



Government of Telangana
Registration And Stamps Department

7954/2021

Payment Details - Citizen Copy - Generated on 16/12/2021, 01:31 PM

RETURNED

SRO Name: 1526 Kapra

Receipt No: 8815

Receipt Date: 16/12/2021

Name: L.VANISREE

CS No/Doct No: 7718 / 2021

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: D28AVC161221

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 16-DEC-21

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIC

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				90000
Deficit Stamp Duty				395400
Total				485400

In Words: RUPEES FOUR LAKH EIGHTY FIVE THOUSAND FOUR HUNDRED ONLY

Prepared By: RAJASEKHAR

Signature by SR

OTD
137028

7718

2.30.7954/2021

P.113/21

SCANNED



తెలంగాణ తేలంగానా TELANGANA

29806-27/11/2021 Rs. 100 ✓
Sd/- M/s. Nalayan Rathi
Sd/- M/s. Rathi Constructions
Sd/- M/s. Rathi Constructions

D 810666
G. HARADOTAL
LICENSED STAMP VENDOR
L.No. 15-26-001/1992 RL No. 15-26-009/2019
H.No: EWS-144, Kamala Nagar, Kapra,
ECIL (P), M.M. Dist-500 062, Cell: 944079485.

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is made and executed on this 30th day of November, 2021 at S.R.O. Kapra, Medchal-Malkajgiri District by:

Smt. L. VANISREE W/o. Sri L. MAHESH GOUD, aged about 43 Years,
Occupation: Housewife, Resident of H.No.1-7-1002/7, Ramnagar, Hyderabad,
Telangana State. PAN No.ADPPL5808B.

(Hereinafter called as party of the **FIRST PARTY/LAND OWNERS** which term and expression shall mean and include all their heirs, legal representatives, assignees, executors, administrators etc., of the First Part)

L. Vanisree

For M/s. RATHI CONSTRUCTIONS
[Signature]
Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 2 and 3 on the 01st day of DEC, 2021 by Sri L.Vanishree

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			M/S RATHI CONSTRUCTIONS REP BY MP S/O KRISHNA RATHI S/O. RADHESHYAM RATHI HNO-4-7-479 ESAMIA BAZAR, HYD	
2	CL			M/S RATHI CONSTRUCTIONS REP BY MP MURLI NARAYAN RATHI S/O. RADHESHYAM RATHI HNO-4-7-479 ESAMIA BAZAR, HYD	
3	EX			L.VANISREE W/O. L.MAHESH GOUD HNO-1-7-1012/T BAINMAGAIL, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			P SHASHPAL GOUD R/O MUSHEERABAD, SEC BAO.	
2			M VAMSI GOUD R/O NACHARAM, HYDERABAD.	

01st day of December, 2021

Signature of Sub Registrar
Kapra**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1185 Name: Laddipeerla Vani Sree Goud	W/O Laddipeerla Mahesh Goud, Musheerabad, Hyderabad, Andhra Pradesh, 500020	
2	Aadhaar No: XXXXXXXX7422 Name: Murli Narayan Rathi	S/O Radheshyam Rathi, Hyderabad, Hyderabad, Andhra Pradesh, 500027	

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AND

M/S. RATHI CONSTRUCTIONS (PAN No.AANFR8002L), a Registered Partnership Firm, bearing reg no.2039/2011 having it's Office at 3-6-1, Himayatnagar, Hyderabad. Rep. by it's Managing Partners:-

1. **SRI MURLI NARAYAN RATHI** S/o Sri Radheshyam Rathi, aged about 46 years, Occ: Business, R/o H.No.4-7-476, Esamia Bazar, Hyderabad.
2. **SRI. SRI KRISHNA RATHI** S/o Sri Radheshyam Rathi, aged about 41 years, Occ: Business, R/o H.No.4-7-476, Esamia Bazar, Hyderabad.

(Hereinafter called as party of the **SECOND PARTY/BUILDER/DEVELOPER** which term and expression shall mean and include all their heirs, legal representatives, assignees, executors, administrators etc., of the Second Part)

WHEREAS, originally the above said Land Owner and Sri. M.Venkatesh Goud S/o. Sri. M.Yadaiah Goud, were the absolute, lawful, joint owners and peaceful possessors of the **Plot bearing Nos.43, 45 and 46, in Survey Nos.177/1, 179 and 180**, total admeasuring **1743.00 Square Yards** equivalent to 1457.14 Square Meters, Situated at Block No.3, "NARASIMHA NAGAR COLONY", **MALLAPUR VILLAGE**, Uppal Mandal, Medchal – Malkajgiri District (Formerly Under Ranga Reddy District), Telangana State, having jointly purchased the same through a Registered **Sale Deed bearing Document No.5839/1996**, Book – I, Volume: 2451, Pages 157 to 168, Dated: 25/10/1996, Registered in the Office of the Sub – Registrar Uppal, Ranga Reddy District from Sri. A.Chandrasekhara Reddy S/o. Sri. A.Ramana Reddy, Rep., by his G.P.A., Holder:- Sri. K.Chandramouli Reddy S/o. Sri. K.Raghava Reddy, Vide G.P.A., Dated: 29/07/1996.

WHEREAS, Sri. A.Chandrasekhara Reddy S/o. Sri. A.Ramana Reddy, herein had purchased the above said plots from Surjeet Kaur, Vide Registered Document No.5069 of 1968, Registered at S.R.O., Hyderabad East.

WHEREAS, the Land Owner and Sri. M.Venkatesh Goud S/o. Sri. M.Yadaiah, herein have jointly partitioned the **Plot bearing Nos.43, 45 and 46, in Survey Nos.177/1, 179 and 180**, total admeasuring **1743.00 Square Yards** equivalent to 1457.14 Square Meters, Situated at Block No.3, "NARASIMHA NAGAR COLONY", **MALLAPUR VILLAGE**, Uppal Mandal, Medchal – Malkajgiri District (Formerly Under Ranga Reddy District), Telangana State, between themselves Vide Registered **Partition Deed bearing Document No.9787/2000**, Dated: 13/11/2000, Registered in the Office of the Sub – Registrar Uppal.

L.Vaish

For M/s. RATHI CONSTRUCTIONS

[Signature]
Managing Partner

E-KYC Details as received from UIDAI:							
Sl No	Aadhaar Details	Address:					Photo
3	Aadhaar No: XXXXXXXX8736 Name: Sri Krishna Rathi	S/O Radhesham Rathi, Hyderabad, Hyderabad, Andhra Pradesh, 500027					
Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.							
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BG/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	10500	0	0	0	10600
Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fee on the chargeable value of Rs. 39550000/- was paid by the party through E-Challan/BG/Pay Order No .246BZQ011221 dated ,21-DEC-21 of ,SBIN/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 10500/-, DATE: 01-DEC-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5811560641135,PAYMENT MODE:NB-1001138,ATRN:5811560641135,REMITTER NAME: RATHI CONSTRUCTIONS,EXECUTANT NAME: L. VANISREE,CLAIMANT NAME: RATHI CONSTRUCTIONS)							
Date: 01st day of December,2021				Signature of Registering Officer Kapra			

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Kapra

19/12/2021



THUS, as per the above Registered Partition Deed the LAND OWNER herein is the sole, absolute, lawful owner and possessor of the **Plot bearing Nos.45 and 46, in Survey Nos.177/1, 179 and 180, total admeasuring 1160.00 Square Yards** equivalent to 969.76 Square Meters, Situated at Block No.3, "NARASIMHA NAGAR COLONY", **MALLAPUR VILLAGE**, Uppal Mandal, Medchal – Malkajgiri District (Formerly Under Ranga Reddy District), Telangana State and as particularly described and bounded as per the Schedule below and hereinafter referred to as the "**Schedule Property**" for the purpose of brevity and convenience.

AND WHEREAS the Party of the First Part, having thus become the absolute owner and possessor in order to develop the above mentioned schedule property admeasuring **1160.00 Square Yards** for more advantage and comfort, with an intention to derive a better advantage, having approached the Parties forming the Second Party herein who is well experienced builder, for development of a building complex in the schedule property over a total extent of **1160.00 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 consisting of **Cellar + Stilt + Five Upper Floors** by investing its funds and under their care and supervision and now it is agreed between them as follows.

AND WHEREAS the First Party have offered to give the schedule property to the Second Party with understanding of sharing the total constructed area in the ratio of **50% : 50%** between First party and Second party in consideration for the development and construction of Residential Complex and to develop the same jointly along with adjoining plots of third parties or severally for construction of Residential Complex/s, for mutual benefit of both the parties as per existing rules, on the following terms and conditions.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. That the Owners i.e., First Party hereby declare that the Land Owners i.e., First Party is the absolute Owners and possessors of their property. The Land Owners hereby state that his property is free from all encumbrances, charges, liens, mortgages, court, attachments towards any tax liability, and acquisition proceedings and the Land Owners has not entered into any agreement whatsoever in respect of the schedule property with any other third parties.

[Handwritten signature]

For M/s. RATHI CONSTRUCTIONS
[Handwritten signature]
Managing Partner

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Kapra
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Ad in
Station No. 028-NVC-161221 16/12/2021
Name Duty:

1. in the shape of stamp papers
2. in the shape of challan
(as per of I.S. Act. 1899) Rs. 395400/-
3. in the shape of cash
(as per of I.S. Act. 1899) Rs. -
4. registration of stamp duty
(as per of I.S. Act. 1899, if any) Rs. -
- I. Transfer Duty:
 1. in the shape of challan Rs. -
 2. in the shape of cash Rs. -
- III. Registration fees:
 1. in the shape of challan Rs. 90000/-
 2. in the shape of cash Rs. -
- IV. User Charges:
 1. in the shape of challan Rs. -
 2. in the shape of cash Rs. -

Total Rs. 485400/-

SUB REGISTRAR
KAPRA

16/12/2021 నామినేషన్
పై 7954 నెంబరుగా లాన్సరు చేయబడి
స్టేషన్ నెంబరు 1526
1 7954/2021 యివ్వబడినది
2024 నంబరు 16 తేది

సబ-రెజిస్ట్రార్
కాప్రా
జి.ఎ.కె.మల్లాపేటి రెడ్డి



2. That Land Owners hereby authorize and empower the developer to develop his property into a multistoried residential complex according to the sanctioned plan from the Greater Hyderabad Municipal Corporation. The Land Owners shall sign necessary documents as may be required for the purpose of completion of the proposed construction, at the cost of Developer / Second Party. In case any amount by whatever name called is levied by GHMC or any other authority for deviations in the construction from the sanctioned plan, the amount shall be liability of the Developer only and the Land Owners will not be called upon to make any payment for the same.
3. The Developer has agreed to pay a amount of **Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)** refundable deposit through Cheque bearing No.371105, dated : 01/12/2021, drawn from MAHESH BANK, Begum Bazar Branch, Hyderabad.
4. The Land Owner hereby agree to refund an amount of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** immediately after getting the sanction plan from GHMC, and the balance **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** shall be paid by the Landlord to the Developer after completion of construction and before handing over possession of the flat of Land Owner share.
5. The Land Owners hereby expressly undertake to indemnify the developer or anyone claiming through the Developer if any loss is sustained by them due to the defective title of the Land Owners or on account of any claim, action or proceedings that may arise against the Developer, only in respect of marketable title of the land.
6. The Land Owners hereby expressly under take the schedule property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the schedule property under any statute including the urban land (Ceiling and Regulation) Act, 1976 ("ULC Act").
7. The Land Owners shall be responsible for payment of all taxes, property tax, Nala taxes, rates, charges, cess, pending electricity bills etc. with regards to the schedule property under and upto this date of agreement.

L. V. S.

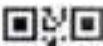
For M/s. RATHI CONSTRUCTIONS
[Signature]
Managing Partner

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Kāpra

7954/2627



8. It is hereby agreed that the Developer shall construct the proposed building on the schedule property at it's own cost and expenses. The Developer shall alone be responsible and liable for all workmen and other engaged persons in the construction work in the schedule property. The construction shall be of super deluxe quality as described fully in the Annexure annexed herewith. The Land Owners shall not be liable and accountable for any claim made by any third parties, laborers, workmen and if any persons suffered loss or injury during construction work and for any claim arising out of the construction work.
9. That the Developer shall be entitled to **50%** of the super built up area in the proposed building and the Land Owners shall be entitled to **50%** super built area fit to live in condition as per specification annexure in the proposed building to be constructed in the property with total extent of land of **1160 Sq. yards**. The Land Owners and the Developer are entitled for the parking space available in the Cellar and stilt floor in the ratio of 50%:50% is applicable to the First party and Second party respectively. And the terrace rights will be with the landlords (First Party).
10. That in consideration of the Developer undertaking development of the property with total extent of land of **1160 Sq. yards** detailed above into a multistoried complex as per working plan, the Developer shall be entitled to **50%** of the super built up area of the proposed building to be built over the property with total extent of land admeasuring **1160 Sq. yards**. The Developer shall also be entitled to **50%** of the super built up area of the proposed building with proportionate undivided share of land to deal with the said built up area falling into it's share at it's absolute discretion either by selling the same or otherwise.
11. The first party and second party after getting GHMC sanction plan shall decide up to the apartment/flats falling to their respective shares by mutual discussions and enter into the supplementary sharing agreement in the ratio **50%** to the land Owners and **50%** to the developer.
12. The Second party / Developer hereby undertakes to obtain occupancy certificate from Greater Hyderabad Municipal Corporation, after completion of the construction and common amenities, at it's own costs.

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For M/s. RATHI CONSTRUCTIONS

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Managing Partner

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Kapra



13. The Second party has agreed to provide Lift for 6 passengers of standard Kone or equivalent lift, borewell water, sound proof Generator, Municipal Water Connection to the total building, and for all Flats. APSEB Meter Connections for all flats with a separate transformer, drainage connection to entire building including all flats Further it is agreed that any kind of tax, penalty, deposit, fees whether refundable or non-refundable shall be paid only by the Second Party and the First Party shall not be called upon to pay any further amount towards this facilities and utilities.
14. The First Party and Second Party are liable for the taxes (sales tax, GST, service tax, income tax etc) as per their ratios concerning to the flats.
15. The party of the second party shall complete the entire construction within 18 (Eighteen) months from the date of sanction from GHMC with 6 (Six) months grace period for unforeseen contingencies that may arise to be allowed, either orally or in writing. Further the Developer shall complete the entire building work and deliver the possession of the **50%** super built up area to the first party as per scheduled time as mentioned above.
16. The Second party agrees and undertakes to pay a sum of Rs. 5/- per Sq.ft per month to the First party for their **50%** built up area after grace period completed.
17. The Land Owners agree and allow the Developer / builder, as a licensee to enter into the schedule property, more fully described in the schedule mentioned below for the development of the same into a multistoried residential complex. However the possession of the schedule property shall be deemed as jointly possessed by both First party and Second party, till the completion of the project subject to above terms and conditions.
18. That the tenements / units / flats and all the common areas and common amenities proposed to be constructed in the proposed building shall be constructed in accordance with the specifications detailed in the annexure annexed with this agreement and the same shall form part and parcel of this agreement. If the Land Owners or any of their nominees desire to under take any additional items of work the same shall have to be entrusted to the Developer and the consideration payable in respect of the additional items of work shall be arrived at by mutual negotiations.



For M/s. RATHI CONSTRUCTIONS



Managing Partner

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19. That the Developer shall be entitled to enter into agreement of sale for its right over the said **50%** of the built up area with proportionate undivided share of land and interest therein to its nominee being the prospective purchaser of tenements and also to offer the sale of tenements falling into its share to intending purchasers and to receive consideration thereof, the Land Owners hereby undertake to ratify and confirm all such acts and deeds of the Developers subject to terms and conditions.
20. That the Land Owners or any one claiming through them shall join in any society or association that may be formed for proper upkeep and maintenance of the proposed building. The Land Owners and the purchasers of tenements shall do and cause to be done all necessary acts and deeds in pursuance of these presents.
21. The Land Owners are at liberty to make inspection of the construction work during the course of the work at all reasonable times. However, the Land Owners shall not cause any hindrance or obstruction whatsoever to the construction work. Subject to the condition that the construction work is carried out as per the specification and agreement. The Developer is exclusively in charge of the entire construction of the proposed building without any other claiming through the Land Owners.
22. The Developer is at liberty to invite public in general to purchase the proposed tenements falling into the share of the Developer by the way of advertisement and such other modes. The Land Owners shall not have any objection for the same provided the Developer / builder performed its obligations entirely and all other terms and conditions mentioned in this agreement.
23. The Second Party further agree that after completion of the construction as per specifications and after delivery of the allotted share to the First Party if any defects in the construction work, sanitary fittings, hardware fittings, electrical fittings, fixtures and doors, windows are noticed the same will be repaired within one year and small air cracks in the plaster, masonry, door frames shall not however be construed as defects.
24. After completion of the said building and after apportionment of their respective shares in the constructed area as agreed in this agreement, the common stairs and passages and the common amenities shall be owned in common by all the prospective purchasers of tenements and the Land Owners, if they retain any tenements jointly. However subject to the condition that each tenement Owners would be entitled to proportionate right over the land sold to him/her/it depending upon the extent of the tenements area to the total constructed area excluding the garage space, parking space which shall be mentioned in the sale deed or documents of transfer in favour of prospective purchasers of flats.

Z. Var

For M/s. RATHI CONSTRUCTIONS
[Signature]
Managing Partner

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Kapra
1954/2024



25. The Second Party / Developer is authorized by the Land Owners to enter into agreement of sale with prospective third party purchasers and receive consideration thereof of their share of **50%**. That the Land Owners have no objection for the same. It is made clear that the Land Owners shall not be liable for any liability arising out of such contractual obligations except with regard to implied warranty of title to the land. Further all the tax liability of all kinds of taxes in respect of concerning construction of the project by the Second party.
26. If any dispute arises out of this development agreement the same shall be settled through arbitration under the provision of the Arbitration and Conciliation Act 1996, each party nominating the arbitrator who if necessary will appoint an umpire and his award shall be final and binding on both the parties.
27. That the Developer alone shall be responsible for maintenance and use of standard material in the construction of the schedule property and shall be responsible and liable for all the claims of whatsoever nature arising out of defects in quality, nature and specifications of the construction of super built up area and common amenities in the schedule property, if they are made by the prospective purchasers of the flats / tenements sold by or retained by First party and also sold by Second Party.
28. That the Land Owners / First party shall have right to sell and to keep themselves or to give to Rent/lease etc...their **50%** share of flats in their individual capacity for which the Developer / Second party do not have any objection of whatsoever nature at any stage.
29. That both the parties herein agree that the residential complex developed shall be named as "**SRI TIRUMALA SARAWATHI VAISH VARUN GOLDEN PRIDE (A)**".
30. The party of Second part shall alone be responsible for the completion of the project within the time stipulated and as per specifications and agreement and land Owners shall not be subjected to any financial burden nor shall they be put to any risk or hardship in this regard.
31. That the original documents of title shall remain in the custody of First party only and the same shall be available for inspection or verification at all reasonable hours with prior intimation to the First party or their authorized representative and it is agreed between both the parties after completion of the construction original documents will be handed over to the flat owners society / association.

L.V.-2

For M/s. RATHI CONSTRUCTIONS

Managing Partner

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32. The cost of registration of this development agreement cum GPA shall be borne by the Second Party Developer.

33. That the Land Owners hereby expressly specifically appoint, retain and constitutes the Second Party / Developer as their lawful agent to act on their behalf to do the acts mentioned in this deed of the share of the Second Party subject to terms and conditions of the agreement. The Developer is authorized and empowered to enter into an agreement of sale with the prospective purchasers only in respect of the tenements in the schedule property falling to the share of Second party / builder i.e; **50%** and to receive consideration thereof and to deliver the possession of the same to the nominees of the Developer and to complete the sale of the said allotment to the nominees of the Developer or to any prospective purchasers of flats. The First party / Land Owners empowers their attorney as under:

- i) That the said attorney is authorized to make and file necessary application, affidavits, plans, declaration etc., to the Government and Government Authorities and to participate in all proceeding before the concerned authorities concerning to construction.
- ii) That the said attorney is authorized to execute and register sale deed or deeds in respect of their share of the schedule property or any undivided share hereinabove and to present the same for registration and to admit the execution thereof before the registering authorities and also to do all necessary acts and deeds for the completion of the execution and registration of the sale deed(s) in favour of the nominees of the Developer of his share.
- iii) That the attorney is authorized to do and execute all assurances, deed or do all such acts, as may be necessary incidental appropriate or expedient to effectuate the above said purpose of his share.
- iv) The Attorney is authorized by the Land Owners to sign and verify plaints, written statements, petitions/claims of all kinds for the purpose of filing the same before courts and other competent authorities and for such purpose to engage advocates, fix their remuneration and give necessary instructions and also to institute suits, conduct proceedings in the courts of law and to compromise and compound any matters pending before the courts and do all such necessary acts and deeds for the above purpose in respect of his share.

H. V. S.

For M/s. RATHI CONSTRUCTIONS
[Signature]
Managing Partner

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Kapra



- v) The Second party can mortgage, hypothecate or sale only it's **50%** constructed area with proportionate undivided share of land, which it is entitled to retain. It is not entitled to create any sale, mortgage or hypothecate rest of **50%** of the constructed area and remaining land of the owner.
- vi) The Second party / Developer is solely responsible for settlement of any dispute and claim with labour and third parties in respect of any dispute arose by the purchasers about the quality of constructions, defects and claims that may be made by workers. For entire schedule property on which flats have been constructed.
- vii) That the Second party / Developer shall have right to sell their **50%** share of flats in their individual capacity for which the Landlord shall not have any objection subject to terms and conditions of the agreement and the Second party / Developers should complete the residential complex including amenities and utilities within the stipulated time as per the specifications and handover the share of the Owners.
- viii) It is specifically agreed that the second party is only the licensee in respect of the schedule property, subject to its right under this agreement.
- ix) It is hereby that the Developer shall be responsible for construction of apartments strictly according to the building rules of the GHMC or HUDA and no deviations from the sanctioned plan shall be made. In case it is found that the flats are constructed without properly following the norms of the Municipality or any other concerned authority, the Developer shall be liable for damages, losses, costs and compensation which shall be recovered from the Developer by taking suitable legal action against him by the Owners.
- x) That the land Owners shall have right to sell or to retain for themselves or to give rent or lease etc... their **50%** share of flats and in their individual capacity for which the Developer shall not interfere at any cost.
- xi) It is specifically declared that the First party shall not be held liable for any acts of commission or omission by the Second party / attorney, which may attract any kind of penalty under civil or criminal laws. Only Second party shall be liable.
- xii) It is specifically agreed that the Second Party the licensee in respect of the schedule property, subject to its right under this agreement.

[Handwritten signature]

For M/s. RATHI CONSTRUCTIONS

[Handwritten signature]
Managing Partner

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-1954/2024 Kapra



SCHEDULE OF PROPERTY

All that the **Plot bearing Nos.45 and 46**, in **Survey Nos.177/1, 179 and 180**, total admeasuring **1160.00 Square Yards** equivalent to 969.76 Square Meters, Situated at Block No.3, "NARASIMHA NAGAR COLONY", **MALLAPUR VILLAGE**, Uppal Mandal, Medchal – Malkajgiri District, Telangana State and bounded as follows:-

NORTH	:::	Plot Nos.43 and 44.
SOUTH	:::	30' – 0" Wide Road.
EAST	:::	Plot No.47.
WEST	:::	25' – 0" Wide Road.

ANNEXURE - 1A

- | | | |
|------------------------------|-----|---------------------------------|
| 1. Nature of Roof | ::: | R.C.C., |
| 2. Type of Structure | ::: | With Pillars |
| 3. Total extent of Site | ::: | 1160.00 Square Yards |
| 4. Built-up area particulars | ::: | Proposed Square Feet as follows |

Cell Floor 5650 SFT x Rs.750/-	:::	Rs.42,37,500/- of Parking area
Stilt Floor 5650 SFT x Rs.750/-	:::	Rs.42,37,500/- of Parking area

First Floor 5650 SFT x Rs.1100/-	:::	Rs.62,15,000/-
Second Floor 5650 SFT x Rs.1100/-	:::	Rs.62,15,000/-
Third Floor 5650 SFT x Rs.1100/-	:::	Rs.62,15,000/-
Fourth Floor 5650 SFT x Rs.1100/-	:::	Rs.62,15,000/-
Fifth Floor 5650 SFT x Rs.1100/-	:::	Rs.62,15,000/-

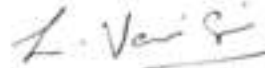
TOTAL 39550 SFT (Including Common areas)	:::	Rs.3,95,50,000/-
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IN WITNESS WHEREOF THE PARTIES THEIR HANDS TO THIS AGREEMENT AND PUT THEIR SIGNATURES ON THIS AGREEMENT FOR DEVELOPMENT IN THE PRESENCE OF THE FOLLOWING WITNESSES ON THE AFOREMENTIONED DATE, MONTH AND YEAR WITH THEIR FREE WILL AND CONSENT.

Witnesses :

1. 
2. 

PARTIES OF FIRST PART/OWNERS:



**PARTY OF SECOND PART/DEVELOPER.
M/S. RATHI CONSTRUCTIONS**

For M/s. RATHI CONSTRUCTIONS


Managing Partner

Bk - 1, CS No 7718/2021 & Doct No

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Kapra

7954/2021



ANNEXURE

SPECIFICATION OF CONSTRUCTIONS

Structure:-

- Earthquake resistant Reinforced Cement Concrete Framed Standard Structure.

Super Structure and Plastering:-

- All external walls with 8" thick and internal walls with 4" thick with light weight foam bricks or Table Moulded good quality brick wall using 1:6 cement mortar.
- All internal and external wall with 2 coats smooth Sponge Finish.

Doors & Shutters:-

- MAIN DOOR: Teak wooden frame with waterproof moulded design flush shutter with veneer and melamine polish and designed SS or brass hardware fittings of branded quality (Doorset/ Magnum / Godrej / Europa or Equilant)
- INTERNAL JOINARY: Teak wooden frames with waterproof flush shutters with designed SS hardware fittings of branded quality (Doorset/ Magnum / Godrej / Europa or Equilant).

Windows :-

- All windows frames and shutters will be UPVC.
- Fitted with Glass Panels, Safety grills necessary fittings.

Balcony's:-

- French doors with Glass in UPVC.
- 2'X2' sized vitrified flooring with skirting.
- Railing for Staircase of MS Steel.

Utility:-

- Non-skid ceramic Flooring and ceramic tiles for walls up to 4 Ft, Standard ceramic tiles like Johnson tiles/kajaria/somany/Rak/Nitco or equilant.
- Wet Area for Washing utensils etc. and Provision for Washing machine.



For M/s. RATHI CONSTRUCTIONS



Managing Partner

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Parking: -

- Coloured cement tiles / Cement Flooring.

Kitchen:-

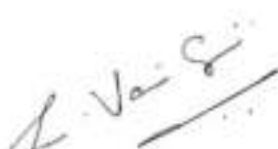
- Platform with Black Granite with Steel sink.
- Wall Tiles designed for kitchen of standard company cladding upto 2' above platform
Provision for exhaust and chimney
- Two water for connections one for bore water and other for Municipal water with Aqua guard provision
- Provision for Dish Washer

Toilets: -

- Non-Skid Ceramic tiles for flooring and 7' feet or full height up to Ceiling
Ceramic Tiles for Wall Cladding of Standard make like Johnson tiles/Kajaria /Somany/Nitco/Rak or equilant
- One Wall Mixture, Shower and Necessary C.P.Fittings
(Jaguar/Hindware/Plumber/Cera/ Marc)
- ALL WC Western type with Flush Tank and Necessary fittings branded'
- Provision for Exhaust and Geyser.
- I.S.I standard CPVC piping.(Ashirvad/ Astral/ Prince/ Sudhakar)
- C.P. Fittings in bathrooms and kitchen will be provided by branded C.P.Fittings.

Painting:-

- Putty for internal walls in all rooms and balconies ,toilets & Kitchen
- Internal Walls will be painted with Acrylic emulsion (Asian paints)
- External Walls will be painted with Cement based paint and elevation with Birla Putty and texture / Asian paints apex
- Enamel paint for M.S. Railings and Grills.



For M/s. RATHI CONSTRUCTIONS



Managing Partner

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Electricals :-

- Concealed P.V.C. Pipes with I.S.I standard copper Wiring with Adequate points with Standard copper wiring (Polycab/Anchor/Havells/Finecab)
- Havells/Anchor/Legrand/North-West Switches with Metal Box.
- Geyser and Exhaust points in all toilets
- T.V/Phone/Internet Point in Hall/Drawing /bedrooms
- Mixer/Grinder/Oven/Refrigerator points in Kitchen.
- MCBs will be provided in all Flats
- Separate Miniature Circuit braker (MCB) will be provided for light and power circuit at main Distribution box with each flat.
- A.C Points in Hall and all Bedrooms

Flooring :-

- Vitrified tiles 3'X3' double charge flooring with Skirting in hall & 2 'X2' in bedrooms and Kitchen with Johnson/Kajaria/Nitco brand/Somani or equilant
- Granite slabs with Skirting for staircase and corridors.
- Water proof C.C flooring with fine Rendering for Terrace after flooring wall height 4' FT.

Lift:-

- 6 Passenger lift (Kone / Automatic Sensor)
- Power backup Generator for common areas, lift, borewell and parking
- Provision for Invertors.

Apartment Name:-

The Name of the building will be named as "**SRI TIRUMALA SARAWATHI VAISH VARUN GOLDEN PRIDE (A)**" Project development by **M/s. Rathi Constructions.**



For M/s. RATHI CONSTRUCTIONS



Managing Partner

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Kapra





భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

Enrollment No. : 11900034009002

To
Ladigaing Veng Sree Goud
W/O Laddigama Mahesh Goud
1-2-11027
Narayanpet X Road
Mushheerabad
Mahabubnagar
Mahabubnagar District Hyderabad
Andhra Pradesh - 500020



UP 1777 499004
17774990

ఆధార్ నెంబర్ / Your Aadhaar No. :
4185 4185 1185
ఆధార్ - సామాన్యుని హక్కు



ఆధార్ - సామాన్యుని హక్కు

L. Venkatesh



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
మిరళి కారాయణ్ రాథి
Muri Karayan Rathi
జన్మ సంవత్సరం / Year of Birth : 1975
పురుషుడు / Male

7422

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O Rathi Karthi, 4-3-748, Banerji Bazar, Banerji Bazar,
Hyderabad, Andhra Pradesh, 500027

Address : S/O Rathi Karthi, 4-3-748, Banerji Bazar, Banerji Bazar,
Hyderabad, Andhra Pradesh, 500027

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



శ్రీ కృష్ణ రాథి
Sri Krishna Rathi
జన్మ సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8738

ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O Rathi Karthi, 4-3-748, Banerji Bazar, Banerji Bazar,
Hyderabad, Andhra Pradesh, 500027

Address : S/O Rathi Karthi, 4-3-748, Banerji Bazar, Banerji Bazar,
Hyderabad, Andhra Pradesh, 500027

Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం
Government of India



Pabam Shashipal Goud
Pabam Shashipal Goud
జన్మ తేదీ / DOB : 05/05/1977
పురుషుడు / MALE

7101

Pabam Shashipal Goud



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

C/O Pabam Shashipal Goud, 1-2-274A,
Banerji Bazar, Banerji Bazar,
Hyderabad - 500020

Address:
C/O Pabam Shashipal Goud, 1-2-
274A, Banerji Bazar, Banerji Bazar,
Hyderabad, Hyderabad,
Telangana - 500020

7101
Vid. 9153 7835 8547 8463

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మేదల వెంకట గౌడ్
Medala Venkata Goud

పుట్టిన తేదీ/Year of Birth: 1991
పురుషుడు / Male

భారతీయ 3933

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 503 Medala Venkatesh Goud, 4-4-53, Nacharam Village, Beside Ward Office, Nacharam, Uppal, I.E. Narasim, Rangareddi, Andhra Pradesh, 500076

1947
1950 1951 1952

help@uidai.gov.in

www.uidai.gov.in

సా. పోస్ట్ బా. 1947
మొదటి పేజీ - 1950

అధికారి - పాపామ్యుని హక్కు

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