



Government of Telangana
Registration And Stamps Department

Signature by SR

సచి-రిజిస్ట్రార్
కూకట్‌పల్లి

5648/19

Payment Details - Citizen Copy - Generated on 10/07/2019, 12:49 PM

SRO Name: 1511 Kukatpally

Receipt No: 6084

Receipt Date: 10/07/2019

Name: P.PRATHIMA REDDY

CS No/Doct No: 5811 / 2019

Transaction: Development Agreement Cum GPA

Chargeable Value: 15135000

DD No:

DD Dt:

Challan No:

E-Challan No: 7195W2060719

Bank Name:

Challan Dt:

E-Challan Dt: 06-JUL-19

E-Challan Bank Name: SBIN

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Deficit Stamp Duty

20000

User Charges

151250

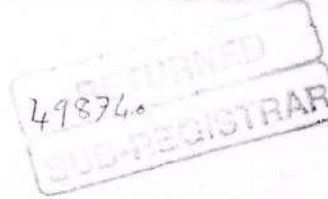
Total:

100

In Words: RUPEES ONE LAKH SEVENTY ONE THOUSAND THREE HUNDRED FIFTY ONLY

171350

Prepared By: GBREDDY



Signature by SR

సచి-రిజిస్ట్రార్
కూకట్‌పల్లి

For Sri Sai Constructions
Managing Partner



Registration And Stamps Department

5648/19

Payment Details - Citizen Copy - Generated on 10/07/2019, 12:49 PM

SRO Name: 1511 Kukatpally

Receipt No: 6085

Receipt Date: 10/07/2019

Name: P.PRATHIMA REDDY

CS No/Doct No: 5811 / 2019

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 306LZL100719

Chargeable Value: 15135000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 10-JUL-19

Bank Name:

Bank Branch:

E-Challan Bank Name: sbiepay

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Deficit Stamp Duty				3030
Total:				3030
In Words: RUPEES THREE THOUSAND THIRTY ONLY				

Prepared By: GBREDDY

Signature by SR
For Sri S. S. Constructions
Managing Partner

SCANNED

Doc-NO: 5648/2019

"ORIGINAL"



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 1/227 Date 9/7/2019 Rs. 50/-

Sold to N. Srinivasulu Reddy

For N. Srinivasulu Reddy

For Whom Sri Sai Constructions

M.A. QAVI

Licensed Stamp Vendor

LIC No. 15-18-018/1998

REN No. 15-18-025/2119

H.No. 7-4-84, Gaganpaha (V)

Rajendranagar (Mdl) R.R. Dist.

Call: 9391340766

G 880047

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is made and executed on this the 9th day of **July 2019**, by and between:

1.Smt. PELLAKURU PRATHIMA REDDY, W/o. Sri P. Chaitanya, aged about 46 years, Occupation: Housewife, Resident of Flat No.F-103, Fortune Enclave, Road No.12, Banjara Hills, Hyderabad-500034, Telangana.(PAN No. **AAMPY0337N Aadhaar No.7177 6027 9792**).

(Land Owner 1)

2.SRI D.SUDHAKAR REDDY, S/O.LATE D.SUBBARAMI REDDY, aged about 67 years, Occupation:Business, Resident of 1210A, Road No.60, Jubileehills, Hyderabad, Telangana.(PAN No.**AAKPD7748L**, Aadhar No.**303223003745**).

(Land Owner 2)

Hereinafter called as the "**LAND OWNERS/FIRST PARTY**" which term and expression shall mean and include all her legal heirs, legal representatives, assignees, administrators, executors, successors etc.

For Sri Sai Constructions

PP-
[Signature]

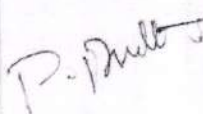
[Signature]
Managing Partner
For Sri Sai Constructions
[Signature]
Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally 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 7 and 10 on the 10th day of JUL, 2019 10th day of JUL, 2019 by Sri P.Prathima Reddy

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SRI SAI CONSTRUCTIONS REP [1511-1-2019-5811]	SRI SAI CONSTRUCTIONS REP BY NUKALAPATI SRINIVASULA REDDY(M.PARTNER) S/O. N.BAIRAGI REDDY FLAT NO.502 PLOTNO 901 DSR TRANQUIL, MADHAPUR HYD	
2	EX		 D.SUDHAKAR REDDY:10/07 [1511-1-2019-5811]	D.SUDHAKAR REDDY S/O. LATE. D.SUBBARAMI REDDY 1210A ROAD NO.60 JUBILEE HILLS, HYD	
3	EX		 PELLAKURU PRATHIMA REDDY [1511-1-2019-5811]	PELLAKURU PRATHIMA REDDY W/O. P.CHAITANYA F-103 FORTUNE ENCLAVE, BANJARA HILLS HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 J SRINIVASA REDDY:10/07 [1511-1-2019-5811]	J SRINIVASA REDDY KUKATPALLY HYD	
2		 MOHD NASEER:10/07/2019.12 [1511-1-2019-5811]	MOHD NASEER JAHANUMA HYD	

10th day of July, 2019

Signature of Sub Registrar
Kukatpally

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3745 Name: Devireddy Sudhakar Reddy	S/O Devireddy Subbarami Reddy, HYDERABAD, Hyderabad, Andhra Pradesh, 500033	
2	Aadhaar No: XXXXXXXX9792 Name: Prathima Reddy Pellakuru	W/O Chaitanya Pellakuru, Banjara Hills, Hyderabad, Andhra Pradesh, 500034	

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For Sri Sai Constructions
N.B.
Managing Director





తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 11228 Date 5/7/2019 Rs. 50/-

Sold to M. Srinivasulu Reddy

For N. Bairagi Reddy R/o R.R. Dist.

For Whom Sri Sai Constructions

M.A. QAVI G 880048

Licensed Stamp Vendor

LIC No. 15-18-018/1998

REN No. 15-18-025/2019

H.No. 7-4-84, Gaganpalem (V)

Rajendranagar (Mdl) R.R. Dist.

Cell: 9391340766

IN FAVOUR OF

SRI SAI CONSTRUCTIONS, (PAN NO.ADRFS3622C) Represented by its Managing Partner **Sri NUKALAPATI SRINIVASULA REDDY S/o. Sri N.BAIRAGI REDDY**, aged about 59 years, Occupation: Business, Resident of Flat No.502, Plot No.901, DSR Tranquil, Sri Swamy Ayyappa Society, Madhapur, Hyderabad. **(AADHAAR: 4252 8835 2574)**

Hereinafter called as the **"DEVELOPER/SECOND PARTY"** which term and expression shall mean and include all it's Partners, their heirs, legal representatives, assignees, administrators, executors, successors etc.

PRR P.P. Reddy

DSR D.S. Reddy

For Sri Sai Constructions

N.S.B.
Managing Partner

For Sri Sai Constructions
Managing Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX2574 Name: Nukalapati Srinivasula Reddy	S/O Nukalapati Bairagi Reddy, Madhapur, K.v. Rangareddy, Telangana, 500081	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	154280	0	0	0	154380
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	174380	0	0	0	174480

Rs. 154280/- 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. 15135000/- was paid by the party through E-Challan/BC/Pay Order No 7195W2060719,306LZL100719 dated 06-JUL-19,10-JUL-19 of ,SBIN/,sbiepay/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 171350/-, DATE: 06-JUL-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1870139054222,PAYMENT MODE:CASH-1000200,ATRN:1870139054222,REMITTER NAME: N SRINIVASULA REDDY,EXECUTANT NAME: PELLAKURU PRATHIMA REDDY AND ANOTHER,CLAIMANT NAME: SRI SAI CONSTRUCTIONS). (2). AMOUNT PAID: Rs. 3030/-, DATE: 10-JUL-19, BANK NAME: sbiepay, BRANCH NAME: , BANK REFERENCE NO: 4246104152725,PAYMENT MODE:CC-1000200,ATRN:4246104152725,REMITTER NAME: N SRINIVASULA REDDY,EXECUTANT NAME: P PRATHIMA REDDY AND ANOTHER,CLAIMANT NAME: SRI SAI CONSTRUCTIONS).

Date:

10th day of July,2019

Signature of Registering Officer

Kukatpally

Certificate of Registration

Registered as document no. 5648 of 2019 of Book-1 and assigned the identification number T-1511 - 5648 - 2019 for Scanning on 10-JUL-19 .

Registering Officer

Kukatpally

(Mohd. Javed Akter)

For Sri Sai Constructions
NJB
Managing Partner



Whereas the above named Land Owner herein is the sole, absolute owner and in peaceful possession of the House Bearing No.5-36/247, on Plot Nos.43 & 44 (part), in Sy.No.455 to 458, admeasuring 333 Square Yards, or 278.38 Square Meters, Situated at **Kukatpally Village and Municipality**, Balanagar Mandal, Medchal-Malkajgiri District, having acquired the same through Registered **Partition Deed**, bearing Document No.2293/2017, Book-I, Dated: 12-04-2017, Registered in the office of the **S.R.O., Banjara Hills**, Hyderabad. That the said property was actually purchased by the Mother of Land Owner i.e., **D. Sarada**, during her life time through Registered **Sale Deed**, bearing Document No.1450/1993, Book-I, Volume No.2450, Pages: 367 to 374, Dated: 24-02-1993, Registered in the office of the **R.O. Ranga Reddy**.

Whereas the said **D. Sarada**, intestate expired on **26-02-2017** (vide Regn. No.567, Dated: 06-03-2017, Book No.4844, Sl.No.484312, issued by the Registrar of Births and Deaths, Circle No.10B, GHMC), leaving behind her Husband: **D. Sudhakar Reddy** and 2 Daughters: **P. Prathima Reddy** (Land Owner) & **D. Sharmila Reddy**, as her sole and exclusive legal heirs in respect of the properties in her name.

Whereas the legal heirs of **Late D. Sarada** had filed a Decree for issuance of Class 1 Legal Heirs, in the Court of the II Junior Civil Judge: City Civil Court: Hyderabad, vide O.S. No.3078 of 2017, and the Court had issued Order VII Rule 1 & 2, R/W Section 26 of C.P.C., declaring **D. Sudhakar Reddy, P. Prathima Reddy & D. Sharmila Reddy** as surviving and only legal heirs of the deceased (**D. Sarada**).

Whereas the Land Owner is also the owner of the Part of House Bearing No.5-36/247, on Plot Nos.44 (part) & 45, in Sy.No.455 to 458, admeasuring 334 Square Yards, or 279.22 Square Meters, Situated at **Kukatpally Village and Municipality**, Balanagar Mandal, Medchal-Malkajgiri District, having purchased the same through Registered **Sale Deed**, bearing Document No.1449/1993, Book-I, Volume No.2450, Pages: 359 to 366, Dated: 24-02-1993, Registered in the office of the **R.O. Ranga Reddy**.

And whereas the Land Owner herein have clubbed her respective properties which are adjacent to each other i.e., Part of House Bearing No.5-36/247, on Plot Nos.43, 44 (part) & 45, in Sy.No.455 to 458, totally admeasuring 667 Square Yards or 557.61 Square Meters (i.e., 333 Square Yards + 334 Square Yards = 667 Square Yards, Situated at **Kukatpally Village and Municipality**, Balanagar Mandal, Medchal-Malkajgiri District-Telangana.

PPR P.P. 

DSR 

For Sri Sai Constructions


Managing Partner
For Sri Sai Constructions

Managing Partner



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Sub Registrar
Kukatpally

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And whereas, the Land Owner having been satisfied with the competency, expertise and ability of the Developer in the development and agreed to entrust the development of the said property i.e., Part of House Bearing No.5-36/247, on Plot Nos.43, 44 (part) & 45, in Sy.No.455 to 458, admeasuring 667 Square Yards or 557.61 Square Meters, Situated at **Kukatpally Village and Municipality**, Balanagar Mandal, Medchal-Malkajgiri District-Telangana, which is more fully described in the schedule mentioned below and hereinafter referred to as the schedule property for development of the same into Buildings. The Developers agreed for the same on the terms and conditions mentioned below.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. Both the First and Second Parties to share the built up area in ratio of **45%-55%** on the basis of the total constructed area in each floor including common areas, parking area, stair case etc.
2. As regards to the share of Party of First Part, the Party of First Part can sell the above said area to her chosen parties or transfer or alienate the same for her benefit, for which the party of the Second Party shall not have any claim or objection.
3. That the parties herein have agreed to enter into Supplementary Agreement for due allotment of their respective flats in respect of the sharing ratio and execute Registered Development Agreement-cum-GPA after acknowledging the receipt of the balance deposit amount, permissions from GHMC.
4. The Second Party shall take total responsibility of the construction of the said complex consisting of **Stilt/Parking, Stilt + 5(Five) Floors** and the First Party shall not in any way be made responsible or liable or for defects of the Second Party in constructing the said complex.

PPR

P.P.

DSR

DSR

For Sri Sai Constructions

N.S.B.
Managing Partner

For Sri Sai Constructions
N.S.B.
Managing Partner



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That the parties hereby agreed to share the flats as mentioned under:

SCHEDULE OF FLATS ALLOTTED TO THE LAND OWNER 1/FIRST PARTY

Flat No.	Floor	Area including common in Sq.ft.,	U/D Land in Sq.Yds.	Facing	Car Parkings
102	First	1010	36.87	East	One
201	Second	1220	45.11	East	One
202	Second	1010	36.87	East	One
203	Second	1360	51.19	North	One
401	Fourth	1220	45.11	East	One
402	Fourth	1010	36.87	East	One
403	Fourth	1360	51.19	North	One

SCHEDULE OF FLATS ALLOTTED TO DEVELOPER/SECOND PARTY

Flat No.	Floor	Area including common in Sq.ft.,	U/D Land	Facing	Car Parkings
101	First	1220	45.11	East	One
103	First	1360	51.19	North	One
301	Third	1220	45.11	East	One
302	Third	1010	36.87	East	One
303	Third	1360	51.19	North	One
501	Fifth	1220	45.11	East	One
502	Fifth	1010	36.87	East	One
503	Fifth	1360	51.19	North	One

5. The First Party hereby assures and covenants with the Second Party as follows:

- i) That the First Party is the sole, absolute and exclusive owner herein there are no other person or persons having any manner or right, title, share, claims or interest in the said property.

PPR 

DSR



For Sri Sai Constructions


For Sri Sai Constructions

Managing Partner

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Kukatpally



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- ii) The First Party hereby assures that there are no prior agreements, court orders, attachments, disputes or litigations or any tax and or revenue attachments or notices of requisitions from Government or tax or other authorities in respect of the said property or relating thereto.
6. The entire cost of the construction of the Residential complex till it is completed and all costs of proceeding in relation to the proposed construction shall be borne by the Second Party only.
7. The First Party hereby authorises the Second Party to make agreement of sale, sale deeds, to collect advances and to pass receipts to its prospective purchasers towards its share that is **55%** as agreed upon.
8. The Second Party shall complete the construction of the proposed building within **24 (Twenty Four)** months from the date of obtaining sanctioned plan or after handing over the schedule property to the Second Party whichever is earlier, and under unforeseen circumstances the First Party shall give a grace period of **6 (Six)** months for the completion of the complex.
9. That the Second Party acknowledges the total construction to be of residential complex and the First Party shall hold all future rights along with the Second Party in ratio of **45%** (Owners)- **55%** (Developer).
10. 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 First Party.
11. The First Party shall be allowed to inspect the progress and the quality of the work being taken up during the course of construction.
12. Both the Parties hereby agree to enter into 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. That the parties herein have agreed that the expenses shall be borne by the parties equally towards the requirement of Electricity Connection Transformers, Water Works Department, Drainage Department or ULC or to any Government authority.
14. That the Land Owner number two (Sri D.Sudhakar Reddy) do not have any share of the schedule construction flats.

PPR 

PSR



For Sri Sai Constructions


Managing Partner

For Sri Sai Constructions

Managing Partner



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5648/2019.

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Kukatpally

(Signature)

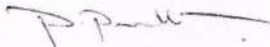
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15. The First Party authorizes the Second Party to do the following:
- a) Though the First Party agrees to handover the schedule property, it further authorizes the Second Party to sign and submit applications, petitions, appeals, letters, etc., to obtain requisite permissions, sanctions and clearances as may be needed to develop the property from GHMC authorities, Government and Semi-Government organizations.
 - b) To apply to AP Transco for requirement of Electricity Connection Transformers, to the Water Works Department for water connection, to the Drainage Department for Drainage connection or ULC or to any Government authority.
16. 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 its nominees. However, if required the First Party shall obtain income-tax clearance certificate or any other certificates required under existing rules before execution/registering the Sale Deeds.

1. The First Party/Land owner hereby expressly appoints, retains and constitutes the Second Party/Developer herein i.e., **SRI SAI CONSTRUCTIONS**, Represented by its Managing Partner **Sri NUKALAPATI SRINIVASULA REDDY S/o. Sri N.BAIRAGI REDDY**, aged about 59 years, Occupation: Business, Resident of Flat No.502, Plot No.901, DSR Tranquil, Sri Swamy Ayyappa Society, Madhapur, Hyderabad as her lawful attorney/agent to act on her behalf or in her names to do acts, deeds and things mentioned in this Development Agreement cum General Power of Attorney.

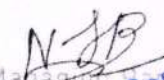
The Second Party/Developer is authorized and empowered to enter into the agreement of sale with the prospective purchaser/s and to execute the sale deed or sale deeds in favour of the sub-purchaser or purchasers, to receive advances or the consideration money, to present the sale deed/s or any other deed/s executed by her in favour of the sub-purchaser or purchasers before the concerned Registering officer or authorities, admit execution of the same and to acknowledge the receipt of consideration amounts and procure the registered sale deed/s or any other deed/ s for their respective share along with proportionate undivided share of land to the extent of agreed share of the Second Party and to deliver the possession of the Schedule Property to the nominee of the First Party/Developer or to the prospective purchasers of Flats.

PPR 

DSR



For Sri Sai Constructions


Managing Partner
For Sri Sai Constructions

Managing Partner



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a). That the Second Party/Developer is authorized to make and file necessary application, affidavits, plans, declaration, etc., to the Government Authority, Municipal Corporation, HMDA and the other concerned authorities for the purpose of obtaining the necessary approvals for development of the Schedule Property and to participate in all proceedings before various competent authorities.

b). To enter into agreement of sale in respect of **55%** of share allotted to the Second Party, with intending purchaser/s and to receive advances or/and the sale consideration, acknowledge the receipt of earnest/advance money and pass valid receipt/ s for the payment received, and to execute the sale deed/s or any other deed/s or document/ s in favour of the prospective purchaser/s or sub-purchaser/s, receive the sale consideration amounts, to present the Sale Deed/ s or any other deed/s by it/him/them in favour of purchaser/s or sub-purchaser/ s before the concerned registering officer or authorities, admit execution and receipt of consideration in part or whole and procure the registration of said deed/s or any other deed/s or document/s

c). To sign and execute the sale deed/s or any other deed/ s or document/s in respect of **55%** of share allotted to the Second Party and such other document/s in respect of the Schedule Property in respect of **55%** of share and present such Sale Deed/s or Conveyance Deed/ s before the concerned registering authorities, admit the executing and acknowledge the receipt of sale consideration and get registered the sale deeds or such other deed/s or document/s registered.

d). To mortgage the undivided share of Schedule Property and super built up area pertaining to the share of the First Party/Developer with the Individuals, banks, financial institutions, etc., and to obtain loans, over draft facilities or financial assistance on the Schedule Property from Individuals, banks, financial institutions, etc., for the development/construction of said Building/Apartment. The First Party/Land Owners shall deposit original title deeds, documents and link documents with the Second Party/Developer on the date of execution and registration of this Development Agreement cum General Power of Attorney.

e). The both the parties undertakes to create mortgage or give bank guarantee pertaining to their shares of the constructed area of the Building/Apartment as per rules in favour of the concerned authorities, municipal corporation, HMDA, etc., (as stipulated by the concerned authorities) for granting provisional/final sanction plans of the Building/Apartment. However the Second Party/Developer shall bear the necessary stamp duty, registration charges, etc., for creation of the mortgage deed in favour of the concerned authorities.

f). to sale the Schedule Property as in full or part in respect of **55%** of share allotted to the Second Party in favour of the prospective purchaser/ s or customer/s, and to execute registered sale deed/s, Conveyance Deed/s, or other deed/s or document/s accordingly.

For Sri Sai Constructions

PPR P.P.W.

PSR [Signature]

N.S.P.
Managing Partner
For Sri Sai Constructions
N.S.P.
Managing Partner
8

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g). The Second Party/Developer shall be entitled to assign its/his right over the said 55% of built up area along with proportionate undivided share of land and interest thereon, in to its nominee being the prospective developer of tenements/flats and also to offer the sale of tenements/flats falling into share of the Second Party/ Developer to its/his intending purchaser/ s and to receive advances, sale consideration thereof The First Party/Land Owners hereby undertakes to ratify and confirm all such acts and deeds of the Second Party/Developer.

h). To execute, sign and file all the statement/ s, petition/ s, application/s, and declaration/s etc., necessary for and incidental to the completion of registration of the said sale deed/deeds or any other deed/s or document/s.

i). To complete the sale of the Flats falling in to share of the Second Party/Developer and hand over the physical possession of the said Flats/Property to the sub-purchaser/ s or purchaser/ s.

j). To appear and act in all courts, civil, criminal revenue, forum, tribunal, etc., whether original or appellate, in the registration and other offices of the state or/and central government and of local bodies in relation to the Said Property.

k). To institute, sign, file the suit/s, plaint/s, written statement/s, claim/s and objections of all kind, proceeding/s, case/s, petition/s, appeal, revision, review, writ, or any other legal proceeding in respect of the Schedule Property and to defend the principals in all courts, tribunals, forums, authorities, quasi judicial authorities, civil or criminal courts, High Court or before the Hon'ble Supreme Court of India and to sign and verify all application, petition, affidavit, appeal, plaint, revision, review, vacillates, etc., from time to time and to give evidence or depose in the court of law, lawful authority, tribunal, forum, etc., on behalf of and in the name of the Principal/First Party/Land Owners and to effect or enter into compromise or/and settlement in all such legal proceedings or any other proceeding and also to file the document/s and receive the same, to deposit and withdraw moneys and grant receipts in respect of the Schedule Property.

l). To appoint such legal practitioner, advocate/s, lawyer/s, pleader/s, attorney of its/his choice and to fix such remuneration the Second Party/Developer being lawful attorney of the First Party/Land Owners, deem fit and proper.

m). To appoint such architect/ s, construction engineer/ s, laborers, contractor/ s, etc., for the construction of the said building/apartment on the Schedule Property.

n). To all acts, deeds and things as may be incidental or necessary to do for transfer of the Schedule Property to the prospective customer/ s or purchaser/ s as fully and effectively in all respect to the extent of its/his 55% share so allotted to the Second Party/Developer hereto.

For Sri Sai Constructions

PPR P.P. [Signature]
PSR [Signature]

N. [Signature]
For Sri Sai Constructions
N. [Signature]
Managing Partner



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5648/2019.

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Kukatpally

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o) Generally, to act as the attorney or agent of the First Party/Land Owner in respect of Schedule Property pertaining to the matter aforesaid and to execute and do all deeds, acts and things as fully and effectually in all manner in respect of Schedule Property.

p) The First Party/Land Owner authorizes and empowers the Second Party/Developer to apply to electricity department for obtaining and procuring the electricity connection/ s or facilities, to water works department to obtain/procure/receive water connection, to sewerage/drainage department for drainage facility, or any other government or semi government department for obtaining necessary amenities, facilities, connections, etc., for the Schedule Property.

q). That the First Party/Land Owner hereby agrees to ratify all acts, deeds or assurance done or executed on their behalf by the Second Party/Developer pursuant to power hereby conferred as if the same was done or made by the First Party/Land Owners personally

17. The First Party shall be responsible for payment of all arrears of property tax, electricity bills, water charges etc., in respect of the schedule property till the date of this Agreement.

18. In case of any dispute arising 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.

19. The First Party shall pay GST and any other State and Central Government Taxes any other charges charged by the concerned Departments.

20. The First Party indemnifies the Second Party about the title and possession.

21. The name of the Proposed Residential Complex shall be "**SRI SAI NILAYAM**".

SCHEDULE OF THE PROPERTY

All that the Part of House Bearing No.5-36/247, on Plot Nos.43, 44 (part) & 45, in Sy.No.455 to 458, admeasuring 667 Square Yards or 557.61 Square Meters, Situated at **Kukatpally Village and Municipality**, Balanagar Mandal, Medchal-Malkajgiri District-Telangana, and bounded as follows:

NORTH	:	Plot No.46.
SOUTH	:	30 Feet Wide Road.
EAST	:	40 Feet Wide Road.
WEST	:	Park.

For Sri Sai Constructions

Managing Partner

For Sri Sai Constructions
Managing Partner



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ANNEXURE – 1A

1. Nature of roof : -----
2. Total Extent of site : **667 Sq. Yds., or 557.61 Sq. Meters.**
3. Proposed Built-up Area : **3590 Sft. (First Floor).
3590 Sft. (Second Floor).
3590 Sft. (Third Floor).
3590 Sft. (Fourth Floor).
3590 Sft. (Fifth Floor)**

Total : **17,950 Sft.**

Parking/Ground Floor : **2985 Sft.**
4. Party's own estimate of
Market value of the Building: **Rs.1,51,35,000/-**

In witness whereof, the parties to this Deed have set their hands and signed on this Deed with free will and consent on the day, month and year, first above mentioned, in the presence of the following witnesses:

WITNESSES:

1. *[Signature]*

2. *[Signature]*

PPR *[Signature]*

DJR *[Signature]*

LAND OWNERS/FIRST PARTY
For Sri Sai Constructions

NJB
DEVELOPER/SECOND PARTY

NJB
For Sri Sai Constructions
Managing Partner

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SPECIFICATIONS

- FRAMED STRUCTURE** : RCC framed structure to withstand wind & seismic loads.
- SUPER STRUCTURE** : 9" Thick red brick work for external & 4" thick red brick for internal walls
- PLASTERING**
- INTERNAL** : Two coats of plastering in cement mortar 1:6 for walls & ceiling.
- EXTERNAL** : Two coats of plastering in cement mortar 1:6 for external walls.
- DOORS**
- MAIN DOOR** : Moulded Acacia wood (engineered wood) door frame and both side teak Veneer designed flush shutter with malamine polish and SS hardware of reputed make.
- INTERNAL DOORS** : Moulded Acacia wood (engineered wood) door frame and both side teak Veneer designed flush doors with malamine polish and SS hardware of reputed make.
- FRENCH DOORS**
- (If any)** : UPVC door frames with tinted glass paneled shutters with provision for mosquito mesh.
- WINDOWS** : 3 Track uPVC sliding doors with tinted glass & mosquito mesh.
- GRILLS** : Well designed mild steel MS grills with enamel paint finish.
- PAINTING**
- EXTERNAL** : Textured finish & two coats of exterior emulsion paint.
- INTERNAL** : Smooth putty finish with two coats of premium acrylic emulsion paint of reputed brands over a coat of primer.

PPR P. P. P.

DSR D. S. R.

For Sri Sai Constructions

N. S. B.
Managing Partner
For Sri Sai Constructions
N. S. B.
Managing Partner


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**TELE-COMMUNICATINS &
INTERNET**

: Telephone points in the master bedroom and living room.

DTH & CABLE TV

: Provision for cable connection in master bedroom & Living room.

ELEVATORS

: lift with entrance of granite / marble cladding.

POWER BACK-UP

: Acoustic enclosed DG set, with 100% back-up for common areas and 750 Watts for 3 BHK,

PM P. Pankaj

PSR [Signature]

For Sri Sai Constructions

N. S. B.
Managing Partner
For Sri Sai Constructions
N. S. B.
Managing Partner



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ప్రతిమ రెడ్డి నెల్లూరు
Prathima Reddy Nellore

పుట్టిన సంవత్సరం/Year of Birth: 1979
లింగం / Female

7477 6027 9792

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

నూకలపాటి శ్రీనివాసుల రెడ్డి
Nukalapati Srinivasula Reddy

పుట్టిన తేదీ/DOB: 15/09/1959
లింగం/ MALE

4252-8835 2574

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దేవిరెడ్డి సుధాకర్ రెడ్డి
Devireddy Sudhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1991
లింగం/ Male

3032 2300 3745

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జొన్నాల శ్రీనివాస రెడ్డి
Jonjala Srinivasa Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1997
లింగం/ Male

8225 7146 8968

ఆధార్ - సామాన్యని హక్కు

ANDHRA PRADESH

DRIVING LICENCE

MOHD NASEER
MOHD AZIZ KHAM
19.3.294/8/1
JAHANUPUR

HYD

Signature
Issued on: 26/06/2007

భారత ప్రభుత్వం ప్రాథమిక సేవ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O చైతన్య చైతన్య, పి.
103, పార్లమెంట్ రోడ్, పి. 12,
బంజారా హిల్స్, అంధ్ర ప్రదేశ్, 500034

Address: W/O Chaitanya
Pellakuru, F-103, Fortune
Enclave, Road No 12, S B I Lane,
Banjara Hills, Hyderabad, Andhra
Pradesh. 500034

భారత ప్రభుత్వం ప్రాథమిక సేవ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Nukalapati Bairagi Reddy, S/O మాకలపాటి ప్రాణి రెడ్డి,
P.No.901.F.No.502, DSR Tranquele పి.నెం.502, పు. త్రయంబకేశ్వరి
Sri Swamy Ayyappa Society పి.నెం. అయ్యప్ప స్వామి సమాధి, మాకలపాటి,
Madhapur, Madhapur, K.V. పి.నెం.500081
Pongareddy, పి.నెం.500081
Telangana - 500081

4252-8835 2574

To
Devireddy Sudhakar Reddy
పి.నెం.502
S/O Devireddy Subbarani Reddy
8-2-293/52/A/1210A
ROAD NO - 60
JUBILIHILLS CO-OPERATIVE SOCIETY
JUBILIHILLS
HYDERABAD
Hyderabad
Andhra Pradesh - 500033
9849014330

UF2720301211N
27203012

భారత ప్రభుత్వం ప్రాథమిక సేవ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O జొన్నాల శ్రీనివాస
2-22-182/01/202
సాయి గజ లక్ష్మి రెసిడెన్సీ
కే.ఎ.పి.టి.కాలనీ, జయనగర్
కూకట్ పల్లి, హైదరాబాద్, అంధ్ర ప్రదేశ్
500072

Address: S/O Jonjala
Somanra, 2-22-182/01/202,
SAI GAJA LAKSHMI
RESIDENCY, OPP KPHB
COLONY, Jayanagar,
KUKAT PALLY, Hyderabad,
Andhra Pradesh, 500072

Class Of Vehicle	Validity
Non-Transport	LMV,MCWG
Transport	25/06/2027
Hazardous Validity	
Badge No.	
Reference No.	DLFAP012172012007
Original LA.	RTA HYDERABAD - SOUTH
DOB	25/09/1984
Blood Gr.	
Date of 1st Issue	26/06/2007

For Sri Sai Constructions
N SB
Managing Partner



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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No:

7195W2060719

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	N SRINIVASULA REDDY
PAN Card No	AGVPN2420Q
Aadhar Card No	
Mobile Number	*****718
Address	HYDERABAD
Executant Details	
Name	PELLAKURU PRATHIMA REDDY AND ANOTHER
Address	HYDERABAD
Claimant Details	
Name	SRI SAI CONSTRUCTIONS
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI
Amount Details	
Stamp Duty	151250
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	171350
Total in Words	One Lakh Seventy One Thousand Three Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	06-07-2019
Transaction Id	1870139054222

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No:

7195W2060719

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	N SRINIVASULA REDDY
PAN Card No	AGVPN2420Q
Aadhar Card No	
Mobile Number	*****718
Address	HYDERABAD
Executant Details	
Name	PELLAKURU PRATHIMA REDDY AND ANOTHER
Address	HYDERABAD
Claimant Details	
Name	SRI SAI CONSTRUCTIONS
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI
Amount Details	
Stamp Duty	151250
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	171350
Total in Words	One Lakh Seventy One Thousand Three Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	06-07-2019
Transaction Id	1870139054222

Stamp & Signature

9908124526

For Sri Sai Constructions
Managing Partner

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Online Challan Proforma[SRO copy]

Challan No: 306LZL100719

BANK Code: SBH Payment : CC

I Remitter Details

Name	N SRINIVASULA REDDY
Address	HYDERABAD
PAN Card Number	
Aadhar Card Number	*****2574
Mobile Number	*****526

II Executant Details

Name	P PRATHIMA REDDY AND ANOTHER
Address	HYDERABAD

III Claimant details

Name	SRI SAI CONSTRUCTIONS
Address	HYDERABAD

IV Document Nature

Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI

V Amount Details

Stamp Duty	3030
Transfer Duty	0
Registration Fee	0
User Charges	0
TOTAL	3030
Total in Words	Three Thousand Thirty Rupees Only
Date(DD-MM-YYYY)	10-07-2019
Transaction Id	4246104152725

Signature of remitter

Online Challan Proforma[Citizen copy]

Challan No: 306LZL100719

BANK Code: SBH Payment : CC

I Remitter Details

Name	N SRINIVASULA REDDY
Address	HYDERABAD
PAN Card Number	
Aadhar Card Number	*****2574
Mobile Number	*****526

II Executant Details

Name	P PRATHIMA REDDY AND ANOTHER
Address	HYDERABAD

III Claimant details

Name	SRI SAI CONSTRUCTIONS
Address	HYDERABAD

IV Document Nature

Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI

V Amount Details

Stamp Duty	3030
Transfer Duty	0
Registration Fee	0
User Charges	0
TOTAL	3030
Total in Words	Three Thousand Thirty Rupees Only
Date(DD-MM-YYYY)	10-07-2019
Transaction Id	4246104152725

Signature of remitter

For Sri Sai Constructions
Managing Partner

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