

12487/2021 { original }

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA

SIN 4953 3/2/2021

Y. MADHU

S/o Y. SUBBA RAO, R/o H-11

Y.S. GRUHASTHALI DEVELOPMENT AGREEMENT CUM GPA

M. Vijaya Laxmi
AG 007698

LICENSED STAMP VENDOR
Lic.No.15-26-004/1989, RL.No:15-26-005/20
H.No.D2/43, DAE Colony, Kusaiguda,
Kopra, Medchal-Malkajgiri Dist-500 082.
Cell:7989892170.

The Development Agreement cum G P A is made and executed on this the 4th day of August 2021 at Hyderabad.

By & Between:-

1. Sri Manish Singh S/o. Uday Pratap Singh aged about 44 years, Occ: Business, R/o. House No.1-1, Uppal Depot, Peerzadiguda Village, Medipally Mandal, Medchal-Malkajgiri District. Aadhaar No. [REDACTED] 2587.
2. Sri Uday Pratap Singh S/o. Late Pool Chand Singh aged about 71 years, Occ: Business, R/o. House No.1-1, Uppal Depot, Peerzadiguda Village, Medipally Mandal, Medchal-Malkajgiri District. Aadhaar No. [REDACTED] 0461.
3. Sri Sandeep Singh S/o. Uday Pratap Singh aged about 40 years, Occ: Business, R/o. House No.1-1, Uppal Depot, Peerzadiguda Village, Medipally Mandal, Medchal-Malkajgiri District. Aadhaar No. [REDACTED] 6954.

HEREINAFTER called the PARTIES OF FIRST PARTY which expression shall mean and include all their heirs, legal Representative, Successors, Executors, Administrators, and Assignee etc., of the FIRST PART.

Cont....2

MANISH

U.P. Singh S. Singh
For M/s. GRUHASTHALI PROJECTS

Y. Madhury
PARTNER

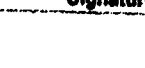
For M/s. GRUHASTHALI PROJECTS

Y. Madhury
Managing Partner

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 3 and 4 on the 04th day of AUG, 2021 by Sri Manish Singh

SI No	Code	Thumb impression	Photo	Address	Signature/Ink Thumb Impression

UO. SING.
MANISH

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 Y SAMPATH KUMAR: (1507-1-2021-13023)	Y SAMPATH KUMAR HYD.	
1		 T ARJUNA RAO::04/ (1507-1-2021-13023)	T ARJUNA RAO HYD.	

Signature of Suh Registrar
Uppal



2021 HALF PROJECTS

CONFIDENTIAL

A N D

M/s. GRUHASTHALI PROJECTS a partnership firm, having its office at Flat No. 101, Navya Towers, Road No. 1, Income Tax Colony, Sri Ramakrishna Puram, Kothapet, Hyderabad, Telangana-500035 Rep. by its Managing Partner **Sri. Y. MADHU S/o. Y.SUBBA RAO**, aged about 56 years, Occ: Business R/o. H.No.1-9-12, New Dilsukhnagar, Hyderabad.

HEREINAFTER shall be called and referred as the "**THE SECOND PARTY**" which term and expression shall mean and include all Partners from time to time, Legal Representatives, Assignees, Administrators, Executors, Successors etc.,) **SECOND PART**

WHEREAS, the Party No.1 of the First Party is the absolute owner and possessor of all that Piece and Parcel of Plot No.102 admeasuring 160 Sq.Yards or 133.77 Sq.Mtrs and Plot No.103 admeasuring 160sq.yards totally admeasuring 320 Sq.Yards in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District having purchased the same through in the Registered Sale Deed vide Doc. No.16818/2006 dated 10.11.2006. Thereafter, Party No.1 of the first party sold land admeasuring 75sq.yards or 62.7sq.mtrs being Middle Part Plot No.103 out of total land of 160sq.yards in favour of Party No.2 of the First Party, as such Party No.1 of the First Party has retained Plot No.102 admeasuring 160 Sq.Yards and plot no.103 admeasuring 85sq.yards Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District.

WHEREAS, the Party No.1 of the First Party is also the absolute owner and possessor of all that Piece and Parcel of Plot No.104 & 105 admeasuring 320Sq.yards or 267.55Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District having purchased the same through in the Registered Sale Deed vide Doc. No.3338/2007 dated 09.03.2007.

WHEREAS, the Party No.2 of the First Party is the absolute owner and possessor of all that Piece and Parcel of Plot No.103 Middle Part admeasuring 75 Sq.Yards or 62.7Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally

MANISH V. D. SINGH. S. Srinivas
 For M/s. GRUHASTHALI PROJECTS
 Y. Madhury
 PARTNER
 For M/s. GRUHASTHALI PROJECTS
 Y. Madhury
 Managing Partner

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2587 Name: Manish Kumar Singh	S/O Uday Pratap Singh, Boduppal, K.v. Rangareddy, Telangana, 500092	
2	Aadhaar No: XXXXXXXX6954 Name: Sandeep Singh	S/O Uday Pratap Singh, Boduppal, K.v. Rangareddy, Telangana, 500092	
3	Aadhaar No: XXXXXXXX0461 Name: Uday Pratap Singh	S/O Lata Phool Chand Singh, Boduppal, K.v. Rangareddy, Telangana, 500092	
4	Aadhaar No: XXXXXXXX8486 Name: Yarabarta Madhu	Yer barla Subba Rao, DILSUKH NAGAR, Rangareddi, Andhra Pradesh, 500060	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	250100	0	0	0	250200
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	270300	0	0	0	270400

Rs. 250100/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 25000000/- was paid by the party through E-Challan/BC/Pay Order No ,758MSZ030821 dated ,03-AUG-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 270300/-, DATE: 03-AUG-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3522940936024, PAYMENT MODE: NB-1001138, ATRN: 3522940036024, REMITTER NAME: Y.MADHU, EXECUTANT NAME: T.MANISH SINGH AND CTHEERS, CLAIMANT NAME: GRUHASTHALI PROJECTS).

Date:

04th day of August, 2021

Signature of Registering Officer
Uppal

Note:-(one) Copies has been registered along with the original

Sub. Registrar
Uppal

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13th August 1942 SL

Mandal, Medchal-Malkajgiri District having purchased the same through in the Registered Sale Deed vide Doc. No.17594/2019 dated 02.12.2019.

WHEREAS, the Party No.3 of the First Party is the absolute owner and possessor of all that Piece and Parcel of Plot No.114 Middle Part admeasuring 75Sq.yards or 62.7Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District having purchased the same through in the Registered Sale Deed vide Doc. No.17593/2019 dated 02.12.2019.

WHEREAS, the Party No.3 of the First Party is also the absolute owner and possessor of all that Piece and Parcel of Plot No.114 Southern Part admeasuring 75 Sq.Yards or 62.7 Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District having purchased the same through in the Registered Sale Deed vide Doc. No.17595/2019 dated 02.12.2019.

WHEREAS, the Party No.3 of the First Party is also the absolute owner and possessor of all that Piece and Parcel of Plot No.114 Northern Part admeasuring 10 Sq.Yards & Plot No.115 admeasuring 160 Sq.Yards totally admeasuring 170 Sq.Yards in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District having got the same through in the Registered Gift Deed vide Doc. No.17597/2019 dated 02.12.2019.

WHEREAS, the Party No.3 of the First Party is also the absolute owner and possessor of all that Piece and Parcel of Plot No.113 admeasuring 160Sq.yards or 133.77 Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District having purchased the same through in the Registered Sale Deed vide Doc. No.4355/2009 dated 09.07.2009.

WHEREAS, the Parties of the First Party in order to develop their respective properties i.e. Plot bearing No.102 admeasuring 160 Sq.Yards, Part of Plot bearing No.103 admeasuring 85 Sq.Yards, Plot bearing No.104 admeasuring 160 Sq.Yards (Belonging to Party No.1 of the First Party) and Plot No.103 Middle Part admeasuring 75Sq.yards or 62.7Sq.Mtrs (Belonging to Party No.2 of the First Party) and Plot bearing No.113 admeasuring 160Sq.Yards, Plot bearing No.114 admeasuring 160Sq.Yards & Plot bearing

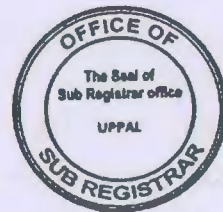
For M/s. GRUHASTHALI PROJECTS P. SINGH S. SINGH For M/s. GRUHASTHALI PROJECTS
 Y. Madhavi PARTNER Y. Madhavi Managing Partner

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1వ పుస్తకము 2021 సం॥ 1943 శ.పు. 12487 వ
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ విమిత్తం
గుర్తింపు నెంబరు 1507-1-12487/2021 ఇవ్వడమైనది.
2021 సం॥ ఆగష్టు నెల 4 వ తేదీ

సబ్ రిజిస్ట్రార్
ఉప్పల్

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No.115 admeasuring 160 Sq.Yards (belonging to Party No.3 of the First Party), totally admeasuring 960 Sq.Yards or 802.6Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District (More fully described in the schedule hereunder and hereinafter called the Schedule Property) for better advantage proposed to the Second Party who is having vast experience in development line, to undertake to development by construction of Residential building complex as per the sanction plan provided by the concerned authorities.

WHEREAS, the Second Party on mutual discussions with the First Party has agreed to develop the Schedule Property by constructing Residential building complex and as per the sanction plan issued by the concerned authorities.

- a) That the title of the Parties of the First Party over the schedule property is absolute, good, marketable and subsisting with them and none else have any right, title, interest or share therein.
- b) That the Schedule Property is not subjected to any mortgage, lien, encumbrances, attachments, court or acquisition proceedings or charges of any kind.
- c) That the Parties of the First Party have not entered into any Agreement for sale or transfer of Schedule Property with anyone else and further they have not alienated any portion of the Schedule Property to any third person/s.
- d) That the Parties of the First Party are in possession of the Schedule Property and the same is free from any encroachment and third party claims and the first party are capable of delivering peaceful possession to the transferee/s.
- e) That the Schedule Property is not the subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in.
- f) Whole or in portions in any Court or other Civil or Revenue or other proceedings and is not the subject matter of any attachment by the

For M/s. GRUHASTHALI PROJECTS
[Signature]
 PARTNER

For M/s. GRUHASTHALI PROJECTS
[Signature]
 Managing Partner

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Courts or in possession or custody by any Receiver, Judicial or Revenue Court any officer thereof.

NOW THIS DEVELOPMENT OF AGREEMENT-CUM-G.P.A. WITNESSETH AS FOLLOWS:-

1. The Second Party shall prepare a comprehensive plan for the construction of the Residential Building Complex to be constructed by it over the land of the Schedule Property and the second party shall submit the plans along with necessary application forms and papers to concerned authorities and get the plan sanctioned.
2. The Second Party shall bear all the expenses for preparation of the said plans, and shall pay the necessary fees to the concerned GHMC/HMDA and pay all the required fees, deposits etc., and get the plan sanctioned. However, the Parties of the First Party cooperate the Second Party that they shall help the Second Party in getting the plan sanctioned from GHMC for construction of the proposed residential building complex.
3. The amount required for LRS shall be borne by First Party only. The Second Party shall intimate the required amount and the said amount shall be paid by the First Party only.
4. The Parties of the First Party hereby assures and covenants with the Second Party as follows:
 - i) That the Parties of the First party are the sole, absolute and exclusive owners herein and 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.
5. The Parties of the First party assures the Second Party that if there is any defect in the title of the Schedule Property or any other legal problem on account of which the Second Party may have to incur loss, damages

For M/s. GRUHASTHALI PROJECTS

Y. Madhavi
PARTNER

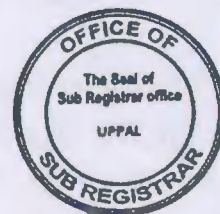
For M/s. GRUHASTHALI PROJECTS

Y. Madhavi
Managing Partner


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For Mr. GRANTHAJI P. JETI

or sustain expenditure caused to or incurred by the Second Party, the First Party shall reimburse the entire loss and damages caused to the Second Party.

6. The Parties of the First party shall not be entitled to interfere in the construction activities in any manner or obstruct the Second Party in the construction of work or take any decision, enter into commitments etc. and is also specifically precluded from entering into any Agreement of Sale regarding the share of built up area and proportionate land pertaining to the share of Second party. However, the first party is entitled to ensure the quality of construction in respect share of flats as per the specifications enclosed to this Agreement.

7. The Parties of the First party hereby agreed and undertake not to sell, deal with, dispose of, alienate or otherwise enter into agreement, with respect to the 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 of this Agreements in respect of share of built- up area allotted to Second party.

8. The Parties of the First party shall obtain all necessary clearances for proper conveyance of the property in favour of the Second party or its nominees.

9. In lieu of the Development Rights granted by the Parties of the First Party to the Second Party,

- a) The Second Party shall allot the 50% of Parking area to the Parties of the First Party and the remaining 50% Parking area shall be the property of the Second Party.
- b) Further the Second Party shall construct with its own funds and deliver the possession of 50% of the Super built up area/carpet area and balcony area, verandah area and common areas of the Residential Building Complex and proportionate car parking area which includes common area, balcony area and circulation areas along with proportionate share of land to the Parties of the First Party in lieu of the Deveiopment rights granted to it by the Parties of the First Part. The remaining property i.e. 50% of the Super built up

For M/s. GRUHASTHALI PROJECTS

Y. Madhavi
PARTNER

U. D. S. S. S. S.

For M/s. GRUHASTHALI PROJECTS

Y. Madhavi
Managing Partner

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area/carpet area and balcony area, verandah area and common areas of the Residential Building Complex and proportionate car parking area including common area, balcony area and circulation areas along with proportionate share of land shall be the property of the Second party and the Second party has the right to alienate the same to the prospective purchasers.

10. While finally identifying and allotting the built up area the saleable built up area and car parking space, falling to the share of first and second parties if any area falls short of its entitlement of the built up area and car parking area either the parties the other party shall pay to the party to whom the area falls short the proportionate market price as on the date,

11. As per the statutory requirement of the parties herein required to mortgage 10% built-up area with concerned municipality. It is agreed between the parties that the Parties of thesecond parties shall offer their proportionate respective shares of built-up area to the municipal authorities. However it is responsibility of the second party to get mortgage cleared from the authorities and obtain occupancy certificate.

12. The Second party shall take total responsibility of the construction of the said Residential Building Complex and the Parties of theFirst party shall not in any way be made responsible for or liable for defects in constructing the said Residential Building Complex.

13. The Second Party shall provide and use standard quality material as per ISI Standards which are mentioned in the specification enclosed to this Agreement.

14. The entire cost of the construction of the Residential Building Complex till it is completed and all costs of proceeding in relation to the proposed construction shall be borne by the Second party only and the Parties of theFirst party shall have nothing to do with the same.

15. The Second Party and the Parties of theFirst party shall be entitled to sell, transfer and allotted built-up area of Residential Building Complex with proportionate common amenities and other areas in the proposed project to be developed on the scheduled property to the extent of their

For M/s. GRUHASTHALI PROJECTS
P. S. Singh, S. S. Singh
P. Madhury
PARTNER

For M/s. GRUHASTHALI PROJECTS
P. S. Singh, S. S. Singh
P. Madhury
Managing Partner

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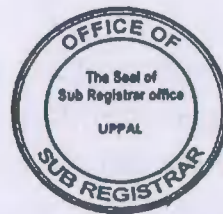
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First Party has no objection. It is the responsibility of Second Party to the repay the loan and First Party shall have no financial obligation

22. It is further agreed that in case of any encumbrances or charges are found on the schedule property and in case of dispute arise regarding the title of the owners and possession over the schedule property, the Parties of the First party agreed to indemnify the parties of the Second party in respect of all expenses and damages incurred by them.

23. 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 Parties of the First Party and the Second Party's share of built-up area shall not be affected.

24. The Second Party shall provide and use standard quality material as per the specification enclosed to this Agreement.

25. The Parties of the First party authorizes and empowers the Second Party to do the following: -

- a) To sign and submit Applications, petitions, appeals, letters, etc., to obtain requisite permissions, sanctions and clearances as may be needed to develop the property from GHMC and Government and Semi-Government organizations.
- b) To apply to TSSDCL for requirement of Electricity Connection to the Drainage Department for Drainage connection or to any Governmental authority.

26. All expenses and costs of transfer of the portions allotted to the second party including stamp and registration charges of such sale deeds, sale deeds, shall be borne either by the second party or their nominees similarly the stamp and registration charge of the agreements in respect of share of Flats allotted to the Parties of the First Party shall be borne by the Parties of the First Party.

27. The Parties of the First party hereby appoints, retain, nominate and constitute the Second Party as their lawful attorney to do the following acts, deeds and things in respect of 50% of the built-up area out of the

For M/s. GRUHASTHALI PROJECTS

[Signature]

Managing Partner

[Signature]

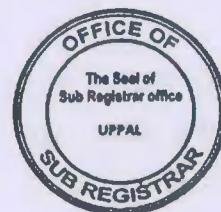
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[Signature]

Managing Partner

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schedule property along with proportionate undivided share of land that will be allotted to them by supplementary agreement.

- a. To enter into agreements of sale with intending purchaser and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipt for payment received in respect of 50% of the super built-up area out of the schedule property along with proportionate undivided share of land for which the second party is entitled to.
- b. 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 50% of the super built-up area out of the schedule property along with proportionate undivided share of land entitled by the Second party.
- c. To apply and obtain sanctioned plans and permissions etc., from the municipality and HMDA/GHMC authorities for the construction of the Residential Building Complex 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 the schedule property.
- d. To make statements, file affidavits, reports in all proceedings before any statutory authority, including HMDA/GHMC, U.L.C. Authority, water works department, T.S.S.D.C.L and obtain necessary sanctioned permissions and approvals.
- e. 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 in all courts, quasi judicial authorities, civil or criminal or in the High court of Telangana or in the Supreme Court of India and to sign and verify all applications, affidavits, appeals, complaints, petitions, vakalats, etc., from time to time and to give evidence in court of a Law on behalf of the principals and to effect compromise in all such legal proceedings safe guard the right of the Parties of the First Party.

For M/s. GRUHASTHALI PROJECTS

P. Madhava
PARTNER

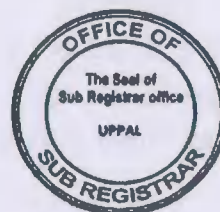
For M/s. GRUHASTHALI PROJECTS

P. Madhava
Managing Partner

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- f. To avail project finance by mortgaging 50% share of the built-up area allotted to the second party and to sign necessary loan agreements and mortgage and also to mortgage the suit schedule property for creation of equitable mortgage and any other documents required by such institutions/ banks.
- g. To advertise the project for sale in such a manner as may the Second Party 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 after registration.
- 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.

28. 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 and also allocation of their respective shares, but such supplemental agreement shall be in conformity with the spirit of this main agreement with mutual consent of both the parties.

29. The Parties of the First party 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. The First party shall pay all these arrears before the commencement of construction.

30. The Parties of the First party shall pay its proportionate share of amounts in respect of GST and any other taxes levied from time to time, if any imposed by the Govt. the Parties of the First party shall on intimation from the second party regarding payment of said taxes proportionately in respect of his share of flats. In case if the second party paid the said amounts to the concerned authorities on behalf of the First Party, the First party shall reimburse the said amount to the second party before handing over the built up area allotted to the Parties of the First party share.

MANISH
For M/s. GRUHASTHALI PROJECTS

Y. Madhavi
PARTNER

U.P. Singh - S. Singh

For M/s. GRUHASTHALI PROJECTS

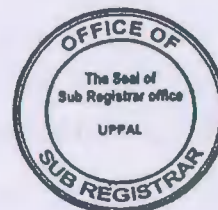
Y. Madhavi
Managing Partner

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31. The Parties of the Second Party shall pay the amount to the concerned authority for payment of penalties if any, imposed in respect of permissible deviations and to regularize it.

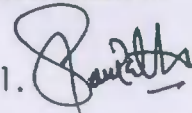
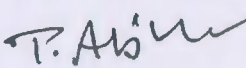
SCHEDULE PROPERTY

All that Plot bearing No.102 admeasuring 160Sq.Yards, Part of Plot bearing No.103 admeasuring 85Sq.Yards, Plot bearing No.104 admeasuring 160Sq.Yards (Belonging to Party No.1 of the First Party) and Plot No.103 Middle Part admeasuring 75Sq.yards or 62.7Sq.Mtrs (Belonging to Party No.2 of the First Party) and Plot bearing No.113 admeasuring 160Sq.Yards, Plot bearing No.114 admeasuring 160Sq.Yards & Plot bearing No.115 admeasuring 160Sq.Yards (belonging to Party No.3 of the First Party), totally admeasuring 960 Sq.Yards or 802.6 Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Maikajgiri District and bounded by:-

North	: 30' Wide Road
South	: Plot Nos. 112 & 105
East	: 25' Wide Road
West	: 25' Wide Road

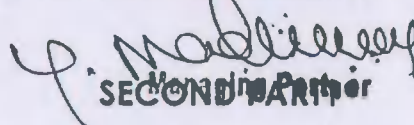
IN WITNESS WHEREOF, the parties herein sign this **DEVELOPMENT AGREEMENT CUM G.P.A.** on the date, month and year above mentioned in presence of the following

WITNESSES

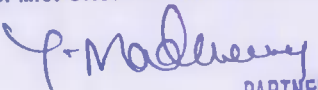
1. 
2. T. Abin 

MANISH
—
U.P. SING.
S. SINGH

PARTIES OF THE FIRST PARTY
For M/s. GRUHASTHALI PROJECTS


SECOND PARTY

For M/s. GRUHASTHALI PROJECTS


PARTNER

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Annexure I

SPECIFICATIONS

- Structure** : R.C.C. framed structure with earthquake resistant.
- Super Structure** : Table moulded red light weight bricks in cement mortar with two coats plastering to both inside and outside with sponge finish.
- Finishing** : Smooth luppum finish in all Rooms, Sit-outs and Corridors.
- Main Door** : Designed Teak wood frame and teak wood panelled shutter with spray polish using brass fixtures.
- Internal Doors** : Teak wood frames with good quality moulded/veneer flush shutters using S.S. Fixtures.
WPVC Frames and doors for wash rooms and balance.
- Windows** : UPVC Frames with fully glazed Shutters and with designed M.S. Grills using S.S. fixtures.
- Flooring** : Vitrified Tiles Flooring (800x800) with skirting in Hall, Dining, Bed rooms & Kitchen. Granite flooring to steps and corridor.
- Kitchen** : Polished Granite kitchen platform with glazed tile dado up to 2 feet height and Stainless steel built in sink.
- Toilets** : 24" x 12" Glazed tile wall cladding up to door height with anti skid ceramic tile flooring with good quality sanitary fittings of Cera/Hindware/Kerovit with concealed diverter, shower etc., of Jaguar or Plumber equivalent.
- Painting** : Exterior emulsion paint for external walls & plastic emulsion for internal walls. Two coats of enamel paint over luppum for doors and windows.
- TV & Internet** : Provision for cable TV connection. Internet wiring provided up to a common point.
- Electrical** : Concealed PVC pipes, multi strand copper wiring of Polycab/Finolex or equivalent make adequate points with modular switches, of Legrand/Anchor/CPL with provision for lamps, Tube lights, Ceiling fans, TV, A.C., Fridge, Geyser and provision for Inverter with 3 phase meter, Distribution Box with MCB's will be provided for each flat. Provision for A/C's in all bed rooms.

For M/s. GRUHASTHALI PROJECTS

P. Madhurey
PARTNER

MANISH U.P. Singh

For M/s. GRUHASTHALI PROJECTS

P. Madhurey
Managing Partner

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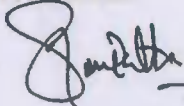
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- Water Supply** : U.G. Sump for municipal and bore well water with submersible motor at ground with RCC over head tank.
- Plumbing** : I.S.I. mark CPVC piping for water supply and I.S.I. mark PVC piping for Sewage Connections.
- Lift** : 6 passenger capacity lift of standard make.
- Special Features** : 20 KVA Generator facilities to Lift, Corridor, Parking, Motor.

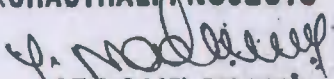
MANISH N.P. SINGH . S. Singh

WITNESSES

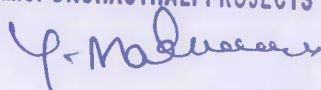
1. 

2. T. ASH W

PARTIES OF THE FIRST PARTY
For M/s. GRUHASTHALI PROJECTS


SECOND PARTY

For M/s. GRUHASTHALI PROJECTS



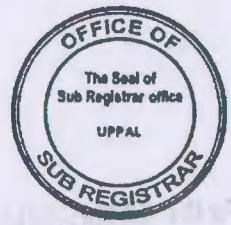
PARTNER

2T02

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ANNESURE-1-A

1) All that Plot bearing No.102 admeasuring 160Sq.Yards, Part of Plot bearing No.103 admeasuring 85Sq.Yards, Plot bearing No.104 admeasuring 160Sq.Yards (Belonging to Party No.1 of the First Party) and Plot No.103 Middle Part admeasuring 75Sq.yards or 62.7Sq.Mtrs (Belonging to Party No.2 of the First Party) and Plot bearing No.113 admeasuring 160Sq.Yards, Plot bearing No.114 admeasuring 160Sq.Yards & Plot bearing No.115 admeasuring 160Sq.Yards (belonging to Party No.3 of the First Party), totally admeasuring 960 sq.yards or 802.6Sq.Mtrs in Sy.No.5 and 4/2 (Part of Sy.No.4), Situated at Peerzadiguda Village and Municipality, Medipally Mandal, Medchal-Malkajgiri District and bounded by:-

- a) Nature of the roof : R.C.C.
 b) Type of Structure : Framed Structure
 2) Age of the building : New
 3) Total extent of site : 960 Sq. Yards.,
 4) Built up area particulars :

- a) In the Stilt : 4000 Sft.,
 b) In the First Floor : 4000 Sft.,
 c) In the Second Floor : 4000 Sft.,
 d) In the Third Floor : 4000 Sft.,
 e) In the Fourth Floor : 4000 Sft.,
 f) In the Fifth Floor : 4000 Sft.,

Total : 24000 Sft.,

- 5) Annual Rental Value : Rs.
 6) Municipal Rental Value : Rs.
 7) Executants' estimate of the
 M.V. of the Building : Rs. 2,50,00,000/-

CERTIFICATE

I DO HEREBY DECLARE THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date: 4th/08/2021

For M/s. GRUHASTHALI PROJECTS

For M/s. GRUHASTHALI PROJECTS
 P. Madhavi

Managing Partner

PARTNER

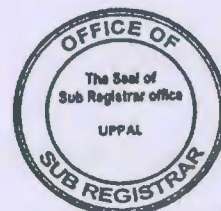
MANI
 V.P. Singh
 S. S. Singh

Signature of the Executant.

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భారత సర్కార్
MANISH

మనిష్ కుమార్ సింగ్
Manish Kumar Singh
పుట్టిన తేదీ / DOB : 01/05/1977
పురుషుడు / MALE
2587

ఆదిత్య విజ్ఞాన కేంద్ర ప్రాధికరణ
Address:
S/O: Uday Pratap Singh, 1-1,
Uppal Kalta, Peerzadiguda,
Ghatkeer Mandal, Boduppal,
K.v. Rangareddy, Telangana,
500082

ఆధార్ - సామాన్యమానపుడి హక్కు
U.P. Singh

ఉదయ ప్రతాప్ సింగ్
Uday Pratap Singh
పుట్టిన తేదీ DOB : 10/05/1950
పురుషుడు / MALE
0461

ఆదిత్య విజ్ఞాన కేంద్ర ప్రాధికరణ
Address:
S/O: Late Phoot Chand Singh,
1-1, Uppal Kalta, Peerzadiguda,
Ghatkeer Mandal, Boduppal,
K.v. Rangareddy, Telangana,
500082

ఆధార్ - సామాన్యమానపుడి హక్కు
S. Sandeep

సందీప్ సింగ్
Sandeep Singh
పుట్టిన తేదీ / DOB : 07/05/1980
పురుషుడు / MALE
6954

ఆదిత్య విజ్ఞాన కేంద్ర ప్రాధికరణ
Address:
S/O: Uday Pratap Singh, 1-1,
Uppal Kalta, Peerzadiguda,
Ghatkeer Mandal, Boduppal,
K.v. Rangareddy, Telangana,
500082

ఆధార్ - సామాన్యమానపుడి హక్కు
Yashashu

యాశశు కుమార్
Yashashu Kumar
పుట్టిన తేదీ/DOB: 22/02/1984
పురుషుడు / MALE
8488
YID: 9132 8772 4885 8749

ఆదిత్య విజ్ఞాన కేంద్ర ప్రాధికరణ
Address:
Yashashu Subba Rao, H NO-14/12, Behind
Sri Santosh Hospital, Near Chintamani,
DILSUKH NAGAR, Rangareddy,
Andhra Pradesh - 500080

ఆధార్ - సామాన్యమానపుడి హక్కు
Yadasu Sampath Kumar

యాదాసు సుపథ్ కుమార్
Yadasu Sampath Kumar
పుట్టిన సంవత్సరం/Year of Birth : 1980
పురుషుడు / Male
5997

ఆదిత్య విజ్ఞాన కేంద్ర ప్రాధికరణ
Address:
S/O Y Shiva Kumar, 3-
125/127/7, N I N colony, near
water tank, ghatkeer mandal,
Boduppal, Rangareddy, Andhra
Pradesh, 500082

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12487/2021

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Sub Registrar

Uppal

తిమ్మిశెట్టి అర్జునరావు
Timmiseti Arjunarao

T. Arjun

పుట్టిన సంవత్సరం / Year of Birth: 1975
పురుషుడు / Male

4922

సామాన్యుని హక్కు



దిమాదా: S/O వెనుగోపాలరావు
2-11, నందిగామ, నందిగామ, పడమర కృష్ణ
అంధ ప్రదేశ్, 521366

Address: S/O:
Venugopal Rao, 2-11,
Nandigama, Nandigama,
Krishna, Pedana, Andhra
Pradesh, 521366

4922

1800 700 1807

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