



తెలంగాణ తెలంగాణ TELANGANA

Sl No 5259 Date 20.03.2020 No 1001

Sold to Mohammed Saleemuddin

Sl No Basheeruddin No Hanamkonda

For Whom M/s. Dream Homes Builders & Developers

X 763594
D. SHIVA KUMAR

LICENCED STAMP VENDOR

SVL No 21-10-332008, PL No 21-11-45/2018

H.No. 35-3-1152, Gopalapuram, Hanamkonda

Wangaral Dist. Tel. No. 91-1510748

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement-Cum-General Power of Attorney is made and executed on this the 11 day of May, 2020 at Warangal (Rural) District.

BY AND BETWEEN

ANWARI, W/o. Mohammad Maqbool, Age: 55 Years, Occu: Housewife, R/o.H.No.1-9-653, Police Colony, Julywada, Subedar, Hanamkonda, Warangal City & Urban District, (Aadhaar No.9144 8529 1455, Pan No.AVSPM4832B).

Hereinafter called the "Land Owner/First Party" which term shall mean and include all his legal heirs, executors, representatives, administrators and assignees etc., of the "ONE PART"

AND

M/s. DREAM HOMES BUILDERS & DEVELOPERS, (Pan Card No.AAJFD7368K) H.No.1-8-295/1, Masha Allah Manzil, Balasamudram, Hanamkonda, (Regd. Partnership firm vide Regn.No.254/2013, dated 1-07-2013 with Registrar of Firms, Warangal) rep. by its Managing Partner: **MOHAMMED SALEEMUDDIN**, S/o. Mohd. Basheeruddin, Age: 56 Years, Occu: Business, R/o.H.No.1-8-295/1, Masha Allah Manzil, Balasamudram, Hanamkonda, Warangal (Urban) District, (Aadhaar No.8043 3375 3328).

Hereinafter called the "Developer/Second Party" which term shall mean and include all his legal heirs, executors, representatives, administrators and assignees etc., of the "OTHER PART"

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Anwari

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Presentation Endorsement:

Presented in the Office of the Sub Registrar, Warangal (Rural) 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 12 and 1 on the 11th day of MAY, 2020 by Sri Anwar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S DREAM HOMES BUILDERS & DEVELOPERS REP BY MOHAMMAED SALEEMUDDIN [2110-1-2020-1065]	M/S DREAM HOMES BUILDERS & DEVELOPERS REP BY MOHAMMAED SALEEMUDDIN S/O. MOHD BASHEERUDDIN 1-8-295/1, BALASAMUDRAM, HANAMKONDA, WARANGAL URBAN, Telangana, 506002, WARANGAL	
2	EX		 ANWARI W/O. MOHAMMAD MAQBOOL [2110-1-2020-1065]	ANWARI W/O. MOHAMMAD MAQBOOL 1-8-653, POLICE COLONY, HANAMKONDA, WARANGAL URBAN, Telangana, 506002, WARANGAL	 LTS of Anwar

Identified by Witness:

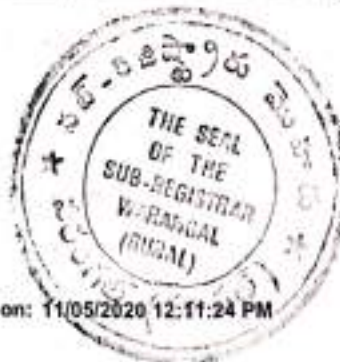
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MD IQBAL URR MAQBOOL [2110-1-2020-1065]	MD IQBAL URR MAQBOOL S/O. AFZAL, H.NO. 1-8-653, POLICE COLONY, HNK	
2		 MD AZMATH [2110-1-2020-1065]	MD AZMATH S/O. ANKOOSH, H.NO. 2-1-680, LAKSHKARSINGARAM, HNK	

11th day of May, 2020

Signature of Sub Registrar
Warangal (Rural)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1455 Name: Anwar	W/O Mohammed Maqbool, Hanamkonda, Warangal, Andhra Pradesh, 506001	
2	Aadhaar No: XXXXXXXX3328 Name: Mohammed Saleemuddin	S/O Mohammed Basheeruddin, Hanamkonda, Warangal, Andhra Pradesh, 506004	



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Whereas the Land Owner/First Party has purchased the **Open Plot/Land**, to an extent of **1494.00 Sq. Yards (or) 1248.98 Sq. Meters.**, Out of **Survey No.582/A** of Gorrekunta Revenue Village, Situated at Gorrekunta, Geesugonda Mandal, Warangal (Urban) District, from 1. R. Prem Kumar Chettiar, S/o. Radhakrishna Chettiar, and 2. R. Kuttivelu Chettiar, S/o. Radhakrishna Chettiar, through their Agreement of Sale-cum-GPA Holder: Mohd. Iqbal @ Maqbool, S/o. Mohd. Afzal, (vide A.S.GPA **Doct.No.2913/2014** of Book-I, dt.29-3-2014 of S.R.O. Jangaon) through a Registered sale deed vide **Doct.No.2276/2018** of Book-I, dt.20-12-2018 of S.R.O. Warangal (Rural). In turn, the same was purchased from Yembadi Nageshwar Rao, S/o. Amarnath through his Agreement of Sale-cum-GPA Holder: Dongala Chennamallu, S/o. D. Buchalah, (vide A.S.GPA **Doct.No.4520/2008** dt.04-09-2008 at S.R.O. Warangal-Fort) through a Registered Sale Deed vide **Doct.No.3000/2010** of Book-I, dt.1-6-2010 at S.R.O. Warangal (Fort). In turn, the same was purchased from Akuthota Radha, W/o. Sudhakar, through a Registered Sale Deed vide **Doct.No.9352/2007** of book-I, dt.24-08-2007 at Jt.S.R.O. Warangal (R.O.). In turn, the same was purchased from Anand Ashraya Charitable Trust Gorrekunta (V), rep. by its Managing Trustee Dr. S. Paramji, S/o. Late Sri Vithal Ji, Rep. by Agreement of Sale cum G.P.A Holder: Sadana Builders, Warangal rep. its Managing Partner Akuthota Sudhakar, S/o. Mallaiiah, (vide A.S.GPA **Doct.No.10676/2004** dt.29-12-2004 at S.R.O. Warangal) through a Registered Sale Deed bearing **Doct.No.12347/2006** dt.23-12-2006 at S.R.O. Warangal. It's Registered link vide **Doct.Nos.387 to 392 of 2004** dt.29-05-2003 at S.R.O. Warangal (Urban). Since then the schedule property is in peaceful possession of Vendor and enjoying the same without any interruption till to this day.

THUS in the manner the party of the first part is enjoying his respective extent of properties with exclusive possession and ownership with all its easementary and legitimate rights, are alone entitled to alienate or transfer the properties to the extent his meet and bounds in individual status to any one in a legal and proper manner at his convenience and desire and the said properties are free from all sorts of charges, encumbrances and liens whatsoever. And whereas the first party desire to develop his sites, Open Plot to an extent of **1494.00 Sq. Yards (or) 1248.98 Sq. Meters.**, Out of **Survey No.582/A** of Gorrekunta Revenue Village, Situated at Gorrekunta, Geesugonda Mandal, Warangal (Urban) District, more fully described in the '**Schedule**' hereunder, have offered the same from construction of multistoried complex for 'Residential Apartments' on 'Development basis'. Further the Site Owner declare that there is not litigation is pending relates to the Schedule Property in any Court of Judicial, Quasi Judicial, Revenue, Tribunal, Appellate or any other Authority / Department etc.,

Whereas the Builder herein had applied and procured the requisite sanctions in the name of Owner for construction of Residential Apartment. Comprising of Stilt and First, Second, Third, Fourth and Fifth Floors, from the Greater Warangal Municipal Corporation vide Building Permit No.3006/18191/W3/2019, File No.3006/18191/W3/2019, dated 20-07-2019.



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	279885	0	0	0	279885
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	150	0	0	0	150
Total	100	0	300035	0	0	0	300135

Rs. 279885/- 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. 27988500/- was paid by the party through E-Challan/BC/Pay Order No ,224SUT210320 dated 21-MAR-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 300035/-, DATE: 21-MAR-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8065000757419, PAYMENT MODE: CASH-1000200, ATRN: 8065000757419, REMITTER NAME: MOHAMMED SALEEMUDDIN, EXECUTANT NAME: ANWARI, CLAIMANT NAME: MS DREAM HOMES BUILDERS AND DEV).

Date:

11th day of May, 2020

Signature of Registering Officer
Warangal (Rural)

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Warangal (Rural)

CERTIFICATE OF REGISTRATION

Registered - No 1012-1-2020
of Book 1 11 Day of May 2020
1942/ Vaisakha SE 17 Day

D. 9/1
Sub-Registrar
Warangal (Rural)



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Whereas the Land Owner/First Party approached the Second Party with a proposal to develop the schedule property for construction of Residential Complex since the Land Owner/First Party is in absolute possession and enjoyment of the said property. (Hereinafter called the schedule property) for construction of residential complex for mutual benefit of both the parties as per the mutually agreed plan. Further the second party shall construct and deliver Deluxe Class Flats with its own funds **27%** built-up area inclusive of all common areas, balcony areas, parking area and other facilities, circulation areas etc., to the First party in lieu of the development rights given to the Second Party. And remaining **73%** of built up area comes to the Share of Second party.

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

NOW THIS DEVELOPMENT AGREEMENT BETWEEN THE LAND OWNER AND BUILDER WITNESSETH AS FOLLOWS:

1. The Schedule specified property consists of Residential land admeasuring to **1494.00 Sq. Yards (or) 1248.98 Sq. Meters.**, Out of **Survey No.582/A** of Gorrekunta Revenue Village, Situated at Gorrekunta, Geesugonda Mandal, Warangal (Urban) District,
2. That the first Land Owner/First Party owner hereby declared that he is the absolute owner and possessor of the schedule specified property and he has got absolute rights to transfer the said property in any manner to any person whomsoever and as such has entered into this agreement for development of their property. The first party further declares that the said schedule property is free from all sorts of encumbrances, liens, charges of whatsoever nature and further declare that no litigations are pending in respect of the schedule property in any court of law, Revenue Department, Government, or quasi Government or before any other authority. If any litigation or hurdle of any sort arises during the course of construction and after completing the building he alone (First Party) is responsible to clear of such cases and pay further damages to the builder and Flat purchasers with his own cost and expenses.
3. The developer/Second Party agreed to develop the schedule specified property into residential apartments complex having Stilt and First, Second, Third, Fourth and Fifth floors (i.e. Stilt and 5 Floors) as per the building rules applicable to residential complexes. The stilt area is exclusively for parking of Vehicles. This Agreement will not be treated as a partnership between the owners and the developers or an Agreement of Sale of the said property by the owners to the developers. The developer is given a right to develop and authority to sell their **73% share** in the schedule mentioned property under the terms and conditions herein contained.
4. That the second party / Developer have applied for permission and approved plans from Greater Municipal Corporation of Warangal, vide Building Permit No.3006/18191/W3/2019, File No.3006/18191/W3/2019, dated 20-07-2019, for construction of Residential Building Complex over the Schedule property in site owner's and along with their firm's name for which the expenditure and fees etc., have been incurred by the builder/Developer firm and the builders are not liable for reimbursement.



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5. THE Second party shall bear all expenses and preparation of the said plan shall pay the necessary fees to the GWMC and other concerned authorities
6. the First Party shall not interfere in the construction activity in any manner or obstruct the Second Party in the Construction or take any decision, enter into commitments etc., However the First Party is having the right to inspect the construction by himself or by the appointer
7. The First Party Shall not be made responsible for any of the taxes such as Income-Tax, wealth tax etc., to be paid in respect of flats sold by the second Party of its Share of **73%**. The Second Party or prospective purchases shall be alone be responsible for payment of such taxes, However the First party shall be responsible for his share of **27%**
8. The Residential Complex is to be in the name and style of "**DREAM HOMES**"
9. That the First Party is the 'sole, absolute and exclusive owner herein there is no other person or persons having any manner or right, title, Share, claim or interest in the said property.
10. In Consideration of the First Party having entrusted the development of the Schedule property to the Second Party and having delivered the schedule property to the Second Party and having delivered the schedule property to the Second Party. The Second Party hereby agree the same.
11. The First Party hereby authorizes the Second party to procure the customers for flats and garages and others spaces and to enter into agreement of sale with such customer, collect advances and to issue valid receipts to such purchasers of flats in respect of Second Party's share of **73% (22 Flats)** along with proportionate undivided share of land.
12. The Second Party Shall complete the construction and handover the First Party built-up area/flats fallen to their share within 36 months from the date of Sanction plan from Greater Warangal Municipal Corporation, and '**3 months grace period**' subject to unforeseen contingencies such as labour strikes or of any natural calamities etc., which is beyond the control of the second Party.
13. All expenses and costs of transfer of the portions allotted to the second party including stamp and registration charges of such sale deed shall be borne either by the Second Party or their nominees
14. The first Party hereby authorized the said Second party to do the following acts in their names and on their behalf with respect of the share of the Second Party namely;
 - a) To sell the **73% (22 Flats)** of said property to the Sub-Agreement holder or its nominee or nominees
 - b) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or purchasers, receive the consideration money to present the sale deed or deeds executed by them in favour of the Sub-purchaser or purchasers before the concerned Registering Officer, admit execution and receipt of consideration and procure the registration of said deeds to the extent of **73% (22 Flats)** of built-up area along with proportionate undivided share of land.



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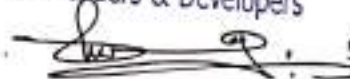
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- c) To execute, sign and file all the statements, petitions, applications, and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/deeds their share of **73% (22 Flats)** of built-up area along with proportionate undivided share of land.
 - d) To complete the sale of the said property and handover the possession of the said property to the sub-purchaser or purchasers.
 - e) 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 relation of the said property
 - f) To sign and verify complaints, written statements, petitions or claims and objections of all kinds and file them in such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said property.
 - g) Generally to act as the attorney or agent of the First Party in relation to the said property in relation the matter aforesaid and to execute and do all deeds, acts and things, in relation to the said **27% (8 Flats)** of property as fully and effectually in all respects.
15. The First Party declare that he is the absolute owner of the schedule property and that it is free from all encumbrances attachments, disputes and claims of the third parties and they have full and absolute right to convey and transfer the same.
 16. Any profits by such construction of the Second Party share of **73% (22 Flats)** shall be entirely to the benefit of the Second Party and the First party shall have no claim thereon, the First Party shall not call into question any account or expenditure or other sums, spent for building purpose by Second Party.
 17. In case of any disputes arises between the parties hereto touching these presents, the matter shall be referred to the arbitrators one chosen by each party and in case of any difference of opinion between such arbitrators, they shall nominate a common umpire and their award shall be final and binding on both the parties and the relevant provisions of the arbitration act shall apply.
 18. The First Party hereby agreed to join as members of the society to be formed by all the flat owners of the building complex, and shall abide by the rules and by-laws of the society
 19. The First party agree to use and enjoy all the common amenities in the building complex along with the other owners of the flat.
 20. According to this Agreement, the **'Site Owner of the First Part'** will be entitled for **27% (8 Flats)** of the residential built-up areas from Ground to all upper floors and in land along with parking areas in Stilt area towards their shares, the Particulars of allocated / allotted flats relating to Site owner hereunder are set forth below (Apartments are numbered from South West to East West in clock wise direction



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FLOORS	FLAT NUMBER	TOTAL AREA (in Sft)
First Floor	F-104 & 105	1080 & 1080
Second Floor	S-204	1080
Third Floor	T-304 & T-305	1080 & 1080
Fourth Floor	F-404	1080
Fifth Floor	F-504 & F-505	1080 & 1080
Total :		8 FLATS 8,640 Sft.

Stilt floor : Exclusive for allotment of Slot areas for 4 Wheelers parking.

21. Similarly, the Agreement enables that the '**Builder/Developer of the Second Part**' will be entitled for **73%** of the built-up areas from Ground to all upper floors and in land along with Parking areas in Stilt area towards its Share, the particulars of allocated / allotted flat relating to Builder/Developer hereunder are set forth;

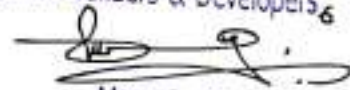
FLOORS	FLAT NUMBER	TOTAL AREA (in Sft)
First Floor	F-101, F-102, F-103, F-106	1110, 1110, 1110, 1080
Second Floor	S-201, S-202, S-203, S-205, S-206	1110, 1110, 1110, 1080, 1080
Third Floor	T-301, T-302, T-303, T-306	1110, 1110, 1110, 1080
Fourth Floor	F-401, F-402, F-403, F-405, F-406	1110, 1110, 1110, 1080, 1080
Fifth Floor	F-501, F-502, F-503 & F-506	1110, 1110, 1110 & 1080
Total :		22 FLATS 24,210 Sft.

Stilt floor: Exclusive for allotment of Slot areas for 4 Wheelers parking.

22. However, Land owner and Developer should not exceed their respective ratios, as stated above and if there is any increase / decrease of floor area is to be adjusted mutually by way of cash payments.
23. Both the parties hereby agree to enter Supplemental Agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement
24. The Developer firm undertakes that it will use all reasonable and good material required for the construction of the residential apartment and assures the quality of the work as per the specifications annexed herewith
25. The site owner represents that the schedule property is free from all encumbrances and is possession clear marketable title and eligible for housing loans from any financial institution/s companies or banks.
26. The first part further agreed to pay amounts, fees, taxes, GST & I.T. or any other tax levied by state or Central Government in future in respect of share of (8) flats which are being allotted to them as shown above in para 20 of this Agreement.



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Dream Homes Builders & Developers,

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27. That the First party and Second party at their desecration and will also be entitled to sale, lease, pledge or mortgage out of the portion fell to their respect shares from any financial institutions i.e. Banks, Private financials etc., .
28. that the first party herein authorized the second party to enter in agreement/s lease or mortgage for its **73% (22 Flats)** of built up areas, undivided along with common parking areas and other applicable areas and a rights to use the common facilities and amenities available in the complex along with undivided shares in the land in favour of any person/s, institution/s, nominee/s or prospective purchaser/s on such terms and conditions at the absolute description of the attorney.
29. The second party builder shall obtain the NOC/Completion certificate within 3 months from the date of completion of construction of flats from the before handing over the flats to the first party land owners and get released mortgaged apartments from GWMC.
30. The loans required by the prospective purchasers for purchasing of flats in the proposed building complex relating to the builder share, who shall deposit their title deeds of purchased flats of the said complex. However, the site owner shall not object the builder and its prospective purchasers regarding its housing loans etc., in whatsoever manner.
31. The owner first party agree that he shall be members of any future Co-Op. Society or body to be formed for the purpose for maintenance of the said residential complex and pay the necessary fee, charges, collectable and amounts as per the other flat owners in respect of their flats individually
32. The reference in this deed to construct areas/structures shall mean super built – up areas i.e. carpet areas, wall area, balcony areas, common areas, circulation areas, parking space like distributed as between the site owner and the developer proportionately to their build up areas, the allotment shall be also subject to the flowing condition.
- i) The site owner shall be entitled to the proportionate areas along with builder in respect of flats and parking areas in the proposed apartment complex.
 - ii) The site owner shall be subject to the same restrictions in the use of his common areas and amenities as the other flat owners of the other units in the said complex.
 - iii) The Builder is wholly responsible for labour Insurance/injuries. If the Third Party/Visitors suffer any injuries the builder will be responsible for the damages if any to be paid to them and the site owner are no way concerned with such damages.
33. The first party agrees to handover all the original title deeds of the Schedule property, to the Second party for showing the documents to the prospective purchasers and financial institutions for verification when ever required, and the same will be in the custody of Second party only. After completion of construction the Original documents/title deeds will be handed over to the proposed society/Association with the consent of site owner

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34. The Site Owner shall deliver the rights to the builder/developer as per its proportionate ratio as applicable to the development agreement. And by virtue of this development agreement, the developer shall have right to sell or alienate individually to the others/third parties at their respective share of the Flats as agreed hereunder and enter into sale agreement and sale deeds with prospective purchasers, without the site owner signatures. The Second party identically and individually is entitled to sell or alienate to the any persons and to execute all the proposed transactions relating to its share and ratio to the prospective purchasers in the project. The second party/the builder hereby also agree that the land owner/the first party shall have every right and authority and exclusive right to deal, enter into sale agreements, receive the sale amounts and convey the same through proper Registration in favour of third party/purchasers with their share of property in the apartments as agreed hereunder and for sale of the same. The No objection or consent or joining in the execution of the sale deed by the builder is not needed or necessary.

SPECIAL TERMS:

1. Both the parties hereby agree to enter into supplemental agreement in the event of such contingency existing for corporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
2. In case of any dispute arising between the parties hereto touching these presents the matter shall be referred to the arbitrators whom each party chooses one person and in case of any deference of opinion between such arbitrators, they shall nominate a common umpire and his award will be final and binding on both the parties and the relevant provision of the arbitration act shall apply

It is specifically admitted that in case of demise of any one of parties i.e. the first party or second party then the legal representative, heirs, and successors shall be bound by the Development agreement and this clause is indented with a view to operate contrary to the provisions of India Contract Act by express authority being conferred in the provisions Act.

SCHEDULE OF THE PROPERTY

ALL THAT THE VACANT LAND to an extent of **1494.00 Sq. Yards (or) 1248.98 Sq. Meters.,** Out of **Survey No.582/A** of Gorrekunta Revenue Village, Situated at Gorrekunta, Geesugonda Mandal, Warangal (Urban) District, within the limits of Greater Warangal Municipal Corporation, within the limits of Registration District Warangal and Sub-Registrar, Warangal (Rural) and within the following:- (Nearest H.No.45-3-295 Old G.P.H.No.3-71/7)

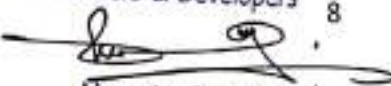
BOUNDARIES

EAST	:	30'-0" Wide Road
WEST	:	Open Place of A. Radha
NORTH	:	Land of others
SOUTH	:	Open Place of Prabhakar & A. Radha



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Anwani

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SPECIFICATIONS:

FOUNDATION & STRUCTURE:

R.C.C Framed Structure on footings over hard Strata with plinth beams for extra safety by using steel and cement of reputed make.

SUPER STRUCTURE:

Brick Masonry with first class moulded clay bricks in cement Mortar (1.6 Prop.) fly ash light brick.

PLASTERING:

Internal: Double coat cement plaster with wall putty, finished

External : Double coat sand faced cement plaster of smooth finish

DOORS AND WINDOWS:

Main Door : Teak wood frame and shutter aesthetically designed with melamine polishing and hard ware.

Internal Door: Medium teakwood framed flush doors, with standard fittings, and paint finished.

Bathroom Doors: WPC Frame and shutter with water, termite, Eco friendly, and fire Retardant.

Windows: UPVC with mesh and glass fitting with MS painted grill.

PAINTING:

Interior Walls: One Coat of Primer and two coats of plastic emulsion pain with smooth wall putty finishing using reputed brands.

External Doors : One Coat of Primer and two coats acrylic emulsion paint with finishes

TILE CLADDING AND DADOING:

KITCHEN: Glazed Ceramic tile dado upto 2' height above kitchen platform.

TOILETS : Glazed Ceramic tiles dadoo of quality make up to 7' heights

UTILITY / WASH : Glazed ceramic tiles dadoo upto 3' height, provision for washing machine, dish washer and wet area for washing, utensils, etc.

KITCHEN PLATFORM: With Black granite with 2' height tiles dadooring with stainless steel sink with both municipal and bore well water connections and provision for Aqua guard

FLOORING:

Vitrified nano tiles of 2X2 of reputed make in all the rooms with 4" height skirting. Anti-Skid Ceramic tiles in Toilets

SANITARY FIXTURES:

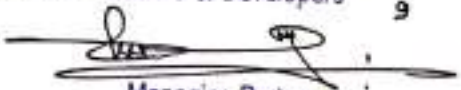
Toilets : All Toilets will consists of:

- A) Wash Basin in master Bed Room toilet
- B) EWC with flush tank of Hindustan/Parry or equivalent make
- C) Hot & Cold Wall mixed with shower in master bedroom toilet Only
- D) All CP Fitting are Hindware or chromplate equivalent make.



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Dream Homes Builders & Developers


Managing Partner

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ELELCTRICAL:

Concealed cooper wire in consults for lights, fans, plug and power plug points wherever necessary of FRLS Finolex/Anchor/Vimal/Gold Medal etc. Branded Company.

- A) Power outlet for Air conditioners in all bed rooms
- B) Power Plugs for cooking chimney, refrigerator, TV, Audio system, Micro ovens, Mixers / Grinders in Kitchens, Geeser points in two bath rooms.
- C) Minature Circuit Breakers, (MCB) Branded Company.,
- D) Three phase supply for each unit and individual meter boards
- E) All Electric fittings of Branded Company make.

LIFT:

One lift 5 Persons of reputed make with V3F for energy efficiency:

GENERATOR:

Acoustic enclosed D.G. Set with reputed branded make, back up for common areas, 2 light points and 2 fan Points in each flat.

PLUMBING AND SANITARY:

Water Supply: ISI Mark GI/CPVC/Piping executed by professional Plumbers. Drainage ISI Mark Standard PVC Sanitary piping.

COMMUNICATIONS:

- A) Cable TV: Provision for cable connection in Master Bed room and living room

DECLARATION : the Parties hereby declared that whatever the facts stated above are true and correct to the best our knowledge and belief.

1. * The Market Value of the Open Land 1,000X1494 = Rs.14,94,000/-
2. Proposed built-up Areas in Total 32,850/- Sq. Feets including Common areas, (First, Second, Third, Fourth and Fifth Floors) @ Rs.770/- per Sq. fts.,

i.e., First Floor	: (6570 Sq. Feets inclusive of Common areas)
i.e., Second Floor	: (6570 Sq. Feets inclusive of Common areas)
i.e., Third Floor	: (6570 Sq. Feets inclusive of Common areas)
i.e., Fourth Floor	: (6570 Sq. Feets inclusive of Common areas)
i.e., Fifth Floor	: (6570 Sq. Feets inclusive of Common areas)

Market Value of the Prop. Built-up areas: Rs.2,52,94,500/- (Rupees Two Crores Fifty Two Lakhs Ninety Four Thousand Five Hundred Only)

3. Proposed (30) four Wheelers Parking areas : 2400 Sq. Feets., in Stilt Floor/Area



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4. Market Value of the Prop. Four Wheelers parking areas: 12,00,000/- (Rupees Twelve Lakhs Only) thus the total value of the schedule property is of Rs.2,79,88,500/- (Rupees Two Crores Seventy Nine Lakhs Eighty Eight Thousand Five Hundred Only)

NOTE: Deficit Stamp duty of Rs.2,79,885/- and Registration Fee of Rs.20,000/- User Charges of Rs.150/- total Rs.3,00,035/- is paid through Challan at **S.B.I Warangal Main branch**, vide Challan No.**8065000757419** dated **21-03-2020** are herewith enclosed to this deed

In witness whereof the First Party/Site Owner and Second Party/Builder hereby executed and signed this agreement with their free will and full consent and in token of the acceptance of the terms and conditions of this Development Agreement cum G.P.A., on the date mentioned above.



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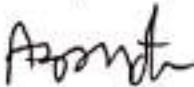
SIGN. OF THE LAND OWNER/FIRST PARTY

WITNESSES:

1)



2)



Dream Homes Builders & Developers



Managing Partner

SIGN. OF THE DEVELOPERS/SECOND PARTY

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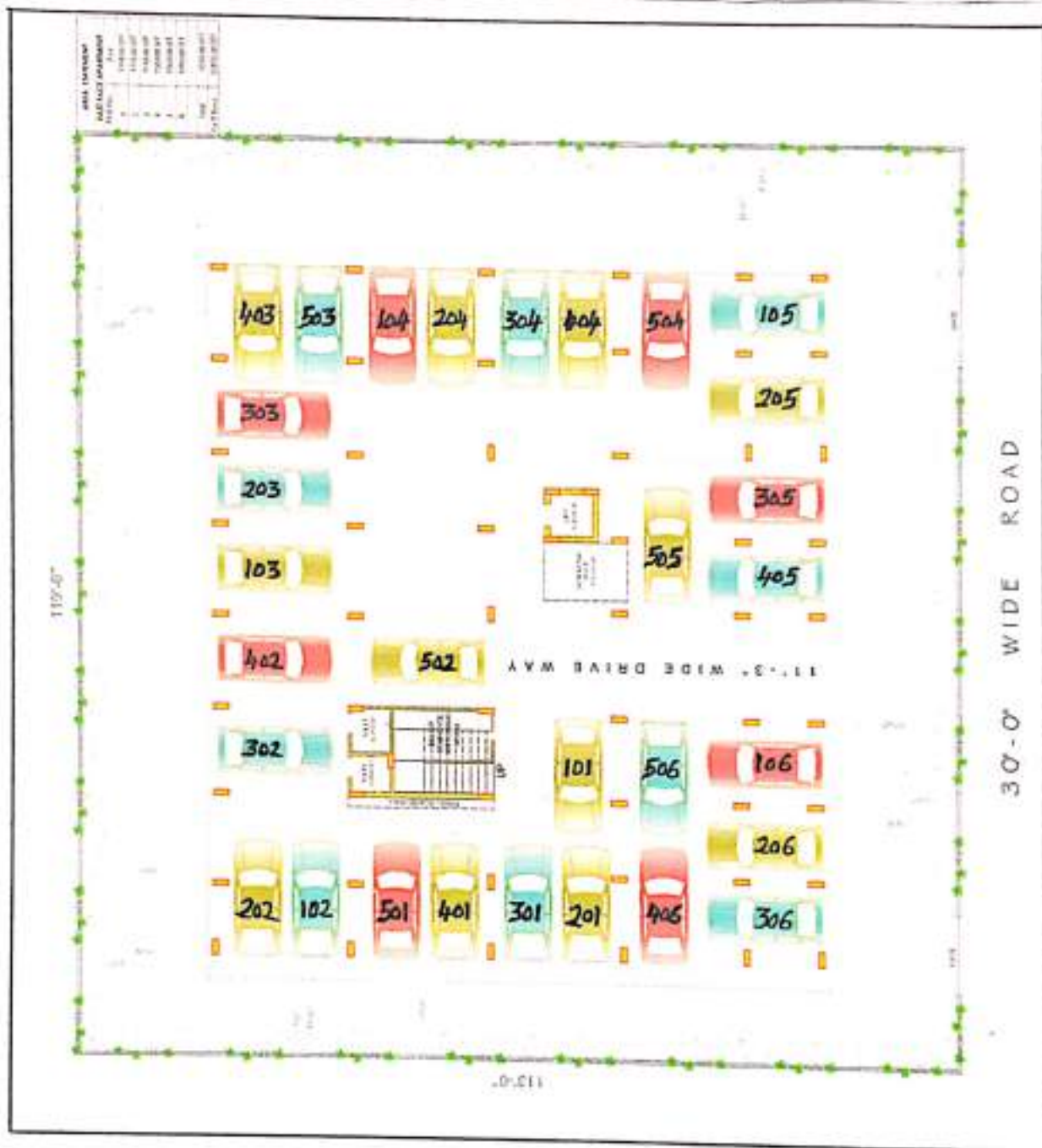
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DREAM HOMES (30 FLATS)

PARKING FLOOR PLAN



WITNESSES:

- 1.
- 2.

LAND OWNER

25/11/2020
Awarri

DEVELOPER

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WITNESS

1. *[Signature]*

2. *Azmat*



Lt Col
Anwar

LAND OWNER

[Signature]

DEVELOPER

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CERTIFICATE OF SCANNING

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Date 1-5-2020

S.R.O Warangal (R)

Signature of the
Issuing Authority

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