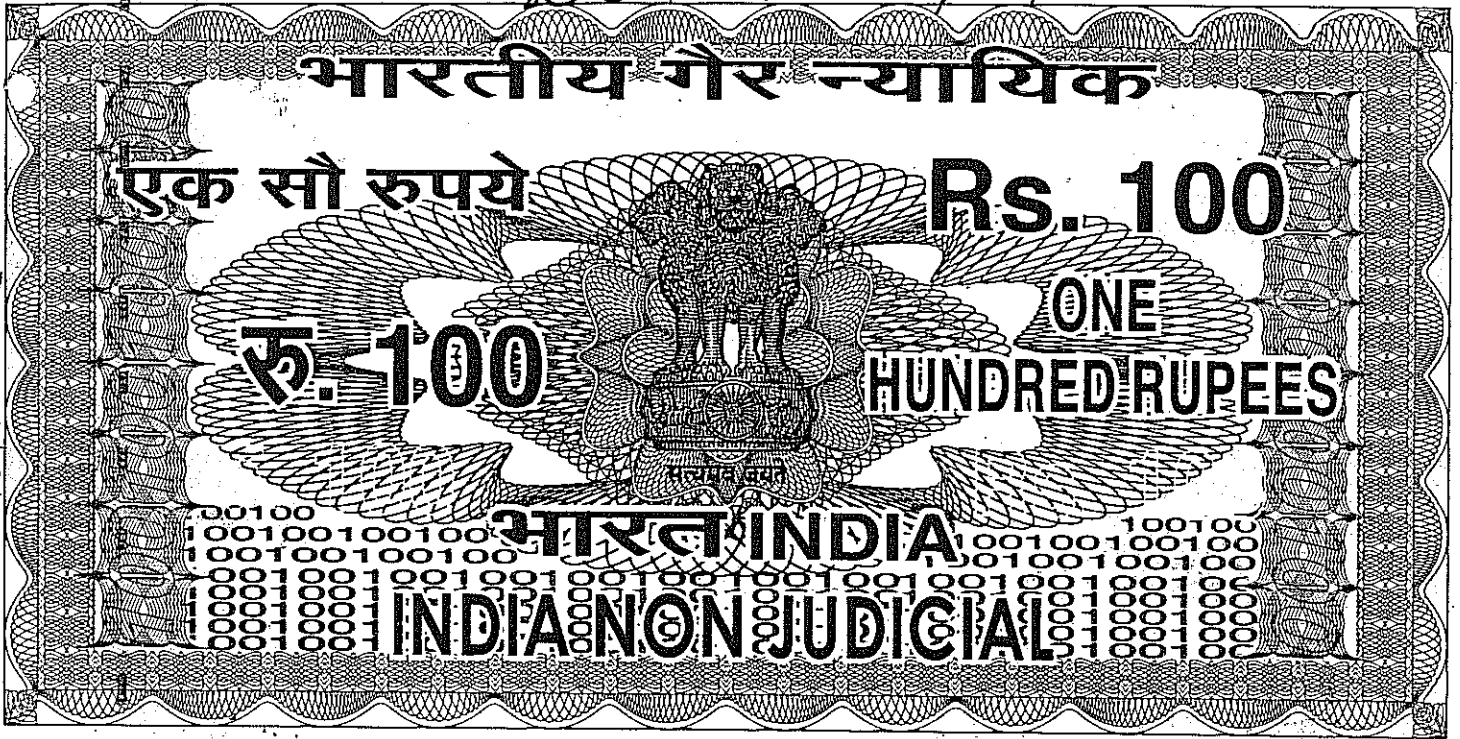


Doc No. 11112/2017.



తెలంగాణ తెలంగాణ TELANGANA

SL.No. 15738 DATE 22/12/2017

SOLD TO: N. Veeraiiah

S/o: N. Narayana

FOR WHOM: M/s. VEW INFRA PROJECTS, Ltd.

B. Sangeeta

L 689631

B.SANGEETA DEVI

Licensed Stamp Vendor

Lic No.15-18-008/2016

Block-16, Qtr: 03, RGK, Laxmiguda,

Rajendranagar, R.R.Dist., T.S.

Ph: 9652376993

DEVELOPMENT AGREEMENT - CUM - IRREVOCABLE
GENERAL POWER OF ATTORNEY

This **DEVELOPMENT AGREEMENT - CUM - IRREVOCABLE GENERAL POWER OF ATTORNEY** is made and executed on this **22nd** day of **DECEMBER 2017**, at S.R.O., Rajendranagar, R.R. Dist., by and between:-

1. **SRI. N. VEERAI AH S/o. SRI. N. NARAYANA**,
aged about 52 years, Occupation: Business,
R/o. Flat No.414, H.No.1-2-30/62, Vertex Paradise,
Nizampet Road, Kukatpally, Hyderabad.

(Aadhaar No.7698 9963 3837 & Pan No. ACZPN 2945 C)

2. **SRI. NANJALA NARASIMHA RAO**

S/o. SRI. N. NARAYANA,

Aged about 48 years, Occupation: Agricultural,

R/o. H.No.3-85, Nagulavancha Village, Chintakani Mandal,
Khammam Dist.,

(Aadhaar No. 7073 7052 5339 & Pan No. AGVPN 4282 E)

N. Veerai

Contd..2

For VEW Infra Projects

N. Veerai
Managing Partner

2.N.50000000

"Attested"
N. Veerai
Dy. Executive Engineer
Drawing & Disbursing Office
O/o The Chief Engineer, Minor Irrigati
Errummanjil, Hyderabad.

3. **Ms. NANJALA MANEESHA**

D/o. SRI. NANJALA NARASIMHA RAO

Aged about 21 Years, Occupation: Student,

R/o. H.No.3-85, Nagulavancha Village, Chintakani Mandal,
Khammam Dist.,

(Aadhaar No. 5250 5312 5791 & Pan No. BMWPN 5308 K)

(Hereinafter called as "**PARTIES OF THE FIRST PART/ OWNERS / PRINCIPALS**" which expression shall mean and include all their legal heirs, legal representatives, successors, executors, administrators, assignees etc., of the **FIRST PART**).

AND

M/s. VEW INFRA PROJECTS, (Pan No. AAOFV 7234 P)

A Partnership Firm.

Rep. by its Managing Partner...

SRI. N. VEERAAIAH S/o. SRI. N. NARAYANA,

aged about 52 years, Occupation: Business,

R/o. Flat No.414, H.No.1-2-30/62, Vertex Paradise,
Nizampet Road, Kukatpally, Hyderabad

(Aadhaar No.7698 9963 3837 & Pan No. ACZPN 2945 C)

(Hereinafter called as '**PARTY OF THE SECOND PART / DEVELOPER / GPA**' which expression shall mean and include all its legal heirs, legal representatives, successors, executors, administrators, assignees etc., of the **SECOND PART**).

WHEREAS the Owner No.1 of the First Part is the absolute owner and possessor of Residential Plot bearing No.47/P (**Northern Part**), in Survey No.304/Part, admeasuring **1072** Sq. yards, Situated at "Manasa Hills" **BUDVEL VILLAGE** Rajendranagar Mandal & Municipality, Ranga Reddy District, A.P., having purchased the same Vide Regd. Sale Deed Doct. No.10602/2007, Dt:10-12-2007, Regd. at. S.R.O., Rajendranagar, from Sri. Vemireddy Narasimha Reddy S/o. Late. V. Linga Reddy.

WHEREAS, Owner No. 1 has obtained the regularization proceeding for the above said Plot Vide Proceeding No.LRS27092016041217, Dt:27-09-2016, from the Greater Hyderabad Municipal Corporation, Zonal Commissioner, South Zone.

For VEW Infra Projects Contd..3

P. Veeri

N. S. Rao

Manesha N

N. Veeri
Managing Partner "Attested"

Dy. Executive Engineer
Drawing & Disbursing Officer
To The Chief Engineer, Minor Irrigation
Hyderabad.

WHEREAS the Owner No.2 of the First Part is the absolute owner and possessor of Residential Plot bearing No.47/P (**Sothern Part**), in Survey No.304/Part, admeasuring **500.00** Sq. yards, Situated at "Manasa Hills" **BUDVEL VILLAGE** Rajendranagar Mandal & Municipality, Ranga Reddy District, A.P., having purchased the same Vide Regd. Sale Deed Doct. No.10603/2007, Dt:10-12-2007, Regd. at S.R.O., Rajendranagar, from Sri. Vemireddy Narasimha Reddy S/o. Late. V. Linga Reddy.

WHEREAS, the Sri. Vemireddy Narasimha Reddy S/o. Late. V. Linga Reddy having purchased the Agricultural Land in Survey No.304 Part, admeasuring Ac.7-00 Gts., Situated at **BUDVEL VILLAGE** Rajendranagar Mandal & Municipality, Ranga Reddy Dist., A.P., Vide Regd. Sale Deed Doct. No.5569/2000, Dt:11-12-2000, Regd. at S.R.O., Rajendranagar, from Sri. Debbad Visweswara Rao S/o. Late. Debbad Narayana & Others.

WHEREAS, Owner No.2 has obtained the regularization proceeding for the above said Plot Vide Proceeding No.LRS27092016041153, Dt:27-09-2016, from the Zonal Commissioner South Zone G.H.M.C.

WHEREAS the Owner No.3 of the First Part is the absolute owner and possessor of Residential Part of Plot bearing No.47/P (**Sothern Part**), in Survey No.304/Part, admeasuring **250.00** Sq. yards, Situated at "Manasa Hills" **BUDVEL VILLAGE** Under GHMC Rajendranagar Circle, Ranga Reddy Dist., Telangana State, having acquired by virtue of Regd. Gift Deed Doct. No.9289/2017, Dt:08-11-2017, Regd. at S.R.O., Rajendranagar, from her Father i.e., Sri. Nanjala Narasimha Rao S/o. Sri. N. Narayana.

AND WHEREAS, the Owners/First Party herein being the owners of the above said property are jointly desirous of developing the Party of the First Party No.1 in Plot No.47/P (Northern Part) is admeasuring 1072 Sq. yards., Party of the First Party No.2 in Plot No.47/P (Southern Part), is admeasuring 250.00 Sq. yards., & Party of the First Party No.3 in Part of Plot No.47/P (Southern Part), is admeasuring 250.00 Sq. yards., total admeasuring **1572** Sq. yards or **1314.19** Sq. Mtrs., in Survey No.304/Part, Situated at "MANASA HILLS" **BUDVEL VILLAGE** Under GHMC, Rajendranagar Circle, Ranga Reddy Dist., Telangana State, which is morefully described in the **SCHEDULE OF PROPERTY** annexed hereto.

AND WHEREAS the parties of the First Part/Owners desirous to develop the Schedule Property into Residential Complex and thus offered the same to the developer/second part herein in the ratio of **39%** to the Owners/First part and **61%** to the Developer/Second part. Parties of the First Part have to pay open land tax, LRS or Open Space Contribution Charges etc., and all dues payable till the date of entering into this Deed of Development Cum GPA.,

N. Veenu
N.52000088
Manusha.N

For VEW Infra Projects Contd..4

N. Veenu
Managing Partner
Dy. Executive Engineer
Drawing & Disbursing Officer
O/o The Chief Engineer, Minor Irrigation
Errummanjil, H-darabadi

AND WHEREAS the Developer/Second Part accepted the above offer of the Owners/First part to develop the scheduled property into Residential Complex on the terms and conditions agreed by the first part and second part herein mentioned in the following Development –Cum- Irrevocable General Power of Attorney in the ratio of **39%** to the Owners/First part and **61%** to the Developer/Second Part.

**NOW THEREFORE THIS DEVELOPMENT-CUM-IRREVOCABLE GENERAL
POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-**

1. The party of the Second Part/Developer shall bear all expenses and Preparation of further plans and shall pay the necessary fees to the concerned authorities/departments.
2. The parties of the first part/owners hereby agreed and undertake not to sell or deal with or dispose or alienate or Mortgage, or otherwise enter into agreement, in respect of the schedule property with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of the agreement of the declaration made by the owners/first part of the agreement and also the parties of the first part/owners indemnifies the parties of the Second Part/Developer regarding the title from any possible disputes.
3. The parties of the second part shall take total responsibility of the construction as per the specifications and as per the plan which is approved by GHMC. That the parties of the second part will be responsible for any deviations in construction of Residential Flats agreed between the parties. The parties of the First Part shall not be entitled to interfere in the construction activities in any manner or obstruct the parties of the second part in construction or take any decision, enter into commitments etc., and is also specifically precluded from entering into any agreement of sales(s) regarding Residential Flats which fall to the share of the parties of second part in the constructed buildings or otherwise to any person or body whatsoever. So also party of the second part is precluded from entering into any agreement of sale(s) regarding Residential units which fall to the share of the owners/first part in the constructed buildings.
4. It is also agreed that the Detailed Construction Program/Schedule will be given to the first part/owners by the Second Part/Developers at the time of entering into this Agreement. The first part/owners are entitled to appoint a qualified Engineer on their behalf to look over the progress of the Construction of the Residential Flats/buildings in accordance with agreed Construction Program and Specifications.

N. Useni

N:5200హాక

Manisha-N

For VEW Infra Projects Contd..5

Managing Partner

Dy. Executive Engineer
Drawing & Disbursing Officer
@ The Govt. Engineer, Minor Irrigation
Bhadrachalam, N.T.

5. In consideration the parties of the first part having granted right to the party of the second part to develop the schedule property as per approved plan by GHMC, the party of the second part hereby agrees and covenants to give the parties of the first part way of consideration as follows:

The Parties of the First Part shall handover the Scheduled property of the Party of the Second Part after obtaining final approval Plan of GHMC Only.

- 5-I. The party of the second part have agreed to give **39%** of built up area of buildings to the parties of the First Part and shall retain the remaining **61%** developed area towards the share of party of the Second Part/Developer. That in case any dispute arises on sharing in between the land owners/first part they shall settle the dispute with their **39%** share only.
6. Further the party of second part shall with its own funds construct and deliver **39%** of the built up area along with **39%** of the parking area in the parking floors and terrace rights. The remaining **61%** of the built up area along with **61%** of parking area, terrace rights arising if any in future shall be the property of the party of the second part are not entitled to convert Parking area for any Others purposes other than those allowed by the plan sanctioning authority.
7. That both the parties of the first part and the party of the second part hereby agree that any difference in area allotted shall be adjusted or by paying to the other party at the prevailing market price of such built up area.
8. That the entire cost of the construction of the Residential Complex till it is completed and all costs of the proceedings in relation of the proposed construction shall be borne by the party of the Second Part/Developer only and the parties of the first part/owners shall have nothing to do with the same.
9. That after completion of the said Residential buildings the party of the second part shall deliver the possession to the parties of the first part **39%** of the total built up area along with parking area and portions entitled under this agreement after obtaining acknowledgement in writing from them and shall retain their share of constructed areas as per this agreement. However, the party of second part either during the construction or after completion of the construction shall be entitled to enter into any agreement of sale or obtain advances, from the customers for purchase of Residential Flats and other spaces falling to the share of the party of the second part, to the extent of their **61%** share only.

Contd..6

N. Jeev

N. Jeev

Maneisha-N

Attested

N. Jeev

Managing Partner

Dy. Executive Engineer

Drawing & Disbursing Officer

O/o The Chief Engineer, Minor Irrigation
Baramulla, J.K. Pradesh.

10. The party of the second part shall complete the construction of the proposed buildings within (24) months with a grace period of Six months Commence from the date of GHMC final approval Permission.
11. The party of the first Part (land owners) are liable and bound to clear any litigations and disputes if any arises on land from Govt. /Other sides on their own expenses without any delay. In any case the delay can be counted to extend the construction period moreover the advances and other payments made by the second party to the first party will be return back if the time taken to solve the litigation goes beyond 3 Months.
12. That if the construction work be delayed or stopped due to any natural phenomena or force majeure the period of delay of construction shall be added to the stipulated period. But by no way poor market conditions or financial inability will be considered as Force Majeure.
13. The parties of the first part shall not be held responsible for any defects in construction and party of second part shall alone be responsible for such defects and deviations and shall rectify the same with their own cost and shall be answerable to the third parties and parties of the first part. Till the expiry of two years from the Day of occupancy.
14. The party of the second part is entitled to:
 - i). To sign and submit applications, petitions, appeals, letter etc., to obtain requisite permission, sanctions and clearance as may be needed to develop the property from concern authorities government and semi government organizations.
 - ii). To apply to T.S./ Telangana Transco or APCPDCL/TSCPDCL for requirement of electricity connection transformers, and HMWS & SB for water connection for drainage connection or to any government authority shall be borne by party of Second Part /Developer.
15. All expenses and costs of transfer of the portions allotted to the party of the second part including stamp duty and registration charges of such sale deeds shall be borne either by party of second part or its nominees.
16. The parties of the first part has handed over all the original copies of the sale deed and other documents with regard to the title of the schedule property to the parties of the second part and the parties of the second part after perusal is completely satisfied about title of the schedule property.

Contd...7

N. Jais

N. S. Murthy

Manisha.N

u Attested¹²

N. V. Lee

Managing Partner
Dy. Executive Engineer
Drawing & Disbursing Officer
To The Chief Engineer, Minor Irrigation
B...

17. The parties of the first part and parties of the second part hereby agreed to join as the members of the proposed society to be formed by all the owners of the building complex and shall abide by the rules and bye laws of the said society after completion of construction and obtaining of possession of Residential Units.
18. That the party of second part agreed to bear all the expenses of amenities i.e. Lift, Water Connection and Bore well water, installation of Transformer and electricity meters and Generator etc and shall handover the **39%** share by completing in all respects. The parties of the first part agreed to use and enjoy all the common amenities in the building complex along with other co-owners of the Residential units.
19. The party of the second part shall present the original sale deeds of the schedule property to the authorities or to any other party, as and when required. The original sale deeds and link documents shall be kept in the safe custody of the second party up to the date of completion of construction or completion of sales transaction to the extent developers/second part share and handing over of possession to the extent of **39%** to the parties the first part and after completion and handing over of possession the second party shall handover the original documents pertaining to the schedule property to the society to be formed by the owners of the Complex.
20. No amount shall be paid by the parties of the first part to the parties of the second part towards any expenses whatsoever either incidental to the construction or concerned govt. authorities for any permission. The parties of the second part shall handover Residential units completed in all respects to the first part, within the stipulated time by obtaining Occupancy certificate from the concerned authorities.
21. The parties of the second part shall carry on the construction of the parties of the first part's share of **39%** along with the share of the second part's share of **61%** of built up area simultaneously and the progress of work in respect of both shares.
22. That both the parties have agreed to share the flats in ratio of **39%** to the First Part/Owners and **61%** to the Second Part/Developers and have **Earmarked** the **39%** share of the First Party/Owners and **61%** Share of the Second Part/Developers. Both the Parties herein shall execute Regd. Supplementary Agreement upon mutual consultation for sharing their respective shares i.e., 39: 61 ratio of the constructed area along with proportionate Undivided Share of Land on receipt of the Plan approval form the concerned authorities and enclosed as a Supplementary to this development Agreement.

Contd...8

N. Veer → *Attested*
N. 500088
Maneesha.N
Dy. Executive Engineer
Drawing & Disbursing
As The Chief Engineer, Minor Irrigation
Baramulla, Hyderabad

For VEW Infra Projects

N. Veer
Managing Partner

23. The party of the Second Part/Developer has agreed to give **39%** of Built up area to the parties of the First Part/Owners and shall retain the remaining **61%** towards the share of Second Part/Developer. The above **39%** shares of the built up area of the Parties of the First Part shall be shared amicably among themselves in Proportion to their Land holding.
24. The Amenities and Specifications which have been agreed by the Second Part/Developers under this Agreement are enclosed in **Annexure - A & Annexure - B**.
25. Incase of any Mortgage required by the concerned Municipal or Govt. Authorities then the area chosen by GHMC shall be Mortgage and it will be responsibility of the Second Party to get the Mortgage area released.
26. The Developer/Second Part while raising funds for Construction of the Schedule property will be doing at their own personal guarantee and risk and Can Create lien, Mortgage or deposit the Title or Title deeds of the Schedule property for such above said acts. The Owners/First Parts have to be saved from the harm and shall be indemnified by the Developers/Second Part from creditors, individuals, financial institutions, prospective buyers etc. In case the Developer defaults in repayment or fails to fulfill their commitments the effected parties cannot make any claim towards the possession or Title of schedule property, the claims have to be settled from the personal assets or from the Share of Developers only. Title of the Owners/First Part will be unaffected under all circumstances.
27. If any dispute or difference arises among the parties in respect of this agreement, the same shall be referred to the Arbitrator or Arbitrators mutually selected for the purpose. The Award of the arbitrator or arbitrators in respect of such difference or dispute shall be final on all parties subject to the provision of law that may be enforced.
28. It is agreed by both Parties herein that in the event of Sale of any of the Flats being made by the owners or Developers any value added GST and other Taxes leviable by any department on the sale of such Units, then the same shall be borne by owners/ Developers for their respective extents sold by them.
29. The Developer will have right to upgrade the specifications and to do extra work on the request of the Purchaser/ owners of the Units, by receiving the extra amount from them.

"Attested"
For VEW Infra Projects Ltd...9

N. J. Sai

N. J. Sai

Maneesha N

N. J. Sai
Managing Partner
Dy. Executive Engineer
Drawing & Disbursing Officer
To The Chief Engineer, Minor Irrigation
Errummanjil, Hyderabad.

30. That after allotment of Flats as mentioned in the Supplementary Agreement, the owners shall be at liberty to sell/allot their shares of the constructed area together with Undivided share of land and to enter into any agreement of Sale/ allotment of their Flats at such price or on such terms and conditions as the owners may think fit. All such sale/allotments shall be made by the owners at their own costs/accounts and risk and owners shall above be responsible to such parties/Purchasers in connection with all the dealings in between the owners and such parties/purchasers. The Developer shall however fully co-operate with the owners in helping them to deal with such parties/purchasers.

NOW THEREFORE THIS DEED OF GENERAL POWER OF ATTORNEY
WITNESSES AS FOLLOWS:

The First Part/Owners hereby constitute, appoint and empower the party of the Second Part/Developers namely...

M/s. VEW INFRA PROJECTS, (Pan No. AAOFV 7234 P)
A Partnership Firm.

Rep. by its Managing Partner...

SRI. N. VEERAIHA S/o. SRI. N. NARAYANA,
aged about 52 years, Occupation: Business,
R/o. Flat No.414, H.No.1-2-30/62, Vertex Paradise,
Nizampet Road, Kukatpally, Hyderabad

- i. To prepare further plans of the proposed Residential complex by an authorized architect and submit the same to the competent authorities if necessary along with other requirements for approval, for such purposes to sign on applications, plans etc., wherever necessary and to do all needful acts to that effect on behalf of the owners.
- ii. To carry out construction work themselves or by appointing skilled contractors, engineers etc., and for such purpose to enter into contract, sub-contracts etc.,
- iii. To negotiate with and enter into agreement of sale, for sale of Residential area apartment/unit/garage/parking lot etc., with proportionate undivided Share of land to any intending purchaser or purchasers from the **61%** share which the Developer is entitled to, at rates of their choices, and receive advance amounts and discharge proper receipts for the same by executing proper deed (s).

Contd...10

N. Veeraiha
N. S. D. O. O. R. P.
Maneesha-N

Attested
Dy. Executive Engineer
Drawing & Disbursing
O/o The Chief Engineer, Minor Irrigation
Erummanjil, Hyderabad

N. Veeraiha
Managing Partner

- iv. To look after and safeguard the Schedule Property and its maintenance during the course of construction of the complex.
- v. To apply for and obtain necessary permission and certificates as may be required from time to time for construction or for obtaining amenities and facilities in the proposed complex or as may be required formalities. For such purpose, the Attorney holder is empowered to pursue matters before the Municipal Council, A.P/ Telangana Transco, Water Works Department and Sewerage Department, U.L.C Authorities, Revenue Authorities, the Government, etc.,
- vi. To prepare relevant Sale Deed (s) in favour of the intending purchaser (s) in respect of the constructed accommodation comprising of **61%** share of the Builder/ Developer is authorized to sign all documents on behalf of the partnership firm relating to business and registration of Sale Deeds and they are also empowered to enter into all agreements with public and Government Departments and its agencies, either by themselves or through their agent in the proposed complex and to present such instruments in the concerned registration office and get the same registered by receiving the agreed consideration amounts and to put the prospective Purchasers in actual physical possession of the unit purchased by him/her/them in the proposed complex.
- vii. To enter into the agreement of sale and receive the sale consideration and to pass receipts for the same and transfer the said schedule of property to the agreement holders or their respective nominees by way of sale and to execute and register the sale deed (s) in favour of the prospective purchaser's and to present the sale deeds executed by them in favour of the purchasers before the concerned authorities to submit the execution and to procure the registered sale deed (s) in respect of **61%** constructed area falling to the share of the Builders/second part.
- viii. The Second Party Can Mortgage are Create Lien on the Property even by way of Depositing title Deeds of the Parties of The First party for the Purpose of running funds for construction activity.

D.S.D.Rs.3,93,900/- R. Fees Rs.20,000/- User Charges Rs.200/- Total
Rs.4,14,100/- Paid.

14,100/- Paid.

N. Veni → "Attested"

N. S. D. S. D. S. D.

Manesha-N

Dy. Executive Engineer
Drawing & Disbursing Officer
Old The Chief Engineer, Minor Irrigation
Engineering, Hyderabad.

N. Veni → Contd...11
Managing Partner

**STATEMENT REGARDING THE MARKET VALUE OF THE
SCHEDULE PROPERTY**

Under Rule of T.S. (Prevention of Under Valuation) instruments Rules, 1975.

The Land Owners do hereby declare and state to the best of our knowledge and belief that the market value of the property now being transferred is as follows:

PLACE	PARTICULARS	Total Area	VALUE	Total Value
"Manasa Hills" BUDVEL VILLAGE , Under GHMC, Rajendranagar Circle, Ranga Reddy Dist., Telangana State.	Plot No.47	1572 Sq. yards	Rs.5,000/-	Rs.78,60,000/-
	Proposed Residential Complex Cellar +Stilt+ Five Upper Floors, including common areas,	40000 Sq. feet	Rs.760/-	Rs.3,04,00,000/-
	Cellar & Stilt	18,000 Sq. feet	Rs.500/-	Rs.90,00,000/-
	TOTAL			Rs.3,94,00,000/-

SCHEDULE OF PROPERTY

All that the Residential Plot bearing No.47, in Survey No.304/Part, total admeasuring **1572** Sq. yards or **1314.19** Sq. Mtrs, Situated at "Manasa Hills" **BUDVEL VILLAGE**, Under GHMC, Rajendranagar Circle, Ranga Reddy Dist., Telangana State., and bounded by:-

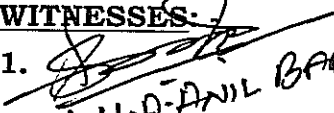
NORTH : Neigh's Land.
SOUTH : Plot No.48.
EAST : Plot No.46.
WEST : 40' Wide Road.

And morefully described in the Plan annexed hereto, marked in **RED** Colour.

N. V. Venkatesh *Attested*
14.5.2008
Maneesha-N
Dy. Executive Engineer
Drawing & Disbursing Officer
O/o The Chief Engineer, Minor Irrigation
Erummeti, Hyderabad.
For VEW Infra Projects
Contd...12
N. V. Venkatesh
Managing Partner

IN WITNESSES WHEREOF, the parties of the first part and party of the second part have signed this Development Agreement -Cum- Irrevocable General Power of Attorney on reading the same in English and explained the meaning of the same in their vernacular language and after understanding the meaning of the same in its true sense without any fear, force, undue advantage or coercion on the day, month and year first above mentioned in presence of the following witness.

WITNESSES:

1. 
(H.D. Anil Babu)
2. J. Ammu
(S. Appa Rao)

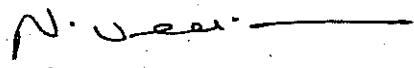
"Attested"


Dy. Executive Engineer
Drawing & Disbursing Officer
O/o The Chief Engineer, Minor Irrigation
Errummanjil, Hyderabad.

1. N. V. Rao
2. N. S. Rao
3. Manusha. N

FIRST PARTY/OWNERS

For VEW Infra Projects



SECOND PARTY/DEVELOPER

Managing Partner

SPECIFICATIONS

1. Structure : R.C.C. framed structure.
2. Walls : All External Walls are of 9" Light Weight Cement Brick and all inner walls are of 4½" with Smooth finish Plaster.
3. Main Doors : Medium Teak wood frame with Teak Wood Shutters along with SS Hardware and Godrej Mortise Lock.
4. Internal Doors : All Internal Door Frames are of Medium Teak and all the Shutters are flush door with Veneer.
5. Windows & Ventilators : All Windows and Ventilators are of UPVC Sliding along with MS fixed Grills.
6. Kitchen : Kitchen Plat form with Jet Black Granite Along with SS Kitchen Sink.
7. Flooring : Good Quality Vitrified Tiles.
8. Toilets : Sewerage Pipe lines are of 150 MM PVC and All water pipe lines are of UPVC & CPVC, all fittings are of Jaguar and Hind ware.
9. Wash area : 4" Height Ceramic dado with washing Machine Point.
10. Electrical : Three Phase Power supply DB and wires are of Polycab and switch and sockets are of Anchor Roma.
11. Painting : Smooth Finish walls and Ceiling using Asian Royale Paint. Exteriors and Common Areas are with Asian Apex paint.
12. Lift : 2 Nos. 6 Passenger Lifts of Johnson or equivalent Make.
13. Electrical Back-Up : 35 KVA Acoustic Insulated Genset of reputed Brand for all common area lighting lift, motors and six points for each flat.
14. Intercom Security System : Shall be provided in all the Flats.
15. Camera : Surveillance system would be installed for the building.

Note: Anything other than specified will be done at extra cost.

N. V. Venk
N. S. D. 000088
Manisha. N

Attested
Dy. Executive Engineer
Drawing Office
O/o The City Engineer, Minor Irrigation
Erumangudi, Hyderabad
FOR NEW Infra Projects
N. V. Venk
Managing Partner

REGISTRATION PLAN SHOWING THE Residential Plot No. 47, in Survey No. 304/Part, situated at " Manasa Hills ", **BUDVEL VILLAGE**, Under GHMC, Rajendranagar Circle, Ranga Reddy District, Telangana State.

LAND OWNERS:

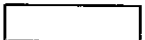
1. SRI. N. VEERAAIAH S/o. SRI. N. NARAYANA
2. SRI. NANJALA NARASIMHA RAO S/o. SRI. N. NARAYANA
3. Ms. NANJALA MANEESHA D/o. SRI. NANJALA NARASIMHA RAO

DEVELOPERS : M/s. VEW INFRA PROJECTS
Rep. by its Managing Partner...
SRI. N. VEERAAIAH S/o. SRI. N. NARAYANA

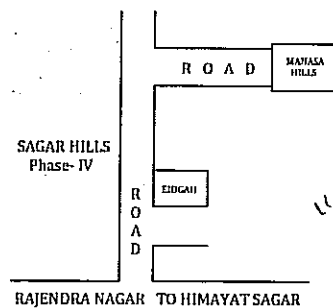
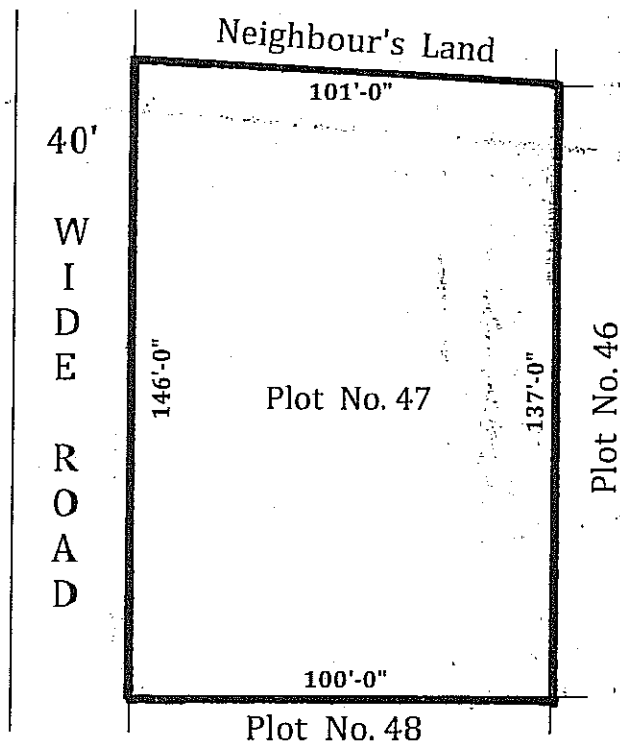
REFERENCE:

SCALE: N. T. S.

INCL. : 

EXCL. : 

AREA: 1572.00 Sq. Yds.,
or
1314.19 Sq. Mts.,



N

"Attested"

[Signature]
Dy. Executive Engineer
Drawing & Disbursing
O/o The Chief Engineer, Municipal
Errummanjil, Hyderabad.

For VEW Infra Projects

[Signature]
Managing Partner

1. *[Signature]*

2. *[Signature]*

1. *N. Veer*

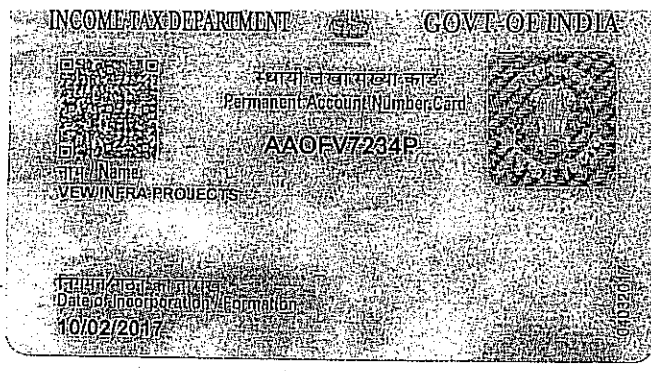
2. *N. Srinivas*

3. *Manesha N*

SIGN OF THE WITNESSES

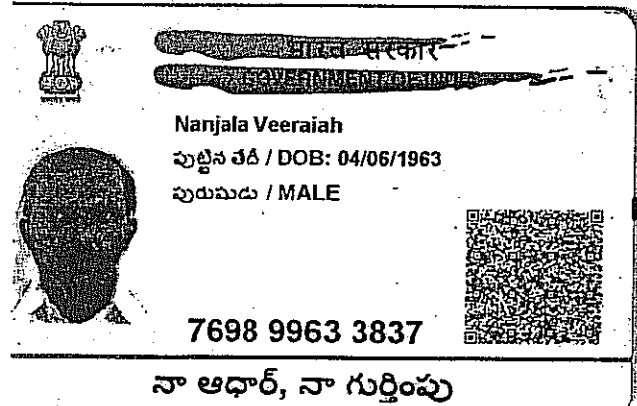
SIGN OF THE OWNERS

SIGN OF THE DEVELOPER

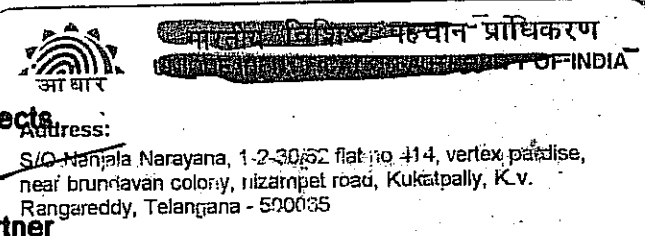


"Attested"

Dy. Executive Engineer
Drawing & Designing Officer
Ojo The Chief Engineer, Major Irrigation
Errummanthi, Hyderabad.



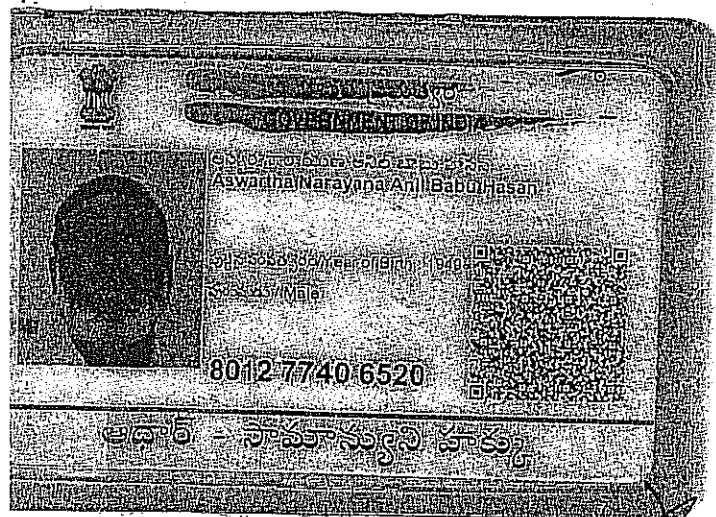
For VEW Infra Projects
Managing Partner



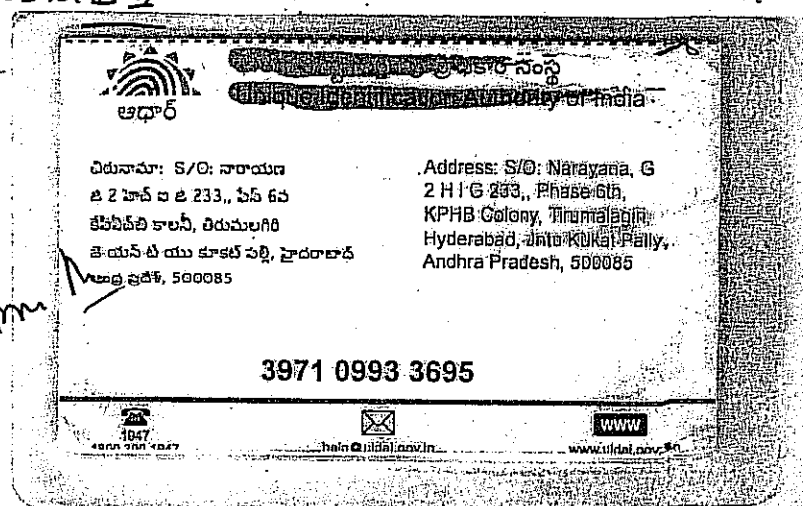
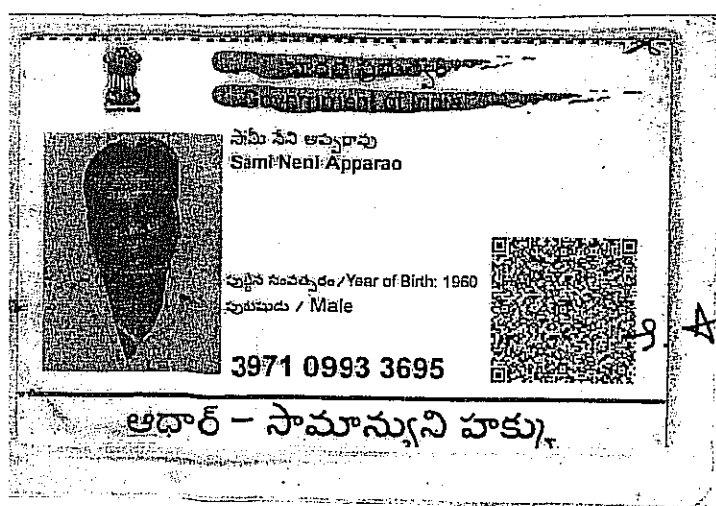
Address: S/O Nanjala Narayana, 1-2-30/52 flat no 414, vertex paradise, near brundavan colony, nizampet road, Kukatpally, K.V. Rangareddy, Telangana - 500035



అధికారి-1



అధికారి-2



Address: S/O: Narayana, 2 HIG 253, Phase-6th, KPHB Colony, Tirmalagiri, Hyderabad, Pin-500085

Address: S/O: Narayana, 2 HIG 253, Phase-6th, KPHB Colony, Tirmalagiri, Hyderabad, Pin-500085

ఆంధ్రప్రదేశ్ ప్రభుత్వం
GOVERNMENT OF INDIA
NARAJALA NARASIMHA RAO
NARAYANA NANJALA
10/07/1967
AGVPM4282E
N. Narasimha Rao

ఆంధ్రప్రదేశ్ ప్రభుత్వం
GOVERNMENT OF INDIA
NARAJALA MANEESHA
NARASIMHA RAO NANJALA
10/08/1996
BMWPN5308K

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాధి సంఖ్య / Enrollment No. : 1001/21091/17216

సమాధి సంఖ్య / Enrollment No. : 1001/21091/17217

To
Nanjala Narasimha Rao
సంజాల నరసింహ రావు
S/O Narayana
3-81
Chinthakani
Nagulavancha, Khammam,
Andhra Pradesh - 507208

To
Nanjala Maneesha
సంజాల మనేష
D/O Narasimha Rao
3-81
Chinthakani
Nagulavancha, Khammam,
Andhra Pradesh - 507208

UF155147754IN

UF062067784IN

15514775

6206778

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7073 7052 5339

ఆధార్ - సామాన్యుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

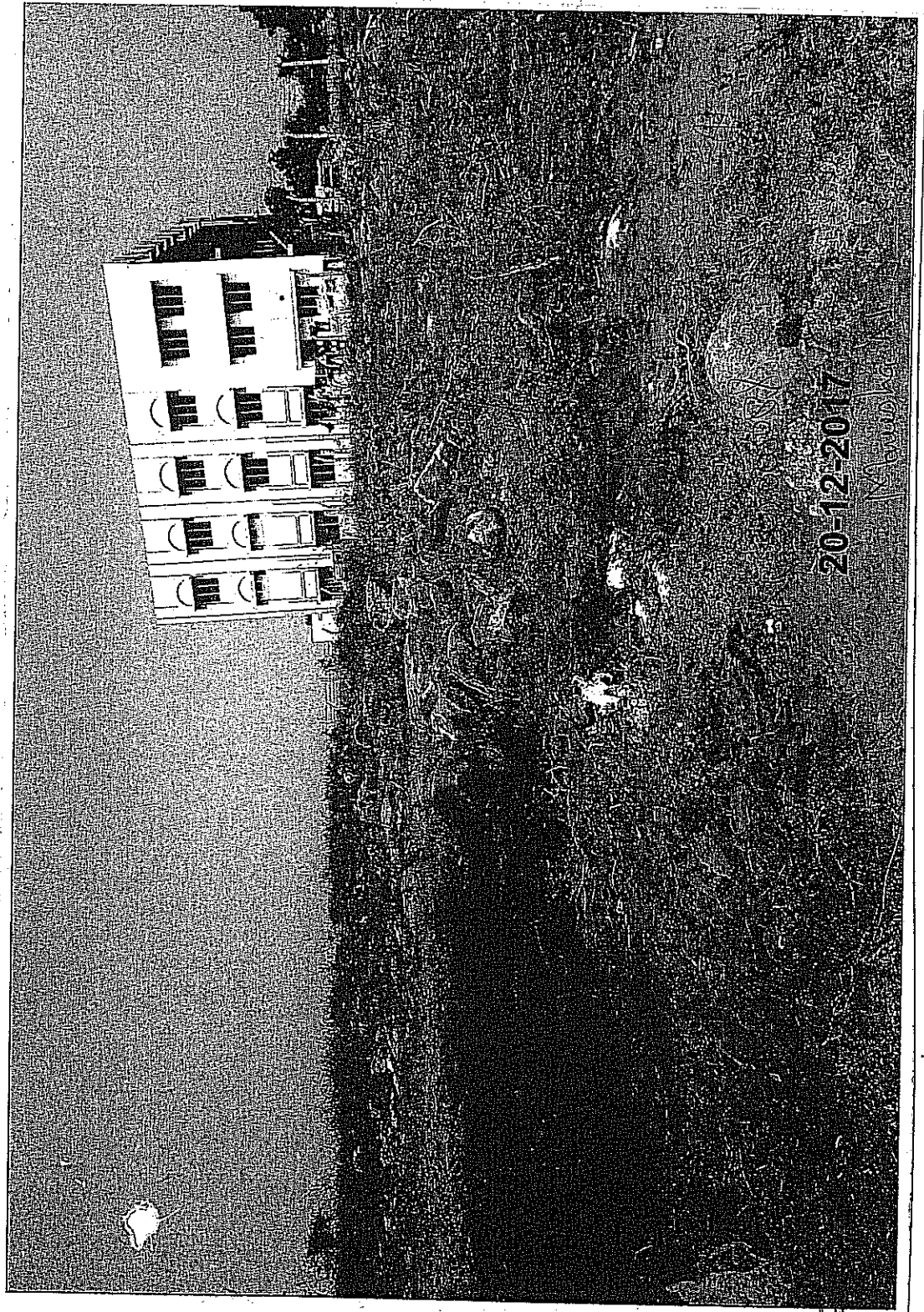
5250 5312 5791

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
సంజాల నరసింహ రావు
Nanjala Narasimha Rao
పుట్టిన సంవత్సరం/Year of Birth: 1966
పురుషుడు / Male
7073 7052 5339

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
సంజాల మనేష
Nanjala Maneesha
పుట్టిన సంవత్సరం/Year of Birth: 1996
స్త్రీ / Female
5250 5312 5791

ఆధార్ - సామాన్యుని హక్కు



20-12-2017

D. Suresh Babu
Dy. Executive Engineer
Drawing & Disbursing Off.
O/o The Chief Engineer, Minor Irrig.
Errammanjil, Hyderabad.

Attended