

3250/2023

Original

34



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 231115133746053889
 Date: 15 NOV 2023, 01:39 PM
 Purchased By:
 BANOTH MOHAN
 S/o HARI SINGH
 R/o CHINNA RAMAPUR BANSWADA MANDAL
 For Whom
 M/S VISHNU PRIYA DEVELOPERS

AG 846137
 V. Han
 VOTLAMGARI
 HANMANDLU
 LICENSED STAMP VENDOR
 Lic. No. 18-02-011/2022
 Ren.No. 18-02-011/2022
 R/O H NO 4-2-59,
 GUDEMGALLY, BANSWADA
 TOWN AND MANDAL
 KAMAREDDY DIST
 Ph 9553173100

DEVELOPMENT AGREEMENT-cum-GENERAL POWER OF ATTORNEY

This Development Agreement-cum-General Power of Attorney is made and executed on this the 15th day of November, 2023, by and between at Banswada :-

1. **SRI. YERVALA KRISHNA REDDY** S/o. Yervalu Raja Reddy, aged about (65) years, occupation: Agriculture, R/o.H.No.4-3-58, Banswada Town & Mandal, Kamareddy District.
2. **SRI. YERVALA NARAYANA REDDY** S/o. Yervalu Raju Reddy, aged about (71) years, occupation: Agriculture, R/o.H.No.4-4-80, Banswada Town & Mandal, Kamareddy District.

1. L.T.I of Y. NARAYANA
 2. REDDY
 3. (first-party)

1. (contd-2)
 2. (second-party)

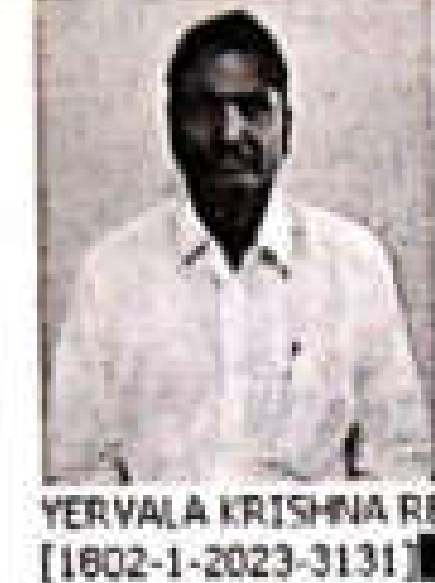
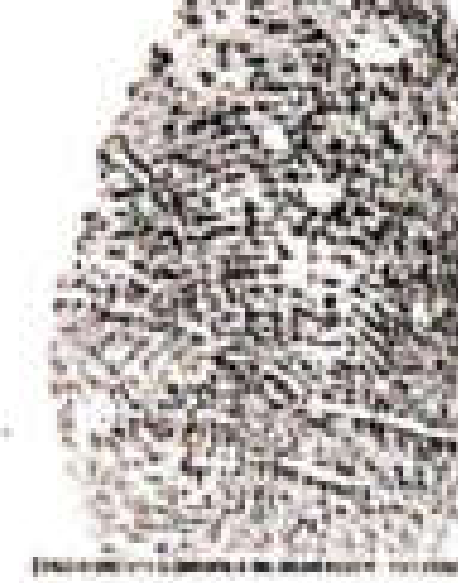
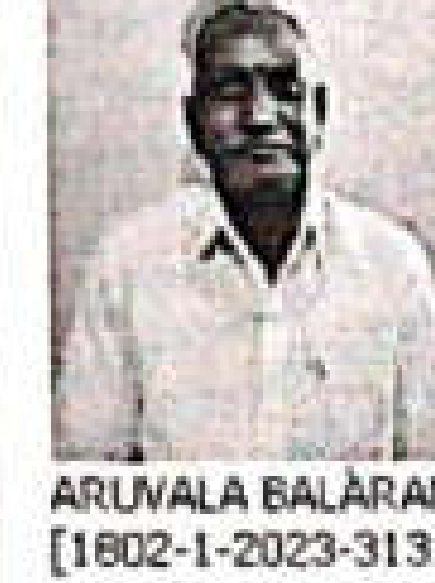
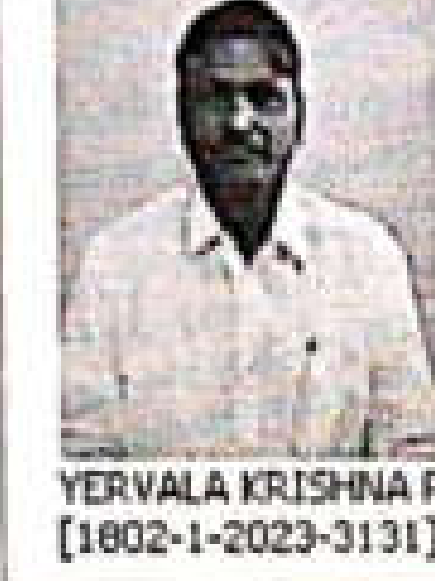
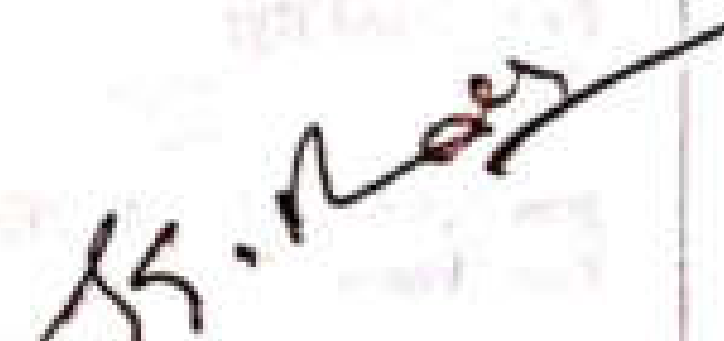


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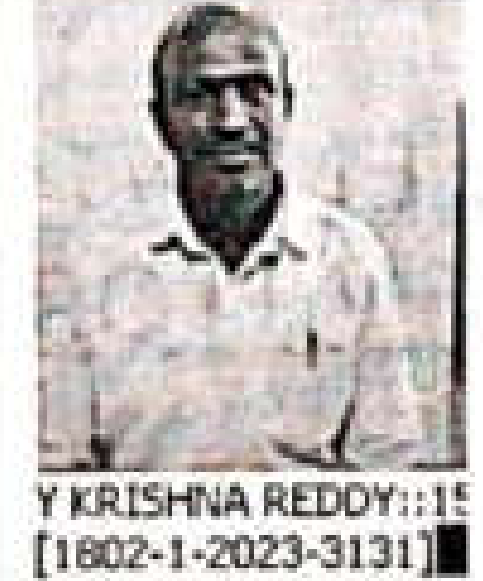
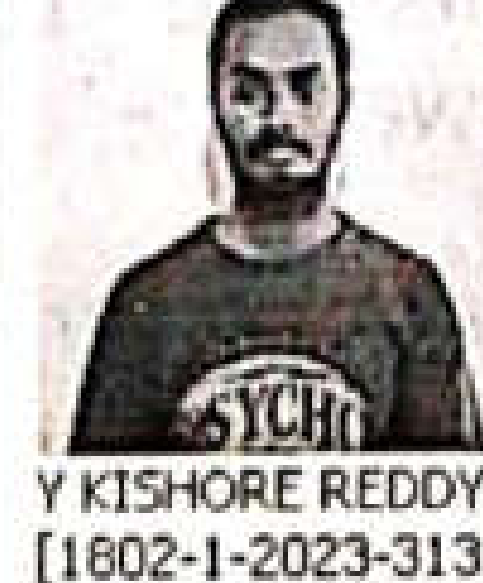
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Banswada along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 15th day of NOV, 2023 by Sri Y Krishna Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BANOTH MOHAN [R] M [1802-1-2023-3131]	BANOTH MOHAN[R]M/S VISHNU PRIYA DEVELOPERS BANSWADA R/O H NO 3-75 CHINNA RAMPUR BANSWADA, DIST KAMAREDDY	
2	CL		 YERVALA KRISHNA REDDY [1802-1-2023-3131]	YERVALA KRISHNA REDDY S/O VISHNU PRIYA DEVELOPERS BANSWADA R/O H NO 4-3-58 BANSWADA, DIST KAMAREDDY	
3	EX		 ARUVALA BALARAM REDDY [1802-1-2023-3131]	ARUVALA BALARAM REDDY S/O. RAJA REDDY R/O H NO 4-3-58 BANSWADA, DIST KAMAREDDY	
4	EX		 YERVALA KRISHNA REDDY [1802-1-2023-3131]	YERVALA KRISHNA REDDY S/O. YERVALA RAJA REDDY R/O H NO 4-3-58 BANSWADA, DIST KAMAREDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 Y KRISHNA REDDY::15 [1802-1-2023-3131]	Y KRISHNA REDDY R/O BANSWADA	
2		 Y KISHORE REDDY:: [1802-1-2023-3131]	Y KISHORE REDDY R/O BANSWADA	

15th day of November, 2023

Signature of Sub Registrar
Banswada

Biometrically Authenticated by
SRO K. Srinivas Reddy
on 15-NOV-2023 16:12:21

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3. **SRI. ARUVALA BALARAM REDDY** S/o. Raja Reddy, aged about (68) years, occupation: Agriculture, R/o.H.No.4-3-58, Banswada Town & Mandal, Kamareddy District.

(Hereinafter called the "**FIRST-PARTY/LAND OWNER**", which term shall mean and include unless repugnant to the context their heirs, legal representatives, assignees, administrators, agents, successors-in-interest etc.).

AND

M/s. VISHNU PRIYA DEVELOPERS, (PAN No.AAWFV7920J) having it's registered office at D.No.1-1-16/9/A1, Banswada Town & Mandal, Kamareddy District, a partnership firm, vide Certificate of Registration No. 70 of 2023, issued by registrar of Firms Nizamabad, represented by its Managing Partners:

1. **SRI. BANOTH MOHAN** S/o. Hari Singh, aged about (43) years, occupation: Business, R/o.H.No.3-75, Chinna Rampur Village, Banswada Mandal, Kamareddy District.

2. **SRI. YERVALA KRISHNA REDDY** S/o. Yervalu Raja Reddy, aged about (65) years, occupation: Agriculture, R/o.H.No.4-3-58, Banswada Town & Mandal, Kamareddy District.

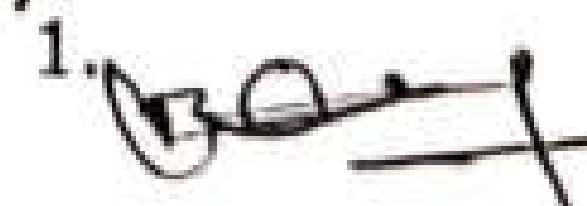
(Hereinafter called the "**SECOND-PARTY/DEVELOPER**", which term shall mean and include unless repugnant to the context their heirs, legal representatives, assignees, administrators, agents, successors-in-interest etc.).

I- Whereas the FIRST-PARTY (LAND OWNER) is the absolute rightful owner and peaceful possessor of the Open Place measuring **(3483.60) square yards** OR (2912.71) square meters, being land comprised in **Survey No.'s 782/A, 782/A, & 782/A**, situated in Ward No.(1) Block No.(1), at Teachers Colony, **Banswada** Town and Mandal, Kamareddy District, within the Municipal Council limits of Banswada, clearly described in the schedule hereto and hereinafter called the scheduled property.

1. 

2.  L.T.I. of Y. NARAYANA
REDDY

3. 
(first-party)

1.  (contd-3)

2. 
(second-party)

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						
	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	860820	0	0	0	0
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	0
User Charges	NA	0	1000	0	0	0	0
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	961820	0	0	0	961920

Rs. 860820/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,199GKV151123 dated ,15-NOV-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 961870/-, DATE: 15-NOV-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5480971550440,PAYMENT MODE:CASH-1001138,ATRN:5480971550440,REMITTER NAME: BANOTH MOHAN,EXECUTANT NAME: YERVALA KRISHNA REDDY,CLAIMANT NAME: VISHNU PRIYA DEVELOPERS) .

Date:

15th day of November,2023

Signature of Registering Officer
Banswada

Bk - 1, CS No 3131/2023 & Doct No
3250 / 2022. Sheet 2 of 34 Sub Registrar
Banswada

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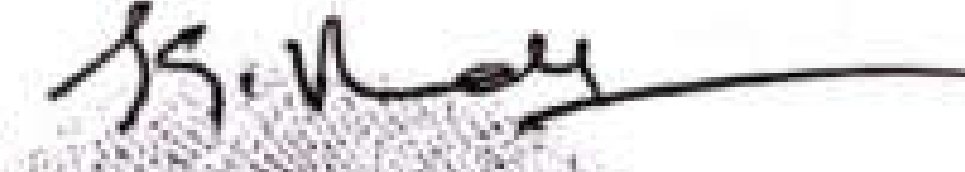
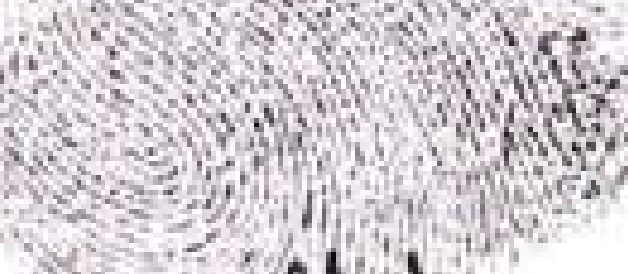


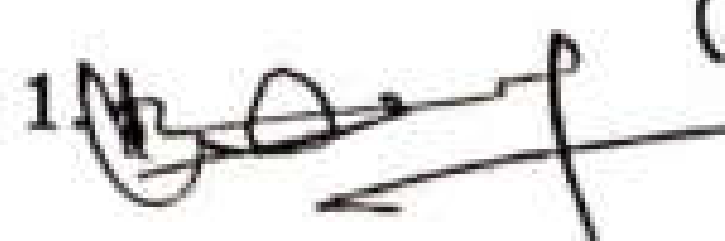
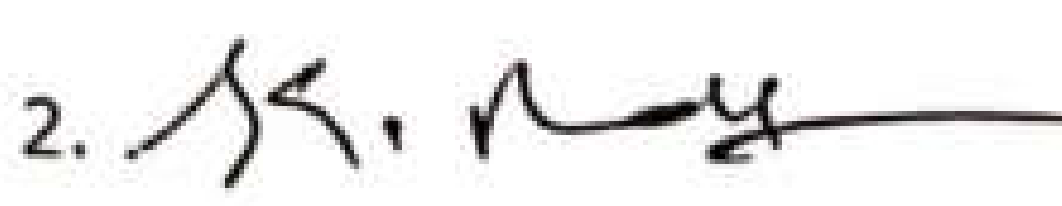
II- i) Whereas the First person of the First-Party acquired the Agriculture land comprised in Survey No.(7829/1) extent of (Ac.0-13 1/2 Gts), situated at Banswada Town & Mandal, Kamareddy District, Later Agriculture land Converted into Non-Agriculture land through NALA Proceedings No.C/24/2018.

ii) Whereas the Second person of the First-Party acquired the Agriculture land comprised in Survey No.(7829/2) extent of (Ac.0-13 1/2 Gts), situated at Banswada Town & Mandal, Kamareddy District, Later Agriculture land Converted into Non-Agriculture land through NALA Proceedings No.C/23/2018.

iii) Whereas the Third person of the First-Party acquired the Agriculture land comprised in Survey No.(7829/3) extent of (Ac.0-13 1/2 Gts), situated at Banswada Town & Mandal, Kamareddy District, Later Agriculture land Converted into Non-Agriculture land through NALA Proceedings No.C/25/2018.

III- Whereas the First-Party (Land Owner) being desirous of developing the schedule property for construction of Residential Buildings/Apaerments thereon has approached the Second-Party (Developer) and offered the scheduled property to undertake and develop the same by constructing a Multi-Storied Residential Buildings/Apartments (**Consisting Stilt + Five upper Floors**) in **Three Blocks (Block-A, Block-B, Block-C)** on the said scheduled property. The Second-Party has accepted the offer of the First-Party and agreed to undertake the construction of the proposal of residential Buildings/Apartments over the scheduled property by investing its own funds and under its care and supervision and the parties herein have, after due negotiations and discussions arrived at the terms and conditions.

1. 
2.  L.T.I. of Y. NARAYANA
REDDY
3. 
(first-party)

(contd-4)
1. 
2. 
(second-party)

BK - 1, CS No 3131/2023 & Doct No
3250 / 2023. Sheet 3 of 34 Sub Registrar
Banswada

ప్రాసియన్మెంట్ల ఒప్పందం

ఎగను బొటన వ్రేలు X-Mark Yervala Narayana Reddy
s/o Yervala Raju Reddy
R/o 4-4-80, Banswada

నిరూపించినది

Y. Krishna Reddy Y. Krishna Reddy s/o Balram Reddy old Banswada

Y. Kishore Reddy Y. Kishore Reddy s/o Samseev Reddy old Banswada.

2023లోని నవంబరు 15 న తేది
1945 వ తా.శతాబ్దం ముసంపాద తేది

SUB-REGISTRAR-4
BANSWADA.

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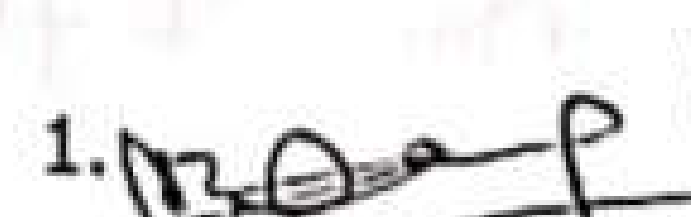
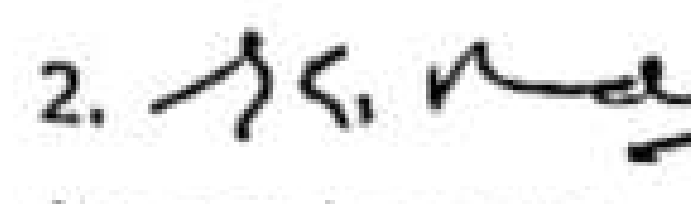
Now, therefore, this Development Agreement-cum-General Power of Attorney Deed witnesses as follows:

- a) The First-Party hereby declares that we are the absolute and exclusive owner and possessor of the scheduled property.
- b) The First-Party declares that the scheduled property is free from all Encumbrances, Charges, Claims, Litigations, Attachments, Other Contracts, Mortgages, Disputes, Schemes etc., (either Public and/or Government etc) and the same is not the subject matter of loans, previous agreements or deeds and that she only has got subsisting and absolute title, power, rights and interest to transfer, convey and alienate the scheduled property in manner she wishes and that no other person or concern has any right, title, possession, interest, entitlement of any nature in and over the same.
- c) The First-Party hereby grant and entrust to the Second-Party, the right to develop the scheduled property under the terms and conditions agreed to between the parties and recited hereinafter.
- d) The First-Party already put the Second-Party in possession of the scheduled property along with them, for commencing the construction work, as licensee only. The possession is not transferred until the construction is completed by the Second-Party.
- e) The Second-Party hereby agree to develop the property in the manner and on the terms and conditions mentioned herein below:

1. The Second-Party hereby undertake that after the execution of this Development Agreement-cum-General Power of Attorney, they shall obtain other necessary clearances, sanctions, etc., required for taking up construction of the Residential Buildings/ Apartments at their own cost.

1. 
2. 
3. 
(first-party)

L.T.I of
Y. NARAYANA
REDDY

1.  (contd-5)
2. 
(second-party)

BK-1, CS No 3131/2023 & Doct No
3250 / 2023, Sheet 4 of 34 Sub Registrar
Banswada

దస్తావేజు నంబర్
దస్తావేజు నం. 3250 / 2023
0.05 నవంబర్ 2023
0.22 తరువాత మా నం. 1941
1941
దస్తావేజు నం. 3250 / 2023
దస్తావేజు నం. 3250 / 2023

దస్తావేజు నం. 3250 / 2023
పి.యస్.నం. 3131 అనుబంధం పేరిట
నంబరులో స్టాంప్ చేయబడినది.
1941
దస్తావేజు నం. 3250 / 2023
దస్తావేజు నం. 3250 / 2023

Note: One Duplicate registered along with Original

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SUB-REGISTRAR-4
BANSWADA

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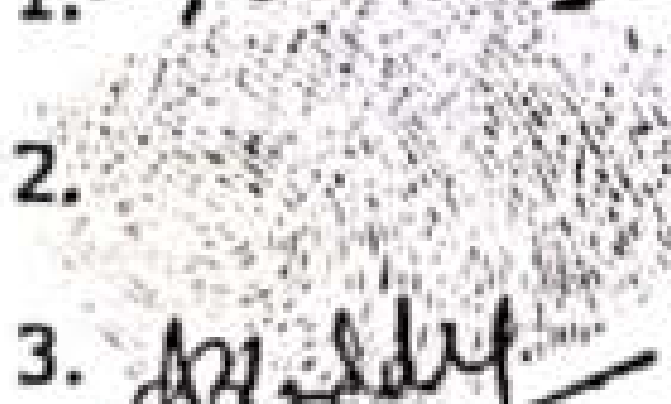
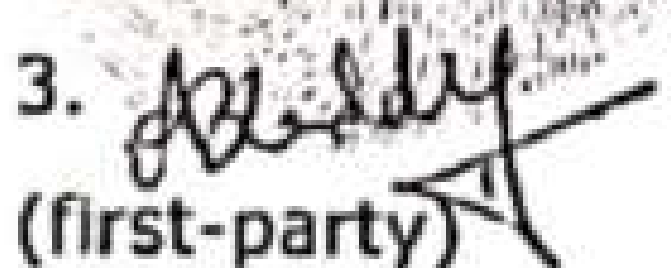


2. The parties with their mutual consent, understanding and agreement and by virtue of this indenture the FIRST-PARTY (Land Owner) is entitled for **35%** share in the constructed portions/ area with proportionate undivided share in the land and common areas, provisions, facilities, etc., with full title, rights, interest, possession and entitlement etc., with all rights to alienate the same in the manner they like and the SECOND-PARTY (Developer) is also empowered and entitled to sell, transfer, convey and alienate, to enter into agreements & sale agreements to receive consideration, either in lump-sum or in parts/Instalments, and to deliver the possession to the extent of their **65%** share in the constructed portions/area with proportionate undivided share in the land, free from all claims and encumbrances etc.

3. The Second-Party is empowered and competent to commence the construction work on the scheduled property and they shall complete the entire construction work in all respects as per the agreed specifications and under proper workmanship, within a period of Two (2) years (with grace period of six months) from the date of Municipal permission at their costs, responsibility, risk and expenses etc., and if necessary by appointing and engaging the required employees, labourers, skilled workmen etc., and by purchasing all required standard materials.

4. It is agreed between the parties hereto that after allotment of the **35%** and **65%** constructed area, if any excess area is allotted in such case the party who got the excess area shall pay the price at market value to the other party.

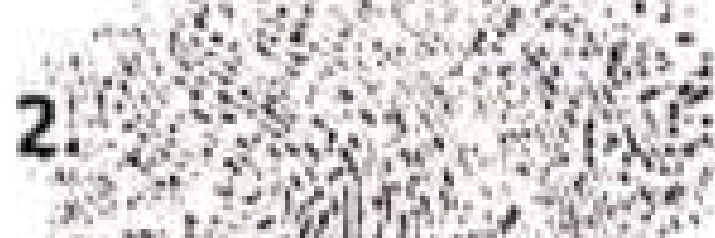
5. The Second-Party shall construct the Residential Buildings/ Apartments with the specifications as shown in the Annexure which is enclosed to this document and which is part and parcel of this agreement.

1. 
2.  L.T.T of Y. NARAYANA
REDDY
3. 
(first-party)

(contd-6)
1. 
2. 
(second-party)

6. All the professional and construction costs and expenses involved in obtaining the requisite permissions from the authorities and any other Government Agencies shall be borne and paid by the Second-Party (Developer) only.
7. The Second-Party shall be exclusively responsible to appoint Architects, Surveyors, Engineers, Contractors and other persons as may be necessary and also for procurement of necessary construction material required in connection with the development of the scheduled property.
8. The Second-Party is responsible to make application to the Electricity Board, Water Supply and Sewerage Board and/or to such other authority concerned for obtaining electrical connections, water and drainage connections to the scheduled property. All deposits charges, connection charges towards electricity charges, Water and Drainage connection charges shall be borne by the Second-Party only.
9. It is specifically agreed that the Second-Party is merely licensee in respect of the scheduled property, subject to their right under the agreement till the construction is completed.
10. All the expenses and costs of transfers of the portion allotted to the Second-Party including the stamp duty, registration charges on the sale deeds shall be borne either by the Second-Party or their nominee/s or their Purchasers.
11. The Second-Party alone shall be liable for any damages, injury, loss or destruction caused to any person or machinery used and First-Party is not at all liable for the same in any manner.
12. The First-Party shall not be held responsible for any defects in the construction and the Second-Party shall alone be responsible for such defect and shall be answerable to the third parties, prospective purchasers and Municipal Council and any other Government Authorities, including the First-Party in so far as their share is concerned.

(contd-7)

1. 
2.  L.T.I of Y. NARAYANA
3.  REDDY
(first-party)

1. 
2. 
(second-party)

13. The First-Party hereby agree to join as member of the society to be formed by all the shops/portions/flat owners of the complex constructed on the schedule property and shall abide by the rules and bye-laws of the society.

14. After completion of the said Residential Buildings/ Apartments on the scheduled property, with all amenities including shelves, water, sewerage, electricity, Power Generator, Lift, Security Cameras, etc., the Second-Party shall deliver the possession to the First-Party the entire area which the First-Party is entitled to under this agreement viz., 35% of the built up area after obtaining acknowledgment in writing from the First-Party and shall retain the share of the Second-Party in the constructed area as per this Agreement.

15. The Second-Party shall provide a Generator and shall handover the Generator to the First-Party or to the Shops/Portions/ Flat Owner's Association on completion of the building in all respects.

16. The First-Party shall, at the request and cost of the developer, sign and execute from time to time the plans and other applications for layouts, subdivision, construction of the building and structures on the said property for being sanctioned and approved by the municipal corporation or other authorities; provided that, all costs, charges and expenses including the fees of structural engineer, architect and interior designer in this connection shall be borne and paid by the Second-Party alone and the Second-Party shall indemnify and keep indemnified the First-Party from and against all actions, suits, proceedings, fines, penalties, fees and all costs, charges, expenses and damages incurred or suffered by the First-Party.

17. The Second-Party shall be entitled to put up and permit to be put up advertisement boards upon the said property without involving the names of the First-Party in any manner.

18. That the First-Party shall not obstruct or interfere with the construction works of the proposed Building Complex, which will be constructed as per the agreed specifications (Annexure-A). But will have every right of inspection and advice during the course of construction of the Building Complex to satisfy themselves.

1. 

2.  L.T.I of Y. NARAYANA
REDDY

3. 
(first-party)

1.  (contd-8)

2. 
(second-party)

19. The First-Party (Land Owner) alone shall be entitled to all the terrace rights, the right of construction of the further structure above the building proposed to be constructed, the further FSI that may be allowed, etc., and the Second-Party (Developer) shall not put any claim, title or interest to the same and shall never hinder or object any activity of the First-Party in this regard, as long as Second-Party rights are not affected. The First-Party shall have exclusive rights to lease out the terrace of the building for hoardings, installation of towers, turrets, etc., and also entitled to collect the rents, premiums and other benefits.

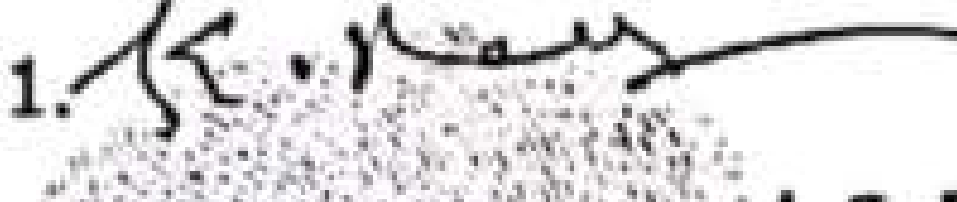
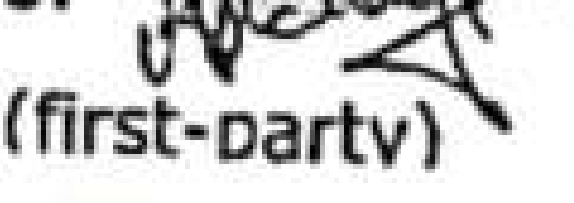
20. In the course of execution of the work if any accident or any mishap occurs and any money is required to be paid to any workman under the Employees (Workmen's) Compensation Act, the same shall be paid by the Second-Party (Developer). If any deposits are required to be made with the department of labour under any labour enactment or if any contributions are required to be made to any Fund created under any labour enactment the Second-Party shall make all such deposits.

21. If the construction is defective or faulty and any difficulties are faced by the individual flat owners on the account of the defective construction, the Second-Party shall indemnify and keep indemnified the First-Party from any litigations etc., after the individual flat owners occupied the flats.

22. The **35% of the share of First-Party and the 65% of the share of the Second-Party** shall be as shown in the second Schedule annexed to this Document in addition to the share of same extent in the common areas and all other facilities.

23. The FIRST-PARTY (Land Owner) hereby appoint, retain nominate and constitute **M/s. Vishnu Priya Developers**, having its registered office at D.No.1-1-16/9/A1, Banswada Town & Mandal, Kamareddy District, represented by its Managing Partners **Banoth Mohan and Yervala Krishna Reddy**, as their General Power of Attorney to do all the following acts, deeds, etc.

i. To enter into agreements of sale with intending purchasers and to receive the sale consideration, acknowledge the receipts of the earnest money and pass valid receipts for payments received with respect to 65% of the total built up area, which is allotted to the share of the Second-Party (Developer) and which is specifically described in the Second Schedule annexed hereto.

1. 
2. 
3. 
(first-party)

L.A.T of Y. NARAYANA
REDDY

(contd-9)
1. 
2. 
(second-party)

ii. To make statements, file Affidavits, reports in all proceedings before any statutory authority, including TELANGANA TRANSCO and obtain necessary sanctions, permissions, approvals, clearances, no objections, draw plans and obtain permissions, etc., from the concerned authorities.

iii. To institute, sign, file suits, petitions, complaints, appeals, writs or any other legal proceedings in respect of the scheduled property and to defend me in all courts, quasi judicial authorities, civil or criminal or in the high court or in the supreme court of INDIA and to sign and verify all applications, affidavits, appeals, complaints, petitions, vakalats, etc., from time to time and to give evidence in court of law on my behalf and to effect compromise in all such legal proceedings with my written approval and with regard to the said property.

iv. To appoint such Advocates or Attorney of their choice and to fix such remuneration as our Attorney deems fit at the cost of the Second-Party.

v. To appoint or engage such Architect or Architects, construction engineers, staff, labourers for the construction of the said building at the cost of the Second-Party.

vi. To advertise the project for sale in such a manner as our Attorney shall feel necessary and to solicit such customers for the purpose of selling the 65% out of the total built up area, i.e., share of the Second-Party in the said constructed building.

vii. To represent before the state or central Govt. Authorities.

viii. To execute sale deed/s or any deeds of conveyance in favour of the purchasers of the flats as shown in item-II of the second schedule (allotted to Second-Party) annexed hereto which represent 65% of the total built up area with proportionate undivided share in the land and amenities and common areas and present the said sale deeds or any deeds of conveyance for registration.

ix. To do all incidental acts for the smooth progress of this development agreement.

1. 

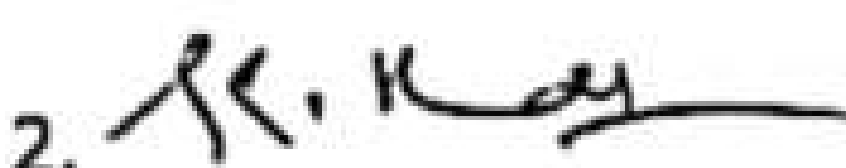
2.

3.

(first-party)

L.J.J of Y. NARAYANA
REDDY

1.  (contd-10)

2. 

(second-party)

x. Generally to do all other lawful acts necessary for the management of the property.

xi. And I hereby agree that all acts, deeds and things lawfully done by my attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

24. The residential buildings/Apartments to be constructed will be named as '**VISHNU PRIYA APARTMENTS**'.

25. Any profit by excavations shall entirely accrue to the benefit of the First-Party and the Second-Party shall have no claim thereon. The First-Party shall not call into question any account or expenditure or other sums spent for building purposes by the Second-Party.

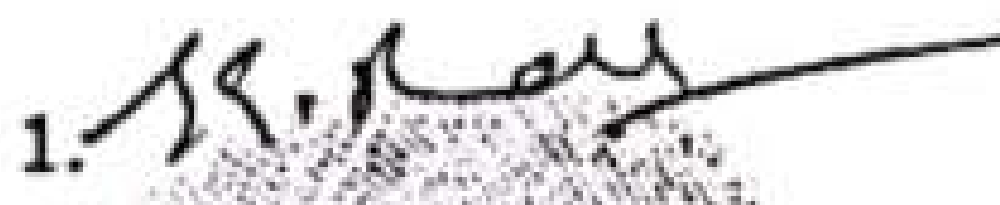
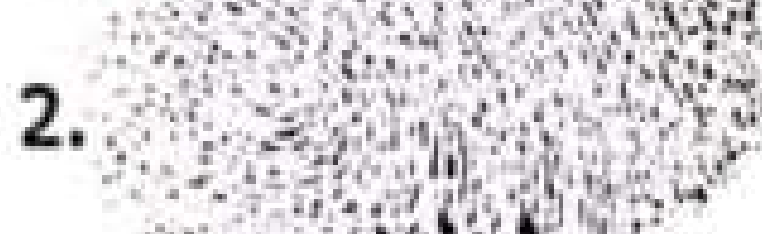
26. It is agreed between the parties that if the construction process of the said Building is stopped or delayed due to any action or intervention of the First-Party or dispute raised in respect of the schedule property or any part thereof, by any person or concern, the First-Party shall clear-off the same.

27. The First-Party shall look after, manage, maintain, prosecute and to contest any dispute, litigation, claim, objection or proceeding if any initiated or filed in respect of the schedule property or any part thereof at any time at her cost, responsibility, liability, risk and that she shall alone be responsible and liable to settle all such claims to have clear valid marketable title to the Second-Party or subsequent purchasers.

28. The parties shall bear the taxes in respect of their respective areas of allotment as may be demanded by the departments concerned.

29. It is further agreed that in the event of any differences or disputes arising among the parties with regard to this Development Agreement-cum-General Power of Attorney or any matter relating thereto, the same shall be mutually settled between the parties hereto and if not settled law shall take its own course.

(contd-11)

1. 
2.  L.T.I of Y. NARAYANA
REDDY
3. 
(first-party)

1. 
2. 
(second-party)

30. This Development Agreement is executed in two sets. The first set (original) of this Development Agreement-cum-General Power of Attorney shall be with the SECOND-PARTY (Developer) and the second set (duplicate) shall be retained by the FIRST-PARTY (Land Owner). Both the sets have effect of originals.

31. The market value of the land (scheduled property) is Rs.83,60,640/- (@ Rs.2,400/- per sq.yard); the approximate cost (market value) of the proposed entire construction of 'Vishnu Priya Aparments' is arrived at Rs.7,77,26,360/-; thus this indenture is valued at Rs.8,60,87,000/-.

SCHEDULED PROPERTY GIVEN FOR DEVELOPMENT

All that the Open Place measuring **(3483.60) square yards** OR (2912.71) square meters, being land comprised in **Survey No.'s 782/A, 782/A, & 782/A**, situated in Ward No.(1) Block No.(1), at Teachers Colony, **Banswada** Town and Mandal, Kamareddy District, within the Municipal Council limits of Banswada, Registration Sub-District Banswada and Registration District Nizamabad.

Note: No house or structure exists or constructed.

AS BOUNDED BY :

NORTH : BUILDING OF OTHERS
SOUTH : BUILDING OF SADANANDAM
EAST : BUILDINGS OF BRAHMANA SANGAM & ANIL AND OPEN LAND OF MANIK REDDY
WEST : EXISTING 30'-0" WIDE ROAD AND BUILDINGS OF NAGESHWAR RAO & RAJU

(contd-12)

1. 

2.  L.T.I of Y. NARAYANA REDDY

3. 
(first-party)

1. 

2. 
(second-party)

SECOND SCHEDULE OF ALLOTMENT OF FLATS

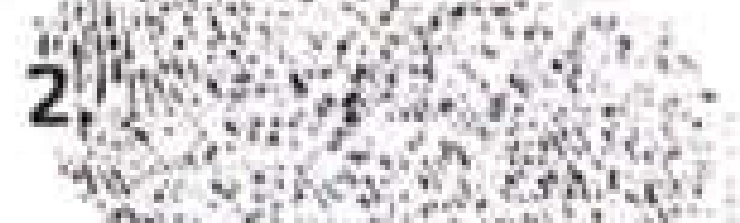
The details of allotment of flats to both the parties are mentioned hereunder:

I. The flats allotted floor wise to **FIRST-PARTY (Land Owner)**:

Flat No.	Block	Floor	Carpet area Sq.mt	Wall area Sq.mt	Balcony area Sq.mt	Plinth area Sq.mt	Common & Parking area and share in driveway area Sq.mt	Total Plinth area Sq. Feet	Undivided share Sq. Yards
A-201	A	Second	(99.45)	(6.09)	(0.00)	(105.54)	(29.60)	(1389.05)	(67.99)
A-202	A	Second	(71.80)	(5.20)	(0.00)	(77.00)	(21.37)	(1002.86)	(49.60)
A-203	A	Second	(71.48)	(5.17)	(0.00)	(76.65)	(21.27)	(998.39)	(49.38)
A-204	A	Second	(86.70)	(5.66)	(4.19)	(96.55)	(25.80)	(1210.97)	(62.19)
A-401	A	Fourth	(99.45)	(6.09)	(0.00)	(105.54)	(29.60)	(1389.05)	(67.99)
A-402	A	Fourth	(71.80)	(5.20)	(0.00)	(77.00)	(21.37)	(1002.86)	(49.60)
A-403	A	Fourth	(71.48)	(5.17)	(0.00)	(76.65)	(21.27)	(998.39)	(49.38)
A-404	A	Fourth	(86.70)	(5.66)	(4.19)	(96.55)	(25.80)	(1210.97)	(62.19)
B-201	B	Second	(113.98)	(6.64)	(0.00)	(120.62)	(33.92)	(1592.00)	(77.70)
B-202	B	Second	(112.39)	(6.58)	(0.00)	(118.97)	(33.45)	(1569.79)	(76.64)
B-203	B	Second	(85.79)	(5.70)	(3.75)	(95.24)	(25.53)	(1198.26)	(61.35)
B-204	B	Second	(93.85)	(5.92)	(0.00)	(99.77)	(27.93)	(1310.84)	(64.27)
B-401	B	Fourth	(113.98)	(6.64)	(0.00)	(120.62)	(33.92)	(1592.00)	(77.70)
B-402	B	Fourth	(112.39)	(6.58)	(0.00)	(118.97)	(33.45)	(1569.79)	(76.64)

(contd-13)

1. 

2.  L.T.I of Y. NARAYANA REDDY

3. 
(first-party)

1. 

2. 
(second-party)

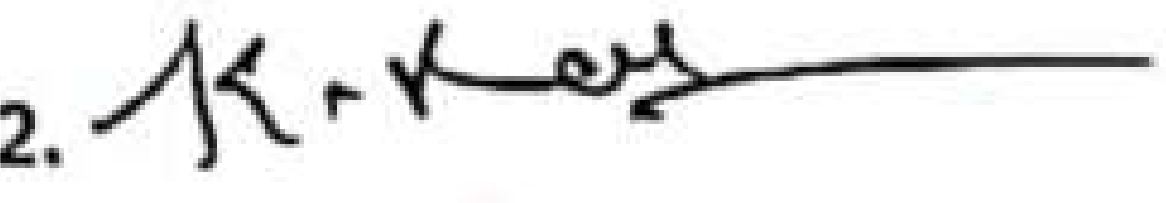
Flat No.	Block	Floor	Carpet area Sq.mt	Wall area Sq.mt	Balcony area Sq.mt	Plinth area Sq.mt	Common & Parking area and share in driveway area Sq.mt	Total Plinth area Sq. Feet	Undivided share Sq. Yards
B-403	B	Fourth	(85.79)	(5.70)	(3.75)	(95.24)	(25.53)	(1198.26)	(61.35)
B-404	B	Fourth	(93.85)	(5.92)	(0.00)	(99.77)	(27.93)	(1310.84)	(64.27)
C-201	C	Second	(96.33)	(4.75)	(0.00)	(101.08)	(28.67)	(1345.48)	(65.11)
C-202	C	Second	(84.90)	(4.27)	(0.00)	(89.17)	(25.27)	(1185.83)	(57.44)
C-203	C	Second	(95.11)	(5.89)	(0.00)	(101.00)	(28.30)	(1328.44)	(65.06)
C-401	C	Fourth	(96.33)	(4.75)	(0.00)	(101.08)	(28.67)	(1345.48)	(65.11)

II. The flats allotted floor wise to SECOND-PARTY (Developer):

Flat No.	Block	Floor	Carpet area Sq.mt	Wall area Sq.mt	Balcony area Sq.mt	Plinth area Sq.mt	Common & Parking area and share in driveway area Sq.mt	Total Plinth area Sq. Feet	Undivided share Sq. Yards
A-101	A	First	(99.45)	(6.09)	(0.00)	(105.54)	(29.60)	(1389.05)	(67.99)
A-102	A	First	(71.80)	(5.20)	(0.00)	(77.00)	(21.37)	(1002.86)	(49.60)
A-103	A	First	(71.48)	(5.17)	(0.00)	(76.65)	(21.27)	(998.39)	(49.38)
A-104	A	First	(86.70)	(5.66)	(4.19)	(96.55)	(25.80)	(1210.97)	(62.19)

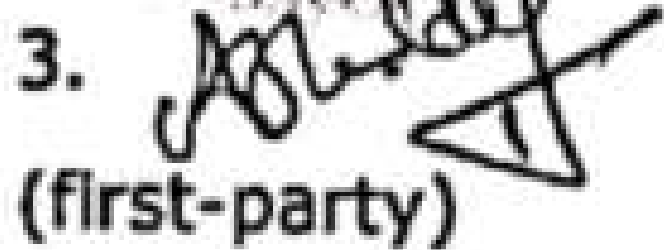
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1. 
2.  L.T.T of Y. NARAYANA REDDY
3. 
(first-party)

1. 
2. 
(second-party)

Flat No.	Block	Floor	Carpet area Sq.mt	Wall area Sq.mt	Balcony area Sq.mt	Plinth area Sq.mt	Common & Parking area and share in driveway area Sq.mt	Total Plinth area Sq. Feet	Undivided share Sq. Yards
A-301	A	Third	(99.45)	(6.09)	(0.00)	(105.54)	(29.60)	(1389.05)	(67.99)
A-302	A	Third	(71.80)	(5.20)	(0.00)	(77.00)	(21.37)	(1002.86)	(49.60)
A-303	A	Third	(71.48)	(5.17)	(0.00)	(76.65)	(21.27)	(998.39)	(49.38)
A-304	A	Third	(86.70)	(5.66)	(4.19)	(96.55)	(25.80)	(1210.97)	(62.19)
A-501	A	Fifth	(99.45)	(6.09)	(0.00)	(105.54)	(29.60)	(1389.05)	(67.99)
A-502	A	Fifth	(71.80)	(5.20)	(0.00)	(77.00)	(21.37)	(1002.86)	(49.60)
A-503	A	Fifth	(71.48)	(5.17)	(0.00)	(76.65)	(21.27)	(998.39)	(49.38)
A-504	A	Fifth	(86.70)	(5.66)	(4.19)	(96.55)	(25.80)	(1210.97)	(62.19)
B-101	B	First	(113.98)	(6.64)	(0.00)	(120.62)	(33.92)	(1592.00)	(77.70)
B-102	B	First	(112.39)	(6.58)	(0.00)	(118.97)	(33.45)	(1569.79)	(76.64)
B-103	B	First	(85.79)	(5.70)	(3.75)	(95.24)	(25.53)	(1198.26)	(61.35)
B-104	B	First	(93.85)	(5.92)	(0.00)	(99.77)	(27.93)	(1310.84)	(64.27)
B-301	B	Third	(113.98)	(6.64)	(0.00)	(120.62)	(33.92)	(1592.00)	(77.70)
B-302	B	Third	(112.39)	(6.58)	(0.00)	(118.97)	(33.45)	(1569.79)	(76.64)
B-303	B	Third	(85.79)	(5.70)	(3.75)	(95.24)	(25.53)	(1198.26)	(61.35)
B-304	B	Third	(93.85)	(5.92)	(0.00)	(99.77)	(27.93)	(1310.84)	(64.27)

(contd-15)

1. 
 2. 
 3. 
 (first-party)

L.I.I of Y. NARAYANA
REDDY

1. 
 2. 
 (second-party)

Flat No.	Block	Floor	Carpet area Sq.mt	Wall area Sq.mt	Balcony area Sq.mt	Plinth area Sq.mt	Common & Parking area and share in driveway area Sq.mt	Total Plinth area Sq. Feet	Undivided share Sq. Yards
B-501	B	Fifth	(113.98)	(6.64)	(0.00)	(120.62)	(33.92)	(1592.00)	(77.70)
B-502	B	Fifth	(112.39)	(6.58)	(0.00)	(118.97)	(33.45)	(1569.79)	(76.64)
B-503	B	Fifth	(85.79)	(5.70)	(3.75)	(95.24)	(25.53)	(1198.26)	(61.35)
B-504	B	Fifth	(93.85)	(5.92)	(0.00)	(99.77)	(27.93)	(1310.84)	(64.27)
C-101	C	First	(96.33)	(4.75)	(0.00)	(101.08)	(28.67)	(1345.48)	(65.11)
C-102	C	First	(84.90)	(4.27)	(0.00)	(89.17)	(25.27)	(1185.83)	(57.44)
C-103	C	First	(95.11)	(5.89)	(0.00)	(101.00)	(28.30)	(1328.44)	(65.06)
C-301	C	Third	(96.33)	(4.75)	(0.00)	(101.08)	(28.67)	(1345.48)	(65.11)
C-302	C	Third	(84.90)	(4.27)	(0.00)	(89.17)	(25.27)	(1185.83)	(57.44)
C-303	C	Third	(95.11)	(5.89)	(0.00)	(101.00)	(28.30)	(1328.44)	(65.06)
C-402	C	Fourth	(84.90)	(4.27)	(0.00)	(89.17)	(25.27)	(1185.83)	(57.44)
C-403	C	Fourth	(95.11)	(5.89)	(0.00)	(101.00)	(28.30)	(1328.44)	(65.06)
C-501	C	Fifth	(96.33)	(4.75)	(0.00)	(101.08)	(28.67)	(1345.48)	(65.11)
C-502	C	Fifth	(84.90)	(4.27)	(0.00)	(89.17)	(25.27)	(1185.83)	(57.44)
C-503	C	Fifth	(95.11)	(5.89)	(0.00)	(101.00)	(28.30)	(1328.44)	(65.06)

(contd-16)

1. *S. Narayana*

2. *[Signature]* L.I.I of Y. NARAYANA REDDY

3. *[Signature]*
(first-party)

1. *[Signature]*

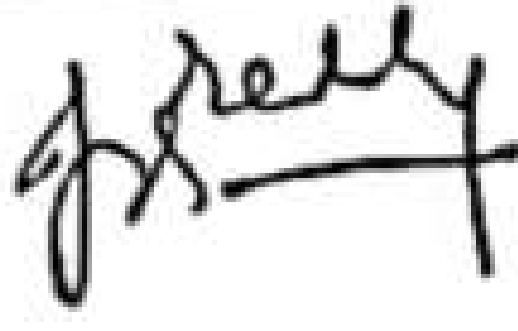
2. *S. Narayana*
(second-party)



In Plan Flat No. 1 refers Flat No.'s B-101, B-201, B-301, B-401, B-501.
Flat No. 2 refers Flat No.'s B-102, B-202, B-302, B-402, B-502.
Flat No. 3 refers Flat No.'s A-101, A-201, A-301, A-401, A-501.
Flat No. 4 refers Flat No.'s A-102, A-202, A-302, A-402, A-502.
Flat No. 5 refers Flat No.'s A-103, A-203, A-303, A-403, A-503.
Flat No. 6 refers Flat No.'s A-104, A-204, A-304, A-404, A-504.
Flat No. 7 refers Flat No.'s B-103, B-203, B-303, B-403, B-503.
Flat No. 8 refers Flat No.'s B-104, B-204, B-304, B-404, B-504.
Flat No. 9 refers Flat No.'s C-101, C-201, C-301, C-401, C-501.
Flat No. 10 refers Flat No.'s C-102, C-202, C-302, C-402, C-502.
Flat No. 11 refers Flat No.'s C-103, C-203, C-303, C-403, C-503.

In witness whereof the parties hereto have executed this Development Agreement-cum-General Power of Attorney in presence of the following witnesses:

Witnesses :

1. 
2. 

First-Party (Land Owner):

1. 
2.  L.T.I of
Y. NARAYANA REDDY
3. 

Second-Party (Developer):

for M/s. Vishnu Priya Developers, Banswada,
rep. by its Managing Partners:

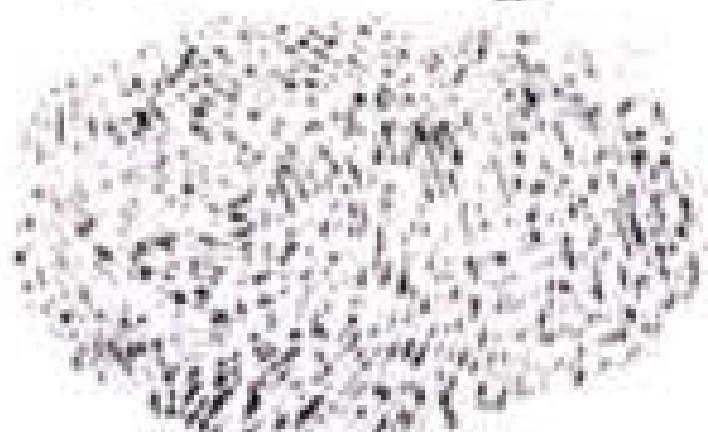
1. 
2. 

SCHEDULE 'A'

SPECIFICATIONS

- | | | |
|---------------------|---|--|
| 1. Structure | : | RCC framed structure. |
| 2. Walls | : | Light weight red bricks with 9" external Walls and 4 ½ " internal walls. |
| 3. Flooring | : | Premium quality vitrified flooring. |
| 4. Common Areas | : | Granite/Vitrified flooring for common areas like staircase, lobbies etc., |
| 5. Kitchen Platform | : | Granite plat form with steel sink and 3'height Ceramic tile dadoing above cooking platform. |
| 6. Main Door | : | Teak frame with teak shutter. |
| 7. Inner Doors | : | Teak frame with laminated flush doors. |
| 8. Windows | : | Powder coated aluminum sliding windows or teak frame with M.S safety grills. |
| 9. Electrical work | : | Concealed copper wiring, branded modular Switches with adequate light, TV and power points. |
| 10. Painting | : | Birla putty or equivalent finish for all Internal walls and two coat Acrylic Emulsion. Waterproof paints for exterior walls. |
| 11. Water supply | : | Water supply through bore well to over head Tank and municipal water connection in the Kitchen only. |
| 12. Lift | : | Reputed make with 4 or 6 passenger capacity. |
| 13. Toilets | : | All the CP fittings are of reputed make. Ceramic tiles dadoing in each toilet upto Lintel level. |
| 14. Sanitary | : | CPVC/PVC of standard make. |

1 S. Narayana



L.T.O.f

Y. NARAYANA REDDY

2 S. Narayana

2 S. Narayana

THE PROPOSED CONSTRUCTION OF "VISHNU PRIYA APARTMENTS"
(FLOORS) ON LAND BEARING SY.No: 782/A, 782/A, 782/A, SITUATED AT TEACHERS
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

PARTY (LAND OWNERS):

- Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
- Sri. YERVALA NARAYANA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-4-80, KAMUDU GALLI, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
- Sri. ARUVALA BALRAM REDDY, S/o: RAJA REDDY, R/o: H.No: 4-3-58, KURMA GALLY, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

SECOND PARTY (DEVELOPERS):

M/S VISHNU PRIYA DEVELOPERS, 1-1-16/9/A1/Banswada/Banswada/Kamareddy/Telangana/India

Firm No: 70 of 2023, Represented by its Managing Partners:

- Sri. BANOTH MOHAN, S/o: HARI SINGH, R/o: H.No: 3-75, CHINNA RAMPUR, IBRAHIMPET, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
- Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.



PLOT AREA:

- 1) 31352.41 SQ.FT
- 2) 3483.60 SQ.YD
- 3) 2912.71 SQ.MT

BUILT-UP AREA

(INCLUDING PARKING):

- 1) 85068.43 SQ.FT
- 2) 9452.05 SQ.YD
- 3) 7903.05 SQ.MT

LAND OWNERS

BUILT-UP AREA(35%)

- 1) 29773.95 SQ.FT
- 2) 3308.22 SQ.YD
- 3) 2766.07 SQ.MT

DEVELOPER

BUILT-UP AREA(65%)

- 1) 55294.48 SQ.FT
- 2) 6143.83 SQ.YD
- 3) 5136.98 SQ.MT

VENDEE SIGN

1.

2. L.T.I of
Y. NARAYANA REDDY

3.

VENDEE SIGN

1.

2.

WITNESS

1.

2.

BLOCK-A —

BLOCK-B —

BLOCK-C —

NOTE:
ALL PLAN DIMENSIONS
ARE IN METERS

SITE PLAN

THE PROPOSED CONSTRUCTION OF "VISHNU PRIYA APARTMENTS"
DOORS) ON LAND BEARING SY.No: 782/A, 782/A, 782/A, SITUATED AT TEACHERS
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

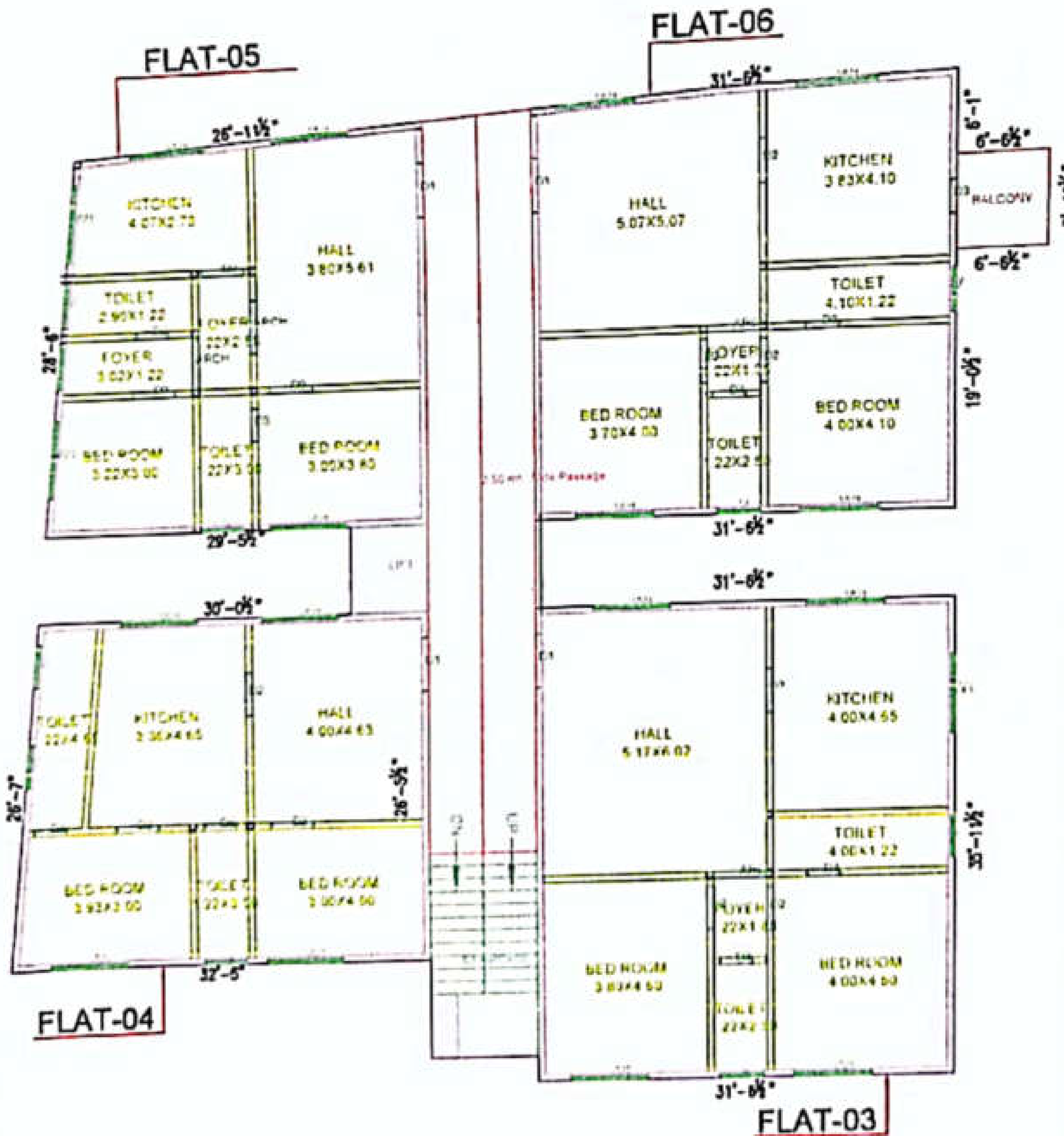
FIRST PARTY (LAND OWNERS):

1. Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58,
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
2. Sri. YERVALA NARAYANA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-4-80,
KAMUDU GALLI, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
3. Sri. ARUVALA BALRAM REDDY, S/o: RAJA REDDY, R/o: H.No: 4-3-58, KURMA GALLY,
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

SECOND PARTY (DEVELOPERS):

M/S VISHNU PRIYA DEVELOPERS, 1-1-16/9/A1/Banswada/Banswada/Kamareddy/Telangana/India
Firm No: 70 of 2023, Represented by its Managing Partners:

1. Sri. BANOTH MOHAN, S/o: HARI SINGH, R/o: H.No: 3-75, CHINNA RAMPUR, IBRAHIMPET,
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
2. Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58,
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.



SITE PLAN (BLOCK-A)

NOTE : ALL PLAN DIMENSIONS ARE IN METERS

VENDEE SIGN

1. *[Signature]*
2. L.T.I. of
Y. NARAYANA REDDY
3. *[Signature]*

VENDEE SIGN

1. *[Signature]*
2. *[Signature]*

WITNESS

1. *[Signature]*
2. *[Signature]*



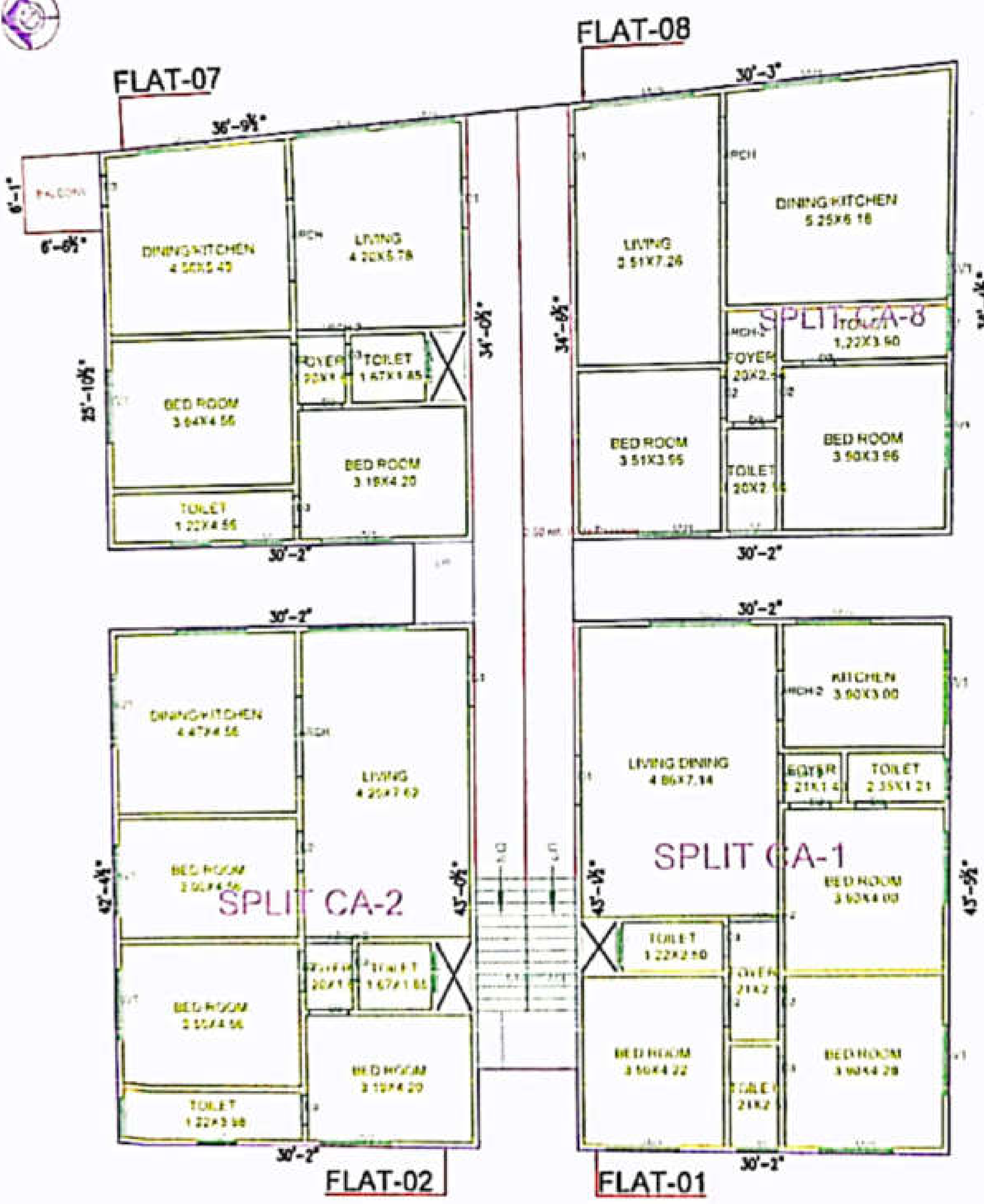
THE PROPOSED CONSTRUCTION OF "VISHNU PRIYA APARTMENTS"
 (DOORS) ON LAND BEARING SY.No: 782/A, 782/A, 782/A, SITUATED AT TEACHERS
 BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

FIRST PARTY (LAND OWNERS):

1. Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
2. Sri. YERVALA NARAYANA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-4-80, KAMUDU GALLI, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
3. Sri. ARUVALA BALRAM REDDY, S/o: RAJA REDDY, R/o: H.No: 4-3-58, KURMA GALLY, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

SECOND PARTY (DEVELOPERS):

M/S VISHNU PRIYA DEVELOPERS, 1-1-16/9/A1/Banswada/Banswada/Kamareddy/Telangana/India
 Firm No: 70 of 2023, Represented by its Managing Partners:
 1. Sri. BANOTH MOHAN, S/o: HARI SINGH, R/o: H.No: 3-75, CHINNA RAMPUR, IBRAHIMPET, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
 2. Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.



SITE PLAN (BLOCK-B)

NOTE : ALL PLAN DIMENSIONS ARE IN METERS

VENDEE SIGN

- 1.
2. L.T.I of Y. NARAYANA REDDY
- 3.

VENDEE SIGN

- 1.
- 2.

WITNESS

- 1.
- 2.

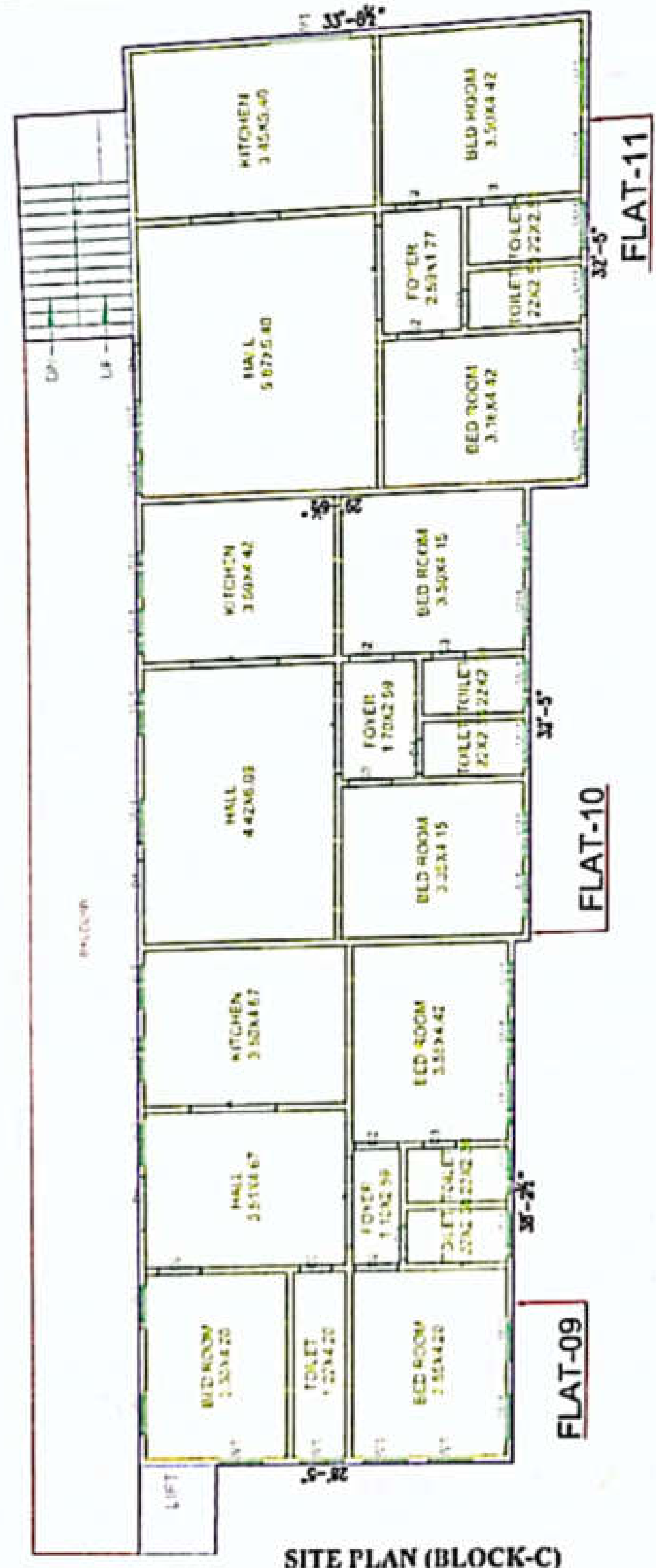
THE PROPOSED CONSTRUCTION OF "VISHNU PRIYA APARTMENTS"
FLOORS) ON LAND BEARING SY.No: 782/A, 782/A, 782/A, SITUATED AT TEACHERS
BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

FIRST PARTY (LAND OWNERS):

1. Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
2. Sri. YERVALA NARAYANA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-4-80, KAMUDU GALLI, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
3. Sri. ARUVALA BALRAM REDDY, S/o: RAJA REDDY, R/o: H.No: 4-3-58, KURMA GALLY, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.

SECOND PARTY (DEVELOPERS):

M/S VISHNU PRIYA DEVELOPERS, 1-1-16/9/A1/Banswada/Banswada/Kamareddy/Telangana/India
Firm No: 70 of 2023, Represented by its Managing Partners:
1. Sri. BANOTH MOHAN, S/o: HARI SINGH, R/o: H.No: 3-75, CHINNA RAMPUR, IBRAHIMPET, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.
2. Sri. YERVALA KRISHNA REDDY, S/o: YERVALA RAJU REDDY, R/o: H.No: 4-3-58, BANSWADA TOWN AND MANDAL, KAMAREDDY DIST.



SITE PLAN (BLOCK-C)

NOTE : ALL PLAN DIMENSIONS ARE IN METERS

VENDEE SIGN

- 1.
2.
Y. NARAYANA REDDY
- 3.

VENDEE SIGN

- 1.
- 2.

WITNESS

- 1.
- 2.

