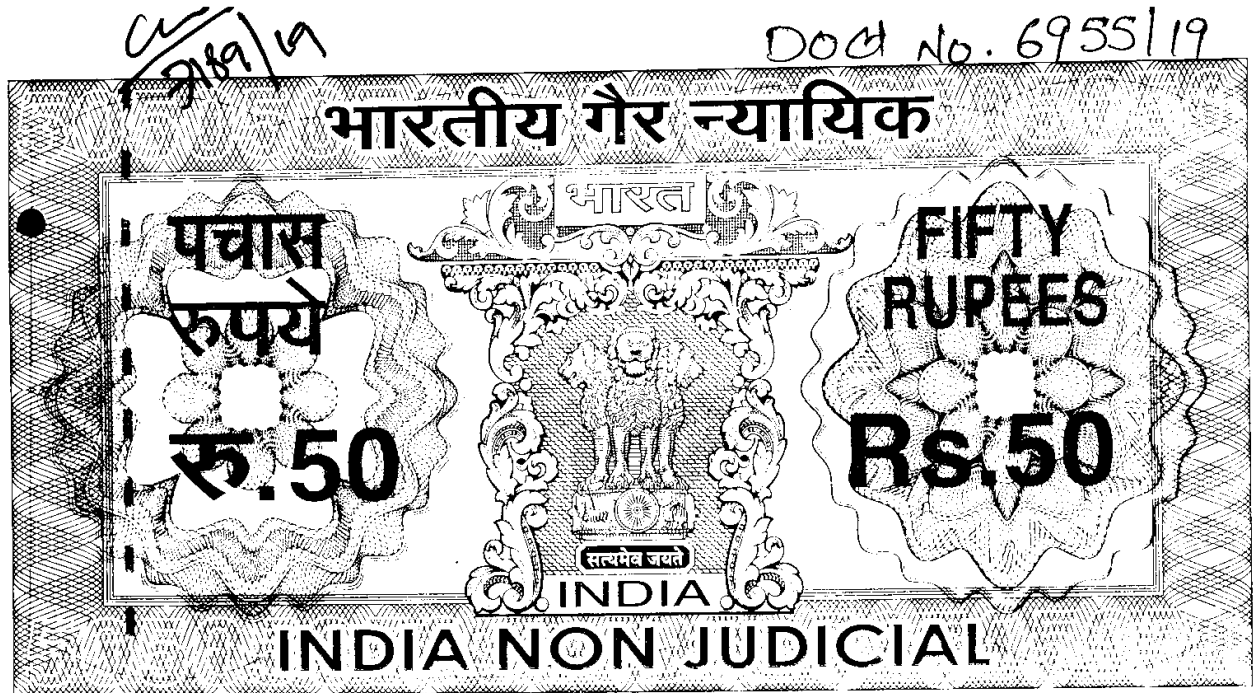




తెలంగాణ తెలంగాణ TELANGANA

M 226822

3317 16/03/19 50/-

U. Sambu Reddy S/o prabash Reddy

For Office m/s Fortune Green Homes R/o Hyderabad

T. Suralatha

T. SURALATHA

Licenced Stamp Vender

U.R. No. 103/2004/2613

R.N. No. 25/2004/2619

H. No. 103/2004/2619

Gandipet (V) District

Pin 505009

DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE
GENERAL POWER OF ATTORNEY

This Development Agreement-cum-Irrevocable General Power of Attorney is made and executed on this the 22nd day of June, 2019 at S.R.O., Gandipet, Ranga Reddy District, by and between:

1. Sri. CHERUKURI VASANTH KUMAR S/o. CHERUKURI SHANKARA CHARY, aged about 36 years, Occupation: Business, R/o. House No.7-51, Narsingi Village, Gandipet Mandal, Ranga Reddy District, Aadhaar No.7838 4519 4892, Pan No.ATKPC0162A.
2. Sri. JANARDHAN REDDY GORLA S/o. CHENNA REDDY GORLA, aged about 32 years, Occupation:Pvt. Employee, R/o. House No.18-3-96/3/1, Ganesh nagar, Markendeya Colony, Godavari Khani, Ramagundem, Karimnagar – 505209, Aadhaar No.7721 2227 8753, Pan No. AZEPG6664G

K. Vasanth Kumar

Reddy

Janardhan Reddy Gorla

Chenna Reddy Gorla

P. Subbarao

For FORTUNE GREEN HOMES

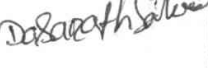
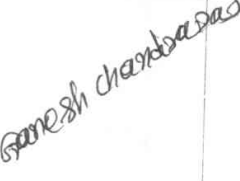
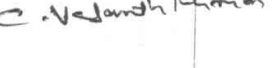
V. Subbarao

Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet 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 _____ and _____ on the 22nd day of JUN, 2019 by Sri C.V.Lumar

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

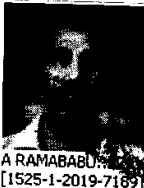
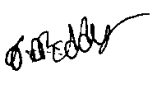
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VENKATA SURESH SC [1525-1-2019-7189]	VENKATA SURESH SOMISETTY S/O. S.SATYANARAYANA FLAT NO.402,VIKRAM SNEHA HEIGHTS,BORABANDA,HYDERABAD,T elangana,500018, GAYATRI NAGAR	
2	CL		 M/S FORTUNE GREEN [1525-1-2019-7189]	M/S FORTUNE GREEN HOMES REP BY SAMBHI REDDY VANGA S/O. PRAKASH REDDY VANGA G-3,HALLMARK RAIN VALLEY, I,NEKNAMPUR,HYDERABAD,Telangana ,500089, ALKAPOOR TOWNSHIP	
3	EX		 PONAGOTI CHANDRA [1525-1-2019-7189]	PONAGOTI CHANDRASHEKAR S/O. PONAGOTI NARSING RAO 4-35-437/1,MADHAVARAM COLONY,HYDERABAD,HYDERABAD,T elangana,500072, KUKATPALLY	
4	EX		 DASARATH SAHU::2 [1525-1-2019-7189]	DASARATH SAHU S/O. RABINDRA SAHU NADIGAON,BHADRAK,ODISHA,ODISH A,Telangana,756119, BHADRAK	
5	EX		 GANESH CHANDRA C [1525-1-2019-7189]	GANESH CHANDRA DAS S/O. KRUSNA CHANDRA DAS SIKUDI,DEULI,ODISHA,ODISHA,Telang ana,754220, KENDRAPARA	
6	EX		 JANARDHAN REDDY [1525-1-2019-7189]	JANARDHAN REDDY GORLA S/O. CHENNA REDDY GORLA 18-3-96/3/1,GANESH NAGAR,GODAVARI KHANI,RAMAGUNDEM,Telangana,5052 09, MARKENDEYA COLONY	
7	EX		 CHERUKURI VASANT [1525-1-2019-7189]	CHERUKURI VASANTH KUMAR S/O. CHERUKURI SHANKARA CHARY 7-51,NARSINGI,GANDIPET,RANGA REDDY ,Telangana,500089, NARSINGI	

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69581 2019 Sub Registrar
Gandipet
Sheet 1 of 15

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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 A RAMABABU [1525-1-2019-7189]	A RAMABABU AADHAR NO 9066	
2		 G Dhanunjaya Reddy [1525-1-2019-9771]	G Dhanunjaya Reddy AADHAR NO 9771	

22nd day of June, 2019

Signature of Sub Registrar
GandipetBk - 1, CS No 7189/2019 & Doct No
64551 2019 Sub Registrar
Gandipet

SI No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	Photo
1	Aadhaar No: XXXXXXXX1850 Name: Ponagoti Chandrashekar	S/O Ponagoti Narsing Rao, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
2	Aadhaar No: XXXXXXXX5178 Name: Dasarath Sahoo	Nadigan, Bhadrak, Odisha, 756119	
3	Aadhaar No: XXXXXXXX5768 Name: GANESH CHANDRA DAS	Deuli, Kendrapara, Odisha, 754220	
4	Aadhaar No: XXXXXXXX4892 Name: Cherukuri Vasanth Kumar	S/O Cherukuri Shankara Chary, RAJENDRA NAGAR, Rangareddi, Andhra Pradesh, 500089	
5	Aadhaar No: XXXXXXXX8753 Name: Janardhan Reddy Gorla	S/O Chenna Reddy Gorla, Fertilizer City, Karimnagar, Telangana, 505210	
6	Aadhaar No: XXXXXXXX9039 Name: Somisetty Venkata Suresh	S/O S.Satyanarayana, Balanagar, K.v. Rangareddy, Telangana, 500018	
7	Aadhaar No: XXXXXXXX3370 Name: Vanga Sambhi Reddy	S/O Vanga Prakash Reddy, Puppalaguda, K.v. Rangareddy, Telangana, 500089	

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AND

M/s. FORTUNE GREEN HOMES, a Firm incorporated under the Firm's Act 1932 having its registered office at Plot No.17, First Floor, Tulasi's Lakshmi Nilayam, Sanskruthi Township, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana State (Pan No.AAFF4551J) vide its registration Firm No.3585/2017, dated:21-08-2017, Represented by Managing Partners

1. **Sri SAMBI REDDY VANGA, S/o. Sri PRAKASH REDDY VANGA**, aged 41 years, Occ. business, R/o. Flat No.G-3, Hallmark Rain Valley- I, Alkapoor Township, Nekkampur, Hyderabad [AADHAAR NO.896798663370,
2. **Sri. VENKATA SURESH SOMISETTY S/o. Sri. S.SATYANARAYANA**, aged about 39 years, Occupation:Business, R/o. Flat No.402, Plot Nos.502 & 503, Vikram Sneha Heights, Gayatri Nagar, Borabanda, Balanagar, Hyderabad – 500018, Aadhaar No.3370 2353 9039.

(Hereinafter called as the "DEVELOPER")

The expressions, "Owners" and "Developer" shall mean and include their respective heirs, legal representations, executors, assignees, administrators, successors-in-title, etc., wherever the context permits.

Whereas, the Owners are the owners and possessors of the **Plot No.66/Part (Northern Part)** in Sector-III, 'C'-Block in **Survey No.236/1 & 237**, admeasuring **390.00 Square yards or equivalent to 326.04 Square meters** situated at Alakaapoor Township, **PUPPALGUDA VILLAGE**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, more particularly described in the Schedule A annexed hereto and hereinafter called the "A Schedule Property", having acquired the same under a registered **Sale Deed document No.6489/2019** registered at S.R.O., Gandipet, Ranga Reddy District from its previous owner and possessor Smt. Aruna Ravi Kumar W/o. Sri. R.Ravi Kumar.

Whereas, the owners have, thus, become the owners and possessors of the A Schedule Property and therefore, approached the Developer, with a request to develop the same into a residential complex or any other development in the manner the Developer deems most expedient and commercially viable and the Developer agreed to develop the same, on the following terms and conditions:

1. *K. Valandharam*

2. *G. Reddy*

3. *Manesh Chandrasekar*

4. *Dhanraj Sahoo*

5. *P. Suresh*

For FORTUNE GREEN HOMES
V. Suresh
Managing Partner

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

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		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	80500	0	0	0	80600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
Total	100	0	100700	0	0	0	100800

Rs. 80500/- 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. 8050000/- was paid by the party through E-Challan/BC/Pay Order No ,879LNJ210619 dated ,21-JUN-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 100700/-, DATE: 21-JUN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2977335305724,PAYMENT MODE:NB-1000200,ATRN:2977335305724,REMITTER NAME: SAMBI REDDY VANGA,EXECUTANT NAME: CHERUKURI VASANTH KUMAR AND OTHERS,CLAIMANT NAME: FORTUNE GREEN HOMES).

Date:

22nd day of June,2019

Signature of Registering Officer
Gandipet

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NOW THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY AS WITNESSES AS FOLLOWS:

1. The Owners hereby grant the irrevocable right to the Developer to develop the A Schedule Property into a residential complex with ownership apartments, as per the terms of this Development Agreement and the permissions to be obtained from the competent authorities. Accordingly, the OWNERS delivered possession of the A Schedule Property to the Developer.

2. The Developer shall have absolute right and discretion to admit the neighbouring lands/plots into the Scheme for Development and to develop the A Schedule Property along with such other lands/plots and/or its land/plots in the manner it deems most expedient and commercially viable and may allot the built up areas and quality situated in any part of the land/plots so developed to the Owners herein or such other neighbouring owners who may be so admitted. In such case, the Developer shall be entitled to take permission for all such lands/plots and all the owners, including the Owners herein, shall have undivided share equivalent to their contribution and the allotment of the built up areas shall be made to each of such owner in the ratio agreed in land/plot proportionate to their contribution. Once the permissions for construction are granted by the competent authorities, the entire land covered by such permission(s) shall be the joint property of all the Owners, including the Owners herein and the Developer herein and shall always be subject to the development scheme and shall be impartible.

3. The Developer shall develop the A Schedule Property in terms of this Development Agreement, at its cost, after obtaining all the necessary permissions, clearances and as per the specifications mentioned in Schedule C annexed hereto and deliver 46% built up area to the Owners herein towards their share, along with proportionate undivided share in the land and common areas, more particularly described in the Schedule B annexed hereto and hereinafter referred to as the "B Schedule Areas". The flats earmarked hereunder are on the basis of the plan to be submitted for approval and subject to sanction.

4. The Developer shall be entitled to appropriate all the remaining built up areas with proportionate undivided share in the land and common areas and amenities, which is more particularly described in the Schedule D annexed hereto and hereinafter referred to as "D Schedule Areas", towards the consideration for development. The Developer shall be entitled to enter into suitable agreements with third parties or execute registered sale deeds or other conveyance in respect of the D Schedule Areas fallen to its share, as the case may be, receive consideration, issue discharge receipts, etc., and appropriate the same without having to account for the same and without any reference to the Owners herein. However, the Developer alone shall be entitled to the benefits of the TDR in case of acquisition of land for road. Except the B Schedule Areas and the proportionate undivided share in the amenities, the Owner shall not have any right or interest in any other part of the building, land or the built up areas.

1. V. Velamuri Kumar

2. G. Reddy

3. Mahesh Chandra

4. Dasarath Laksh

5. P. Anand

For FORTUNE GREEN HOMES
V. S. S. S. S.
Managing Partner

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5. The Developer shall and is hereby authorised to obtain all the permissions at its cost, from the competent authorities required for construction of the proposed residential complex. The Owners shall enter into any Supplementary Agreement for any modification of or necessary changes in the terms of this Agreement and when in the manner required by the Developer and register the same.

6. The Developer shall deliver the B Schedule Areas completed in all respects within a period of 24 months from the date of release of sanctioned plan, with a grace period of six months. In case of any further delay, the Developer shall be liable to pay compensation @ Rs.5,000/- per flat per month in respect of the B Schedule Areas that remain undelivered. The stipulated time for construction shall not apply, if the delay caused for construction by any act of God, natural Calamities, riots, market conditions, injunctions, stays, etc., which is beyond the control of the Developer.

7. The residential building to be constructed shall always be known as "FLAMINGO" and the same shall not be changed.

8. It is agreed that the built up areas that have to be mortgaged to the HMDA in compliance with the conditions of the sanction shall be shared by both the Owners and Developer.

9. The Owners herein deem it expedient to authorize and appoint the Developer herein, namely, **M/s. FORTUNE GREEN HOMES**, a Firm incorporated under the Firm's Act 1932 having its registered office at Plot No.17, First Floor, Tulasi's Lakshmi Nilayam, Sanskruthi Township, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana State (Pan No.AAFFF4551J) vide its registration Firm No.3585/2017, dated:21-08-2017, Represented by Managing Partners 1. **Sri SAMBI REDDY VANGA, S/o. Sri PRAKASH REDDY VANGA**, aged 41 years, Occ. business, R/o. Flat No.G-3, Hallmark Rain Valley- I, Alkapoor Township, Neknampur, Hyderabad [AADHAAR NO.896798663370, 2.Sri. **VENKATA SURESH SOMISETTY S/o. Sri. S.SATYANARAYANA**, aged about 39 years, Occupation:Business, R/o. Flat No.402, Plot Nos.502 & 503, Vikram Sneha Heights, Gayatri Nagar, Borabanda, Balanagar, Hyderabad - 500018, Aadhaar No.3370 2353 9039 as their lawful attorney for due discharge of all their obligations under this Agreement, and to do the following things and acts, in their name, interalia:

(a) To approach any Government, State, Central or Local or other authorities including Grampanchayat, GHMC, HMDA, TS Transco, TSCPDCL, HMWS & SB, or other private or public body or service provider, for the purpose of obtaining all the necessary permissions, clearances, grants, no objection certificates, change of land use, layout approvals, construction permissions, service connections, modification of plans, or regularisation occupancy certificates, or any other purpose in respect of the A Schedule Property or any part or parts thereof or the constructions to be made thereon.

1. K. Vasanth Kumar

2. G. Reddy

3. Suresh Chandra

4. Dabirath Sahoo

5. P. Chandra

For FORTUNE GREEN HOMES

V. Suresh
Managing Partner

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(b) To gift or otherwise transfer the proportionate open spaces and common areas in A Schedule Property, in favour of the Association or the Local Authority as the case may be, as per the terms of the permission for construction and execute suitable documents and present the same for registration and comply with all the formalities of registration.

(c) To mortgage the built up areas that are required to be mortgaged as per the terms of sanction to the Hyderabad Metropolitan Development Agreement and execute suitable documents and present the same for registration and comply with all the formalities of registration

(d) To transfer by way of sale, mortgage, lease, gift or otherwise the D Schedule Areas fallen to the share of the Developer and to receive consideration in respect thereof and appropriate the same, to issue discharge receipts without having to account for the same, to execute sale deeds or other conveyance in favour of third party purchasers/allottees and to present the same for registration and obtain registration and to deliver possession of the flats to such allottees or third party purchasers, and enter into construction agreements with such allottees or third party purchasers.

(e) To file, prosecute, defend or withdraw any suit or other proceedings in any Court, Tribunal or other authority, to verify and sign pleadings, affidavits, etc., in respect of 'A' Schedule Properties and the constructions to be made thereon or settle the disputes by way of compromise by way or arbitration or otherwise, to sign joint compromise memos, admit the same, and to execute all decrees, orders, etc., and to appoint or remove Advocate/s and to file appeals, revisions, etc.

(f) To appoint sub agents, Attorneys, Contractors etc., for the purpose of this agreement and to sub-delegate all or any of the powers hereunder granted to the Developer to such sub agents, attorneys, contractors, etc.

(g) And to do all other deeds, things and acts as may be necessary or any way ancillary to the above notwithstanding the same are not specifically mentioned herein and the Owners hereby agree to ratify all such lawful acts done by their attorney or their sub-agent, attorney, etc., in pursuance of these presents.

10. Notwithstanding the delegation of powers as above, the Owners shall continue to be liable to discharge all their obligations under this Agreement and shall be liable to cooperate with the Developer in all respects till the entire project is completed and all the entire share or entitlement of the Developer under this Agreement is transferred in favour of the Developer or his nominees and shall not have any claim in respect of the areas fallen to the share of the Developer. The powers delegated to the Developer hereunder, being coupled with the interest created under this Agreement, shall be irrevocable and transferable as such and the right, title and interest of both the parties shall be strictly subject to this agreement.

1 C. Valsandhamani

2 G. Reddy

3 Ganesh Chandra Reddy

4 D. Sarath Babu

5 P. Chandra Sheela

For FORTUNE GREEN HOMES
V. Srinivasulu
Managing Partner

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11. The Owners hereby undertake not to interfere with the development including construction work in A Schedule Property under the scheme and shall not seek any stay or injunction restraining such development including construction pursuant to this Agreement from any Court or other authority on any ground and all their claims against the Developer shall be limited to those mentioned in this Agreement and for recovery of damages, if entitled under Law and the Owners do hereby undertake not to cause any obstruction in any manner for the completion of the project in the interest of the scheme and the third party purchasers.

12. The Owners do hereby further declare that they are the absolute Owners of their respective undivided shares out of the A Schedule Property and that Owners herein have marketable and absolute title to enter into this Agreement and that the A Schedule Property is free from all litigations, adverse claims, prior agreements, mortgages, encumbrances, public demands, joint family interests, whatsoever, and further that the A Schedule Property is a non-agricultural land and further that the A Schedule Property is not an "assigned land" within the meaning of the A.P. Act 9 of 1977 and further covenant to indemnify and to keep the Developer fully indemnified from all or any loss that may be caused to the Developer on account of any defect in the title of the Owners or in the event of the aforesaid declarations found false or otherwise.

13. The Owners shall be entitled to inspect the construction work of the B Schedule Areas at all reasonable hours, on prior appointment from the Developer. The Developer shall rectify defects pointed out during the construction. In case of any other defects, the liability of the Developer shall be limited to one year from the date of intimation of completion/hand over of the B Schedule Areas or the part(s) thereof. In case of any dispute, the same shall be referred to the Architect overseeing the construction and the decision of the Architect shall be final.

14. The Owners and Developer shall be liable for the GST or any other Taxes/Fees amount liable to various statutory Agencies proportionately to their respective Built-up areas applicable now or levied in future.

15. The original title deeds in respect of the A Schedule Property shall be with the Developer. The Developer shall handover originals (All the title deeds, permissions and other certificates, obtained for the purpose of development and of the designs, plans and all other papers pertaining to the construction) to the Association after the entire project is completed.

16. The Developer shall be entitled to create any charge or mortgage their respective undivided shares and raise loans from the Banks or Financial Institutions both as owner as well as the Developer.

1 C. Velandh Kumar 2 Gredley 3 Anand Chandra Reddy 4 Dharath Selva

5 P. Subramanian

For FORTUNE GREEN HOMES
V. Subramanian
Managing Partner

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22. The Owners shall sign all the documents and other papers necessary for obtaining the permissions, clearances etc., or for proper compliance of any Statute, Rule, Regulation including the Real Estate (Regulation and Development) Act, 2016 or of any terms of the permissions, clearances etc., granted or obtained for the purpose the development of the A Schedule Property as may be required by the Developer from time to time.

1 C. Velamuri
2 B. Reddy
3 Anand Chandra Das
4 D. Ramakrishna Sahu
5 P. Krishna Rao

Whitman, Jr.
Managing Partner

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23. The Owners shall strictly adhere to the formats, draft documents etc., prescribed by the Developer for entire Project for sale or transfer of B Schedule Areas to ensure uniformity and proper compliance of law including the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder and for this purpose, the Owners shall be the Promoter in respect of the A Schedule Property.

24. It is also agreed that the Owner and Developer shall be jointly liable and answerable for all the obligations under the Real Estate (Regulation and Development) Act, 2014 and for the purpose of the same, the Owner shall also be treated as Promoter within the meaning of the said Act.

25. The Developer shall provide the common areas and amenities as mentioned in Schedule E annexed hereto and also those to be provided as per the terms of the sanctioned plans. The Developer shall transfer the common areas and amenities and hand over the same to the Association or the local authority as the case may be as per the applicable laws, including RERA and terms of the sanction. The Association shall maintain the common areas and amenities either itself or through any service provider to the maximum advantage or benefit of all the flat owners and shall apportion the cost on all flat owners as per the byelaws of the Association. The flat owner shall jointly enjoy the common areas and amenities, subject to the maintenance, regulation and control of the Association or its agent or contractor/service provider, to whom the maintenance may be entrusted by the Association. Except the Association formed by the Developer and to which the amenities and facilities are handed over, no other Association will have any right or interest either in the amenities or facilities or shall be entitled to deal with the same.

26. In case of any dispute or difference arising out of or in pursuance of or in respect of this Agreement, the same shall be referred to sole arbitrator. The Developer shall be entitled to suggest any three names of persons, having rich experience in the field of construction and development, out of which the Owners shall select one, who shall be the sole Arbitrator. The arbitral proceedings shall be subject to the jurisdiction of the Courts of Ranga Reddy District only. The sole Arbitrator shall initiate proceedings within one month of reference and conclude the proceedings within three months thereafter. The remuneration for the Arbitrator shall be 1% of the value of such dispute or Rs.25,000/- whichever is less.

SCHEDULE-A

All that the **Plot No.66/Part (Northern Part)** in Sector-III, 'C'-Block in **Survey No.236/1 & 237**, admeasuring **390.00 Square yards** or equivalent to **326.04 Square meters** situated at Alakaapoor Township, **PUPPALGUDA VILLAGE**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State and bounded as follows:

NORTH	:	PLOT NO.67.
SOUTH	:	PLOT NO.66/PART (SOUTHERN PART).
EAST	:	40'-0" WIDE ROAD.
WEST	:	PLOT NO.68.

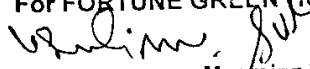
1 C. Vajravelu Kumar

2 G. Reddy.

3 G. Ramesh Chandra Rao

4 Dabazath Babu

5 P. Anubhava Kumar

For FORTUNE GREEN HOMES

 Managing Partner

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SCHEDULE B

(Built up areas to be allotted to the Owners including parking, subject to sanction)

Sl. No.	Flat No.	Floor	Extent in Sq.ft (including parking)	UDS in Sq.yds	Name of Owners
1	203	Second	1207	44.44	CHERUKURI VASANTH KUMAR
2	302	Third	1213	44.66	JANARDHAN REDDY GORLA
3	202	Second	1213	44.66	GANESH CHANDRA DAS and DASARATH SAHU
4	402	Fourth	1213	44.66	PONAGOTI CHANDRASHEKAR

SCHEDULE C

(Specifications)

STRUCTURES

STRUCTURE: RCC framed structure to withstand wind & seismic loads

SUPER STRUCTURE: CC Brick/ Red Brick 9" external and 4.5" internal walls.

PLASTERING

INTERNAL WALLS: 18mm Double Coat Cement Plaster with smooth finishing

EXTERNAL: 18 mm Double Coat Sand Faced Cement Plastering.

JOINERY WORKS

MAIN DOOR: BT wood frame with two sides veneered flush shutter with melamine polishing and hardware of reputed make.

INTERNAL DOORS: MT wood frame with flush shutter with painted white, fitted with reputed hardware fittings.

WINDOWS: Three track UPVC window systems with Clear glass of standard make.

PAINTING

INTERNAL WALLS & CEILING: Water proof putty finish with two coats of Premium emulsion paint of ASIAN or equal make over a coat of primer.

EXTERNAL: Texture or Putty finish with 2 coats of exterior emulsion paint of ASIAN or equal make.

1. Ch. Vasanth Kumar 2. G. Reddy. 3. Ganesh chandra das 4. Dasarath Sahu

P. Chandra Sheela

For FORTUNE GREEN HOMES

Venilim

Managing Partner

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FLOORING

LIVING & DINING, BEDROOMS, KITCHEN & BALCONIES: Vitrified tiles (24" x 24") – of standard make

BATHROOMS: Anti-skid and acid resistant tiles of standard make.

STAIRCASE/CORRIDOR: Combination of Green Marble or Granite or tile as per architectural design

UTILITY: Anti-skid tiles of standard make.

KITCHEN: Granite platform and stainless steel sink, separate taps for municipal water and bore well water. Provision for fixing of water purifier, exhaust fan.

BATHROOMS

All Sanitary fixtures are of CERA/JAQUAR /HINDWARE or equivalent make

EWG in all toilets.

All CP fittings are chrome plated of JAQUAR /HINDWARE/CERA or equivalent make.

DADOING

KITCHEN: Glazed tiles dado up to 2' height above kitchen platform.

BATHROOM: Glazed tiles of standard make up to door height

RAILING

Steel Railing for Staircases.

MS Powder Coated Railing for Balconies.

ELECTRICAL

Concealed copper wiring of POLYCAB make and modular switches of PHILIPS/L & T or equivalent make.

Power outlets for air conditioners in master & child Bedrooms.

Power outlets for geysers and exhaust fans in all bathrooms.

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen. Washing machine and dishwasher in utility area.

Three phase power supply for each unit with individual meter boards.

Miniature Circuit Breakers (MCB) of reputed make for each distribution board.

LIFT: KONE/Johnson/Thyssenkrupp or equivalent make

1 C. Valanth Kumar 2 Gredly.

3 Ramesh Chandra 4 Jaganath Sahu

5 P. S. S. S. S.

For FORTUNE GREEN HOMES
V. S. S. S. S.
Managing Partner

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Gandipet



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6951 2019 Sheet 13 of 15 Sub Registrar
Gandipet



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Challan No:

879LNJ210619

Bank Code : SBIN

Payment : NB

Remitter Details
 Name SAMBI REDDY VANGA
 PAN Card No AAF4551J
 Aadhar Card No *****3370
 Mobile Number *****399
 Address HYDERABAD

Executant Details
 Name CHERUKURI VASANTH KUMAR AND OTHERS
 Address HYDERABAD

Claimant Details
 Name FORTUNE GREEN HOMES
 Address PUPPALAGUDA, HYDERABAD

Document Nature
 Nature of Document Development Agreement Cum GPA
 Property Situated in(District) RANGAREDDY

Amount Details
 Stamp Duty 80500
 Transfer Duty 0
 Registration Fee 20000
 User Charges 200
 TOTAL 100700
 Total in Words One Lakh Seven Hundred Rupees Only
 Date(DD-MM-YYYY) 21-06-2019
 Transaction Id 2977335305724

Stamp & Signature _____



Challan No:

879LNJ210619

Bank Code : SBIN

Payment : NB

Remitter Details
 Name SAMBI REDDY VANGA
 PAN Card No AAF4551J
 Aadhar Card No *****3370
 Mobile Number *****399
 Address HYDERABAD

Executant Details
 Name CHERUKURI VASANTH KUMAR AND OTHERS
 Address HYDERABAD

Claimant Details
 Name FORTUNE GREEN HOMES
 Address PUPPALAGUDA, HYDERABAD

Document Nature
 Nature of Document Development Agreement Cum GPA
 Property Situated in(District) RANGAREDDY

Amount Details
 Stamp Duty 80500
 Transfer Duty 0
 Registration Fee 20000
 User Charges 200
 TOTAL 100700
 Total in Words One Lakh Seven Hundred Rupees Only
 Date(DD-MM-YYYY) 21-06-2019
 Transaction Id 2977335305724

Stamp & Signature _____

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Gandipet



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భారత ప్రభుత్వం
Government of India

జనార్దన్ రెడ్డి గోరి
 Janardhan Reddy Goria
 పుట్టిన తేదీ/DOB: 07/11/1986
 పురుషుడు/MALE

Reddy

7721 2227 8753

భారత ప్రభుత్వం
Government of India

వాంగా సాంబి రెడ్డి
 Vanga Sambu Reddy
 పుట్టిన తేదీ/DOB: 10-02-1976
 పురుషుడు/MALE

8967 9866 3370

భారత ప్రభుత్వం
Government of India

గణేశ్ చంద్ర దాస్
 GANESH CHANDRA DAS
 తండ్రి: కృష్ణ చంద్ర దాస్
 Father: KRUSNA CHANDRA DAS
 పుట్టిన తేదీ/DOB: 30/07/1992
 పురుషుడు / Male

7199 4158 5768

భారత ప్రభుత్వం
Government of India

సోమిశెట్టి వెంకట సురేష్
 Somisetty Venkata Suresh
 పుట్టిన సంవత్సరం/Year of Birth: 1979
 పురుషుడు / Male

3370 2353 9039

భారత ప్రభుత్వం
Government of India

దాశరథి సాహు
 DASHARATH SAHU
 తండ్రి: రబింద్ర సాహు
 Father: RABINDRA SAHU
 పుట్టిన తేదీ/DOB: 06/05/1988
 పురుషుడు / Male

5414 0723 5178

భారత ప్రభుత్వం
Government of India

గున్నామ రెడ్డి ధనంజయ రెడ్డి
 Gunnamreddy Dhanunjaya Reddy
 పుట్టిన తేదీ/DOB: 21-06-1993
 పురుషుడు/MALE

2048 5295 9771

భారత ప్రభుత్వం
Government of India

పొనగోటి చంద్రశేఖర్
 Ponagoti Chandrashekar
 పుట్టిన సంవత్సరం/Year of Birth: 1985
 పురుషుడు / Male

9893 8072 1850

భారత ప్రభుత్వం
Government of India

అంబ రాంబాబు
 Ancha Rambabu
 పుట్టిన తేదీ/DOB: 15/07/1980
 పురుషుడు/MALE

2284 6385 9066

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLFAP028338252008

VASANT CHERUKU
 C SHANMUKH
 8-1234
 NARSIPUR
 RR DIST

Signature: *V. Venkatesh Kumar*
 Issued on: 18/12/2008
 Licencing Authority
 RTA-RANGAREDDY

A. Rambabu



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