

355717



తెలంగాణ తలగానా TELANGANA

S.No: 3328, Dt: 1-6-2017, Rs: 100/-

కొనుకొని పేరు: Ch. Sudheer Reddy and others

వారి కోరిక: Nandi Developers.....

M. Surender F 639829
M. SURENDER

LICENSED STAMP VENDOR

LN.No: 21-11-18 / 2011, RL No: 21-11-02/20

H.No: 1-7-705/2, Hanamkonda, WGL Dist. (T)

Pin: 506 001, Cell: 96185 9813

4095
3855

DEVELOPMENT AGREEMENT CUM IRREVOCABLE POWER OF ATTORNEY

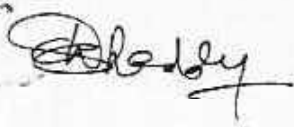
This deed of Development agreement cum I.P.A is made and executed on this 03rd day of June, 2017.
BY AND BETWEEN :

Smt. LANKA NEERAJA, W/o. L. Rajender Reddy, Age: 43 years, Occu: House wife, R/o. H.No. 1-7-1365. Balasamudram, Hanamkonda, Warangal District presently residing at flat No.G2 R.K.Street. vivekanandanagar colony, Mani enclave, Kukatpally Hyderabad.

HEREINAFTER REFERRED TO AS THE "SITE OWNERS CUM PRINCIPALS" OF THE FIRST PART.

(Which expression shall mean and include wherever the context may so require all their heirs, executors, administrators, agents, legal representatives, successors-in-interest and assignees etc..)

AND



 L. Neeraja T. Venkatesh
 Warangal

For: NANDI DEVELOPERS


Managing Partner

T. Venkatesh

R. Venkatesh

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Warangal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 and 1 on the 03rd day of JUN, 2017 by Sri Neeraja

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAVULA VANI (PARTNER):[C [2111-1-2017-3855]	RAVULA VANI (PARTNER) W/O. SRINIVAS REDDY HNO-1-7-433 REVENUE COLONY, WARANGAL	R. Vani
2	CL		 TOGARU UMA DEVI (PARTNER) [2111-1-2017-3855]	TOGARU UMA DEVI (PARTNER) W/O. TOGARU JAGAN MOHAN REDDY HNO-1-7-899/2/1 HANAMKONDA, WARANGAL	T. Uma
3	CL		 CHINTHAKUNTILA SUDHEER [2111-1-2017-3855]	CHINTHAKUNTILA SUDHEER REDDY (PARTNER) S/O. VASU DEVA REDDY HNO-1-7-899/2/1 HANAMKONDA, WARANGAL	S. Sudheer
4	EX		 LANKA NEERAJA : 03/06/2017 [2111-1-2017-3855]	LANKA NEERAJA W/O. L. RAJENDER REDDY HNO-1-7-1365 HANAMKONDA, WARANGAL	L. Neeraja

Identified by Witness:

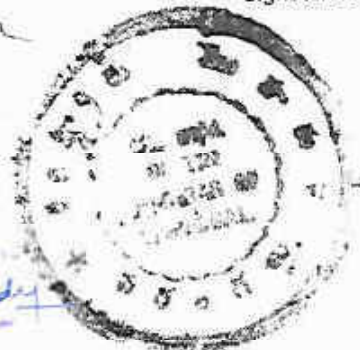
Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 T. JAGAN MOHAN REDDY : [2111-1-2017-3855]	T. JAGAN MOHAN REDDY S/O YAKUB REDDY H-NO 1-7-899/2/5 HNK WGL	T. Jagan
2		 L. RAJENDER REDDY : 03/06/2017 [2111-1-2017-3855]	L. RAJENDER REDDY S/O L. PRABHAKAR REDDY H-NO 1-7-1365 HNK WGL	L. Rajender

03rd day of June, 2017

Signature of

Joint SubRegistrar2
Warangal (R.O)

Tyesh 19/134



For: NANDI DEVELOPERS

N. Reddy
Managing Partner



M/S. "Part 1. C"

Bk-1, CS No 3855/2017 & Doct No 3552/19017 Sheet 1 of 16 Joint SubRegistrar2 Warangal (R.O)

M/S. "NANDI DEVELOPERS" Rep. by its Managing partners and partners through its registered firm No.276/2017

1. CHINTHAKUNTLA SUDHEER REDDY, S/o Vasu Deva Reddy, Age: 43 years, Occu: Business, R/o. H.No. 1-7-899/2/1 Nandi hills/hunter Road, Hanamkonda, Warangal Urban Tielangana
2. TOGARU UMA DEVI, W/o. Togaru Jagan Mohan Reddy, Age: 42 years, Occu: Business, R/o. H.No. 1-7-899/2/1 Nandi hills/hunter Road, Hanamkonda, Warangal Urban Telangana.
3. RAVULA VANI, W/o: Srinivas Reddy, Age: 37 years, Occu: House wife, R/o: H.No. 1-7-433, Revenue colony, Warangal.

HEREINAFTER REFERRED TO AS THE "BUILDER / DEVELOPER CUM ATTORNEY" OF THE SECOND PART

(Which expression shall mean and include wherever the context may so require all their heirs, executors, administrators, agents, legal representatives, successors-in-interest and assignees etc..)

WHEREAS:

- The site owner is the owner and possessor of the house bearing municipal number 1-7-1365 and Open landed property Sy. No. 1022 situated at Srinivasa Nagar Hanamkonda Warangal to an extent: 355.50 sq. yards or 297.25 sq. meters Location: Hanamkonda village and mandal and Warangal district And within the Warangal city municipal corporation limits
- The site owner purchased the schedule property through registered sale deed vide Document No: 2407/1996 , dated: 16-08-1996 from Pinishetti Vittal Lakshmmi Padmavathi who in turn purchased the same from T.Venkatrama Narsamma Through registered sale deed vide document Number 1355/1967 dated 12-7-1967 and the T.Venkatrama Narsamma purchased from Akula Narsaiah vide registered document No.2144/1965 Dated: 06-08-1965.

For: NANDI DEVELOPERS

Sudheer Reddy
Managing Partner

Srinivas Reddy
GANGADI SRINIVAS
Addl. Public Prosecu.
Addl. District & Sessions Judge
Warangal.

T. Venk

R. Veni

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of		Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash			
Stamp Duty	100	0	94680	0	0	0	94780
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	114880	0	0	0	114980

Rs. 94680/- 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. 8978000/- was paid by the party through E-Challan/BC/Pay Order No. 481057030617 dated 03-JUN-17 of SBH/HUNTER ROAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 114880/-, DATE: 03-JUN-17, BANK NAME: SBH, BRANCH NAME: HUNTER ROAD, BANK REFERENCE NO: 020309365, REMITTER NAME: CH SUDEER REDDY, EXECUTANT NAME: LANKA NEERAJA, CLAIMANT NAME: NANDI DEVELOPERS CH SUDEER REDDY).

Signature of Registering Officer
Warangal (R.O)

Date:
03rd day of June, 2017

Bk - 1, CS No 3855/2017 & Doct No
3552/192012. Sheet 2 of 16
Joint Sub Registrar
Warangal (R.O)

Registered as No: 3552 of 2017
of Book 1380 Day of June 2017
1939 / 192012

(P. Kasia Reddy)



Certificate of Scanning

"The Instrument has been scanned
with the Instrument No: 2111-1-3552/17
Dt. 3/6/2017"

Registering Officer

For: NANDI DEVELOPERS

Managing Partner



- Total
4780
0
- The developers are the agreement holders in respect of the property that is All that piece or parcel of the open plot No. 16 bearing survey No. 1022 having with an extent of 355.00 sq. yards. Or 296.81 sq. mts of Hanamkonda revenue village, situated at Balasamudram, within the limits of Warangal municipal corporation revenue and registration district Warangal which is adjacent property to the schedule property from the Bathula Saroja, D/o. Bondaiah, aged 49 years, Occu: Household, R/o. H.No. 1-7-915, Nakkalagutta, Hanamkonda, Warangal and being the said Bathula Saroja purchased the said property through registered sale deed vide document No. 3164/2010, dated : 16-03-2007.
 - Being the said Bathula Saroja kept the property under security with the Allahabad Bank and from whom the second party / developers are purchased and being the second party became owners and possessors of the above property.
 - The site owner who is the owner and possessor of the schedule property have interaction with the second party/ developers and the first party/ site owner and the second party / developer came to a conclusion that if the schedule property along with the property of the second party / developers is commonly developed there is every possibility of better enjoyment.
 - The schedule property is to an extent of 355.50 sq. yards and the property owned by the second parties / developers is to an extent of 355.50 sq. yards both the properties totaling to an extent of 711-00 square yards and which will become a compact unit.
 - 1. The Party of the Second part herein is the "Builder / Developer" constitute with partnership concern in the name & style M/S. "NANDI DEVELOPERS" business in construction of Residential and Commercial complexes. Accordingly the Builder / Second part had measured the physical possession of the existing

L. Neeraj

S. Sreedhar
GANCIDI SREEDHAR

Adtl. Public Prosecutor
adtl. District & Sessions Judge
Warangal.

T. Uma

T. Uma

R. Veni

For: NANDI DEVELOPERS

T. Uma
Managing Partner

Bk - 1, CS No 3855/2017 & Doct No
3552 / 2017. Sheet 3 of 16

Joint SubRegistrar
Warangal (R.O)



For: NANDI DEVELOPERS

B. Reddy
Managing Partner



land and prepared drawings of the proposed multistoried building for residential apartment with specifications and amenities etc.. According to which an extent of 711-00 Sq. yards, out of which the land of the site owner is to an extent of 355-50 square yards which clearly described in the Schedule hereunder, is the subject matter of this 'development'.

- The Site owner/ First part agreed the same and both of them have mutually settled the terms and conditions and to reduce the same into writing, have entered this "Development Agreement Cum - I.P.A" subject to the following terms and conditions herein set forth below:
- Both the First and Second parties in pursuance of their object to commence the construction of the multi storied building in Schedule site for residential apartments. For which both of them, have amicably get register the deed for legal and title-sake to avoid the misunderstandings, problems between them in future.

NOW THIS "DEVELOPMENT AGREEMENT" BETWEEN FIRST AND SECOND PARTS WTNESSETH AS FOLLOWS:

1. The Schedule specified property consists of land of Residential value to an extent of 355-50 square yards that is the house bearing municipal number 1-7-1365 and Open landed property Sy. No. 1022 situated at situated at Srinivasa Nagar Hanamkonda Warangal previously called as inside of Balasamudram to an extent: 355.50 sq. yards or 297.25 sq. meters Location: Hanamkonda village and mandal and Warangal district And within the Warangal city municipal corporation limits Warangal district.
2. That the First part /Site owner hereby declared that they are the absolute owners and possessors of the Schedule specified property and have got absolute rights to transfer the said same in any manner

L. Neeraj

S. Gangidi Sreedhar
GANGIDI SREEDHAR
Addl. Public Prosecutor
Addl. District & Sessions
Warangal.

T. Venkatesh
4

R. Venkatesh For: NANO DEVELOPERS
R. Venkatesh
Managing Partner

Bk. 1, CS No 3855/2017 & Doct No

3552/2012. Sheet 4 of 16

Joint SubRegistrar
Warangal (R.O.)



For: NANDI DEVELOPER

B. Reddy
Managing Partner



whatsoever to any person whomsoever and have entered into this agreement for development with their ownership rights.

3. The First part further declare that the said Schedule property is free from all sorts of encumbrances, liens charges or whatsoever nature and further declare that there are no litigation is pending in respect of the schedule property in any Court of law and Revenue department, Government, or Quasi Government or any other authority. If any arise during the course of construction they alone responsible to clear such damages of builder with their own cost and expenses.
4. It is agreed to develop the schedule specified property into Residential apartment proposing Ground and Four floors along with Stilt. (i.e., Stilt ground & 4 floors) as on today norms as per the policy if the norms is changed and the government permits for more floors the parties agreed as per the norms and rules of the permission authority the developer agreed to construct and the site owner given his consent for construction of the apartments as per the building rules applicable to Residential complexes. The 'Stilt area' is exclusively meant for 'Parking of vehicles' only, and Security Room, Watch Men room and Toilets also.
5. That the Second part / Developer agreed to obtain authorized permission and approval plans from Municipal Corporation of Warangal & KUDA, for Construction of Residential building complex over the Schedule property. For which the expenditure and fees etc., shall have to bear by the Builder / Developer / Second part only. No way concern with the Site owners / First part.
6. The agreement enables that the First part and Second part sharing the ratio at a proportionate of 43% and 57% over the land and built-up areas in and over the proposed residential building complex respectively.

L. Neeraj

GANGIDIREEDHAR
Asst. Public Prosecutor
Jr. Dist. District Sessions Judge
Warangal

For: NANDI DEVELOPERS

[Signature]
Managing Partner

[Signature]
T. Uma

R. Uma

Bk - 1, CS No 3855/2017 & Doct No

3552/2017 Sheet 5 of 16

Joint SubRegistrar2
Warangal (R.O)



For: NANDI DEVELOPERS

[Signature]
Managing Partner



7. According to this agreement, the Site owners of the First part will be entitled for 43% of the Residential built-up areas from Ground to upper floors and Parking areas in Stilt floor towards their shares, the particulars of allocation of flats relating to the Site owners will be make in two writing after approval of the permission plan. Stilt floor should be utilizing exclusive for 'Parking area' for Two and Four wheelers, with a proportionate ratio of 43%.

The site owner is getting the following flats and three car parking and two wheeler Parking.

- i. First floor - 201
- ii. Second floor - 301
- iii. Third floor - 403

8. Similarly the agreement enables that the Builder / Developer of the Second part will be entitled for 57% of the built up areas from Ground to upper floors and Parking areas in Stilt towards its share, the particulars of allocated / allotted flats relating to Builder / Developer the particulars of allocation of flats relating to the Site owners will be make in two writing after approval of the permission plan Stilt floor should, be utilize exclusive for 'Parking area' for Two and Four wheelers with a proportionate ratio of 57% the flats which are mentioned in the site owner share the rest of the flats will be pertains to the developers.

9. However the Land / Site owners /First part and Developer / Second part should not exceed their respective ratios as above said and if any increase / decrease of floor areas are to be adjusted mutually by way of cash payment as per the average market value per Sq. feet, which should be applicable in all floors.

10. The Residential complex is to be in the name and style of "NANDI RESIDENCY" and the developer agreed that either the developer or the purchaser of the developer or the society that may

L. N. Sreenivas

S. S. Sreenivas
GANGIDI SREEDHAR
Addl. Public Prosecutor
Addl. District & Sessions Judge
Warangal.

For: NANDI DEVELOPERS

S. S. Sreenivas
Managing Partner

T. Uma
6

R. Nani

Bk - 1, CS No 3855/2017 & Doct No

3552/2012. Sheet 6 of 16

Joint Sub Registrar
Warangal (R.O)



For: NANDA DEVELOPERS

Bhaskar
Managing Partner



form will not have any right to change the name of the building except as stated in this para.

11. The name of the building shall not be changed either by developer or site owner or the purchasers or their purchaser likewise.

12. The Developer / Second part has agreed to complete the entire construction of the proposed residential flats as per the Plans and Specifications enclosed hereunder and hand Over the same to the Site owners within a period of (24) twenty four months commenced from the date of obtaining Permission and approval Plans. Further it is also contemplated that such completion period may be increased by (6) six months as 'grace period' subject to unforeseen contingencies such as labour strikes or of any natural calamities etc.,

13. The Developer / Second part undertake that it will use all reasonable and standard materials required for the construction of the Residential apartment and assures the standard quality of the work as per the specifications annexed herewith.

14. The Site owners / First part represent that the schedule property is free from all encumbrances and possessing clear marketable titles and eligible for purchasing or housing loans from any Financial Institutions/Companies or Banks and the same is also got verified by the developer with his legal advisors.

15. Further the Developer / Second part shall avail loans from any authorized financial institutions for the requirement of construction towards their respective ratio. And the loans requires by the prospective Buyers for purchasing of flats in the proposed building complex relating to the Builder's / Second part's share, who shall deposit their title deeds of purchased flat(s) in the said complex. But the Builder / Second part and its prospective Purchasers shall not deposit the title deeds of Schedule land relates to the Site owners / First part under any sorts of security in any financial banks or institutions. However the Site owners shall not object the builder

L. N. Sreenivasulu

For: NANDI SREENIVASULU
Public Trustee
Judge
For: NANDI DEVELOPER
Nandi Sreenivasulu
Managing Partner

T. Reddy
T. Reddy
R. V. Srinivas

Bk-1, CS No 3855/2017 & Doct No
3855/2017, Sheet 7 of 16 Joint Sub Registrar
Warangal (R.O)



For: NANDI DEVELOPER
B. Reddy
Managing Partner



and its / their prospective purchasers regarding its / their housing loans etc. The title deeds of First part in respect of developing property is under the custody of site owner only and Developer or his buyers cannot have any right or they can create charge over the schedule property till the developer complete and handover the area allotted to the site owner ratio.

16. The Developer / Second part does hereby assure of providing requisite amenities such as Power, B) Water, C) Drainage etc., to the entire occupants of the proposed building complex. However the deposits with regards to Transco, Municipal Tap connection along with installation of Lift, generator for common lighting and Transformer with service meters Builder alone except lift.
17. The site owner and developer agreed that the permissible deviations if any found and the G.W.M.C charges the said charges is agreed to bear by site owner and developer as per their ratio of share mentioned in this deed.
18. The Developer/ Second part shall bear the expenditure towards the costs of Transformer, Lift, Electrical service connections and any deposits or fees to be paid for Water connection and Sewerage board competent charges to the departments.
19. It is mutually understood that the Developer / Second part shall bear Registration and Stamp duty charges regarding "Development agreement cum G.P.A". And also the developer or its nominees shall bear the stamp duty and registration fee etc., for proposed registration of Sale deed(s) for the portions pertaining to it. Vise versa. Further the developer agreed that after completion of the construction the developer will bear the charges for the document that is handing over the flats to the site owner.
20. The time period of 24 months + 6 months as grace period fixed for completion of the project as absolute and would be the essence

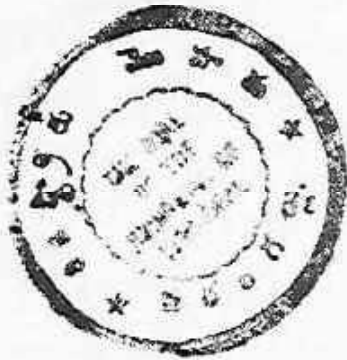

GANGIDI SREEDHAR
Addl. Public Prosecutor
Addl. District & Sessions Judge
Warangal.


T. Venkatesh

R. Venkatesh

Bk - 1, CS No 3855/2017 & Doct No
3552-12817. Sheet 8 of 16

Joint SubRegistrar
Warangal (R.O)



For: NANDI DEVELOPER

Shreddy
Managing Partner



of this agreement, which will be commenced from the date of sanctioning approval permission and plans.

21. If any objections are raised by the colony residents of the locally with regard to the construction of flats in the land belonging to Site owners. Failure and delay of construction of flats due to the said reason is not lapse on the part of the Developer and the developer has to look after the said issues and complete the work as agreed in this deed.
22. The schedule hereof containing specifications for construction areas comprising the entitlements of the Site owner and the Developer and the work shall not be of inferior quality in any respect as compared to these for the entitlement of Developer and shall be fully habitable.
23. The reference in this Deed to construct areas / structures shall mean super built-up areas i.e. carpet areas, wall areas, balcony areas, common areas, circulation areas, parking space like distributed as between the Site owner and the developer proportionately to their built-up areas, the allotment shall be also subject to the following conditions:
- a) The Site owners shall be entitled to the proportionate areas along with Builder in respect of Flats and parking areas in the proposed complex.
 - b) The Site owners shall be subject to the same restrictions in the use of their common areas and amenities, as the other flat owners of the other units in the said complex.
22. In case, either of the parties commits any breach of the terms and conditions of this agreement, the other party shall be at liberty to enforce for specific performance of the contract and shall be entitled for the damages.
23. In consideration of the Site owners / First part having granted right to the Developer / Second part to develop their 'Landed

[Signature]

GANGIDI SREEDHAR
Addl. Public Prosecutor
M.H. District & Sessions Judge
Vijayawada

[Signature]
T. V.

R. V.

For: NANDI DEVELOPERS

[Signature]
Managing Partner

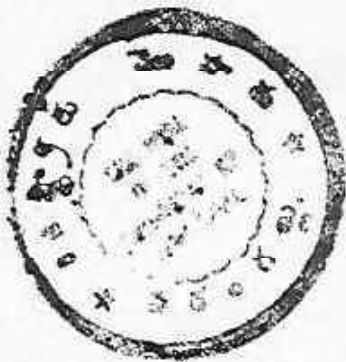


Bk - 1, CS No 3855/2017 & Doct No

3552/2017. Sheet 9 of 16

Joint SubRegistrar2

Warangal (RO)



For: NANDI DEVELOPER

N. Reddy
Managing Partner



property'. However the Developer / Second part hereby agree and covenant to give the Site owners / First part by way of 'Construction'.

24. The First part agreed to present all the original title deeds of the above said property, before the prospective purchasers and financial institutions for verification. When requires.
25. The site owners shall deliver the General power of attorney rights to the builder / developers as per their proportionate ratio as applicable to the development agreement. And by virtue of G.P.A. the developers shall have right to sell or alienate individually to the others / third parties and enter the agreement of Sales as per the individual capacity, without admitting the Site owners. The Second part is entitled to execute all the proposed transactions relating it's share and ratio to the prospective purchasers in said project.
26. The work shall be done with the prior approval of the project report with the site owner.
27. After completion of work the developer will bear the charges for registration of the handing over of the developed area to the site owner.

IRREVOCABLE POWER OF ATTORNEY

THE FIRST PART (PRINCIPALS) HEREBY APPOINT, RETAIN, NOMINATE AND CONSTITUTE THE SECOND PART i.e., M/S. "NANDI DEVELOPERS" Rep. by its Managing partners and partners through its registered firm No. 276/2017

1. CHINTHAKUNTLA SUDHEER REDDY, S/o Vasu Deva Reddy, Age: 43 years, Occu: Business, R/o. H.No. 1-7-899/2/1 Nandi hills/hunter Road, Hanamkonda, Warangal Urban Tlelangana
 2. TOGARU UMA DEVI, W/o. Togaru Jagan Mohan Reddy, Age: 42 years, Occu: Business, R/o. H.No. 1-7-899/2/1 Nandi hills/hunter Road, Hanamkonda, Warangal Urban Tlelangana.
 3. RAVULA VANI, W/o: srinivas Reddy, Age: 37 years, Occu: House wife, R/o: H.No. 1-7-433, Revenue colony, Warangal.
- AS THEIR LAWFUL ATTORNEY : - in respect of 57% of share in Ground to upper floors built up areas together with Parking in Stilt

S. Sreedhan
GANGIDI SREEDHAN
Addl. Public Prosecutor
Addl. District & Sessions Judge
Warangal.

T. Vani
T. Vani

R. Vani
R. Vani

BK-1, CS No 3855/2017 & Doct No

3352/2017. Sheet 10 of 16 Joint SubRegistrar

Warangal (R.O)

[Signature]



For: NANDI DEVELOPER:-

[Signature]
Managing Partner



area, allotted to the Second part towards construction and proportionate undivided share of land and to do the following acts deeds and things in their names and on their behalf:

(a) To enter into an agreement of sale in respect of 57% of share areas being allotted to the Second part, with intending purchaser(s) and to receive the sale consideration, acknowledge the receipts of the total sale consideration and get the sale deed(s) registered.

(b) To sign and execute the sale deed(s) in respect 57% of share areas being allotted to the Second part and such other documents in respect of the schedule property and present such sale deeds, conveyance deeds acknowledge the receipts of the total sale consideration and get the sale deed(s) registered.

(c) To sell the schedule property as in full or part in respect of 57% of share areas being allotted to the Second parts in favour of the prospective purchasers, and to execute registered sale deed(s).

(e) To make statements, file affidavits, reports in all proceedings before any statutory authority, including Municipality, Municipal Corporation, U.L.C authority, Water works departments, TSNPDCL (Transco) and obtain necessary sanctioned permissions and approvals.

(f) To institute sign, file, suits, petitions, complaints, appeals, writs, or any other legal proceedings in respect of the schedule property and to defend the principals in all courts, quasi judicial authorities, civil or criminal or in the High court of Andhra Pradesh 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 behalf of the principals and to effect compromise in all such legal proceedings.

(g) To appoint such advocates by our attorney choice and to fix such remuneration as our attorney deems fit.


GANGIDI SREEDHAR
Addl. Public Prosecutor
VIIIth Addl. District & Sessions Judge
Warangal.


T. Venkatesh

11

R. Venkatesh

(m)

Bk - 1, CS No 3855/2017 & Doct No
3552/2017 Sheet 11 of 16 Joint SubRegistrar
Warangal (R.O)



For: NANDI DEVELOPERS
Shreddy
Managing Partner



- (h) To appoint or engage such architects, constructions, engineers, labor from the construction of the said building.
- (i) To advertise the project for sale in such a manner as may our attorney shall feel necessary and to solicit such customers for the purpose of selling the flats.
- (j) To handover peaceful and vacant possession to the prospective purchasers of the Flats etc.,
- (k) To represent before the Income-tax departments and if necessary obtains income-tax clearance to alienate the above said complex.
- (l) To represent before the competent authority, Urban Land Ceilings and if necessary obtains permission to sell the above said property in favour of prospective purchasers.
- (m) To represent before the state or Central Government authorities and obtain necessary permission to sell the above said property.
- (n) To do all acts and things as may be incidental or necessary to do for transfer of the above said property to the prospective purchasers as fully and effectively in all respects to the extent of the 57% of share areas belonging to the Second part.

Special terms;

1. Both the parties hereby agree to enter into supplemental agreement in the even 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.
2. In case of any disputes arise between the parties hereto touching these presents the matter shall be referred to the arbitrators, each party chooses one person and incase 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 provision of the arbitration act shall apply.


GANGIDI SREEDHAR
Addl. Public Prosecutor
Addl. District Sessions Judge
Warangal.




T. Um 12



For: NANDI DEVELOPERS


Managing Partner

BK - 1, CS No 3855/2017 & Doct No
3552/2017. Sheet 12 of 16 Joint Sub Registrar
Warangal (R.O)



For: NANDI DEVELOPER

N. Reddy
Managing Partner



3. It is admitted that in case of demise of any one of parties i.e., the first part or Second part, then the legal representatives, heirs and successors shall be bound by the Development Agreement and this clause is intended with a view to operate contrary to the provisions of Indian contract act by express authority being conferred in the provision of Act.

All requisite SCHEDULE pertaining to the Site owner and Developer with clear SPECIFICATIONS for areas are shown separately in the enclosure placed hereunder;

SCHEDULE OF THE PROPERTY

All that the house bearing municipal number 1-7-1365 and Open landed property Sy. No. 1022 situated at situated at Srinivasa Nagar Hanamkonda Warangal previously called as inside of Balasamudram to an extent: 355.50 sq. yards or 297.25 sq. meters Location: Hanamkonda village and mandal and Warangal district And within the Warangal city municipal corporation limits and within the registration district and joint sub-registrar, Warangal within the Jurisdiction of District Registrar, Jt. Sub-Registrar office Warangal (Urban) falling under these boundaries;

BOUNDARIES

EAST: Open plot of Bathula Sarojana

WEST: V.B. susheel Rao

NORTH: plot of Venkata Narayana

SOUTH: 30'-0" Prop. Road

L. Neeja
U.C.C Permission No. A4/740/96 dt: 24-7-96

The above said Schedule land does not belongs to Govt. or its Agencies and not an assigned land under A.P. Act 9 of 1977 P.O.T.

Gangidi Sreedhar
GANGIDI SREEDHAR
Addl. Public Prosecutor
VIIIth Addl. District & Sessions Judge
Warangal.

T. Venkatesh

T. Venkatesh 13

L. Neeja

For: NANDI DEVELOPER

Nandi Reddy
Managing Partner

R. Venkatesh

Bk-1, CS No 3855/2017 & Doct No

3552/2012. Sheet 13 of 16 Joint SubRegistrar2
Warangal (B.O)



For: NANDI DEVELOPERS

Breddy
Managing Partner



ANNEXURE (1-A)

Location of the Property : Srinivasa Nagar , Hanamkonda
Warangal.
Survey No.s/House No. : 1-7-1365 in sy no : 1022
Total Area : 355.50 Sq. yards or 297.25 Sq. Meters
Proposed "Plinth area from Ground to upper floors" the particulars
hereunder as follows:

Ground floor : 1820 Sq. feet
First floor : 1820 Sq. feet
Second floor : 1820 Sq. feet
Third floor : 1820 Sq. feet
Fourth floor : 1820 Sq. feet
Total : 9100 Sq. feet inclusive of common areas.

Proposed "car parking lot areas" in Stilt floor for a total: 1000
Sq. feet

MARKET VALUE STATEMENT: Proposed construction and parking
areas including Schedule land cost is Rs.89,77,600/- (Rupees Eighty
nine lakhs seventy Seven thousand Six hundred only).

1-7- 1365 Value 5,000/- Per Sq. Yard

355.50 Sq. yards X 5000/- = 17,80,000/-

Ground floor : 1820 Sq. feet X 700/- = 12,74,000/-

First floor : 1820 Sq. feet X 700/- = 12,74,000/-

Second floor : 1820 Sq. feet X 760/- = 13,83,200/-

Third floor : 1820 Sq. feet X 760/- = 13,83,200/-

Fourth floor : 1820 Sq. feet X 760/- = 13,83,200/-

Car parking : 1000 Sq. feet X 500/- = 5,00,000/-

Total 89,77,600/-

Note: DSD: Rs.94680/-, Reg. Fees. Rs.20,000/- and user charges. Rs.200/-
I.e., Total Rs.1,14,880/- paid through challan vide No
481G57030617 dated: 03-06-2017 At State Bank of India.

[Signature]

[Signature]
14

T. *[Signature]*

R. *[Signature]*

ANGADI SREEDHAR
Addl. Public Prosecutor
Addl. District & Sessions Judge
Warangal

For: NANDI DEVELOPERS

[Signature]
Managing Partner



For: NANDI DEVELOPERS

Shetty
Managing Partner



Bk - 1, CS No 3855/2017 & Doct No

3552-1201 Sheet 14 of 16 Joint SubRegistrar

Warangal (R.O)



SPECIFICATIONS FOR PROPOSED RESIDENTIAL APARTMENT;

- Specifications for schedule property and List of Fittings and Fixtures'
1. STEEL - Brand TNT (Work shall be of tor steel or steel as per structure design authorized by project engineer.
 2. CEMENT-Standard quality which is 53 grade.
 3. FLOORING - All the flooring In living room, bed room, kitchen, bath room, lobby and stair cases will be provided with tiles.
 4. TOILET - Colored tiles will be provided on the walls of bathrooms up to 5' height with exhaust fan provision.
 5. DOORS AND WINDOWS - The main door will be with teak Wood and the rest of door frames of bedrooms with medium teak or normal teak and the doors with flush or plywood and the windows shall be made of UPVC, and brass fittings tower bolt and handles and shall be fixed to doors with handles. Eyes and chain shall be provided on the main door. Iron grills to be fixed on the windows where necessary.
 6. Kitchen - Kitchen will be provided with an exhaust fan provision. Working slab be provided of granite on top, the edges of which shall be leveled/rounded and polished.
 7. Plaster -Cement plastering with zero level.
 8. Finish - Interior base to be made of Asian primer paint Oil bound distemper with final coat of Plastic emulsion, Exterior base to be made of exterior primer and two coats with asian paint apex ultima.
 9. Sanitary Work - Color sanitary work with round oval height basin towel rod, toilet paper holder, shower hot and cold water mixer, tape hooks, wash basin, etc.
 10. Electrical Work - Light points, light plugs power points, call bell points, switches visitors call bell, phone, foot lights, light points telephone lines, intercom/conduit telephone and T.V. antenna circuit to be laid as per drawings. 1" dia PVC proconduit pipe of 16 gauge to be used for all electrical lines and ISI approved make wire to be used for power and light points, make to be approved by Owner prior to fitting. The distribution board and main board with circuit breaker shutters to be provided. Provision to be made for 3 phase (minimum 11 KV load) wiring and also for all floors, gates lights and canopy lights and outside lighting to be done as shown in drawing. Charges for cables and electric connection shall be borne by the Developer and provide tube lights or incandescent lamps and other light fittings on wall brackets, lobby as mentioned above to be approved by the Owner, brand of switches/regulators MCB, etc., to be stated. + Generators one light + Fan Each Flat,

W. Neeja

S. Sreedhar
SREEDHAR
Addl. Public Prosecutor
Addl. District & Sessions Judge,
Warangal.

T. U.

R. Veni

For: NANDI DEVELOPERS
Nandi Developers
Managing Partner



BK - 1, CS No 3855/2017 & Doc: No

3552/2017 Sheet 15 of 16 Joint SubRegistrar2

Warangal (R.O)



For: NANDI DEVELOPERS

Shetty
Managing Partner

11. Structure : R.C.C. Framed structure.
12. Walls : 4' thick Brick work in cement mortar with external.
13. Doors : Main door with Fine Teak wood with polishing and other door frames in medium teak work. with flush type shutters.
14. Windows : UPVC frames, shutters with glass and Safety grills
15. Flooring : Vitrified tiles in Hall and Ceramic tiles in other rooms
16. Painting : Enamel paint for wood, white wash in internal walls and Distemper Color paint for external walls & Elevation.
17. Facilities : Concealed Pipe line for Tele phone and T.V. Cable and A.C. Point in Bedrooms.
Elevation grills with Stainless steel

IN WITNESS WHEREOF, THE PARTIES HEREUNTO HAS SET HIS HAND TO THIS DEED WITH THEIR FREE WILL AND SOUND MIND SIGNED AND AFFIXED THEIR SIGNATURES THUMB MARK ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES

1. Jagan
2. Reddy

L. Neelg

Signature of the Site owner

1) Reddy

2) T. Ven

3) R. Veni

Signature of the Developer

GANGIDI SREEDHAR
Addl. Public Prosecutor
VIIIth Addl. District & Sessions Judge
Warangal.

BK-1, CS No 3855/2017 & Doct No

3552/2017, Sheet 16 of 16

Joint Sub Registrar
Warangal (R.O)



For: NANDI DEVELOPERS

N. Reddy
Managing Partner

