

[See Rule 38]

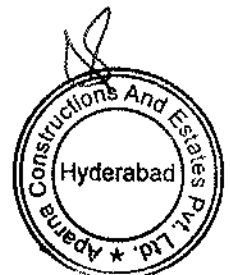
AGREEMENT OF SALE

This **AGREEMENT OF SALE** is made and executed on this _____ day of _____, 2019, at Hyderabad, by and between:

1. **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at # 802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad.
2. **SRI M. YADIAH YADAV, S/O. LATE M. DURGAIAH**, aged about 59 years, Occupation: Agriculture, R/o. H.No.1-5, Kondapur Village, Serilingampally Mandal, Rangareddy District.



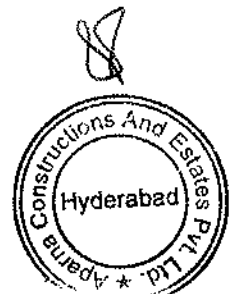
3. **SRI M. RAJU YADAV, S/O. SRI M. YADIAH YADAV**, aged about 32 years, Occupation: Business, R/o. H.No.1-94/7/A, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
4. **SRI M. SREENIVASA YADAV, S/O. SRI M. YADIAH YADAV**, aged about 31 years, Occupation: Service, R/o. H.No.1-5, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
5. **SRI M. PRAVEEN YADAV, S/O. SRI M. YADIAH YADAV**, aged about 29 years, Occupation: Student, R/o. H.No.10-100/9/133, Bommakal, Gunturpalli, Karimnagar (Mandal), Karimnagar.
6. **SRI M. KRISHNA YADAV, S/O. LATE. M. DURGAIAH**, aged about 54 years, Occupation: Agriculture, R/o. H.No.1-59/19/3/A, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
7. **SRI M. RAGHAVENDRA YADAV, S/O. SRI M. KRISHNA YADAV**, aged about 26 years, Occupation: Student, R/o. H.No.1-59/9/2, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
8. **SRI M. RAJU, S/O. LATE. M. DURGAIAH**, aged about 51 years, Occupation: Business, R/o. H.No.1-59-15/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
9. **SRI M. RAGHUNATH YADAV, S/O. SRI M. RAJU YADAV**, aged about 26 years, Occupation: Student, R/o. H.No.1-59-15/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
10. **SRI M. SAI RAM YADAV, S/O. SRI M. RAJU YADAV**, aged about 24 years, Occupation: Student, R/o. H.No.1-59-15/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
11. **SMT M. VIJAYA LAKSHMI, W/O. LATE M. ASHOK**, aged about 52 years, Occupation: House Wife, R/o. H.No.1-3/2/D/5, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
12. **SRI M. NAGESH, S/O. LATE M. ASHOK**, aged about 28 years, Occupation: Student, R/o. H.No.1-3/2/D/5, Masjid Banda, Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District.



13. **SMT M. PUSHPA @ LALITHA, W/O. LATE M. DASARATHA**, aged about 51 years, Occupation: House Wife, R/o. H.No.1-3/2/D/6, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
14. **SRI M. GANESH ALIAS ARJUN, S/O. LATE M. DASARATHA**, aged about 29 years, Occupation: Business, R/o. H.No.1-3/2/D/6, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
15. **SRI M. NARESH, S/O. LATE M. DASARATHA**, aged about 28 years, Occupation: Student, R/o. H.No.1-3/2/D/6, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
16. **SRI M. BALARAJ, S/O. LATE. NARASIMHA**, aged about 46 years, Occupation: Business, R/o. H.No.1-54-2/1, Masjid Banda, Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District.
17. **SRI M. ARUN, S/O. SRI M. BALARAJ**, aged about 23 years, Occupation: Student, R/o. H.No.1-54-2/1, Masjid Banda, Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District.
18. **SRI M. SRINIVAS, S/O. LATE. NARASIMHA**, aged about 42 years, Occupation: Business R/o. H.No.1-3/2/D/5, Masjid Banda, Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District.
19. **SRI M. RAJU, S/O. LATE. RAMULU**, aged about 49 years, Occupation: Business, R/o. H.No.1-65, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
20. **SMT M. BHARATHI, W/O. LATE. M. RAVINDER, Daughter in Law of LATE. RAMULU**, aged about 33 years, Occupation: House Wife, R/o. H.No.1-65, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
21. **SRI M. GOPI, S/O. LATE. RAMULU**, aged about 34 years, Occupation: Business, R/o. H.No.1-65, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
22. **SRI M. SADANAND YADAV, S/O. LATE. M. RAMULU**, aged about 47 years, Occupation: Business, R/o. H.No.1-59/19/3/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.



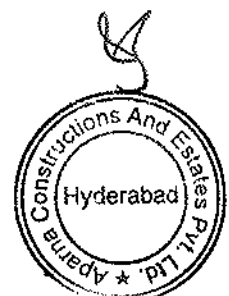
23. **SRI M. MALLESH, S/O. LATE. RAMULU**, aged about 40 years, Occupation: Business, R/o. H.No.1-6/5/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
24. **SRI M. SRISHAILAM YADAV, S/O. LATE. M. RAMULU**, aged about 34 years, Occupation: Business, R/o. H.No.1-65/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
25. **SRI M. SHANKAR YADAV, S/O. LATE. M. RAMULU YADAV**, aged about 35 years, Occupation: Business, R/o. H.No.1-65/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
26. **SMT M. SAVITRI, W/O. LATE. M. VIJAY KUMAR**, aged about 56 years, Occupation: House Wife, R/o. H.No.1-65, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
27. **SRI M. MAHESH KUMAR, S/O. LATE. M. VIJAY KUMAR**, aged about 29 years, Occupation: Student, R/o. H.No.1-65, Masjid Banda, Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District.
28. **SRI M. SRINU YADAV, S/O. LATE. M. MALLESH YADAV**, aged about 32 years, Occupation: Business, R/o. H.No.1-3/1/A, Masjid Banda Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
29. **SRI M. SAMPATH, S/O. LATE. M. MALLESH YADAV**, aged about 30 years, Occupation: Business, R/o. H.No.1-3/B, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
30. **SRI M. RAJU, S/O. LATE. M. RAJA RAM**, aged about 39 years, Occupation: Business, R/o. H.No.1-3, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
31. **SRI M. RAVI, S/O. LATE. M. RAJA RAM**, aged about 33 years, Occupation: Business, R/o. H.No.1-3, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
32. **SMT M. PUSHPA, W/O. LATE M. KRISHNA**, aged about 46 years, Occupation: House Wife, R/o. H.No.1-94/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.



33. **SRI M. MAHESH, S/O. LATE M. KRISHNA**, aged about 33 years, Occupation: Agriculture, R/o. H.No.1-3/C, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
34. **SRI M. SHIVA, S/O. LATE M. KRISHNA**, aged about 26 years, Occupation: Agriculture, R/o. H.No.1-94/1, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
35. **SRI M. ANIL KUMAR YADAV, S/O. LATE. M. AILAI AH YADAV**, aged about 27 years, Occupation: Student, R/o. H.No.1-3/6/3/A, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
36. **SRI M. SANDEEP, S/O. LATE. M. PENTAIAH**, aged about 47 years, Occupation: Business, R/o. H.No.1-49/1, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
37. **SRI M. BHARATH, S/O. SRI M. SANDEEP**, aged about 23 years, Occupation: Student, R/o. H.No.1-49/1, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
38. **SMT M. LAVANYA, W/O. LATE. M. VENKATESH YADAV**, aged about 42 years, Occupation: House Wife, R/o. H.No.1-3/1/1 Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
39. **SRI M. DURGAIAH, S/O. LATE. PENTAIAH**, aged about 52 years, Occupation: Agriculture, R/o. H.No.1-94/10, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
40. **SRI M. RAJU, S/O. SRI M. DURGAIAH**, aged about 26 years, Occupation: Student, R/o. H.No.1-94/10, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
41. **SRI M. BIKSHAPATHI YADAV, S/O. LATE. M. SANDAIAH**, aged about 66 years, Occupation: Ex-Member of Legislative Assembly, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
42. **SRI M. RAVI KUMAR, S/O. SRI M. BIKSHAPATHI YADAV**, aged about 36 years, Occupation: Business, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.



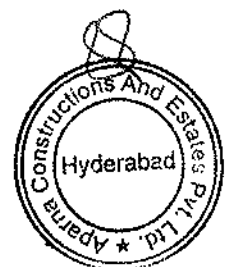
43. **SRI M. SANJEEV KUMAR, S/O. SRI M. BIKSHAPATHI YADAV**, aged about 35 years, Occupation: Business, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
44. **SRI M. RAJ KUMAR, S/O. SRI M. BIKSHAPATHI YADAV**, aged about 33 years, Occupation: Business, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
45. **SMT M. SUNITHA, W/O. LATE M. SATYANARAYANA YADAV**, aged about 53 years, Occupation: House Wife, R/o. H.No.1-59/16/5, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
46. **SRI M. SUNIL KUMAR, S/O. LATE. M. SATYANARAYANA YADAV**, aged about 33 years, Occupation: Business, R/o. H.No.1-59/16/5, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
47. **SRI M. ANIL KUMAR, S/O. LATE. M. SATYANARAYANA YADAV**, aged about 29 years, Occupation: Business, R/o. H.No.1-59/16/5, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.
48. **SMT M. BALAMANI, W/O. LATE. PEDDA VENKAYYA, D/O. LATE. M. SANDAIAH**, aged about 79 years, Occupation: House Wife, R/o. H.No.2-155, Himayath Nagar, Moinabad Mandal, Ranga Reddy District.
(Vendor Nos. 2 to 48 are Rep. by their GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. # 802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum Irrevocable General Power of Attorney dated 20.12.2012, bearing document No.504/2013 registered on the file of Joint-Sub-Registrar-II, Office of the District Registrar, Ranga Reddy).
49. **Dr. P. NAGABHUSHANAM S/o. Dr. P. ARJUNA RAO**, aged about 61 years, Occupation: Doctor, R/o. H.No.3-51/1, Balanagar, Hyderabad - 500 042.



50. **SRI P. ARJUN KRISHNA, S/o. Dr. P. NAGABHUSHANAM**, aged about 30 years, Occupation: Employee, R/o. H.No.6-3-51, Balanagar, Hyderabad - 500 042.
51. **SRI M. CHANDRA MOHAN RAO, S/o. LATE M. JAGAN MOHAN RAO**, aged about 46 years, R/o. Plot No.41, B.H.E.L. Enclave, Mano Vikas Nagar, Secunderabad.
52. **SMT DARUVURI KANCHANAMALA, W/o. LATE DARUVURI VEERAAIAH**, aged about 74 years, R/o. H.No.3-81, Punuru Marturu Prakasam District, Andhra Pradesh - 523169.
53. **SRI M. RAMESH REDDY S/o. LATE M. SAMBAIAH**, aged about 54 years, Occupation: Govt. Service, R/o. Flat No.404, Siri Enclave, Siri Nagar, L.B. Nagar, Hyderabad, Rep. by its GPA holder **M/s. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, D.No.6-3-352/2&3, Road No.-1, Banjara Hills, Hyderabad - 500034, represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 29-10-2013 bearing document No.15718/2013 on the file of District Registrar, Ranga Reddy.
54. **SRI M.R.K. CHAKRAVARTHY, S/o. Dr. M. RAMA PRASAD**, aged about 36 years, Occ: Advocate, R/o. H.No.8-3-228, Flat No.105, Dhruva-II, Sreenivasa Village Apartments, Yousuf Guda, Hyderabad - 500 045, Rep. by its GPA holder **M/s. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, D.No.6-3-352/2&3, Road No.-1, Banjara Hills, Hyderabad - 500034, represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 30-12-2013 bearing document No.18904/2013 on the file of District Registrar, Ranga Reddy.



55. **SMT T. LAKSHMI KUMARI, W/O. SRI T. NAGA PRASAD**, aged about 52 years, Occupation: House Wife, R/o. Flat No.502, 'A' Block, Millennium Royale Apartments, 7-1-63, Dharamkaran Road, Ameerpet, Hyderabad, Rep. by its GPA holder **M/s. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having its registered office at # 802, Astral Heights, D.No.6-3-352/2&3, Road No.-1, Banjara Hills, Hyderabad – 500034, represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 01-02-2014 bearing document No.1486/2014 on the file of District Registrar, Ranga Reddy.
56. **M/s. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED**, a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, D.No.6-3-352/2&3, Road No.-1, Banjara Hills, Hyderabad, represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad.
57. **SRI VIRUP NARLA, S/o. SRI NARLA POORNA CHANDRA RAO**, aged about 30 years, Occupation: Service, R/o. H.No.1-55/10/60, Kondapur Hyderabad, Rep. by his GPA holder Sri Narla Poorna Chandra Rao, S/o. Late Sitaramaiah, R/o. H.No.1-55/10/60, Kondapur Serilingampally Mandal, Hyderabad vide General Power of Attorney dated 03-09-2013 executed before Notary Public Nirobi.
58. **Smt. GARAPATI SYAMALA, W/o. SRI G.V. RAMA KRISHNA RAO**, aged about 75 years, Occupation: House Wife, R/o. H.No.12-13-1152/2, Street No.11, Tarnaka, Secunderabad - 500 017.
59. **SMT BHARGAVI K. SRIDHAR, W/o. SRI KONDRAGUNTA SRIDHAR, D/o. SRI G.V. RAMA KRISHNA RAO**, aged about 41 years, Occupation: Service, R/o.13112, Deer Path Lane, German Town, Mary Land - 20874, U.S.A, Rep. by G.P.A holder **Sri G.V. Rama Krishna Rao, S/o. SRI G.L. Narasimha Rao**, aged about 73 years, Occ: Retd. Officer, R/o. H.No.12-13-



374, P.N. Residency, Flat No.302, Street No.2, Tarnaka, Secunderabad-500007.

60. **SRI VENKAT VEMPATI, S/o. V. VENKATA NARAYANA**, aged about 43 years, Occ:- Self Employed R/o. Plot No.111, Vimaladevi Nagar, Malkajgiri, Hyderabad- 500047.

Vendor Nos. 49 to 52 & 57 to 60 are Rep. by their GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad., vide registered Development Agreement Cum Irrevocable General Power of Attorney dated 05.05.2016, bearing document No. 6363/2016 registered on the file of Joint Sub-Registrar, Office of the District Registrar, Ranga Reddy.

61. **SRI M. RAVI KUMAR, S/O. SRI M. BIKSHAPATHI YADAV**, aged about 36 years, Occupation: Business, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

(Rep. by his GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 04.03.2013, bearing document No.1459/2013 registered on the file of Sub-Registrar, Serilingampally).

62. **SRI GADDE CHANDRA SHEKAR, S/O. LATE G.S. KRISHNA MURTHY**, aged about 48 years, Occupation: Professional, R/o. Plot No.46, Aparna Orchids, Izzathnagar, Kondapur, Hyderabad.



63. **SMT G. ASHA CHANDRA SHEKAR, W/O. SRI G. CHANDRA SHEKAR**, aged about 44 years, Occupation: Professional, R/o. Plot No.46, Aparna Orchids, Izzathnagar, Kondapur, Hyderabad.

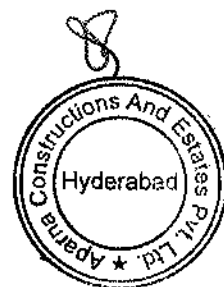
(Vendors No. 62 & 63 are Rep. by their GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 19.09.2013, bearing document No.14134/2013 registered on the file of Joint Sub-Registrar-II, office of the District Registrar, Ranga Reddy).

64. **Dr. P. MANI PAVITHRA, D/o. Dr. P. NAGABHUSHANAM**, aged about 33 Years, Occupation: Doctor, R/o. H.No.3-51/1, Balanagar, Hyderabad - 500 042.

65. **Dr. P. SITA, W/o. Dr. P. NAGABHUSHANAM**, aged about 61 Years, Occupation: Doctor, R/o. H.No.3-51/1, Balanagar, Hyderabad - 500 042.

66. **SMT DARUVURI KANCHANAMALA, W/O. LATE DARUVURI VEERAAIAH**, aged about 74 Years, R/o. H.No.3-81, Punuru Marturu Prakasam District, Andhra Pradesh - 523169.

(Vendor Nos. 64 to 66 are Rep. by their GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. # 802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 23.08.2013, bearing document No.13764/2013 registered on the file of Joint-Sub-Registrar-II, Office of the District Registrar, Ranga Reddy).



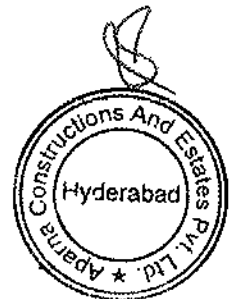
67. **SMT. N. PARVATHY, W/O. SRI. N. CHINNA BABU**, aged about 58 years, Occ: House Wife, R/o. A-3, 55, HUDA Enclave, Road No.70, NCB Towers, Jubilee Hills, Hyderabad.
68. **M/S. A.C.P ENTERPRISES (PVT) LIMITED**, having its registered office at A-3, 55, N.C.B Towers, HUDA Enclave, Road No.70, Jubilee Hills, Hyderabad; Represented by **SRI N. CHINNA BABU, S/O. LATE. VEERA RAGHAVIAH**, aged about 64 years, Business, R/o. A-3, 55, HUDA Enclave, Road No.70, NCB Towers, Jubilee Hills, Hyderabad.
69. **SMT. ANUPAMA KILARU, W/O SRI SUNIL KILARU**, aged about 42 years, Occ: Service, R/o. Flat No.402, Apoorva Towers, Road No.2, Banjara Hills, Hyderabad-500 034.
70. **SMT. SUBBALAKSHMI KAJA, W/O SRI. POORNACHANDRA GANDHI KAZA**, aged about 66 years, Occ: House Wife, R/o. Flat No.307, Solitaire Banjara, Road No.10, Banjara Hills, Hyderabad - 500 034.
71. **SRI M. BIKSHAPATHI YADAV, S/O LATE M. SANDAIAH**, aged about 65 years, Occupation: Business, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

(Vendor Nos. 67 to 71 are Rep. by their GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 28.02.2013, bearing document No.3297/2013 registered on the file of Joint-Sub-Registrar-II, Office of the District Registrar, Ranga Reddy).

72. **SMT G. HYMAVATHI, W/O. SRI G. VENKATARATNAM**, aged about 70 years, Occ: House wife, R/o. Edumudi Village, Naguluppala Padu Mandal, Prakasam District, Andhra Pradesh - 523 186.



73. **SRI GADDIPATI VEERANARAYANA ALIAS NARAYANA VEERA GADDIPATI, S/O. SRI G. VENKATA RATNAM** aged about 51 years, Occupation: Software Engineer, R/o. Flat No.303, Block C-8, Samskruthi Township, Pocharam, Hyderabad - 500 088, Presently residing at 9204, Cerrolinda CIR ELK GROUE, CA - 95758, USA.
74. **MS. GADDIPATI SAI PRANATHI, D/O. SRI GADDIPATI SRINIVASA RAO,** aged about 22 years, Occupation: Student, R/o. Flat No.301, Block-D, Satynarayana Enclave, Madinaguda, Hyderabad.
75. **SMT KONDRAGUNTA JAHNAVI, W/O. SRI MULLAMUDI SANJAY,** aged about 34 years, Occupation: Software Engineer, R/o. Flat No.303, Block C-8, Samskruthi Township, Pocharam, Hyderabad - 500 088, Presently residing at 5672, SPRY CMN FRE-MONT CA - 94538 USA.
(Rep. by her GPA holder **Sri K. Venkataratnam, S/o. Nageswararao,** aged about 66 years, Occupation: Pensioner, R/o. Block No.C-8, Flat No.303, Samskruthi Township, Pocharam, Hyderabad - 500088, vide General Power of Attorney dated 15-05-2013, executed before Notary at U.S.A).
76. **SMT J. DHANA LAKSHMI, W/O. SRI J.E.V. PRASADA RAO,** aged about 66 years, Occ: Housewife, R/o. Flat No.301, Block-D, Satyanarayana Enclave, Madinaguda, Hyderabad.
77. **SRI G.V. RAMA KRISHNA RAO, S/O. SRI G.L. NARASIMHA RAO,** aged about 74 years, Occ: Retd. Officer, R/o. 12-13-374, P.N. Residency, Flat No.302, Street No.2, Tarnaka, Secunderabad - 500 007.
78. **SRI G. UMA MAHESHWAR RAO, S/O. SRI G.L.N. RAO,** aged about 63 years, Occ: Employee, R/o. A-25, H.C.U. Quarters, University of Hyderabad, Gachibowli, Hyderabad - 500 046.
79. **SMT GARAPATI BHARANI, W/O. SRI G. UMA MAHESHWAR RAO,** aged about 52 years, Occ: House wife, R/o. A-25, H.C.U. Quarters, University of Hyderabad, Gachibowli, Hyderabad - 500 046.
80. **SRI G. SRINIVAS CHAND, S/O. SRI GOPI CHAND,** aged about 43 years, Occ: Software Engineer, R/o. USA residing at 6316, SHORT LINE CT, CHARLOTTE, NC-28210-USA.



81. **SRI M. SANJAY, S/O. SRI M. RAMAIAH**, aged about 38 years, Occ: Software Engineer, R/o. 5672, SPRY COMMON, FREMONT CA 94538, USA.

(Vendor Nos. 72 to 81 are Rep. by their GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. # 802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 22.05.2013, bearing document No.8933/2013 registered on the file of Joint-Sub-Registrar-II, Office of the District Registrar, Ranga Reddy).

82. **SRI M. BIKSHAPATHI YADAV, S/O LATE M. SANDAIAH**, aged about 65 years, Occupation: Business, R/o. H.No.1-59/15, Masjid Banda, Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

(Vendor No. 82 Rep. by his GPA holder **M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED** a Company registered under the Companies Act 1956, having its registered office at #802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M. Haragopala Rao** aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, vide registered Development Agreement Cum General Power of Attorney dated 27.08.2013, bearing document No.13765/2013 registered on the file of Joint-Sub-Registrar-II, Office of the District Registrar, Ranga Reddy).

(Hereinafter called the VENDORS/ LAND OWNERS")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor in interest and permitted assigns

AND

M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED a Company registered under the Companies Act 1956, having its registered office at # 802, Astral Heights, H. No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, Represented by its Authorized Signatory, **Sri. M. Sambasiva Rao, S/o. Late Sri. M.**



Haragopala Rao aged about 54 years, Occupation: Service, O/o. #802, Astral Heights, H.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad.

(Hereinafter called as the "PROMOTER /DEVELOPER")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, successor in interest and permitted assigns

AND

(Hereinafter called as the "**Allottee/s**"/"**Purchaser/s**")

Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators, successors in interest and permitted assigns

The Land Owner/Vendor, Promoter/Developer and Allottee/s/Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

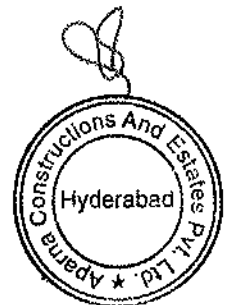
Definitions:

For the purpose of this Agreement for Sale, unless the context otherwise requires-

- a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (16 of 2016);
- b) "appropriate Government" means the Government of Telangana;
- c) "Rules" means the Real Estate (Regulation and Development) (General) Rules 2016 made under the Real Estate (Regulation and Development) Act, 2016
- d) "Regulations" means the Regulations made under Real Estate (Regulation and Development) Act, 2016\
- e) "Section" means a section of the Act.

A. (Ac.7-15Gts in Survey No.146(P), Ac.7-26Gts in Sy.No.163, Ac.0-20Gts in Survey No.185)

Whereas, M. Pentaiah and M. Sandaiah are original Pattadars as evident from Khasara Pahani having purchased the same under Registered Sale Deed bearing document No.631/1355 Fasli dated 20-12-1355 Fasli (1945 AD) from the original pattadar Syed Ali Hassan Vakil, whose name was shown as Pattadar in Sethwar.



Whereas, the Vendors No.2 to 48 the legal heirs of Sri Maraboina Mallaiah, Sri Maraboina Pentaiah and Sri Maraboina Sandhaiah entered into the Registered Development Agreement Cum Irrevocable General Power of Attorney dated 20-12-2012 bearing document No.504/2013 on the file of Joint Sub-Registrar-II, R.O., Ranga Reddy, with Developer in respect of land admeasuring Ac.7-15Gts in Survey No.146(P), Ac.7-26Gts in Survey No.163 and Ac.0-20Gts in Survey No.185(P) totally admeasuring Ac.15-21Gts of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

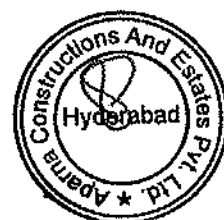
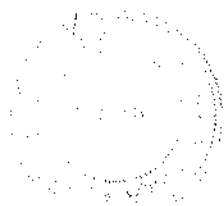
Sold Ac.5-00Gts in Survey No.146(P) as Plots:

Whereas, the Legal heirs of Sri Maraboina Mallaiah, Sri Maraboina Pentaiah and Sri Maraboina Sandaiah executed Registered General Power of Attorney in favour of Sri P. Rajendra Kumar authorizing him to sell for allied or ancillary purposes in respect of land in Survey No.146(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, vide document bearing Nos.775/1992, 813/1992, 969/1992 & 1004/1992, Registered on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

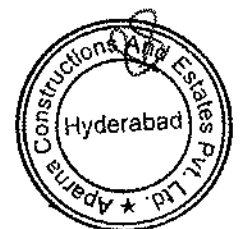
Whereas, Sri P. Rajendra Kumar as a GPA holder sold the land admeasuring Ac.5-00Gts in Survey No.146(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, as plots without any approved layout and without any amenities like roads, etc., in the following manner:

TABLE-I
(First Sales)

Plot No.	Name of the Purchaser	Sale Deed Doc. No. & Date	Extent Sq.Yds
1	Smt K.K. Sarada, W/o. Sri M.K. Narayanan	5602/1992 11-05-1992	362
2	Sri C.H. Veeraswamy, S/o. CH. Venkata Rao	5615/1992 11-05-1992	372
3	Sri R.B. Rai, S/o. T.B. Rai	5925/1992 20-05-1992	388
4	Smt B. Janaki, W/o. Sri B. Muralidhar	5921/1992 08-05-1992	405
5	Sri K. Gopinath Pillai, S/o. Sri K.P. Kurup	5922/1992 20-05-1992	416
6	Sri M. Mahadev S/o. M. Laxmana Murthy	5618/1992 11-05-1992	435



7	Sri K.K. Philip, S/o. K.K. Koshi	5604/1992 11-05-1992	361
8	Sri M. Srinivasa Rao, S/o. Late M.Veerachary	5534/1992 08-05-1992	361
9	Sri T.R. Balagopalan Nair, S/o. Raman Nair	5526/1992 08-05-1992	361
10	Sri R. Padmanabha Iyer, S/o. Sri P. Rajagopalan	5603/1992 11-05-1992	361
11	Smt P. Surya Kumari, W/o. Sri P.Venkateshwarlu	5544/1992 13-05-1992	361
12	Sri P. Siva Sankaran Nair, S/o. Sri Sankunni Nair	5536/1992 08-05-1992	361
13	Sri K.P. Philip, S/o. K. Philipose	5531/1992 08-05-1992	361
14	Sri B. Satyanarayana, S/o. B. Venkataiah	507/1993 21-01-1993	361
15	Sri K. S. Mani S/o. Late S. Kumaraveloo	508/1993 30-12-1993	361
16	Sri P. Sivasankaran Nair, S/o. Sankara Kurup	5539/1992 08-05-1992	361
17	Sri K. Krishna Pillai, S/o. Late Karunakaran Pillai	5535/1992 08-05-1992	361
18	Sri M. Murali Babu, S/o. Sri M. Thulasi Ram	5540/1992 08-05-1992	361
19/A	Sri K. Ravi Kumar, S/o. Late K.S.R. Somayajulu	5923/1992 14-05-1992	180.50
19/B	Sri K. Radha Krishnan, S/o. Late K.S.R Somayajulu	5924/1992 14-05-1992	180.50
20	Sri T.V. Varghese, S/o. T.V. Varghese	5608/1992 11-05-1992	361
21	Sri T. Chandra Kumar, S/o. Late Sri K. Thangappan Pillai	5542/1992 08-05-1992	361
22	Sri Daniel George S/o. Sri Kosny Daniel	5545/1992 08-05-1992	361
23	Smt Usha Venugopal, W/o. Late B. Venugopal Nair	5606/1992 11-05-1992	361
24	Sri V. Sadasivan, S/o. K. Vasudevan	5527/1992 08-05-1992	361



25	Sri A.P. Sadhu, S/o. Z. Sadhu	5532/1992 13-05-1992	361
26	Sri K. Gandhi Reddy, S/o. Ranga Reddy	5528/1992 08-05-1992	361
27	Sri R.M.R.K Ramanath, S/o. Sri R. Ramakrishna Iyengar	5541/1992 13-05-1992	361
28	Sri G. Rajaiah, S/o. Sri G. Lingaiah	5533/1992 13-05-1992	361
29	Sri B. Srinivasulu, S/o. B. Narsimlu	5530/1992 13-05-1992	361
30	Sri K.G. Philip, S/o. K.T. George	5543/1992 08-05-1992	361
31	Sri G. Chandra Sekhara Reddy, S/o. Sri Narayan Reddy	5538/1992 13-05-1992	361
32	Smt Rashmi Pillai, D/o. K.P.G. Pillai	5600/1992 11-05-1992	361
33	Sri M. Anjaiah, S/o. Sri N. Balaiah	5613/1992 11-05-1992	361
34	Sri T. Ravindranath Nair	5610/1992 11-05-1992	361
35	Sri O.V. Jayakar, S/o. Sri O.K. Varada Rao	5529/1992 08-05-1992	361
36	Sri Swayam Prakash Jee, S/o. Late Dr. Shivaji	5537/1992 08-05-1992	361
37	Miss Roshini Krishnan, D/o. K. Radha Krishnan Nair	5612/1992 11-05-1992	362
38	Sri M.R. Rajagopalan Nair, S/o. Sri Vasudevan Pillai	5926/1992 08-05-1992	368
39	Sri J.V.N Kanaka Subramaniam, S/o. J. Venkatanarayana	5616/1992 11-05-1992	382
40	Sri M. Veeraiah, S/o. M. Venkataiah	5617/1992 11-05-1992	382
41	Sri S. Venkateshwara Rao, S/o. Sri S. Bal Kishan	5609/1992 11-05-1992	361
42	Sri S. Hanmantha Rao, S/o. Late Purushotham Rao	5607/1992 11-05-1992	361
43	Sri CH. Ram Prasad, S/o. Sri CH. Narayana	5614/1992 11-05-1992	361
44	Sri B. Prakasham, S/o. Sri B. Rajaiah	5601/1992 11-05-1992	361



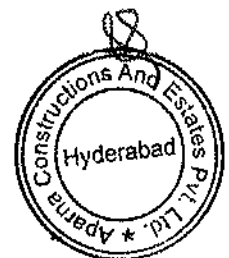
45	Sri J. Rajeshwar Rao, S/o. Pulla Rao	5611/1992 11-05-1992	361
46	Sri M. Suryanarayana, S/o. Sri M.L.Murthy	5605/1992 11-05-1992	361

Whereas, the aforesaid plot purchasers shown in Table I above, in turn sold their respective plots in the following manner:

TABLE-II

(Subsequent Sales)

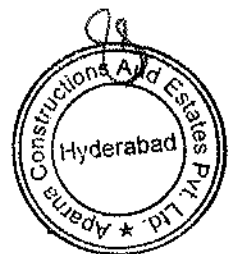
Plot No.	Name of the Executants	Name of the Purchaser	Doc. No. & Date	Extent Sq.Yds
1 (Eastern Part)	Smt K.K. Sarada, W/o. Sri M.K. Narayanan	Sri G. Tulasi, S/o. Sri M. Gopalan Achari	7216/2003 11-06-2003 (Sale Deed)	181
1 (Western Part)	Smt K.K. Sarada, W/o. Sri M.K. Narayanan	Sri M. Krishna Pillai S/o. Sri V. Muthan Perumal Pillai	7217/2003 11-06-2003 (Sale Deed)	181
2	Sri CH. Veeraswamy, S/o. Sri Ch. Venkata Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	7516/2004 12-07-2004 (AGPA)	372
3	Smt Desh Kumari Rai, W/o. Late. R.B. Rai & Another	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	2578/2004 08-03-2004 (AGPA)	388
4	Smt B. Janaki, W/o. Sri B. Muralidhar	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	2804/2004 12-03-2004 (AGPA)	405
5	Sri K. Gopinath Pillai, S/o. K.P. Kurup	Sri Garapati Satyanarayana, S/o. Sri G.L. Narasimha Rao	3536/1999 24-05-1999 (AGPA)	416
6 (Southern Part)	Sri M. Mahadev, S/o. Sri M. Laxmana Murthy	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	8435/2004 03-07-2004 (AGPA)	235
6 (Part)	Sri M. Mahadev, S/o. M. Laxmana Murthy	Smt Vasa Chandravathamma, W/o. Kodavala Shanti Narasimham	11481/1992 27-11-1992 (Sale Deed)	214
7/A	Sri K.K. Philip, S/o. K.K. Koshi	Sri N. Ravinder, S/o. Sri N. Kishtaiyah	1794/1997 15-03-1997 (Sale Deed)	180.50



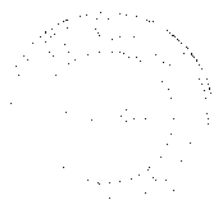
7/B	Sri K.K. Philip, S/o. K.K. Koshi	Sri N. Amarender, S/o. Sri N. Kishtaiyah	1795/1997 15-03-1997 (Sale Deed)	180.50
8	Sri M. Srinivasa Rao, S/o. Late M. Veerachary	Smt Garapati Mani Satyanarayana, W/o. Sri G. Satyanarayana	5673/1999 23-08-1999 (AGPA)	361
9	Sri T.R. Balagopalan Nair, S/o. Sri Raman Nair	Sri Garapati Satyanarayana, S/o. Sri G.L. Narasimha Rao	4266/1999 23-06-1999 (AGPA)	361
10	Sri R. Padmanabha Iyer, S/o. Sri P. Rajagopalan	Sri P. Arjun Krishna S/o. Dr. P.Nagabhushanam	12491/2004 10-12-2004 (AGPA)	361
11	Smt P. Surya Kumari, S/o. Sri P.Venkateshwarlu	Kum. P. Mani Pavitra, D/o. Dr. P.Nagabhushanam	5166/2004 10-05-2004 (AGPA)	361
12	Sri P. Siva Sankaran Nair, S/o. Sri Sankunni Nair	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	7603/2004 13-07-2004 (AGPA)	361
13/A	Sri K.P. Philip, S/o. K.Philipose	Sri Kancharla Sreenivasa Rao, S/o. Sri K. Gopala Rao.	1443/1994 21-02-1994 (Sale Deed)	180.55
13/B	Sri K.P. Philip, S/o. K.Philipose	Sri Nannapaneni Sudhakara Rao, S/o. Late Sampenga Rao	1442/1994 21-02-1994 (Sale Deed)	180.55
14	Sri B. Satyanarayana, S/o. Sri B. Venkataiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	12600/2005 27-08-2005 (AGPA)	361
15	Sri K.S. Mani, S/o. Late S. Kumaraveloo	Smt V. Vasavi, W/o. Sri Venkata Ramana.P	9118/1996 14-11-1996 (Sale Deed)	361
16	Sri P. Shiva Shankaran Nair, S/o. Sri Shankara Kurup	Sri Garapati Sronidhar S/o. Sri G.V. Rama Krishna Rao	2369/1999 11-03-1999 (AGPA)	361
17	Sri K. Krishna Pillai, S/o. Late. Karunakaran Pillai	Sri Vattikutt Venkata Rao, S/o. Late V. Basavaiah	8948/1997 29-12-1997 (Sale Deed)	361
18	Sri M. Murali Babu, S/o. Sri M. Thulasi Ram	Kum P. Mani Pavitra, D/o. Dr. P. Nagabhushanam	5990/2004 10-05-2004 (AGPA)	361



19/A & 19/B	Sri K. Ravi Kumar & Sri K. Radha Krishna Sons of Late K.S.R. Somayajulu	Smt S. Kumudini, W/o. Sri K. Ajeeth Kumar	4739/1998 30-06-1998 (Sale Deed)	180.50 180.50 <u>361</u>
20	Sri T.V. Varghese, S/o. Sri T.V. Varghese	Sri P. Arjun Krishna, S/o. Dr. P. Nagabhushanam	11992/2004 30-10-2004 (AGPA)	361
21	Sri T. Chandra Kumar, S/o. Late. Sri K. Thangappan Pillai	Sri Nalluri Narendra, S/o. Late N. Seetharamaiah	2561/1998 13-04-1998 (Sale Deed)	361
22	Sri Daniel George, S/o. Sri Kosny Daniel	Kum. P. Mani Pavitra, D/o. Dr. P. Nagabhushanam	5786/2005 07-04-2005 (AGPA)	361
23	Smt Usha Venugopal, W/o. Late B.V. Venugopal Nair	Sri G. Uma Maheshwara Rao S/o. Late G.L. Narasimha Rao	1987/1999 26-04-1999 (AGPA)	361
24	Sri V. Sadasivan, S/o. Sri K. Vasudevan	Sri Garapati Sronidhar S/o. Sri G.V. Rama Krishna Rao	2979/1999 11-03-1999 (AGPA)	361
25	Smt. K. Olive Salome, W/o. Late. A.P. Sadhu & 2 Others	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	3186/2004 22-03-2004 (AGPA)	361
26	Sri Kovvuri Rama Subba Reddy, S/o. Late Gandhi Reddy & 4 Others (Legal heirs of Sri Gandhi Reddy)	M/s. Aparna Constructions And Estates Pvt Ltd	15490/2013 23-10-2013 (Sale Deed)	361
27	Sri R.M.R.K Ramanath, S/o. Sri R. Ramakrishna Iyengar	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao	13183/2004 29-12-2004 (AGPA)	361
28	Sri G. Rajaiah S/o. Sri G. Lingaiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	7771/2005 03-06-2005 (AGPA)	361
29	Sri B. Srinivasulu, S/o. B. Narsimlu	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	2582/2004 08-03-2004 (AGPA)	361



30	Sri K.G. Philip, S/o. K.T. George	Sri P. Arjun Krishna, S/o. Dr. P. Nagabhushanam	11993/2004 30-11-2004 (AGPA)	361
31	Sri G. Chandra Sekhara Reddy, S/o. Sri Narayan Reddy	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	2929/2004 16-03-2004 (AGPA)	361
32	Smt Rashmi Pillai, W/o. Sunil Pillai D/o. Sri K.P.G. Pillai	Sri Garapati Satyanarayana, S/o. Sri G.L. Narasimha Rao	3535/1999 24-05-1999 (AGPA)	361
33	Sri M. Anjaiah S/o. Sri N. Balaiah	Sri M. Ramesh Reddy S/o. Late M. Sambaiah	432/2004 13-01-2004 (Sale Deed)	361
34	Mrs Deepa Ravindranath, W/o. Late T. Ravindranath Nair & 2 Others	Kum P. Mani Pavitra, D/o. Dr. P. Nagabhushanam	4680/2004 28-04-2004 (AGPA)	361
35	Sri O.V. Jayakar, S/o. Sri O.K. Varada Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	8611/2004 31-07-2004 (AGPA)	361
36	Sri Swayam Prakash Jee, S/o. Late Dr. Shivaji	Dr. P. Nagabhushanam, S/o. Dr. P. Arjuna Rao	13124/2013 26-08-2013 (Sale Deed)	361
37	Miss Roshini Krishnan D/o. Sri K. Radha Krishnan	Sri G. Uma Maheshwar Rao S/o. Late G.L. Narsimha Rao	1986/1999 11-03-1999 (AGPA)	362
38	Sri. M.R. Rajagopalan Nair, S/o. Vasudevan Pillai	Sri G. Venkateswara Rao, S/o. Late G.V. Narasaiah	6653/2002 13-08-2002 (AGPA)	368
39	Sri J.V.N. Kanaka Subramaniam, S/o. Late J. Venkat Narayana	Kum. P. Mani Pavitra, D/o. Dr. P. Nagabhushanam	3477/2004 26-03-2004 (AGPA)	382
40	Sri M. Veeraiah, S/o. Sri M. Venkataiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	11053/2005 29-07-2005 (AGPA)	382
41	Sri S. Venkateshwara Rao, S/o. Sri S. Bal Kishan	Kum. P. Mani Pavitra, D/o. Dr. P. Nagabhushanam	5910/2004 28-05-2004 (AGPA)	361
42	Sri S. Hanmantha Rao,	Kum. P. Mani Pavitra, D/o. Dr. P. Nagabhushanam	5911/2004 28-05-2004	361

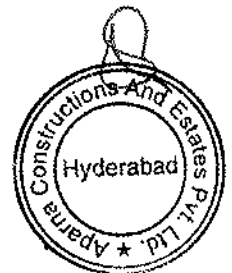


	S/o. Late Purushotham Rao		(AGPA)	
43	Sri Ch. Ram Prasad, S/o. Sri Ch. Narayana	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	1673/2005 11-02-2005 (AGPA)	361
44	Sri B. Prakasham, S/o. Sri B. Rajaiah	Kum. P. Mani Pavitra, D/o. Dr. P.Nagabhushanam	4150/2004 12-04-2004 (AGPA)	361
45	Sri J. Rajeshwar Rao, S/o. Pulla Rao	Kum. P. Mani Pavitra, D/o. Dr. P.Nagabhushanam	3870/2004 03-04-2004 (AGPA)	361
46	Sri M. Suryanarayana, S/o. Sri M. L. Murthy	Kum. P. Mani Pavitra, D/o. Dr.P.Nagabhushanam	3409/2004 25-03-2004 (AGPA)	361

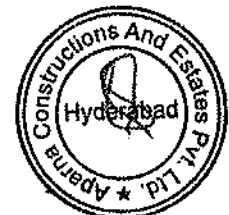
Whereas, out of the plot purchasers shown in Table II above, in turn sold their respective plots in the following manner:

TABLE-III

Plot No.	Name of the Executants	Name of the Purchaser	Doc. No. & Date	Extent Sq.Yds
1	Sri G. Thulasi, S/o. Sri M. Gopalan Achari & Another	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	3089/2004 19-03-2004 (AGPA)	362
5	Sri K. Gopinath Pillai S/o. Sri K.P.Kurup Rep. by GPA Holder Sri Garapati Satyanarayana	Sri Garapati Satyanarayana S/o. G.L. Narsimha Rao	12314/2013 01-08-2013 (Sale Deed)	416
6 (Part)	Smt Vasa Chandravathamma W/o. Sri Kodavala Shanthi Narasimham	Sri M. Shankar, S/o. Sri M. Ramulu	52/2004 02-01-2004 (AGPA)	214
7/A	Sri N. Ravinder S/o. Sri N. Kishtaiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	05-03-2004 2527/2004 (AGPA)	180.50
7/B	Sri N. Amarender S/o. Sri N. Kishtaiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	05-03-2004 2528/2004 (AGPA)	180.50
8	Sri M. Srinivasa Rao S/o. Late M. Veerachary Rep. by GPA Holder Sri Garapati Mani Satyanarayana	Smt Garapati Mani Satyanarayana W/o. Sri G. Satyanarayana	12311/2013 01-08-2013 (Sale Deed)	361



9	Sri T.R. Balagopalan Nair, S/o. Sri Raman Nair, Rep. by GPA Holder Sri Garapati Satyanarayana	Sri Garapati Satyanarayana, S/o. Sri G.L. Narasimha Rao	12313/2013 01-08-2013 (Sale Deed)	361
12	Sri P. Siva Sankaran Nair, S/o. Sri Sankunni Nair Rep. by AGPA Holder Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	15647/2013 26-10-2013 (Sale Deed)	361
13	Sri Nannapaneni Sudhakara Rao & Another	Sri Kameswari.A, S/o. Late Krishna Murty	6428/2002 05-08-2002 (AGPA)	361
13	Smt Annapoorna.A, W/o. Sri Kameswari.A Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Sri M. Chandra Mohan, S/o. Late M. Jagan Mohan Rao	15723/2013 29-10-2013 (Sale Deed)	361
14	Sri B. Satyanarayana Rep. by AGPA Holder Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	15645/2013 26-10-2013 (Sale Deed)	361
15	Smt V. Vasavi, W/o. Sri Venkata Ramana. P	Sri M. Shankar, S/o. Sri M. Ramulu	2200/2004 28-02-2004 (AGPA)	361
16	Sri P. Shiva Shankaran Nair, S/o. Sri Shankara Kurup Rep. by GPA Holder Sri Garapati Sronidhar S/o. Sri G.V. Rama Krishna Rao	Master Virup Narla S/o. Sri Narla Poorna Chander Rao	6676/2000 27-06-2000 (Sale Deed)	361
17	Sri Vattikutt Venkata Rao, S/o. Late V. Basavaiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	2526/2004 05-03-2004 (AGPA)	361
19/A & 19/B	Smt S. Kumudini, W/o. Sri K. AJeeth Kumar	Kum P. Mani Pavitra, D/o. Dr. P.Nagabhushanam	3230/2004 22-03-2004 (AGPA)	361
21	Sri Nalluri Narendra, S/o. Late N. Seetaramaiah	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	2525/2004 05-03-2004 (AGPA)	361
23	Smt Usha Venugopal, W/o. Late B.V. Venugopal Nair Rep. GPA Holder Sri G. Uma Maheswara Rao	Master Virup Narla, S/o. Sri Narla Poorna Chander Rao	1178/2000 31-12-1999 (Sale Deed)	361



24	Sri V. Sadasivan, S/o. Sri K. Vasudevan Rep. by AGPA Holder Sri Garapati Sronidhar	Master Virup Narla, S/o. Sri Narla Poorna Chander Rao	6677/2000 27-06-2000 (Sale Deed)	361
32	Sri Ramesh Pillai Rep. by AGPA Holder Sri Garapati Satyanarayana	Sri Garapati Satyanarayana S/o. Sri G.L. Narsimha Rao	12312/2013 01-08-2013 (Sale Deed)	361
37	Smt Roshini Krishnan, D/o. Sri K. Radha Krishnan, W/o. Sri Vinay Kumar Rep. by AGPA Holder Sri G. Uma Maheshwar Rao	Master Virup Narla, S/o. Sri Narla Poorna Chander Rao	1179/2000 30-01-2000 (Sale Deed)	362
38	Sri M.R. Rajagopalan Nair, S/o. Sri Vasudevan Pillai Rep. by AGPA Holder Sri G. Venkateswara Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	7712/2004 16-07-2004 (Sale Deed)	368

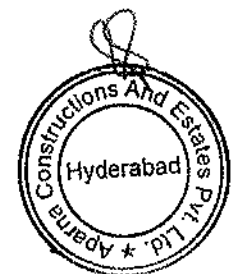
Whereas, out of the Purchasers shown in Table III above, Sri Kameswari A. sold her Plot No.13 under registered Sale Deed dated 05-06-2004 bearing document No.6252/2004 to Smt Annapoorna A., W/o. Sri Kameswari A. who in turn sold the same to Sri M. Chandra Mohan Rao the Vendor No.51 herein, under registered Sale Deed dated 28-12-2005 bearing document No.20895/2005 registered on the file of District Registrar, Ranga Reddy.

Whereas, out of the Purchasers shown in Table-III above Sri M. Shanker as AGPA Holder of Smt Vasa Chandravathamma sold the land admeasuring 214 Sq.Yds in Plot No.6(P) to Smt T. Lakshmi Kumari the Vendor No.55 herein, under registered Sale Deed dated 31-03-2004 bearing document No.3653/2004 on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Whereas, out of the Purchasers shown in Table-III above Sri M. Shanker as AGPA Holder of Smt V. Vasavi sold the land admeasuring 361 Sq.Yds in Plot No.15 to Dr. P. Nagabhushanam the Vendor No.49 herein, under registered Sale Deed dated 27-12-2013 bearing document No.18712/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Whereas, out of the Purchasers shown in Table-III above Sri M. Chandra Mohan Rao the Vendor No.51 herein as AGPA Holder of Sri N. Ravinder and Sri N. Amarender sold the land admeasuring 361 Sq.Yds in Plot No.7 to Sri Venkat Vempati the Vendor No.60 herein, under registered Sale Deed dated 24-11-2014 bearing document No.13846/2014 on the file of Joint Sub-Registrar, Office of the District Registrar, Ranga Reddy.

Whereas, the Purchasers Sri Garapati Satyanarayana and Smt Garapati Mani Satyanarayana shown in the Table-III above executed registered Gift Settlement



Deeds in respect of their Plot Nos.5, 8, 9 & 32 in favour of Sri Garapati Sronidhar the Vendor No.58 herein and Smt Bhargavi K. Sridhar the Vendor No.59 herein in the following Manner:

TABLE-IV

Plot No.	Name of the Executants	Name of the Vendor	Doc. No. & Date	Extent Sq.Yds
5	Sri Garapati Satyanarayana S/o. Sri G.L. Narsimha Rao	Sri Garapati Sronidhar S/o. Sri G.V. Rama Krishna Rao	12323/2013 01-08-2013 (Gift Deed)	416
8	Smt Garapati Mani Satyanarayana W/o. Sri G. Satyanarayana	Sri Garapati Sronidhar S/o. Sri G.V. Rama Krishna Rao	12321/2013 01-08-2013 (Gift Deed)	361
9	Sri Garapati Satyanarayana, S/o. Sri G.L. Narasimha Rao	Smt Bhargavi K. Sridhar, W/o. Sri Kondragunta Sridhar D/o. Sri G.V. Ramakrishna Rao	12322/2013 01-08-2013 (Gift Deed)	361
32	Sri Garapati Satyanarayana S/o. Sri G.L. Narsimha Rao	Smt Bhargavi K. Sridhar, W/o. Sri Kondragunta Sridhar	12320/2013 01-08-2013 (Gift Deed)	361

Whereas, Sri M. Chandra Mohan Rao the Vendor No.51 herein, who purchased the Plots under registered Agreements of Sale Cum General Power of Attorneys became absolute Owner by virtue of the following registered Sale Deeds:

TABLE-V

Plot No.	Name of the Executants	Name of the Owner	Doc. No. & Date	Extent Sq.Yds
17	Sri Vattikutt Venkat Rao S/o. Late V. Basavaiah	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao	15646/2013 26-10-2013 (Sale Deed)	361
21	Sri Nalluri Narendra S/o. Late N. Seetaramaiah	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao	15801/2013 29-10-2013 (Sale Deed)	361
27	Sri R.M.R.K Ramanath S/o. Sri R. Ramakrishna	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan	15800/2013 29-10-2013	361

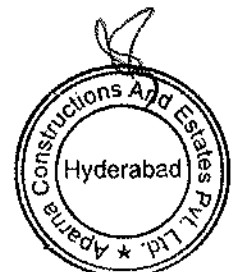


	Iyengar	Rao	(Sale Deed)	
28	Sri G. Rajaiah S/o. Sri G. Lingaiah	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao	15798/2013 29-10-2013 (Sale Deed)	361
29	Sri B. Srinivasululu S/o. Sri B. Narsimlu	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao	15724/2013 29-10-2013 (Sale Deed)	361
31	Sri G. Chandra Sekhara Reddy, S/o. Sri Narayan Reddy Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	15722/2013 29-10-2013 (Sale Deed)	361
35	Sri O.V. Jayakar, S/o. Sri O.K. Varada Rao, Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	15721/2013 29-10-2013 (Sale Deed)	361
40	Sri M. Veeraiah S/o. Sri M. Venkataiah Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	15799/2013 29-10-2013 (Sale Deed)	382
43	Sri CH. Ram Prasad S/o. Sri CH. Narayana Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Sri M. Chandra Mohan Rao, S/o. Late M. Jagan Mohan Rao	15720/2013 29-10-2013 (Sale Deed)	361

Whereas, Sri M. Chandra Mohan Rao the Vendor No.51 herein, as Agreement of Sale-Cum-General Power of Attorney Holder sold 6 plots purchased by him as shown in Table II & III above, to Smt D. Kanchanamala the Vendor No.52 herein in the following manner:

TABLE-VI

Plot No.	Name of the Executants	Name of the Purchaser	Doc. No. & Date	Extent Sq.Yds
1	Sri G. Thulasi S/o. Sri M. Gopalan Achari & Another, Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Smt Daruvuri Kanchanamala, W/o. Late Daruvuri Veeraiah	13481/2013 2-09-2013 (Sale Deed)	362



2	Sri CH. Veeraswamy, S/o. Sri CH. Venkata Rao, Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Smt Daruvusri Kanchanamala, W/o. Late Daruvuri Veeraiah	13482/20 13 2-09-2013 (Sale Deed)	372
3	Smt Desh Kumari Rai, W/o. Late R.B. Rai & Another Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Smt Daruvuri Kanchanamala, W/o. Late Daruvuri Veeraiah	14448/20 13 26-09- 2013 (Sale Deed)	388
4	Smt B. Janaki, W/o. Sri B.Muralidhar Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Smt Daruvuri Kanchanamala, W/o. Late Daruvuri Veeraiah	14447/20 13 26-09- 2013 (Sale Deed)	405
6 (Southern Part)	Sri M. Mahadev, S/o. Sri M. Laxmana Reddy, Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Smt Daruvuri Kanchanamala, W/o. Late Daruvuri Veeraiah	14450/20 13 26-09- 2013 (Sale Deed)	235
25	Smt K. Olive Salome, W/o. Late A.P. Sadhu & 2 Others Rep. by AGPA Holder Sri M. Chandra Mohan Rao	Smt Daruvuri Kanchanamala, W/o. Late Daruvuri Veeraiah	14449/20 13 26-09- 2013 (Sale Deed)	361

Whereas, the Plots held by Dr. P. Mani Pavitra as Agreement of Sale-Cum-General Power of Attorney Holder purchased the same with joint family funds of Dr. P. Nagabhushanam consisting of Dr. P. Nagabhushanam, Dr. P. Sita, Sri P. Arjun Krishna and Dr. P. Mani Pavitra and as per the family settlement the same were registered in favour of Dr. P. Nagabhushanam the Vendor No.49 herein as under:

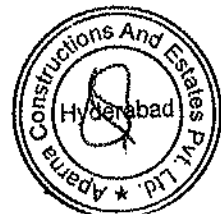
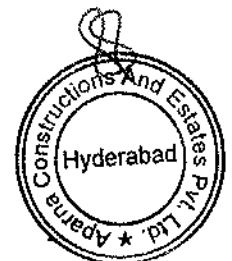


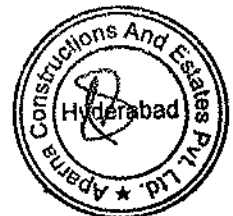
TABLE-VII

Plot No.	Name of the Executants	Name of the Purchaser	Doc. No. & Date	Extent Sq.Yds
11	Smt P. Surya Kumari, W/o. Sri P. Venkateshwarlu Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr.P.Nagabhushana m, S/o. Dr. P. Arjuna Rao	15889/2013 31-10-2013 (Sale Deed) & (Rectification Deed Doc. No.14963/2014 29-11-2014)	361
18	Sri M. Murali Babu, S/o. Sri M. Thulasi Ram Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr.P.Nagabhushana m, S/o. Dr. P. Arjuna Rao	13899/2013 06-9-2013 (Sale Deed) & (Rectification Deed Doc. No.14967/2014 29-11-2014)	361
19	Smt S. Kumudini, W/o. Sri K. Ajeeth Kumar Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr.P.Nagabhushana m, S/o. Dr. P. Arjuna Rao	13900/2013 06-09-2013 (Sale Deed) & (Rectification Deed Doc. No.14960/2014 29-11-2014)	361
22	Sri Daniel George, S/o. Sri Kosny Daniel Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr.P.Nagabhushana m, S/o. Dr. P. Arjuna Rao	15888/2013 31-10-2013 (Sale Deed) & (Rectification Deed Doc. No.14966/2014 29-11-2014)	361
34	Mrs Deepa Ravindranath, W/o. Late T.Ravindranath Nair & 2 Others Rep. by AGPA Holder Dr.P. Mani Pavitra	Dr. P.Nagabushnam, S/o. Dr. P. Arjuna Rao	18513/2013 21-12-2013 (Sale Deed) & (Rectification Deed Doc No.14959/2014 29-11-2014)	361
39	Sri J.V.N. Kanaka Subramanian S/o. Late J. Venkat Narayana Rep. by AGPA Holder	Dr. P.Nagabushnam, S/o. Dr. P. Arjuna Rao	18514/2013 21-12-2013 (Sale Deed) & (Rectification Deed Doc.	382



	Dr. P. Mani Pavitra		No.14958/2014 29-11-2014)	
41	Sri S. Venkateshwara Rao, S/o. Sri S. Bal Kishan Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr.P.Nagabhushanam, S/o. Dr. P. Arjuna Rao	13901/2013 13-09-2013 (Sale Deed) & (Rectification Deed Doc. No.14957/2014 29-11-2014)	361
42	Sri S. Hanmantha Rao S/o. Late Purushotham Rao Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr. P.Nagabushnam, S/o. Dr. P. Arjuna Rao	18515/2013 21-12-2013 (Sale Deed) & (Rectification Deed Doc. No.14961/2014 29-11-2014)	361
44	Sri B. Prakasham, S/o. Sri B. Rajaiah Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr. P.Nagabushnam, S/o. Dr. P. Arjuna Rao	14054/2013 17-09-2013 (Sale Deed) & (Rectification Deed Doc. No.14965/2014 29-11-2014)	361
45	Sri J. Rajeshwar Rao, S/o. Pulla Rao Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr. P.Nagabushnam, S/o. Dr. P. Arjuna Rao	14055/2013 17-09-2013 (Sale Deed) & (Rectification Deed Doc. No.14962/2014 29-11-2014)	361
46(P))	Sri M. Suryanarayana, S/o. Sri M. L. Murthy Rep. by AGPA Holder Dr. P. Mani Pavitra	Dr. P.Nagabushnam, S/o. Dr. P. Arjuna Rao	14053/2013 17-09-2013 (Sale Deed) & (Rectification Deed Doc. No.14964/2014 29-11-2014)	46

Whereas, Dr. P. Mani Pavitra also sold Plot No.46(P) admeasuring 315 Sq.yds to Sri M.R.K. Chakravarthy the Vendor No.54 herein, under registered Sale Deed dated 17-09-2013 bearing document No.14052/2013 registered on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.



Whereas, Sri P. Arjun Krishna the Vendor No.50 herein who purchased the Plots under registered Agreement of Sale Cum General Power of Attorneys became absolute Owner by virtue of the following registered Sale Deeds:

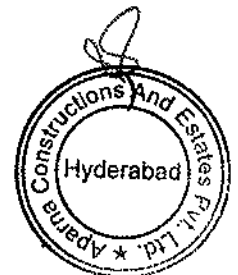
TABLE-VIII

Plot No.	Name of the Executants	Name of the Owner	Doc. No. & Date	Extent Sq.Yds
10	Sri R. Padmanabha Iyer, S/o. Sri P. Rajagopalan	Sri P. Arjun Krishna, S/o. Dr. P.Nagabhushanam	14933/2013 25-9-2013 (Sale Deed)	361
20	Sri T.V. Varghese, S/o. Sri T.V. Varghese Rep. by AGPA Holder Sri P. Arjun Krishna	Sri P. Arjun Krishna, S/o. Dr. P.Nagabhushanam	14374/2013 25-09-2013 (Sale Deed)	361
30	Sri K.G. Philip S/o. Sri K.T. George	Sri P. Arjun Krishna S/o. Dr. P. Nagabhushanam	14375/2013 25-09-2013 (Sale Deed)	361

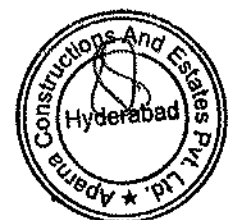
Whereas, thus, by virtue of the above Registered documents the Vendor Nos.49 to 60 have acquired title and possession and have been in possession and enjoyment of their respective plots in the unauthorized layout as absolute owners in Survey No.146(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District and their present holdings are shown as below:

TABLE-IX**PRESENT OWNERS**

Sl. No.	Name of the Owner	Plot No.	Extent Sq.Yds
1.	Dr. P. Nagabhushanam S/o. Dr. P. Arjuna Rao (Vendor No.49)	11	361
		15	361
		18	361
		19	361
		22	361
		34	361
		36	361
		39	382
		41	361



	-Do-	42	361
		44	361
		45	361
		46(P)	46
2.	Sri P. Arjun Krishna S/o. Dr. P. Nagabhushanam (Vendor No.50)	10	361
		20	361
		30	361
3.	Sri M. Chandra Mohan Rao S/o. Late M. Jagan Mohan Rao (Vendor No.51)	12	361
		13	361
		14	361
		17	361
		21	361
		27	361
		28	361
		29	361
		31	361
		35	361
		38	368
		40	382
		43	361
4.	Smt Daruvuri Kanchanamala (Vendor No.52)	1	362
		2	372
		3	388
		4	405
		6(P)	235
		25	361
5.	Sri M. Ramesh Reddy S/o. Late M. Samaiah (Vendor No.53)	33	361

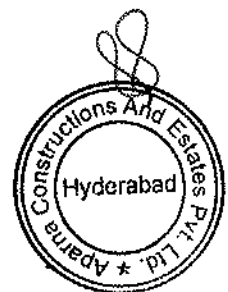


6.	Sri M.R.K Chakravarthy S/o. Dr. M. Rama Prasad (Vendor No.54)	46(P)	315
7.	Smt T. Lakshmi Kumari W/o. Sri T. Naga Prasad (Vendor No.55)	6(P)	214
8.	M/s. Aparna Constructions & Estates Pvt Ltd (Vendor No.56)	26	361
9.	Sri Virup Narla S/o. Sri Narla Poornachander Rao (Vendor No.57)	16	361
		23	361
		24	361
		37	362
10.	Sri Garapati Sronidhar S/o. Sri G.V. Rama Krishna Rao (Vendor No.58)	5	416
		8	361
11.	Smt Bhargavi K. Sridhar W/o. Sri Kondragunta Sridhar (Vendor No.59)	9	361
		32	361
12.	Sri Venkat Vempati, S/o. V. Venkata Narayana (Vendor No.60)	7	361

Whereas, Sri M. Ramesh Reddy, Sri M.R.K. Chakravarthy, Smt T. Lakshmi Kumari have entered into registered Development Agreement Cum Irrevocable General Power of Attorneys with M/s. Aparna Constructions And Estates Private Limited, in respect of their respective plots in the following manner:

TABLE – X

Plot No.	Name of the Owner	Doc. No. & Date	Extent Sq.Yds
33	Sri M. Ramesh Reddy, S/o. Late M. Sambaiah	15718/2013 29-10-2013 (Development Agreement)	361



6(P)	Smt T. Lakshmi Kumari, W/o. Sri T. Naga Prasad	1486/2014 01-02-2014 (Development Agreement)	214
46(P)	Sri M.R.K. Chakravarthy, S/o. Dr. M. Rama Prasad,	18904/2013 30-12-2013 (Development Agreement)	315

Development Agreement :-

Whereas, the Vendors No.49 to 60 along with the legal heirs of the original pattadars and Sri P. Rajendra Kumar, GPA holder, as Consenting Parties have entered into Registered Development Agreement Cum Irrevocable General Power of Attorney dated 05-05-2016 bearing document No.6363/2016 on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy with the Developer.

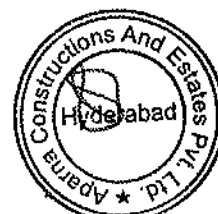
Survey No.156:- (Ac.0-02.75Gts out of Ac.0-33Gts)

Whereas, Sri Maraboina Mallaiah S/o. Late Durgaiah is original Pattadar as per the Sethwar and the names of Late M. Mallaiah, Late M. Pentaiah and Late M. Sandaiah sons of Late Durgaiah shown as original pattadars of land admeasuring Ac.0-33Gts in Survey No.156 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District from Khasara Pahani onwards, Sri M. Mallaiah is entitled to Ac.0-11Gts out of Ac.0-33Gts in Survey No.156.

Whereas, Sri M. Mallaiah died leaving behind him his sons Durgaiah, Narsimha, Ramulu and Vijay Kumar as his only legal heirs and they are entitled to equally in the land admeasuring Ac.0-11Gts fallen to the share of Sri M. Mallaiah.

Whereas, M. Ramulu died leaving behind him his two Wives M. Lakshamma and Late M. Narasamma, his sons Sri M. Raju, Sri M. Gopi, Sri M. Sadanand Yadav, Sri M. Mallesh, Sri M. Srisailam Yadav, Sri M. Shanker Yadav, daughter-in-law Smt M. Bharathi, daughter Smt C. Sharada and Granddaughter Kum M. Jyothsna Yadav as his only legal heirs and succeeded the land admeasuring 333.75 Sq.Yds or Ac.0-02.75Gts fallen to the share of Sri M. Ramulu in the oral partition among his brothers.

Whereas, the legal heirs of M. Ramulu i.e, Sri M. Raju and others sold the land admeasuring 333.75 Sq.Yds or Ac.0-02.75Gts in Survey No.156(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to the Vendor No.1 herein, under Registered Sale Deed dated 08-05-2013 bearing document



No.9441/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Survey No.158 :- (Ac.0-05Gts)

Whereas, inamdhar Sri Chakali Chittaiiah @ Chittari sold land bearing in Survey No.158, admeasuring Ac.0-05Gts equivalent to 605.0 Square Yards or 505.78 Square Meters, situated at Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District to Sri Maraboina @ Golla Chittaiiah on 20th September, 1979, through Sale Deed and the same was validated on 22nd May, 2006, by District Registrar, Ranga Reddy District, vide its file No.4734/AR/2006.

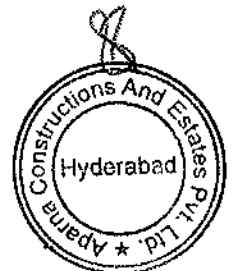
Whereas, the legal heirs of Sri Chakali Chittaiiah executed the registered Deed of Declaration dated 12-04-2007, bearing document No.201/IV/2007, on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy District and dated 28-06-2013, bearing document No.304/IV/2013, on the file of District Registrar, Ranga Reddy and ratified the Sale Deed dated 29-09-1979.

Whereas, Late. Maraboina @ Golla Chittaiiah died leaving behind his surviving wife Smt Maraboina @ Golla Shankaramma, and his Sons Sri Maraboina Golla Mallesh, Sri Maraboina @ Golla Yadaiah and Sri Maraboina @ Golla Srishailam, Sri Maraboina Veeresham Yadav and daughters Smt CH Laxmi & Smt Golla Rajeshwari as his legal heirs.

Whereas, Smt Maraboina @ Golla Shankaramma, and his Sons Sri Maraboina Golla Mallesh, Sri Maraboina @ Golla Yadaiah and Sri Maraboina @ Golla Srishailam released their share in the land admeasuring Ac.0-05Gts equivalent to 605.0 Square Yards in Survey No.158 of Kondapur Village, Serilingampally Mandal & Municipality, Ranga Reddy District, in favour of Sri M. Veeresham Yadav, under Registered Release Deed dated 05-06-2006, bearing document No.12172/2006, on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Whereas, the Revenue Divisional Officer, Chevella Division issued Occupancy Right Certificate in File No.L/2945/2013 dated 27-08-2013 under the Provisions of AP (TA) Abolition of Inams Act, 1955 in favour of Sri M. Veeresham Yadav and others in respect of land admeasuring Ac.0-05Gts in Survey No.158 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

Whereas, Sri M. Veeresham Yadav along with his sisters sold the land admeasuring Ac.0-05Gts equivalent to 605.0 Square Yards in Survey No.158 of Kondapur Village, Serilingampally Mandal And Municipality, Ranga Reddy District to the Vendor No.1 herein, under Registered Sale Deed dated 26-09-2013 bearing



document No.14446/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Survey No.159 :- (Ac.1-37Gts):

Whereas, Late Fathe Mohammed was the original Pattadar and possessor of land admeasuring Ac.1-37Gts in Survey No.159 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District. Fathe Mohammed died leaving behind his three sons Sri Wahed Ali, Sri Mohammed Hussain and Sri Shaik Ahmed as his legal heirs. Sri Wahed Ali died leaving behind him his sons Sri. Mohammed Anwar Ali, Sri Mohammed Amir Pasha, Sri Mohammed Yousuf, daughters Smt Sharifa Begum, Smt Hajara Begum and Smt Hafeeza Bee as his legal heirs.

Whereas, Sri Shaik Ahmed died leaving behind his sons Sri Shaik Chand, Sri Shaik Hussain, Sri Shaik Karaam, Shaik Raheem and Sri Fathe Mohammed as his legal heirs.

Whereas, Sri Mohammed Hussain died leaving behind his son Sri Gulam Jeelani and Daughter Smt Khaja Bee as his legal heirs.

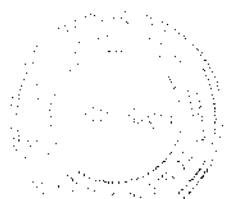
Whereas, Sri Gulam Jeelani, one of the legal heir of Sri Fathe Mohammed, sold the land admeasuring Ac.1-37Gts in Survey No.159 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Smt Avneet Kaur under registered Sale Deed dated 08.02.1990, bearing document No.1884/1990, on the file of District Registrar, Ranga Reddy.

Whereas, the Tahsildar, Serilingampally Mandal, mutated the name of Sri Avneet Kaur in the revenue records vide Mutation Proceeding bearing No.ROR/146/94 dated 07-03-1994.

Whereas, Smt Avneet Kaur sold the land admeasuring Ac.1-37Gts in Survey No.159 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Sri M. Ravi Kumar the Vendor No.61 herein, under registered Sale Deed dated 28-02-1996, bearing document No.4638/1997, on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Whereas, the Thasildar Serilingampally Mandal, mutated the name of Sri M. Ravi Kumar the Vendor No.61 herein, in the revenue records in respect of the above land vide Proceedings No.B/2840/98, dated 26.10.1998.

Whereas, Sri M. Ravi Kumar the Vendor No.61 herein, along with the other legal heirs of Fathe Mohammed sold the land admeasuring Ac.1-00Gts out of Ac.1-37Gts in Survey No.159(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Sri G. Chandra Shekar the Vendor No.62 herein and Smt G. Asha Chandra Shekar the Vendor No.63 herein, under Registered Sale Deed dated 04-03-2013 bearing document No.1458/2013 on the file of Sub-Registrar, Serilingampally.



Sri M. Ravi Kumar the Vendor No.61 herein, gave the balance extent of Ac.0-37Gts for the development to the Developer under Registered Development Agreement Cum General Power of Attorney dated 04-03-2013 bearing document No.1459/2013 on the file of Sub-Registrar, Serilingampally.

Whereas, Sri G. Chandra Shekar the Vendor No.62 herein and Smt G. Asha Chandra Shekar the Vendor No.63 herein gave their extent of Ac.1-00Gts in Survey No.159(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, for development to the Developer under Registered Development Agreement Cum General Power of Attorney dated 19-09-2013 bearing document No.14134/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Survey No.160 (Ac.1-29Gts) & 162 (Ac.0-06Gts):-

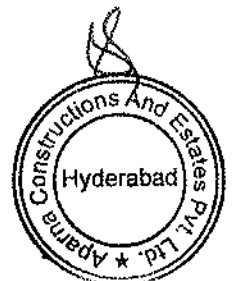
Whereas, Sri Shaik Hussain was the original pattadar in respect of land admeasuring Ac.1-29Gts in Survey No.160 and Ac.0-06Gts in Survey No.162 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District as evident from Sethwar and the Pahanis.

Whereas, Sri Shaik Hussain represented by his GPA Holder Sri M. Bikshapathi vide registered GPA dated 22-04-1992, bearing document No.912/1992, on the file of District Registrar, Ranga Reddy sold the land admeasuring Ac.0-31^{1/2}Gts out of Ac.1-29Gts in Survey No.160 and Ac.0-06Gts in Survey No.162 totally admeasuring Ac.0-37^{1/2}Gts to M/s. Consys Power Systems Private Limited, under Registered Sale Deed bearing document No.4881/1992 dated 23-04-1992 on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Whereas, Sri Shaik Hussain also sold another extent of Ac.0-37^{1/2}Gts in Survey No.160 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to M/s. Consys Electronics Private Limited, under registered Sale Deed bearing document No.4880/1992 dated 23-04-1992 on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Whereas, M/s. Consys Power Systems Private Limited sold the land admeasuring Ac.0-31^{1/2}Gts in Survey No.160(P) and Ac.0-06Gts in Survey No.162 totally admeasuring Ac.0-37^{1/2}Gts of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to M/s. Sindhu Estates and Constructions (India) Ltd, under registered Sale Deed bearing document No.1861/1998 dated 21-03-1998 on the file of Joint Sub-Registrar, Office of the District Registrar, Ranga Reddy.

Whereas, M/s. Consys Electronics Private Limited sold the land admeasuring Ac.0-37^{1/2}Gts in Survey No.160(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to M/s. Sindhu Estates and Constructions (India) Ltd, under



registered Sale Deed bearing document No.1862/1998 dated 21-03-1998 on the file of Joint Sub-Registrar, Office of the District Registrar, Ranga Reddy.

Whereas, M/s. Sindhu Estates and Constructions (India) Ltd sold the above land to Sri M. Chandra Mohan and Dr. P. Mani Pavithra the Vendor No.64 herein, under two separate registered Agreement of Sale Cum General Power of Attorney dated 16-03-2006 bearing document No.5993/2006 and dated 17-03-2006 bearing document No.6098/2006 and both the documents registered on the file of Joint Sub-Registrar-II, Office of District Registrar, Ranga Reddy.

Survey No.161 (Ac.0-05Gts):-

Whereas, Sri Boya Balraju and Sri Boya Pochaiah were the original Pattadars of land admeasuring Ac.0-05Gts in Survey No.161 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District as evident from the Pahanis.

Whereas, the legal heirs of Sri Boya Balraju and Sri Boya Pochaiah sold the land admeasuring Ac.0-05Gts in Survey No.161 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District under registered Agreement of Sale Cum General Power of Attorney dated 28-03-1998 bearing document No.7376/1998 on the file of District Registrar, Ranga Reddy to Sri M. Ravinder who in turn sold the same to Sri M. Chandra Mohan and Dr. P. Mani Pavithra the Vendor No.64 herein, under registered Sale Deed dated 14-08-2006 bearing document No.16559/2006 on the file of District Registrar, Ranga Reddy.

Whereas, Sri M. Chandra Mohan nominated Smt Daruvuri Kanchanamala for transfer of his undivided share of land admeasuring Ac.1-00Gts in Survey Nos.160, 161 & 162 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District and Sri M. Chandra Mohan along with Dr. P. Mani Pavithra executed two registered Sale Deeds bearing document Nos.13760/2013 and 13763/2013 both dated 23-08-2013 on the file of District Registrar, Ranga Reddy in favour of Smt Daruvuri Kanchanamala the Vendor No.66 herein.

Whereas, Dr. P. Mani Pavithra the Vendor No.64 herein became absolute Owner for her undivided share of land admeasuring Ac.0-37^{1/2}Gts in Survey Nos.160(P) and 161(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District by virtue of registered Sale Deed dated 23-08-2013 bearing document No.13761/2013 on the file of District Registrar, Ranga Reddy.

Whereas, Dr. P. Mani Pavithra the Vendor No.64 herein, gifted undivided share of land admeasuring Ac.0-20Gts (Out of Ac.0-37^{1/2}Gts) in Survey Nos.160(P) and 162(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to her mother Dr. P. Sita the Vendor No.65 herein, under registered Gift Deed dated



23-08-2013 bearing document No.13762/2013 on the file of District Registrar, Ranga Reddy.

Whereas, the Vendors No.64 to 66 entered into Registered Development Agreement Cum General Power of Attorney dated 23-08-2013 bearing document No.13764/2013 on the file of Joint Sub-Registrar-II, office of the District Registrar, Ranga Reddy with the Developer in respect of land admeasuring Ac.1-29Gts in Survey No.160, Ac.0-05Gts in Survey No.161 and Ac.0-06Gts in Survey No.162 totally admeasuring Ac.2-00Gts of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

Survey No.164 (Ac.2-08Gts):

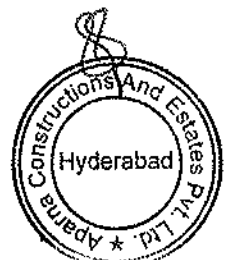
Whereas, Sri Buyya Lakshmaiah and Sri Buyya Pochaiah were the original Pattadars in respect of land admeasuring Ac.2-08Gnts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District as evident from the Pahanis.

Whereas, after death of Sri Buyya Lakshmaiah, his share of land devolved on his son, Sri Buyya Balraj. Whereas, Sri Buyya Balraj and Sri Buyya Pochaiah along with their family members sold the land admeasuring Ac.2-08Gnts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Sri M. Swamy under a registered Sale Deed dated 10-07-1989, bearing document No.7938/1989, on the file of the Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Whereas, Sri M. Swamy sold the land admeasuring Ac.0-30Gnts to Sri G.V. Rama Krishna Rao the Vendor No.77 herein out of total land admeasuring Ac.2-08 Gnts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District under registered Agreement of Sale Cum General Power of Attorney dated 29-05-2000, bearing document No.3546/2000, registered on the file of District Registrar, Ranga Reddy.

Whereas, Sri G.V. Rama Krishna Rao the Vendor No.77 herein sold his extent of Ac.0-30Gnts in Survey No.164(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Smt G. Hymavathi the Vendor No.72 herein and Sri G. Uma Maheshwar Rao the Vendor No.78 herein Ac.0-15Gnts each under two separate registered Sale Deeds bearing document Nos.3682/2004 and 3681/2004 both dated 31-03-2004, respectively and both documents were registered on the file of District Registrar, Ranga Reddy.

Whereas, Smt G. Hymavathi the Vendor No.72 herein executed registered Gift Deeds in favour of Sri Gaddipati Veeranarayana Alias Narayana Veera Gaddipati the Vendor No.73 herein, Ms. Gaddipati Sai Pranathi the Vendor No.74



herein, Smt Kondragunta Jahnavi the Vendor No.75 herein & Smt J. Dhana Lakshmi the Vendor No.76 herein in the following manner:

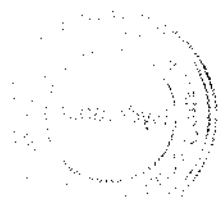
Sl. No.	Name of the Vendor	Gift Deed Date and Doc. No.	Extent Sq.Yds
1.	Gaddipati Veerananarayana Alias Narayana Veera Gaddipati (Vendor No.73)	20-04-2013 2985/2013	400
2.	Gaddipati Sai Pranathi (Vendor No.74)	20-04-2013 2987/2013	400
3.	Kondragunta Jahnavi (Vendor No.75)	20-04-2013 2986/2013	350
4.	J. Dhana Lakshmi (Vendor No.76)	30-03-2013 2988/2013	350
	TOTAL		1500

Whereas, Sri G. Uma Maheshwar Rao the Vendor No.78 herein, sold 400 Sq.Yds each out of his extent Ac.0-15Gts in Survey No.164(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Sri G. Srinivas Chand the Vendor No.80 herein and Sri M. Sanjay the Vendor No.81 herein under two separate registered Sale Deeds bearing document Nos.24812/2006 and 24364/2006 both dated 30-11-2006, respectively and both documents were registered on the file of District Registrar, Ranga Reddy.

Whereas, Sri G. Uma Maheshwar Rao the Vendor No.78 herein, gifted the land admeasuring 500 Sq.Yds to Smt Garapati Bharani the Vendor No.79 herein, under registered Gift Deed dated 23-05-2013, bearing document No.8932/2013, on the file of District Registrar, Ranga Reddy.

Whereas, Sri G V Rama Krishna Rao the Vendor No.77 herein retained 330 Sq.Yds and the consideration was not paid for the said extent by Smt G. Hymavathi and Sri G. Uma Maheshwar Rao, therefore, it is agreed between them that Sri G.V. Rama Krishna Rao alone shall be entitled for the proportionate built up area in respect of the said 330 Sq.Yds in case of development of the said land.

Whereas, thus, by virtue of the above Registered Documents the Vendors No.72 to 81 became Owners in respect of land admeasuring Ac.0-30Gts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District and their respective extents are as follows:



Sl. No.	Name of the Owner	Extent Sq.Yds
1.	Sri G.V. Rama Krishna Rao	330
2.	Sri G. Veera Narayana	400
3.	Kum Gaddipati Sai Pranathi	400
4.	Smt K. Jahnavi	350
5.	Smt J. Dhanalakshmi	350
6.	Sri G. Uma Maheshwar Rao	500
7.	Smt G. Bharani	500
8.	Sri G. Srinivas Chand	400
9.	Sri M. Sanjay	400

Whereas, the Vendors No.72 to 81 entered into Registered Development Agreement Cum General Power of Attorney dated 22-05-2013 bearing document No.8933/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy with the Developer in respect of land admeasuring Ac.0-30Gts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

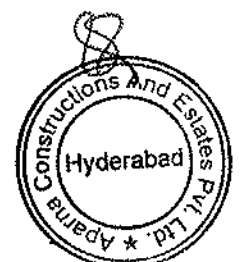
Alienations in respect of balance extent Ac.1-18Gts:-

Whereas, Sri Buyya Balraj and Sri Buyya Pochaiah along with their family members sold the land admeasuring Ac.2-08Gts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to Sri M. Swamy under a registered Sale Deed dated 10-07-1989, bearing document No.7938/1989, on the file of the Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Whereas, Sri M. Swamy sold the land admeasuring Ac.0-30Gts to Smt. K. Subba Lakshmi the Vendor No.70 herein and another extent of Ac.0-28Gts to Sri N. Chinna Babu out of total land admeasuring Ac.2-08Gts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District under two separate registered Agreement of Sale Cum General Power of Attorney dated 29-05-2000, bearing document No.3544/2000 and dated 29-05-2000, bearing document No.3545/2000, respectively and both the documents were registered on the file of District Registrar, Ranga Reddy.

Whereas, Sri N. Chinna Babu sold his extent of Ac.0-28Gts in Survey No.164(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to M/s. ACP Enterprises Private Limited the Vendor No.68 herein, under a registered Sale Deed dated 15-11-2002, bearing document No.9977/2002, on the file of the Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Whereas, Smt. K. Subba Lakshmi the Vendor No.70 herein, as AGPA Holder executed a Sale Deed dated 15-11-2002, bearing document No.9976/2002, on the



file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy District in her favour and, thus, she has become the absolute owner in respect of land admeasuring Ac.0-30Gts in Survey No.164 (P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

Whereas, the Vendors No.68 & 70 herein entered into Registered Development Agreement Cum General Power of Attorney dated 28-02-2013 bearing document No.3297/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy with the Developer in respect of land admeasuring Ac.1-18Gts in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District along with the other lands.

Survey No.167 (Ac.2-9.34Gts out of Ac.17-01Gts):

Whereas, the Revenue Divisional Officer, Hyderabad West Division (Now Revenue Divisional Officer, Chevella Division) issued Occupancy Right Certificate in respect of land admeasuring Ac.17-01Gnts in Survey No.167 along with other lands situated at Kondapur Village, Serilingampally Mandal, Ranga Reddy District in favour Sri M. Bikshapathi and others under the provisions of Andhra Pradesh (Telangana area) Abolition of Inams Act, 1954 vide Proceedings No.A1/2721/1975, dated 23-10-1979, under which Sri M. Bikshapathi has got 1/3rd share, i.e. Ac.5-27Gnts, in Survey No.167 of Kondapur Village, Serilingampally Mandal, Ranga Reddy, District.

Whereas, Sri M. Bikshapathi Yadav purchased the land admeasuring Ac.2-33.5Gnts from Smt Buyya Mallamma and Others, who had 1/6th share under the aforesaid ORC, by a registered Sale Deed dated 16-02-2001, bearing document No.1066/2001, on the file of District Registrar, Ranga Reddy, and an extent of Ac.2-08.5 Gnts from Sri Mohammed Yousuf Khan, who had 1/6th share under the aforesaid ORC, by a registered Sale Deed dated 16-02-2001, bearing document No.1067/2001, on the file of District Registrar, Ranga Reddy, in Survey No.167 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

Whereas, Sri M. Bikshapathi Yadav also purchased an extent of Ac.0-30Gnts in Survey Nos.165, 166 and 167 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, under registered Sale Deed dated 09-01-2001, bearing document No.141/2001, on the file of District Registrar, Ranga Reddy from Smt. Chakali Alias Medchal Laxmamma, W/o. Late. Mallaiah & 2 Others and, thus, Sri M. Bikshapathi Yadav became absolute owner and possessor of Ac.11-19Gnts extent of land.

Whereas, Sri M. Bikshapathi Yadav sold the land admeasuring Ac.2-00Gnts out of Ac.11-19Gnts in Survey No.167 of Kondapur Village, Serilingampally Mandal,



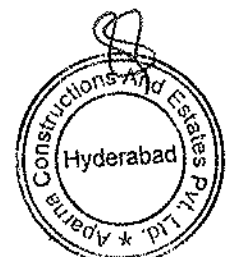
Ranga Reddy District, to Smt N. Parvathy the Vendor No.67 herein and Smt Anupama Kilaru the Vendor No.69 herein in the following manner:

Sl. No.	Name of the Owner	Sale Deed date & bearing Doc. No.	Survey No.	Extent Ac.-Gnts
1.	Smt. N. Parvathy, W/o Sri N. Chinna Babu (Vendor No.67)	04-04-2002 2869/2002	167(P)	0-26.66
2.	Smt. N. Parvathy, W/o Sri N. Chinna Babu (Vendor No.67)	11-04-2002 3104/2002	167(P)	0-13.33
3.	Smt. K. Anupama, W/o Sri K. Sunil (Vendor No.69)	04-04-2002 2870/2002	167(P)	0-26.66
4.	Smt. K. Anupama, W/o Sri K. Sunil (Vendor No.69)	11-04-2002 3103/2002	167(P)	0-13.33
	TOTAL			AC.2-00 Gnts

Whereas, the Vendors No.67 & 69 have entered into simultaneous understanding with Sri M. Bikshapathi Yadav, under which an extent of Ac.0-12Gts out of Ac.2-00Gts sold as above shall be kept as a way for the benefit of Sri M. Bikshapathi Yadav to reach his other lands in Survey No.163 and, therefore, the consideration was not paid for the said extent by Smt N. Parvathy and Smt Anupama Kilaru and, therefore, it is agreed between them that Sri M. Bikshapathi Yadav alone shall be entitled for the proportionate built up area in respect of the said Ac.0-12Gts in case of development of the said land, as recited in the Development Agreement.

Whereas, the Vendors No.67, 69 & 71 entered into Registered Development Agreement Cum General Power of Attorney dated 28-02-2013 bearing document No.3297/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy with the Developer in respect of land admeasuring Ac.2-00Gts in Survey No.167(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District along with the land in Survey No.164 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

Whereas, Sri M. Bikshapathi Yadav the Vendor No.82 also entered into Registered Development Agreement Cum General Power of Attorney dated 27-08-2013 bearing document No.13765/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy with the Developer in respect of land



admeasuring Ac.0-07.44Gts or 900 Sq.Yds in Survey No. 167(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

Whereas, Sri M. Bikshapathi Yadav also sold the land admeasuring Ac.0-11.85Gts in Survey No.167(P) situated at Kondapur Village, Serilingampally Mandal and Municipality, Ranga Reddy District, to Sri V. Ramakrishnaiah under Registered Sale Deed dated 06-11-2003, bearing document No.14422/2003, Book-I, registered at Registrar Office, Ranga Reddy District.

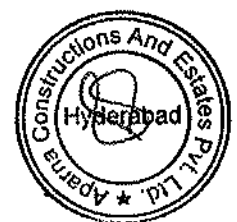
Whereas, Sri V. Ramakrishnaiah sold the land admeasuring 240 Sq.Yards or 200.7 Sq.Mtrs equivalent to Ac.0-01.98Gts out of Ac.0-11.85Gts in Survey No.167 (Part) situated at Kondapur Village, Serilingampally Mandal and Municipality, Ranga Reddy District to M/s. Creative Estates under registered Agreement of Sale Cum General Power Attorney with possession dated 31-01-2007, bearing document No.2026/2007, on the file of District Registrar, Ranga Reddy. The said M/s. Creative Estates as a AGPA holder sold the said land to the Vendor No.1 herein under Registered Sale Deed dated 27-08-2013 bearing document No.13765/2013 on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

Survey No.124 (Ac.0-07Gts out of Ac.0-23Gts):

Whereas, the original Pattadars Sri Buya Balraju and others sold the land admeasuring Ac.0-23Gts in Survey No.124 along with other lands of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, under registered Sale Deed dated 09.03.1995, bearing document No.3109/1995, on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy to Sri M. Durgaiah and his sons.

Whereas, the Tahsildar, Serilingampally Mandal, mutated the names of Sri M. Durgaiah and his sons in revenue records vide Proceedings No.B/256/96 dated 16-09-1998 in respect of land in Survey No.124 along with the other lands of Kondapur Village, Serilingampally Mandal, Ranga Reddy District and issued Pattadar Pass Books and Title Deeds in the following manner:

Sl. No.	Name of the Person	Pass Book No.	Title Deed No.	Patta No.
1.	Sri Maraboina Durgaiah	458446	458446	187
2.	Sri Maraboina Yadhaiah	458494	458494	188
3.	Sri Maraboina Krishna	458492	458492	110
4.	Sri Maraboina Raju	458447	458447	189



Whereas, the legal heirs of Late B. Laxmaiah and Late B. Pochaiah ratified registered Sale Deed bearing document No.3109/1995 dated 09.03.1995 by executing the registered Ratification Deed dated 11-08-2005 bearing document No.11713/2005, on the file of Joint Sub-Registrar-II, Office of the District Registrar, Ranga Reddy.

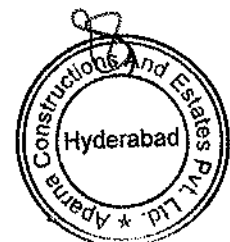
Whereas, Sri M. Durgaiah died leaving behind him his sons Sri M. Yadhaiah, Sri M. Krishna, Sri M. Raju, daughters Smt J. Vijaya, Smt Padma, Smt A. Varalaxmi Smt P. Jayamma Alias Ramulamma and Wife Smt M. Durgamma as his legal heirs.

Whereas, the legal heirs of Sri M. Durgaiah sold the land admeasuring Ac.0-07Gts out of Ac.0-23Gts in Survey No.124(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District to the Vendor No.1 herein under Registered Sale Deed dated 11-03-2014 bearing document No.3977/2014, on the file of Joint Sub-Registrar-I, Office of the District Registrar, Ranga Reddy.

Present Owners :-

In view of the above the present owners and their respective extents are as follows:

Sl. No.	Name of the Owner	Survey No.	Extent Ac.-Gts
1.	M/s. Aparna Constructions And Estates Private Limited	158	0-05
		167(P)	0-01.90 (or) 240 Sq.Yds
		124	0-07
		156	0-02.75 (or) 333.75
2.	Sri M. Yadhaiah & others	146(P), 163, 167(P) & 185(P)	15-21
3.	Dr. P. Nagabhushanam & others	146(P)	5-00
4.	Sri M. Ravi Kumar & 11 others	159	0-37
5.	Sri Gadde Chandra Shekar & another	159	1-00
6.	Dr. P. Mani Pavithra & 2 others	160	1-29
		161	0-05
		162	0-06



7.	Smt N. Parvathy & 4 others	164	1-18
		167(P)	2-00
8.	Smt G. Hymavathi & 9 others	164(P)	0-30
9.	Sri M. Bikshapathi Yadav	167(P)	0-07.44 (or) 900 Sq.Yds
Total			Ac.29-10Gts

Development Agreements :-

Whereas, the Vendors and Developer have entered into registered Development Agreements Cum General Power of Attorney and the Supplementary Agreements with the Developer in the following manner:

Sl. No.	Name of the Owner	Development Agreement Date & Document No.	Supplementary Agreement Date & Document No.
1.	Sri M. Yadhaiah & others	504/2013 20-12-2012	10301/2016 16-07-2016
2.	Dr. P. Nagabhushanam & others	6363/2016 05-05-2016	10703/2016 04-08-2016
3.	Sri M. Ravi Kumar & 11 others	1459/2013 04-03-2012	5800/2016 21-07-2016
4.	Sri Gadde Chandra Shekar & another	14134/2013 19-09-2013	9516/2016 21-07-2016
5.	Dr. P. Mani Pavithra & 2 others	13764/2013 23-08-2013	10153/2016 30-07-2016
6.	Smt G. Hymavathi & 9 others	8933/2013 02-05-2013	10395/2016 03-08-2016
7.	Smt N. Parvathy & 4 others	3297/2013 28-02-2013	10394/2016 22-07-2016

B. Schedule -A Property is earmarked for residential zone and the Promoter obtained permission for the construction of residential Project consisting of 414 apartments in blocks A to D in Schedule A Property and the said project shall be known as **"Aparna Luxor Park"**.



C. The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed.

D. The Greater Hyderabad Municipal Corporation granted the Permission for the construction of Multi-Storied Residential Building consisting of Blocks-A to D: 2Cellars+Ground+20 Upper Floors for Blocks-A,B&C, 1Cellar+Ground+20 Upper Floors for Block-D and Cellar+Ground+4 Upper Floors for Amenities Block in respect of Land-1, i.e., net land admeasuring Ac.7-4.40 Gts in Survey Nos.124(P), 146(P), 156(P), 158, 159, 160, 161, 162, 163, 164, 167(P) & 185(P), Kondapur Village, Serilingampally Mandal, Ranga Reddy District hereinafter referred to as Schedule-A Property for which the Promoter/Developer has got development rights or owned by it as case may be from GHMC vide Permit No. 1/C20/05594/2019, in file No.1/21/14594/2018, dated 04-04-2019.

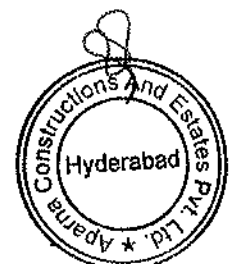
E. The permission granted above is effective from the date of its issuance and no certificate of commencement is required.

F. The Vendors and Developer have entered into registered Supplementary Agreements for the sharing of the apartments as per the terms of the Development agreements and supplementary agreements and the details are as under:

Sl.No.	Nature of document	Doc. No/Date	Supplementary Agreement No. & Date
1.	DGPA	504/2013 20-12-2012	14019 of 2019, dt. 27.4.2019
2.	DGPA	3297/2013 28-02-2013	14020 of 2019, dt. 20.7.2019
3.	DGPA	8933/2013 22-05-2013	14167 of 2019, dt. 12.7.2019
4.	DGPA	13764/2013 23-08-2013	14164 of 2019, dt. 26.7.2019
5.	DGPA	6363/2016 05-05-2016	14166 of 2019, dt. 18.7.2019

G. The Promoter has registered the Project under the Provison of the Act with the Telangana Real Estate Regulatory Authority at ----- on ----- with registration no.-----.

H. The Allottee/s had applied for an apartment in the Project and has been allotted **Apartment No.-----; in Floor No. ----- in Block No----- with saleable area of ----- Sft (includes Carpet area of ----Sq. feet), verandahs, balconies and Utility area of ----- Sq feet) and common area of ----- Sft totaling to Built up area of -- ----- Sq. Ft. along with undivided share of land ----- Sq.Yards together with Two**



Car Parking slot, (subject to tolerance +/- 3% on account of structural, design and construction variance) more particularly described in the Schedule –B annexed hereto, hereinafter referred to as Schedule –B Property..

I. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

J. The Promoter availed the Project finance from -----, Hyderabad on the security of the A Schedule Property.

K. The Parties hereby confirm that they are signing this Agreement with full knowledge of all laws, rules, regulations, notifications etc. applicable to the Project;

K. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter;

L. In accordance with the terms and conditions set out in this Agreement and as mutually agreed up on by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Schedule –B Apartment.

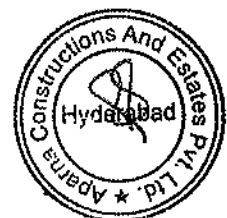
NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. TERMS:

1.1 Subject to the terms and conditions as detailed in this Agreement, the Promoter agrees to sell to the Allottee/s and the Allottee/s hereby agrees to purchase, the Schedule –B Apartment hereinafter called apartment.

The Total Price exclusive of Registration/Stamp Duty Charges for the Apartment based on the saleable area is Rs. _____/- (Rupees _____ Only). The break up and description of the "Total Price" excluding Registration/Stamp Duty Charges is as follows:

Block No :	
Apartment No.	
Type	
Floor	
Carpet Area	
Exclusive Varandah, balcony & Utility	



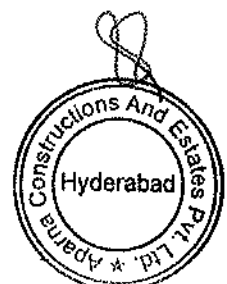
Proportionate share in common area	
TOTAL BUILT-UP AREA (IN SQ. FEET)	
RATE/CHARGE PER SQ. FOOT	
BASIC UNIT VALUE	
COST OF AMENITIES @Rs. _____ /Sft	
GROSS UNIT VALUE	
GST @ 5% as applicable ON THE GROSS UNIT VALUE	
TOTAL - A	
Maintenance charges for 2 years @ Rs.96/- per Sq. ft. including GST @ 18%	
Corpus Fund payable to the Society	
Gas Pipe Line Charges including GST @ 18%	
Non Refundable Caution Deposit payable to the Society	
Refundable Caution Deposit payable to the Developer or nominee of the Developer	
Legal & Documentation Charges including GST @ 18%	
TOTAL - B	
TOTAL PRICE - A + B	

Explanation:

- (i) The Total Price above includes the booking amount paid by the allottee/s to the Promoter towards the Apartment;
- (ii) The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST, or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter by whatever name called) up to the date of handing over the possession of the Apartment to the Allottee/s and the Project to the Association of allottee/s or the Competent Authority, as the case may be, after obtaining the completion certificate, Provided that in case there is any change / modification in the taxes, the subsequent amount payable by the Allottee/s to the promoter shall be increased/reduced based on such change/modification, but excludes the Registration / Stamp Duty Charges payable by the Allottee/s at the time of execution of Sale Deed and Agreement for Construction, as the case may be.

Provided that in case, there is any change/modification in the taxes, the subsequent amount payable by the allottee/s to the Promoter shall be increased/reduced based on such change/modification/amendments to the provision of the Act as the case may be;

Provided further if there is any increase in the taxes, after the expiry of the schedule date of completion of the project as per registration with the

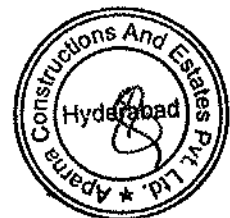


authority, which shall include the extension of registration, if any, granted to the said project by the authority, as per the Act, the same shall not be charged from the allottee/s provided that stamp duty, registration fee, mutation charges shall be paid by the allottee/s as per the actuals over and above the total price.

- (iii) The Promoter shall periodically intimate in writing to the Allottee/s, the amount payable as stated in (i) and (ii) above and the Allottee/s shall make payment demanded by the Promoter within the time and in the manner specified therein. In addition, the Promoter shall provide to the Allottee/s the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such taxes/levies etc. have been imposed or become effective;
- (iv) The Total Price of the Apartment includes recovery of price of land, construction of (Not only the apartment but also the common areas, internal development charges, external development charges, taxes, cost of providing electrical wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, fire detection and firefighting equipment (as per law) in the common areas, maintenance charges as per para 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement with in the apartment and the project; but shall not include the cost of the works, goods or services provided, over and above those agreed under this agreement and as per separate or independent agreements or orders or those mentioned in clause 8.2 (vii).

- 1.2 The Total Price is escalation-free, save and except increases which the Allottee/s hereby agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost/charges imposed by the competent authorities, the Promoter shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments, subject to the terms of increase by competent authority.

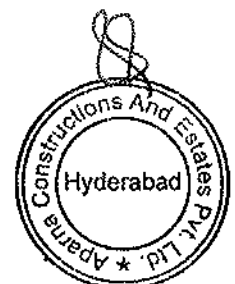
Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project, as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee/s.



- 1.3 Allottee/s shall make the payment as per the payment plan set out in the Schedule -C.
- 1.4 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee/s by discounting such early payments @ 10% per annum for the period by which the respective installment has been pre-poned. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/s by the Promoter.
- 1.5 It is agreed that the Promoter - Developer shall not make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities are described herein at Schedule 'D' hereto (which shall be in conformity with the advertisement, prospectus etc., on the basis of which, the sale is effected) in respect of the apartment without the previous written consent of the Allottee/s as per the provisions of the Act.

Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee/s, or such minor changes or alterations as per the provisions of the Act on such terms as may be agreed. The Promoter shall not be liable for any manufacturing or other defects of any branded inputs or fixtures or services of any third party mentioned in the schedule/annexure to this agreement, unless it results in structural defect. The Association of the Allottee/s shall take the responsibility for proper safety, maintenance (including continuance of annual maintenance / insurance contracts / agreements) and upkeep of all the fixtures, equipment and machinery provided by the Promoter, for which the Promoter shall not be liable after handing over.

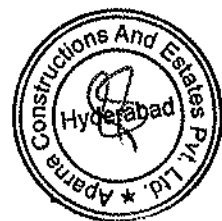
- 1.6 The Promoter shall confirm the final carpet and saleable area that has been allotted to the Allottee/s after the construction of the Building is complete and the occupancy certificate* is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area or saleable area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area or saleable area then the Promoter shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate prescribed in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area or the saleable area, which is not more than three percent of Carpet area of apartment, allotted to Allottee/s, the Promoter may demand that from the Allottee/s as per the next milestone of the Payment Plan as provided in the Agreement. All these monetary adjustments shall be made at the same rate per square feet as agreed in para 1.2 of this Agreement.



1.7 Subject to Para 9.3 and execution of conveyance, the Promoter agrees and acknowledges, the Allottee/s shall have the right to the Apartment as mentioned below:

- (i) The Allottee/s shall have exclusive ownership of the apartment;
- (ii) The Allottee/s shall have undivided proportionate share in the Common Areas. Since the share/interest of Allottee/s in the Common Areas is undivided and cannot be divided or separated, the Allottee/s shall use the Common Areas along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them. It is clarified that the promoter shall convey undivided proportionate title in the common areas to the association of allottee/s after duly obtaining the completion certificate from the Competent Authority and only flat area will be conveyed to the Allottee/s, as provided in the Act;
- (iii) That the computation of the price of the Apartment includes recovery of price of land, construction of (not only the Apartment but also) the Common Areas, internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the apartment, lift, water line and plumbing, finishing with paint, marbles, tiles, doors, window, fire detection and the and firefighting equipment (as per law) in the common areas, maintenance charges as per 11 etc. and includes cost for providing all other facilities, amenities and specifications to be provided as per the agreement with in the Apartment and the project but not those provided over and above mentioned in this agreement.
- (iv) The Allottee/s has the right to visit the project site to assess the extent of development of the project and his apartment, during visiting hours fixed by the Promoter, but the Allottee/s shall not cause any obstruction or hindrance to the work being carried on in the Project.

1.9 It is made clear by the Promoter and the Allottee/s agrees that the Apartment along with ---- garage / covered parking shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise, except for the purpose of integration of infrastructure for the benefit of the Allottee/s (like Club House) **or with other phases of the Project (which are yet to be registered)**. It is clarified that Project's facilities and amenities shall be available only for use and enjoyment of the Allottee/s of the Project.

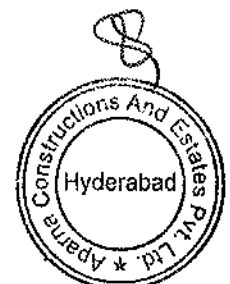


- 1.10 The Promoter agrees to pay all outgoings before transferring the physical possession of the apartment to the Allottee/s, which it has collected from the Allottee/s, for the payment of outgoings (including land cost [either directly or by way of share in the project], ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project). If the Promoter fails to pay all or any of the outgoings collected by it from the Allottee/s or any liability, mortgage loan and interest thereon before transferring the apartment to the Allottee/s, the Promoter agrees to be liable, even after the transfer of the property, to pay such outgoings and penal charges, if any, to the authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefor by such authority or person.
- 1.11 The Allottee/s has paid a sum of Rs. ----/- which includes Rs.----/- (Rupees - ----- only) towards installment and Rs. -----/- toward the GST payable, as booking amount being part payment towards the Total price of the Apartment as detailed in the below table:

Date	Cheque No.	Bank	Branch	Amount	GST %	Amount	Balance
TOTAL							

the Promoter hereby acknowledge the receipt of the amount as mentioned in the above table; and the Allottee/s hereby agrees to pay the remaining price of the Apartment as prescribed in the Schedule –C Payment Plan as may be demanded by the Promoter, within 15 days of intimation of the completion of the milestone/work progress of the said apartment; provided that if the Allottee/s delays the payment towards the installment which is payable as mentioned herein, he shall be liable to pay interest at the rate of 1% per month for the delayed period.

The Allottee/s shall issue post-dated cheques for all installments as per the Payment Plan given, irrespective of mode of funding i.e., self / bank finance. The Allottee/s unconditionally agrees to sign the disbursement forms of respective banks in advance along with the agreement and handover such papers to the Promoter enabling the Promoter to submit with respective banks



for release of payments avoiding delay in releasing the installment amounts without any hindrance and the Promoter hereby undertake and confirm to the Allottee/s that the said disbursement form and the Demand Letter will be submitted with respective banks of prior intimation of at least 15 days from the date of attaining such milestone / landmark of construction progress.

Further, the **Allottee** has agreed to pay the balance sale consideration of **Rs. -----(----- only)** and other receivables as mentioned in Schedule-C

- 1.12 The Post Dated Cheques will be used only in case the Allottee/s refuses to issue clearance to the bank to disburse installments, despite the Promoter attaining/completing the given landmark/milestone. The post-dated cheques will be returned to the Allottee/s once, the respective installment amount is released and the amount of such installment is credited to the account of Promoter.
- 1.13 The Allottee/s is/are solely responsible for deduction of TDS @ 1% on each installment payable to the promoter. And shall also be responsible for submitting the TDS Challan to promoter in order to issue credit notes / receipts in this regards.

2. MODE OF PAYMENT

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee/s shall make all payments, on written demand by the Promoter, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft /bankers cheque or online payment (as applicable) in favour of "**Aparna Constructions and Estates Private Limited**" payable at Hyderabad. Provided always that the any intimation, reminder by SMS/Message/E-mail to the registered phone number or e-mail address of the Allottee/s shall be sufficient written demand of the installments on the part of Promoter.

3. COMPLIANCE OF LAWS RELATING TO REMITTANCES

3.1 The Allottee/s, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in



accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee/s understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

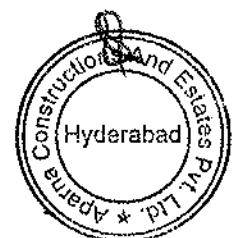
3.2 The Promoter accepts no responsibility in regard to matters specified in para 3.1 above. The Allottee/s shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee/s subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate the same in writing to the Promoter - Developer / Owner immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee/s and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter - Developer / Owner shall be issuing the payment receipts in favour of the Allottee/s only.

4. ADJUSTMENT/APPROPRIATION OF PAYMENTS

4.1 In case the Allottee(s) avails loan facility the Bank / Financial Institution, the Allottee(s) shall irrevocably authorize Promoter - Developer / Owner to receive the loan proceeds from the bank, as per the installments payable which were clearly mentioned in Schedule C. The Promoter - Developer / Owner shall without any further reference to the Allottee(s) and appropriate same towards the amounts payable by the Allottee(s) under this agreement. The Allottee(s) waives any right for written demand in this regard.

4.2 The Promoter shall not have any concern with any arrangements made by the Allottee/s for payment of the price or installments. If the loan granted by the bank to the Allottee/s is withheld, recalled or otherwise not released, partly or fully, the Allottee/s shall make his own arrangements for payment of the installments within the stipulated time as per Schedule C.

4.3 The Allottee/s authorizes the Promoter - Developer / Owner to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding of the Allottee/s, against the Apartment if any, in his/her name and the Allottee/s undertakes not to object/demand/direct the Promoter - Developer / Owner to adjust his payments in any manner.



5. TIME IS ESSENCE

The Promoter - Developer shall abide by the time schedule for completing the project as disclosed at the time of registration of the project with the Authority and towards handing over of the Apartment to the Allottee/s and the common areas to the association of the allottee/s or the Competent Authority as the case. The Allottee/s shall also abide by the payment schedule in Schedule C and is aware of the loss caused to the Promoter and the Project, on account of default or delay in payment of installments as per schedule C. The Promoter-Developer/Owner shall be entitled to cancel the allotment in case of default without prejudice to any other right including compensation and interest.

6. CONSTRUCTION OF THE PROJECT/ APARTMENT

The Allottee/s has seen and understood proposed/sanctioned plan, specifications, amenities and facilities of the Apartment and accepted floor plan, payment plan and specifications, amenities and facilities [annexed along with this Agreement] which has been approved by the competent authority/as represented by the Promoter. The Promoter shall develop the Project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Agreement, the Promoter - Developer undertakes to strictly abide by such plans approved by the competent Authorities and shall also strictly abide by the bye-laws as mentioned tentatively in Schedule -F, FAR and density norms and provisions prescribed by the Master Plan for the area, Zoning Regulations and Telangana Building Rules as amended from time to time and shall not have an option to make any variation /alteration/ modification in such plans, other than in the manner provided under the Act, and breach of this term by the Promoter - Developer shall constitute a material breach of the Agreement.

7. POSSESSION OF THE APARTMENT

7.1 Schedule for possession of the said Apartment: The Promoter agrees and understands that timely delivery of possession of the Apartment to the Allottee/s and the common areas to the association of allottee/s or the competent authority, as the case may be, is the essence of the Agreement. The Promoter, assures to handover possession of the Apartment to the Allottee/s and the common areas with all specifications, amenities, and facilities of the project to the Association of Allottee/s in Phased manner. The construction will be completed by 31-03-2023 with a grace period of 6 months i.e. 30-09-2023 unless there is delay or failure due to war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature or any court stay Government Order affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Allottee/s agrees that the Promoter shall be entitled to the extension of time for delivery of possession of the Apartment, provided that such Force Majeure conditions are not of a nature which make it impossible for



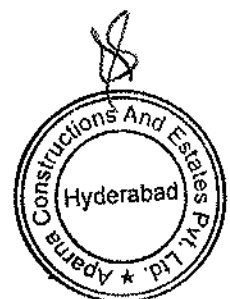
the Contract to be implemented. The Allottee/s agrees and confirms that, in the event it becomes impossible for the Promoter - Developer to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee/s the entire amount received by the Promoter from the allotment within 90 days from that date. After refund of the money paid by the Allottee/s, the Allottee/s agrees that he/ she shall not have any rights, claims etc. against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7.2 PROCEDURE FOR TAKING POSSESSION

The Promoter - Developer upon obtaining the occupancy certificate from the competent authority shall offer in writing, the possession of the Apartment to the Allottee/s who has paid all the amounts in terms of this Agreement to be taken within or before two months from the date of issue of Occupancy Certificate. If the Allottee/s fails to take delivery within the time specified in the notice he shall be liable for payment of all ongoings including maintenance charges from the date of notice. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Promoter shall not be liable for any defect or deficiency occasioned on account of any act or omission on the part of the Allottee/s, Association or any authority or third party on whom the Promoter has no control. The Allottee/s, the association and its members including the Allottee/s shall comply with all the terms and conditions of the warranty issued by any supplier, manufacturer, dealer or other service provider and shall be liable to indemnify and keep the Promoter fully indemnified for any loss caused on account of any breach of such terms and conditions. The Allottee/s after taking possession, agrees to pay the maintenance charges as determined by the Promoter/association of Allottee/s. The Promoter shall handover the occupancy certificate of the Apartment, as the case may be, to the allottee/s at the time of conveyance of the same.

7.3 Failure of Allottee/s to take Possession of Apartment:

Upon receiving a written intimation from the Promoter - Developer / Owner as per para 7.2, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee/s. In case the Allottee/s fails to take possession within the time provided in para 7.2, such Allottee/s shall continue to be liable to pay maintenance charges, club house subscription, and other charges payable in respect of service connections provided including electricity, water supply etc., as specified in para 7.2.



7.4 Possession by the Allottee/s:

After obtaining the occupancy certificate and handing over physical possession of the Apartment to the Allottee/s, it shall be the responsibility of the Promoter - to hand over the necessary documents and plans, including common areas, to the association of the Allottee/s or the competent authority, as the case may be, as per the local laws.

7.5 Transfer rights by Allottee/s

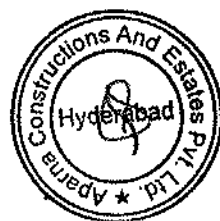
- 7.5.1 The Allottee/s is/are not allowed to sell/re-sell/transfer/alienate his rights or assign or otherwise nominate a third party in any manner whatsoever until 90% of sale of the project is completed or the project is completed in full, whichever is later.
- 7.5.2 If the Allottee/s is/are opting for transfer of Apartment in reference to a third party before execution of Sale Deed, he/she/they shall pay an amount of **Rs.5,00,000/-** towards transfer charges subject to acceptance and written consent by the Promoter.
- 7.5.3 If the Allottee/s is/are opting for transfer of apartment to a third party after execution of the registered Sale Deed in his favour, the Purchaser shall pay an amount of **Rs.50,000/-** towards transfer charges to the Promoter till the Society is formed and thereafter the said amount is payable to the Developer / its nominee / Association / Society and obtain No Objection Certificate / No Due Certificate from the Promoter/Society.

7.6 Cancellation by Allottee/s

The Allottee/s shall have the right to cancel/withdraw his allotment in the Project as provided in the Act: Provided that where the allottee/s proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment. The balance amount of money paid by the allottee/s shall be returned by the promoter to the allottee/s within three months of such cancellation or at the time the Promoter is able to resell the said apartment to another purchaser whichever is later, of such cancellation or on resale of the apartment whichever is later.

7.6 Compensation:

The Promoter shall compensate the Allottee/s in case of any loss caused to him due to defective title of the land or juridical possession thereof, on which the project is being developed or has been developed, in the manner as provided



under the Act and the claim for compensation under this provision shall not be barred by limitation provided under any law for the time being in force.

Except for occurrence of a Force Majeure event, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified in para 7.1 ; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any such other reason; the Promoter shall be liable, on demand to the allottee/s, in case the Allottee/s wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with interest at the rate specified in the Rules including compensation in the manner as provided under the Act within ninety days of it becoming due. Provided that where if the Allottee/s does not intend to withdraw from the Project, the Promoter shall pay the Allottee/s interest at the rate specified in the Rules for every month of delay, till the handing over of the possession of the Apartment, which shall be paid by the promoter to the Allottee/s within ninety days of it becoming due.

8. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

8.1 The Promoter - Owner hereby represents and warrants to the Allottee/s as follows:

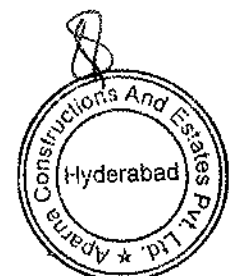
(i) The Promoter-Owners have absolute, clear and marketable title with respect to the said Land; the requisite rights to carry out development upon the said Land and absolute, actual, physical, juridical and legal possession of the said Land for the Project;

(ii) The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project;

(iii) There are no encumbrances upon the said Land or the Project, except the security given to the project finance.

(iv) There are no litigations pending before any Court of law with respect to the said Land or Project except those disclosed in the title report.

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and Apartment are valid and subsisting and have been obtained by following due process of law. Further, the Promoter - Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Land, Building and Apartment and common areas;



(vi) The Promoter and Owners have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

(vii) The Promoter and Owners have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

(viii) The Promoter has not entered into any agreement for sale and /or development agreement or any other agreement/arrangement with any person or party with respect to the said land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this agreement;

(ix) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment which will any manner, affect the rights of Allottee/s under this Agreement;

(x) At the time of execution of the conveyance deed the Promoter shall handover lawful, vacant, peaceful, physical possession of the Apartment to the Allottee/s and the common areas to the Association of the Allottee/s or the Competent Authority as the case may be;

(xi) The Promoter - Developer / Owner has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate has been issued and possession of apartment, along with common areas(equipped with all the specifications, amenities and facilities) has been handed over to the Allottee/s and the association of the allottee/s or the competent authority, as the case may be;

(xii) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received by or served upon the Promoter in respect of the said Land and /or the Project except those disclosed in the title report.

8.2. The Allottee/s/s or his transferee/s himself/themselves (with intention to bring all persons into whosoever hands the Apartment may come), hereby covenants with the Promoter as follows:

i. To maintain the Apartment at the Allotte's own cost in good and tenable repair condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulation or bye-laws or change/alter or make



addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required and not to convert or misuse or impair or deface any common area or amenity or equipment.

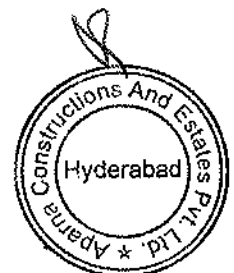
ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, and in case of any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulation and byelaws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible for the consequences thereof to the concerned local authority or any other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and /or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

Vi. Not to through dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.



vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority and/or Government and /or other public authority, for giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority or Government and /other public authority on account of change of user of Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.

ix. The Allottee/s shall observe and perform all the rules and regulation which the society or the Limited Company or Apex Body or Federation or Association may adopt at its inception and the additions, alteration or amendments thereof that may be made from time to time or protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/LimitedCompany/Apex Body/Federation/Association regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually toward the taxes, expenses or other out goings in accordance with the terms of this Agreement.

x. Till a conveyance of the common areas, services and amenities of the building /project in which Apartment is situated is executed in favour of Society/Limited Company/Association and till all the total built-up area/units are sold off, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xi. Till a conveyance of the common areas, services and amenities of the building/project in which Apartment is situated is executed in favour of Apex Body/Federation/Association and till all the total built-up area/units are sold off, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project or any part thereof to view and examine the state and condition thereof.

9. EVENTS OF DEFAULTS AND CONSEQUENCES

9.1 Subject to the Force Majeure clause, the Promoter shall be considered under a condition of Default, in the following events:

(i) Promoter - Developer fails to provide ready to move in possession of the Apartment to the Allottee/s within the time period specified in para 7.1 or fails to complete the project within the stipulated time disclosed at the time of registration of



the project with the Authority. For the purpose of this para, 'ready to move in possession' shall mean that the apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate and completion certificate, as the case may be, has been issued by the competent authority.

(ii) Discontinuance of the Promoter's - Developer business as a developer on account of suspension or revocation of his registration under the provisions of the Act or the rules or regulations made thereunder.

9.2 In case of Default by Promoter - Developer under the conditions listed above, Allottee/s is entitled to the following:

(i) Stop making further payments to Promoter - Developer as demanded by the Promoter. If the Allottee/s stops making payments, the Promoter - Developer shall correct the situation by completing the construction milestones and only thereafter the Allottee/s be required to make the next payment without any penal interest; or

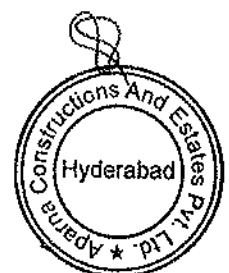
(ii) The Allottee/s shall have the option of terminating the Agreement in which case the Promoter shall be liable to refund the entire money paid by the Allottee/s under any head whatsoever towards the purchase of the apartment, along with interest at the rate specified in the Rules within Ninety Days of receiving the termination notice:

Provided that where an Allottee/s does not intend to withdraw from the project or terminate the Agreement, he shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the handing over of the possession of the Apartment which shall be paid by the Promoter to the Allottee/s within ninety days of it becoming due.

9.3 The Allottee/s shall be considered under a condition of Default, on the occurrence of the following events:

(i) In case the Allottee/s fails to make payments for two consecutive demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the allottee/s shall be liable to pay interest to the promoter on the unpaid amount at the rate prescribe in the Rules.

(ii) In case of Default by Allottee/s under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard, the Promoter may cancel the allotment of the Apartment in favour of the Allottee/s and refund the amount money paid to him by the allottee/s by deducting the booking amount i.e. 10% on total cost of the apartment (including Amenities) and the interest liabilities, + Service Tax / GST paid to the Government + Interest accrued during the non-payment of Installments as per the Payment Plan and this Agreement shall



thereupon stand terminated. Provided that the Promoter shall intimate the Allottee/s about such termination atleast thirty days prior to such termination. The amount shall be repaid by the Promoter within a period of ninety days after termination or the date on which the Promoter is able to resell the Apartment to another Purchaser/s, whichever is later.

(iii) In case the Allottee/s, unable to make payments as per payment schedule -C, makes or posts on public domain, any false allegations or accusations or otherwise defames the Promoter causing any loss or injury to the business, reputation or good will of the Promoter.

(iv) If the Allottee/s indulges in speculative booking and transfers or assigns the allotment to the third party without prior written consent of the Promoter.

10. CONVEYANCE OF THE SAID APARTMENT

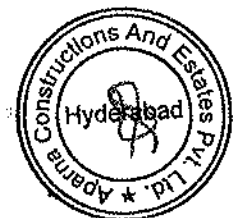
The Promoter, on receipt of Total Price of the [Apartment/Sale] as per para 1.2 under the Agreement from the Allottee/s, shall execute a conveyance deed and convey the title of the Apartment and the Common Areas to the Association within 3 (three) months from the issuance of the occupancy certificate, as the case may be to the Allottee/s, or the completion certificate as the case may be to the Allottee/s. However, in case the Allottee/s fails to deposit the stamp duty and/or registration charges within the period mentioned in the notice, the Allottee/s authorizes the Promoter to withhold registration of the conveyance deed in his/her favour till payment of stamp duty and registration charges to the Promoter is made by the Allottee/s.

11. MAINTENANCE OF THE SAID BUILDING/APARTMENT/PROJECT

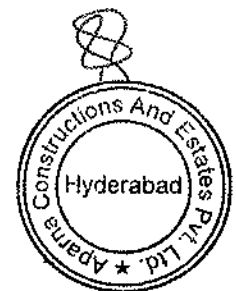
The Promoter reserves the right to maintain the common areas of the community for initial two years from the date of commencement of pre-paid maintenance. The commencement date will be intimated and informed either by the company or its nominee. The purchaser hereby agrees to pay an amount of Rs.96/- per Sq. Ft for the total Built-Up area as maintenance charges for maintenance of common areas for the period of 2 years (payable on demand made by the developer, normally '3' months before handing over). During the execution of interiors, the purchaser/s hereby agrees to pay charges towards (one time) Debris @ Rs.3000/-, fixed electricity charges @ Rs.3000/- per month; and also, agrees to pay Rs.2/- per sq. ft. of the total built-up area per month on monthly basis, towards expenses for maintenance of common areas, till the commencement of pre-paid maintenance. All these payments shall be made either in the name of the developer or its nominee.

SCOPE OF MAINTENANCE

↓ Security Services.



- ✚ Housekeeping and upkeep of all Common Areas (club house excluded).
- ✚ Daily Collection and Disposal of Garbage & E-wastages.
- ✚ Supply & Distribution of Water. Cost of water consumed by residents (metro + tankers)
- ✚ Electricity for pumping) is payable equally by residents on monthly basis.
- ✚ Attending to Plumbing Complaints.
- ✚ Attending to Electrical Complaints.
- ✚ Operation and Maintenance of Prepaid Reticulated Gas Supply System.
- ✚ Operation and Maintenance of Prepaid Electricity supply system.
- ✚ Electricity Charges for common amenities, utilities and services (club house excluded).
- ✚ Lighting of Common Areas.
- ✚ Maintenance of Landscaping.
- ✚ Operation and Maintenance of Water Softening Plant.
- ✚ Operation and Maintenance of Sewerage Treatment Plant.
- ✚ Operation and Maintenance of DG Sets. Expenses for Diesel for the DG Power units consumed in apartments is to be borne by the Individual Residents.
- ✚ Operation and Maintenance of lifts
- ✚ Operation and Maintenance of Electrical Transformers, Switchgear Panels, MV Panels, VCBs, ACBs, Earth Pits and Common supply Panels, Lighting Panels and Cable Network.
- ✚ Operation and Maintenance of Lightning Arresters and Aviation Lamps.
- ✚ Maintenance of Solar Fencing.
- ✚ Operation and Maintenance of Solar panels.
- ✚ Operation and Maintenance of CCTV systems.
- ✚ Operation and Maintenance of Fire-fighting system.
- ✚ Operation and Maintenance of Fire alarm, PA system.
- ✚ Operation and Maintenance of fountain (water bodies).
- ✚ Operation and Maintenance of Carbon Emission Exhaust System.
- ✚ Maintenance of rainwater harvesting pits.
- ✚ Operation and Maintenance of Intercom system (Instruments excluded).
- ✚ Operation and Maintenance of Boom Barriers.
- ✚ Rodent and Pest Control including fogging in Common Areas.
- ✚ APNA Complex software portal management.
- ✚ The cost of maintenance of club house is not within the scope of prepaid maintenance charges. But the club house shall be maintained / managed by APMS on behalf of the owners on nonprofit basis with usage charges payable by the users. The tariff of usage charges will be notified at the time of commencement of prepaid maintenance. Timings of the club house shall be from 06:00 am to 09:00 pm subject to weekly off / holidays.



Apartment Owners shall have to pay monthly subscriptions as user charges for various facilities such as Club House, Gym etc. to be decided by the promoter at the time of commencement of Maintenance for 2 years.

Promoter reserves right to appoint the various service providers for the given amenities including the duration of such appoint, in the interest of the community, until the Promoter or its nominee continues to maintain the common areas of the community. The Allottee/s hereby agree/s to abide by the bye-laws of the society and shall be liable for all such rules and regulations mentioned in the bye-laws and shall support all such amendments to the bye-laws from time to time.

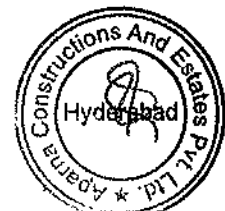
The Promoter - Developer shall be responsible to provide and maintain essential services in the Project prior to the commencement of two years maintenance period and the cost of such maintenance shall be borne by the Promoter and Allottee/s, proportionate to the apartments in their respective occupation. After expiry of two years maintenance period the Promoter shall handover maintenance of essential services to the Association/Society. The facilities like club house and service connections like water, and sewerage supply, which are common to the entire Project undertaken in phases, shall be jointly maintained by the Promoter and Association till the entire Project is completed. The club house and its services shall be subject to user charges as may be fixed by the management of the Club House or as the case may be the service provider, from time to time.

All other infrastructural facilities, including the equipment like lift, elevator, mechanical, electrical, or electronic equipment STP, etc shall always be covered by appropriate annual maintenance agreements and insurance agreements with authorized service providers and the cost of such AMC and insurance shall be part of the maintenance charges payable by the Occupants. Unless the possession is delivered to the Allottee/s, the Promoter shall be the occupant in respect of any Apartment and the Association and all its members including Allottee/s shall abide by such agreements.

12. DEFECT LIABILITY

1. It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the Promoter as per the agreement for sale relating to such development is brought to the notice of the Promoter within a period of 5 (five) years by the Allottee/s from the date of handing over possession, it shall be the duty of the Promoter to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter's failure to rectify such defects within such time, the aggrieved Allottee/s shall be entitled to receive appropriate compensation in the manner as provided under the Act.

2. Notwithstanding anything contained in the above clause, the Promoter shall not be liable in following cases:



- a. Equipments (lifts, generator, motors, STP, transformers, gym equipment etc which carry manufacturer's guarantees for a limited period. The Promoter shall transfer manufacturers' guarantees/warranties to the allottee/s or association of allottee/s as the case may be. Thereafter, the association/society shall take annual maintenance contract with the suppliers.
- b. Fittings related to plumbing, sanitary, electrical, hardware etc having natural wear and tear.
- c. Allowable structural and other deformations including expansion quotient.
- d. The terms of work like painting etc., which are subject to wear and tear.
- e. Any branded inputs or fixtures or services of any third party or those mentioned in the schedule D Specifications.

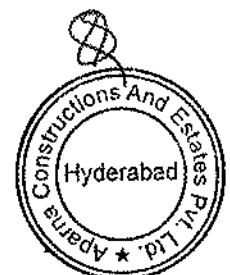
3. The allottee/s shall maintain the apartments in good tenantable conditions and carry out the internal repairs for the upkeep of the apartments. The association of the allottee/s or its assigns shall maintain the services and amenities in good condition and covered with proper AMC and insurance. The obligation of the Promoter Developers shall always be subject to proper maintenance and upkeep of the apartments/services and amenities by the allottee/s or the association of the allottee/s as the case may be.

13. RIGHT TO ENTER THE APARTMENT FOR REPAIRS

The Promoter/maintenance agency /association of allottee/s shall have rights of unrestricted access of all Common Areas, garages/ covered parking and parking spaces for providing necessary maintenance services and the Allottee/s agrees to permit the association of allottee/s and/or maintenance agency to enter into the Apartment or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

14. USAGE

Use of Basement and Service Areas: The basement(s) and service areas, if any, as located within the Aparna Sarovar Zenith shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Allottee/s shall not be permitted to use the services areas and the basements in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the association of allottee/s formed by the Allottee/s for rendering maintenance services.



15. GENERAL COMPLIANCE WITH RESPECT TO THE APARTMENT

15.1 Subject to Clause 12 above, the Allottee/s shall, after taking possession, be solely responsible to maintain the Apartment at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the Apartment, or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the Apartment and keep the Apartment, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized.

15.2. The Allottee/s further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the Building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee/s shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design and shall not make any fixtures or boards which may deface the exteriors. Further the Allottee/s shall not store any hazardous or combustible goods in the Apartment or place any heavy material in the common passages or staircase of the Building. The Allottee/s shall also not remove any wall, including the outer and load bearing wall of the Apartment.

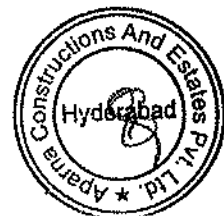
15.3. The Allottee/s shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter and thereafter the association of allottee/s and/or maintenance agency appointed by association of allottee/s. The Allottee/s shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

16. COMPLIANCE OF LAWS, NOTIFICATIONS ETC.

The Parties are entering into this Agreement for the allotment of a Apartment with the full knowledge of all laws, rules, regulations, notifications applicable to the Project.

17. ADDITIONAL CONSTRUCTIONS

The Promoter undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan, layout plan, sanction plan and specifications amenities and facilities has been approved by the competent authority(ies) except for as provided in the Act.



18. MORTGAGE OR CHARGE

Notwithstanding any other term of this Agreement, the Allottee/s hereby authorizes and permits the Promoter to raise finance/loan from any institution/ Company/bank by any mode or manner by way of charge/mortgage/securitization of the Apartment/Project/Building or the land underneath or the receivables, subject to the condition that the Apartment shall be made free from all encumbrances at the time of execution of Sale Deed in favour of the Allottee/s . The Allottee/s shall be informed of the same at the time of Agreement.

19. FORMATION OF ASSOCIATION/SOCIETY OF ALLOTTEE/S AND CONSENT OF ALLOTTEE/S:

The Promoter shall take the following steps to enable formation of an Association of Allottee/s under section 11(4) (e) of the Act:-

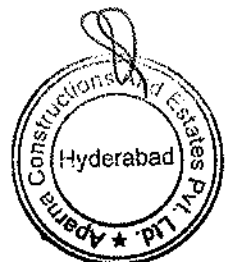
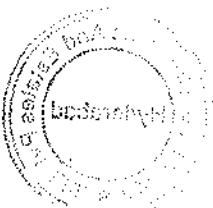
a). with respect to a real estate project, the Promoter shall submit an application to the Registrar of Registration of Association of Allottee/s as a society under the A.P. Societies Registration Act, 2001 (as applicable to the state of Telangana)/Cooperative Societies Act 1964, within two months from the date on which the occupation certificate in respect of such project is issued and a minimum of sixty percent of the total Allottee/s in such a project have taken possession and the Promoter has received the full consideration from such Allottee/s. All the Allottee/s on payment of full consideration shall become members of such Association of Allottees formed by the Promoter. The association shall be registered with byelaws as set out in Schedule-F hereto.

b). If the Promoter fails to form the Association of Allottee/s, the Authority shall by an order direct the Promoter to apply for formation of such association or may authorize the Allottee/s to apply for formation of the said Association.

c). Notwithstanding any other rule, after conveying title to the Association of Allottee/s under Section 17, the Promoter shall continue to have the rights and entitlement to advertise, market, book, sell or offer to sell or allot to person to purchase any apartment which is still not sold or allotted and shall be deemed to have been allowed to do so by the Association of Allottee/s without any restriction or entry of the building and development of common areas.

20. BINDING EFFECT

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before



the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 30(thirty) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment, as the case may be.

22. RIGHT TO AMEND

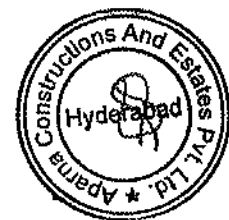
This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/S/SUBSEQUENT ALLOTTEE/S

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Apartment and the Project shall equally be applicable to and enforceable against and by any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. WAIVER NOT A LIMITATION TO ENFORCE

24.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, condone the delay by the Allottee/s in making payments as per the Payment Plan [Annexure C] or waive or reduce interest for delayed payment. It is made clear and so agreed by the Allottee/s that exercise of discretion by the Promoter in the case of one Allottee/s shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottee/s or waiver of any rights of the Promoter in respect of future defaults or delays or any other breach or violation of the terms of this agreement by the Allottee/s.



24.2 Failure on the part of the Promoter - Developer / Owner to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

25. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

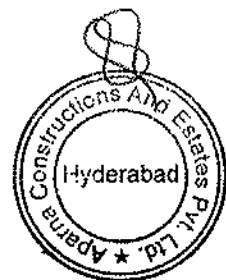
Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project. Contribution to corpus fund shall be as per such proportion.

27. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

28. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, in Hyderabad after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub- Registrar, if required at the cost of the Allottee/s / Purchaser/s. Hence this Agreement shall be deemed to have been executed at Hyderabad.



29. NOTICES

That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post at their respective addresses or by e-mail address as specified below:

Name of the Allottee(s)		
Name of Promoter or Developer	M/S. APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED a Represented by its Authorized Signatory Sri M. Samba Siva Rao S/o Late Sri Haragopala Rao. Registered Office at 802, Astral Heights, 6-3-352/2 &3, Road No.1, Banjara Hills, Hyderabad -34	mssrao@aparnaconstructions.com

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address/email by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be. The parties may agree on any other convenient mode of written communication including what's app/sms to the registered phone number.

30. JOINT ALLOTTEE/S

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

31. SAVINGS

Any application letter, allotment letter, agreement, or any other document signed by the allottee/s, in respect of the apartment before this agreement, shall not be construed to limit the rights and interests of the allottee/s under the Agreement for Sale or under the Act or the rules or the regulations made thereunder.



32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act and Rules and Regulations made there under including other applicable laws in the State of Telangana for the time being in force.

33. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion and negotiation, failing which the same shall be settled through the adjudicating officer appointed under the Act.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Hyderabad in the presence of attesting witness, signing as such on the day first above written,

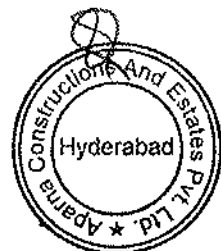
SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee/s: (including joint buyers)

S. No	Name Of the Allottee(s)	Signature of Allottee(s)	Photos of the Allottee(s)
1			
2			

At _____ on _____ in the presence of:

SIGNED AND DELIVERED BY THE WITHIN NAMED



PROMOTER / DEVELOPER

M. SAMBA SIVA RAO
(Authorized Signatory)

WITNESSES:

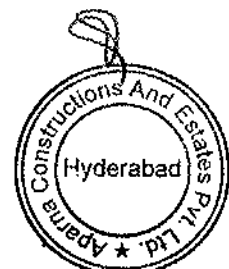
SL. NO.	NAME	AGE	ADDRESS	OCCUPATION	SIGNATURE
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Schedule 'A' - Description of the land**SCHEDULE-A PROPERTY**

All that land admeasuring Ac.7-4.40 Gts in Survey Nos.124(P), 146(P), 156(P), 158, 159, 160, 161, 162, 163, 164, 167(P) & 185(P), Kondapur Village, Serilingampally Mandal, Ranga Reddy District and bounded by:

- North** : Road and Land retained by the Developer and Neighbours Land;
- South** : Aparna Serene Park;
- East** : Drive Way;
- West** : Gachibowli Village Boundary and SBI Compound Wall.

SCHEDULE-B PROPERTY



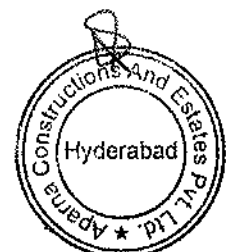
intimation of Provisional Handing over			
C - GRAND TOTAL (A + B)			

SCHEDULE-D (Specifications to be finalized)

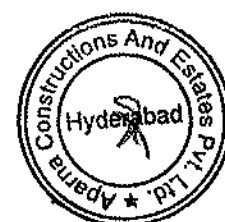
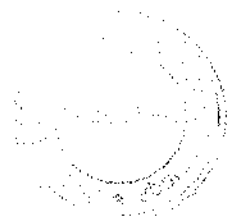
SL. NO	DESCRIPTION	SPECIFICATIONS
1	RCC FRAMED STRUCTURE	R.C.C. Shear Wall Framed Structure to withstand Wind & Seismic Loads. Concrete Blocks for Non Structural Members (Wherever needed)
2.1	RCC FRAMED STRUCTURE (A & N Blocks Only)	R.C.C. Framed Structure to withstand Wind & Seismic Loads.
2.2	SUPER STRUCTURE (A & N Blocks Only)	8" thick solid Block Work for External Walls & 4" thick Solid Block Work of Internal Walls.
3	PLASTERING	
A	INTERNAL (A & N Blocks Only)	1 Coat of Plastering in CM 1:6 for Walls and Ceiling
B	EXTERNAL (A & N Blocks Only)	2 Coats of Plastering in CM 1:6 for External Walls.
4	DOORS	
A	MAIN DOOR	Manufactured Teak Veneered Door Frame & Shutter finished with Good Quality Melamine Polish and Hardware of Reputed Make.
B	INTERNAL DOORS	Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make.
C	UTILITY DOOR	UPVC Door Frame of Reputed Profile Sections with Combination of Tinted Float Glass & Laminated MDF Panel.
D	FRENCH DOORS, if any	UPVC Door Frame of Reputed Profile Sections, Tinted Toughened Glass Panelled Shutters and Designer Hardware of Reputed Make.
E	WINDOWS	UPVC Window of Reputed Profile Sections with Tinted Toughened Glass with Suitable Finishes as per Design. <u>Mosquito mesh if needed shall be provided at extra cost.</u>
F	GRILLS	Aesthetically Designed, Mild Steel (M.S) grills with Enamel paint finish. (Shall be provided at Extra Cost).
5	PAINTING	
A	EXTERNAL	Textured finish and Two Coats of Exterior



		Emulsion Paint of Reputed Make.
B	INTERNAL	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
6	FLOORING	
A	LIVING, DINING, BEDROOM & KITCHEN	800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make.
B	BATHROOMS	Acid Resistant, Anti-Skid Ceramic Tiles of Reputed Make.
C	CORRIDORS	Double Charged Vitrified Tile of Reputed Make.
D	MASTER BED ROOM BALCONY	Rustic Ceramic Tile of Reputed Make
E	LIVING BALCONIES	Rustic Ceramic Tile of Reputed Make
F	STAIRCASE	Tandoor Stone
7	TILE CLADDING	
A	DADOING IN KITCHEN	Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at Extra Cost)
B	BATHROOMS	Glazed Ceramic Tile Dado of Reputed Make up to 7'-0" height.
C	UTILITIES	1. Rustic Ceramic Tile of Reputed Make. 2. Tiles Dado up to 3' Height
8	KITCHEN	1. Granite Platform with Stainless Steel Sink (Shall be provided at Extra Cost). 2. Separate Municipal Water tap (Manjeera or any other water proved by GHMC along with Bore-well water) 3. Provision for fixing of Water Purifier, Exhaust Fan & Chimney.
9	UTILITIES / WASH	Dish Washer and Washing Machine provision in the Utility Area.
10	BATHROOMS	1. Vanity type Wash Basin / Counter Top / Under counter 2. EWC with Concealed Cistern of Reputed Make 3. Single Lever Fixtures with Wall Mixer cum shower. 4. Provision for Geysers in all Bathrooms. 5. All C.P. Fittings are of reputed make.
11	ELECTRICAL	1. Concealed Copper Wiring of Reputed Make. 2. Power outlets for Air Conditioners in all rooms. 3. Power outlets for Geysers in all Bathrooms.



		4. Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area. 5. Plug points for T.V. & Audio Systems etc. 6. 3 phase Supply for each unit and individual Meter Boards. 7. Miniature Circuit breakers (MCB) for each distribution boards of reputed make. 8. Switches of Reputed Make. 9. LED Light Fixtures for all Common Area & Landscape Area Lighting.
12	TELECOM	1. Telephone points in Drawing and all Bed Rooms. 2. Intercom facility to all the units connecting Security
13	CABLE TV	Provision for Cable Connection in Drawing, Living and all Bed Rooms.
14	INTERNET	Provision for Internet Connection in Drawing and all Bed Rooms.
15	LIFTS	1. Two High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make. Entrance with Vitrified Tile / Granite Cladding. 2. One High Speed Automatic Passenger cum Service Lift with rescue device with V3F for energy efficiency of reputed make. Entrance with Vitrified Tile / Granite Cladding.
16	WTP & STP	1. Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant) 2. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose. 3. Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms
17	CAR WASH FACILITY	Car Wash facility will be provided (charges for car wash facility would be extra)
18	GENERATOR	100% D.G Set backup with Acoustic enclosure & A.M.F
19	CAR PARKING	Two Car Parks each Flat (Parking shall be in 2 Levels).
20	FACILITIES FOR	Access ramps at all Entrances shall be provided



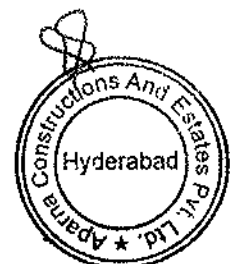
	DIFFERENTLY ABLED		for Differently Abled.
21	SECURITY / BMS		1. Sophisticated round-the-clock security / Surveillance System
			2. BMS for electricity consumption with prepaid card system will be provided (centralising billing).
			3. Panic button and intercom is provided in the lifts connected to the security room
			4. Solar power fencing all-round the compound
			5. Surveillance cameras at the main security and entrance of each block to monitor and also provided CCTV's inside the lifts
22	PARKING MANAGEMENT		Entire parking is well designed to suit the number of Car Parks provided parking signage's and equipment at required places to ease the driving.
23	FIRE & SAFETY		1. Fire hydrant and fire sprinkler system in all floors and basements.
			2. Fire alarm and Public Address system in all floors and parking areas (basements).
			3. Control panel will be kept at main security.
24	LPG		Supply of gas from centralised Gas bank to all individual flats with Pre-paid gas meters.
25	SOLAR POWER		50KW Solar Power is provided and is connected to Common Area Grid for Optimisation of Common Area Power Consumption.
26	SOLAR HOT WATER		Solar Hot Water is Provided for All Bed Room Toilet in 19th Floor.

- NOTE:**
- 1). **No Customization / No Changes in Specifications.**
 - 2). **Vendor No.1/Developer reserves the right to use imported Substitutes of equal quality.**

SCHEDULE-E (Facilities to be finalized)
(FACILITIES)

A. Well Designed Club House with Facilities like

1. Grand Entrance Lobby,
2. Business Lounge,
3. Creche,
4. ATM,
5. Pharmacy,
6. Restaurant with Kitchen,
7. Swimming Pool with Changing Rooms,



8. Multipurpose Hall,
9. AV Room & Preview Theatre,
10. Project Maintenance Office, Accounts, Utility Payment Office,
11. Association Room,
12. Clinic,
13. GYM, Aerobics,
14. SPA,
15. Guest Rooms,
16. Yoga / Meditation Room,
17. Library / Reading Lounge,
18. Temperature Controlled Indoor Pool,
19. Holding Area, Waiting Lounges.

B. Indoor Sports Facilities like

1. Squash Court,
2. Two Badminton Court,
3. Billiards Lounge,
4. Cards Room,
5. One English Billiards Table,
6. One Billiards Table,
7. Six Chess Tables,
8. Four Carrom Table,
9. Two Table Tennis.

C. Outdoor Sports Facilities like

1. Outdoor Cricket Net Practice,
2. Two Tennis Court,
3. Full Size Basket Ball Court

D. Others

1. Children Play Area.

IN WITNESS WHEREOF, the parties herein have signed and executed this Deed of Agreement of Sale, with their free will and consent, on above mentioned day, month & year, in the presence of the following witnesses:

WITNESSES:

VENDOR 1:

1.

2.



Vendor Nos.2 to 82 represented by
GPA holder Vendor No.1.

Developer

PURCHASER/S

Schedule –F BYE LAWS

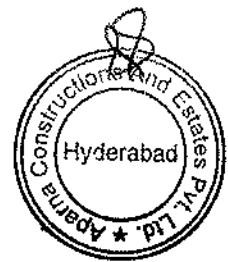
I. Preliminary:

1. The name of the Society shall be APARNA LUXOR PARK RESIDENTIAL UNITS OWNERS WELFARE SOCIETY" which, for the sake of brevity, shall hereinafter be referred to as the "Society".
2. The Registered Office of the Society shall be at "APARNA LUXOR PARK" in Survey Nos. 124(P), 146(P), 156(P), 158, 159, 160, 161, 162, 163, 164, 167(P) & 185(P), situated at Kondapur Village, Serilingampally Mandal, Ranga Reddy District.

II. Aims & Objectives:

The Society is formed primarily to constitute an organization of owners of in the **4 Blocks** consisting of 414 **residential flats/Units** known as "APARNA LUXOR PARK" constructed in Survey Nos. 124 (P), 146(P), 156(P), 158, 159, 160, 161, 162, 163, 164, 167(P) & 185(P), Kondapur Village, Serilingampally Mandal, Ranga Reddy District, the Aims and Objectives of which shall be:

- a. To take possession of all common areas and facilities in the premises of "APARNA LUXOR PARK", more particularly described in Para IV (ix) below and hereinafter called the "APARNA LUXOR PARK".
- b. To manage and maintain all common areas and facilities as mentioned above.
- c. To look after the cleanliness and lighting of the common premises.



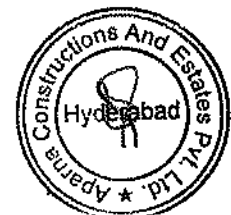
- d. To take care of the upkeep of the buildings including white washing, painting, etc., of the exterior of the building and the common amenities and keep the same in good repairs.
- e. To endeavor to do all that is feasible for the safety, security and comforts of the Residents.
- f. To do maintenance works for normal wear and tear on the water/service pipe lines and electrical wirings in the common areas.
- g. To raise funds from the owners or residents for achieving the objectives of the Society.
- h. To create excellent living conditions in the premises, and promote social and community life among the residents.
- i. To promote/encourage social activities like entertainment, sports, educational programs etc.,
- j. To associate and collaborate with other housing societies, associations, bodies and organizations to further common interest.
- k. To preserve bio-diversity, greenery, to protect the environment and to conserve water & energy.

III. Certificate:

Certified that the Society is formed with a "No Profit and No Loss" motive and that no commercial activity is involved in its working

IV. Definitions:

- i. **"Society"** means, "THE APARNA LUXOR PARK RESIDENTIAL UNITS OWNERS WELFARE SOCIETY"
- ii. **"Committee"** means, the Managing Committee constituted under Bye-Law No.VII (iv).
- iii. **"Common Areas and Amenities"** shall mean and include the land in APARNA LUXOR PARK as described in clause IV(ix) below and also the structure of the 4 Blocks, water supply system including sump, over head tanks, bore wells, pipelines, sewerage lines and compound wall, passage, open lands, common corridors, staircases, generator rooms, circuit breakers and meter rooms, open shafts, common toilets, lifts, generators, transformers, water sumps, storage tanks, overhead tanks,



water piping system, drainage system, electricity distribution system etc., pathways, driveways, office room and toilets and other rooms meant for the Society staff.

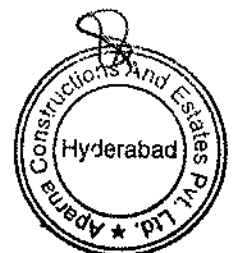
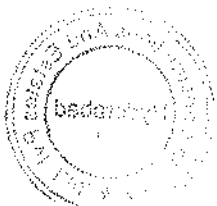
- iv. **"Corpus fund"** shall mean the Corpus Fund collected by the Promoter to be transferred to the Society and also subsequently collected by the Society.
- v. **"Limited Common Area"** means, parking area limited for the use of the owners to whom the parking slots are allotted by the Promoter.
- vi. **"Nominal Member"** means, nominal member who is enrolled as per bye-law No.V (ii).
- vii. **"Owner"** means, Owner of the residential Unit and shall include the promoter in relation to residential Units which are retained by the Promoter, unsold residential Units and also the residential Units sold but not registered in favour of the prospective Purchasers.
- viii. **"Promoter"** means, APARNA CONSTRUCTIONS AND ESTATES PRIVATE LIMITED, registered under the Companies Act 1956, having its registered office at # 802, Astral Heights, D.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad, represented by its Authorized Signatory, _____ # 802, Astral Heights, D.No.6-3-352/2&3, Road No.1, Banjara Hills, Hyderabad.
- ix. **"APARNA LUXOR PARK"** means, the land, **4 blocks** containing 414 residential constructed in the land admeasuring Ac.7-4.40 Gts in Survey Nos.124(P), 146(P), 156(P), 158, 159, 160, 161, 162, 163, 164, 167(P) & 185(P) of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, excluding the Club House and other amenities provided by the Promoter.

V. Membership:

- i. All the Owners of Residential Units shall be the members of the Society with voting rights. There shall be one vote for each Residential Unit owner. In relation to the Residential Unit retained by the Promoter, the promoter shall be entitled to exercise membership and voting rights. However, the Owners shall be entitled to exercise vote through their proxies, who shall be either their family members, tenants/licensee or other duly authorized agents, in the manner provided by these Bye-laws.

Nominal Members:

- ii. The tenant or licensee of the owner shall become nominal member of the Society on registration. However, such tenant/licensee shall obtain a letter from the member-



owner and register his/her name with the Society on payment of a Registration Fee of Rs.1,000/- (Rupees One Thousand only) and on signing the Registration form. The nominal-member may attend the meeting and participate in the discussion and give suggestion, but shall not have any voting right or any other right, except those expressly provided in these bye-laws. The Managing Committee may co-opt any nominal member as member of the Committee without voting rights. The Managing Committee of the Society shall have absolute discretion to cancel the registration of the tenant/licensee, in which case the member alone shall be responsible for all the acts and omissions of nominal member directly. However, if the member-owner authorizes, his/her tenant/licensee may act as authorized proxy.

Transfer of Membership:

- iii. In case of death of any member, the transfer in favour of the nominee shall be made without any fees. In any other case, a transfer fee shall be payable by the transferee or legal heir, seeking transfer to the Society. The transfer fee shall be Rs.5,000/- (Rupees Five Thousand only) in case of legal heir; and @ Rs.50,000/- (Rupees Fifty Thousand only) per Sft. in case of other transferees on resale or any other case. All the transfer fees collected by the Society shall be credited to the Corpus Fund.

Proxy voting:

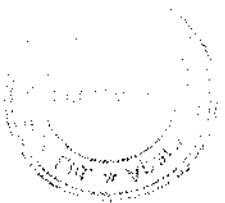
- iv. All proxy forms shall be signed by the owner and be filed and registered with the Society, either generally or before the commencement of any meeting. In case of joint ownership, it shall be signed by all the owners.

Joint Ownership of Residential Units:

- v. Wherever the Residential Unit is purchased or owned by more than one person, any owner may represent all other owners of residential Unit and in case of dispute, the owner or other person authorized by all the other owners, shall alone be permitted to vote on behalf of all the owners.

Nomination by Members:

- vi. Every Member shall execute a nomination form, nominating one of his/her legal heirs, as nominee for the purpose of transfer of membership. If any member fails to execute the nomination form, the Society will transfer the membership in the name of the spouse of the deceased member, if any, and if no such spouse is alive, the eldest child of the deceased member. In the absence of spouse and children, the membership will be transferred to the parent of the deceased member. In case sole legal heir, the membership will be transferred in favour of such sole legal heir. The transfer of



membership as above shall always be subject to the orders or decrees passed by a Competent Court.

Cessation of Membership:

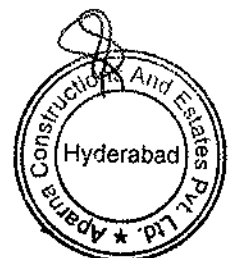
- vii. A member shall cease to be a member when he ceases to be an owner of a Residential Unit. He/She shall, however, be liable to pay all the outstanding amounts due to the Society. In case of non-payment, the liability shall automatically stand transferred to the new owner of the Residential Unit.
- viii. The Membership shall be transferred to the nominee/sole legal heir of the owner automatically.

Rights of Members:

- ix. A member shall be entitled to receive a copy of the registered bye-laws of the Society.
- x. The members/nominal members and their family members shall be entitled to participate in all the functions and programs organized by the Society. Every member shall be entitled to have one vote in respect of each residential unit owned by him/her. Every member shall be entitled to inspect the records and accounts of the SOCIETY at all reasonable hours.

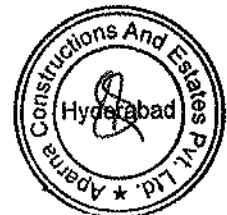
V (a). Responsibilities and Liabilities of the Residents:-

- i. No resident shall throw the garbage or refuse in the common areas or ducts or in any open place. The garbage shall be properly packed and disposed of in the manner provided by the Society.
- ii. No resident shall throw or allow any combustible material or other hazardous material in any common area and also not store inside the resident.
- iii. No resident shall paint / modify the exterior walls or doors of his / her resident or carry out interior decorations on the exterior walls in the common areas or fix additional grills. AC outdoor units shall be fixed in allotted/prescribed space only. The society has right to remove the same and charge them to restore the premises to previous condition and impose any penalty as appropriate.
- iv. No resident shall throw any material into the pipelines/ducts. In case of any drainage or other problem, he/she shall only requisition the services of the plumber nominated by the Society. The members shall not appoint or hire the services of any electrician or

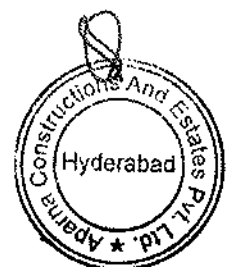


plumber other than those nominated by the Society, except with the prior permission of the President or Secretary.

- v. No resident shall let out the water used for cleaning or washing into the common areas or parking areas. The cars/vehicles shall be washed with water, only at the earmarked places.
- vi. Every resident shall keep his residential unit as well as the common areas clean.
- vii. No owner/resident shall carryout interior works inside their residential unit during night between 8.00 PM to 7.00AM and on Sundays and holidays.
- viii. Every resident shall be required to co-operate for carrying out the required repairs/maintenance works inside his/her residential unit to attend to the problems like leakages, seepages affecting neighboring, down below or above residential units or common areas. The expenses incurred shall be borne equally by both the owners and society.
- ix. Every resident shall be required to cooperate with the maintenance staff for taking readings of meters installed inside their residential units.
- x. Footwear shall not be allowed to be scattered in the corridors. They should be properly placed in shoe rack size of which shall not exceed: 15 inches depth 36 inches height and 21 cubic ft. total volume. This is to protect the general ambience inside the common corridors. The shoe rack shall be placed without causing any safety hazard to children.
- xi. The residential units are meant and approved for residential purpose only. Any commercial activity like crèches, beauty parlours, Offices, Service residents, guest houses and the like is strictly prohibited. Every resident shall be a single and indivisible unit. Any violation shall attract disconnection of water, electricity, gas supply after due notice by president/secretary to resident /owner as the case may be.
- xii. No residential unit owner shall alienate or transfer his residential unit without obtaining No Due Certificate from the Residential Units Owner's Welfare Society.
- xiii. No resident shall do or suffer anything to be done in his residential unit which may cause nuisance, annoyance or inconvenience to any of the resident or carry on practices, which may be repugnant to the safety, general decency or morals of the residents of the Premises. The President/Secretary shall be competent either suo-moto or on complaint to take steps to stop all such practices mentioned above.

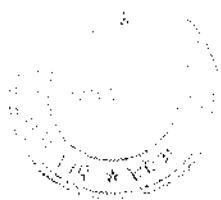


- xiv. In the event of any emergency like fire, flooding of water, death or suicide etc., in a residential unit locked either from inside or outside, the managing committee shall decide to break open the lock/door to control the situation in the general interest/safety of the community.
- xv. Every resident shall ensure that the Pets owned / kept by them are registered with the society. The resident shall also ensure that the pets are adequately vaccinated and such vaccination certificates are also filed with the society office. Pet animals should be kept on tight leash while moving in the common areas and it is the responsibility of the owner to ensure cleaning of the excrements if done by the pet in common areas. The cost of treatment for any injury caused by pets / pet bites to any individual shall be borne by the owner of the pet animal.
- xvi. Every resident shall use the common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other residents/occupants.
- xvii. Resident shall not place Flower Pots / Plants / Shrubs in their balconies/on balcony railings and in common corridors.
- xviii. Common corridors shall be kept free of any materials including bicycles, tricycles and kids play items.
- xix. Residents shall not be permitted to draw/hang loose wires/cables outside their residents or erect dish antennas on external walls or protruding out of their balconies to protect ambience, beauty and safety of the buildings.
- xx. Every resident shall comply with the rules, conditions and restrictions placed by the Society from time to time for the accomplishment of the aims and objects of the Society. Failure to comply with any of these stipulations shall be a ground for action by the President/Secretary to seek relief or recover damages, as deemed fit from the defaulting member/nominal member.
- xxi. For the security of the community all the residents are required to furnish their bio-data and vehicle particulars in the prescribed format to the society or its authorized agency, at the time of occupation, Carry the ID cards issued by the society/its agency at all times to identify the bonafides of the residents by the security and compulsorily display the vehicle pass sticker on the front wind shield for easy identification at the entry gate and at the parking places.
- xxii. Every resident shall be bound by the bye-laws and resolutions that may be passed by the Society from time to time. All members/owners shall impose these conditions on



their transferees, tenants/licensees, guests and agents etc. Otherwise, such members shall be personally liable for all acts and omissions of his/her transferee, tenant/licensee, guests and agents etc.

- xxiii. Any dues/liabilities including maintenance charges on the residents shall be transferred to the new buyer in the event of the sale of the residential unit. Similarly any default of payments by tenants/licensees/residents the owner shall be responsible /liable for payment of such dues to the Society.
- xxiv. The Society shall be entitled to appoint and regulate the hawkers/ vendors for vegetables, newspapers, milk, drinking water etc. In case of any unruly behavior or mis-conduct on the part of such persons, the President/Secretary shall intimate the same to the member/resident concerned, who shall co-operate with the President/Secretary in taking suitable action.
- xxv. The monthly maintenance charges shall be collected by the Society basing on the area of the residential unit as per sale deed.
- xxvi. The tariff/rates payable by residents/users for Electricity, DG power, Cooking gas, Water and usages charges for club house facilities shall be fixed, notified and collected by Society from time to time. The respective meters for electricity, DG power, water and Cooking gas are owned by the owners and it is their responsibility for their repairs and replacement costs.
- xxvii. In case of breach of any of the bye-laws or the conditions as above or the resolutions of the Society or non-payment of maintenance charges or other amounts liable to be paid to the Society, the President/Secretary shall serve a 24 hours notice on such erring member/nominal member/resident, calling upon him/her to rectify and if the breach/default continues beyond 24 hours, the President/Secretary shall be entitled to disconnect water, electricity or such other service and refer the case to the Managing Committee for further action within 48 hours thereof. For the purpose of this clause, the electricity connection of the member shall be deemed to be the service, though the service connection may stand in the name of the member only. The Managing Committee shall, after hearing such erring member/nominal member/resident, take such decision as it deems fit and the decision shall be final. The Managing Committee may also impose such fine, not exceeding Rs.5,000/- (Rupees Five Thousand only), which may be enhanced from time to time by Resolutions of the General Body, or the actual amount of loss or damage caused by such member, whichever is higher.
- xxviii. The conditions in this Chapter V shall be applicable to and binding on all residents and for the purpose of this Chapter, the word "Resident" shall mean and include all the



members, nominal members, their respective family members, servants, suppliers, visitors and guests etc., who reside or stay within the Residential Unit or otherwise use or visit the premises and common areas, for any purpose whatsoever.

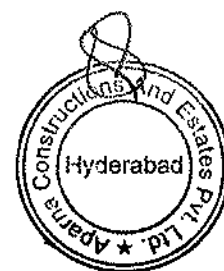
- xxix. Any notice/communication to the resident/residents shall be put up on the notice boards of the block concerned and/or apna complex portal and such notice/communication is deemed to have been notified / communicated.
- xxx. Defaulting residents shall not be entitled to any of the rights and privileges enjoyed by other members or to the services and facilities offered by the society and shall forfeit all the voting rights whatsoever till all the dues are cleared.

VI. RAISING OF FUNDS

- (i) By contribution towards Corpus Fund from the members at the rate of Rs.1,00,000/- (Rupees One Lakh only) payable in respect of each resident at the time of formation of the Society towards management and maintenance of the common premises and facilities.
- (ii) By way of Registration Fee from the tenants/licensees, as provided in Clause V (ii) above.
- (iii) By way of Transfer Fee from the Transferees, other than family members, as provided in Clause V (iii) above.
- (iv) By way of fine as may be imposed by the Managing Committee as per these bye - laws.
- (v) Towards maintenance charges to be levied proportionately on the basis of area of residential units as per sale deed. No rebate on maintenance charges shall be claimed by the owner due to non occupancy of the residential units as almost all the maintenance expenses are fixed costs irrespective of occupancy.
- (vi) By any other mode as may be decided by the President/Secretary.

VI (a) Utilization of funds:

- (i) The amount of maintenance charges so collected shall be utilized towards expenditure for the following which are incurred for day to day maintenance like water supply, common electricity, wages and the remuneration payable to the staff or other persons hired for the purpose of day – to – day maintenance of the common areas and facilities or periodical checking / servicing of water supply and drainage etc., maintenance or



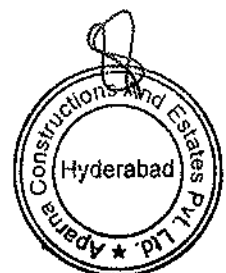
tot-lots, lifts and generators, STP, WTP etc., including its service charges or any other expenditure of routine nature. Security services, pest control, common areas cleaning, common area lighting, landscaping etc. and all other amenities, routine administrative and legal expenses not mentioned herein.

- (ii) If the repairs to be affected to the common areas and facilities of the building exceed the estimated returns/interest on the corpus fund in any particular year, the managing committee shall convene the meeting of the general body and place the estimated costs of such repair and call upon the members to contribute proportionately towards cost.
- (iii) The Managing Committee shall maintain accounts with all the diligence and submit the account closed up to 31st march of each year and audit report certified by a chartered accountant, to the annual general body meeting to be held on fourth Saturday or Sunday of April every year. If the general body is not held for any unforeseen and unavoidable circumstances, the statement of account and audit report shall be filed with the bank in which the APARNA LUXOR PARK corpus fund account is maintained with duly authorized copies to be filed with the committee. Such statements and reports shall be open for inspection of all the owner-member during all reasonable hours and in no case, such annual general meeting shall be postponed beyond May each calendar year. If the annual general body meeting is not held as above, each member of the committee shall be liable to pay a penalty of Rs.____/- for each defaulting day beyond 31st May of each calendar year.
- (iv) The Corpus Fund or any part thereof, including the interest accrued thereon, shall not be utilized for day to day maintenance, including replacement of electric bulb, day to day repairs and servicing, wages of staff, utility bills, etc. It shall be used only for the purpose of exterior paintings, structural repairs to the building, replacement or acquisition of any equipment like motor, lift, generator etc. or major repairs to or replacement of water supply/drainage system and towards statutory liabilities. The interest accrued on corpus fund shall also become part of the corpus fund. No amount from the corpus fund shall be withdrawn by the managing committee, except on a resolution by the general body in its Annual General Body Meeting or an extraordinary General Body Meeting called for the said purpose. The agenda for the meeting with any proposal for expenditure shall be circulated by the committee to all members with a notice of fifteen days before such Annual General Body Meeting or extraordinary General Body Meeting. No Expenditure beyond the interest accrued, shall be incurred unless a special resolution is passed by 2/3rds of the owner – members present and voting in such meeting. There shall be special proxy form for such meeting, clearly authorizing the voting on any subject relating to corpus fund. The President / Secretary



and Treasurer shall explain the necessity of the expenditure and the estimates prepared by the competent technical person to the General Body. Any Owner – member shall be entitled to participate in the discussion and raise all objections during the meeting and the President / Secretary and Treasurer shall answer or clarify all such objections/ queries.

- (v) All amounts collected by the Society other than the amounts credited to the Corpus Fund shall be deposited in the bank account to be opened in the name of Society and to be operated by the President, Secretary and Treasurer. The cheques shall be signed by the Treasurer along with either President or Secretary. The Treasurer shall be liable for accounting of all receipts and payments to the committee and the committee shall be liable to the General Body.
- (vi) The committee shall be the sole authority to decide the amount to be contributed by each owner towards maintenance basing on the area of the residential unit. Every member shall be liable to pay the maintenance charges without demur to the committee as decided by the committee from time to time. The committee shall display the amount payable towards charges in the notice board. However, it shall be the duty of each Owner – member to verify with the Committee or Society office and find out the amount payable towards maintenance charges and shall not be entitled to raise any objections about due notice in this regard. Every defaulter shall be liable to pay penalty at the rate of Rs.____/- for each defaulting day beyond the due date as decided by the committee. No member shall be entitled to raise any dispute with regard to any amounts demanded by the committee, unless he/she pays the said amounts, under protest.
- (vii) If the delay continues beyond one week, the president / Secretary / Treasurer shall be entitled to disconnect any or all services, including water supply/electricity, to the defaulting member or his/her residential unit, without any further notice and without prejudice to any other right of the Society or the committee to collect the dues including but not limited to file a suit for recovery of dues.
- (viii) It shall be the duty of every member to collect the receipt for any payment made by him, with full particulars, from the Treasurer or duly authorized employee of the Society. In case of dispute, no evidence shall be accepted except the receipt issued by the Treasurer or such duly authorized employee of the Society.
- (ix) Any dispute between the Committee and the member or between the members regarding the management, maintenance or utilization of any common areas and facilities, including the payment, non – payment of maintenance charges shall be referred to the Grievance Committee to be appointed by the General Body for the



period of two years in its Annual General Body Meeting. No Person elected to the committee shall be eligible to be appointed to Grievance Committee. The Grievance Committee shall consist of five members. The Grievance Committee shall elect its own chairman. The decision of the Grievance Committee shall be by majority and all proceedings of the Grievance Committee shall be recorded and be presented to the General Body in its Annual General Body Meeting. The Grievance Committee shall hold its meeting as per the requirements, but one such meeting shall be on the last Saturday/Sunday of every month without fail. The Grievance Committee shall dispose of the grievances or complaints as expeditiously as possible within one month of notice to the parties' concerned. The Quorum for Grievance Committee shall be three.

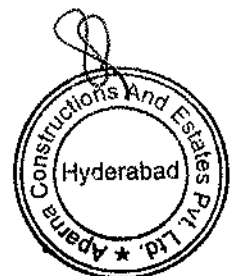
VI (b) Investment of Funds:

- (i) **Corpus Fund:** The Promoter shall transfer the Corpus Fund collected by it from the owners of the Residential Unit to a separate bank account to be opened in the name of the "APARNA LUXORPARK Corpus Fund" in any Scheduled commercial bank/s. The funds shall be invested in the most beneficial manner. There shall not be any withdrawal from the Corpus Fund for the period of three years from the date of deposit and thereafter, the withdrawal shall be to the extent of accumulated interest for a period of seven years. Thus, the lock in period for the principal Corpus Fund shall be for initial ten years and for the current interest accrued thereon shall be for initial three years. The current interest means, the interest earned or estimated during the financial year, in which the expenditure is sought to be incurred. For removal of all doubts, it is hereby declared that the interest accrued during the previous years shall become part of Principal Corpus Fund and shall be subject to the same limitations and restrictions as the principal Corpus Fund.
- (ii) The Corpus Fund of the Society shall consist of contribution of the members, transfer fee and the registration fee and shall be kept in Fixed Deposit in any Scheduled commercial bank/s and shall not be utilized for any purpose.
- (iii) The Society shall credit all the amounts collected by it from time to time by way of registration fees, transfer fees, fines, etc., except those collected towards maintenance charges or for special occasions like festivities, rentals from vendors, surplus revenues from clubhouse, to the APARNA LUXORPARK Corpus Fund, at the end of each calendar month with a statement of account to be submitted to the Annual General Body Meeting.



VII. MANAGEMENT

- (i) The final authority of the Society shall vest in General Body, which shall be convened in the manner, specified in these bye-laws. Managing committee is accountable to the general body. The decisions of the General Body Meeting shall be binding on all the concerned.
- (ii) The Managing Committee shall consist of President, Vice-President, Secretary, Joint Secretary, Treasurer and 5 other Members and may be convened by the Secretary/President as and when considered necessary, usually with a day's notice. The quorum for Management Committee meeting shall consist of at least five persons among the Managing Committee.
- (iii) The management of the day-to-day administration of the Society shall vest with the President/Secretary.
- (iv) The President, Vice-president, Secretary, Joint Secretary, Treasurer and Members of the Managing Committee shall be elected by the General Body of the Society, for a period of two years, in April of every alternate year. Till such time the existing managing committee shall continue to function.
- (v) It shall be the duty of the incumbent committee to conduct election to Managing Committee, before the expiry of their term.
- (vi) In the event of equal number of votes for both "for" and "against" a resolution, the President of MC will have a deciding vote.
- (vii) In case of some positions in the Management Committee (MC) falling vacant by resignation, death, or otherwise, the MC may nominate other members to the MC to fill these vacant positions, provided the number of such vacant positions is less than 3 members for the MC elected by the members. The nomination of members requires the support of at least five of the MC members. The nominations must be listed in the minutes of the meeting. These nominated members shall not have any voting rights in matters pertaining to financial issues or the structure of MC. The term of the nominated members shall be valid till the next elections of the MC members. The nominated members may also be removed similarly by five MC members present in the meeting.
- (viii) Should more than 50% of the elected MC members resign over a period of time then the entire MC shall be considered dissolved and fresh elections for all nine MC members will be held. The remaining members of the MC shall organize these elections.



- (ix) More than 50% of the elected MC members cannot resign collectively or en-masse without the approval of the general body.
- (x) If any member of committee is convicted for any Civil or Criminal offence, he/she will be automatically removed from the committee after verification of facts by remaining members of the committee.
- (xi) A Managing Committee member cannot hold office for more than two consecutive terms.
- (xii) A Management Committee member cannot participate and vote on matters that could be deemed as conflict of interest.

VII (a). Powers, Duties and functions of Managing Committee:

- (i) The President shall have the power to call for the general body meeting and preside over the same.
- (ii) The Secretary may convene the meeting of the Managing Committee or the General Body on the instructions of the President of the Managing Committee or on requisition of 1/10th of the General Body. The President shall call for the general body on requisition of any three MC members or more, within 48 hours or such time as may be mentioned in the requisition.
- (iii) The President shall call for a General Body meeting at least once in twelve months and the Secretary shall submit the report to such General Body. There shall be Annual General Body Meeting in April of every year. The quorum shall be half of the total members of the society.
- (iv) The Secretary shall be responsible for day-to-day maintenance and shall have the power to supervise the staff. All the appointments of staff and their service conditions shall be made by the president in consultation with the Secretary and the same shall be apprised to the General Body in its next meeting and all the decisions of the President in this regard shall be subject to ratification by the General body at such meetings.
- (v) The President or the Secretary is authorized to represent the Society before any authority, Court or Tribunal for the purpose of prosecuting or defending any legal proceedings or other applications. The Secretary shall apprise the General Body in its next meeting about the status of any such legal proceeding or other applications.



- (vi) The President, the Secretary and the treasurer shall open and operate the Bank account jointly in the name of Society and the secretary can withdraw funds either with the president or treasurer.
- (vii) The Secretary and Treasurer shall maintain all the records and accounts of the Society and the accounts shall be kept in proper custody in the office room for inspection of all the members' at all reasonable times with prior appointment. The Secretary and Treasurer shall also make the accounts available during the General Body meeting to be convened under these bye-laws, once in a year.
- (viii) Vice-President shall perform the functions of the president and the joint secretary shall perform the functions of secretary when the post falls vacant by resignation, death or otherwise and the treasurer shall maintain the accounts and shall prepare annual report for audit and also for approval of General Body.
- (ix) Society can hire services of service providers for undertaking day-today maintenance through proper service agreements. Such agreements can be done for varying periods with proper exit clauses. Management committee decision shall be final and binding on all residents. However, after awarding such contracts, Management Committee shall place all details in General Body Meeting.

VIII. ELECTION PROCESS:

- (i) The existing managing committee shall appoint an election officer, ideally a lawyer well versed with election procedure, for the purpose of conducting the election for the next managing committee.
- (ii) The election officer shall send the election notification at least 21 days in advance of the date of election via email on the email addresses registered in the member register and posting the election notification on the society website, other approved online gated community management system (like apnacomplex.com) used to circulate notices to society members and pasting the election notification on the notice board of each block.
- (iii) A time of seven days will be given for members to file their nominations on prescribed format. Each nomination has to be supported by at least two members.
- (iv) A further time of two days will be given for nominations to be withdrawn.



- (v) All members contesting the elections can canvass for their candidature by way of emails, notices on approved online gated community management system (like apanacomplex.com) and block notice boards. Door to door canvassing is prohibited. No loud speakers or public address systems can be used for canvassing. De facing of walls is strictly prohibited.
- (vi) The managing committee will facilitate resident meetings where the candidates will have an opportunity to present their profile and ideas.
- (vii) The election officer who may seek the help of other members shall conduct the voting for the managing committee members in an orderly manner.
- (viii) Only members are allowed to cast their votes in the election.
- (ix) A member who cannot be present for the election but desirous of exercising her /his voting rights can appoint a proxy to vote on their behalf. The proxy form to be circulated by the election officer has to be deposited with the election officer at least two days before the date of election.
- (x) All proxy forms shall be signed by the owner and be filed and registered with the SOCIETY, either generally or before the commencement of any meeting. In case of joint ownership, all the owners shall sign the proxy form.
- (xi) The counting of votes shall be done under the supervision of the election officer. Candidates and / or their nominees and other members are allowed to witness the counting of votes.
- (xii) The results of the election shall be announced by the election officer by way of notice on each block notice board, notice on approved online gated community management system (like apanacomplex.com) and emails to the members.
- (xiii) In case any contestant/contestants withdraw from contest during the course of election process, the election process will continue and the vacant positions due to withdrawal of contestants shall be nominated by the remaining new committee members.
- (xiv) Any managing committee member having ceased to be a member of SOCIETY automatically ceases to be a member of the managing committee. The MC can elect an alternate member as per bye laws.
- (xv) The elected members shall take office upon the completion of the term of the previous committee.



- (xvi) **HANDING OVER OF CHARGE.** The office-bearers of the outgoing MC will be responsible for handing over the charge to the newly elected office-bearers at the expiration of their term. It shall be the responsibility of the outgoing president to ensure that Handing/Taking over by his/her team is completed smoothly and expeditiously.

IX. GENERAL BODY MEETINGS:

1. The notification & agenda for all general body meetings, except the extraordinary General Body Meetings, shall be sent out at least 14 days in advance of the date of the meeting via email on the email addresses registered in the member register and posting the meeting notification on the society website, other approved online gated community management system (like apnacomplex.com) used to circulate notices to society members and pasting the meeting notification on the notice board of each block.
2. The General Body shall deal the following among other matters.
 - (i) To review the actions taken to implement the decisions of the last annual general body meeting or the last Extraordinary General Body Meeting held, if any.
 - (ii) To amend the existing or to frame new byelaws when necessary.
 - (iii) To consider and decide on any important communication received from Municipal or Government authorities, and other statutory bodies.
 - (iv) To prescribe penalties / late fees for any breach/breaches of the byelaws or rules made there under, committed by any member/ nominal member or person connected with him.
 - (v) To consider any other matter, excepting that requiring proper notice, with the permission of the chair, after the regular agenda is over.
 - (vi) The committee shall decide the date, time and place for all General Body Meetings.
 - (vii) If within half an hour of the appointed time for the meeting, there is no quorum, then the meeting, convened due to requisition of members, shall be dissolved. In any other case the meeting shall be adjourned by one hour on the same day and at the same place notified earlier or to a subsequent date not later than 30 days. In such an

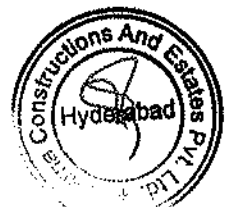


adjourned meeting the business of the General Body Shall be transacted as per the original agenda whether there is quorum or not.

- (viii) At a General Body Meeting every member or in his/her absence his/her authorized representative shall have one vote only. Nominal members do not have voting rights.
- (ix) All matters except that of amending or framing a Bye-laws for which approval requires a 2/3rd majority of those present, shall be decided by a simple majority of those present by voting at the General Body Meeting.
- (x) The Committee shall finalize the minutes of every General Body meeting within 7 days of the date of the meeting and circulate it among the members of the Society.
- (xi) An extraordinary General Body Meeting of the Society may be called by the President at any time at the instance of the committee or on receipt of a requisition signed by at least 1/10th members of society stating in writing the matter on which deliberations are to be made. The meeting so convened shall not transact any business other than that mentioned in the notice of the meeting.
- (xii) Extraordinary General Body Meeting as mentioned above may be convened at a notice of 24 hours or more.
- (xiii) The annual general body meeting shall be held in April/May every year to consider the annual report of the managing committee, the audited statement of accounts, appoint the statutory auditor and approve the budgets for the society.

X. QUORUM:

- (i) **General Body Meeting:** The quorum for the general body meetings, including the annual general meeting and extraordinary general meetings shall be one – half of the membership. There shall be no minimum quorum requirement if the meeting is held for the second time after the postponement of the original meeting for want of quorum.
- (ii) **Managing Committee Meetings:** The quorum for Managing Committee meetings shall be five.
- (iii) **Grievance Committee Meetings:** The quorum for grievance committee meetings shall be three.



XI. PARKING

Every member shall use only the parking slots allotted to the respective residential unit by the Promoter. The allotment made by the Promoter shall be registered with the Society and the Secretary shall maintain it as part of the records of the Society.

The parking space is strictly meant for vehicles only. No other material shall be permitted to be kept in parking space even if it is lying vacant. Residents should not park their vehicles in visitor's parking, in other vacant parking slots, in front of club house and in no parking zones. Residents shall be responsible for unauthorized parking by their visitors inside the community.

Unauthorized parking shall attract penalty.

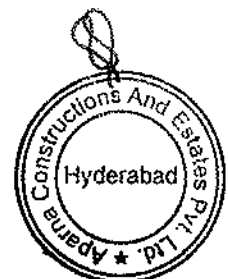
XII. TERRACE

After completion of construction and hand over all the residential units by the owners as per the scheme, the terrace shall be handed over to the Society.

XIII. DECLARATION

We, the undersigned, have formed into a Society and hereby declare that we will be responsible to run the affairs of the Society and are desirous of getting the Society registered under Telangana State Societies Registration Act 2001.

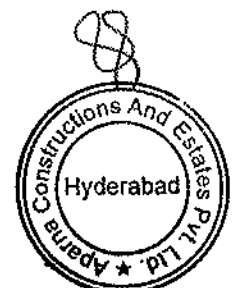
Sl. No	Name & Address	Age	Designation	Occupation	Signature
1.			President		



2.			Vice-President		
3.			Secretary		
4.			Joint Secretary		



5.			Treasurer		
6.			Member		
Sl. No.	Name & Address	Age	Designation	Occupation	Signature
7.			Member		



8.			Member		
9.			Member		



10.			Member		
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WITNESSES:-

Sl. No.	Name & Address	Age	Designation	Occupation	Signature
1.					
2.					

