

SCANNED

DOC NO-1081/2020 ORIGINAL

Case No 5 2020



తెలంగాణ తెలంగాణ TELANGANA

X 693805

No. 1042 Date 13/02/2020 Rs. 100/-

B. Vinod Reddy

B. Siddi Reddy Partner

H/s. Sri Khara projects & Estates LLP.

J. Ravi Kumar
 Licensed Practitioner
 License No. 100100100100
 R. J. Kumar
 H.No. 6-3-655/2/4, Somajiguda, Hyderabad, Telangana
 State, [PAN No. AILPP5071F] [AADHAAR No. XXXX XXXX 2231]

DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY

THIS **DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY** is made and executed on this 13th day of February, 2020 by and between:

- SMT. P. LAKSHMI**, W/o. Sri P. Narotham Rao, aged 57 years, Occ. Business, R/o. H.No.6-3-655/2/4, Somajiguda, Hyderabad, Telangana State., [PAN No. AILPP5071F] [AADHAAR No. XXXX XXXX 2231]
 - SRI P. NAROTHAM RAO**, S/o. Late. Sri. P. Prakash Rao, aged 60 years, Occ. Business, R/o. H.No.6-3-655/2/4, Somajiguda, Hyderabad, Telangana State., [PAN No. AEPPP5669F] [AADHAAR No. XXXX XXXX 3105]
- Hereinafter referred to as the Owners [which term shall mean and include all their legal representatives, assigns, successors in interest, heirs, etc.]

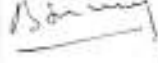
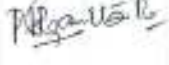
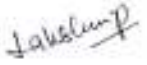
Lakshmi
 P. Narotham Rao

For SIKHARA PROJECTS AND ESTATES LLP
 PARTNER PARTNER PARTNER

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Banjara Hills (R.O) 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
 140 on the 13th day of FEB, 2020 by Sri P.Lakshmi

Execution of the details of all Executants/Claimants under Sec 32A:

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			MOHAN AGARWAL/BIW'S BIKHARA PROJECTS & ESTATES LLP MLA COLONY, HYD	
2	CL			B. SREED REDDY/BIW'S BIKHARA PROJECTS & ESTATES LLP BANJARA HILLS, HYD	
3	CL			B. VINOD REDDY/BIW'S BIKHARA PROJECTS & ESTATES LLP BANJARA HILLS, HYD	
4	EX			P. NAROTHAM REDDY S/O. LATE P. PRAMODH REDDY B-3-60024 SOMA, SOUDA, HYD	
5	EX			P. LAKSHMI S/O. P. NAROTHAM REDDY B-3-60024 SOMA, SOUDA, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			B. SRAHAN REDDY H 10607	
2			M. NARAYANA HYDRABAD	

13th day of February, 2020


 Signature of Joint SubRegistrar

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 Banjara Hills (R.O)

AND

M/S. SIKHARA PROJECTS AND ESTATES LLP, (PAN NO. ADJFS1966M)
 Limited Liability Partnership firm, registered under LLP Act, 2008 vide
 Registration No. AAJ-4292 having its registered Office at 8-2-682/1, 501,
 Landmark Banjara, Road No.12, Banjara Hills, Hyderabad 500 034.,
 represented by its Partners:

1] **SRI. MOHAN AGARWAL**, S/o late Sri Chandulal Agarwal, aged about 73
 years, Occ. Business, R/o Plot no 27, M.L.A Colony, Road No.12, Banjara
 Hills, Hyderabad, Telangana State., [PANNo.ACDPA7736J] [AADHAAR
 No.XXXX XXXX 0444].

2] **SRI B. SIDDI REDDY**, S/o. late Sri B. Malla Reddy, aged about 63 years,
 Occ. Business, R/o.8-2-676/B/14/ABC, Flat no C-1, C Block, Siddhartha
 Enclave, Road No 12, Banjara Hills, Hyderabad, Telangana State., [PAN
 No.AEOPB3353F] [AADHAAR No.XXXX XXXX 6080].

3] **SRI. B. VINOD REDDY**, S/o Sri B. SIDDI REDDY, aged about 34 years,
 Occ. Business, R/o.8-2-676/B/14/ABC, Flat no C-1, C Block, Siddhartha
 Enclave, Road No 12, Banjara Hills, Hyderabad, Telangana State., [PAN
 No.AITPB9603R] [AADHAAR No.XXXX XXXX 5765].

Hereinafter referred to as the Developer [which term shall mean and include
 all its Partners, assigns, successors in interest, administrators, etc.]

WHEREAS the erstwhile Government of Andhra Pradesh has allotted
 land admeasuring Ac.50-00 gts in Sy.No.403 of Shaikpet Village, Shaikpet
 Mandal, Hyderabad District under G.O. Ms. No. 1889 dated 20-4-1980
 Revenue Dept; to Film Nagar Co-operative Housing Society Ltd.

AND WHEREAS the Society after deducting the extents earmarked for
 common purposes such as Roads, parks, shops, School and other public
 amenities, divided the remaining land into plots after obtaining
 sanction/permission from then Municipal Corporation of Hyderabad vide lay
 out No. 65/Lay out/8/81/725;

Sakshinip
P. Sankar

Sankar
 PARTNER

For SIKHARA PROJECTS AND ESTATES LLP
Sankar
 PARTNER

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX2231 Name: Punnamaneni Lakshmi	W/O Punnamaneni Narotham Rao, Khamatabad, Hyderabad, Andhra Pradesh, 500082	
2	Aadhaar No: XXXXXXXX3105 Name: Punnamaneni Narotham Rao	S/O Late Prakash Rao, HYDERABAD, Hyderabad, Andhra Pradesh, 500082	
3	Aadhaar No: XXXXXXXX0444 Name: Mohan Agarwal	S/O Late Chandra Sekhri Agarwal, Khamatabad, Hyderabad, Telangana, 500034	
4	Aadhaar No: XXXXXXXX0088 Name: Boppidi Siddi Reddy	S/O Boppidi Meela Reddy, Koppulapalle, Medak, Andhra Pradesh, 502335	
5	Aadhaar No: XXXXXXXX05765 Name: Boppidi Vinod Reddy	S/O Boppidi Siddireddy, Koppulapalle, Medak, Andhra Pradesh, 502335	

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 e-S-41 of IS Act	E-Challan	Cash	Stamp Duty with 10 of IS Act	DD/DDC/ Pay Order	
Stamp Duty	100	0	873900	0	0	0	874000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	894000	0	0	0	894100

Rs. 873900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1956 and Rs. 20000/- towards Registration Fee and Rs. 100/- towards User Charges, non paid by the party through E-Challan/DC Pay Order No. J02WLS130220 dated 13/02/2020 of 5584

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AND WHEREAS the Society has allotted Plot No. 69 admeasuring 861 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District; to Smt. R. Surya Prabha; and executed a Registered Sale Deed dated 31-3-1989 bearing doct. No.2415/1989, Registered at the office of the Sub-Registrar, Khairatabad, Hyderabad.

AND WHEREAS Smt. R. Surya Prabha has sold 1/3rd undivided share in Plot No.69 Type -A in Site No.I, admeasuring 287 sq.yards along with existing building having a built up area of 1000 sft situated within at Film Nagar, Shaikpet Village, Hyderabad District; under Registered Sale Deed dated 26-4-1996 bearing doct.No.1516/1996, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad to Smt. K.N. Savitri Devi;

AND WHEREAS Smt. R. Surya Prabha has sold 1/3rd undivided share in Plot No.69 Type -A in Site No.I, admeasuring 287 sq.yards along with existing building having a built up area of 1000 sft situated within at Film Nagar, Shaikpet Village, Hyderabad District; under Registered Sale Deed dated 12-11-1997 bearing doct.No.284/1997, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad to Smt. K.N. Savitri Devi;

AND WHEREAS Smt. R. Surya Prabha has sold 1/3rd undivided share in Plot No.69 Type -A in Site No.I, admeasuring 287 sq.yards along with existing building having a built up area of 1000 sft situated within at Film Nagar, Shaikpet Village, Hyderabad District; under Registered Sale Deed dated 17-11-1997 bearing doct.No.288/1997, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad to Smt. K.N. Savitri Devi;

Lakshmi P. Sankar

For SIKHARA PROJECTS AND ESTATES LLP
 PARTNER
 PARTNER
 PARTNER

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 250000/-, DATE: 13-FEB-20, BANK NAME: SBI, BRANCH NAME: , BANK REFERENCE NO: 3517104220703, PAYMENT MODE: NB-1000000, ATRN: 3517104220703, REMITTER NAME: SRIWIRA PROJECTS AND ESTATES LLP, EXECUTANT NAME: P. LAKSHMI AND P. NAROTHAM RAO, CLAIMANT NAME: SRIWIRA PROJECTS AND ESTATES LLP.

Date:

13th day of February 2020


Signature of Registering Officer
Bangarhills (R.O)

Certificate of Registration

Registered as document no. 1081 of 2020 of Book-1 and assigned the identification number 1 - 1004 - 1081 - 2020 for Soaring on 13-FEB-20.


Registering Officer
Bangarhills (R.O)
(D. Srinivas Kumar)

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Joint Sub-Registrar
Bangarhills (R.O)

One Copies has been Registered
along with Original


Jt. Sub-Registrar
Hyderabad (South)

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AND WHEREAS Smt. K.N. Savitri Devi and her children have sold premises bearing No. 8-2-293/82/F/69-A on Plot No.69 Type -A in Site No.1, admeasuring 861 sq. yards along with existing building having a built up area of 1000 sft situated within at Film Nagar, Shaikpet Village, Hyderabad District; under Registered Sale Deed dated 28-10-2005 bearing doct. No. 4174/2005, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad to Smt. P. Lakshmi i.e. Owner No.1 herein;

AND WHEREAS the Society has allotted Plot No. 70 A admeasuring 966 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District; to Sri P. Suresh Kumar; and executed a Registered Sale Deed dated 25-03-1992 bearing doct. No.1120/1992, Registered at the office of the Sub-Registrar, Khairtabad, Hyderabad;

AND WHEREAS Sri P. Suresh Kumar has sold Plot No. 70 admeasuring 966 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District under a Registered Sale Deed dated 30-8-1993 bearing doct. No. 5346/1993, Registered at the office of the Sub-Registrar, Khairtabad, Hyderabad to Sri Badruddin Hussain Salmani;

AND WHEREAS Sri Badruddin Hussain Salmani, has sold Premises No.8-2-293/82/F/70-A on Plot No. 70 admeasuring 966 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District under a Registered Sale Deed dated 26-10-1994 bearing doct. No. 5101/1994, Registered at the office of the Sub-Registrar, Khairtabad, Hyderabad to Sri Suhail Mustafa Hisammuddin;

Lakshmi
P. Lakshmi

For SIKHARA PROJECTS AND ESTATES LLP
[Signature] PARTNER
[Signature] PARTNER
[Signature] PARTNER



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AND WHEREAS Sri Suhail Mustafa Hisammuddin has exchanged part of premises No. 8-2-293/82/F/70-A admeasuring 483 sq. yards on Plot No.70-A Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District with premises No. 8-2-293/82/L/326-A & B situated at Sri Venkateswara Co-operative House Building Society for A.P. Legislators Ltd; under registered Exchange Deed dated 24-10-1998 bearing doct.No.2290/1998, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad with Smt. G Rama Devi;

AND WHEREAS Smt. G Rama Devi, has sold Premises No.8-2-293/82/F/70-A on Plot No. 70 admeasuring 483 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District under a Registered Sale Deed dated 8-2-2002 bearing doct. No. 455/2002, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad to Sri P Narotham Rao, Owner No.2 herein;

AND WHEREAS Sri P. Narotham Rao had gifted premises bearing No. 8-2-293/82/F/70-A [part] on plot No.70 A admeasuring 483 sq. yards situated in Filmnagar Co-op. Housing Society Ltd., Jubilee Hills, Hyderabad in Sy.No.403 of Shaikpet Village, Hyderabad under registered Gift of Immovable property dated 28-3-2005 bearing document No.1302 of 2005, Registered at the office of the Sub-Registrar, Banjara Hills, Hyderabad to his wife Smt. P. Lakshmi;

AND WHEREAS Smt. P. Lakshmi has executed a Deed of Cancellation of Gift of Plot of Land bearing premises No. 8-2-293/82/F/70-A[part] on plot No. 70 A admeasuring 483 sq. yards situated in Filmnagar Co-op. Housing Society Ltd., Jubilee Hills, Hyderabad in Sy.No.403 of Shaikpet Village, Hyderabad under registered Cancellation Deed dated 2-5-2015 bearing document No.2079 of 2015.

Lakshmi
P. Narotham Rao

Suhail
PARTNER

For SRIHARA PROJECTS AND ESTATES LLP
S. S. S.
PARTNER
P. Narotham Rao
PARTNER

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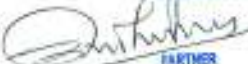
AND WHEREAS Sri Suhail Mustafa Hisammuddin has exchanged part of premises No. 8-2-293/82/F/70-A admeasuring 483 sq. yards on Plot No.70-A Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District with premises No. 8-2-293/82/L/326-A & B situated at Sri Venkateswara Co-operative House Building Society for A.P. Legislators Ltd; under registered Exchange Deed dated 24-10-1998 bearing doct.No.2289/1998 with Sri G Rameshwar Rao;

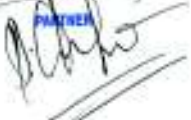
AND WHEREAS Sri G Rameshwar Rao, has sold Premises No.8-2-293/82/F/70-A on Plot No. 70 admeasuring 483 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District under a Registered Sale Deed dated 31-12-2004 bearing doct. No. 4811/2004 to Smt. P.Lakshmi W/o. Sri P Narotham Rao, Owner No.1 herein;

AND WHEREAS Owner No1 is the absolute owner and possessor of premises bearing No. 8-2-293/82/F/69-A On Plot No.69 Type -A in Site No.I, admeasuring 861 sq. yards along with existing building having a built up area of 1000 sft situated within at Film Nagar, Shaikpet Village, Hyderabad District and Owners No.1 and 2 are the absolute joint owners and possessors of Premises No.8-2-293/82/F/70-A on Plot No. 70 admeasuring 966 sq. Yards Type-A in Site No.-I situated within at Film Nagar, Shaikpet Village, Hyderabad District.

AND WHEREAS M/s. Film Nagar Co-operative Housing Society Limited, represented by its Secretary Sri. Kaja Suryanarayana and its Treasurer Sri. J. Bal Raj executed a rectification Deed vide Rectification Deed Dt-05-07-2018 bearing Doc. No: 4667/2018, Registered in the office of the Sub Registrar Banjara hills(R.O), in favour of Smt. P. Lakshmi rectifying the area from 861 Sq.yds to 976 Sq.yds in respect of plot No 69, Type-A, in Premises No. 8-2-293/82/F/69-A;

Lakshmi P. Narotham Rao

For SIKHARA PROJECTS AND ESTATES LLP

 PARTNER

 PARTNER

 PARTNER



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Dated 20/05/2020

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AND WHEREAS on acquiring the above said property Owners No.1 & 2 has dismantled the entire structure over the said property.

AND WHEREAS the owners No.1 and 2 thus became the absolute owners of the total area admeasuring 1942 Sq. yds., in Premises Nos. 8-2-293/82/F/69-A and 8-2-293/82/F/70-A. situated within at Film Nagar, Shaikpet Village, Hyderabad District.

AND WHEREAS the Developer has obtained permission for construction of a residential complex consisting of two cellars for parking, Groundplus4Upper floors Vide Permit No: -1/C18/12488/2019 Dated 16-08-2019.

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

1] That the owners hereby confirm that they are the absolute owners and have marketable title over the property i.e. the Premises Nos. 8-2-293/82/F/69-A and 8-2-293/82/F/70-A. total area admeasuring 1942 Sq. yds on plot Nos. 69-A & 70-A, in Survey No.403 of Shaikpet Village, Situated at Film Nagar, Jubilee Hills, Hyderabad District which is more specifically described in the Schedule annexed herewith and hereinafter referred to as scheduled property and that they are competent to execute this Deed of Development Agreement-cum-Irrevocable GPA.

2] The Owners have this day delivered permissive possession of the scheduled property which is described in the schedule UNTO AND IN FAVOUR OF THE DEVELOPER herein to enable the Developer to develop the same in accordance with the terms mentioned hereunder.

Jakshinip
Alka K. K.

For SIKHARA PROJECTS AND ESTATES LLP
[Signature] PARTNER
[Signature] PARTNER
[Signature] PARTNER



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3] That the Owners covenant and declare that the schedule property entrusted for development to the Developer is free from any sort of litigations, encumbrances, mortgages, liens, attachments, accreditations or reaccreditations, prior agreements, acquisitions, requisitions by any Government or Governmental Agencies, etc. except the mortgage with the Agrasen Co-Operative Urban Bank Ltd, Siddiambazar Branch and Bank of India, Hyderabad Main Branch.

4] That the Developer has Paid a total amount of Rs.5,43,00,000/- [Rupees Five Crores Forty Three Lakhs only] towards Interest Free refundable deposit and the Owners acknowledges the same.

5] The Developer hereby undertakes that it shall develop the scheduled property and construct a Luxurious Residential Complex thereon as per the specifications discussed and decided between the parties and a copy of the specifications is enclosed with this Agreement and it is agreed between the parties that the Area that would be constructed by the Developer shall be shared in the proportion of 50: 50 between the owners and the Developer. In case there is any difference in the areas of the constructed area, the party who has received excess area, shall compensate the other at the mutually agreed rate.

6] It is agreed between the parties that the Developer shall complete the construction within a period of 15 months from the date of sanction of the Plan by G.H.M.C i.e., Dt: 16.08.2019 and other departments concerned, with a grace period of 3 months. If due to Force Majeure the development work is stopped by natural calamities like war, earthquake, riots, agitation etc., the said period shall automatically be exempted from the period stipulated for completion. Similarly, if the construction is stopped due to litigation in respect of title of the property, the period of litigation shall automatically be exempted from the period stipulated for completion.

Lakshmi
P. R. S. S. S.

[Signature]
PARTNER

for SIKHARA PROJECTS AND ESTATES LLP
[Signature]
PARTNER

[Signature]
PARTNER



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If the Developer fails to complete the construction even after the grace period, subject to force majeure, the Developer is liable to pay Rs.5/- per Sft per month to the Owners for uncompleted area and not handed over that stand allotted to the Owners share.

7] It is agreed between the parties that the Developer shall take total responsibility of the development and construction and the owners shall not be made responsible in any manner for any liabilities or defects in the construction on the scheduled property. In case of any accident or death of any worker or employee, the owners shall not be liable for such incidents. It shall be the responsibility of the Developer to take all necessary licenses, permits, etc. for completion of the said project at their own cost.

8] The Developer hereby agrees to apply for and obtain necessary sanctions, from G.H.M.C. and all other Departments concerned, as required and the Owners agree to sign such documents as are necessary for the said purpose and all costs thereof shall be borne by the Developer.

9] The Developer further confirms that it shall be the responsibility of Developer to bear entire cost of construction including payment of sanction fee, permit fee, such as Securities, advances, soil testing and any other fees or charges of any of the Governmental department. The Developer shall bear the Charges towards TSSPDCL Ltd., HMWSS Ltd. Cost of Generator and Cost of Transformer etc.

10] It is agreed between the parties that the project shall be constructed by the Developer as per the sanctioned plan with not more than 10% deviation as permissible by GHMC. It is the responsibility of the Developer to obtain Occupancy Certificate before handing over the developed area to the Owners.

Lakshmi
AKa 15/6

For SIKHARA PROJECTS AND ESTATES LLP
[Signature]
PARTNER

[Signature]
PARTNER
[Signature]
PARTNER



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11] It is agreed between the parties that the Developer will hand over 50% of owners share as mentioned in Annexure-II on or before 31-03-2021. After intimation to take the possession of the property by the developer on obtaining the Occupancy Certificate, the land owner shall refund the total refundable deposit of Rs.5,43,00,000/- (Rupees Five Crore Forty Three Lakhs Only) within a period of 15 Days from the date of intimation failing which the land owner shall not be eligible to sell the Flat Bearing No.401 & 402 in Fourth Floor.

12] The owners further agree that the Developer shall be free to enter into agreements, receive monies and deal with any third parties in any manner as they deem fit in respect of the developers 50% share of the area in the proposed project and the owners shall have no objection regarding the same. However, the developer as agreed to keep the owner indemnified for any loss or damages that may arise to the owners due to such Agreements or dealings of the developer with the Third Parties.

13] The owners hereby further declare that all decisions relating to the Construction of the proposed project shall be that of the Developer and the owners shall not interfere with the same.

14] The Owners shall have absolute right to inspect the construction and give suggestions with regard to development but shall not interfere with day to day construction work.

15] It is specifically agreed between the parties that the Developer is entitled to obtain project loans from the Banks or Financial Institutions, etc., for carrying out development activities by securing 50 % of the developed Areas falling to the developer share. The developer shall ensure that the owners shall be free from all such Liabilities arising from such loans.

Sakshini P
P. R. Sankar

For SAKSHI PROJECTS AND ESTATES LLP
Sankar
 PARTNER

Sankar
 PARTNER
Sankar
 PARTNER

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San Marcos (P.N.)



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16] Both parties further confirm that the entire built up area of the Complex i.e., two cellars for parking, Ground Plus 4 Upper floors, shall be shared by the parties in proportion of 50: 50 respectively i.e., 50% of Share to the owners and 50% share to the Developer,

17] The Owners further confirm that the Developer shall be free to engage such men and material including both services of skilled personnel such as Engineers, Architects, etc., and ensure that the project is built by using best standard materials and expert workmanship.

18] The broad specification of the proposed project and the construction thereof are mentioned in the Annexure-III to this Agreement. It is also agreed that the builder before Finalization of brands of all Fittings and fixtures Like Cp, Sanitary, electrical, Flooring, Cladding, Painting, lifts etc., will discuss with the Land Owners and same will be finalized mutually.

19] All taxes and levies payable to the State or Central Government or to local authorities relating to the proposed project shall be the responsibility of the Developer from the date of this Development Agreement till completion of the project. However, the owners shall pay all the taxes, water charges, electricity charges, Society charges etc. due as on the date of this Agreement in full;

20] The Owners shall indemnify and keep the Developer indemnified of any loss or damage suffered on account of deficiency or defect in title of the landowners in the property entrusted for development. Any litigation or claim from any quarter regarding title to the schedule property only or by virtue of which the development cannot take place, it is the sole responsibility of the land owners to resolve such disputes at their own cost and effort and the time incurred or lost for resolution of such disputes, the same shall be excluded from the time prescribed for completion of the project.

Lakshmi
M. S. Sankar

[Signature]
PARTNER

For SIKHARA PROJECTS AND ESTATES LLP

[Signature]
PARTNER
[Signature]
PARTNER

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Bamjarahalla (R O)



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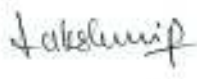


21] Any liability of the Owners towards any income tax, tax on capital gains, consequent to any of the agreement entered into in respect of the constructed areas falling to their share, shall be the responsibility of the Land owners and the Developer does not bear any responsibility for the same. Similarly, any liability on the Developer towards any income tax or tax on capital gains consequent to any of the agreements entered into in relation to the Development/area fallen to its share, shall be the responsibility of the Developer. However, the Owners shall pay the GST or any other taxes of their respective share.

22] The name of the Apartment has been decided mutually by the Developer and the Land Owners. The said name will be prominently displayed at the site as **"LAKSHMI SIKHARA PRIDE"**.

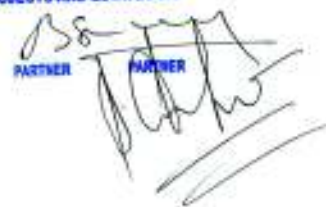
23] That the Owners hereby agree and undertake to keep all the original title deeds and other documents in respect of the schedule property in a safe deposit vault/locker to be opened in any of the Banks jointly by the Land Owners and the Developer and as and when the Documents are required to be shown to the prospective purchaser[s] and also for inspection by the representatives of the Banks from which the prospective purchaser[s] avail the loan facility, the representatives of both i.e. land owners and the Developer shall jointly operate the locker and show the documents. The land owner and developer will not be entitled to use the documents for any other purposes of whatsoever nature. After the completion of the project, the Landowners shall have the custody of the original documents of title. The Developer or any other person can have authenticated certified copies of the same for their record.

For SIKHARA PROJECTS AND ESTATES LLP





 PARTNER


 PARTNER



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24] That the Land owners or their nominees/purchasers shall become the members of the Association/Society by whatsoever name it is called for the purpose of common administration and maintenance of the complex with regard to the amenities such as electricity, water, drainage and security, etc. It is also specifically agreed that the Land owners or their nominees and likewise the Developer or its nominees or prospective purchasers of both shall be liable to meet the expenses for maintaining the amenities. The Corpus Fund collected will be with the Developer till the Association is Formed and the Corpus Fund of Rs.100/- (Rupees One Hundred Only) per Square Feet, will be transferred to the Association. The Purchasers of the Flats /Members of the Association shall be bound by the Rules, Regulations and Bye Laws of the Society/Association.

25] Any amendments to this Development Agreement-cum-GPA shall be in writing and such Supplemental Agreements/Memorandum of Understanding executed among the parties shall be part and parcel to this Development Agreement.

26] It has been agreed between the parties that if any portion of the constructed area has to be mortgaged with the G.H.M.C. for getting the plans sanctioned and release of the plans, the same shall be done from Developer's share only.

27] It is agreed between the parties that the Developer shall bear and pay the necessary stamp duty, registration fees, incidental and ancillary expenses for registration of this Development Agreement-cum- Irrevocable G.P.A. or any other documents to be executed in relation to this DGPA.

Lakshmi
P. R. Sankar

[Signature]
F&B SIKHARA PROJECTS AND ESTATES LLP
PARTNER

[Signature]
PARTNER

[Signature]
PARTNER



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28] If any dispute arises out of this Development Agreement-cum-Irrevocable GPA, the same shall be referred to two arbitrators, one to be nominated by each party and in case of difference of opinion, the matter may be referred to an umpire who shall be appointed by both the Arbitrators with mutual consent and his decision shall be final and binding as per the provisions of the Arbitration and Conciliation Act,

29] Both parties further agree and confirm that to enable the Developer to develop the project and to enable the Developer to deal with various authorities, officers, third parties etc., the developer has desired and the Owners hereby agree to appoint **M/s. SIKHARA PROJECTS AND ESTATES LLP**, Limited Liability Partnership firm, registered under LLP Act, 2008 vide Registration No. AAJ-4292 having its registered Office at 8-2-682/1, 501, Landmark Banjara, Road No.12, Banjara Hills, Hyderabad 500 034 represented by its Partners

SRI MOHAN AGARWAL S/o late Sri Chandulal Agarwal,

SRI B. SIDDI REDDY, S/o. late Sri B. Malla Reddy and

SRI. B. VINOD REDDY, S/o Sri B. Siddi Reddy as Power of Attorney of the owners to do all or any of the following acts, deeds and things: The Owners declare that in view of the Development Agreement and delivery of possession and the developers interest in the project, the Power of Attorney granted shall be irrevocable till the completion of the project.

A] The Attorney shall be entitled to represent the Owners and incur expenditure on behalf of the Owners for any such acts required to be done as Owners would do with regard to the development of the Project.

Vakshuip
P. R. S. R.

For **SIKHARA PROJECTS AND ESTATES LLP**
[Signature] *[Signature]*
PARTNER PARTNER PARTNER
[Signature]



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B] To enter upon the scheduled land and to possess the same and take all actions for development of the scheduled land.

C] The Power of Attorney is empowered to advance monies as refundable deposit and or spend the same on behalf of the Owners towards any payment to be made for obtaining clearances from concerned authorities, etc. All Such Payments for obtaining all the clearances shall be the responsibility of the Developers and to the developers account only.

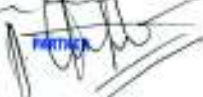
D] To apply to the Municipal Authorities, Revenue Department, Fire Services Department and any other authorities concerned for obtaining sanction and/or modification in connection with the plans and architectural plans for the construction and execution of the project and for the said purpose to sign all applications, maps, plans, revised plans and representations as may be necessary and as the said attorney shall think fit and proper.

E] To deposit any fee or any other amounts which may have to be paid to the Municipal authorities and any other authority for the sanction of the project and architectural plans for granting all permissions and consents for construction.

F] To apply for and obtain water, drainage, sewerage, electricity, telephone and/or connections of any other utilities, and also the completion and other certifications from the concerned authority and/or other authorities and for that purpose, to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.

G] To appoint Engineers, Architects and other Agents, Contractors, sub-contractors, Staff, labour etc., as the said Attorneys shall think fit and proper and to make payment of their fees, salaries, wages, charges etc., and the Developers shall alone be responsible for all statutory liabilities for the completion of the project and the Owners shall not be required to pay any amount in that regard.

Lakshmi P. B. Gaur
P.B. Gaur

For **SIKHARA PROJECTS AND ESTATES LLP**
 PARTNER
 PARTNER
 PARTNER



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Banjara Hills (R.O)

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H] To apply to the Municipal Authorities and any other authorities concerned for obtaining sanction and /or modification in connection with the plans and architectural plans for the construction and execution of the project and for the said purpose to sign all applications, maps, plans and representations as may be necessary and as the said Attorneys shall think fit and proper, and to deposit any fee or any other amounts which may have to be paid to the Municipal Authorities and any other authority for the sanction of the plans and architectural plans granting all permissions.

I] To ward off and prohibit and if necessary, proceed against in due forum of law, against all or any trespassers on the said property or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance, encroachments, unauthorized occupations, etc to protect the property in all respects.

J] To apply for and obtain such certificates and other permissions and clearances, including, certificates and/or permissions from the authorities as may be required for sanction of the architectural plans and construction of the structures and also shall be entitled to obtain loans from the Banks or Financial Institutions, etc., for carrying out development activities in respect of the property by Mortgaging the Developer share only.

K] To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may, in any way, be required to be so done, for and in connection with the sanction of the plans, construction and development.

Lakshmi
P. Ramesh

for SIKHARA PROJECTS AND ESTATES LLP
Santosh *Ram*
 PARTNER PARTNER PARTNER
Prakash

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L] To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or arbitration proceedings and demands, touching any of the matters aforesaid or any other matters relating to the scheduled said Area or any part thereof, and also if thought fit, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid, before any Forum, authority, Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court, including High Court and Supreme Court with the intimation to the owners.

M] To receive any registered letters or any other documents in respect of the scheduled land on behalf of the Owners and to grant proper and effectual receipts in respect thereof. The developer must keep the owner informed and shall send such Letter/Notice to the Land Owners immediately.

N] For the purposes aforesaid, to appoint Advocate[s] fix and pay their remuneration, execute, sign, and file Vakalatnamas, Plaints, Written Statements, Affidavits, Petitions, appeals, or Revisions, or any other such judicial proceedings as may be necessary.

O] To receive and pay and/or deposit all moneys, including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.

P] To appear before the concerned authorities and Government Departments and/or officers and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the Scheduled land and connections of utilities and sanctioning/modifications of the project and architectural plans and other matters relating to the same.

Lakshmi P. Ramesh

DIKHANA PROJECTS AND ESTATES LLP
 PARTNER
 PARTNER
 PARTNER

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Q] To pay all outgoings, including Municipal Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the schedule land and receive refunds and other moneys, including compensation of any nature, including those for requisition and/or acquisition and to grant valid receipts and/or discharges there for. To give undertaking, assurances and indemnities, as be required for the purposes aforesaid. However any compensation received in respect of the scheduled land from any authorities the same shall be to the account of the Land Owners.

R] To appear and represent the Owners before all authorities, make commitments and give undertakings as be required for the development of the project and the same shall be intimated to the Land Owners.

S] To negotiate and/or to enter into agreements of Sale, Sale Deeds, Lease Deeds, Mortgage Deeds, with prospective purchasers / parties for sale, lease, mortgage, of developers 50% share of the developed area and to sell, convey, transfer, deliver possession, assign and alienate the same to such prospective purchasers and for such consideration/considerations as determined by the Attorney and on such terms and conditions as may be agreed by and between the Attorney and such Prospective Purchasers.

T] And the Owners hereby confirm that all such acts, deeds and things done by the Power of Attorney holder in pursuance of the development of the schedule land of these presents, shall stand ratified as if they have been done by us in our name and on our behalf.

U] The Photostat copies of the said Documents and the link documents are delivered to the Builder. The originals of the same shall remain with the Owners and they shall produce the same as and when required by the builder before any financial institutions or for verification by the purchasers or by any officials. The Original of this Development Agreement shall be with the Developer and the Duplicate copy thereof shall be retained by the Land Owners.

Lakshmi
P. S. S. S. S.

[Signature] *[Signature]* *[Signature]*
 PARTNER PARTNER PARTNER
 OF SIKHARA PROJECTS AND ESTATES LLP



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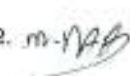


SCHEDULE OF PROPERTY

All that property being Premises Nos. 8-2-293/82/F/69-A and 8-2-293/82/F/70-A. total area admeasuring **1942 Sq. yds** on plot Nos. 69-A & 70-A, in Survey No.403 of Shaikpet Village, Situated at Film Nagar, Jubilee Hills, Hyderabad District and bounded as under:

NORTH : Road
 SOUTH : Neighbours Land
 EAST : Electrical Substation
 WEST : 40' Wide Road

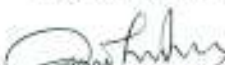
WITNESSES:

1. 
2. 

1. 

2. 

SIGNATURE OF THE OWNERS

1. 
 For SHIKHARA PROJECTS AND ESTATES LLP
2.  
 PARTNER PARTNER PARTNER
3. 

SIGNATURE OF DEVELOPER



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ANNEXURE - 1A

- | | | | | |
|----|-----|------------------------------|---|-----------------------------------|
| 1. | (a) | Nature of Roof | : | R.C.C. |
| | (b) | Type of Structure | : | R.C.C Framed Structure |
| 2. | | Total extent of site | : | 1942 Square Yards, |
| 3. | | Built-up area of site | : | Presently Dismantled/Vacant Land |
| | | (Proposed Construction) | : | Sub-Cellar 7850 Sft., |
| | | | : | Cellar 7850 Sft., |
| | | | : | Ground Floor 9534 Sft., |
| | | | : | First Floor 9534 Sft., |
| | | | : | Second Floor 9534 Sft., |
| | | | : | Third Floor 9534 Sft., |
| | | | : | Fourth Floor 9534 Sft., |
| 4. | | Annual Rental Value | : | Rs. |
| 5. | | Market value of the Property | : | Rs. 8,73,90,000/- |

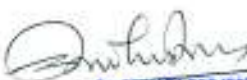
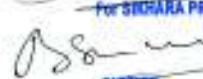
In witness whereof this Development Agreement-cum-Irrevocable G.P.A. is made and executed in presence of the following witnesses:

WITNESSES:

1. 
2. 

1. 
2. 

SIGNATURE OF THE OWNERS

1. 
For SIKHARA PROJECTS AND ESTATES LLP
2.  
PARTNER PARTNER PARTNER
3. 

SIGNATURE OF DEVELOPER



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ANNEXURE-II**ALLOTMENT OF FLATS TO OWNER/S****OWNER NO:1**

S.N o.	Flat No.	Floor	Super Built up area in sft	UDS of Land area in Sq.yds	Facing
1	G-2	Ground	2511 Sft	102 Sq.Ys	East
2	G-4	Ground	2256 Sft	92 Sq.Ys	West
3	401	Fourth	2511 Sft	102 Sq.Ys	East
4	402	Fourth	2511 Sft	102 Sq.Ys	East
5	403	Fourth	2256Sft	92 Sq.Ys	West
6	404	Fourth	2256 Sft	92 Sq.Ys	West

OWNER NO:2

S.N o.	Flat No.	Floor	Super Built up area in sft	UDS of Land area in Sq. yds	Facing
1	201	Second	2511Sft	102 Sq.Yds	East
2	202	Second	2511Sft	102Sq.Yds	East
3	203	Second	2256Sft	92Sq.Yds	West
4	204	Second	2256 Sft	92 Sq.Yds	West

ALLOTMENT OF FLATS TO DEVELOPER

S.N o.	Flat No.	Floor	Super Built up area in sft	UDS of Land area in Sq. yds	Facing
1	G-1	Ground	2511 Sft	102 Sq.Yds	East
2	G-3	Ground	2256 Sft	92 Sq.Yds	West
3	101	First	2511 Sft	102 Sq.Yds	East
4	102	First	2511Sft	102 Sq.Yds	East
5	103	First	2256Sft	92 Sq.Yds	West
6	104	First	2256 Sft	92 Sq.Yds	West
7	301	Third	2511 Sft	102 Sq.Yds	East
8	302	Third	2511Sft	102 Sq.Yds	East
9	303	Third	2256Sft	92 Sq.Yds	West
10	304	Third	2256 Sft	92 Sq.Yds	West

Lakshmi P. K. K. K.

[Signature]
PARTNER

SIGNARA PROJECTS AND ESTATES LLP
[Signature]
PARTNER

[Signature]
PARTNER



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ANNEXURE-III**SPECIFICATIONS OF CONSTRUCTIONS****Structure**

Earthquake resistant Reinforced Cement Concrete Framed Standard Structure.

Super structure and plastering

Table molded good quality brick walls with external 9"/8" and internal 4 1/2".

Cement mortar in 1:6 proportions

All internal and external wall with 2 coats smooth sponge finish.

Doors & Shutters

Main doorframe will be Factory made Engineered/Teakwood Door Frames and Shutters with Melamine Polish with necessary designed brass Fittings of Doorset/Magnum Finish or Equivalent.

Internal doorframes will be Factory made Engineered/Teakwood Door Frames and Shutters With melamine Polish with necessary designed brass Fittings of Door set/Magnum Finish or Equivalent.

Windows

All window frames and shutters will be UPVC with Mosquito Mesh.

Fitted with glass panels, safety grills and necessary fittings.

Balcony's

French doors with glass and safety grills in UPVC.

CERAMIC tiles flooring with skirting.

Utility

Non-skid ceramic flooring and ceramic tiles for walls upto 3ft, standard ceramic tiles of Johnson, kajaria, Somany or Equivalent.

Wet area for washing utensils etc. and provision for washing Machine

Lakshmi
Prasanna

For SIKHARA PROJECTS AND ESTATES LLP
[Signature] PARTNER
[Signature] PARTNER
[Signature] PARTNER



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Kitchen

- # Platform with black granite with steel sink.
- # Wall tiles cladding up to 2' above platform
- # Provision for exhaust and chimney.
- # Two water connections one for bore water and other for municipal Water with Aqua guard Provision.

Toilets

- # Non-skid Ceramic tiles for flooring and 7' height Ceramic tiles for wall cladding of Branded make.
- # One wall mixture, shower and necessary C.P. fittings.
- # One IWC/EWC with flush tank and necessary Sanitary fittings of Branded Make.
- # Provision for exhaust and geyser.
- # I.S.I standard CPVC piping.
- # C.P. fittings in bathrooms and kitchen will be provided of Branded make.

Painting

- # Luppam for internal walls in all rooms and balconies and toilets.
- # internal walls will be painted with Acrylic emulsion of branded make.
- # External walls will be painted with Cement based paint by Birla Putty/AsianPaints.
- # Premium Brand Enamel paint for M.S. railings and grills.

Electrical

- # concealed P.V.C. pipes with I.S.I standard copper wiring with adequate Points with standard copper wiring (POLYCAB/ANCHOR/HAVELLS or Equivalent)
- # Modular switches with metal box
- # adequate fan, light and 5 Amps points.
- # Geyser & exhaust points in all toilets
- # T.V./Phone point in Hall/drawing and all Bedrooms

Lakshmi
P. Ramesh Babu

For SIKHARA PROJECTS AND ESTATES LLP

[Signature] PARTNER

[Signature] PARTNER

[Signature] PARTNER



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- # A.C Points in all Bedrooms and Halls. Earthing for all A/c as per requirement.
- # Mixer / Grinder / Oven/ Refrigerator points in kitchen.
- # MCBs will be provided in all flats of reputed brand.
- # Separate miniature circuit breaker (MCB) will be provided for light and power Circuit at main Distribution box with each flat of reputed brand.

Flooring

- # vitrified tiles flooring with skirting in hall & dining, bedrooms and Kitchen of Standard make with reputed brand.
- # Granite slabs with skirting for staircase.
- # Water proof C.C. flooring with fine rendering for Terrace.
- # C.C./ DE-watering tiles flooring in stilt parking and central driveway.
- # C.C. flooring in the cellar
- # vitrified Tiles with skirting for corridors and common areas.

Security

- # Intercom security from all the flats to central security.

Lifts

- # 6 or 8 Passenger V3F lift (Kone/Johnson/Otis/Schindler)
- # Granite slabs cladding at all levels on the lift front wall.

Vasthu

- # All the flats are planned as per perfect Vasthu.

Lakshmi P
P. R. R. R. R.

For SIKHARA PROJECTS AND ESTATES LLP
 PARTNER
 PARTNER
 PARTNER



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Banjara Hills (R O)

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PLAN SHOWING CAR PARKING IN CELLAR IN PREMISES NO.S 8-2-293/82/F/69-A AND 8-2-293/82/F/70-A, ON PLOT NOS. 69-A & 70-A, IN SURVEY NO.403 OF SHAIKPET VILLAGE, SITUATED AT FILMNAGAR, JUBILEE HILLS, HYDERABAD DISTRICT.

LAND OWNER'S SHARE



DEVELOPERS SHARE



SIGN OF OWNERS

Lakshmi
P. Ramesh Babu

SIGN OF DEVELOPERS

[Signature] **SIKHARA PROJECTS AND ESTATES LLP**
 PARTNER
[Signature] **PARTNER**
[Signature] **PARTNER**

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Bamjara Hills (R.O)



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PLAN SHOWING CAR PARKING IN SUB CELLAR IN PREMISES NO.S.8-2-293/82/F/69-A AND 8-2-293/82/F/70-A, ON PLOT NOS. 69-A & 70-A, IN SURVEY NO.403 OF SHAIKPET VILLAGE, SITUATED AT FILMNAGAR, JUBILEE HILLS, HYDERABAD DISTRICT.

LAND OWNER'S SHARE



DEVELOPERS SHARE



SUB CELLAR FLOOR PLAN

SIGN OF OWNERS

Signature of Owner
Signature of Owner

SIGN OF DEVELOPERS

For SIKHARA PROJECTS AND ESTATES LLP
Signature of Developer PARTNER
Signature of Developer PARTNER
Signature of Developer PARTNER

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Banjara Hills (R.O)



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GROUND FLOOR PLAN

Signature
Signature

For SIKHARA PROJECTS AND ESTATES LLP

Signature
 PARTNER

Signature
 PARTNER

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Banjarahills (R.O)



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TYPICAL FLOOR PLAN

Lakshmi
P. Ramesh Babu

For **SIKHARA PROJECTS AND ESTATES LLP**
S. S. Srinivas PARTNER
S. S. Srinivas PARTNER
S. S. Srinivas PARTNER



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GOVERNMENT OF INDIA



పున్నామనేని నారాయణ రావు

Punnamneni Narotham Rao

పుట్టిన తేదీ / DOB: 04/12/1960

పురుషుడు / MALE

3105



నా ఆధార్ - నా గుర్తింపు



GOVERNMENT OF INDIA

GOVERNMENT OF INDIA



పున్నామనేని లక్ష్మి

Punnamneni Lakshmi

DOB: 15-11-1963

Gender: Female

2231



ఆధార్ - గ్రామ అభివృద్ధి కార్యకర్త



బేగ్లాడి సింధి రెడ్డి

Begladi Sindhi Reddy

పుట్టిన తేదీ / Year of Birth: 1983

పురుషుడు / Male

6080



ఆధార్ - సామాన్యుని హక్కు



GOVERNMENT OF INDIA

GOVERNMENT OF INDIA



మోహన్ ఆగర్వాల్

Mohan Agarwal

పుట్టిన తేదీ / DOB: 15/08/1948

పురుషుడు - MALE

0444



ఆధార్ - సామాన్య మాదివైడి హక్కు



GOVERNMENT OF INDIA

GOVERNMENT OF INDIA



మేమురు నారాయణ

Memuru Narayana

పుట్టిన తేదీ / Year of Birth: 1959

పురుషుడు / Male

6876



ఆధార్ - సామాన్యుని హక్కు



రాజేష్ వరద రెడ్డి

Rajesh Varad Reddy

పుట్టిన తేదీ / Year of Birth: 1985

పురుషుడు / Male

5765



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GOVERNMENT OF INDIA

GOVERNMENT OF INDIA



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BRAVAN REDDY SARLA

B MALLA REDDY

1-7-85

HYDERGUDA

RAJENDRANAGAR

RAJENDRANAGAR

RANGA REDDY



Issued On: 15/12/2018

VVA KANUNJIPET

Ex - 1, CS No 1105/2020 & Doct No
1081/2020, Sheet 29 of 30 Joint SubRegistrar
Banjarahills (R.O)



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Online Challan Proforma [SRG copy]



Registration & Stamps Department
Telangana

Challan No:

525WLS130220

Bank Code : SBIN

Payment : NB

Remitter Details	
Name	SIKHARA PROJECTS AND ESTATES LLP
PAN Card No	AQJFS1966M
Aadhar Card No	
Mobile Number	*****333
Address	HYDERABAD
Executant Details	
Name	P.LAKSHMI AND P.NAROTHAM RAO
Address	HYDERABAD
Claimant Details	
Name	SIKHARA PROJECTS AND ESTATES LLP
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	HYDERABAD(SOUTH)
Amount Details	
Stamp Duty	873900
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	894000
Total in Words	Eight Lakh Ninety Four Thousand Rupees Only
Date(DD-MM-YYYY)	13-02-2020
Transaction Id	3517104220703
Stamp & Signature	

Online Challan Proforma(Citizen copy)



Registration & Stamps Department
Telangana

Challan No:

525WLS130220

Bank Code : SBIN

Payment : NB

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Name	SIKHARA PROJECTS AND ESTATES LLP
Address	HYDERABAD
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Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	HYDERABAD(SOUTH)
Amount Details	
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Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	894000
Total in Words	Eight Lakh Ninety Four Thousand Rupees Only
Date(DD-MM-YYYY)	13-02-2020
Transaction Id	3517104220703
Stamp & Signature	

Bk - 1, CS No 1105/2020 & Doct No
1001/2020. Sheet 30 of 30
Joint Sub-Registrar/2
Banjaran Hills (R O)



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