

SCANNED

26755

Doc No. 25290/2021



తెలంగాణ తెలంగాణ TELANGANA
 S No. 5582 Date 06/9/2021 Rs. 100/-
 Sold to A. Vagudera Reddy
 S/o, W/o, D/o A. Sitaram Reddy M. Hyderabad
 For whom M/s. Sterling Avenues

AF 277478
 K. SRI RAO
 LICENCED STAMP VENDOR
 LIC. No. 15-21-021/2011
 Reg. No. 15-21-013/2020
 H.No. 5-203, Suraram Colony,
 Quilbullapur (M), Medchal-Malkajgiri Dt
 Phone : 9700530039

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement Cum General Power of Attorney is made and executed on this 9th day of September, 2021, by and between:-

1. **SMT. VISHWANATH VIJAYA BAI W/o. SRI. V. BALKISHAN**, aged about 58 years, Occupation: Business, R/o. Plot Nos.50, 51, Avanthi Enclave, Madinaguda, Miyapur, Hyderabad, Telangana-500 049.
(PAN AAZPV1730H) (Aadhaar No.4828 2683 7761)
2. **SMT. GANDRA JYOTHI W/o. SRI. VENKATA RAMANA REDDY**, aged about 51 years, Occupation: Business, R/o. Plot No.81A/F/3, Road No.12, MLA Colony, Banjara Hills, Hyderabad, Telangana-500 034.
(PAN ASKPG4429R) (Aadhaar No.4303 5200 3368)

v.vijaya G. Jyothi

Contd..2..

For **STERLING AVENUES**

 Managing Partner

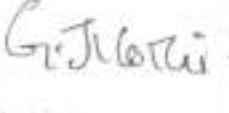
For **STERLING AVENUES**

 Managing Partner

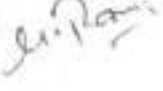
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of 03 and 04 on the 09th day of SEP, 2021 09th day of SEP, 2021 by S/o V. Vijaya Bai

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL			ALUGUVALI VASUDEVA REDDY (MANAGING PARTNER) S/O. A. S. TARAM REDDY R/O. F-01B, NATHURUSRI HOMES MIYAPUR, HYDERABAD.	
2	EX			ALUGUVALI VASUDEVA REDDY (MANAGING PARTNER) S/O. A. S. TARAM REDDY R/O. F-01B, NATHURUSRI HOMES MIYAPUR, HYDERABAD.	
3	EX			GANDIRA JYOTHI W/O. VENKATA RAMANA REDDY PLOT NO 81A/F3, ROAD NO.12, MLA COLONY, BANJARA HILLS, HYDERABAD.	
4	EX			VISHWANATH VIJAYA BAI W/O. V. BALKESHAN PLOT NO 50, 51, AVANTHI ENCLAVE, MADINAGUDA, MIYAPUR, HYDERABAD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			G. GOUTHAM REDDY HYD	
2			M. RAMAKRISHNA E.G DIST	

09th day of September, 2021

Signature of Sub Registrar
Quthbullapur

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Quthbullapur

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3. **M/s. STERLING AVENUES** (PAN AEKFS8622Q), a Partnership Firm having its Office at F-G1B, Mathrusri Homes, Miyapur X Road, Hyderabad, Telangana-500 049, Represented by its Managing Partner: **SRI. ALUGUVALI VASUDEVA REDDY S/o. SRI. A. SITARAM REDDY**, aged about 36 years, Occupation: Business (Aadhaar No.3139 6754 6003) (Mobile No.9618558000).

HEREINAFTER to be called and referred as the "**LAND OWNERS**" which term shall also mean and include all their respective heirs, executors, administrators, successors, assignees and legal representatives etc., of FIRST PART.

AND

M/s. STERLING AVENUES (PAN AEKFS8622Q), a Partnership Firm having its Office at F-G1B, Mathrusri Homes, Miyapur X Road, Hyderabad, Telangana-500 049, Represented by its Managing Partner: **SRI. ALUGUVALI VASUDEVA REDDY S/o. SRI. A. SITARAM REDDY**, aged about 36 years, Occupation: Business (Aadhaar No.3139 6754 6003) (Mobile No.9618558000)

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

WHEREAS, the Owner Nos.1 & 2 herein are the sole, absolute owners and peaceful possessors of the Undivided share of **Open Land admeasuring 7285 Square Yards** equivalent to **6090.26 Square Meters** (out of 10285 Square Yards) in **Survey No.479**, Situated at **BACHUPALLY VILLAGE**, under Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Telangana.

WHEREAS, the Owner No.3/Developer herein is the sole, absolute owner and peaceful possessor of the **Undivided share of Open Land admeasuring 3000 Square Yards** equivalent to **2508 Square Meters** (out of 10285 Square Yards), in **Survey No.479**, Situated at **BACHUPALLY VILLAGE**, under Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Telangana, having purchased the same through a Registered Sale Deed Document No.**25289 of 2021**, dated 09-09-2021, Regd. at S.R.O. Quthbullapur.

V. vijaya

G. J. M. L. H.

Contd..3..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX1731 Name: Gandra Goutham Ruddy	S/O Gandra Venkata Ramana Reddy, Banjara Hills, Hyderabad, Andhra Pradesh, 500034	
2	Aadhaar No: XXXXXXXX3067 Name: Meda Ramakrishna	S/O Gangadharan, Rajahmundry (Urban), East Godavari, Andhra Pradesh, 533101	
3	Aadhaar No: XXXXXXXX7761 Name: Vishwanath Vijaya	W/O Vishwanath Balkrishna Sa, Tirumalagiri, Hyderabad, Telangana, 500049	
4	Aadhaar No: XXXXXXXX3363 Name: Gandra Jyothi	W/O Gandra Venkata Ramana Reddy, Banjara Hills, Hyderabad, Andhra Pradesh, 500034	
5	Aadhaar No: XXXXXXXX6003 Name: Alluguvalli Vasudeva Reddy	S/O A Seetharam Reddy, HYDERABAD, Hyderabad, Andhra Pradesh, 500073	

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	DG/BC/ Pay Order	
Stamp Duty	100	0	3820000	0	0	0	3820100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	3921000	0	0	0	3921100

Rs. 3820000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1839 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 382000000/- was paid by the party through E-Challan/BC/Pay Order No 530TGG090921,630NH3090921 dated 09-SEP-21,09-SEP-21 of SBIN/SBIN

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3820500/-, DATE: 09-SEP-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8788083699414, PAYMENT MODE: CASH-1001138, ATRN: 8788083699414, REMITTER NAME: STERLING AVENUES, EXECUTANT NAME: VISHWANATH VIJAYA BAI AND OTHERS, CLAIMANT NAME: STERLING AVENUES) (2). AMOUNT PAID: Rs. 500/-, DATE: 09-SEP-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0263103235330, PAYMENT MODE: NB-1001138, ATRN: 6263103235330, REMITTER NAME: STERLING AVENUES, EXECUTANT NAME: VISHWANATH VIJAYA BAI AND OTHERS, CLAIMANT NAME: STERLING AVENUES)

Date:
09th day of September, 2021

Signature of Registering Officer
Outhuballapur

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Originally, the Owner Nos.1 & 2 have purchased the **Open Land admeasuring 10285 Square Yards** equivalent to **8598.26 Square Meters**, in **Survey No.479**, Situated at **BACHUPALLY VILLAGE**, under Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Telangana, having purchased the same through a Registered Sale Deed Document Nos.**3903 of 2001**, dated: 14-05-2001 and **3913 of 2001**, dated: 15-05-2001, both Regd at S.R.O. Medchal.

WHEREAS the Revenue Divisional Officer, Malkajgiri Division, Medchal-Malkajgiri District, converted the said land into Non-Agriculture vide Procs. No.L/558/2017, dated 24-07-2017.

And thereafter the Owner Nos.1 & 2 sold an extent of Undivided Share of Open Land admeasuring 3000 Square Yards equivalent to 2508 Square Meters to owner No.3/Developer and retained 7285 Square Yards equivalent to 6090.26 Square Meters.

Since then the First Party are in absolute possession and enjoyment of their respective property.

WHEREAS, **M/s. STERLING AVENUES** (Owner No.3/Developer) approached the Owner Nos.1 & 2/First Party with a proposal to develop the total property along with its property i.e. **Open Land in Survey No.479**, admeasuring **10285 Square Yards** equivalent to 8598.26 Square Meters, Situated at **BACHUPALLY VILLAGE**, under Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Telangana., (hereinafter called the Schedule of property) for construction of residential complex by clubbing its 3000 Square yards also 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 42.5% Built-up area inclusive of all common areas, balcony areas, parking area and other facilities and circulation areas etc., to the First Party Nos. 1 & 2 in lieu of the development rights given to the Second Party. And remaining 57.5% of Built-up area comes to the share of the Owner No.3/Developer.

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 Owner No.3/ Developer has agreed to develop the Property by investing its own funds and under its care and supervision.

V.Visaya

G.Motgi.

Contd..4..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

1. ది పుస్తకము 2021 సం॥ (కా.బి. 1844) సం॥ పు

15290.....వెంటరుగా రిజిస్టరు చేయబడినది. స్వామింగ్

సమక్షం గుర్తించు నెంబరు 1521-1... 15290.....2021

బహుళమైనది.

2021 సం॥ సెక్టెరియ నెం.....9..... కు తేదీ

సబ్ రిజిస్ట్రారు అధికారి



WHEREAS the DEVELOPER herein is in the business of real estate development, has required expertise, financial and managerial capabilities, men and machinery to undertake the development of the properties and the LANDOWNERS have offered the Schedule Land for development and the DEVELOPER herein evinced interest in development of a Multi-storied Residential Apartment Complex on the Schedule Land herein by obtaining all the requisite permits and sanction of plans from the concerned Governmental Authorities/Departments etc., for the proposed Project.

WHEREAS the LANDOWNERS being agreeable to the proposal of the DEVELOPER herein here by represents and warrants to the DEVELOPER with respect to their affairs and the land to which they have title.

- (i) That the LANDOWNERS are the absolute owners and have clear, marketable, subsisting title and vacant physical possession of the Schedule Property and that none other than the LANDOWNERS have any right, title and interest or share therein.
- (ii) That there are no litigations or disputes pending or threatened in respect of the Schedule Property nor have they entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule Property with any other person/s, nor have they issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule Property in any manner, howsoever.
- (iii) That the Schedule Property is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;
- (iv) That there are no claims, mortgages, charges, lien or encumbrances on the Schedule Property;

V. Vijaya G. Muthu

Contd..5..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner



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- (v) That there are no pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule Property in any manner, whatsoever;
- (vi) That there are no easements, quasi-easement, restrictive covenants or other rights or servitudes in respect of the Schedule Property and that the LANDOWNERS have not received any notice of acquisition or requisition in respect of the Schedule Property under any Statute or from any authority.
- (vii) That they have the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed as relates to the property to which they hold title;

WHEREAS upon acting on the above representations of the LANDOWNERS, the DEVELOPER has agreed to develop the Schedule Property into Multi-storied Residential Apartment Complex at its own cost and expense and agreed to construct the Project on the Schedule Property in accordance with the scheme formulated by it as agreed upon and as setout hereunder for construction thereon.

WHEREAS pursuant to offer made by the LANDOWNERS to develop the Schedule Property into a Multi-storied Residential Apartment Complex, the DEVELOPER has accepted to develop the Schedule Property and the Parties hereinabove have deemed fit and proper to reduce the terms and conditions reached among themselves into writing and hence this DEVELOPMENT AGREEMENT -CUM- GENERAL POWER OF ATTORNEY.

THIS DEED OF DAGPA WITNESSETH AS FOLLOWS:-

1. The Land Owner and Developer shall be entitled to 42.5% and 57.5% area respectively of the super built up area in the proposed Residential Building Complex. The Land Owner and the Developer are entitled to the parking space in the Cellars (Two Cellars), stilt, and multi-floors. Further it is agreed by both the parties that the Land owners and Developer shall share the constructed salable area @ 42.5% and 57.5% in each floor.

V. vijaya G. Jothi

Contd..6..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

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2. It is further agreed that the respective entitlements of the Land Owner and Developer shall be allotted as per the working plan and further it is agreed by Developer that the Plan must be prepared that the total construction shall come into not less than 3,20,000. Sq Feet Salable area (subject to HMDA/Municipal approval), excluding Parking. And whatever excess area coming above and beyond 3,20,000 sq.ft that may come from construction(after final municipal approval) shall also be divided as 42.5% and 57.5% among land owners and developers respectively.
3. The Developer shall get the comprehensive plans prepared and show it to the Land Owner, after Land Owners finalization of such Plans only, the Developer shall apply to the concerned authorities for sanction of the same duly completing all the formalities by the Civil and Structural Engineer and also Architecture.
4. All the 'common amenities' that are to be developed by the developer shall be shared in the ratio of 42.5% and 57.5% among the land owner and Developer.
5. Both the sides agreed that the First party shall not interfere in the construction activities in any manner and the First Party hereby makes it clear that the Second party will construct strictly the Bldg. as per the Specifications and aproved plan of the Concern authorities. The Land Owners is entitled to enter into the premises as an absolute owners at any point of time till the project is completed and he is entitled to inspect the quality of the construction, construction activities however the Land Owners shall not cause any disturbance in the construction activity.
6. It is hereby agreed that the Developer shall construct the proposed Residential Building complex on the Schedule Property at its own expense and cost. The developer shall alone be responsible for all workmen and others engaged in the construction work in the Schedule Property. The Land Owners shall not be liable and accountable for any claim made by any third parties which may arise out of any defective construction work etc.

V.Visaya G.Jothi

Contd..7..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

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7. That the Flats proposed to be constructed in the proposed Residential Building shall be constructed in accordance with the specification detailed of this Agreement. The same shall form part and parcel of this Agreement. If the Land Owners or any of their nominees desire to undertake any additional items of work or modifications in respect of their share, the same shall have to be entrusted to the Developer. The consideration payable in respect of the additional items of work shall be arrived by negotiations.
8. That the Land Owners/Developer shall not execute any Sale deed(s) of the Flats pertaining to the proposed residential building until Supplementary Agreement is executed.
9. That the Developer shall deliver the built up area falling into the share of the Land Owners in the proposed Residential Building complex within Thirty Six (36) Months from the date of this Development Agreement. If any pandemic, act of war, imposing of government restrictions etc., shall be exempted. A grace period of 6 months is given beyond 36 months for completion of the project.
10. That it is agreed by both the parties in case if the Developer fails to construct and deliver the possession as agreed in Clause No.9 along with occupancy certificate at the discretion of the Land owners, the Land owners may cancel this agreement and in that event the Land owners may assess the cost of the construction at their discretion and will pay to the Developer by repossessing the property along with constructed area.
11. The Developer shall submit for the permission of the residential building complex immediately after the DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY.
12. That the Developer shall apply for Permissions immediately within a month from the date of this Deed of Development Agreement from HMDA / All other concerned Government Departments such as Electricity, Water, Drainage, Fire Service etc within 9 months from the date of agreement, failing which the Land owners will have the sole right to cancel the agreement.

V. vijaya G. Jothi

Contd..8..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner



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13. The Developer is at liberty to invite public in general to purchase the proposed Flats falling into the share of the Developer by way of advertisement and such other modes. The Land Owners shall not have objection for the same.
14. That it is agreed by the Developer, in case of mortgage to the HMDA for completion of construction as per the approved plan, the same shall be mortgaged from the share of the Developer and the Developer shall not mortgage the share of the Land Owners.
15. The DEVELOPER shall complete the residential apartment within Thirty Six (36) months and grace period of Six (6) months.
16. Further the Developer undertakes and declares that the Developer is only responsible for getting occupancy certificate for all the Flats with their funds and the Land Owners are no way responsible for getting the same within the period of Thirty Six (36) months with a grace period of Six months as agreed as per clause No.9.
17. The Land Owners and Developer shall identify their respective shares of Flats with their numbers in the Supplementary Deed subsequently **by entering into a registered supplementary agreement by earmarking the share of the Land owners and Developer.**
18. That the Land Owners hereby declares that they are the absolute Land Owners and possessions of the Schedule Property. The Land Owners further declares that the Schedule Property free from all encumbrance, charges, liens, Mortgages, court attachments and acquisition proceedings. If any disputes arises on the account of land, then it is the sole responsibility of the Land owners to resolve such disputes at their own costs and efforts, the delay liability shall be paid to the Developer and the Land Owners hereby declare that no arguments whatsoever in respect of the Schedule Property is subsisting with any other third party for the said purpose.

Contd..9..

V. Vijaya G. Moli

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

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19. The Developer shall take total responsibility of the construction of the apartment including compound wall, sump, overhead tank, bore, lift and generator, in the said residential apartments with its own funds and complete the project within the said time.
20. It is made it clear that the Land Owners are no way responsible for construction and all the expenses shall be incurred by the Developer including any deposits to the any department. Further the Developer shall not ask or demand any amount on any count from the Owners.
21. Both the parts herein 'Land Owners and Developer' shall sell or retain their respective shares as per the supplementary deed.
22. The Land Owners and the Developer hereby further decided they will take care of taxes which include Income Tax, Wealth Tax, Municipal Tax, etc., to be paid by themselves as per their respective shares. However during the period of construction any taxes, penalties, license fee etc shall be paid by the Developer.
23. The Developer is responsible for all taxes in developing the Land till its completion and handing over the possession to the Land Owners including all other taxes applicable in completing the Project under Development Agreement etc and the Owners shall not be made responsible for any of the taxes to be paid by the Developer.
24. The DEVELOPER is also hereby permitted to act and execute necessary deeds etc., which are needed to develop the property to obtain any other permission from municipality, HMDA, Town Planning, Water Works, TS Transco etc.
25. The Land Owners hereby giving permission to enter into the property to carrying the construction activities only and the possession is given only for the purpose of Development.

V. Vijaya

G. J. M. M. .

Contd..10..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

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26. The Land Owners are not responsible for any defects in construction and any part thereof and the Developer alone shall responsible for such defects and shall be answerable to the third parties or local authorities and shall be responsible for any untoward incidents or accidents or any loss caused in construction or to the labour and the Developer is responsible and liable for all such events and compensation if required to be paid.
27. It is agreed by the Land Owners to provide all xerox copies of the Title Deeds that are required by the Developer for the purpose of obtaining the required permissions from any authority for completion of the construction as agreed including for getting all permissions and buyer loan approvals. Further in case, if the originals are required the Land Owners agreed to show for the purpose of the verification and it is made it clear that Owners will keep the originals till the entire Project is completed and will hand over the originals to the elected body after forming the society who shall keep the documents as custodian of the entire complex.
28. It is agreed by the Developer that they have the right to raise loans to the share of 57.5% falling in their share only. Landowners share will not form part of any charge creations.
29. It is agreed by the Developer that it shall not enter into any agreements or deal with the schedule property until Supplementary Agreement is executed.
30. The Developer has agreed to maintain the building including attending repairs for a period of two years after handing over the building to the Land Owners Welfare Association as per Telangana Apartments Act applicable.
31. That it is agreed by the Developer that the registration and miscellaneous expenses of Development Agreement and Supplementary Agreement shall be born by the Developer.
32. The courts at Ranga Reddy District will have jurisdiction.

V. Vijaya

G. Jyoti

Contd..11..

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

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GENERAL POWER OF ATTORNEY

The Land Owners executed this Development Agreement Cum General Power of Attorney in favour of the DEVELOPER authorizing it to do the following acts by it having constructing the whole building with its own funds.

- a) To sell or to retain the share of the Developer in the schedule property hereunder as shown in the Supplementary Deed enclosed with plan earmarking the share of the Land owners and Developer.
- b) To execute the Agreement of sale(s), sale deed or sale deeds in favour of the prospective purchaser(s), and also to receive the sale consideration for the same and to present the sale deed or deeds executed by them in favour of the such purchaser or purchasers before the concerned Registering Officer, admit its execution and receipt of consideration and procure the registration of said Sale Deeds in respect of Developer share of residential apartments and handover the possession to the prospective purchaser(s) and is only entitled as per above clauses.
- c) To prepare plans for construction, to get permissions, sanctions, licenses for developing and to submit all necessary papers before Government Authorities.
- d) To appear before all the departments for getting permissions, licenses etc.
- e) To execute, sign and file all the statements, petitions, applications, and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/s.
- f) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of local bodies in respect said property.
- g) To sign and verify complaints, written statements, petitions or claims and objections of all kinds and file therein such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents to deposit and with draw moneys and grant receipts in relation to the said property.

V. Vijaya

G. Jubli

Contd..12.

For STERLING AVENUES


Managing Partner

For STERLING AVENUES


Managing Partner

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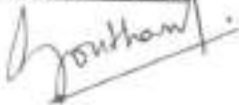
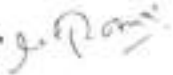
SCHEDULE OF THE PROPERTY

All that the **Open Land** admeasuring **10285 Square Yards** equivalent to **8598.26 Square Meters**, in **Survey No.479**, Situated at **BACHUPALLY VILLAGE**, under Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Telangana, and bounded by:-

NORTH	::	Road in Survey No.479 Part.
SOUTH	::	Property belongs to Raghava Reddy and Others.
EAST	::	Neighbour's Land.
WEST	::	150' wide Road (Miyapur to Bachupally).

IN WITNESS WHEREOF the Parties hereinabove have signed and executed this document on the day, month and year hereinabove mentioned.

WITNESSES

1. 
2. 

1. v. vijaya

2. G. Muthu

For STERLING AVENUES

3.


Managing Partner

LANDOWNERS / FIRST PARTY
For STERLING AVENUES


Managing Partner

DEVELOPER / SECOND PARTY



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ANNEXURE -1A

1. Description of Building : Proposed Construction on **Open Land in Survey No.479**, Situated at **BACHUPALLY VILLAGE**, under Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Telangana.
 - a. Nature of Roof : RCC
 - b) Type of Structure : Framed Structure
2. Total Extent of Site : 10285 Square Yards
3. Built-up area particulars : 320000 Square Feet (Approx.)
(Ground + 14 Floors)

Parking area : 40000 Square Feet (Approx.)
4. Party's Own Estimate
MV of the property : Rs.38,20,00,000/-
5. Land Value : Rs.9,25,65,000/-

V. Vijaya Githa-

For STERLING AVENUES

Managing Partner

LANDOWNERS / FIRST PARTY

CERTIFICATE

We do hereby declare that what is stated above is true and correct to the best of our knowledge and belief.

For STERLING AVENUES

V. Vijaya Githa-

Managing Partner

LANDOWNERS / FIRST PARTY

For STERLING AVENUES

DEVELOPER / SECOND PARTY

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Guthibullapur



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6. The conversion fee paid will not be returned or adjusted in any other way under any circumstances.
7. The authorities are not responsible for any incidental or consequential action or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
8. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.


 Revenue Divisional Officer
 Malkajgiri Division.

To
 Smt.V.Vijaya Bai W/o Sri.V.Balkishan.

Copy to the Tahsildar, Bachupally Tahsil, Medchal-Malkajgiri District with a request to incorporate the necessary changes in the Revenue records as the subject land is converted from agriculture to non-agriculture.

SCHEDULE

Sl. No	Village & Tahsil	Sy.Nos	Total extent in Acres	Extent for which permission granted	Remarks
1.	Bachupally village & Bachupally Tahsil	479/P	Ac.2-00gts	Ac.2-00gts	Paid vide Challan No.8462,8463 dated:03.06.2017 & 12318 dated 12.07.2017 for Rs.17,42,400/-

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Annexure- C
(See Rule- 7)

PROCEEDINGS OF THE REVENUE DIVISIONAL OFFICER, MALKAJGIRI
DIVISION, MEDCHAL-MALKAJGIRI DISTRICT.

PRESENT: SRLN.MADHUSUDHAN.,

Procs.No. L/558/2017

Dated:-24-07-2017.

Sub:- Land - Conversion of land from Agriculture to Non-Agriculture,
Medchal - Malkajgiri District - Bachupally Tahsil - Bachupally
village - Sy.No.479/P, extent of Ac.2-00gts - Request for Conversion
of Agricultural land into non Agricultural Purpose - Orders -Issued.

Read:- 1. Tahsildar, Bachupally Tahsil Lr.No.B/164/2017 dated:-14.04.2017.
2. G.O.Ms.No.4, Revenue (Land Matters) Department
dated 05.01.2016.

&&&

ORDER:

Smt.V.Vijaya Bai W/o Sri.V.Balkishan, has applied for conversion of land in
Sy.No.479/P, extent Ac.2-00gts situated at Bachupally village, Bachupally Tahsil,
Medchal - Malkajgiri District for the purpose of Non-Agriculture. The request of
the applicant is found to be consistent with the provisions of the Act, in light of
report of the Tahsildar Bachupally Tahsil.

Hence, the permission is hereby accorded for conversion of the Agricultural
land into non-agriculture purpose subject to the following terms and conditions.

1. The permission is issued on the request of the applicant and he is solely responsible for the contents mentioned in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the Agricultural lands in question.
5. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or proceedings under any law which are in force.



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Quthbullapur

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గండ్రా జ్యోతి
Gandra Jyothi

జన్మ సంవత్సరం/Year of Birth: 1970

సే / Female

G. Jyothi

4303 5200 3368



అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



వాహనాథ్ వీజయ్
Vahwanath Vijaya

జన్మ సంవత్సరం/Year of Birth: 1951

సే / Female

4828 2683 7761



అధార్ - సామాన్యని హక్కు
V.Vijaya

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



అధార్

అధికార: W/O. విశ్వనాథ్
బాకిషన్ సా
ప్లాట్ నెం-50,51 ఇంటి ఎన్క్లవ్
మదినాగూడ, తిరుమలగిరి, మహారాష్ట్ర
గ్రామపంచాయితీ, తూర్పు ప్రదేశ్, 500049

**అధికార: W/O. విశ్వనాథ్
Bakishan Sa, plot no-50,51
santhy enclave,
madinaguda, Tirumalagiri,
Miyapur, Hyderabad,
Tirumalagiri, Andhra
Pradesh, 500049**

4828 2683 7761





భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మెడ రామకృష్ణ
Meda Ramakrishna

జన్మ తేదీ/DOB: 31/10/1985

పురుషుడు / MALE

2517 1466 3067



అధార్ - సామాన్యని హక్కు
Meda Ram

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



అధార్

అధికార: S/O. రామకృష్ణ, ప్లాట్ నెం-12, M.L.A. కలనీ
బాంసా హిల్స్, బాంసా హిల్స్
హైదరాబాద్, తూర్పు ప్రదేశ్, 500034

**అధికార: S/O. రామకృష్ణ, ప్లాట్ నెం-12, M.L.A. Colony
Bansara Hills, Bansara Hills
Hyderabad, Andhra Pradesh,
500034**

2517 1466 3067





భారత ప్రభుత్వం
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గండ్రా గౌరం రెడ్డి
Gandra Gourtham Reddy

జన్మ సంవత్సరం/Year of Birth: 1968

పురుషుడు / Male

2098 4226 1731



అధార్ - సామాన్యని హక్కు
Gourtham

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



అధార్

అధికార: S/O. గండ్రా గౌరం రెడ్డి
ప్లాట్ నెం-12, M.L.A. కలనీ
బాంసా హిల్స్, బాంసా హిల్స్
హైదరాబాద్, తూర్పు ప్రదేశ్, 500034

**అధికార: S/O. Gandra Gourtham
Gourtham Reddy, Plot No-12, M.L.A. Colony
Bansara Hills, Bansara Hills
Hyderabad, Andhra Pradesh,
500034**

2098 4226 1731







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Government of Telangana
Registration And Stamps Department

25290/2021

Payment Details - Citizen Copy - Generated on 09/09/2021, 06:16 PM

SRO Name: 1521 Quthbullapur

Receipt No: 27045

Receipt Date: 09/09/2021

Name: V.VIJAYA BAI

CS No/Doct No: 26755 / 2021

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 530TGO090921

Chargeable Value: 382000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 09-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				100000
Deficit Stamp Duty				3820000
User Charges				500
Total:				3920500

In Words: RUPEES THIRTY NINE LAKH TWENTY THOUSAND FIVE HUNDRED ONLY

Prepared By: NAVEEN



Signature by SR

సబ్-రిజిస్ట్రారు
ఖైతాబ్ నగర్