plug points for TV in master bed room and hall. • Standard number of electrical points in all rooms of Anchor / Legrand make. • 3 Phase supply for each unit and individual meter boards in stilt area. • Inverter wiring/provision for entire flat.

Communication : Telephone / Internet / Intercom point in living Room.

TV points in master bed room and living Room.

Power back-up : DG power backup of up to 0.25 KW for each flat.

Lifts : Passenger lifts per block 2 Numbers.

A. Rana L
A. Venkateshwar

For Venkata Praneeth Developers Pvt. Ltd.

[Signature]
 Director



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Water Supply, Sanitary and Plumbing Works : CPVC/ PPR piping conforming to BIS. All sanitary and plumbing fixtures of premium imported quality.

Toilets : All Toilets consists of • EWC with flush valve. • Hot and cold water mixer with shower. • Plumbing provision for Geyser in all toilets

Drainage : All PVC sanitary piping conforming to BIS, STP treated flushing water in toilets to reduce the fresh water requirement.

Gas Supply : Gas supply through Gas bank and piping.

Value Added Specifications : Water, DG, Gas consumption meters for individual flat.

All specifications conforming to NBC.

Common Amenities : Club house, Swimming Pool, Security, Garden & Jogging Track, Multi Purpose Hall, Ac Gymnasium, Indoor Games, Children Play Area, Saloon, Creche, Reception / Café Counter, Street Light for Internal pathway, Provision Store, Sewage Treatment Plant, Guest Rooms.

Cable TV & Internet : DTH/ INTERNET/ INTERCOM/ TELEPHONE ready network provision.

Power backup : 100% Power back up through Generator for common areas, clubhouse, lifts, water pumps and security check points.

A. Renuka
A. Vindhya Devi

For Venkata Praneeth Developers Pvt. Ltd.

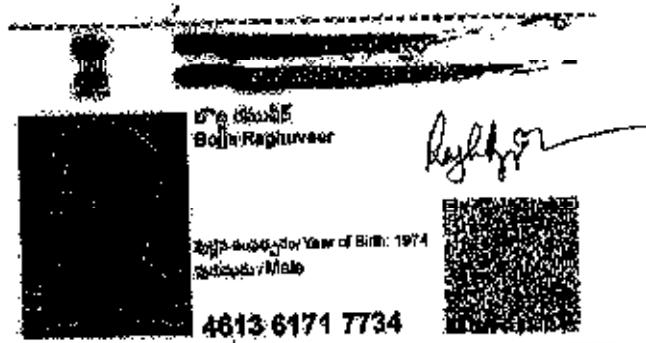
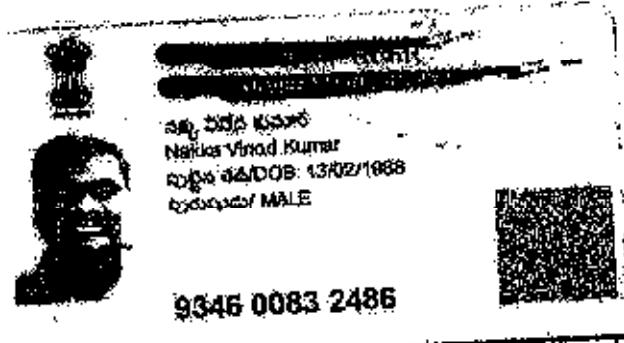
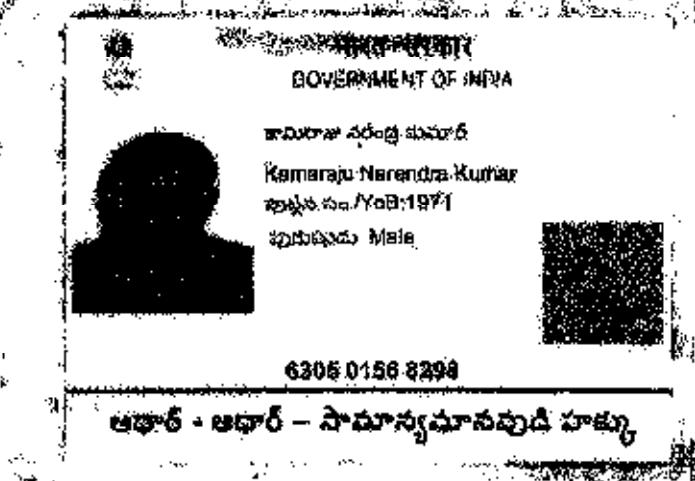
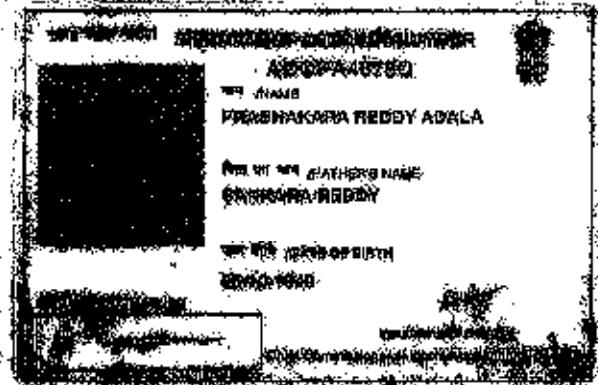
Director



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Gurdaspur

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అధార్, నా గుర్తించు
A. Vinod Kumar

అధార్ - పొముస్వచ్ఛని పాత్ర



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Guthkalapur



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मुंबई-400005
मोबाइल: 919966666666
फोन: 022-26666666
मोबाइल: 8000000000

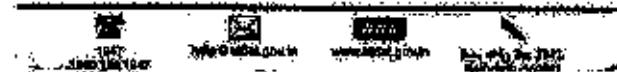
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Gachipet, K.V.Rengaraoddy
Andhra Pradesh, 500000

Aadhaar - Aam Aadmi ka Adhikar



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Mysore, Rangareddy,
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