



Government of Telangana
Registration And Stamps Department

16842/21

Payment Details - Citizen Copy - Generated on 25/09/2021, 12:18 PM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 19348

Receipt Date: 25/09/2021

Name: BANKURU KAMALA

CS No/Doct No: 17867 / 2021

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 743VUI230921

Chargeable Value: 16075000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 23-SEP-21

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				84375
Deficit Stamp Duty				168700
User Charges				500
Total:				253575
In Words: RUPEES TWO LAKH FIFTY THREE THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY				

Prepared By: SYEDFAIZ



401633

Joint Sub Registrar-I
R.O. Ranga Reddy Dist.

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S. No. 4046 Date: 20/09/2021 Rs.100/-

Sold to K. Subash Babu
S/o. W/o. D/o. K. Prabhakara Rao

For Whom M/s. Mahitha Developers, Hyd.

R/o. Hyd

Shafeg AD 542668

MOHD. SHAFEEQUDDIN
LICENSED STAMP VENDOR
Lic.No:15-22-006/2016
Ren. No.15-22-056/2019
Shop No.34, PAREEK PLAZA,

HUDA TRADE CENTRE, NALLAGANDLA(V)
SERILINGAMPALLY(M), RANGAREDDY DIST.
999895

THIS Development Agreement-Cum-General Power of Attorney is made and executed on this the 25th day of **SEPTEMBER, 2021** by and between:

Smt. BANKURU KAMALA, W/o. **SRI. BANKURU APPA RAO**, aged about 66 years, Occupation: Housewife, R/o. H.No.16-3-207/1, Plot No.89, Vasanth Nagar, Near 4th Street, JNTU, Kukatpally, Hyderabad - 500085, Telangana State. Aadhaar:6756 4588 1493, PAN:AIUPB7084K.

Hereinafter referred to as **"FIRST PARTY/LAND OWNER"** which expression unless her repugnant to the context or meaning there of, shall mean and include all her heirs, successors, legal representatives, etc., of **FIRST PART**.

AND

M/S. MAHITHA DEVELOPERS: Represented by its Managing Partner:

Sri. K. SUBASH BABU, S/o. **Sri. K. PRABHAKARA RAO**, aged about 35 Years, Occupation: Business, R/o. Flat No. 205, HIG 214 & 215, 6th Phase, KPHB Colony, Kukatpally, Hyderabad. PAN:ANCPK8037A, Aadhaar:5426 0476 9066, Cell No.9849999316.

Hereinafter referred to as **"SECOND PARTY/DEVELOPER"** which expression unless it's repugnant to the context or meaning thereof, shall mean and include all its heirs, successors, legal representatives, etc., of **SECOND PART**.

Contd..2..

B. Kamala

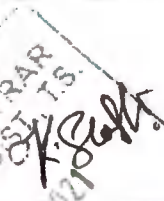
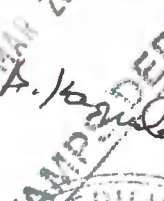
K. Subash

Partner

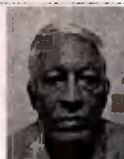
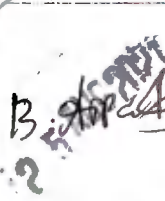
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 84375/- paid between the hours of 12 and 1 on the 25th day of SEP, 2021 by Sri Bankuru Kamala

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. MAHITHA DEVI [1510-1-2021-17667]	M/S. MAHITHA DEVELOPERS REP BY K. SUBASH BABU (MANAGING PARTNER) S/O. K. PRABHAKARA RAO R/O. FLAT NO. 205, HIG 214 & 215, 6TH PHASE, KPMB COLONY, KUKATPALLY, HYDERABAD	
2	EX		 BANKURU KAMALA: [1510-1-2021-1766]	BANKURU KAMALA W/O. BANKURU APPA RAO R/O. H.NO. 16-3-207/1, PLGT NO. 89, VASANTH NAGAR, JNTU, KUKATPALLY, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 B APPA RAO: 25/09/21 [1510-1-2021-17667]	B APPA RAO HYDERABAD	
1		 G DASARADHA RAMU [1510-1-2021-17667]	G DASARADHA RAMARAO HYDERABAD	

25th day of September, 2021

Signature of Joint SubRegistrar1
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1710 Name: Bankuru Apparao	Ban uru Chinadali Naidu, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085	
2	Aadhaar No: XXXXXXXX1523 Name: Gopalam Dasaradha Ramaraao	S/O Gopaln Srinivasarao, Chintalapudi, West Godavari, Andhra Pradesh, 534460	
3	Aadhaar No: XXXXXXXX1493 Name: Bankuru Kamala	W/O - Bankuru Apparao, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085	

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Ranga Reddy (R.O)

WHEREAS the First Party/ Land Owner herein is the absolute owner and peaceful possessor of **Part of Plot bearing Nos. 101 & 102**, admeasuring **220 Sq.yards** or equivalent to 183.92 Sq. Meters, in **Survey Nos.203/A and 202/2/A**, known as **SRILA GARDENS**, Situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, under GHMC Circle, Ranga Reddy District, Telangana State., having acquired the same through a Registered Gift Deed vide Document No.**8116/2021**, Dated: 20-04-2021, Registered at R.O. Ranga Reddy, from Smt. BANKURU MADHAVI alias UDESHI MADHAVI VIKRAM W/o. Sri. VIKRAM UDESHI, D/o. B. APPA RAO., rep by her GPA Holder Smt. BANKURU KAMALA, W/o. SRI. B. APPA RAO, (Vide registered Genera Power of Attorney Document No.13860/2019, dated:08-08-2019, registered at R.O. Ranga Reddy).

WHEREAS the said Previous Owner i.e., BANKURU MADHAVI, D/o. BANKURU APPA RAO, had purchased the same through a Registered Sale Deed vide Document No.**52S/2002**, Dated: 24-01-2002, Registered at R.O. Ranga Reddy, from Sri. M. SIVA RAMA RAJU, S/o. Sri. M. V. S. N. RAJU and 10 others, and SRILA REALTY.

LIKEWISE the First Party/ Land Owner herein is also the absolute owner and peaceful possessor of **Plot bearing No.102 Part**, admeasuring **216.66 Sq.yards** or equivalent to 181.12 Sq. Meters, in **Survey Nos.203/A and 202/2/A**, Known as **SRILA GARDENS**, Situated at **MADINAGUDA VILLAGE**, Serilingampally Mandal, and Municipality, under GHMC, Ranga Reddy District, Telangana State., having acquired the same through a Registered Gift Deed vide Document No.**12006/2019**, Dated:09-07-2019, Registered at R.O. Ranga Reddy, from Smt. PONUPUREDDI RADHIKA, W/o. Sri. P. VENKATA AMARNADH, D/o. BANKURU APPA RAO. Who intern had purchased the same through a Registered Sale Deed vide Document No.**527/2002**, Dated:24-01-2002, Registered at R.O. Ranga Reddy, from Sri. M. SIVA RAMA RAJU, S/o. Sri. M. V. S. N. RAJU and 10 others, and SRILA REALTY.

AND LIKEWISE the First Party/ Land Owner herein is also the absolute owner and peaceful possessor of **Plot bearing No.101 Part**, admeasuring **79.34 Sq.yards** or equivalent to 66.32 Sq. Meters, in **Survey Nos.203/A and 202/2/A**, Known as **SRILA GARDENS**, Situated at **MADINAGUDA VILLAGE**, Serilingampally Mandal and Municipality, Ranga Reddy District, Telangana State., having purchased the same through a Registered Sale Deed vide Document No.**529/2002**, Dated:24-01-2002, Registered at R.O. Ranga Reddy, from Sri. M. SIVA RAMA RAJU, S/o. Sri. M. V. S. N. RAJU and 10 others, and SRILA REALTY.

Since the First Party/ Land Owner is in absolute possession of the Plot Nos. 101 & 102, total admeasuring 516.0 Sq.yards, and enjoying the same.

For Ms. MAHITHA DEVELOPERS

Cont..3..

[Handwritten Signature]

Partner

B. Kamala.

E-KYC Details as received from UIDAI:			Photo
SI No	Aadhaar Details	Address:	
4	Aadhaar No: XXXXXXXX9066 Name: KORRAPATI SUBASH BABU	S/O KORRAPATI PRABHAKARA RAO, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085	

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	188700	0	0	0	168800
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	84375	0	0	0	84375
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	253575	0	0	0	253675

Rs. 168700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 84375/- towards Registration Fees on the chargeable value of Rs. 16875000/- was paid by the party through E-Challan/BC/Pay Order No. 743VUI230921 dated 23-SEP-21 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 253575/-, DATE: 23-SEP-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5106747919913, PAYMENT MODE: CASH-1001136, ATRN: 5106747919913, REMITTER NAME: K. SUBASH BABU, EXECUTANT NAME: BANKURU KAMALA, CLAIMANT NAME: MS MAHITHA DEVELOPERS

Date:

25th day of September, 2021

Signature of Registering Officer
Ranga Reddy (R.O.)

Certificate of Registration

Registered as document no. 16842 of 2021 of Book-1 and assigned the identification number 1510 - 16842 - 2021 for Scanning on 25-SEP-21.

Registering Officer

Ranga Reddy (R.O.)

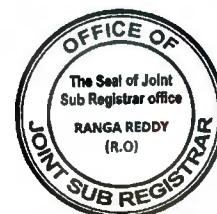
(G. Sandhya Rani)

Bk - 1, CS No 17667/2021 & Doct No 16842/2021.

Joint SubRegistrar
Ranga Reddy (R.O.)



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Whereas Second Party/Developer approached the First party/Land Owner with a proposal to develop the schedule property i.e., **Plot bearing Nos. 101 & 102**, total admeasuring **516 Sq.yards** or equivalent to 431.44 Sq. Meters, for construction of residential complex for mutual benefit of both the parties as per the mutually agreed plan. Further the Second Party shall construct and deliver with its own funds **60%** of built-up area inclusive of all common areas and balcony areas to the First Party/Land Owner in lieu of the development rights given to Second Party/Developer. The remaining **40%** of built-up area comes to the share of the Second Party/Developer.

Whereas the Second Party/Developer has represented and assured the First Party/Land Owner that it has requisite expertise and infrastructure for such development. The parties after mutual deliberations among themselves have agreed to reduce the terms of the Development Agreement in writing and have agreed to abide strictly to the terms and conditions stated herein. The Second Party/Developer has agreed to develop the Property by investing its own funds and under its care and supervision.

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

1. The Second Party/Developer shall prepare a comprehensive plan for the construction of residential complex to be constructed by it over the land of First Party/Land Owner, i.e., Schedule of Property and shall submit the plans along with necessary application forms and papers to the GHMC/HMDA authorities and get them sanctioned.
2. The Second Party/Developer shall bear all expenses and preparation of the said plan, documents etc., and shall pay the necessary fees to the GHMC/HMDA and the other concerned authorities.
3. The First party/Land Owner is having the right to inspect the quality of the construction by themselves at any stage and if the construction is found against the specifications and amenities to be provided.

Both parties have agreed to share their respective flats as mentioned under:

First Party/Land Owner Share **Smt. BANKURU KAMALA**

Sl.No	FLAT NUMBER	FLOOR	BUILT-UP AREA
1.	101	FIRST	1500 SQ.FEET
2.	102	FIRST	1200 SQ.FEET
3.	501	FIFTH	1500 SQ.FEET
4.	301	THIRD	1500 SQ.FEET
5.	302	THIRD	1200 SQ.FEET
6.	402	FOURTH	1200 SQ.FEET

Cont..4..

B. Kamala

For M/s. MAHITHA DEVELOPERS

K. Shashi
Partner

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Ranga Reddy (R.O)



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Second Party /Developer Share: **M/S MAHITHA DEVELOPERS:**

Sl.No	FLAT NUMBER	FLOOR	BUILT-UP AREA
1.	201	SECOND	1500 SQ.FEET
2.	202	SECOND	1200 SQ.FEET
3.	401	FOURTH	1500 SQ.FEET
4.	502	FIFTH	1200 SQ.FEET

4. The Second Party/Developer shall complete the construction of the proposed building within **18 months** from the date of obtaining sanction plan from GHMC/HMDA. However **3 months** grace period will be given to the Second party/Developer. If the Second Party does not complete the construction of the said Apartment within the stipulated period of 21 months, then the Second Party shall pay the rent to the First Party. Compensation for late construction at Rs.10/- per SFT per month to the extent of the First party's share.
5. The Second Party/Developer shall follow all the necessary Laws, rules and conditions imposed by the competent authorities and shall be responsible for any accident, injuries, loss of life caused to any of the workers or laborers and payment of compensation thereof during the proposed construction and the First Party/Land Owner shall not be responsible for the same.
6. It is agreed that the Second Party/Developer shall invest the sums with its own source of funds for the purpose of developing the schedule property and for construction of the residential complex as aforementioned and the First Party/Land Owner shall not invest any amount or incur any expenditure towards the development and construction.
7. The First Party/Land Owner shall not be made responsible for any of the taxes such as income-tax, wealth tax etc., to be paid in respect of flats sold by the Second Party of their respective share of **40%**. The Second Party/Developer or prospective purchasers shall alone be responsible for payment of such taxes. However the First Party/Land Owner shall be responsible to pay the above taxes for their share of **60%**.
8. The First Party/Land Owner hereby assures and covenants with the Second Party/Developer as follows:
 - i) That the First Party/Land Owner is the absolute and exclusive owner herein there is no other person or persons having any- manner or right, title, share, claims or interest in the said property.
 - ii) That there are no prior agreement, court orders, attachments, disputes or litigations or any tax and or revenue attachments or notices of requisitions from Government or Tax or other authorities in respect of the said property or relating thereto.

For M/s. MAHITHA DEVELOPERS

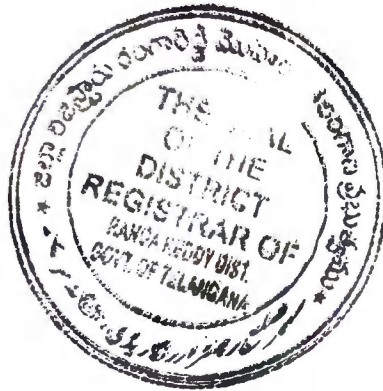
B. Kamala

K. S. S. S.

Partner

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Ranga Reddy (R.O)



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For M/s. MAHITHA DEVELOPERS

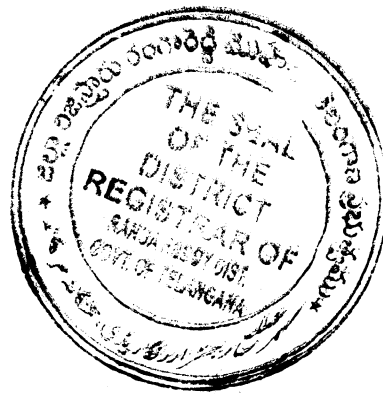
Partner



-

Op. Shethi Partner

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Ranga Reddy (R.O)



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The First Party/Land Owner hereby appoints, retains, nominates and constitutes the Second Party/Developer i.e. **M/S MAHITHA DEVELOPERS** Represented by its Managing Partner: **Sri. K. SUBASH BABU**, S/o. Sri. K. PRABHAKARA RAO, as their lawful attorney to do the following acts, deeds and things in respect of the built-up area along with proportionate undivided share of land entitled by the Second Party/Developer under this Agreement.

- a) To sell the said property to the extent of agreed share of the Second Party/Developer to the Sub-Agreement holder or their nominee or nominees, in form of Flats.
- b) To enter into agreements of sale with intending purchaser/s and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipt for payment received in respect of the built-up area for which the Second Party/Developer is entitled to.
- c) To sign and execute the sale deeds and such other documents in respect of the schedule property and present such sale deeds, conveyance deeds before the registering authority, admit the execution and acknowledge the receipt of the total sale consideration and get the sale deed registered in respect of the super built-up area entitled by the Second Party/Developer.
- d) To apply and obtain sanctioned plans and permissions etc., from GHMC and other concerned authorities for the construction of the proposed building and the other structures on the schedule property and to sign all such applications, forms, affidavits or petitions and papers as may be necessary in respect of Schedule Property.
- e) To make statements, file affidavits, reports in all proceedings before any statutory authority, including GHMC, U.L.C. Authority, water works department, T.S.S.P.D.C.L and obtain necessary sanctioned permissions and approvals.
- f) To institute, sign, file, suits, petitions, complaints, appeals, writs or any other legal proceeding in respect of the schedule-property and to defend the First Party/Developer in all courts, quasi judicial authorities, civil or criminal or in the High court of Andhra Pradesh or in the Supreme Court of India and to sign and verify all applications, affidavits, appeals, complaints, petitions, vakalats etc., from time to time and to give evidence in court of a Law on behalf of the principal and to effect compromise in all such legal proceedings and safe guard the rights of the First Party/Land Owner in respect of the schedule property.
- g) To advertise the project for sale in such a manner as may the Second Party/Developer shall feel necessary and to solicit such customers for the purpose of selling the flats.
- h) To handover peaceful and vacant possession to the prospective purchasers of the flats.

For M/s. MAHITHA DEVELOPERS

B. Kanada.

OK Subash

Partner

Cont..7..

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- i) To do all acts and things as may be incidental or necessary to do for transfer of the above said property to the prospective purchasers as fully and effectively in all respects.
- j) That the First Party/Land Owner is the sole, absolute and exclusive owner herein there is no other person or persons having any manner or right, title, share, claim or interest in the said property.

It is further agreed that in case of any encumbrances or changes are found on the schedule property and in case of dispute arise regarding the title of the owner in respect of the schedule property, the First Party/Land Owner agreed to indemnify the Second Party/Developer in respect of all expenses and damages incurred by it.

In case of any of any legal heirs or third parties claim, any right in the said property such claim shall be settled out of the share allotted to the First Party/Land Owner, and the Second Party's/Developer share of built-up area shall not be affected.

All expenses and costs of transfer of the portions allotted to the Second Party/Developer including stamp and registration charges of such sale deeds, shall be borne either by the Second Party/Developer or their nominees.

The First party/the Land Owner has agreed to pay GST to their respective share of flats.

Both the Parties hereby agree to enter into Supplemental Agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this Agreement or to meet the needs of the time, but such Supplemental Agreement shall be in conformity with the spirit of this main agreement with mutual consent of both the parties.

The First Party/Land Owner shall be responsible for payment of all arrears of property tax, in respect of the schedule property to the date of handing over vacant possession of Schedule property to the Second Party/Developer. The First Party/Land Owner shall pay arrears if any in respect of the schedule property before commencement of construction.

In case of any disputes arises between the parties hereto touching these presents the matter shall be referred the Arbitrators one chosen by each party and in case of any differences of opinion between such Arbitrators, they shall nominate a common umpire and their award shall be final and binding on both the parties and the relevant provisions of the Arbitration Act shall apply.

The First Party/Land Owner hereby agreed to join the member of the society to be formed by all the flat owners of the Residential complex, and shall abide by the rules and byelaws of the society.

B. Kamada.

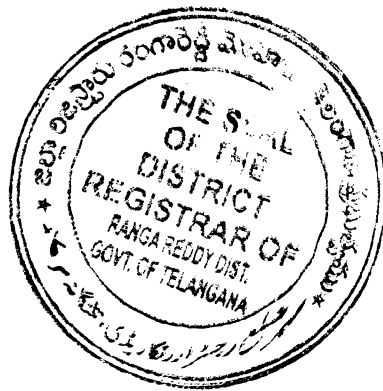
For M/s. MAHITHA DEVELOPERS

OK. S. S. S.

Partner

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The Second Party/Developer shall obtain necessary permissions and sanctions i.e. Drainage, Water Works, Electricity Board and Transformer, Connections etc.

Both the parties shall bear the penal charges if any towards 10% deviation, in sanctioned plan as per their shares.

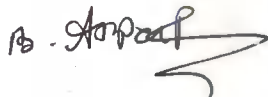
SCHEDULE OF THE PROPERTY

All that the **Plot bearing Nos. 101 & 102**, total admeasuring **516 Sq.yards** or equivalent to 431.44 Sq. Meters, in **Survey Nos.203/A, 202/2/A**, in **SRILA GARDENS**, situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, under GHMC Circle, Ranga Reddy District, Telangana State., and bounded by:

NORTH	:	PLOT NO.103
SOUTH	:	EXISTING 10'-0" WIDE ROAD AND PROPOSED 40'-0" WIDE ROAD
EAST	:	40'-0" WIDE ROAD
WEST	:	PLOT NO.114

IN WITNESS WHEREOF the Parties have signed on this Development Agreement cum General Power of Attorney on this day, month and year first above mentioned on the following witnesses.

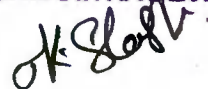
WITNESSES:

1. 
2. 



FIRST PARTY/ LAND OWNER

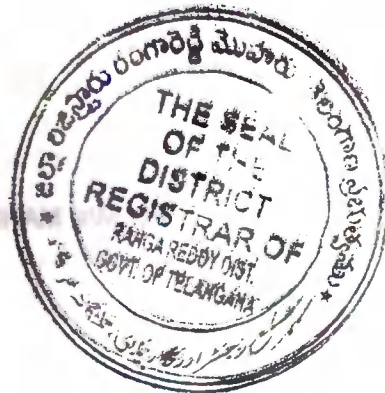
For M/s. MAHITHA DEVELOPERS



SECOND PARTY / DEVELOPER

Partner

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Ranga Reddy (R.O)



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ANNEXURE-1A

1. Description of Building : Plot bearing Nos. 101 & 102, in Survey Nos.203/A, 202/2/A, in **SRILA GARDENS**, situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, under GHMC Circle, Ranga Reddy District, Telangana State.
 - a) Nature of Roof : R.C.C.
 - b) Type of Structure : Framed
2. Age of Building : Proposed
3. Total extent of site : **516 Sq.yards** or 431.44 Sq. Meters,
4. Built up area particulars : **13500 Sq.Feet**
Parking area : **2700 Sq.feet.**
5. Land value : **Rs.1,08,36,000/-**
6. Market Value of the Proposed constructions : **Rs.1,68,75,000/-**

CERTIFICATE

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

B. Kamala.

Signature of the First Party/ Land Owner

For M/s. MAHITHA DEVELOPERS

K. Shashi.

Partner

Signature of the Second Party/ Developer

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Specifications

Foundation & Structure

Shell - Earthquake R.C.C framed structure in accordance with IS:456:2000 and 1893:2002

Super Structure

Structure - 9" External wall and 4" Internal wall with Red Bond Bricks / ACC Blocks.

Finishes

Internal - Smooth plastered surface treated with lappam/putty and painted with emulsion.

Common - Smooth plastered surface treated with lappam/putty and painted with emulsion.

External - Sand Finished plaster surface admixed with water proofing compound and painted with weather proof cement paint of approved make and color by the consultants.

Doors & Windows

Main Door: Teak wood frame & Shutter aesthetically designed with melamine polish fitted with good quality hardware and locking system of reputed make.

Other Doors Teak wood frame & good quality water proof flush shutter with two sides laminated and, fixed with quality hardware & Lock.

French Doors UPVC Shutter with float glass panels.

Windows Grills UPVC frames with Grills floated glass.

M.S safety grills for windows aesthetically designed.

Kitchen

Granite platform with Stainless steel sink with both Drinking and Bore water connection & Provision for AQUA Guard (water purifier).

Flooring

- Flooring : Vitrified tiles of 800*800 Double Charge.
- Toilet & Balcony : Anti-Skid Ceramic Tiles.
- Parking : Cement Based Parking Tiles
- Staircase : 18mm Thickness Granite Flooring per Design

Tile Dadoing

Kitchen : Glazed ceramic tile dado up to 2' height above kitchen platform.

Toilet : Toilet - Glazed first class ceramic tile dado up to lintel (7') height.

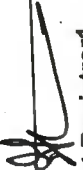
Utility/Wash: Glazed ceramic tile dado up to 3' height.

B. Komala.

For M/s. MAHITHA DEVELOPERS

(Signature)

Partner


Bk - 1, CS No 17667/2021 & Doct No
16842/2021. Sheet 10 of 12 Joint SubRegistrar¹
Ranga Reddy (R.O)



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Toilets

- Washbasin of Parryware / Roca/ Jaquar equivalent make Wall mounted
- Cascade with flush tank of Parryware / Roca/ Jaquar or equivalent.
- Hot and cold water wall mixer with shower.
- Provision for geyser and exhaust fan.
- All C.P fittings of Parryware / Roca/ Jaquar or equivalent make.

Electrical

- Air conditioner points in all bedrooms, Hath Dining.
- Geyser, Points in all toilets.
- Plug points for cooking range chimney, Refrigerator, Microwave Oven, Aqua-guard, Mixer/Grinder in Kitchen.
- 3 Phase supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution board.
- Electrical Wires of RR Kabels/Finolex/Havells
- Switches of GM/Legrand/ Havells/ L&T

Communication

- Provision for cable connection in one bedroom & living room.
- Intercom facility from Security room to all flats.

Generator

For Lift and common areas and inside the Flats 5 Amps 4 points will be provided.

Lift

6 Passengers lift of Altis or equivalent make.

Parking

Ample car parking for each flat.

Internet

Internet cable will be wired in one bedroom and living room.

For M/s. MANIHA DEVELOPERS

B. Karmali.

OK. G. S. S.
Partner

Bk - 1, CS No 17667/2021 & Doct No

16842/2021.

Sheet 11 of 12 Joint SubRegistrar1
Ranga Reddy (R.O)



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అధార్ - సామాన్యని హక్కు

బంకురు కమల
Bankuru Kamala
పుట్టిన సంవత్సరం / Year of Birth : 1953
స్త్రీ / Female

6756 4588 1493

B. Kamala

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O బంకురు అప్పారావు, హ.నె.-గె.-కె-ఎం/గి ప్లాట్ నె.-కె, వసంత్ నగర, ఎలవ రోడ్ స్ట్రీట్, జి.న.టి.సి. కూకట్ పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500085

Address: W/O Bankuru Apparao, H.NO-15-3-207/1 PLOT NO-89, VASANTH NAGAR, NEAR 4TH STREET, J N T U, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085

1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

భారత ప్రభుత్వం
Government of India

అధార్ - సామాన్యని హక్కు

కొర్రపాటి సుబాష్ బాబు
KORRAPATI SUBASH BABU
పుట్టిన తేదీ/DOB: 14/08/1986
పురుషుడు / MALE

5426 0476 9066
VID : 9170 3839 0979 0160

Korrapati Subash

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O కొర్రపాటి ప్రభాకర రావు, ప్లాట్ నె.-కె-ఎల్, వసంత్ నగర, ఎలవ రోడ్ స్ట్రీట్, జి.న.టి.సి. కూకట్ పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500085

Address: S/O KORRAPATI PRABHAKARA RAO, PLOT NO-346, VASANTH NAGAR, NEAR CHARMAS, K P H B, KUKAT PALLY, Hyderabad, Andhra Pradesh - 500085

5426 0476 9066
VID : 9170 3839 0979 0160

భారత ప్రభుత్వం
Government of India

అధార్ - సామాన్యని హక్కు

బంకురు అప్పారావు
Bankuru Apparao
పుట్టిన తేదీ / DOB: 09/05/1944
పురుషుడు / MALE

2409 1402 1710

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: బంకురు చినదాని నాయుడు, గె.-కె-ఎం/గి, వసంత్ నగర, జి.న.టి.సి. కూకట్ పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500085

Address: Bankuru Chinadani Naidu, 16-3-207/1, VASANTH NAGAR, J.N.T.U.C, KPHB COLONY, KUKAT PALLY, Hyderabad, Andhra Pradesh - 500085

భారత ప్రభుత్వం
Government of India

అధార్ - సామాన్యని హక్కు

గోపాలం దశరథ రామారావు
Gopalam Dasaradha Ramarao
పుట్టిన తేదీ / DOB: 01/01/1997
పురుషుడు / MALE

4964 3245 1523

Gopalam Dasaradha Ramarao

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O గోపాలం శ్రీనివాసరావు, ఇంటి నెం 3-133, పాత చింతలపూడి, చింతలపూడి మండలం, చింతలపూడి, పశ్చిమ గోదావరి, ఆంధ్ర ప్రదేశ్ - 534460

Address: S/O Gopalm Srinivasarao, H NO 3-133, Old Chintalapudi, Chintalapudi Mandal, Chintalapudi, West Godavari, Andhra Pradesh - 534460

4964 3245 1523


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16842/2021. Sheet 12 of 12 Joint SubRegistrar¹
Ranga Reddy (R.O)



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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Telangana

Challan No: 743VUI230921

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	K. SUBASH BABU
PAN Card No	ANCPK8037A
Aadhar Card No	
Mobile Number	*****316
Address	HYDERABAD
Executant Details	
Name	BANKURU KAMALA
Address	HYDERABAD
Claimant Details	
Name	MS MAHITHA DEVELOPERS
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	168700
Transfer Duty	0
Registration Fee	84375
User Charges	500
Mutation Charges	0
TOTAL	253575
Total in Words	Two Lakh Fifty Three Thousand Five Hundred and Seventy Five Rupees Only
Date(DD-MM-YYYY)	23-09-2021
Transaction Id	5106747919913
Stamp & Signature _____	

Online Challan Proforma[Citizen copy]

Registration & Stamps Department
Telangana

Challan No: 743VUI230921

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	K. SUBASH BABU
PAN Card No	ANCPK8037A
Aadhar Card No	
Mobile Number	*****316
Address	HYDERABAD
Executant Details	
Name	BANKURU KAMALA
Address	HYDERABAD
Claimant Details	
Name	MS MAHITHA DEVELOPERS
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	168700
Transfer Duty	0
Registration Fee	84375
User Charges	500
Mutation Charges	0
TOTAL	253575
Total in Words	Two Lakh Fifty Three Thousand Five Hundred and Seventy Five Rupees Only
Date(DD-MM-YYYY)	23-09-2021
Transaction Id	5106747919913
Stamp & Signature _____	