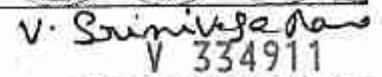


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HEREINAFTER called as the "FIRST PARTY/ LAND OWNERS" which term shall mean and include all their legal heirs, representatives, executors, administrators and assignees etc., of the ONE PART.

AND

M/s. DNR CONSTRUCTIONS (PAN No. AALFD0886A), Represented by its Partners:

1. **SRI. D. SANJEEV REDDY, S/O. LATE NARSA REDDY,** aged about 42 years, Occ: Business, R/o. Flat# G1301, Aparna Lake Breeze, Aparna Hill County, Chandanagar, Hyderabad – 500050.
Aadhaar No. XXXX XXXX 7923
2. **SRI. VENKATA NARASA REDDY AMBATI, S/O. SRI. THIRUPATHI REDDY,** aged about 41 years, Occ: Business, R/o. H.No.6-6/14P&15, Siri Nilayam, P.No.15, Road No.1, ASR Raju Nagar, Near JPN Nagar, Miyapur, Hyderabad-500049. **Aadhaar No. XXXX XXXX 4919**

HEREINAFTER called as the "SECOND PARTY/ DEVELOPER" which term shall mean and include all its partners from time to time, legal heirs, representatives, executors, administrators and assignees etc., of the OTHER PART.

WHEREAS the First party herein are the sole, absolute owners and peaceful possessors of **Open Land admeasuring 600 Sq. Yards or 501.60 Sq. Mtrs., of Survey No. 9 of Ramannaguda Village and Survey No. 6 of Miyapur Village,** Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, having purchased the same through a registered Sale Deed, vide **Registered Document No.18420/2018, dated 05-11-2018, Registered at R.O., Ranga Reddy.**

WHEREAS the Second party approached the First party with a proposal to develop the **Open Land admeasuring 600 Sq. Yards or 501.60 Sq. Mtrs., of Survey No. 9 of Ramannaguda Village and Survey No. 6 of Miyapur Village,** Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, (herein after called as the Schedule Property) for construction of residential apartment for mutual benefit of both the parties as per the mutually agreed plan and specifications. Further the Second party shall construct with their own funds and deliver **33% of builtup area** inclusive of all common areas and balcony areas to the First party in lieu of the development rights given to Second party. And remaining **67% of builtup area** comes to the share of the Second party.

Contd..3..

For DNR CONSTRUCTIONS

Partners

WHEREAS the Second party has represented and assured the First party that they have 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 their own funds and under its care and supervision.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Second party prepared a comprehensive plan for the residential apartment to be constructed with stilt + 5 upper floors over the land of the schedule property and submitted the plans along with necessary application forms and papers on Owners names to the GHMC authorities with File No.2/C21/16698/2019, dated.23-09-2019 and get them sanctioned.
2. The Second Party shall bear all expenses and preparation of the said plan, shall pay the necessary fees to the GHMC and other concerned authorities.
3. 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 are having the right to inspect the quality of the construction by themselves.
4. The First party shall not be made responsible for any of the taxes such as Income-Tax, wealth tax, service tax etc., to be paid in respect of flats sold by the Second party of their share of 67%. The Second party or prospective purchasers shall alone be responsible for payment of such taxes. The First party or prospective purchasers of their share of flats shall pay the applicable taxes like GST, Income-Tax for their share of 33% as per the norms.
5. The First party hereby assures and covenants with the Second party as follows:
 - i) That the First party are the sole, absolute and exclusive owners herein there is no other person or persons having any manner or right, title, share, claim or interest in the said property.

Contd..4..



For DNR CONSTRUCTIONS



Partners

- ii) That the First party declares that there are no prior agreements, court orders, attachments, disputes, or litigations or any tax and or revenue attachments or notices of requisitions or acquisitions from Government or tax or other authorities in respect of the said property or relating thereto. The Second party has satisfied with the ownership, title and possession of the first party over the schedule land and entered into development of agreement.

6. Both the parties have agreed their share of the flats as follows:

a) Flats fallen to the First Party/ Land Owners:

SL.NO.	FLAT NO.	BUILT UP AREA (including common area)	FLOOR
1.	103	1175 Sq.feet	FIRST
2.	203	1175 Sq.feet	SECOND
3.	301	960 Sq.feet	THIRD
4.	401	960 Sq.feet	FOURTH
5.	501	960 Sq.feet	FIFTH

b) Flats fallen to the share of the Developer/ Second Party:
(M/s. DNR CONSTRUCTIONS)

SL.NO.	FLAT NO.	BUILT UP AREA (including common area)	FLOOR
1.	101	960 Sq.feet	FIRST
2.	102	995 Sq.feet	FIRST
3.	201	960 Sq.feet	SECOND
4.	202	995 Sq.feet	SECOND
5.	302	995 Sq.feet	THIRD
6.	303	1175 Sq.feet	THIRD
7.	402	995 Sq.feet	FOURTH
8.	403	1175 Sq.feet	FOURTH
9.	502	995 Sq.feet	FIFTH
10.	503	1175 Sq.feet	FIFTH

7. The First party hereby authorizes the Second party to procure the customers for flats, parking areas and garages and other spaces and to enter into Agreement of sale with such customers, collect advances and to issue valid receipts to such purchasers of flats in respect of Second party's share of 67% along with proportionate undivided share of land.

Contd..5..

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For DNR CONSTRUCTIONS

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Partners

8. The Second party shall complete the total construction and handover the First party's builtup area/flats fallen to their share within 13 months from the date of the Sanctioned Plan and 2 months grace period.
9. The First party shall not be held responsible for any defects in construction and second party shall alone be responsible for such defects and shall be answerable to the third parties and also to first party. If any defects are noticed the same will be repaired/rectified by the Second party within a period of three months after handing over of the flats.
10. The First party hereby authorizes the said Second party to do the following acts in their name and on their behalf with respect of their share of the second party namely totally at the responsibility of the second party without involvement of the first party.
 - a) To sell the 67% of the Second Party's Share/Flats mention above to the property/flats to the prospective purchasers.
 - b) To execute the sale deed or sale deeds in-favour of the prospective purchasers, and receive the consideration amount to present the sale deed or deeds executed by him/them in-favour of the prospective purchasers before the concerned Registering officer, admit execution and receipt of consideration and procure the registration of said deeds to the extent of 67% of built up area along with proportionate undivided share of land.
 - 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 67% 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 prospective 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 to the said property.

Contd..6..

For DNR CONSTRUCTIONS

Partners

- 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 respect to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things, in relation to the said 67% of property as fully and effectually in all respects.
11. All expenses and costs of transfer of the portions allotted to the Second party including stamp and registration charges of such sale deeds shall be borne either by the Second party or their nominees. And all expenses and costs of transfer of the portions allotted to the First Party including stamp and registration charges of such sale deeds shall be borne either by the First Party or their nominees.
12. 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.
13. Any profits by such construction of the second party's share of 67% 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.
13. 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.
14. The First party hereby agreed to join the member of the society to be formed by all the flat owners of the residential apartment, and shall abide by the rules and bye-laws of the society.

Contd..7..



For DNR CONSTRUCTIONS



Partners

15. If any title defect, the First party are sole responsible to clear the same with their own expenses. If any construction problem arises, the Second Party are the responsible for construction defects.
16. The first party agree to use and enjoy all the common amenities in the residential apartment along with the co-owners of the flats and shall pay the maintenance charges applicable as per the rules and regulations of apartment association.
17. The First party hereby agreed to show and provide all necessary original documents whenever asked by the Second party regarding the schedule property for obtaining necessary permissions from GHMC and also obtain loans from financial institutions by the prospective purchasers.
18. Bot the Parties agreed that the Second party shall construct extra floors or flats and use for their purpose if allowed by concerning authorizes.
19. The Second Party is alone responsible for payment of deviation charges and to obtain the Occupancy Certificate from GHMC for the apartment after completion and to release the mortgage of flats. But, both the Parties will mortgage their share of flats to GHMC.
20. Both Parties agreed that the Second Party shall allocate one car parking area per flat in the stilt floor and share the built up area with undivided Land share among the Land Owners and Developers.
21. Both Parties agreed that the Second Party will hand over the flats to the first party and prospective purchasers after completion of works as per agreed specifications in agreed time. The Second party will not hand over the flats of prospective purchasers without handover of flats of land owner if all the clauses of this document are met by both the parties.
22. That the land affected by this document is not an assigned land as defined in section 2(1) 9 of Act 9 of 1977.

Contd..8..

For DNR CONSTRUCTIONS

Partners

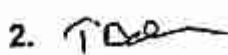
SCHEDULE OF PROPERTY

ALL THAT Open Land admeasuring 600 Sq. Yards or 501.60 Sq. Mtrs., of Survey No. 9 of Ramannaguda Village and Survey No. 6 of Miyapur Village, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, and bounded as follows:

NORTH : LAND BEARING SY.NO.5 OF MIYAPUR VILLAGE
SOUTH : 30'-0" WIDE ROAD
EAST : SY.NO.4 OF MIYAPUR VILLAGE
WEST : NEIGHBOURS APARTMENT.

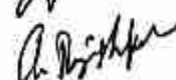
IN WITNESS WHEREOF the Parties hereto have signed this Development Agreement-Cum-GPA on the date, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. 

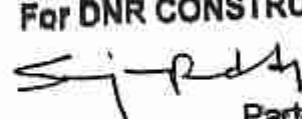
1. 

2. 

3. 

FIRST PARTY/LANDOWNERS

For DNR CONSTRUCTIONS


Partners

SECOND PARTY/DEVELOPER

ANNEXURE-I-A

1. Description of the Building : Proposed construction on **Open Land of Survey No. 9 of Ramannaguda Village and Survey No. 6 of Miyapur Village**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District
- a) Nature of roof : R.C.C.
- b) Type of structure : With Pillars
2. Total Extent of site : 600 Sq. Yards.
3. Proposed Builtup area particulars : 15650 Sq. Feet
- In the Stilt Floor (Parking) : 3130 Sq. Feet
4. M.V. of the proposed construction : Rs.1,34,59,000/-

CERTIFICATE

I/we do hereby declare that what is stated above is true to the best of my/our knowledge and belief.

1.

2.

3.

Signature of Executants
For DNR CONSTRUCTIONS

Partners

Signature of Claimant

SPECIFICATIONS

STRUCTURE:

RCC framed Structure with Sree/SS Gold/DhanaLaxmi TMT Steel and branded 53 grade cement (Penna/Priya/Chettinadu/Nagarjuna). Ready mix from SSR or Aparna or First Choice or manual concrete with 4^{1/2} inch thickness of slab.

SUPER STRUCTURE:

Rain affected walls are of 9 inch thickness and other walls are 4 ½ inch thickness with light weight red bricks with cement mortar. Branded 43 grade cement, River sand and Robo sand shall be used.

PLASTERING:

Two coats of plastering with sponge finish. All interior walls and ceiling with Birla or JK wall putty finish and with painting in parking areas. Texture finish for external walls in elevation side and painting for other sides. Branded 43 grade cement and River sand shall be used for plastering.

FIXTURES AND FITTINGS:

Main Door – Best Quality Teak wood frame with beading and teak wood molded paneled shutter with polish.

Windows – UPVC windows (Kenbon/Wintech/Ingress) with elegantly designed glass, mesh and M.S. Designed grill.

Inner Doors and bath room doors- Teak wood frames with beading or standard readymade frames and standard ready made design shutters with painting.

Hardware – Bronze Handles and latches for main doors/ standard bolts for internal doors. Europa/Godrej locks for internal doors and standard central lock for main door.

KITCHEN:

Granite platform with stainless steel sink with both municipal and bore water provisions and ceramic tiles dado up to 2 to 3 ft height on the platform. Sajjas and self's in Kitchen, and bed rooms shall be provided.

Contd..11..



A. High

For DNR CONSTRUCTION


Partners

TOILETS:

Ceramic tiles (non-skid) flooring in all toilets and wall cladding with ceramic tiles up to door height will be provided. Taps and One wall mixture with shower of Jaguar make in each toilet. Provision for Geysers in all toilets. Wash basin in dining and one toilet and one Indian commode and one Western commode in toilets shall be provided.

SANITARY AND PLUMBING: Sanitary material from CERA/Hindware or other standard make shall be provided in toilets and other places.
Water Supply – CPVC piping from Ashirwad make Drainage – PVC sanitary piping from Sudhakar make.

FLOORING:

Vetrified tiles with double charge finish of standard brand in all rooms. Plain ceramic tiles in balconies. Marble flooring for stair cases and corridors. Good quality Tiles will be used in Parking area.

PAINTING:

Birla or JK wall putty shall be used for internal finish. Interior walls are painted with Tractor/Premium Emulsion from Asian paints. Exterior faces of building will be painted with Ace or Apex from Asian paints and elevation with Texture and putty in outside.

ELECTRICAL:

Best quality cables of Polycab or other standard make and conduit pipes from Sudhakar or equivalent make will be used. Adequate power points as per standard drawings shall be provided. Electrical provision of Geysers in bath rooms and A.C. in bed rooms. Switches from Polycab/GM make. One 3 phase meter per flat and one common 3 phase meter and one transformer shall be provided. Extra cost for fall ceiling wiring and extra electrical points.

INTERNET AND TELEVISION:

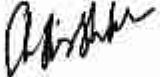
Adequate points in necessary places will be provided as per standard drawings.

STAIRCASE TO TERRACE:

Stair case from ground to terrace will be provided as per structural drawings with SS Railing.

Contd..12..

For DNR CONSTRUCTIONS

Partners

WATER SUPPLY:

Underground sump with the capacity up to 10000 liters and overhead storage tank up to 5000 liters capacity will be provided. And bore well for the depth of 800-900 ft as a source of water will be provided. Sterling motor with branded quality material will be fitted for the bore well. One inch size Municipal water supply will be provided if pipe lines is available. The facility for rainwater harvesting shall be provided.

AMENITIES:

Standard Lift of 6 persons with backup generator shall be provided. The provision of inverter in flats shall be provided. Car parking in stilt floor for each flat shall be provided. Three phase meters with transformer shall be provided. Security room for watchman shall be constructed by the builder in the stilt floor. Fall ceiling in the top floor only shall be provided by the builder.

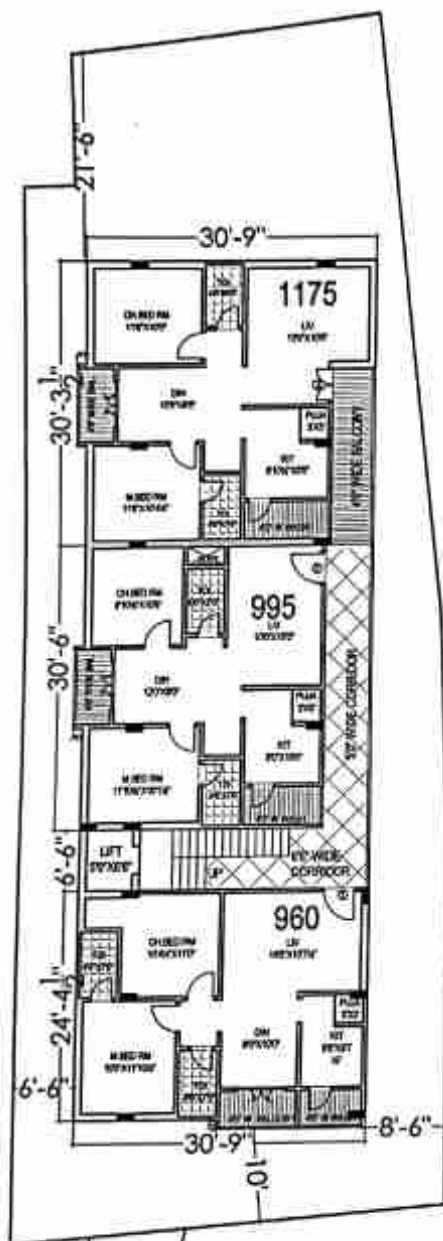


FIRST PARTY

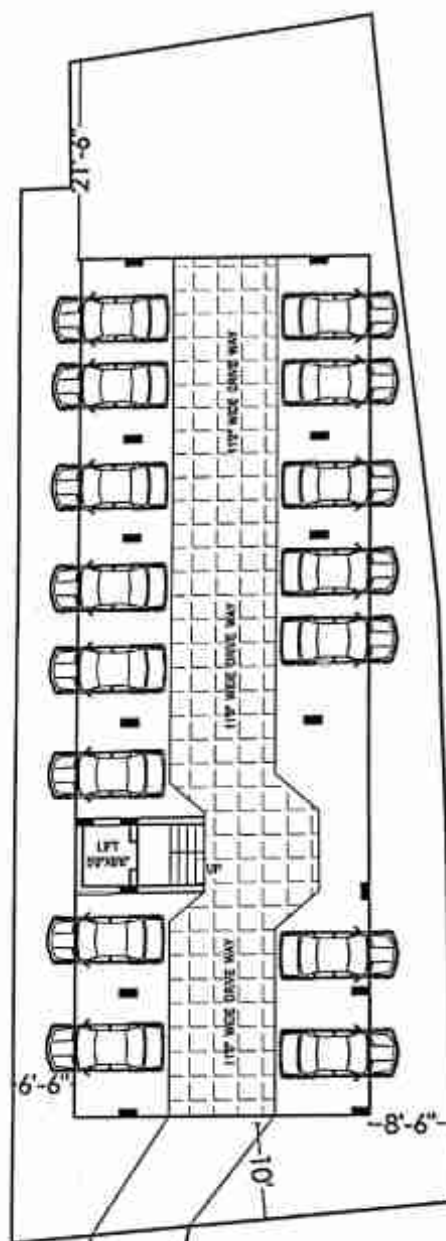
For DNR CONSTRUCTION

Partners

SECOND PARTY



TOTAL PLOT AREA : 599.81 Sqyds, 501.51 SQ.MTS
 EACH FLOOR AREA : 3130.00 GR.
 FIVE FLOORS AREA : 15,650.00SIL
 (INCLUDING 20% DEVIATION & 25% COMMON AREA)
 WITH 1.00M TRANSFER FROM WEST TO NORTH



STILT FLOOR PLAN
 NO. OF COLUMNS : 18
 NO. OF CARS : 15

CLIENT :
Mr. AMBATHI NARASA REDDY
 9052666678
 PROJECT :
RESIDENTIAL APARTMENTS
 LOCATION :

AREAS :

TITLE	
CONCEPT PLAN OPT-4	
ARCHITECT	S.R.L.
DRAWN	UNHA
CHECKED	M.P.RAJU
FILE PATH	GUTTA-2
DATE	11.11.2018
CHIEF CONSULTANT	M.P.RAJU



SURYA CONSULTANCY
 ARCHITECTS, PLANNERS, ENGINEERS
 & LANDSCAPE ARCHITECTS
 11/11/2018
 9052666678
 9052666678

For DNR CONSTRUCTION

W *[Signature]* *A. Kumar* *[Signature]*
Partners

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



యాస సుదర్శన్ రెడ్డి
Yasa Sudershan Reddy
పుట్టిన తేదీ/DOB: 23/08/1962
పురుషుడు/ MALE



8453 0787 3115
VID : 9162 0760 6989 8724

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సంగేవ్ రెడ్డి దివానా
Sangeev Reddy Divanah
పుట్టిన తేదీ/DOB: 29/05/1977
పురుషుడు / MALE



6880 5101 7923

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



రాచమల్ల రావి గౌడ్
Rachamalla Ravi Goud



పుట్టిన తేదీ/DOB: 14/03/1971
పురుషుడు / Male

7403 4476 4447

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



వేంకట నరస రెడ్డి అంబటి
Venkata Narasa Reddy Ambati
పుట్టిన తేదీ/DOB: 1977
పురుషుడు / Male



2217 0082 4979

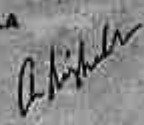
ఆధార్ - సామాన్యుని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHINTHALA RAJASHEKAR
NAGENDER CHINTHALA

01/06/1981
Permanent Account Number
AIDPC2227L




Chintala Nagender
Signature

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చింతల ఆశోక్
Chintala Ashok



పుట్టిన తేదీ/DOB: 1957
పురుషుడు / Male

3813 8848 0666

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India



తండా బాలకృష్ణ గౌడ్
Tanda Balakrishna Goud
పుట్టిన తేదీ/DOB: 06/06/1980
పురుషుడు/ MALE



4129 2633 3961
VID : 9131 2491 4026 0840

నా ఆధార్, నా గుర్తింపు



Online Challan Proforma [SRO copy]
Registration & Stamps Department
 Telangana

Challan No:

8745HR261119

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	DNR CONSTRUCTIONS
PAN Card No	AALFD0886A
Aadhar Card No	
Mobile Number	*****678
Address	PLOT NO.182, VEDRI TOWNSHIP, AMEENPUR, SANGA REDDY DISTRICT
Executant Details	
Name	Y.SUDERSHAN REDDY AND OTHERS
Address	H.NO.1-7-578/2, ZAMISTANPUR, HYDERABAD-20
Claimant Details	
Name	DNR CONSTRUCTIONS
Address	PLOT NO.182, VEDRI TOWNSHIP, AMEENPUR, SANGA REDDY DISTRICT
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
Amount Details	
Stamp Duty	134590
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	154690
Total in Words	One Lakh Fifty Four Thousand Six Hundred Ninety Rupees Only
Date(DD-MM-YYYY)	26-11-2019
Transaction Id	9610222083217
Stamp & Signature	



Online Challan Proforma[Citizen copy]
Registration & Stamps Department
 Telangana

Challan No:

8745HR261119

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