

9807

ORIGINAL

9382/2023



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 4299 Date: 04-04-2023 Rs.100/-

Sold to: P. Jagannatha Reddy R/o. Hyderabad

S/o. D/o. W/o. Adinarayana Reddy

For Whom: M/s. Aakruthi Real Holdings up

B. Saraiyah
AV 192791
BHUPATHI SARAIAH
LICENSED STAMP VENDOR
LIC No. 15-13-014/2018, R.No.15-13-028/2021
H.No: 9-A/463, Thattikhana Village,
Abdullapurmet Mandal, Ranga Reddy Dist.
Phone: 9948157919

DEVELOPMENT AGREEMENT - CUM - IRREVOCABLE
GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT - CUM - IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this 12th day of **April, 2023**, at Hyderabad, Telangana State by and between:-

Smt. CHINTALA SARALA, W/o. CHINTALA HARI GOVINDA KHORANA REDDY, aged about 47 years, R/o. House No. 8-3-214/28, Srinivasa Nagar Colony (West), Backside of Community Hall, Hyderabad - 500038, PAN: ACRPC9383R, Aadhaar No.2491 4937 5127.

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

For Aakruthi Real Holdings LLP

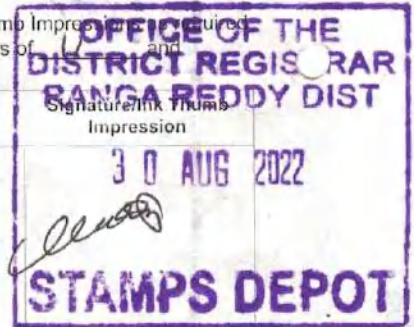
Designated Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions required and Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of 12 on the 12th day of APR, 2023 by Sri Chintala Sarala

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 POLA JAGANNATHA REDDY (DESIGNATED PARTNER) [1521-1-2023-9807]	POLA JAGANNATHA REDDY (DESIGNATED PARTNER) S/O. ADINARAYANA REDDY R/O. HNO. 13-1-71/1, MOTHINAGAR, ERRAGADDA, HYDERABAD
2	EX		 CHINTALA SARALA: 12/04/2 [1521-1-2023-9807]	CHINTALA SARALA W/O. CHINTALA HARI GOVINDA KHORANA REDDY R/O. HNO 8-3-214/28, SRINIVASA NAGAR, HYDERABAD

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address
2		 S KULLAI REDDY: 12/04/2023 [1521-1-2023-9807]	S KULLAI REDDY HYD
1		 B HITESH KUMAR: 12/04/2023 [1521-1-2023-9807]	B HITESH KUMAR HYD

12th day of April, 2023

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9387 Name: Sandra Kullai Reddy	C/O Sandra Chalapathi Reddy, Kakarawada, Kurnool, Andhra Pradesh, 518145	
2	Aadhaar No: XXXXXXXX6622 Name: Bugga Hitesh Kumar	S/O Nirajnan Babu, Qutubullapur, Rangareddi, Andhra Pradesh, 500055	
3	Aadhaar No: XXXXXXXX5127 Name: Chintala Sarala	W/O Chintala Hari Govinda Khorana Reddy, Ameerpet, Hyderabad, Andhra Pradesh, 500038	

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9382/2023.Sub Registrar
Quthbullapur
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IN FAVOUR OF

M/S. AAKRUTHI REAL HOLDINGS LLP, PAN No.ABOFA8469J, Incorporated Pursuant to Sec.12(1) of the Limited Liability Partnership Act, 2008, with Identification No. AAP-1320 on 13th day of April, 2019, having its registered office at 6-3-374/9/1/N, 5th Floor, N.V. Plaza, Dwarakapuri Colony, Panjagutta, Hyderabad, Telangana State-500082, represented by its Designated Partner **Sri. POLA JAGANNATHA REDDY**, S/o. Sri. ADINARAYANA REDDY, aged about 50 years, resident at House No.13-1-71/1, Mothinagar Extension, Erragadda, Balanagar, Sanathnagar, Hyderabad, Telangana State-500018, PAN:ACUPP7475J, Aadhaar No.9680 6169 1055.

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

Whereas the Land Owner herein is the sole and absolute owner and in peaceful possessor of Open land, in **Survey No.No.160/ε/1(Old Sy.No.160)** Land admeasuring Ac.1-28 Guntas., Situated at Metkanigudem Village, **GajularamaramRevenue Village**, Under GHMC Circle, QuthbullapurMunicipality and Mandal, old R.R. District, presently Medchal-Malkajgiri District, Telangana State, having purchased the same from GollaKistaiah S/o. Late. GollaLaxmaiah, through a Registered **Sale Deed**, bearing **Document No.2103 of 2003**, dated 22-02-2003 registered at **S.R.O. Medchal**.

Whereas the Land Owner after purchase of the said property, has made an application for mutation to the MRO, Qutbullapur Mandal, for necessary implementation in the Revenue Records and for issue of Pass Book and Title Deeds. The said Deputy Collector-cum-MRO, Qutbullapur Mandal, has issued Mutation Proceedings by Proceedings No. A/3307/2003, dt.28.06.2003 and also issued Pass Book bearing No.428887 and Title Deeds bearing No. 407773 and with Patta No. 715 and also Electronic Pass Book bearing No. T06120020033 with Katha No.60050 is issuedand the said Land converted from Agriculture to Non-Agriculture and assigned Revised **Survey No.160/ε/1**, total Land admeasuring **Ac.1-28 Guntas** or equivalent **8,228 Sq.yards**., vide its Proceedings No.2100891629, dt.01-10-2021, issued by the Tahsildar & Jt. Sub Registrar Office, Quthbullapur Mandal, MedchalMalkajgiri District.

For Aakruthi Real Holdings LLP

Designated Partner

E-KYC Details as received from UIDAI:
SI No Aadhaar Details Address:
4 Aadhaar No: XXXXXXXX1055 S/O P Adinarayana Reddy.
Name: Pola Jagannatha Reddy Balanagar, K.v. Rangareddy, Telangana, 500018

Photo



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	2257445	0	0	0	2257545
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2358445	0	0	0	2358545

Rs. 2257445/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 225844500/- was paid by the party through E-Challan/BC/Pay Order No. 190020110423 dated 11-APR-23 of HDFS/ Ech.No. NR190KHE120423, 12/04/2023, u/c Rs. 1000/- collected

Online Payment Details Received from SBI e-P

UJ. AMOUNT PAID: Rs. 2358495/-, DATE: 11-APR-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 9667368353532, PAYMENT MODE: NR-1001138, ATRN: 9667368353532, REMITTER NAME: AAKRUTHI REAL HOLDINGS LLP, EXECUTANT NAME: CHINTALA SARALA, CLAIMANT NAME: AAKRUTHI REAL HOLDINGS LLP

Date:

12th day of April, 2023

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 9382 of 2023 of Book-1 and assigned the identification number 1 - 1521 - 9382 - 2023 for Scanning on 12-APR-23.

Registering Officer
Quthbullapur
(V. Jyothi)

NOTE : TWO Documents Registered

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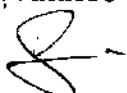
And Whereas Land Owner's Open land admeasuring **Ac.1-28 Guntas** in **Survey No.160/3/1 (Old Sy.No.160)** and Developer's Open land admeasuring **Ac.1-28 Guntas** in **Survey No.160/3 (Old Sy.No.160)** which was taken on Development vide D.A.CUM GPA bearing Document No. 17185/2019, dated 22.07.2019 both adjacent lands situated at Quthbullapur Mandal, Medchal-Malkajgiri District were clubbed into a single contiguous piece of land, jointly applied and obtained permission from GHMC on total extent of **Ac.3-16 Gts or 16456 Sq.Yds.** vide **File No.004156/GHMC/2313/KPL1/2021-BP and Permit No. 2602/GHMC/KPL/2022-BP, dt. 22-12-2022**, for construction of Residential Apartment Complex consisting of **(Amenities Block)** 1 Stilt + 3 Upper Floors, **"Block - 1"** consisting of 1 Cellar + 1 Stilt + 5 Upper Floors, **"Block - 2"** consisting of 1 Stilt + 5 Upper Floors, **"Block - 3"** consisting of 1 Stilt + 5 Upper Floors, **"Block - 4"** consisting of 1 Stilt + 5 Upper Floors and **"Block - 5"** consisting of 1 Stilt + 5 Upper Floors.

And whereas the Developers herein having experience in constructing Residential Complexes and Developing Gated Communities, and have sufficient men and material with good financial background.

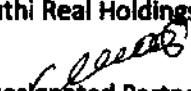
And Whereas Land Owner having satisfied with the construction quality of previous projects of the Developers and to have better advantage, have offered her property i.e. **Open Land**, in **Survey No.160/3/1(Old Sy.No.160)**, Land admeasuring **8,228 Sq.yards** or 6878.60 Sq.Mtrs., Situated at Metkanigudem Village, **Gajularamaram Revenue Village**, Under GHMC Circle, Quthbullapur Municipality and Mandal, old R.R. District, presently Medchal-Malkajgiri District, Telangana State, more fully mentioned in the schedule of property annexed hereunder for development. The Developers have accepted the said offer and agreed to develop the said property along with their property taken on development by constructing Residential Complex as per approved plans of GHMC. The Developers shall deliver 40% of the built-up area and parking area to the Land Owner and the remaining 60% of the built-up area and parking area shall be share of the Developers.

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

The LAND OWNER and the DEVELOPERS hereto agree that the Schedule Property belonging to the LAND OWNER herein shall be developed along with the open land taken on development as contiguous land into a Cellar + Stilt + 5 Upper Floors Residential Apartment Complex comprising of Residential Flats as per sanctioned plans of GHMC and *inter-alia* constructed areas in the shape of Residential Flats along with parking areas and proportionate undivided share of land out of Schedule Land shared between them in the manner and in accordance with the terms and conditions recorded hereinafter:-



For Aakruthi Real Holdings LLP


Designated Partner

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9382/2023. Sheet 3 of 32 Sub Registrar
Quthbullapur

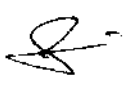


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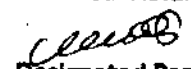


1. DEVELOPMENT OF THE LAND AND COST:-

- (a) It is agreed among the LAND OWNER and DEVELOPERS that the total cost of construction of Cellar + Stilt + 5 Upper Floors Residential Apartment Complex including development shall be borne exclusively by the DEVELOPERS.
- (b) The DEVELOPERS are empowered, authorized, entitled to and will be at liberty to club the schedule property hereunder with the neighbouring, adjacent and abutting properties for the purpose of common development on such total land to get more advantages and benefits to one and all such as elegance of the complex, more FSI etc.
- (c) That in pursuance of the foregoing, the LAND OWNER hereby authorize and empower the DEVELOPERS to develop the Schedule Property herein into a Cellar + Stilt + 5 Upper Floors Residential Apartment Complex at the sole cost and expense of the DEVELOPERS as per the architectural designs, permit and sanctioned plans accorded and approved by the Competent Authorities and as per the detailed specifications appended herewith in Annexure-A.
- (d) The DEVELOPERS shall undertake the construction work and complete the project thereon either by itself or through competent contractors and sub-divide the work or appoint sub-contractors or by entering into tie up or joint venture with any other reputed construction company as it may deem fit and proper.
- (e) The entire expenses with regard to the Development and construction as envisaged as per Annexure-A attached to this deed shall be borne and paid for by the DEVELOPERS. In the event of the parties mutually agreeing to for any additional or superior specifications by altering/modifying specifications contained in Annexure-A, to suit the requirement of prospective purchasers, such extra/additional cost to be incurred for providing the same, shall be borne by the DEVELOPERS only.
- (f) In the event if any prospective Purchaser/Land Owner requests for changes or additions other than those mentioned in the specifications and if the DEVELOPERS agrees for the same and does such changes or makes additions, the costs/expenses thereof shall be borne by such prospective Purchaser/Land Owner.



For Aakruthi Real Holdings LLP


Designated Partner

- (g) The DEVELOPERS will be entitled to engage architects, engineers, contractors and others as it deem fit to execute the construction work. In case of any disputes between the DEVELOPERS and its contractors, architects, engineers and other workmen, suppliers of materials, the DEVELOPERS alone shall settle the same at its own cost and effort.
- (h) The DEVELOPERS are empowered to modify, add and/or delete the contents in the sanctioned plan and to make such modifications, additions, deletions etc., in the sanctioned plan as may be required or directed/permitted by the Authorities concerned or due to technical or other exigencies and however such modifications changes do not in any way reduce the built-up area or entitled share of the LAND OWNER.
- (i) The DEVELOPERS shall be responsible for the consequences of the Project and shall be liable for any deviation in the construction from the sanctioned plan. The LANDOWNER shall not have any liability for such deviation in construction.

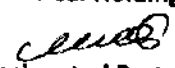
2. SHARING OF SALEABLE BUILT-UP AREAS:

- (a) The LAND OWNER and the DEVELOPERS are entitled to the constructed areas in the shape of Residential Flats, Parking areas and proportionate undivided share of land any where within the Project and such sharing ratio is as under:-

Both the parties herein have agreed to share their respective shares in the ratio of 40%:60% i.e. the "Land Owner" is entitled to 40 % of the constructed area along with parking area and proportionate share in the land and the "Developers" will be entitled to 60% of the constructed area and parking area and proportionate share in land over the schedule property including the common areas, balcony areas and parking areas.

- (b) The DEVELOPERS shall construct the Cellar + Stilt + 5 Upper Floors Residential Apartment Complex including Amenities Block on the Schedule Property at its own cost and expenses utilizing the permissible built-up area and allot and deliver the Flats/built-up space to the LAND OWNER as per the above as set out in Clause-2(a).
- (c) The DEVELOPERS will be deemed to have fulfilled their obligations when the finished constructed area in the shape of Residential Flats as per specifications falling to the share of Land Owner are delivered to him after obtaining Occupancy Certificate.

 For Aakruthi Real Holdings LLP


Designated Partner

3. PERMISSION TO ENTER:

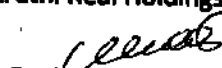
- (a) The LAND OWNER hereby entrusted to the DEVELOPERS, the Schedule Land for the purpose of development of the same by constructing a Residential Apartment Complex for development of Residential Apartment Complex thereon, which is free from all the encumbrances and obstructions, solely for the purposes as contemplated in this Agreement and further authorize the Developers, their agents, servants, associates to enter upon the schedule property for the exclusive purpose of developing the project.
- (b) The DEVELOPERS shall from the date of grant of license to enter upon the Schedule Property as contemplated in this Clause, be deemed to have a license to implement the Project on the Schedule Property and the DEVELOPER's right to carry out the construction and development works shall be continuous provided that the DEVELOPERS duly observes and performs all its obligations as herein contained and the LAND OWNER shall not in any manner whatsoever obstruct the implementation of the Project.
- (c) The LAND OWNER shall not revoke the permission so granted, till the completion of the entire development as the agency created is on coupled with interest in so far as the DEVELOPERS will be incurring expenditure for construction of the Residential Flats in the schedule property, having been permitted to develop as per building permits, sanction plans, license etc., provided nothing herein contained shall be construed as delivery of possession of the schedule property in part performance of any Agreement of Sale under Section 53 (a) of Transfer of Property Act 1908 or Section 2(47) (v) of Income Tax Act, 1961.

4. ALLOCATION AGREEMENT:

The Residential Flats shall be allotted to the LAND OWNER and the DEVELOPERS in proportion to their entitled shares as stated supra and in the same proportion as regards each floor-wise facing of the Flats location, Vaasthu preferences in the Apartment Complex and as such all the Flats will be distributed on equal and pro-rata basis in all respects without any discrimination in the allotment of shares in favour of either of the parties and also if the amicable sharing is not reached, the allotment shall be on the basis of lots by draw.



For Aakruthi Real Holdings LLP


Designated Partner

5. COMMENCEMENT OF DEVELOPMENT ACTIVITY:

- (a) The DEVELOPERS shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the LAND OWNER shall not interfere with the same. The quality of materials used shall conform to ISI codes or equivalent thereto and the same shall be branded products and shall be in conformity with the specifications laid down in **Annexure-A.**
- (b) The LAND OWNER shall extend full co-operation to the DEVELOPERS to complete the development and completion of the Project undertaken by them. The LAND OWNER shall not create any impediments or obstructions in the way of the DEVELOPERS in developing or constructing the project.
- (c) The DEVELOPERS may, at their discretion, agree to execute additional items of work as required by the LAND OWNER on a separate and mutually agreed terms/and /or rates.

6. REFUNDABLE SECURITY DEPOSIT:

- (a) That the DEVELOPERS agree and undertake to pay a total amount of **Rs.1,00,00,000/- (Rupees One Crore only)** towards interest free refundable security deposit in consideration of the Land Owner entrusting the schedule land to the Developers and in pursuance of the same, the Developers paid an amount of **Rs.1,00,00,000/- (Rupees One Crore only)** to the Land Owner i.e., **Smt. CHINTALA SARALA** by way of Cheque bearing No. 893032, dated 27.06.2019, drawn on Corporation Bank, Panjagutta Branch, Hyderabad as interest free refundable Security Deposit the receipt of which the Land Owner hereby admit and acknowledge the same. The repayment of the security deposit will be refundable by the Land Owner on completion of the Project after obtaining Occupancy Certificate.

7. COMPLETION:

- (a) The DEVELOPERS shall complete the developmental works/project and deliver the LAND OWNER's share of constructed areas comprising of Residential Flats within 36 (Thirty Six) months from the date of obtaining permit and sanction plans for construction from the concerned authorities. However the grace period of 6 (Six) months is allowed for completion of construction project over and above stipulated period.



For Aakruthi Real Holdings LLP


Designated Partner

- (b) In the event if the development activity is stalled on account of any third party claims over the property or due to any prohibition imposed by the Government or Court orders, the period consumed for clearance of such litigation or embargo shall be excluded from the above completion period and the period of completion will be correspondingly extended.
- (c) In the event of the DEVELOPERS failure to complete the construction of the total project in all respects within the above stipulated period of 36 months and also 6 months of grace period and further failed to deliver the share of the Land Owner as per the specifications, the Developers are liable to pay an amount of Rs.6/- per Sq. Feet per month on the undelivered constructed areas from the due date to till the date of completion and delivery of the possession of the share of the Land Owner and any delay in payment of above amount, the DEVELOPERS are also liable to pay an interest at the rate of 12% p.a.

8. FORCE MAJEURE:

Notwithstanding anything contained under this agreement, the above stipulated time frame will be suitably extended, if the construction is not completed on account of unforeseen circumstances beyond the control of the DEVELOPERS such as force majeure, act of god, natural calamities, war, strikes, agitations and further on account of restrictions and controls that may be put up by the government or the authorities or changes and amendments in the rules or regulations or in view of any prohibitory orders passed by the Hon'ble Courts or any third party claims over the schedule property by virtue of which the construction activity is stalled or due to any other circumstances not attributable to any action the DEVELOPERS.

9. OBLIGATIONS OF THE LAND OWNER:

The LAND OWNER further covenants as under:-

- (i) Not to create any encumbrance or charge on the Schedule Property in favour of any third party in any manner whatsoever.
- (ii) To sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the title vested with the DEVELOPERS and or prospective purchasers, if any.
- (iii) To allow the DEVELOPERS to construct on the Schedule Property without any let or hindrance by the LAND OWNER or any third party claiming through her.



For Aakruthi Real Holdings LLP


Designated Partner

- (iv) To make out a good marketable right, title and interest to the Schedule Property;
- (v) To Provide the property for development in a contiguous and in condition fit for development of the proposed project and further to extend all co-operation and assistance to obtain sanction of permits and plans from the concerned authorities for the development and construction of the Project, at the cost of DEVELOPERS;
- (vi) Not to cause any let or hindrance for development of the Schedule Property and the DEVELOPERS have been permitted to enter into and develop the Schedule Property as per the scheme of development agreed to under the terms of this Agreement.
- (vii) To carry out such acts, deeds and things as may be reasonably required by the DEVELOPERS at the cost of the DEVELOPERS in order to successfully develop the Schedule Property into Project and the LAND OWNER shall rectify defects if any in her title to the Schedule Property at her cost;
- (viii) Provided also that the LAND OWNER agrees and undertakes that he shall not in any way correspond in any manner whatsoever with the Government of India/Government of Telangana State including the Urban Development Authority, Semi Government Offices, Statutory Offices, Bodies and other Authorities, Water Supply Company, Department of Telecommunication, Electricity Supply Company, Police Department, Airport Authorities, Fire Force Authorities and in all under this Development Agreement – cum- Power of Attorney, or otherwise countermanding or conflicting with any acts, deeds, matters and things done by the DEVELOPERS pursuant to the said Power of Attorney, and the Powers of Attorney granted in terms hereof shall remain operative till the Project is completed and DEVELOPER's share of constructed areas, parking areas and undivided interest being conveyed to the DEVELOPERS or prospective purchasers.
- (ix) The LAND OWNER agreed to produce all the original title documents pertaining to the schedule Property herein to the Developers or to the Banks for the purpose of loans to the purchasers and Developers for carrying out the project, whenever required.



For Aakruthi Real Holdings LLP



Designated Partner

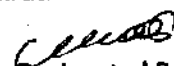
10. OBLIGATIONS OF THE DEVELOPERS:

The DEVELOPERS shall, on its own and at its own cost and expenses, perform the following acts in connection with the development of the Schedule Property;

- To prepare and finalize the construction in accordance with the sanctioned plans of GHMC including any modifications thereof.
- To take all necessary steps as per all applicable building bye-laws, rules and regulations and submit the same to the concerned local Municipal Authorities and various Government Departments and authorities from whom licenses, sanctions, consents, permissions and no-objections and such other orders as may be required for the construction of the Project including any modifications thereof.
- Any accident or any compensation thereof to the labour or any such demands for compensation for injury in the course of construction in the schedule property and the wages of workmen shall be borne entirely by the DEVELOPERS or their sub-contractors and the LAND OWNER shall not be responsible or liable for any claim whatsoever.
- To construct, at its own cost and expense, in accordance with the sanctioned building plan with, such alterations, additions, modifications as may, from time to time become necessary.
- Exercise discretion in all matters relating to the conceptualization, manner, method and design of construction of the Project subject to the terms of this Agreement.
- It shall follow all building designs, codes, laws as may be applicable in the development of the Project and shall bear all the penalties, taxes, fees that may arise as a result of any accident or injuries or loss of life caused to any of the workers or employees or labourers and payment of compensation thereof during the construction of the Project.
- It shall be responsible for the design and structural stability of the Project.
- It shall render assistance and co-operation with the purchasers of any of the Residential Flats from out of the LAND OWNER's share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of the prospective purchaser.



For Aakruthi Real Holdings LLP


Designated Partner

- It shall deliver all the original documents if any pertaining to the Schedule Property to the Association formed and incorporated among the purchasers of the Residential Flats in the entire project under the applicable law, as soon as the same is established and the common areas are handed over to such Association, including but not limited to (a) the sanctioned plan and (b) permission letters along with deposit receipts pertaining to power and water (c) Warranty cards pertaining to the equipment/lifts/motors etc installed in the Complex.
- The constructed areas to be mortgaged to the Municipal Authorities in terms of Sanctioned Conditions shall be on pro-rata basis as per the sharing ratio between the parties in this D.A. cum GPA.

11. RIGHTS OF DEVELOPMENT:

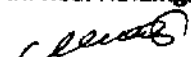
It is hereby declared that the DEVELOPERS will be entitled to deal with all such Residential Flats, Parking areas together with proportionate undivided share of land allotted towards the share of the DEVELOPERS as if it is their absolute property. Likewise, the LAND OWNER will be entitled to deal with all such residential Flats, Parking areas together with proportionate undivided share of land allotted towards the share of LAND OWNER as if it is his absolute property. The Constructed area and the undivided share of land, parking areas retained by the DEVELOPERS towards its share shall at all times treated to be the property of Developers and it is open to the DEVELOPERS to deal with the same in any manner at their discretion.

The DEVELOPERS shall be entitled to enter into any separate Agreements of Sale in respect of any portion of constructed area, Residential Flats and undivided share of land, parking areas falling towards the share of DEVELOPERS. The DEVELOPERS are also entitled to execute and register the sale deeds in favour of the prospective purchasers in respect of the constructed areas/flats together with proportionate undivided share of land allotted towards the share of DEVELOPERS and however such power to execute and register the sale deeds is in terms and to the extent of the GPA powers conferred infra.

The DEVELOPERS shall exercise full rights and ownership in respect of the undivided share of land and constructed areas, parking areas allotted towards the share of DEVELOPERS and under no circumstances the LAND OWNER shall interfere with the rights of the DEVELOPERS in and over the areas allotted towards the share of DEVELOPERS and shall be appended to as an Annexure - B to this D.A. CUM GPA which shall form part and parcel to this agreement.



For Aakruthi Real Holdings LLP



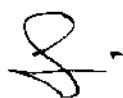
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12. CLUB HOUSE:

The DEVELOPERS shall construct a club house as per the sanctioned permit in the project or in accordance with the Sanction Plan. The saleable area agreed to be delivered to the Land Owner as indicated in the above clause will be inclusive of proportionate club house area and further the Developers agreed to provide facilities in the Club house such gym, shuttle court, table tennis, billiards etc. The Club House will be the common property of all the owners of the Flats/Apartments in the Complex. However the Land Owner and the Developers are entitled to recover the cost of construction of club house and equipment provided proportionately from all the purchases of the Flats/Apartments including purchasers of the flats from out of their Respective shares. All the Flat Owners of the Complex shall become automatically members of the club house and are entitled to avail Club House facilities as per the bye laws of the Association to be formed among all the Flat Owners in the Complex.

13. CORPUS FUND:

It is hereby agreed by the parties hereinabove to float a corpus fund for the entire complex which is payable by the ultimate purchasers at the time of execution and registration of Sale Deeds or the retainers of the flats at the time of taking delivery of such flats and such Corpus fund is fixed at Rs.50/- per sq.foot of built-up area being proportionate contribution towards Corpus Fund and such fund will be governed and held initially by the DEVELOPERS and after the project is completed, the said fund will be transferred and made over to the Association or Society formed among the owners of the Residential Flats in the project after its formation and the interest earned and generated on the same will be utilized to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, lifts, motors, water pumps, common lawns, gates, laying of roads, pipelines, club equipment, etc and if at any point of time, such interest generated/earned on the corpus fund is not sufficient to meet such expenditure, the residue/deficit required shall be contributed by all the owners of Flats in the project in the same proportion in which they contribute the monthly maintenance charges.



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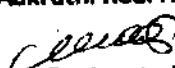
14. PAYMENT OF MAINTENANCE CHARGES:

- (a) The prospective purchaser/occupants of the Residential Flats in the complex shall pay the proportionate regular monthly maintenance charges to the DEVELOPERS during initial period and subsequently to the Association formed among the owners of the Residential flats to meet the expenses for day to day regular maintenance of the common amenities of the complex and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance.
- (b) The monthly maintenance charges payable by the prospective purchasers/retainers of the flats from the date of Handing over Possession/Occupancy Certificate which ever is earlier and each flat will be fixed on Sq.feet basis.
- (c) The Prospective purchaser/retainers of Flats in the complex with effect from the date of DEVELOPERS obtaining Occupancy Certificate from the authorities shall regularly pay the maintenance charges every month irrespective of the fact whether possession of such flat being taken or not and occupied the flat or not by such prospective purchaser/retainer of such Flat.

15. INDEMNITY:

- (a) The Parties hereto shall keep each other fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against either party on account of any act of omission or commission on the part of either party or on account of any failure on the part of either party to discharge its liabilities/obligations herein.
- (b) The LAND OWNER shall indemnify and keep the Developers indemnified for any loss or damage suffered on account of deficiency or defect in title of the LAND OWNER in and over the schedule property entrusted for development.
- (c) That the Land Owner has agreed in case of defect in title to the Schedule Property, the Land Owner shall return the Security Deposit amount to the DEVELOPERS with an interest @ 12% p.a. of this Development Agreement-cum-General Power of Attorney and also pay compensation, damages and actual cost of project incurred by the Developers till that time with an interest of 12% p.a. That in case if any delay in the project due to any defect in title or third party claims, the period for such delays shall be extended beyond the agreed period. The Land Owner shall take necessary steps at their own costs to clear such defects in title if any.

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16. NAME OF PROJECT:

It is agreed between the parties that the DEVELOPERS shall name the project as "AAKRUTHI ARCADIA".

17. PAYMENT OF GST, SERVICE TAX, STAMP DUTY, REGISTRATION CHARGES, RERA AND OTHER DUTIES:-

- (a) The prospective purchasers of the residential flats in the complex shall bear and pay the Service Tax, GST and/or any other taxes as levied by the authorities. The Parties herein can recover the GST and the service tax from their nominee/s/purchasers as per the rules in the ratio of their respective shares along with the sale proceeds. Any GST demand in respect of Land Owner share shall be borne by the Land Owner.
- (b) The cost of Stamps, T.P. Tax, Registration Fees and other incidental charges for sale or Residential Flats together with undivided share of the land fell to the shares of the Parties herein shall be borne and paid by the prospective purchasers of the respective parties herein.
- (c) Any liability on/of the Land Owner towards any income tax or tax on capital gains consequent to any of the agreements entered into in relation to the scheduled property shall be the responsibility of the Land Owner and the DEVELOPERS do not bear any responsibility for the same. And similarly any liability on/of the DEVELOPERS towards any income tax consequent to any of the agreements entered into in relation to the schedule property shall be the responsibility of the DEVELOPERS and the LAND OWNER do not bear any responsibility for the same.
- (d) Any stamp duty or any expenses to be incurred in relation to this developmental Agreement shall be exclusively borne by the DEVELOPERS only.
- (e) Both Parties to this Agreement agree and undertake to each other to act bonafide and in a reasonable manner in the exercise of their respective rights under the terms of this Agreement.
- (f) That the Developers shall take all necessary steps for the development of the project under RERA i.e. Real Estate Regulation and Development Act, 2016 as specified in the Act.



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18 (A) DISPUTE RESOLUTION:

Any disputes and/or differences whatsoever arising under or in connection with this Agreement which could not be settled by the parties through negotiations, shall be finally settled by arbitration in accordance with the provisions of Arbitration and Conciliation Act, 1996.

(B) PROCESSING OF DOCUMENTS FOR REGISTRATION:

Both the parties i.e. the Land Owner and the Developers shall process the documents for registration through the Legal Office appointed by the Developers and that the costs and expenses for the legal documents shall be borne according to their respective shares in the project.

19. INSPECTION:

- (a) The LAND OWNER is neither concerned with nor shall be call in question the accounts, expenditure, income or the profits or nay other particulars relation to project from the DEVELOPERS other than the specifications and standards that the Developers have undertaken to comply with.
- (b) The LAND OWNER/S or her authorized representatives shall have the power of inspect the progress of the development activity at any time during the progress of construction with prior intimation to the Developers or its Authorized persons.

20. AMENDMENT:

This Agreement may not be amended except by an Agreement in writing signed by both the parties herein and such agreement shall be read as part and parcel of this Agreement.

It is further declared that all the Annexure/s enclosed herewith to this Development Agreement -cum- GPA shall be treated and shall form integral part and parcel of this Agreement and the parties are bound by not only these presents of the Agreement but also the contents and all other aspects covered under the Annexure/s enclosed herewith.



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21. DEFECT IN DOCUMENT:

In the event that any provision of this Agreement or any circumstances shall be determined to be invalid, unlawful or unenforceable, to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is determined to be unlawful, invalid, or unenforceable, shall not be affected thereby, and each remaining provision of this Agreement shall continue to be valid and may be enforced to the fullest extent permitted by law.

22. EMPOWERMENT AND POWER OF ATTORNEY:

THIS GENERAL POWER OF ATTORNEY is executed on the date, month and year aforementioned by the aforesaid LAND OWNER duly nominating, appointing constituting and retaining the DEVELOPERS hereinabove as their General Power of Attorney holder to do, perform and execute the following things, acts and deeds, that is to say:-

- A. That by virtue of the Development Agreement executed, I, the LAND OWNER hereinabove named to hereby appoint, retain and constitute the DEVELOPERS i.e. **M/S. AAKRUTHI REAL HOLDINGS LLP**, Incorporated Pursuant to Sec.12(1) of the Limited Liability Partnership Act, 2008, with Identification No. AAP-1320 dt. 13th day of April, 2019, having its registered office at 6-3-374/9/1/N, 5th Floor, N.V. Plaza, Dwarakapuri Colony, Panjagutta, Hyderabad, Telangana - 500082, India, PAN No. ABOFA8469J to act as my lawful General Power of Attorney holder to exercise all the powers referred to below and to do, perform and execute the following things, acts and deeds on my behalf. However, it is made clear that the power of alienation, transfer by any mode, sale, mortgage, etc., shall be restricted to the DEVELOPER's share as mentioned in this Agreement. The power to sell and transfer the DEVELOPER's share is limited in respect of Residential Flats, parking areas with undivided share of land falling towards the share of Developers as per the terms of this Agreement i.e., to say the DEVELOPERS are entitled to execute Agreements of Sale/Sale Deeds in respect of all such built-up areas in the shape of Flats together with the undivided share of land allotted towards the share of the DEVELOPERS.



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- B. To enter into, execute Agreements to sell/Sale Deeds, Agreement to/of lease, Lease Deeds, Agreements of leave and license, License Deeds and/or other contracts, agreements or documents that may be required to transfer by way of sale, lease, license or otherwise in any manner deemed fit by the DEVELOPERS, the DEVELOPER's share i.e., in respect of Residential Flats together with undivided share of land falling towards the share of DEVELOPERS in favour of itself (i.e., in favour of the DEVELOPERS), intending purchasers, Lessees, Licensees and/or other persons nominated by the DEVELOPERS, alienating conveying and transferring the DEVELOPER's share as contemplated under this agreement in whole or in parts and/or rights thereto; and for this purpose to sign and execute such other documents/Sale Deeds/Agreements as may be required in favour of the DEVELOPERS and/or any other third parties selected/nominated by the DEVELOPERS such as prospective lessees, licensees; purchasers etc. including a company/Building Management Company and to receive sale consideration to itself, to admit the execution of such deeds/Agreements/Sale Deeds and to presentsuch documents/Deeds before the concerned Registration authorities, to admit execution and to complete the registration formalities.
- C. To present all such agreements/Deeds of sale, lease or leave & license or nay other conveyances in respect of the DEVELOPER's share for registration before the concerned Sub-Registrar/District Registrar of Assurances having jurisdiction, and admit execution thereof and complete all the registration formalities;
- D. To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the DEVELOPER's share;
- E. To hand over physical possession of the Residential Flats allotted towards Developer's share or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc;



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- F. To approach the concerned local city Municipal Council, Greater Hyderabad Municipal Corporation or such other competent authorities, including the Fire force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the DEVELOPERS, and to do all other acts as may be necessary for putting up any construction/s including Multi-Storied Residential Apartment Complex and for effective development and completion of the buildings on the schedule Property in such manner as the DEVELOPERS may deem fit and proper. Any major deviations shall be with the consent of the LAND OWNER.
- G. To execute mortgage Deed in favour of the Concerned Authority including GHMC/HMDA and to execute deed of release or any other documents as per the Building/project sanctioned conditions.
- H. To appear for and represent me before the Greater Hyderabad Municipal Corporation, HMDA, Hyderabad Urban Development Authority, Cyberabad Development Authority, any Municipality, TSCPDCL and/or other state/private power distribution/supply company/ies, Hyderabad Water Supply and sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Boards, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, Semi Government Offices, private offices, statutory offices, bodies, firms corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modification thereof, if any), from time to time, for or in connection with construction of residential flats including Multi-Storied Residential Apartment Complex in the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;



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- I. To apply to TSCPDCL and/or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/Private Water Supply/Sewerage disposal entities, and to such other entities/authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., and to sign all such applications, affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard and pay necessary charges, levies and sums thereof;
- J. To appear for and represent me before revenue authorities, town planning authorities, and urban development authorities (including but not limited to the Hyderabad Urban Development Authority, Cyberabad Development Authority in connection with any of the matters connected with the Schedule Property;
- K. To appoint, from time to time, professionals and to grant them necessary authority to appear and represent me before any or all authority/ies set out in sub-clauses, including any other authority/ies of State and Central Governments, Airport Authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the DEVELOPERS;
- L. To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property.
- M. To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the schedule Property from the concerned authorities;
- N. To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;
- O. To pay necessary deposits of security or any other amounts that may be required to be deposited or paid to TSCPDCL and/or other state/private power distribution/supply company/ies, Hyderabad Water Supply and sewerage Board and/or other state/private water supply/sewerage disposal entities, Hyderabad Urban Development Authority, Cyberabad Development Authority Airport Authorities and/ or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasions arises;



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P. To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any court anywhere in its Civil and/or Criminal and/or Revenue and/or Revision Jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax authorities, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify complaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as my attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof;

And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the DEVELOPER's share in the manner aforesaid, without any restrictions, reservations or conditions.

And the LAND OWNER hereby agree that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the completion of entire development and construction and the DEVELOPERS have fully conveyed all the DEVELOPER's share in favour of the DEVELOPERS/nominee/s or in favour of the third parties as stated above.

And the LAND OWNER do hereby agree that all acts, deeds and things lawfully done by the DEVELOPERS shall be construed as acts, deeds and things done by the LAND OWNER and the LAND OWNER undertakes to ratify and confirm all and whatsoever that the DEVELOPERS shall lawfully do or cause to be done for the LAND OWNER by virtue of the power/s herein above given.



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Provided that the Power of Attorney so executed shall not be revoked since the power of attorney is coupled with interest in view of the fact that the DEVELOPERS by investing it's own funds will develop the schedule property. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the DEVELOPERS. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney is irrevocable.

Provided further, that the DEVELOPERS shall not act in exercise of the powers conferred under the Power of Attorney in derogation of the rights of LAND OWNER guaranteed under the terms of this Agreement.

The parties hereto agree that two documents of this deed shall be executed to enable them to have one each.

And the built up area shown as 1,31,576 Sq.feet and Car Parking area of 1,07,881 Sq.feet., after getting sanctioned plan from GHMC and the stamp duty paid according to the difference built up area.

The total proposed market value of the property is Rs.22,56,44,350/- and the Developers had paid the Stamp Duty and Registration charges etc. as under:

D.S.D. Paid	:	Rs.22,56,445/-
Registration Fee	:	Rs.01,00,000/-
User Charges	:	Rs. 2,000/-

		Rs.23,58,445/-



For Aakruthi Real Holdings LLP


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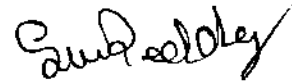
SCHEDULE OF PROPERTY

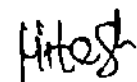
All that part and parcel of the **Open Land**, in **Survey No.160/3/1 (Old Sy.No.160)**, Land admeasuring **8,228 Sq. yards** or 6878.60 Sq.Mtrs., Situated at Metkanigudem, **Gajularamaram Village**, Under GHMC Circle, Quthbullapur Mandal, Old R.R. District, presently Medchal-Malkajgiri District, Telangana State and bounded as follows:

NORTH : LAND OF JEETALAH & OTHERS
SOUTH : ROAD
EAST : PART OF SURVEY NO.160
WEST : 30 FEET WIDE ROAD AND NEIGHBOURS LAND

INWITNESS WHEREOF the parties of the FIRST PART and SECOND PART to this deed have set their respective signatures on these presents with free will and consent without any force or coercion on the day, month and year first above mentioned.

WITNESSES:

1. 

2. 



LAND OWNER/FIRST PARTY

For Aakruthi Real Holdings LLP


Designated Partner

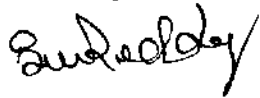
DEVELOPER/SECOND PARTY

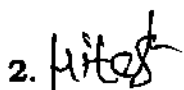
ANNEXURE-1-A

1. Description of the Building : Proposed construction on **Open Plot**, in **Survey No.160/e/1 (Old Sy.No.160)**, Land admeasuring **8,228 Sq.yards** or **6878.60 Sq.Mtrs.**, Situated at Metkanigudem Village, **Gajularamaram Revenue Village**, Under GHMC Circle, Quthbullapur Municipality and Mandal, old R.R.District, presently Medchal-Malkajgiri District, Telangana State
- a) Nature of roof : R.C.C.
- b) Type of structure : With Pillars
2. Total Extent of site : 8228 Sq.yards.
3. Built up area particulars : 1,31,576 Sq.feet. (Including Club House)
And Car Parking area 1,07,881 Sq.feet.
4. M.V.of the Property : Rs.22,56,44,350/-

INWITNESS WHEREOF the parties of the FIRST PART and SECOND PART to this deed have set their respective signatures on these presents with free will and consent without any force or coercion on the day, month and year first above mentioned.

WITNESSES:

1. 

2. 



LAND OWNER/FIRST PARTY

For Aakruthi Real Holdings LLP



Designated Partner

DEVELOPER/SECOND PARTY

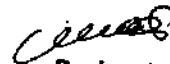
ANNEXURE - A

SPECIFICATIONS

1. Foundation and Structure	R.C.C. Framed Structure designed to withstand wind and seismic loads
2. Super Structure	Red Clay brick work in cement mortar/ light ACC bricks
3. Plastering	Internal: Two Coats of plastering with lappam finished External: Two coats of plastering
4. Wood Work	Main Door: BT Wood frame with designer teak wood veneer shutter fixed with good quality hardware
	Internal Doors: BT wood frames or WPC frames with flush shutter with standard fittings.
	Windows: UPVC windows single glazed glass sliding door with bucks shutter standard hardware
5. Painting	Internal: Two coats of acrylic emulsion paint of standard make. External: Weather proof painting of standard make. Common Area: oil bound distemper
6. Flooring	Dining and Living: Vitrified tiles of size 800 mm x 800 mm size of reputed make
	Bedrooms and kitchen : Vitrified tiles of 600 mm X 600 mm size of reputed make
	Toilets: 450mm X 300 mm size best quality and anti skid ceramic tiles of standard make. Balconies: Anti skid ceramic tiles of standard make.
7. Kitchen Platform	Granite platform with steel sink, provision for bore and municipal water connection, provision for chimney and exhaust fan.
8. Tile Cladding and Daddos	Toilets: Best quality acid resistant body designer glazed ceramic tile dado upto door level.
	Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform.
	Utility/Wash: Glazed ceramic tiles dado upto 3' height.



For Aakruthi Real Holdings LLP

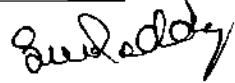


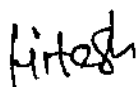
Designated Partner

9. Toilets (All toilets consist of)	a) Medium size wash basin parry ware/Cera or equivalent make.
	b) EWC in master bedroom with flush tank parry ware/Cera or equivalent make.
	c) IWC for other toilet with flush tank parry ware/Cera or equivalent make.
	d) Hot and cold wall mixer with showering.
	e) All fixers are C.P. coated best quality standard branded make.
10. Electrical	a) Concealed copper wiring of standard make
	b) Power outlets for A/c in master bedroom and guest bedroom
	c) Provision for geyser in all bathrooms
	d) Power plug outlets for cooking range chimney, refrigerator, micro oven, mixer, grinder in kitchen.
	e) 3- phase supply for each unit and individual meter boards.
	f) Miniature circuit breakers (MCB) for each distribution board.
11. Power back-up	Power backup generator facility for lifts, common area, limited points in flats.
12. Telephone and Cable TV	Provision for master bedroom and drawing/living room.
13. Lifts	Standard make lifts i.e. Johnson or equivalent make.
14. Others	1) Lightening arrester for whole apartment; 2) C.C. Cameras at necessary areas; and 3) Inverter provision for all flats
15. Note	a) Shelves, Chajjas, Lofts, arch, etc., are optional with extra cost.

INWITNESS WHEREOF the parties of the FIRST PART and SECOND PART to this deed have set their respective signatures on these presents with free will and consent without any force or coercion on the day, month and year first above mentioned.

WITNESSES:

1. 

2. 



LAND OWNER/FIRST PARTY

For Aakruthi Real Holdings LLP



Designated Partner

DEVELOPER/SECOND PARTY

ANNEXURE - B

**AAKRUTHI ARCADIA (TOTAL 158080 SFT) OWNER (CH. SARALA) 40% -
DEVELOPER (AAKRUTHI REAL HOLDINGS LLP) 60%**

BLOCK - 1

OWNER				DEVELOPER			
FLOOR	SFT	FACE	Undivided Land in Sq.Yds	FLOOR	SFT	FACE	Undivided Land in Sq.Yds
105	1270	EAST	56	101	1565	WEST	69
106	1270	EAST	56	102	1160	WEST	51
107	1280	EAST	56	103	1490	WEST	66
108	1565	EAST	69	104	1490	WEST	66
109	1515	EAST	67	504	1490	WEST	66
110	1700	EAST	75				
111	1375	EAST	60				
411	1375	EAST	60				
502	1160	WEST	51				
503	1490	WEST	66				
506	1270	EAST	56				
509	1515	EAST	67				
16785			739	7195			318

BLOCK - 2

OWNER				DEVELOPER			
FLOOR	SFT	FACE	Undivided Land in Sq.Yds	FLOOR	SFT	FACE	Undivided Land in Sq.Yds
405	1175	EAST	52	401	1280	WEST	56
406	1400	EAST	62	402	1245	WEST	55
407	1235	EAST	55	403	1205	WEST	53
408	1235	EAST	55	404	1335	WEST	59
409	1235	EAST	55	504	1335	WEST	59
410	1235	EAST	55				
501	1280	WEST	56				
502	1245	WEST	55				
507	1235	EAST	55				
508	1235	EAST	55				
12510			555	6400			282

[Handwritten Signature]

For Aakruthi Real Holdings LLP

[Handwritten Signature]

Designated Partner

BLOCK - 3

OWNER				DEVELOPER			
FLOOR	SFT	FACE	Undivided Land in Sq.Yds	FLOOR	SFT	FACE	Undivided Land in Sq.Yds
108	1345	EAST	60	101	1250	WEST	55
301	1250	WEST	55	102	1245	WEST	55
302	1245	WEST	55	104	1725	WEST	77
303	1245	WEST	55	408	1345	EAST	60
304	1725	WEST	77	505	1710	EAST	76
305	1710	EAST	76				
306	1315	EAST	58				
307	1295	EAST	58				
308	1345	EAST	60				
	12475		554		7275		323

BLOCK - 4

OWNER				DEVELOPER			
FLOOR	SFT	FACE	Undivided Land in Sq.Yds	FLOOR	SFT	FACE	Undivided Land in Sq.Yds
206	1185	EAST	52	101	1195	WEST	52
207	1185	EAST	52	102	1200	WEST	52
208	1185	EAST	52	103	1200	WEST	52
209	1185	EAST	52	104	1200	WEST	52
210	1180	EAST	52	105	1565	WEST	71
501	1195	WEST	52	106	1185	EAST	52
502	1200	WEST	52	107	1185	EAST	52
503	1200	WEST	52	108	1185	EAST	52
506	1185	EAST	52	109	1185	EAST	52
507	1185	EAST	52	110	1180	EAST	52
				201	1195	WEST	52
				202	1200	WEST	52
				203	1200	WEST	52
				204	1200	WEST	52
				205	1565	WEST	71
				301	1195	WEST	52
				302	1200	WEST	52
				303	1200	WEST	52
				304	1200	WEST	52
				305	1565	WEST	71
				306	1185	EAST	52
				307	1185	EAST	52
				308	1185	EAST	52

2-

For Aakruthi Real Holdings LLP

Designated Partner

[illegible]

309	1185	EAST	52
310	1180	EAST	52
504	1200	WEST	52
505	1565	WEST	71
508	1185	EAST	52
509	1185	EAST	52
510	1180	EAST	52
	37235		1636

BLOCK - 5

BLOCK - 5							
OWNER				DEVELOPER			
FLOOR	SFT	FACE	Undivided Land in Sq.Yds	FLOOR	SFT	FACE	Undivided Land in Sq.Yds
105	1215	EAST	53	102	1170	WEST	51
106	1215	EAST	53	103	1815	WEST	81
304	1790	EAST	79	201	1585	WEST	70
305	1215	EAST	53	202	1170	WEST	51
306	1215	EAST	53	203	1815	WEST	81
307	1215	EAST	53	204	1790	EAST	79
308	1575	EAST	70	205	1215	EAST	53
				206	1215	EAST	53
				207	1215	EAST	53
				208	1575	EAST	70
				301	1585	WEST	70
				302	1170	WEST	51
				303	1815	WEST	81
				401	1585	WEST	70
				402	1170	WEST	51
				403	1815	WEST	81
				404	1790	EAST	79
				405	1215	EAST	53
				406	1215	EAST	53
				407	1215	EAST	53
				408	1575	EAST	70
				501	1585	WEST	70
				504	1790	EAST	79
				507	1215	EAST	53
				508	1575	EAST	70
	9440		414		36880		1626

Along with proportionate undivided share in the common areas and amenities and each flat having separate car parking area/s.



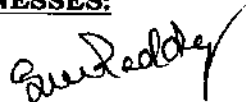
For Aakruthi Real Holdings LLP


Designated Partner

STATEMENT FOR 158080 SFT)				
BLOCK	OWNER (40%.)		DEVELOPER (60%.)	
Block - 1	16785	739	7195	318
Block - 2	12510	555	6400	282
Block - 3	12475	554	7275	323
Block - 4	11885	520	37235	1636
Block - 5	9440	414	36880	1626
TOTAL	63095	2782	94985	4185

INWITNESS WHEREOF the parties of the FIRST PART and SECOND PART to this deed have set their respective signatures on these presents with free will and consent without any force or coercion on the day, month and year first above mentioned.

WITNESSES:

1. 

2. 



LAND OWNER/FIRST PARTY

For Aakruthi Real Holdings LLP



Designated Partner

DEVELOPER/SECOND PARTY