

SCANNED

Doc. no. 10885/18

भारतीय गैर न्यायिक

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Rs. 100

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ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ నేతగానా TELANGANA

10/7/2018

H 710920

V. Babu Rao S/o. Rajaram & Co. Hyderabad
S.R.V. Constructions

V. PRABHAKAR
STAMP VENDOR

L.H. 27-10-2017/1382, P.L. No. 23/10-01/170
Beside M.D.O. Office, YADADRI GUT
Cell: 9348952005

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement Cum General Power Of Attorney is made and executed on this the 22th day of March, 2018 at S.R.O Sangareddy, Sangareddy District, Telangana state, by and between:

1. **Sri. K.RANGA CHARY**, S/o Sri. RAJAMANA CHARY, aged about 43 years, Occ. Private Service, R/o Ibrahimpur, Siddipet, Medak, District, Telangana - 502 107; and presently residing at 1680 Apple Blossom Dr, Cumming, GA 30041, U.S.A, having Aadhaar card No. 693901622223.
2. **Sri. DANDA MURALI KRISHNA**, S/o Sri. KUMARASWAMY, aged 32 years, Occ. Private Service, Nagabhyruvaripalem, Gottipadu (P), Chikaluripeta (M), Guntur District, Andhra Pradesh - 522 616, having having Aadhaar card No. 412313561753.

MANAGING PARTNER

[Signature]

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Presentations Endorsement:

Presented in the Office of the Joint Subregistrar, Sangareddy (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 10:30 AM and 02:00 PM on the 22nd day of MAR, 2018 by S/o K Ranga Chary

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

Sl No	Code	Thumb Impression	Photo	Address
1	EX			M/S. SRI CONSTRUCTIONS REP BY V. RAMESH KUMAR ITS MANAGING DIRECTOR S/O. V. RAJA RAO 15-3-10/1000A MALHAR PET RAILTON, HYDERABAD. TS
2	EX			K. RANJITH KUMAR SPA HOLDER/SHARAWALATHA GAAMELA CHANDA SHEKAR H NO 15-124 FLAT NO 101 JITHENDER ENCL. APTS NEW MINZALAGUDA MALKAJGIRI HYDERABAD TS. FILE NO. CC/745/16, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY
3	EX			K. RANJITH KUMAR SPA HOLDER/RIKKHAPPELLI KISHAN MALLESHAM H NO 15-124 FLAT NO 101 JITHENDER ENCL. APTS NEW MINZALAGUDA MALKAJGIRI HYDERABAD, VICE SPA DOCT NO. 80CH/4/5/2018 DT. 17.02.2018 R.O. SANGAREDDY
4	EX			SANGEM VENKATESH S/O. RAJESHAM R NO. 1-3-124/1 JAGTITAL KURBANIGAR DIST. TS
5	EX			K. RANJITH KUMAR SPA HOLDER/SHARAWALATHA GAAMELA CHANDA SHEKAR H NO 15-124 FLAT NO 101 JITHENDER ENCL. APTS NEW MINZALAGUDA MALKAJGIRI HYDERABAD TS. FILE NO. CC/745/16, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY
6	EX			K. RANJITH KUMAR SPA HOLDER/SHARAWALATHA GAAMELA CHANDA SHEKAR H NO 15-124 FLAT NO 101 JITHENDER ENCL. APTS NEW MINZALAGUDA MALKAJGIRI HYDERABAD TS. FILE NO. CC/745/16, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY
7	EX			K. RANJITH KUMAR SPA HOLDER/SHARAWALATHA GAAMELA CHANDA SHEKAR H NO 15-124 FLAT NO 101 JITHENDER ENCL. APTS NEW MINZALAGUDA MALKAJGIRI HYDERABAD TS. FILE NO. CC/745/16, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY

Signature of Subregistrar
15 JUN 2017
SANGAREDDY

Signature of Subregistrar

Signature of Subregistrar

Signature of Subregistrar

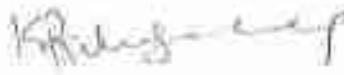
Signature of Subregistrar

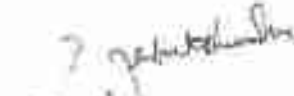
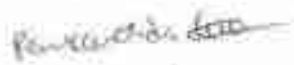
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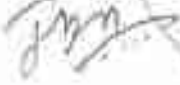
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3. Sri. VANGALA VENKATESHWARLU, S/o Sri. VISHWARUPA CHARY, aged about 33 years, Occ. Private Service, R/o H.No. 16-3-396, L.B.Nagar, Godavari Khani, Karimnagar District, Telangana - 505 209, having Aadhaar card No. 662976572972.
4. Sri. RENUKANANDA GUPTA ARAVAPALLY, S/o Sri. A. RADHAKRISHNA MURTHY, aged about 42 years, Occ. Private Service, R/o H.No. 4-13-19, Naidupet, I Lane, Guntur District, Andhra Pradesh, and presently residing at Dnata Building, 2nd Floor, Near Diera Clock Tower, P.O.Box. 686, Dubai, U.A.E, having Aadhaar card No. 444110000528.
5. Smt. KOPPU LAXMI KUMARI, W/o Sri. SATYANARAYANA K., aged about 56 years, Occ. Home-maker, R/o Plot No. 114A, Door No. 2-22-192A, Sri Venkateshwara Nilayam, Jaya Nagar, Kukatpally, Hyderabad 500 072, Telangana, having Aadhaar card No. 564638575206.
6. Smt. JYOTHI KAATHA, W/o Sri. UMA MAHESHWAR K., aged about 32 years, Occ. Private Service, R/o H. No. 1-2-607/23/1/53, Ambedkar Nagar, Indira Park Road, Domalguda, Hyderabad 500 080, Telangana, and presently residing at # 12343, Spanish Trace Dr, Apte Maryland Heights, M.O. 63043, U.S.A, having Aadhaar card No. 694320534884.
7. Sri. SRINIVAS GOLI, S/o Sri. MALLESHAM, aged about 38 years, Occ. Private Service, R/o 28-33, Mandamarry, Angadibazar, Adilabad District, Telangana; having Aadhaar card No. 433126899752.
8. Sri. KUMARASWAMY GOLI, S/o Sri. MALLESHAM, aged about 44 years, Occ. Private Service, R/o 28-29, Mandamarry, Angadibazar, Adilabad District, Telangana; having Aadhaar card No. 723501567050.
9. Sri. NAGAMALLA KISHAN, S/o Sri. KANTHAIAH, aged about 34 years, Occ. Private Service, R/o H.No. 1-2-211/10/33, Sairamnagar, Near Saibaba Temple, Jagityal, Karimnagar District, Telangana; and presently residing at # 39632, Potrero Dr., New York, C.A. 94560, having PAN card No. ADYPN5982B.
10. Sri. SANGEM VENKATKRISHNA, S/o Sri. RAJESHAM, aged about 32 years, Occ. Private Service, R/o H.No. 1-3-124/1, Jagityal, Karimnagar District, Telangana; having Aadhaar card No. 839388727726.
11. Sri. AKKINAPELLI KISHAN, S/o Sri. MALLESHAM, aged about 53 years, Occ. Private Service, R/o Bangia No. 4, ACC Colony, Kymore, Katni, Madhya Pradesh - 483 880, having Aadhaar card No. 946586899612.








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Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
8	EX			K. RANJITH KUMAR SPA HOLDER, JYOTHI RAETHA UMA MAHESWAR K H NO. 15-124 FLAT NO. 101 JITHENDER ENCL APTS NEW MIRZALAGUDA MALKAJGIRI HYDERABAD, TS, FILE NO. CC14418, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY	
9	EX			KOPPU LAKSHMI KUMARI WID. SATYANARAYANA K PLOT NO. 116A DOOR NO. 222 1026 ST. VENKATESHWARA NEELAM JAYA NAGAR KURATALLY, HYDERABAD, TS	
10	EX			K. RANJITH KUMAR SPA HOLDER, JYOTHI RAETHA GUPTA ARAVAPALLY A. RADHAKRISHNA MURTHY H NO. 15-124 FLAT NO. 101 JITHENDER ENCL APTS NEW MIRZALAGUDA MALKAJGIRI HYDERABAD, TS, FILE NO. CC14418, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY	
11	EX			VANGALA VENKATESHWARLU S/O. VISHWANATHA CHARY H NO. 16-3-308 LE NAGAR GODAVARIHALL, KATIBHAGWAT DIST. TS	
12	EX			DANDA MURALI KRISHNA S/O. KUMARA SWAMY NAGAR, KANUPALEM GOITRADO P/CHUKALURPET (N), GUNTUR DIST. AP	
13	EX			K. RANJITH KUMAR SPA HOLDER, SANGA CHARY RAJAMANA CHARY H NO. 15-124 FLAT NO. 101 JITHENDER ENCL APTS NEW MIRZALAGUDA MALKAJGIRI HYDERABAD, TS, FILE NO. CC14418, DT. 27.02.2018 DISTRICT REGISTRAR MEDAK AT SANGAREDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1			G SANKAR REDDY ANDHAR CADD

Signature





12. Smt. SWARNALATHA GAANDLA, W/o Sri. CHANDIA SHEKAR, aged about 33 years, Occ. Home-maker, R/o H. No. 11-23-728, L.B.Nagar, Warangal 506 002, Telangana, and presently residing at # 4261, Stevenson Blvd, # 171, Firemont, CA - 94538, having Aadhaar card No. 795583904924.

And ALL the above mentioned Parties shall hereinafter be jointly referred to as the **'FIRST PARTY' / 'OWNERS';**

AND

M/s.BRV Constructions, (having PAN Card No. AANFB0289K) having its registered office at 16-2-701/D/2/A, Malakpet Palton, Hyderabad, Telangana, represented herein by its Managing Director Sri. V.Baburao, S/o Sri.V.Raja Ram, aged 61 years, bearing GHMC Licence No. BL/2559/2013 Occ. Business and shall hereinafter be referred to as the **'SECOND PARTY' / 'DEVELOPERS';**

THE terms **'FIRST PARTY' / 'OWNERS' & 'SECOND PARTY' / 'DEVELOPERS'** wherever they appear in this Indenture, shall always mean and include not only the said parties herein, but also their respective heirs, legal representatives, administrators, executors, successors-in-interest and assigns.

WHEREAS the First Party herein are the **JOINT and ABSOLUTE OWNERS and POSSESSORS** of Land admeasuring Acres 0-23 Guntas, forming part of Survey No. 387/___/3, situated at Tellapur Village, Ramachandrapuram Mandal, Medak District, Telangana; which shall hereinafter be referred to as the **'SAID LAND'**, (which is more clearly described in the Schedule appearing at the foot of this Indenture and clearly delineated in RED colour in the Plan annexed hereto) by virtue of the facts stated accordingly:

Originally an extent of Acres 2-08 Guntas of land belonged to one Sri. C.MADHAV REDDY, S/o Sri.C.Ram Reddy, R/o Tellapur Village, R.C.Puram Mandal, Medak District, which stood in his name and was duly evidenced by Patta Pass Book and Title Deed bearing No. Y-293946/639, Issued by the Mandal Revenue Office, Ramchandrapuram, Medak District; and he had sold an extent of Acres 0-23 Guntas of land out of his total holding of land admeasuring Acres 2-08 Guntas to Sri. MANISH MINDA, S/o Sri. G.R.MINDA, R/o Secunderabad, vide a registered Sale Deed dated 6th July, 2006, bearing Document No. 16608 of 2006, duly registered in the Office of the Sub-Registrar, Sangareddy, Medak District, in Book I, and was assigned the Identification No. 1711-I-16608-2006, for Computer Scanning.

Later, the said Sri. Manish Minda had applied to the State Government for conversion of LAND USE of the Agricultural Land to Non-Agricultural Land vide application dated 20-11-2010, and the Said Land was duly converted accordingly vide Proceedings No. A2/197/2011, dated 15-02-2011, Under Rule B of A.P. Agricultural land (Conversion for Non-Agricultural purpose) Rules 2006).

For BRV CONSTRUCTIONS

(Signature)

MANAGING PARTNER

(Signature)
K. Lakshmi Kumar

(Signature)

(Signature)
K. Lakshmi Kumar

(Signature)

(Signature)

(Signature)

(Signature)

Sl No	Thermal-Impression	Photo	Name & Address	Signature
2			R SATEENARAYANA ASAHAN CARD	

22nd day of March, 2018


Sangareddy (R.O.)

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 (INR 4% of TS Act)	E-Challan	Cash	Stamp Duty (INR 1% of TS Act)	Other Payables	
Stamp Duty	100	0	537500	0	0	0	537500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	537600	0	0	0	537600

Rs. 537500/- towards Stamp Duty including T.D. under Section 47 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fee on the chargeable value of Rs. 53750000/- was paid by the party through E-Challan/RC Pay Order No. 700X/03130214 dated 21-MAR-18 at SBN/ERI Hub.

E-Challan Details Received from Bank:

(1) AMOUNT PAID: Rs. 537600/- DATE: 21-MAR-18 BANK NAME: SBN, BRANCH NAME: SBI (HS), BANK REFERENCE NO: 038397184, FEMIT/EN NAME: SBY CONSTRUCTIONS EXECUTANT NAME: KARANJA CHARY AND OTHERS/CLAIMANT NAME: SBY CONSTRUCTIONS

Date 1940202310-01
22nd day of March, 2018


Sangareddy (R.O.)

10885 Register on document
of 2018/191/SPJ
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B. SANMAIAH
Vc. Joint Sub Registrar
RO (R) SANGAREDDY

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AND as the daughters of Sri. C.Ram Reddy viz., (1) Smt. Laxamma W/o Sri. Ramchandra Reddy and (2) Smt. Lalithamma, W/o Sri. Nagireddy were away from Sangareddy, had subsequently RATIFIED the Principal Sale Deed bearing Document No. 16608 of 2006 detailed hereinabove, through a registered RATIFICATION DEED dated 9th October, 2012, duly registered in the Office of the Sub-Registrar, Sangareddy, Medak District, in Book I, and was assigned the Identification No. 1711-I-14729-2012, for Computer Scanning.

AND the said Sri. Manish Minda got the Said Land mutated in his name which Mutation in the R.O.R. was duly effected which is evidenced by Proceedings No. CS/5360/07, dated 23/10/2007, declaring that the said Sri. Manish Minda as the sole and absolute owner and possessor of the Said Land, as Pattadar thereof.

Thereafter, the said Sri. MANISH MINDA had sold away the same an extent of Acres 0-23 Guntas of land to the First Parties herein, vide a registered Sale Deed dated 6th July, 7th January, 2013, bearing Document No. 393 of 2013, duly registered in the Office of the Sub-Registrar, Sangareddy, Medak District, in Book I, and was assigned the Identification No. 1711-I-393-2013, for Computer Scanning and the First Parties herein are ever since in peaceful physical possession, use and un-interrupted ownership and enjoyment of the same.

Lastly, the First Party herein had duly applied for Mutation of the Ownership of the Said Land in their names to the State Government, and basing on their ownership documents the Mutation in the R.O.R. was duly effected which is evidenced by Proceedings No. B/ROR/377/2014, dated 24th March, 2014, declaring that the First Party will own and hold the Said Land in 12 equal shares.

WHEREAS the First Party herein decided amongst themselves that it would be better in the interests of all the parties herein to develop the SAID LAND by constructing thereupon a MULTI-STORIED BUILDING by entering into an Agreement with the Second Party herein and share ownership of SUCH UNITS THEREIN falling to their respective shares of retainment.

For BRV CONSTRUCTIONS

(Signature)
MANAGING PARTNER

(Signature)

(Signature)

3 *(Signature)*

(Signature)

S.K. Lakshmi Kumar

(Signature)

(Signature)

(Signature)

N. Kumar

(Signature)

(Signature)

(Signature)

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WHEREAS the Second Party had approached the First Party and had offered to develop the Said Property entirely with its own funds, as they have the requisite technical knowledge, work force and expertise in construction and allied fields, with the proposal that the Second Party will undertake to construct wholly with its money and resources, a Multi-Storeyed Building with total build up area 65,040 sq ft (Sixty five Thousand Forty) in Ground + Five floors (One cellar for car parking) as per the Permissions accorded by the HMDA comprising of Dwelling &/or Commercial Units over the Schedule Property subject to the stipulations that the Second party/Builder has agreed to give first party/owners 23000 sq ft of such Units excluding parking spaces in 2nd and 4th floors (8 flats in each floor). Which has 23084 sq ft (23000 sq feet for first party and 80 sq feet (part) belongs to Second party). Second party should provide one car parking & one bike parking for each flat as per submitted plan (parking space is excluding 23000 sq feet area), together with the relevant portion of land should ultimately vest with the First Party – Owners (towards their share) and the remaining share (42040 sq feet) along with proportionate Parking Spaces thereof) of the Developed Areas together with the relevant portion of land thereof shall ultimately vest with the Developers (towards their share) and Developer agreed to provide 40% of total build up area if there is any extra space utilized for construction. Whereas the First Party has accepted the said proposal and accordingly they are executing this Indenture. The below flats with flat Nos. and floor wise (the same floor plan was submitted for approval of competent authority by HMDA) allotted for first party/owners and second party/developer.

The following flats for FIRST PARTY /OWNERS
Total 23,000 sq feet for equal share.

Flat No. 201 (1319 Sft)	Flat No. 202 (1321 Sft)	Flat No. 203 (1611 Sft)	Flat No. 204 (1174 Sft)
Venkateshwarlu = 1319	Goli Srinivas = 213 Goli Kumar = 743 / Kishan Akkinapally = 365 Grand Total = 1321	Rangachary = 305 Renukanada Gupta = 305 Katha Jyothi = 598 Murali = 306 Koppul Laxmi = 17 Builder = 80 Grand Total = 1611	Goli Kumaraswamy = 1174
Flat No. 205 (1189 Sft)	Flat No. 206 (1704 Sft)	Flat No. 207 (1612 Sft)	Flat No. 208 (1612 Sft)
Venkateshwarlu = 598 Koppul Laxmi = 196 Kishan Akkinapally = 211 Warnalatha = 164 Grand Total = 1189	Goli Srinivas = 1704	Renukananda Gupta = 1612	K.Rangachary = 1612
Flat No. 401 (1319 Sft)	Flat No. 402 (1321 Sft)	Flat No. 403 (1611 Sft)	Flat No. 404 (1174 Sft)
Katha Jyothi = 1319	Kishan Akkinapally = 1321	Murali Krishna = 1611	Venkatakrishna = 1174

For BRV CONSTRUCTIONS

MANAGING PARTNER

K. Rangachary
Renukanada Gupta
A. Srinivas
Srinivas

K. Rangachary
K. Lakshmi Devi
Renukanada Gupta

Venkatakrishna
N. Kumar
Srinivas



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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. THAT the sharing ratios out of the proposed DEVELOPMENT PROGRAM are agreed between the Owners and the Developers is as follows:

1. THAT the Second Party will construct the said Multi-Storied Complex building as per the Permissions accorded by the HMDA and the sharing of such constructed areas between the First Party and the Second Party will be strictly adhered to as per the Supplemental Agreement detailed hereinabove.

AND THAT any differences in areas – arising out of the sharing of the proposed Units amongst the parties as per the agreed sharing ratio and entitlement of the Owners and entitlement of the Developers herein will be duly compensated by the other party at mutually agreed rates.

2. It is agreed between the parties that the Developer shall use standard ISI marked or best quality of material for development and also follow the specifications of the HMDA and those provided hereunder. Developer shall duly inform the Owners of any deviation from mentioned material usage.
3. THAT the Developers hereby assure and confirm with the Owners - that they will complete the construction of the Project in all respects, at the Developers costs, risk and expenses, according to the agreed standard specifications, using Standard and good quality materials and building the same strictly in accordance with the sanctioned plans, within 20 (Twenty) months with a grace period of 6 (six) months from the agreement date (which is including the requisite Sanctions and Permissions for construction from HMDA without fail (subject to *force majeure* events). If Developer shall make any deviation from GHMC/HMDA approval and rules of the government, then Developer will be responsible for all consequences and losses. And the Developers hereby agree to indemnify and assure to safeguard the interests of the Owners in respect of any violations or deviations from the Sanction Plan. AND THAT the Developers hereby assure and confirm with the Owners that they will complete the construction of the Project in all respects, and handover the respective shares of such constructed areas to the First Party within 20 (Twenty) months with a grace period of 6 (six months) without fail.
4. That the Developer herein has to obtain the permit/sanction from HMDA /GHMC or any other competent authority either in its name or in the name of the Owners herein at its own expense as early as possible and that before obtaining the sanction/permit, a draft plan/sketch has to be got drawn by a reputed Architect and a copy of the same will be provided to the owners by the Developer. Builder shall strictly adhere and comply with Regulations, Norms as applicable and as governed by GHMC/concerned approving bodies.

For BRV CONSTRUCTIONS

Robert

MANAGING PARTNER

K. S. Srinivasan
K. S. Srinivasan
K. S. Srinivasan

*Srinivasan**Robert**K. S. Srinivasan**C. Srinivasan**Robert**K. S. Srinivasan**N. K. Srinivasan**N. K. Srinivasan*

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5. THAT the Developers will bear the entire costs and expenses incurred for the proposed DEVELOPMENT PROGRAMME inclusive of LRS amounts, Lifts, Electricity Service Lines, Transformers, Boards and Meter Panels, Water supply infrastructure, Drainage & Sewerage connections, Electricity Connections, Services, Amenities and community development related construction and establishment works.
6. THAT the Developers will hand over the vacant and peaceful physical possession of all the constructed areas falling to the share of the Owners as per Schedules mentioned in this Indenture.
7. That the Developer herein, after obtaining the permit/sanctioned plan, shall enter into a Supplemental Agreement demarcating the shares of the Owners and Developer as per the understanding arrived at between the parties hereto, as per sanctions of HMDA approved plans.
8. That the Developer herein has to construct the building as per the specifications mentioned in the Annexure- I attached to this Development Agreement cum G.P.A.
9. That the Owners and the Developer herein are entitled to all the facilities such as parking and other open spaces as provided under the sanctioned plan proportionate to their entitlement share in the Development as agreed under this Deed.
10. Any stamp duty and registration charges to be incurred in relation to this Development Agreement shall be exclusively borne by the Developer only.
11. The Developer shall get the Occupancy Certificate from the HMDA at its own cost and expense, after completing the construction and deliver a copy of the same to the Land Owners.
12. That the Land Owners and Developer shall have the proportionate absolute rights and control over the terrace of the last sanctioned floor for all the times to come, and that any addition to the existing structure over and above such terrace, if permitted by the competent authority, shall belong to the Land Owners and Developer jointly as per their respective shares of holding and ownership as agreed in this indenture.
13. THAT the Owners will not be burdened with any tax liabilities of whatsoever nature up to the share out of the said constructed areas falling to the Developers' share.

For BRV CONSTRUCTIONS

MANAGING PARTNER

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14. THAT the Owners hereby agree that they will cooperate with the Developers by signing all such applications, forms, declarations, affidavits, Plans and undertakings as prescribed and required by the concerned authorities pertaining to the confirmation of ownership of the Developers' share either in their names or in the names of their nominee/s.
15. THAT the Owners hereby declare, covenant, assure and agree with the Developers that they are the joint and absolute owners of the Said Land and other than themselves there are no other person/s, firms or establishments, claiming any right/s, title or interest over the same, and that the Said Land is free from all encumbrances of whatsoever nature, and that there are no litigation/s or court case/s pending in the Court against the Said Land, and that there are no liabilities over the same.

And the Owners hereby agree to indemnify and keep indemnified the Second Party herein at all times against any losses suffered by the Second Party due to any defect in the title and ownership of the Said Property. And that the Owners will settle amongst themselves exclusively out of their shares of holdings any claims, disputes or liens arising at any future date, put forth by any of their family members Or any third party/ies.

16. THAT the Owners hereby agree to join in as members of the Society that will be formed for the purposes of general upkeep and maintenance of the proposed Multi-Storied Complex and shall contribute amounts of money in terms of their respective shares and holdings as decided by the Developers.
17. THAT the Owners hereby agree to sign and execute and register all such documents, deeds, applications, forms, declarations, affidavits etc., as required by the DEVELOPERS to perfectly convey the rights, title and ownership of the Areas falling to the share of the Developers.
18. THAT the Owners hereby agree to sign, execute and register all such Sale Agreements or Deed/s or Conveyance Deed/s if/as required by the DEVELOPERS, either in their names, or in the names of their nominee/s, specifically pertaining to their shares of all such constructed areas in terms of this Agreement, provided the DEVELOPERS herein or their nominee/s bear all the costs thereof, including stamp duty and registration fees.
19. THAT the Owners will not be responsible for any claims arising out of the transactions if any in between the Developers and their intending purchasers, labourers, labour- contractors, material suppliers etc., including claims arising out of accidents if any occurring during the course of the construction.

For BRV CONSTRUCTIONS

(Signature)
MANAGING PARTNER

(Signature)
(Signature)
(Signature)

(Signature)

2 *(Signature)*
K. Lakshmi Kumar
(Signature)

(Signature)

3 *(Signature)*
(Signature)
N. Kumar

(Signature)

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Bk: 1, 95 No 11800/2018 & Doct No
Sheet 9 of 23 Joint Subregistrar
Sangareddy (R.O)



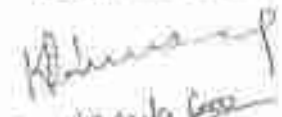
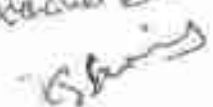
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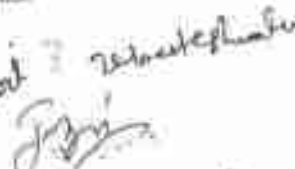
20. That the Developer shall bear the entire cost of construction and development including the expenditure for obtaining building permission from HMDA or such competent authority as required by the Government under the prevailing laws in respect of obtaining buildings permissions in the scheduled property. The Owners shall only be responsible for payment of Property Taxes, Water and Electricity consumption till the date of starting of the construction and also any capital gains. And thereafter the Developer will pay the same till completion of the project in all aspects. Developer shall only be responsible for accrued expenses because of this Development Agreement.
21. THAT the Owners are entitled to effect periodic supervision and check the quality of construction at all stages.
22. THAT the Owners shall not be entitled to demand account for any of the dealings of the DEVELOPERS or their nominee/s with any third parties and of the expenses spent by the Developers from time to time in erecting & completing the said construction of the proposed Multi-Storied Complex or the allied actions to such document/s or agreement/s of sale or bills payable by the Developers.
23. THAT during the subsistence of this Indenture and also thereafter, if any person/s puts forth any claim, right, title or interest in the ownership of the Said Property hereby being given for Development, it will be the SOLE RESPONSIBILITY of the First Party herein to clear the same, and that in the event of the construction work being stopped or delayed for any such reasons/s, the stipulated period of completion of construction of the Multi-Storied Complex shall be accordingly rescheduled and the damages so incurred by the Second Party herein will be duly compensated and made good by the First Party.
24. THAT the First Party hereby confirms and states that they are entering into this Agreement of Development Cum General Power of Attorney with their own free will and consent and that a draft copy of this indenture has been provided to them by the Second Party herein well in advance to enable them to seek legal advice and understand the various clauses and its implications enumerated herein, and only after being fully satisfied with the same, they are executing and entering this indenture.
25. THAT the DEVELOPERS are entitled to enter into necessary agreements of sale with prospective purchasers only in respect of the areas falling to their share of allotment and entitlement. The land owners can also sell their share of their respective share to the prospective buyers at their sole discretion and developers will provide all the support to register the said sales.

For BRV CONSTRUCTIONS


 MANAGING PARTNER


 K. Lakshmi Kumar



 K. Lakshmi Kumar



 N. Kim




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Sangareddy (R.O).

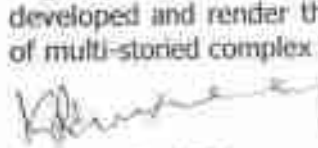
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26. THAT it is clearly and specifically understood by both the parties hereto, that all the terms and conditions mentioned in this Agreement will also apply with equal force to all the nominee/s, prospective purchasers and transferee/s etc., of the parties herein.
27. THAT the Owners hereby agree to sign and execute and register all such documents, deeds, applications, forms, declarations, affidavits etc., as required by the DEVELOPERS during the period of construction for such purposes of development of the said property.
28. THAT both the parties herein hereby covenant and agree that they will not cause any interference or raise any claims or press any charges inconsistent to this Indenture against each other's specific and proportionate shares of holding and retainment in terms of this agreement, and that both the parties herein will be independent and shall have exclusive share and holding over their respective areas of sharing. AND THAT the Owners will be at liberty to sell their respective shares of all such constructed areas there from at any point of time either under construction or after completion of construction in all aspects as per their requirements and convenience.
29. THAT the Second party should request to extend the specified period for development and construction, only in case of genuine non-availability of any construction material, strikes, riots, or Acts of God. It will be allowed when Owners accept and approved.
30. THAT the Owners hereby declare and covenant with the DEVELOPERS that during the period of construction of the said Multi-Storied Complex, and continuance thereof, if any claims are put forth by any third party [either through the Owners herein or otherwise] against the ownership and title of the Owners unto the said property, all such claims or charges will be cleared by the Owners herein and in case the DEVELOPERS are put to effect any payment of such claims, these amounts will be deducted out of the share of the Owners herein by prior intimation.
31. THAT the Owners hereby agree and covenant with the DEVELOPERS that it will be their duty to clear off any claims, litigations, disputes etc., and render the Said Property free from all encumbrances of whatsoever nature. AND THAT the Owners hereby assure the Developers that there are no prior Agreement/s, adverse Court Order/s or Attachments, disputes or litigations or any tax/revenue attachments or notices of requisition/acquisition thereof from the State Government or Tax Departments or any other Authorities or Organisations in respect of the Schedule Property hereby agreed to be developed and render the Said Property is suitable for proposed development of multi-storied complex in all respects.

For BRV CONSTRUCTIONS

MANAGING PARTNER


 K. Lakshmi Narani
 G. Srinivas
 S. Lakshmi Narani
 R. Srinivas
 N. K. Srinivas
 S. Lakshmi Narani



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Sangareddy (R.O.)

32. THAT the owners hereby agree to allow the DEVELOPERS to name the Project as per their choice and to put up a boards in the front side of the said property and print and circulate handouts and brochures and also publish in the News Papers advertising the fact of the proposed construction and sales of their respective areas out of the proposed Multi-Storied Complex in terms of this agreement.
33. THAT after completion of the said Multi-Storied Complex over the schedule property with all the amenities including the drainage, water, electricity, and transformers, the Developers shall handover the concerned sanctions, allotments, and all relevant papers etc., to the Society formed for the purposes of general upkeep and maintenance of the said Multi-Storied Complex and the township areas on receipt of work completion certificates in respect of the Multi-Storied Complex and amenities thereof to their satisfaction from all the Owners including the First Party herein or their nominees in writing.
34. THAT the Developers are entitled to mortgage or create a charge on the Said Land including the land/buildings/structures/units in the said Project as constructed on the Said Land and the First Party hereby undertake to provide all necessary cooperation and execute all such documents as may be required in that regard.
35. THAT the Developers are fully entitled to collect amounts from prospective purchasers of Units out of the said Multi-Storied Complex and the First Party/Owners OR their nominees / purchasers of units out of their share of holdings, pertaining to provision of Electrical Transformer, Municipal water connection and electricity meter Panels etc., and such charges should be in line and at par with facilities as applicable for such type of Multi-Storied Complexes.
36. THAT the Developers will have a sole and exclusive right to make rules for the Society and charge the applicable maintenance from the date of possession of such Units in the said Multi-Storied Complex till the Society is formed.
37. THAT the First Party hereby agree to handover to the Second Party all the Original Title Deeds and documents pertaining to the Said Property on the date of executing this Agreement.

For BRV CONSTRUCTIONS


 MANAGING PARTNER








 K. Lakshmi Kumar






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Sangareddy (R.O)



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38. THAT the Owners are hereby executing this DEVELOPMENT CUM GENERAL POWER OF ATTORNEY DEED and are appointing the Managing Director of the Second Party/Developer **M/s.BRV Constructions**, having its registered office at 16-2-701/D/2/A, Malakpet Palton, Hyderabad, Telangana, represented herein by its Managing Director Sri. V.Baburao, S/o Sri.V.Raja Ram, aged 61 years, bearing GHMC Licence No. BL/2559/2013, herein in terms of this Agreement, as their **LAWFUL ATTORNEY**, thereby enabling the DEVELOPERS to effect transfer and alienation of their **SHARE OF CONSTRUCTED AREAS**, in the said Multi-Storeyed Complex being the share which the DEVELOPERS herein are entitled to by virtue of this Agreement.

THE SAID ATTORNEY HEREIN IS EMPOWERED HERewith TO DO OR GET DONE ANY OR ALL OF THE ACTS, DEEDS & THINGS MENTIONED HEREINAFTER ON BEHALF OF THE OWNERS AND BEING DULY EMPOWERED BY THEM ACCORDINGLY, SPECIFICALLY TO THE EXTENT OF ONLY THE RETAINMENT AREA [THE DEVELOPER'S SHARE] OUT OF THE SAID VENTURE BUILT BY THE DEVELOPERS HEREIN, IN TERMS OF THIS INDENTURE;

- A. To appoint Architects, Structural Engineers, Engineers etc., prepare plans required for sanction and submit the same in HMDA Office and all such requisite Offices and Departments and duly obtain sanctions and permissions therefrom to enable the development activity as envisaged in this Indenture.
- B. To SELL such Units and constructed areas falling to the Developer's share, and for such purposes enter into agreement/s of sale with intending Purchaser/s thereof, and to receive the sale consideration/s, acknowledge the receipt of the earnest money and pass valid receipts for payment/s received to the extent of the said constructed Areas forming part of the Developer's share.
- C. To sign and execute the sale deed/s and such other document/s in respect of the said Constructed Units (either semi-finished or fully finished) and present such sale deed/s, conveyance deed/s before the Registering Authority, admit the execution and acknowledge the receipt of the total sale consideration and get the sale deed/s registered, and also to receive back such duly registered documents.
- D. TO SELL, TRANSFER OR ALIENATE the said Units/Areas (either semi-finished or fully finished) [i.e., only the Developer's share] as in full or part/s in favour of prospective purchaser/s, and to execute registered sale deed/s accordingly, and to alienate permanently the said such units/areas as and when the DEVELOPERS so require to discharge their partial liability as Owners of the land.
- E. TO handover the vacant and peaceful physical possession of the said Units/ Areas [i.e. Developer's share] to prospective purchaser/s thereof along with copies of all the title deeds, link documents etc

For BRV CONSTRUCTIONS

MANAGING PARTNER

[Signature]

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[Signature]

2 *[Signature]*

K. Lakshmi Kumar

[Signature]

[Signature]

3 *[Signature]*

[Signature]

N. Kim

[Signature]



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No 11800/2018 & Doct No
Joint Subregistrar
Sangareddy (R.O)

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- F. TO represent before any competent authority, obtain permissions for construction, and to sell the above said Units /Areas out of the said Multi-Storied Complex in favour of prospective purchaser/s if necessary.
- G. TO represent before the State Government Authorities, and obtain necessary permissions from the Electricity, Water & Sewerage Boards etc., to construct and to sell the above said Units/Constructed Areas as required and necessary.
- H. TO sign all such requisite applications, affidavits, declarations, deeds, forms etc. and to do all the acts and things as may be incidental or necessary for transfer of the above said Units/Areas out of the said Multi-Storied Complex to the prospective purchaser/s as fully and effectively in all respects.
- I. TO defend the title and ownership of the First Party herein and for such purposes sign and execute all such petitions, complaints, appeals, writs or any other legal proceedings in respect of the Schedule property in all Courts, Quasi-Judicial authorities etc., and for such purpose appoint or remove Advocates, and also sign and verify all such applications, affidavits, appeals, declarations, undertakings etc., from time to time and to safeguard the rights, title and interests of the First Party at all times, at the costs and expenditure of the First Party.
- J. TO obtain the requisite Occupancy Certificate from the concerned department/s and get the Mortgaged areas released.
- K. TO seek finance from various banks / financial institutions and for these purposes create charge and /or mortgage and /or hypothecate the Said Land and/ or the said Project (excluding the share of the owners of the First Part) or any part thereof so as to enable the Developers proceed with the development activities on the said land.

AND THAT the First Party hereby confirm and ratify and further agree to keep ratified and confirmed all the acts and deeds done by the said attorney pertaining to the said Units / Constructed Areas in the said Multi-Storied Complex at all times.

- 39. THAT the land owners are not responsible for any such above dealings in case any dispute arises between purchaser/ prospective buyer and developer and it will be sole responsibility of the developer to resolve the disputes at its own cost and expenses.
- 40. THAT this indenture is being executed as one ORIGINAL and one DUPLICATE, and both the documents will be equally enforceable. And that the Developers will hold the Original and the Owners will hold the Duplicate indenture.

For BRV CONSTRUCTIONS

MANAGING PARTNER

K. Lakshmi Kumar
K. Lakshmi Kumar
G. Lakshmi
S. Lakshmi

K. Lakshmi Kumar
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K. Lakshmi Kumar

K. Lakshmi Kumar
K. Lakshmi Kumar
K. Lakshmi Kumar



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Joint Subregistrant,
Sangareddy (R.O)

41. The Owners further confirm that the Developer shall be free to engage such men and material including both services of skilled personnel such as Engineers, Architects, etc. and ensure that the project is completed as per the specifications within the time stipulated.
42. THAT in case of any dispute arising between the parties, the matter shall be referred to Arbitration and all the provisions of the Arbitration & Reconciliation Act shall be made applicable. The place of arbitration will be at HYDERABAD - TELANGANA only.
43. THAT the Owners hereby state and assure the Second Party herein that the Said Land is not an assigned land as described in the A.P. (Telangana Area) Prohibition of Transfers Act - 1977, and that there are no Protected Tenants either physically on the Said Land or in the Revenue Records.
44. THAT it is specifically agreed between the Owners and the Developers that in the event of any part or portion of the Said Land is acquired by the State Government or any other Authority and is subjected to acquisition then any compensation being paid by any Authority only the Owners herein will be entitled to receipt of the same.

K. Ramesh

2. Ramesh

3. Ramesh

Ramesh

K. Lakshmi Kumar

4. G. Srinivas

5. G. Srinivas

6. N. Kiran

7. Srinivas

8. Srinivas

9. Srinivas

For **BRV CONSTRUCTIONS**

[Signature]
MANAGING PARTNER

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Joint Subregistrar
Sangareddy (R.O)



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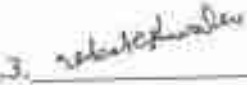
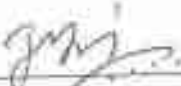


MAIN SCHEDULE OF THE SAID PROPERTY

ALL THAT LAND admeasuring Acres 0 - 23 Guntas, forming part of Survey No. 387/89/3, situated at Tellapur Village, Ramachandrapuram Mandal, Medak District, Telangana; Along with all easements and rights, usages and passages appurtenant or believed to be appurtenant thereto, and bearing the following boundaries:

NORTH : By Agricultural land belonging to Sri. Satyanarayana Reddy.
 SOUTH : By 40 feet wide Road,
 EAST : By Agricultural Land belonging to Sri. Mohan Reddy.
 WEST : By Tellapur To Osmansagar Road (proposed 100 feet road)

FIRST PARTY:

1.  2.  3. 
 4.  5.  6. 
 7.  8.  9. 
 10.  11.  12. 

WITNESSES:

1. 
 2. 

SECOND PARTY: For BRV Constructions


V. BABURAO
 Managing Director.

Joint Subregistrar
Sangareddy (R.O)

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Annexure /Schedule II
Specifications of construction

Foundation & Framed Structure	Reinforced Cement Concrete framed structure consisting of consisting of footings, columns, plinth beams, floor beams, and slabs, 9" thick bricks for external walls & 4" to 4.5" thick bricks work for internal walls
Plastering	Double coat of cement plastering, Sand faced plastering and finished with Wall Putti Lappam Internal and Double coat plastering, Sand faced plastering and RCC & Masonry surfaces and Wall Putti Lappam where is required for external.
Borewells	02 Nos. Borewells with suitable submersible pumps (Falcon/Crompton or its equivalent make) and Two water tanks for Municipal and Raw water separately. 02 Nos. of Sumps in cellar.
Lift	02 Nos. of Lifts with capacity minimum 10 members Johnson or its equivalent make.
Generator	ELGI or its equivalent make Generator with capacity or 62KV or suitable for Apartment.
Rain water harvesting	02 Nos. Rain Water Harvesting, Landscaping, Greenery
Doors	Main Doors and Frames : 1st class Teak Wood along with standard (Brace hinges) hardware Fittings & Godrej or Equivalent locks and wood Polishing. Internal Doors : All door Frames 1st class Teak Wood with Flush Teak Veneered Polished Shutters Along with Standard Hardware of Standard make. Windows : Front side window 1st class Teak Wood along with standard (Brace hinges) hardware Fittings with grills. Other all windows Teak wood frames with Standard quality flush doors or UPVC Standard Quality.
Flooring (Tiles) & Cladding.	➤ Verified Tiles with Kajaria/Nitco or standard make with standard size 800mm X 800mm in all rooms. ➤ In Kitchen Glazed Ceramic Tile Dado up to 3inch height above Kitchen platform. ➤ Kitchen Platform – Granite Platform with Stainless steel sink, Supply of treated water connection at one point for fixing of Aquaguard, Exhaust Fan and Chimney. ➤ Johnson or equivalent Glazed Ceramic Acid resistant – Anti skid tiles In Bathrooms with full height and wash areas. ➤ Cera or equivalent Glazed ceramic Tiles Dado upto 4inch Height ➤ Stair case – standard Polished Marble with skirting. ➤ Clay or Ceramic tiles with standard quality and suitable size. ➤ Parking - Colored pave Tiles Ultra Tiles or Equivalent makes

For BRV CONSTRUCTIONS

MANAGING PARTNER

K. P. Prasad
K. Lakshmi Kumar
G. S. Srinivas
S. Srinivas

K. Lakshmi Kumar
S. Srinivas
S. Srinivas

S. Srinivas
S. Srinivas
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S. Srinivas

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Joint Subregistrar
Sangareddy (R.O)



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Kitchen Platform	Standard quality Granite platform with stainless steel sink and provision for aqua guard, Exhaust Fan and Chimney necessary Electrical Points.
Painting	External Walls : Apex or equivalent make. Synthetic enamel paint for external. Two coats of exterior Acrylic Emulsion paint over a coat of exterior Putty. Internal Walls : Smooth finished with Birla or good quality putty over a coat of primer finished with two coats of Acrylic emulsion paint (Asian Royal Shine or equivalent)
Toilets	All toilets consist of EWC with flush tank of Hindware or its equivalent make, hot and cold wall mixer with Telephonic shower. Provisions for geysers in all toilets. All C.P. fittings are Jaquar/Plumber/Mark makes only.
Electricals	➤ Concealed copper wiring (Finolex make) in conduits for lights, fan, plug and Power plug points where ever necessary, "Legrand" "Finolex" / "Anchor" "Havels" or its equivalent. ➤ Power outlets for geysers in all bath rooms. ➤ Plugs for Refrigerator micro ovens, mixer grinder, Water purifier and chimney in kitchen. ➤ Plug points for Refrigerator, TV & Audio systems etc, where ever necessary. ➤ 20 Amps 3 Phase supply for each unit and individual Meter boards. ➤ Miniature Circuit breakers (MCB) & ELCB for each Distribution board Legrand or its Equivalent makes. ➤ Modular Switches of Legrand make or its equivalent. ➤ Power outlets for A.C. Provision for all Bed rooms. ➤ Washing machine points in wash areas. ➤ Underground cabling
Telephone/ Internet	➤ Telephone Points & Internet Points in Hall, all Bed rooms and wherever required. ➤ Intercom Facility to all units connecting security. ➤ Points for Cable network for TV in Hall and all bedrooms.
Water Supply, Sanitary and Plumbing works	Separate taps for both Municipal & Bore water supply, ISI mark Aashirwad / Sudhakar or equivalent GI /PPr piping executed by professional plumbers. Wash basins wherever required should be provided. Separate pipeline for used & bathroom water and Drainage pipeline. Drainage : CI/PVC sanitary pipes .

For BRV CONSTRUCTIONS

MANAGING PARTNER

K. P. Singh
 K. Lakshmi
 G. S. S. S.

K. Lakshmi
 G. S. S. S.

R. S. S. S.

N. K. S. S.
 G. S. S. S.

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Project highlights	➤ Broadband connectivity ➤ Outdoor play areas ➤ Solar fencing around venture boundary ➤ 24-hr Security with Intercom ➤ CCTV's ➤ Generator /Inverter for common lighting, Lift and each flat (minimum two lights & one fan and TV in each flat) ➤ Underground water pipelines with overhead tanks. ➤ Underground drainage system with common septic tank. ➤ Intercom Facility to all units connecting security. ➤ Excellent ventilation, Non-polluted green zone. ➤ Gym with equipment.
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IN WITNESS WHEREOF, both the Parties hereto have put their respective hands in signature and consent unto this Indenture, on the date and at the place hereinabove first mentioned, in the presence of the attesting witnesses.

FIRST PARTY:

1. [Signature] 2. [Signature] 3. [Signature]
 4. [Signature] 5. [Signature] 6. [Signature]
 7. [Signature] 8. [Signature] 9. [Signature]
 10. [Signature] 11. [Signature] 12. [Signature]

WITNESSES:

1. [Signature]
 2. [Signature]

SECOND PARTY: For BRV Constructions

[Signature]
V.BABURAO
 Managing Director.



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10555/2018 Sheet 19 of 23 Joint Registrar
Sangareddy (R.O)

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VIJAYAPUR DISTRICT



NAME: **ADARSH**
 ADDRESS: **SANKU CHART**
 DISTRICT: **VIJAYAPUR**
 PIN: **517001**
 DATE: **17/08/2018**
 SIGNATURE: **[Signature]**
 MOBILE: **9844110000**
 EMAIL: **ADARSH@GMAIL.COM**

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సామాన్యుని హక్కు

3572 7046 2929

Andhar - Samanyuni Hakku

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ కార్డు
సామాన్యుని హక్కు
సామాన్యుని హక్కు / Year of Birth: 1971
సామాన్యుని హక్కు

6782 9020 9492

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు

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ఆధార్ - సామాన్యుని హక్కు

ఆధార్ కార్డు
సామాన్యుని హక్కు
సామాన్యుని హక్కు / Year of Birth: 1971
సామాన్యుని హక్కు

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Aadhaar-Aam Admi ka Adhikar

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