



తెలంగాణ తెలంగాణ TELANGANA
 14/3/21 Date: 12-3-2021 10020
 K. Jagadeeshwar & Late Sarangamani & Hanamkonda
 For Whom: M/s J.K. Builders rep by K. Jagadeeshwar & Sarangamani
 Mr. K. AB 591620
 LICENCED STAMP VENDOR
 Dist. Court Premises, Warangal Dist.
 Pin: 506 001, Cell: 9849460817

**DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER
 OF ATTORNEY**

This Development Agreement cum Irrevocable General Power of Attorney is executed on this 15th day of March, 2021, by and between;

1. NAKKA KOMURAMMA @ NAKKA KOMARAMMA, W/o Late Sri Rajakantham, age: 66 years, Occu: House Hold Work, R/o HNo.2-4-1245, Gandhinagar, Near Ambedkar Bhavan, Hanamkonda, Warangal City and Dist. Pan No.KMFPK0914K, Aadhar No.665453862383.
2. NAKKA MANOHAR YADAV, S/o Late Sri Rajakantham, age: 48 years, Occu: Private Employee, R/o HNo.2-4-1448/1/1, Ashoka Colony, Hanamkonda, Warangal City and Dist. Pan No.AGCPN5018M, Aadhar No.622153673500.
3. NAKKA HARIKRISHNA, S/o Late Sri Rajakantham, age: 45 years, Occu: Private Employee, R/o HNo.2-4-1245, Gandhinagar, Near Ambedkar Bhavan Hanamkonda Warangal City and Dist. Pan No.AEWPN1058F, Aadhar No.651677069751.

(The parties 1 to 3 hereinafter referred to as the SITE OWNERS cum principals of the FIRST PARTY which expression shall unless repugnant to that context and meaning thereof deemed to and include the said persons, their respective legal heirs, successors, executors of their will in any, administrators, assignees and the like also)

For: JK BUILDERS
 Managing Partner
 21/3/21 31/3/21
 LTI. T. NAKKA Komura

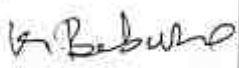
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, 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 4 and 5 on the 15th day of MAR, 2021 by Sri Komuramama

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/lnk Thumb Impression
1	CL		 KASAGANI JAGADEESHWAR [2111-1-2021-9715]	KASAGANI JAGADEESHWAR (PARTNER) S/O. LATE SARANGAPANI 2-4-1224/2, HANAMKONDA, HANAMKONDA, WARANGAL (URBAN), TELANGANA, 506001, VIDYANAGAR,	
2	EX		 NAKKA HARIKRISHNA [2111-1-2021-9715]	NAKKA HARIKRISHNA S/O. LATE RAJAKANTHAM 2-4-1445, HANAMKONDA, HANAMKONDA, WARANGAL (URBAN), TELANGANA, 506001, GANDHINAGAR,	
3	EX		 NAKKA MANOHAR YADAV [2111-1-2021-9715]	NAKKA MANOHAR YADAV S/O. LATE RAJAKANTHAM 2-4-1448/1/1, HANAMKONDA, HANAMKONDA, WARANGAL (URBAN), TELANGANA, 506001, ASHOKACOLONY,	
4	EX		 NAKKA KOMURAMMA ALIAS [2111-1-2021-9715]	NAKKA KOMURAMMA ALIAS NAKKA KOMARAMMA W/O. LATE RAJAKANTHAM 2-4-1245, HANAMKONDA, HANAMKONDA, WARANGAL (URBAN), TELANGANA, 506001, GANDHINAGAR,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K BABU RAO [2111-1-2021-9715]	K BABU RAO S/O NAGESHWAR RAO HNO 2-10- 18914WADDEPALLY WGL	
2		 P NAREESH [2111-1-2021-9715]	P NAREESH S/O NARSAIAH HNO 19-170/1HNK WGL	

15th day of March, 2021



Signature of Joint SubRegistrar
Warangal (R.O)

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For: 9K

15/03/2021



AND

M/s J.K Builders, a partnership firm (Registered No.112/2020, Dt.27.02.2020), represented by its Managing Partner **Sri KASAGANI JAGADEESHWAR**, S/o Late Sri Sarangapani, age: 49 years, Occu: Business, R/o HNo.2-4-1224/2, Vidyanagar, Hanamkonda, Warangal City and Dist. Aadhar No.455775297404, Firm Pan No.AAPFJ9226Q.

(Hereinafter referred to as the DEVELOPER / BUILDER cum attorney of the SECOND PARTY which expression shall unless repugnant to that context or meaning thereof be deemed to and include the firm its successors in interest, administrators, assignees etc)

Whereas First of the Site Owners / First Party is the mother of the Second and Third of the Site Owners / First Party of this deed.

Whereas the Site Owners / First Party are the absolute owners, possessors and enjoyment of the RCC Building consists of Ground Floor with Open Land, measuring 533 Sq.Yards, equivalent to 447 Sq.Mts, bearing Greater Warangal Municipal Corporation H.No.2-4-1245, forming part of Survey No.158 (Old 324/B) of Waddepalli Revenue Village, Situated at Gandhinagar (Pochammagudi), Hanamkonda, Warangal City and Dist., and it is in Ward-2, Block-4 of Greater Warangal Municipal Corporation limits.

In turn the First of First Party / Site Owners (Smt Nakka Komuramma @ Nakka Komaramma) acquired the aforesaid RCC Building consists of Ground Floor, measuring 533 Sq.Yards, bearing Greater Warangal Municipal Corporation HNo.2-4-1245, through Gift Settlement Deed Doc.No.6537/2012, Dt.20.07.2012, registered in the Office of the Joint Sub-Registrar, Warangal, executed by her husband Sri Nakka Rajakantham, later her name was recorded / mutated in the Greater Warangal Municipal Corporation.

In turn Sri Nakka Rajakantham acquired the Open Land, measuring 533 Sq.Yards, equivalent to 447 Sq.Mts, out of Survey No.158 (Old 324/B) of Waddepalli Revenue Village, through Gift / Settlement Deed Doc.No.4852/1982, Dt.22.10.1982, registered in the Office of the Joint Sub-Registrar, Warangal, in Book-I, Volume 672, Pages 267 and 268, executed by his father and its erstwhile owner and pattedar Sri Nakka Ilaiah, later Sri Nakka Rajakantham had constructed the existing RCC Building



2) *[Signature]*
3) *[Signature]*
Sri or Nakka Komuramma

For: **JK BUILDERS**

[Signature]
Managing Partner

M/s. J.K BUILDERS
[Signature]
Managing Partner

Bk - 1, CS No 9715/2021 & Doct No 1508/2021

Joint SubRegistrar
Warangal (R.O)

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI: Address:	Photo
1	Aadhaar No: XXXXXXXX3500 Name: Nakka Manohar Yadav	S/O Nakka Rajakantham, Hanamkonda, Warangal, Telangana, 506001	
2	Aadhaar No: XXXXXXXX9751 Name: Nakka Harikrishna	S/O Nakka Rajakantham, Hanamkonda, Warangal, Andhra Pradesh, 506001	
3	Aadhaar No: XXXXXXXX7404 Name: Kasagani Jagadeeshwar	S/O Kasagani Sarangapani, Ghatkesar, Rangareddi, Andhra Pradesh, 500092	

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	95000	0	0	0	95100
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
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	115200	0	0	0	115300

Rs. 95000/- 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. 9500000/- was paid by the party through E-Challan/BC/Pay Order No. 265D8S120321 dated 12-MAR-21 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 115200/-, DATE: 12-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6177632979415, PAYMENT MODE: CASH-1001138, ATRN: 6177632979415, REMITTER NAME: KASAGANI JAGADEESHWAR, EXECUTANT NAME: NAKKA KOMURAMMA AND OTHERS, CLAIMANT NAME: JK BUILDERS REP JAGADEESHWAR.

Date:

15th day of March, 2021

Signature of Registering Officer
Warangal (R.O)

Registered as No: 9508 of 2021
of Book 1557 Day of March 2021
1947/ Jangam Duty S.E.

Registering Officer
(CH. SURENDRA BABU)

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FOR: JK BUILDERS

15/03/2021



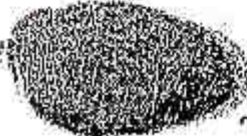
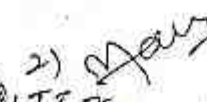
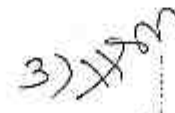
consists of Ground Floor by obtaining the building permission from the Palivelpula Grampanchayat, and the same was assessed for property tax and assigning the house number by the Municipal Authorities,

Whereas the Site Owners / First Party is continuous and peaceful possession and enjoyment of the aforesaid property, for the last several decades. The Second, Third of the First Party / Site Owners have children of Late Sri Nakka Rajakantham and First of First Party / Site Owner (Smt Nakka Komuramma @ Nakka Komaramma) and the Second, Third of the First Party / Site Owners have joined as co executants and executing this deed on the request of the Developer / Second Party, that they (Second, Third of the First Party / Site Owners) have no objection for this development deed and to avoid misunderstandings in future and also to pass better and perfect title in favour of the parties and Prospective Purchaser/s.

Whereas the Site Owners / First Party are interested in developing the aforesaid house property in to a multi storied apartment complex and in view of their intention, have approached and offered for development to the Builder / Developer / Second Party, who agreed to develop the same, as it is having the infrastructure of men and machinery for construction of the apartment / residential complex as per the mutually agreed building plan for the benefit and use of the parties and accordingly, the Site Owners / First Party and Developer / Second Party herein have entered in to the Development Agreement, and have agreed to reduce the terms and conditions as under for development of the property described in Schedule 'A' hereto and enclosed the plan and hereinafter called as the 'A' Schedule Property.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS;

1. The Site Owners / First Party agreed to entrust the 'A' Schedule Property herein to the Developer / Second Party, who shall demolish the Old house with its expenses and shall construct, a multi storied residential complex consisting Stilt Plus 4 Upper Floors, at its cost and expense with total built up area including common area as per the specifications mentioned in the Schedule 'D' annexed hereto, as per the plan / permission / sanction by Greater Warangal Municipal Corporation and Kakatiya Urbana Development Authority or any other appropriate authority.

1)  2)  3) 
LTS or
Nakka Komuramma

For: **JK BUILDERS**


Managing Partner

For: **JK BUILDERS**
77: MVS
Partner
Partner

Bk - 1, CS No 9715/2021 & Doct No *1200*
1 day Joint Sub Registrar
Warangal (R.O)

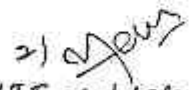


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FOR 9K BILLS



2. That the Site Owners / First Party, agreed to get the built up areas comprising 47% out of such total built up area including common area as mentioned in the Schedule 'B' annexed hereto and the Developer / Second Party shall get and retain the built up area of 53% out of such a total built up area including common areas, mentioned in schedule 'C' of this deed.
3. That it is agreed by the parties that in the event of any accident occurs or any contingency for labour takes place at the time of construction of complex in the schedule 'A' property, and any such claims or demands made in connection therewith, the same shall be met and borne by the Developer / Second Party only, and the Site Owners / First Party shall not be held liable or responsible for any such claims whatsoever and all such claims / demands if any by insuring the entire project by purchasing the suitable insurance policy from the competent company.
4. The Developer / Second Party shall alone pay all the required amounts, fee, and other expenses in obtaining the permission / sanction / approval of the Greater Warangal Municipal Corporation / KUDA or any other appropriate authority for construction of the said residential complex in 'A' Schedule Property.
5. The Site Owners / First Party hereby agreed to permit the Developer / Second Party to enter the 'A' Schedule Property to remove the Old House and clear the same to commence the construction work to lay pillars etc., for the proposed residential complex.
6. The Site Owners / First Party and the Developer / Second Party shall be entitled to share the built up areas on the basis and subject to the permissions and the variations that may be required to be obtained from the Greater Warangal Municipal Corporation / KUDA or any other appropriate authority and the share of Site Owners / First Party shall be 47% and the same as specified in schedule 'B' annexed hereto and hereinafter called the 'B' schedule areas. The Developer / Second Party shall be entitled to 53% of the built up areas shown in Schedule 'C'. The parking space in the stilt shall be divided between the Site Owners / First Party and Developer / Second Party in the ratio of 47%:53% respectively.

1)  2) 
LTI or Nakke
Kornane

3) 

For: **JK BUILDERS**


Managing Partner


For: **JK BUILDERS**
Managing Partner

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Warangal (R.O)

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For JK BUI LING

Manoj K. Potluri



7. That the Developer / Second Party shall provide all the necessary amenities including power supply, individual electricity meters, panel board, transformer, water, and adequate drainage systems and sound proof Generator to the said residential complex at its own costs by paying necessary charges including fees and connection deposits etc.,
8. The Developer / Second Party shall deliver 'B' Schedule areas duly completing in all respect as per the specification mentioned in 'D' Schedule within 18 months and grace period of 6 months from the date of obtaining the Municipal permission subject to any unforeseen contingencies such labour strikes, natural calamities, and acts of God etc.,
9. It is further agreed that the Site Owners / First Party and the Developer / Second Party herein shall divide and distribute the parking areas in the same proportion of 47%:53% respectively and the Site Owners / First Party and the Developer / Second Party shall be treated as absolute owners of their respective entitled shares and allotments of constructed areas mentioned in this deed. The right in the built up area in the property will be transferred to Site Owners / First Party only after completion of the flats in the complex by the Builder / Second Party, nothing herein contained shall be construed as delivery of possession of flats in part performance of any agreement of sale Under Section 53 (A) of the Transfer of Property Act, 1908 or section 2 (47) (V) of Income Tax Act, 1961.
10. The grant of development rights or the permission to enter and commence the work under this agreement shall not be construed as anyway parting with the possession of 'A' Schedule Property by the Site Owners / First Party and the Site Owners / First Party shall continue to have the right to possession. The Site Owners / First Party today delivered / handed over the Original Link Documents to the Builder / Second Party, and it is inspect all the original title deeds to the third party agreement holders or their financial institutions during all the reasonable hours and to give duly attested copies thereof if required.

For: JK BUILDERS
Managing Partner

Managing Partner

LT I or
N. K. K. K. K. K.

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Warangal (R.O)



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For: JK BELLERS

Ministry of Revenue



11. The Stamp Duty, registration fee and other incidental charges / taxes (State and Central Government) for sale of undivided shares of land with built-up areas and the Residential Units fell to the share of the Developer / Second Party shall be entirely borne by the developer or its prospective buyers.
12. Similarly, in case of Sale of the flats allotted to the Site Owners / First Party i.e., Residential Units with undivided share of land fell to them (Site Owners / First Party), for which, the Stamp Duty, Registration Fee, Capital gain Tax, GST if any payable and other incidental charges / taxes (State and Central Government) will be borne by the Site Owners or their prospective buyers.
13. The First and Second Parties here to have mutually agreed to name the complex as "J.K RESIDENCY".
14. The Site Owners / First Party or the purchasers from them shall become members of an association or society of flat owners or occupiers that may be formed after the delivery of 'B' schedule areas and shall contribute the proportionate charges or other monies that may be necessary for the formation, management or running of the association or society and shall be bound by the bye laws and decisions of such association or society and shall contribute proportionately to the maintenance and better management of the common areas and amenities in the apartment complex "J.K RESIDENCY".
15. The Site Owners / First Party hereby declare and assure that they are the absolute owners and possessor of the property mentioned in 'A' schedule annexed hereto and they are entitled and competent to enter in to this development agreement and that the property mentioned in 'A' schedule annexure hereto is free from all adverse claims, third party claims or litigations, prior charges or agreements or mortgages or any other encumbrances whatsoever and further covenants to indemnify the Developer / Second Party and keep them fully indemnified from all or any loss that may be caused to the developer due to any defect in the title of the Site Owners / First Party.

1)  2) 
LTI or NOKIA
K... ..

3)  For: **JK BUILDERS**: 
Managing Partner  
Managing Partner

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For: 9K



16. The Site Owners / First Party further agree that after sanction of necessary permissions and commencement of the work, the Developer / Second Party shall be entitled to enter in to Agreement/s for sale with third parties in respect of its 53% share / areas and proportionate undivided share in land as mentioned in Schedule 'C' only annexed hereto and receive advance consideration etc.,
17. The Site Owners / First Party further declare that the property mentioned in schedule 'A' annexed hereto is not an Assigned Land and it is not a vacant land within the meaning of the Urban Land Ceilings Act.
18. The Site Owners / First Party shall be responsible for the payment of all arrears of property tax, electricity tax, bills, water charges, any other charges payable to government in respect of 'A' Schedule Property till the date of removal of the existing structure (old house) and up to the entry of the developer in to 'A' Schedule Property. And thereafter, the Developer / Second Party shall be liable to pay all such taxes and charges to the authorities concerned till the possession of the respective flats and its common areas as mentioned in 'B' Schedule are delivered to the Site Owners / First Party or as the case may be to the third party purchasers.
19. The parties to this agreement specifically agreed that in the event of any area allotted in excess to their eligible proportionate share as per this agreement, such party, who is getting the excess built up area other than their eligible area, shall pay the cost / value to the Developer / Second Party or the Site Owners / First Party. The First Party / Site Owners are entitled to sell, mortgage, lease or any other mode for getting any loan or financial assistance against their flats / apartments shown in Schedule 'B'.
20. The parties agreed that if the Developer / Second Party fails to do and complete the construction work as per the specifications mentioned in Schedule 'D' of this document, the Developer / Second Party has to complete the same at its costs, in spite of it, fails to do so, such incomplete works shall be completed by the Site Owners / First Party and such costs / expenses / damages shall be collected and deducted from the amount payable towards excess built up area to the Developer / Second Party.

1)  LTZ M
Nakr - 100

For: **JK BUILDERS**
3)  Managing Partner
Managing Partner

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Warangal (R.O)



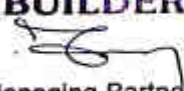
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21. The Developer / Second Party shall complete the entire construction of the residential flats with all the finishing work, white / colour wash, painting works and all specifications mentioned below etc., and the said complex shall be ready and habitable for residential use and occupation purpose.
22. The Site Owners / First Party do hereby authorize the Developer / Second Party to enter into the said property and commence development activity with immediate effect and that the authorization by the Site Owners / First Party does not confer any right on developer for use of the area other than it's agreed share of 53% in the development and construction of the apartment.
23. The parties to this agreement further agreed that the Flats for which they are entitled can be retained for themselves or they can sell to the third parties of their own choice. One cannot come in the way of the other, but as far as legal formalities are concerned both parties shall have to cooperate with each other if required in execution of any further document.
24. During the course of construction of the residential apartments and until the requisite portions are delivered to the Site Owners / First Party all the materials and machinery used in the course of construction work it shall be at the risk of the Developer / Second Party and the it shall be liable for damages, injures or losses or destruction caused to any person or machinery used during the period of construction.
25. The Developer / Second Party shall arrange quality goods, items such as drain pipes, cables, water courses, shutters, wires and other materials necessary for proper utility and services of the building.
26. The Developer / Second Party undertakes that they will use all reasonable and good materials required for the construction of the residential apartments and assure the quality of the work as per the specifications annexed herewith in Schedule 'D'.

1)  2) 
LTI or
Naka/Kom

For: **JK BUILDERS** 
3)  Managing Partner
For: **JK BUILDERS** 
Managing Partner

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Warangal (R.O)



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For: THE BUILDERS

Managing Partner

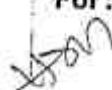


27. The Site Owners / First Party assure that the schedule property is free from all encumbrances and she is competent to execute and register the documents as its absolute owner in exclusive possession.
28. The Site Owners / First Party hereby agree and declare that any loss or damage is caused during the construction work, due to any litigation or claim by any third party against the Schedule 'A' Property, such claims / disputes shall be solved by them at their own cost/s and expenses and further agreed to pay any loss or damage caused to the Builder / Second Party due to stopping of construction.
29. The reference in this deed the constructed areas / structures shall mean super built up areas i.e., carpet area, wall areas, balcony area, common areas, circulation areas, parking space, allotted and distributed between the Site Owners / Principals and the Developer / Second Party as per their share stated above to their built up areas of the allotment shall be also subject to the following conditions.

Both the parties' rights shall be subject to the same restrictions in the use of their common areas and amenities, as the other House / Flat owners of the other units in the said complex.

30. The Site Owners / First Party and Developer / Second Party hereby agree to settle all income tax claims, capital gain taxes raised by the income tax department pertaining to their respective portions as per their shares detailed above.
31. The First Party / Site Owners have no objection if the Developer / Second Party intend to mortgage its share of allotted flats to any Bank or Financial Institutions or State Finance Corporation and also agreed to produce the original documents of the title to the property as and when it required by the Second Party / Prospective Purchasers availing the loans or it / their respective undivided share so as to enable the Developer / Second Party to produce the same before the concerned authorities and to facilitate to the Developer / Second Party to complete the project as early as possible with in the period stated above.

1)  LTI or

3)  For: **JK BUILDERS**
Managing Partner

For: **JK BUILDERS**
Managing Partner

For: **JK BUILDERS**
Managing Partner

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32. In consideration of the development, the Site Owners / First Party having granted irrevocable right to the Developer / Second Party to develop the property, the Developer / Second Party hereby agrees and covenants to give 53% of the built up area in all the floors to the Site Owners / First Party by constructing the apartments / flats as specified in this deed.
33. The Site Owners / First Party hereby authorize the Developer / Second Party to procure the customers for the purchase of flats and parking areas to enter into agreement of sale with such customers collect advance and to issue valid receipts to such purchaser (s) of flats to the extent of the Developer / Second Party share of 53% built up area in respect of residential areas in the said project towards the Developer / Second Party share.
34. It is hereby clarify that the numbering of Flats is shown and mentioned in the enclosed plan of this deed.

SPECIAL TERMS:

1. Both the parties hereby agree to enter into supplemental agreement in the event of any such contingency 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. The parties to this agreement / deed hereby agree and declare that the Second Party / Builder / Developer hereby authorize the First Party / Site Owners can convey or transfer, sell, mortgage their 47% share of flats to anybody of their choice for which, the Second Party / Builder has no objection or claim over such share or they (Site Owners). The Developer / Second Party can retain its share of 53% flats in the total flats as per its wish and will and hereby clarify that each party has authorized the other to deal with their respective share stated above in the Schedule 'B' and 'C' of this deed.

1) 
LTI R NAKKA

3) 
For: **JK BUILDERS**
Managing Partner

FOR JK BUILDERS

Managing Partner

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Joint Sub Registrar

Warangal



3. In case of any disputes that arise between the parties hereto touching these presents the matter shall be referred to the arbitrators, each party shall choose one person and in case of any difference of opinion between such arbitrator/s, who shall nominate a common umpire and his / their award shall be final and binding on both the parties and the relevant provisions of the Arbitration Act shall apply.
4. It is specifically admitted that in case of demise of any one of the parties (i.e., the Principal/s or Agent), his / their legal representative/s, heirs and successors shall be bound by the terms and conditions of this Development Agreement cum GPA and this clause is intended with a view to operate and apply the provisions of Indian Contract Act by express authority being conferred in the provisions of the Act and their respective legal heirs shall cooperate and shall not have any objection in execution and registration of the necessary document/s if required.

SCHEDULE-'A' PROPERTY

All that the RCC Building consists of Ground Floor with Open Land, measuring 533 Sq.Yards, equivalent to 447 Sq.Mts, bearing Greater Warangal Municipal Corporation H.No.2-4-1245, forming part of Survey No.158 (Old 324/B) of Waddepalli Revenue Village, Situated at Gandhinagar (Pochammagudi), Hanamkonda, Warangal City and Dist., and it is in Ward-2, Block-4 of Greater Warangal Municipal Corporation limits, Bounded by;

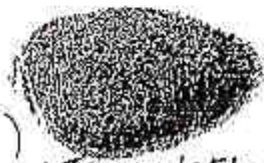
EAST : HNo.2-4-1244 belongs to Nakka Rajender.
WEST : 30'.0" Wide Road.
NORTH : HNo.2-4-1246 belongs to Nakka Komala.
SOUTH : 30'.0" Wide Road.

SCHEDULE-'B' – 47% OWNERS' SHARE

Flat No.101 in First Floor.

Flat No.202 in Second Floor.

Flat No.302 in Third Floor.

1) 
L. S. N. Nakka
Kommala

3) 
For: **JK BUILDERS**

Managing Partner

For: **JK BUILDERS**

Managing Partner

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SCHEDULE-'C'- 53% DEVELOPERS' SHARE

Flat Nos.102 in First Floor.

Flat No.201 in Second Floor.

Flat No.301 in Third Floor.

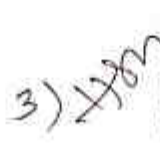
Flat No.402 in Fourth Floor.

Flat No.401 in Fourth Floor was kept jointly between Site Owners / First Party and Developer (Builder) / Second Party.

SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION

STRUCTURE	:	RCC framed structure.
WALLS	:	Good Quality Brick work 9" thick external and internal walls 4 ½ in Red Brick or A.A.C Block of Extra Lite.
PLASTERING	:	Cement Mortar with sponge finishing in external Walls. Cement Mortar with putty finishing in internal Walls.
FLOORING	:	Ceara and Khazaria Vetrified tiles with skirting all round.
DOORS	:	Main door: Good quality teak wood shutter with polish. Internal door: Teak Wood frames and flush doors.
WINDOWS	:	UPVC door frames with float glass paneled shutters and designer hardware of reputed make.
PAINTING	:	Asian and Bazaar distemper for inner walls, Exterior ACE or equivalent for outer walls and enamel paint for wood and grill works.
KITCHEN	:	Granite cooking plat form with 2' height glazed tiles dado above the flat form.
TOILETS	:	Ceramic tile flooring and claddings up to door height.
ELECTRICAL	:	Polycab, Fine cab, Million copper wiring in conduits for lights, fan, plug and power plug, TV points, generator points in hall (light and fan) master bedroom (light and fan) (or) good quality and standard brand material.
WATER	:	Continuous tube well water through over head tank, Municipal Water connection at convenient point.


LTI N Nakke

For: **JK BUILDERS**  Managing Partner
 Managing Partner
 Managing Partner

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- SANITORY** : SWR Ashirvad, CPVC Ashirvad pipe lines; Ceara, Hindware basic model sanitary, Hindu ware, Parry ware and Water Teck basins, Ceara and Prayag (or) good quality and standard brand material.
- LIFT** : 6 person capacity (Micro Seren), Jackson or any other Standard brand.
- GENERATOR** : Sound proof (Ashok Layland, Mahindra, Hyger) (or) any other Standard brand.

THE SITE OWNERS / FIRST PARTY (PRINCIPALS) HEREBY APPOINT, RETAIN, NOMINATE AND CONSTITUTE THE SECOND PARTY (M/s J.K.BUILDERS) AS THEIR LAWFUL ATTORNEY in respect of 53% of the developer's share shown in schedule 'C' of this deed, and undivided share of land in Stilt Plus 4 Upper Floors built up areas together with Parking in Stilt Floor, allotted to the Second Party, towards the construction and proportionate undivided share of land and to do the following acts, deeds and things in her name and on her behalf as under;

- a) To enter into an agreement of sale in respect of the second party / developer's 53% share / areas to the intending purchaser(s) and to receive the sale consideration, acknowledge the receipt of the part or total sale consideration and get the sale deed(s) registered.
- b) To sign and execute the sale deed(s) in respect of 53% of share / areas as shown in the enclosed statement being allotted to the second party and such other documents in respect of flats stated above in the schedule property and present such sale deed, conveyance deeds and acknowledge the receipts of the part or total sale consideration and get the sale deed(s) registered.
- c) To sell the flats in schedule property as full or part in respect of the developer's 53% share / areas (land and undivided share of land in Four Upper Floors built up areas together with Parking in the Stilt Floor) being allotted to the Second Party in favour of the prospective purchasers, and to execute registered sale deed(s).

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For: **JK BUILDERS**

Managing Partner

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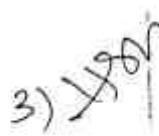
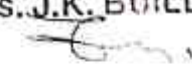


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- d) To raise and avail finance by way of mortgage for construction of flat in the schedule property, from any financial institutions, financiers and bankers for the purpose of the construction by creating charge in respect of the area and portion of the said property (53%) to which second party is entitled without affecting the rights of the Site Owners / First Party share of the 47% area and further to which second party is entitled to clear in respect its respective ratio of 53% only.
- e) To make statements, file affidavits, reports in all proceedings before any statutory authority, including Greater Warangal Municipal Corporation, Revenue / U.L.C authority, Water works departments, TSNPDCL (Transco) and obtain necessary sanction or permissions and approvals by second party / builder.
- 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 principal 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 petition to execute decree/s etc., from time to time and to give evidence in court of law or any other body or authority on behalf of the Principals and to effect compromise in any such legal proceedings. (If necessary for the benefit of the parties to this document).
- g) To appoint such advocates by the attorney choice and to fix his / their remuneration as the attorney deems fit.
- h) To appoint or engage such architects, construction, engineers, labour for the construction of the said building.
- i) To advertise the project for sale of flats in such a manner as may our attorney shall feel necessary and to solicit such customers for the purpose of sale of the flats pertaining to the developer's share.
- j) To handover peaceful and vacant possession to the prospective purchaser/s of the Flats, etc., pertaining to the developer's share.

1)  2) 

3)  For: **JK BUILDERS**: M/s. **J.K. BUILDERS**
 Managing Partner  Managing Partner

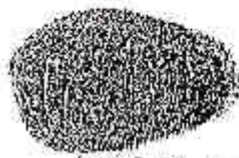
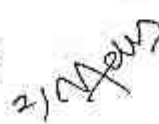
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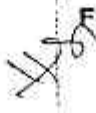


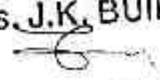
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- k) To represent before the Income-tax department and if necessary obtain income-tax clearance to alienate the flats in the said apartment complex.
- l) To represent before the competent authority / Revenue, Urban Land Ceilings and if necessary, obtain permission to sell the flat in the said property in favour of prospective purchasers.
- m) To represent before the State or Central Government authorities and obtain necessary permission to sell the flats of Second Party / Developer share.
- n) To do all acts and things as may be incidental or necessary to do for transfer of the flats to the prospective purchasers as fully and effectively in all respects to the extent of the 53% of the developer's share / areas, belonging to the Second Party.
- o) The Site Owners / First Party hereby declare and agree that all the said acts, deeds and things that are lawfully done by the said attorney in the name of the Site Owners and on behalf of the Site Owners shall be construed as the acts, deeds, and things done by the Site Owners / First Party and the said attorney shall lawfully do or cause to be done by virtue of this power of attorney.
- p) The Site Owners / First Party do hereby ratify and confirm and agree to ratify and confirm all and whatsoever their said attorney shall lawfully do or cause to be done by virtue of this deed.
- q) The power of attorney granted as aforesaid shall be irrevocable in as much as the same are coupled with interest, such interest being the schedule land is to be developed by the Developer at it's own cost and expense.
- r) That the Developer / Second Party shall provide lift facility also apart from staircase to all the floors of the complex at their own cost.
- s) That the Developer / Second Party shall not show any discrimination with regard to construction of any portion of the building with reference to quality and material.

1)  2) 

3)  For: **JK BUILDERS**
Managing Partner

For: M/s. **J.K. BUILDERS**

Managing Partner

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ANNEXURE -I.A.

Location : Gandhingar (Pochammagudi), Hanamkonda,
Warangal City and Dist.

House and Survey Number: 2-4-1245, forming part of Survey No.158 (Old 324/B)
of Waddepalli Revenue Village.

Total Area : 533 Sq.Yards, equivalent to 477 Sq.Mts,

Nature of Roof : R.C.C.

Proposed Plinth Area : each floor about 2,727 Sq.Ft., including common area
(2,727 X 4 Floors) = 10,908 Sq.Fts.,

Parking Area : 2,727 Sq.Fts., (Stilt Floor).

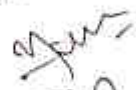
Market Value : Rs.95,00,000/- (Proposed construction value is
Rs.81,00,000/-; and 0Parking area value is
Rs.14,00,000/-) under Rule 3 of A.P.P.O.U.V.
Instruments Rules, 1975, for the purpose of payment
of Stamp Duty and Registration Fee.

The Stamp Duty of Rs.95,000/-, Registration Fee of Rs.20,000/-, and User Charges of Rs.200/-, aggregating a Total of Rs.1,15,200/- is remitted vide E-Challan No.265D8S120321 is enclosed herewith.

IN WITNESSES WHEREOF THE SITE OWNERS / FIRST PARTY AND
BUILDER / SECOND PARTY HEREBY EXECUTED AND SIGNED THIS DEED
OF DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER
OF ATTORNEY WITH THEIR FREE WILL AND FULL CONSENT AND IN
TOKEN OF THE ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS
AGREEMENT, ON THE DATE MENTIONED ABOVE.

WITNESSES:

1. V. Babalu
2. P. Narresh

1.  LTI or Nalaka
Kumbhar
2.  
3. 

For: **JK BUILDERS**

Managing Partner

SITE OWNERS / FIRST PARTY
For: M/s. J.K. BUILDERS

BUILDER / SECOND PARTY

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HNO. 2-4-1246 BELONGS TO NAKKA KOMALA.

FLAT No;	FLAT AREA INCL COMMON AREA
1	1375.00 SQFT
2	1344.00 SQFT

LIT. of
Nakka
Komala



2) Rajendra

3) HSN

SITE OWNERS

M/S. J.K. BUILDERS

Managing Partner

BUILDER

Witness:-

B. Bafund

P. Naresh

HNO. 2-4-1244 BELONGS TO NAKKA

RAJENDRA

(EAST)

30'.0" WIDE ROAD

(South)

(WEST)

30'.0" WIDE ROAD

For: JK BUILDERS

Managing Partner

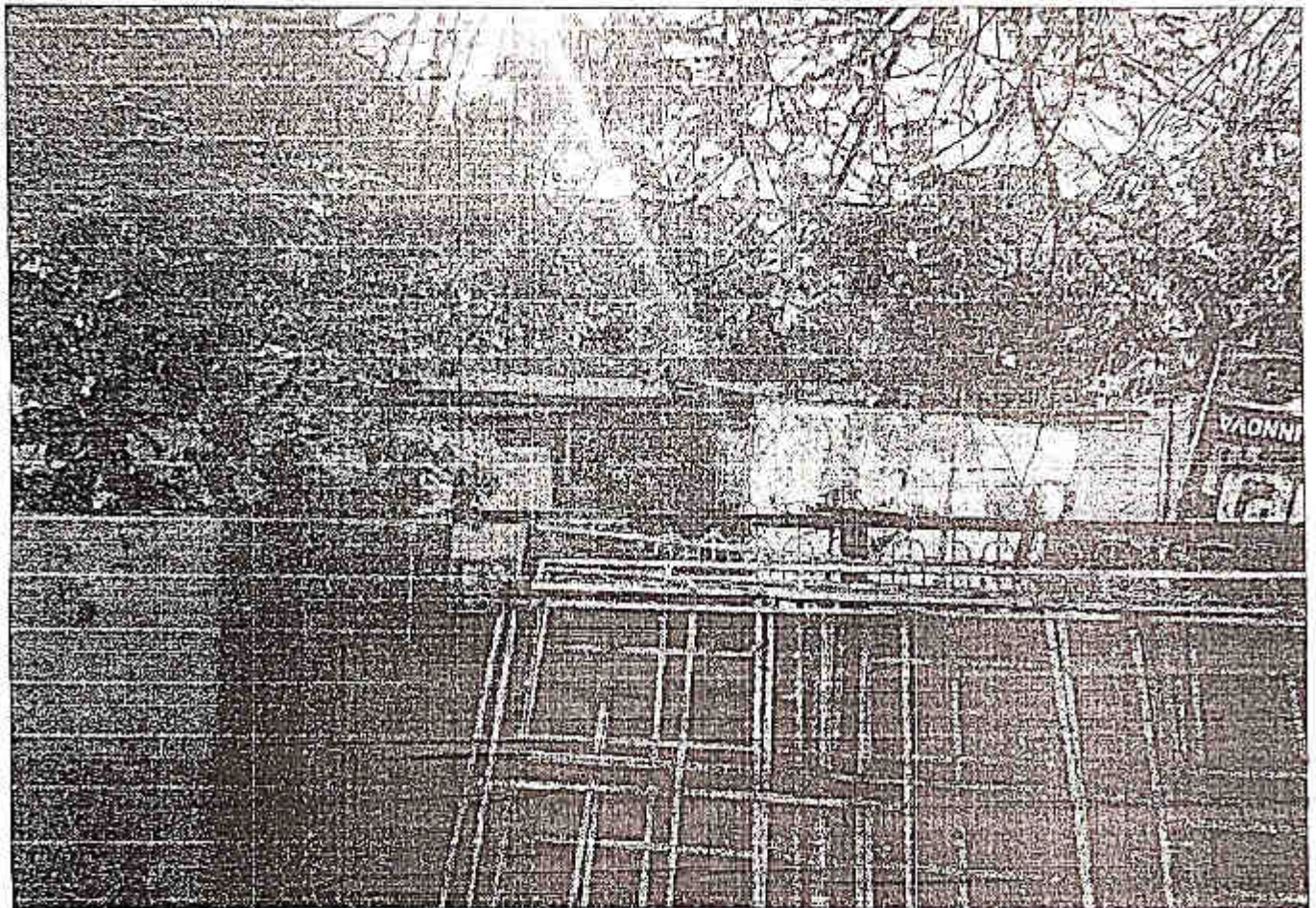
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Warangal (R.O)

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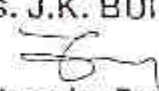
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1)  2) *JK Builders* 32/1/87
LTI at Narkya Kaula

For: M/s. J.K. BUILDERS


Managing Partner

For: JK BUILDERS


Managing Partner

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