

SCANNED

DOCUMENT No. 1732 of 2024

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తెలంగాణ తేలంగానా TELANGANA

BD 181216

Tran Id: 240222124010581752

Date: 22 FEB 2024, 12:42 PM

Purchased By:

NELAPATI RAMA RAO

S/o N.LAKSHMINARAYANA

R/o HYDERABAD

For Whom

M/S RAINBOW CONSTRUCTIONS

This Supplement Deed is made and executed on this day the 22nd of February, 2024 by and between:

SUPPLEMENT DEED

M. SREEDEVI
LICENSED STAMP VENDOR
Lic. No. 15-15-066/2011
Ren. No. 15-15-011/2023
1-17, Anajpur Village
Abdullapurmet Mandal Ranga
Reddy District
Ph 7396135784

Smt. MANGALAGIRI SRIDEVI W/o. Sri. MANGALAGIRI TULASIDAS, D/o. LOHI DAS, aged about 50 years, Occupation: House Wife, R/o: H. No. 54-19-16/A, Jayaprakash Nagar, 2nd Lane, Vijayawada, Andhra Pradesh - 520 008, (Aadhaar No. [REDACTED] 7693. Pan No. EHTPM0404A. Mobile No. 94901 79338)

(HEREINAFTER CALLED as the "FIRST PART/LAND OWNER" which term and expression shall mean and include all his heirs, legal representatives, assignees, administrators, executors, successors, etc.,)

AND

M/S. RAINBOW CONSTRUCTIONS, (bearing PAN: AAPFR0202A) a partnership firm bearing Regn. No. 2738/2012 Regd. With the Registrar of firms, Medchal Malkajgiri District; having its office at: H.No. 11-13-1377/2/305, Flat No. 305, City Centre Apartments, Margadarshi Colony, Saroornagar, Ranga Reddy District, Hyderabad - 500 035.

REP. BY ITS MANAGING PARTNER:

SRI. NELAPATI RAMA RAO, S/o. SRI. N. LAKSHMINARAYANA, aged about 50 Years, Occupation: Business, R/o. H. No. 5-5-261/494, Plot No. 494, Near: Community Hall, Prasanth Nagar, Vanasthalipuram, Hyderabad - 500 070. (Aadhaar No. [REDACTED] 6176, PAN NO. ABVPN2225L) Ph. No. 9866661199

RAINBOW CONSTRUCTIONS

M. Sreedevi

N. Sreenivasulu

M. Sreedevi

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(Hereinafter to be called and referred to as **SECOND PART / DEVELOPER** which term and expression shall mean and include all his heirs, legal representatives, assignees, administrators, executors, successors, etc.,)

WHEREAS the First Party and Second Party entered in to Development Agreement Cum General Power of Attorney on 23rd November 2023, bearing Document No. 11125/2023, Registered in the office of the S.R.O. L B Nagar, for Development of the Land bearing Plot No.50, admeasuring 470 Sq.yds or 392.96 Sq. Mtrs, in Sy.Nos 60/C New (Old No.60 Part), situated at Ward No.8, Block No.3, Sri Ramana Colony of KARMANGHAT Village, Saroornagar Rev. Mandal, Ranga Reddy District, Under L.B.Nagar Circle of Greater Hyderabad Municipal Corporation,,

AND WHEREAS the Second Party obtained necessary permission and sanction from GHMC., Vide TS-bPASS File No.014369/GHMC/7039/LBN2/2024-BP, vide Permit No.5659/GHMC/LBN/2024-BP, Dated : 19th February 2024, on above said property for construction of a building comprising of Stilt + 5 Upper Floors, the Second Party commenced construction of the building and the same at an advanced stage.

AND WHEREAS, the First Party and Second Party have decided to allot the built up area of their respective Shares in the Shape of flats as hereinafter provided.

NOW THIS DEED IS WITNESSETH AS FOLLOWS:

1. The Parties herein declare and confirm that the mutual consent necessary permission and sanctioned was obtained from GHMC., TS-bPASS File No.014369/GHMC/7039/LBN2/2024-BP, vide Permit No.5659/GHMC/LBN/2024-BP, Dated : 19th February 2024, on above said property for construction of a building comprising of Stilt + 5 Upper Floors, over an extent of 470 Sq.Yards., which was entrusted for development and building named as "**KRISHNA KUTEER**" and the First party and Second Party hereby declare and confirm that an extent of **14,535 Sft.**, of total built up area was constructed over the said property.,

WHEREAS, the Party of First Part/Land Owner has offered to give the schedule property to the Party of the Second Part/Developer for construction of Residential Apartment as per sanctioned plan at the cost of the latter and the Party of the Second Part/Developer has accepted the same and the party of First Part/Land Owner and Party of Second Part/Developer mutually agreed their share in the built up area and proportionate undivided share in the proposed building as mentioned below:

Land owner's Share
50%

Developer's Share
50%

It is mutually agreed that the sharing of the built up area/flats shall be floor wise, i.e., 50% built up area in each floor is agreed to be to the Land owner and 50% built up area in each floor agreed to be to the Developer in each floor of the proposed building.

2. It is hereby agreed that First Part and Second Part allotted, admit and agreed their respective entitled built up area, and shall enjoy with all rights and claims as shown below:

M. Suresh Reddy

N. Rama Rao

::3::

ALLOTTED TO LAND OWNER SHARE 50%
Smt. MANGALAGIRI SRIDEVI, W/o. SRI. MANGALAGIRI TULASIDAS,

Flat No.	Super built up area(Sft), including Parking	Undivided Share of Land
101 First Floor	1287 SFT	41.6 Sq.Yards.,
102 First Floor	1620 SFT	52.4 Sq.Yards.,
401 Fourth Floor	1287 SFT	41.6 Sq.Yards.,
402 Fourth Floor	1620 SFT	52.4 Sq.Yards.,
	TOTAL 5814 SFT	

DEVELOPER SHARE 50%
M/s. RAINBOW CONSTRUCTIONS, Represented by its Managing Partner Sri SRI.NELAPATI RAMA RAO, S/o. SRI.N. LAKSHMINARAYANA,)

Flat No.	Super built up area, (Sft), including Parking	Undivided Share of Land
201 Second Floor	1287 SFT	41.6 Sq.Yards.,
301 Third Floor	1287 SFT	41.6 Sq.Yards.,
302 Third Floor	1620 SFT	52.4 Sq.Yards.,
501 Fifth Floor	1287 SFT	41.6 Sq.Yards.,
502 Fifth Floor	1620 SFT	52.4 Sq.Yards.,
	Total 7101 SFT	

Share comes to One Flat Jointly Shared by Builder and Land Owner
Developer have got 166.5 Sft., land owner have got 1453.5 Sft.,

Flat No.	Super built up area (Sft.), including Parking	Undivided Share of Land
202 Second Floor	1453.5 SFT (Owner Share)	52.4 Sq.Yards.,
	166.5 SFT (Developer Share)	
	Total 1620 Sft.,	

Developer Share: 7267.5 Sft.,
Land Owner Share: 7267.5 Sft.
Total: 14535 Sft.

M. Sree Devi

N. Sankar.

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3. That the First Part shall not interfere into the construction work at the schedule property, and not create any hurdles in construction work. In case complete the period and Grace period, after developer will be paid 10/- Per Sft., to the Land Lord Owner.

4. It is agreed that Development Agreement Cum General Power of Attorney Dated : 23-11-2023 stands modified in terms of this deed and same shall be enforceable as modified in terms of this deed, and remaining terms and conditions shall be as per DAGPA Dated : 23-11-2023.

SCHEDULE (PROPERTY PROPOSED FOR DEVELOPMENT)

All that the Proposed Construction of Multistoried Residential Building Name known as "**KRISHNA KUTEER**" to be constructed on **Land bearing Plot No.50, admeasuring 470 Sq.yds or 392.96 Sq.Mtrs, in Sy.Nos 60/C New (Old No.60 Part),** Situated at Ward No.8, Block No.3, Sri Ramana Colony of KARMANGHAT Village, Saroornagar Rev. Mandal, Ranga Reddy District, Under L.B.Nagar Circle of Greater Hyderabad Municipal Corporation,, and bounded by:

NORTH :: Neighbours.

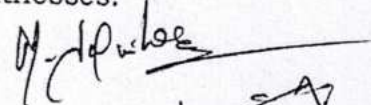
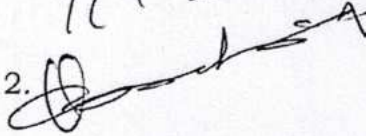
SOUTH :: Plot No.51.

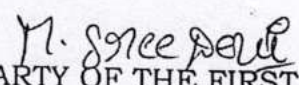
EAST :: Plot Nos.83 & 84.

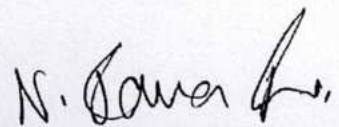
WEST :: 30' Wide Road.

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. 
2. 


PARTY OF THE FIRST PART
(LAND OWNER)


PARTY OF THE SECOND PART
(DEVELOPER)

OFFICE OF THE GREATER HYDERABAD MUNICIPAL CORPORATION

TS-bPASS

BUILDING PERMIT ORDER

To,

Sri/Smt. Smt MANGALAGIRI SRIDEVI, W/o. Sri. MANGALAGIRI TULASIDAS, D/o. LOHI DAS, REP.BY ITS DAGPA HOLDER, M/S.RAINBOW CONSTRUCTIONS, REP.BY ITS MANAGING PARTNER, Sri. NELAPATI RAMA RAO S/o Sri. N.LAKSHMINARAYANA
Represented By:
Address: HOUSE NO 11-13-1377/2/305, FLAT NO 305, CITY CENTRE APARTMENTS, MARGADARSHI COLONY, SAROORNAGAR, RANGA REDDY DISTRICT, HYDERABAD
Pin Code : 500035
Telangana.

FILE No.	: 014369/GHMC/7039/LBN2/2024-BP
PERMIT No.	: 5659/GHMC/LBN/2024-BP
DATE	: 19 February, 2024

Sir / Madam,

Sub: Greater Hyderabad Municipal Corporation - Construction of Residential consisting of 1 Stilt + 5 upper floors, to an extent of 392.97, situated at Adjacent to Jillelguda, Karmanghat Locality, Saroornagar Mandal, Rangareddy District Issued - Reg.
Ref: 1. Your Application dated: 29 December, 2023
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:										
1	Name of Applicant	Smt MANGALAGIRI SRIDEVI, W/o. Sri. MANGALAGIRI TULASIDAS, D/o. LOHI DAS, REP.BY ITS DAGPA HOLDER, M/S.RAINBOW CONSTRUCTIONS, REP.BY ITS MANAGING PARTNER, Sri. NELAPATI RAMA RAO S/o Sri. N.LAKSHMINARAYANA								
2	Represented By									
3	Developer / Builder	BOLLA NARAYANA RAO								
4	Licensed Technical Person/Architect	BOLLA NARAYANA RAO				Lic.No.	BL/4356/2022			
5	Structural Engineer	SRIPURAM VENKATESH				Lic.No.	115/ENG/TP10/GHMC			
6	Others	NA				Lic.No.	340/STRL/ENG/TP10/GH			
B SITE DETAILS										
1	T.S. No./Survey No./Gramkhamam/Abadi	60/C NEW, OLD NO 60 PART								
2	HouseNo/Door No/Pr.No	-								
3	PlotNo.	50								
4	Approved Layout No. / LRS Proceeding No./Sub division No	-								
5	Street / Road	SRI RAMANA COLONY								
6	Locality Name	Adjacent to Jillelguda, Karmanghat								
7	Village Name	Karmanghat								
8	Town/City	NA								
C DETAILS OF PERMISSION SANCTIONED										
1	Plot Area (Sq. Mtrs)	392.97								
2	Roadaffectedarea(Sq. Mtrs)	0.0								
3	Nala affectedarea(Sq. Mtrs)	0.0								
4	Net Plot Area (Sq. Mtrs)	392.97								
Building Name - A (MANGALAGIRI SRIDEVI REP BY ITS DGPA HOLDER MS										
5	Floors	Ground		Upper floors		Parking floors				
	Use	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)
a	Residential	0	0.00	5	1,115.30	Cellar	0	-	-	0
b	Commercial	0	0.00	0	0.00	Stilt	1	-	-	209.5
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0
d	No of floors	1 Stilt + 5 upper floors								
e	Height of the Building	15								
d	Set backs (m)	Front		Rear		Side I		Side II		
		3		2		2		2		
7	Tot Lot	NA								
8	Height(M)	15.00								
9	No.of Rain Water Harvesting Pits	1								
10	No. of Trees	NA								
11	Total Parking Area	223.1								
D OTHER DETAILS :										
1	Contractor's all Risk Policy No.	431190/44/2024/498		Date	19 December, 2023		Valid Upto	18 December, 2029		
2	Notarised Affidavit No.	1429		Date	15 February, 2024		Area (m2)	111.82		
3	Enter Sr. No. in prohibitory Property Watch Register	1429		Date	15 February, 2024					
4	Floor handed over	SECOND FLOOR		S.R.O.	L.B.NAGAR					
5	Details of TDR Utilization									

Technical Personnel,

30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
- a) The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b) The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c) The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
 - d) The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.
33. Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting Installation as stipulated in National Building Code of India, 2016 .
34. Occupancy FIRE NOC Shall be Obtained from Director (EV&DM) before Issue of Occupancy Certificate.
35. In respect of All Non Residential Buildings and Residential Building in plot of 500 Sq.mts / 600 Sq.Yds and above, the Applicant shall comply with the provision of Telangana State Cool Roof Policy 2023-2028 and the same is mandatory for issuance of Occupancy Certificate(OC).
36. A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.
37. Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".
38. For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.
39. New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecom room inside the building.
40. Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

General Conditions:

1. The owner / developer of the site shall ensure that the C&D Waste generated is transferred only to the designated C&D Waste Collection point NAGAR/ Virat Nagar of the proposed site duly paying the requisite fee to the agency at the transfer as per the quantity arrived. Circle 4 LB

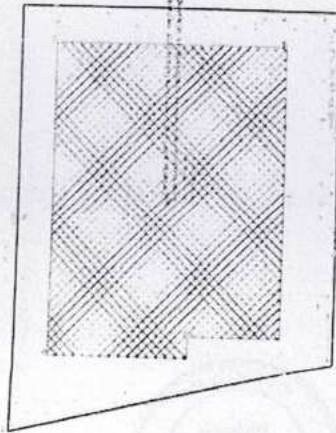
Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. The GHMC reserve the right to cancel the permission if it falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
3. The Builder/Developer shall register the project in the RERA website for the plots above 500 Sq.Mtrs or more than 8 Dwelling units.

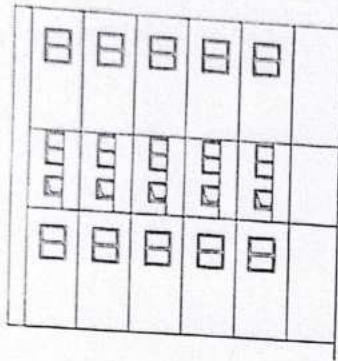
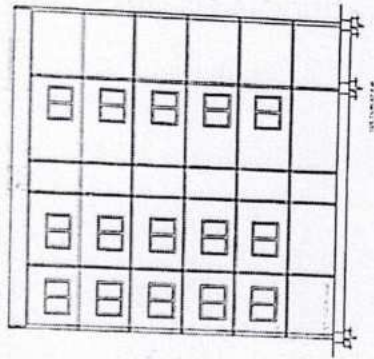
Yours Faithfully

Name : CITY PLANNER (LB2)
Date: 02/19/2024 2:31:46 PM
Designation : City Planner

Project title: PLAN SHOWING THE PROPOSED CONSTRUCTION OF 5 FLAT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL FLATS, ON PLOT NO. 10, IN ST. NO. 10, NEW, (OLD NO. 60 PART), SITUATED AT: SRI RAMANA COLONY OF KARMANGHAT(V), SAROORNAGAR(M), R.R.DIST, UNDER L.B.NAGAR CIRCLE, GHMC, HYDERABAD., BELONGS TO: SMT. MANGALAGIRI SRIDEVI, W/O. MANGALAGIRI TULASIDAS. D/O. LOHI DAS. REP BY ITS DGPA HOLDER: M/s. RAINBOW CONSTRUCTIONS, REP BY ITS MANAGING PARTNER: SRINELAPATI RAMA RAO, S/O. SRIN. LAKSHMINARAYANA.



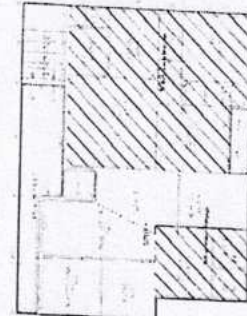
SITE PLAN
(SCALE 1:1000)



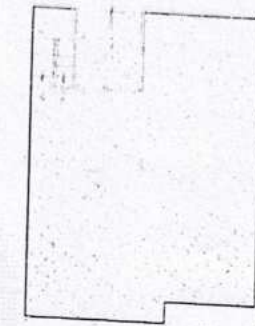
SECOND FLOOR PLAN
(SCALE 1:100)



THIRD FLOOR PLAN
(SCALE 1:100)



FOURTH FLOOR PLAN
(SCALE 1:100)



FIFTH FLOOR PLAN
(SCALE 1:100)

SITE ONE FLOOR PLAN
(SCALE 1:100)

Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)
1	Ground Floor	1000	1000
2	First Floor	1000	1000
3	Second Floor	1000	1000
4	Third Floor	1000	1000
5	Fourth Floor	1000	1000
6	Fifth Floor	1000	1000
7	Total	6000	6000

Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)
1	Ground Floor	1000	1000
2	First Floor	1000	1000
3	Second Floor	1000	1000
4	Third Floor	1000	1000
5	Fourth Floor	1000	1000
6	Fifth Floor	1000	1000
7	Total	6000	6000

DECLARATION
I, the undersigned, do hereby declare that the above mentioned details are true and correct and are in accordance with the provisions of the Hyderabad Building Regulation, 1947 and the Hyderabad Building Regulation, 1956.

NOTES
1. The above mentioned details are in accordance with the provisions of the Hyderabad Building Regulation, 1947 and the Hyderabad Building Regulation, 1956.
2. The above mentioned details are in accordance with the provisions of the Hyderabad Building Regulation, 1947 and the Hyderabad Building Regulation, 1956.

Sl. No.	Particulars	Area (sq. ft.)	Volume (cu. ft.)
1	Ground Floor	1000	1000
2	First Floor	1000	1000
3	Second Floor	1000	1000
4	Third Floor	1000	1000
5	Fourth Floor	1000	1000
6	Fifth Floor	1000	1000
7	Total	6000	6000

GOVERNMENT OF INDIA
Mangalagiri Sridevi

7693

M. Sridevi

అధికారి - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address W/O Mangalagiri
Tulasidas 54-19-18/A Java
Praksh Nagar amma kalyana
mandapam sunnabattla
centre Vijayawada (Urban)
Krishna VJ Polytechnic
Andhra Pradesh 520008

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

नलपाटी राम राव
Nelapati Rama Rao
पुष्पिन तैदी / DOB: 21/09/1973
పురుషుడు / MALE

6176

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: C/O లేద నలపాటి
లక్ష్మీనారాయణ, హన్రా 5-5-261/494
ప్లాట్ నెం 494, ప్రశాంత నగర్,
కమ్యూనిటీ హల్ దగ్గర, వనస్థలిపురం,
రాయల నగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ, 500070
Address: C/O Late Nelapati
Laxminarayana, Hno 5-5-261/494 Pl
494, Prashanth Nagar, Near Community
Hall, vanasthalipuram, Hayathnagar, K.v.
Rangareddy, Telangana, 500070

6176

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAINBOW CONSTRUCTIONS

15/11/2012

Permanent Account Number

AAPFR0202A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EHTPM0404A

नाम / Name
MANGALAGIRI SRIDEVI

पिता का नाम / Father's Name
LOHI DAS GOVINDAPALI

जन्म की तारीख / Date of Birth
20/05/1973

M. Sree Devi
हस्ताक्षर / Signature

for RAINBOW CONSTRUCTIONS

M. Sree Devi
Authorised Signatory