

Document No. No 2427/20236

29/02/23

CS No
905
2023

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AP 229648

S.No: 4024 DATE: 17/08/2022 RS:100/-
SOLD TO: S. INDRA SENA REDDY
S/W/D/O : S. BAL REDDY
FOR WHOM : S S BUILDERS
R/O: SEC-BAD

The Advocates' Co-op Society
Rep. By: Prahlad Patil, Licenced stamp Vendor,
Lic.No. 16-09-0025 of 2014.
Renewal License No 16-09-03/2020
City Civil Court Premises, Secunderabad,
Telangana State

DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY

This Development Agreement cum Irrevocable General Power of Attorney is made and executed on this 21st day of November, 2022 by and between:

Dr. Srimati Ramadevi Vedutla wife of Sri Hari Kishan Rao Madiraju
aged 82 years R/o 12-1-334, Lalapet Kaman, Secunderabad,
Lallaguda, Hyderabad, Telengana 500 017. (Aadhar Card No. 8621
4431 8536)

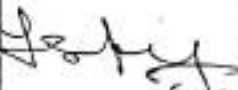
(Hereinafter referred to as "OWNER" of the FIRST PART which term shall mean and include all her respective heirs, legal representatives, administrators, executors, liquidators, successors-in-interest, assignees etc., unless the context otherwise requires on one part)

[Handwritten signatures]

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Maredpally along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ on the 20th day of MAR, 2023 by Sri Srimati Ramadevi Vedula

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL		 S. INDRASENA REDDY [1605-1-2023-905]	S.INDRASENA REDDY(R)/M/S S S BUILDERS . LATE BALREDDY	
2	EX		 PAMULAPARTI BHASKAR [1605-1-2023-905]	PAMULAPARTI BHASKAR(R)/SRIMATI RAMADEVI VEDUTLA . HARI KRISHNA RAO MADIRAJU H.NO 1-10-282306,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 S SUNDDEEP REDDY:2 [1605-1-2023-905]	S SUNDDEEP REDDY SEC BAD	
3		 P SRI CHARAN:20 [1605-1-2023-905]	P SRI CHARAN HYDERABAD	

20th day of March, 2023

Signature of Sub Registrar
Maredpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1.	Aadhaar No: XXXXXXXX2459 Name: Pamulaparthi Bhaskar	S/O Pamulaparthi Pandu, Ranga Reddy Dist, Hyderabad, Andhra Pradesh, 500062	
2	Aadhaar No: XXXXXXXX2770 Name: Shari Indrasena Reddy	S/O Late S Ball Reddy, Secunderabad, Hyderabad, Andhra Pradesh, 500017	

Generated on: 20/03/2023 05:41:55 PM





తెలంగాణ తెలంగాణ TELANGANA

AP 229649

S.No: 0895 DATE: 17/08/2022 RS:100/-

SOLD TO: S. INDRA SENA REDDY

S/W/D/O : S. BAL REDDY

FOR WHOM : S S BUILDERS

R/O: SEC-BAD

The Advocates' Co-op Society

Rep.By:Prabhad Patil, Licenced stamp Vendor,

Lic.No. 16-09-0025 of 2014.

Renewal License No 16-09-03/2020

City Civil Court Premises, Secunderabad,
Telangana State

AND

M/S S S Builders a registered Partnership firm represented by Sri S. Indrasena Reddy son of Late Balreddy aged about 63 years, having its registered office at 12-13-1085/72, Shirdisal Nagar, Tarnaka, Secunderabad (Aadhar Card No. 8392 0420 2770)

(Hereinafter referred as the "DEVELOPERS" of the SECOND PART which term shall mean and include all their respective heirs, legal representatives, administrators, executors, liquidators, successors-in-interest, assignees etc., unless the context otherwise requires of the other part).

WHEREAS party of the first Part Dr. Srimati Ramadevi Veditla wife of Sri Hari Kishan Rao Madiraju is the absolute owner & possessor of the Schedule "A" property (as described below) by virtue of a WILL executed by her father Late

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

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	14129500	0	0	0	14129500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation	NA	0	0	0	0	0	0
Total	100	0	14230500	0	0	0	14230600

Rs. 14129500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 14230500/- was paid by the party through E-Challan/BC/Pay Order No. 619XIE180323 dated 18-MAR-23 SBIN

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 14230500, DATE: 18-MAR-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8659734158535, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 8659734158535, REMITTER NAME: S. S. BUILDERS REDDY, EXECUTANT NAME: DR. SRIMATI RAMADEVI VEDUTLA, CLAIMANT NAME: S.S. BUILDERS

Date:

20th day of March 2023

Signature of Registering Officer
Maredpally

Registered Document No. 2427/2023
of 2023, 1945 SE of Book

the Identification Number
1605-T-2427/2023 for Scanning

Date 4/8/2023
RENUKA
Registering Officer
Maredpally

Generated on: 20/03/2023 05:41:55 PM



Sri Vedutla Panduranga Rao who died on 01.09.1997 leaving behind his wife Smt. Kamala Bai and first party herein and Smt. Kamala Bai who died on 28.7.2013 leaving behind the first party alone as legal heir and successor to the schedule "A" property and the first party is enjoying the schedule "A" property as an absolute owner ever since.

WHEREAS Late Sri Panduranga Rao Vedutla was the absolute owner and pattedar of the Schedule "A" agricultural land who died on 1.9.1997 and his wife Smt. Kamala Bai died on 28.7.2013 and as per the **WILL** dated 6.6.1997 of Late Sri Panduranga Rao Vedutla the schedule property which is shown as schedule "A" property in the **WILL** dated 6.6.1997 was exclusively bequeathed to Dr. Smt. Ramadevi Vedutla.

The details of ownership for the Schedule "A" Property is as under:

S.NO.	NAME	DETAILS OF PROPERTY
01	Panduranga Rao Vedutla	Land admeasuring 34,364 Sq. Yards situated at Bathakammakunta, North Lallaguda Village, Marredpally Mandal, Hyderabad
02	Dr. Smt. Ramadevi Vedutla	Land admeasuring 34,364 Sq. Yards in Sy.No. 120/2 in total admeasuring A07.04 guntas together with structure bearing Municipal No. 12-13-894 situated at Bathakammakunta, North Lallaguda Village, Marredpally Mandal, Hyderabad

PD Vedutla

[Signature]

BK - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally

No 27/27-1/2023



Generated on: 20/03/2023 05:41:55 PM

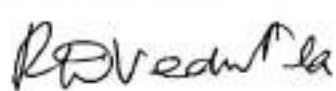
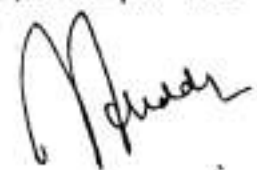


WHEREAS the Sec
develop the sa
apartmer
the

WHEREAS the Second Party, the developer, approached the First Party to develop the said Schedule "A" property by way of constructing a residential apartment complex thereon and both the parties have agreed to develop the schedule "A" property in writing by executing a Memorandum of Understanding (MoU) dated 22nd November, 2019. It is also mutually agreed that the Developer will obtain the required permissions from Greater Hyderabad Municipal Corporation (GHMC) and other agencies to construct the residential apartment building and subsequently the necessary permissions are approved by the GHMC and as such this Agreement is reduced to writing as per the agreed terms. The party of the First Part accepted the same on the terms and conditions mutually agreed hereunder and accordingly entered into this Development Agreement. Though the MoU dated 22.11.2019 was executed between the first party herein and Sri S Indrasena Reddy who is a partner of the second party herein and Sri Pamulaparathi Bhaskar son of Late Sri P. Pandu but due to withdrawal of Sri Pamulaparathi Bhaskar, this development agreement is being executed by and between the first party/owner and M/s S S Builders who is second party herein of which Sri S Indrasena Reddy is a partner.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Developers shall develop the Schedule "A" property into a residential apartment complex in accordance with the terms and conditions contained in this Development Agreement and as per the specifications in the Schedule "B" annexed.

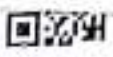
 

2. That the party
party all
"A"

29/2023
BK-1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally
No 2727120236



Generated on: 20/03/2023 05:41:55 PM



2. That the party of the first part hereby agreed to entrust to the Second party all that Schedule "A" property fully described in the Schedule "A" hereto and Second party shall develop the said schedule "A" property by constructing thereon Multi Storied Residential Building Complex at it's own cost by obtaining all required statutory permissions from Greater Hyderabad Municipal Corporation (in Short GHMC) and other Authorities / Agencies of the State, local body in the name of the Party of the First Part. The Plans/drawings of the proposed construction of the project are approved by the owner before applying for approvals.
3. That the Second party shall be responsible to obtain all necessary clearances, permissions from the statutory authorities at it's own cost and to meet the costs of preparation of plan/s and getting them sanctioned for construction of project over the Schedule "A" property and subsequently the plans are approved by the GHMC.
4. That the Party of the First Part has made available all the photo copies of title deeds to the party of the Second Party and for obtaining all such statutory permissions for fulfilling the obligations of the Second Party under this Development Agreement and however, the Party of the First Part shall make available original title deed/s in respect of schedule "A" property and produce as and when required for verification before any authorities of the Government, Local Body etc., in securing all such required permissions/s or for verification by any potential Purchaser or allottee of an apartment in the proposed

R. Venkata

residenti
custr

Bk - 1, CS No 905/2023 & Doct No 50533 Sub Registrar
Maredpally

No 27/27/2023

29/2023

Don't

Generated on: 20/03/2023 05:41:55 PM



residential building. The owner should keep the Title Deeds in safe custody with herself. After the completion of the project and the total sale of developers and owner's share of property the original title deeds of the property shall be deposited with the Residents' Welfare Association of the building and the original Development Agreement and Supplementary Agreement shall be with the Land Owners and the duplicate of the said two documents shall be with the Developers.

5. That the party of the First Part hereby grant license/permission to the Second Party to enter into and to solely for the purpose of making construction of a residential apartment buildings in the Schedule "A" property as per the approved/sanction plans by GHMC (or) such other authorities of State.
6. The land owner deliver the possession of the Schedule "A" Property to the Developer, free of all encumbrances and obstructions for the purposes contemplated in this Agreement. The Developer shall, from the date of execution of this Agreement, enter upon the Schedule "A" Property as contemplated in this Agreement to implement the developmental works on the schedule "A" property and the Developer's right to carry out the constructions and developmental works and it shall be continuous. That the license contemplated in the foregoing clause (or) elsewhere in the Agreement in favour of the developer/second party on the Schedule "A" property is not intended to and shall not amount to delivery of possession in part performance of contract under the provisions of Transfer of Property Act.

R. Vedula *M. Sreedhar*

7. That I
sch

P29/2023

Bk - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally

No 24'27120236



Generated on: 20/03/2023 05:41:55 PM



7. That in consideration of the Second party developing the site of the schedule "A" property into a complete residential multi storied complex as per the specifications mentioned in the schedule "B" property duly providing all amenities and facilities at their costs for executing the entire project, the first party shall be entitled to a built up area in the said residential building complex to the extent of 4,50,000 sq. ft. together with proportionate undivided share of land of the schedule "A" property including the proportionate common areas, parking areas, (allotting one parking slot for each flat) terrace area etc., which shall be exclusively belong to the second party under this Development Agreement together with right to deal with the same as owners and the developers shall perform their part of obligations towards the party of the first part under this Development Agreement.
8. That the party of the First Part in consideration of parting with the Schedule "A" property to the second party, the first party shall be entitled to 4,50,000 sq. ft. out of 10,40,000 Sft., built up area to the owner for exclusive use and benefit as owner thereof together with proportionate undivided share of land in the schedule "A" property including the proportionate common areas, parking areas, (allotting one parking slot for each flat) terrace area etc., of the proposed building complex and further the second party herein is entitled towards his share of built up area 5,90,010 sq. ft. for exclusive use and benefit of developer or their nominees thereof together with

Devendra *M. Shinde*

P29/2023

Bk - 1, CS No 905/2023 & Doct No
Sheet 7 of 33 - Sub Registrar
Maredpally

22427120236



Generated on: 20/03/2023 05:41:55 PM



proportionate undivided share of land in the schedule "A" property including the proportionate common areas, parking areas, (allotting one parking slot for each flat) terrace area etc.

This Development Agreement witnesseth as follows :

9. That the Developers shall be solely liable for claims arising out of personal injuries or death incurred to workmen or other persons during the course of construction of the said complex and shall also obtain and keep in force an insurance policy to cover all risks till the construction is completed in all respects and possession of the completed complex is delivered to the owners and the prospective purchasers out of owner's share of built up area and also developer's share of built up area.
10. That the Developers shall complete the entire construction of project with all amenities and facilities fully provided as specified in Schedule "B" and deliver the premises in a tenantable condition to the owners within 60 months (five years) from the date of permission obtained from Greater Hyderabad Municipal Corporation (GHMC) agreement with a grace period of one year (12 months) time. In case of any delay caused due to any litigation or any other Force Majeure conditions, beyond their control which prevents the Second Party in proceeding with the Construction, such delay shall be excluded for computation of the period for completion of the work and the Developer shall inform the Parties of the First Part of the same.

R. Reddy *M. Reddy*

P29/2023

P29/2023

Bk - 1, CS No 905/2023 & Doct No 33 - Sub Registrar
Maredpally

No 27120236



Generated on: 20/01/2023 05:41:55 PM



11. That, if after delivery of possession of the Flats, any defects, shrinkages and other faults appear in the said complex within the defects, the Developers will rectify/repair the same at their own costs, however the liability is not applicable for breakable materials like sanitary ware, glass, electrical switches & switch boards. The above condition is applicable for the buyers of the flats out of the share of land owner as well as the Developers.
12. The owner shall not be held responsible for any defects in construction or non compliance (or) violation of statutory requirements of the Project i.e. fire, deviations etc., and the Developer alone shall be responsible for such defects (or) such violation of statutory requirements and shall be answerable to the statutory authorities or third parties / purchasers.
13. That the allotment of parking area (allotting one parking slot for each flat) in the parking floors is by way of lottery as per the respective sharing ratios of both the parties, so as to have equitable and transparent method of sharing. Super built up are including the plinth area of the apartment and common areas like corridors, lobbies, staircase, staircase head room, lift mechanic room, common electrical room, watchman room or any other area built for common usage and includes right of amenities fully described in Schedule "B" property.
14. That after obtaining the necessary permissions for constructions of the apartment complex by the developer, the land owners and the

R. D. Veerendra *M. S. S.*

229/2023

Bk - 1, CS No 905/2023 & Doct No
Sheet 9 of 33
Sub Registrar
Maredpally

No 2627120236



Generated on: 20/03/2023 05:41:55 PM



developer will enter into Supplementary Agreements to demarcate their respective share of the apartments in the proposed building. The flats in the apartment to be allotted to the land owners and the Developers in proportion to their above entitled share as stated supra shall be in the same proportion as regards to facing of the apartment, floor wise or blocks wise, location, vastu preferences in seven blocks and as such all the apartments are / shall be distributed on equitable and pro rata basis in all respects considering all qualities of the dwelling without any discrimination in the allotment of share in favour of either of the parties. It is further declared that all the Annexure and Schedules/ Supplementary Agreements duly signed by the parties hereto shall be treated and shall form integral part and parcel of this development Agreement and the parties are bound by not only the presents of the Development Agreement but also the contents and all other aspects covered under the Annexure /Supplementary Agreements.

15. The parties agree that the land owner shall sell any apartment falling to her share at a price which is at least equal to the price at which Developer is selling the apartments. Such price shall be notified by the Developer to the land owner upon a request by the land owner. The parties agree that this clause is necessary so as to ensure that the price charged for the apartments is uniform and the interests of the land owners, the developer and the residential project are protected.

R. D. Vedantula
M. M. M. M.

P 29/2023

Bk - 1, CS No 905/2023 & Doct No 10033 Sub Registrar
Maredpally
27/27120236



Generated on: 20/03/2023 05:41:55 PM



16. The party of first part shall be entitled to sell, gift and or otherwise dispose of her respective share of built up area along with its proportionate undivided share in the land in accordance with supplementary Agreement to be entered into regarding allotment of shares among parties of the First Part and Second part and such transactions shall be within the frame work of this Development Agreement cum General Power of Attorney. The second party shall be entitled to sell and or otherwise dispose of their respective share of built up area along with its proportionate undivided share of land as per their allotment.
17. The difference, if any, in allocation of the built up area of proposed apartment building as per the entitlement will be compensated monetarily by the Developer to the Owner at the market rate prevailing for the proposed building in the schedule property at the time of commencement of the project and the same principle applies to the developer's share of the property and such payments are commensurate with the progress of the construction work and is applicable in case of fractioned entitlement of an apartment/flat.
18. The Developer shall keep the owners indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against the owners and or the owner's saleable constructed area, car parking spaces, terrace and other areas in the schedule property by reason of any failure on the part of the developers to discharge its liabilities / obligations or on account of any act of

REDEVELOPMENT
M. Shetty

omis
of

1079/9078

029/2023

Bk - 1, CS No 905/2023 & Doct No 2
No 2427120236, Sub Registrar
Maredpally



Generated on: 20/03/2023 05:41:55 PM



omission or commission in using the Schedule "A" property or arising of development and putting up of the construction and further the developers shall be liable and responsible to the concerned authorities for compliance of all the statutory requirements regarding construction and providing amenities / facilities thereon. Without limitation the developer shall be liable to indemnify the owner in respect of :

- a) Any claim arising due to accidents occurring on site, whether such claims are made by workers/employees or by third parties.
- b) Defects in the construction and claims by occupants with respect to the defective construction. The Developer hereby warrants the owners that it would at its cost rectify the defects in constructions, however, the warranty is not applicable for breakable items like glass, sanitary ware etc., and the allottees shall comply with their obligations under applicable laws. The flat owners shall maintain the apartments in good tenantable condition and carry out minor repairs for the up keep of the apartments and the obligation of the Developers shall be dependent on the flat owners maintaining such apartments.
- c) Non compliance with laws, which have to be complied with by the Developer in the course of execution of the project.

19. That all taxes, levies present and arrears and other out goings payable in respect of the schedule "A" property till the date of this development Agreement shall be paid by the owner. The

RD Venkatesh *M. Sridhar*

1770/9038

229/2023

Bk - 1, CS No 905/2023 & Doct No
Sheet 12 of 33 Sub Registrar
Maredpally

22427120236



Generated on: 20/03/2023 05:41:55 PM



responsibility to clear the above mentioned taxes, levies, arrears or any charges is the sole liability of the owner.

20. The Second party shall be responsible for any proposed taxes such as Income Tax, Wealth Tax and Service Tax/GST to the extent of Developer's share of built up area and similarly the First party is also liable to pay applicable taxes such as Income Tax, Wealth Tax, Capital gain Tax, the Service Tax / GST to the extent of their share of built up area to be paid within the due date, on account of the liability arising out of this Development Agreement.

21. That it is agreed that the owner can visit the site at all times during the course of construction of the said complex, owners reserve the right to inspect quality of construction either by themselves or by their authorized person.

22. The owner declare that the title of Schedule "A" property is valid, legal and there is no legal impediment for entering into this agreement. In case there is any defect in the title/documents of the said property and which may cause loss to the developer, the party of the first part shall get such defects in the title/document of the said property rectified at their own expenses and costs and indemnify the Developer against costs, expenses and losses incurred by the Developer due to such disputes if there is any obstruction or restriction in developing the property, It is agreed between the parties that the period mentioned in para 10 supra herein above automatically extends for further period, equivalent to the period

PP Veerababu 

20/03/2023

229/2023

Bk - 1, CS No 905/2023 & Doct No
Sheet 13 of 33
Sub Registrar
Maredpally

No 227120236



Generated on: 20/03/2023 05:41:55 PM



consumed in removing such obstructions or restrictions on account of defective title.

23. The Second party is at liberty to enter into separate contracts in their own name and style with building contractors, labour contractors, architects and such similar persons/agencies for the expeditious completion of the project. It is the sole responsibility of the developer to deal with the above contractors and any delay in execution of the building by the above mentioned contractors cannot be shown as a reason for the extension of completion time.

24. In case of any accident during construction, the developer is responsible and liable to pay any compensation if any, awarded to the labour or whoever it may be. The developer hereby indemnifies the first party/owners from all claims, criminal or civil prosecution from all statutory and government bodies, prospective buyers of flats under applicable laws.

25. The owner and the prospective buyers of owners and developers hereby agree that under any circumstances, they shall not alter the elevation and common areas of the building or change the colour scheme of the building elevation. Door mats, shoe racks, footwear or any kind of personal material belonging to individual flat owners in any of the common areas including the parking areas, terrace areas, etc., are not allowed. The air conditions and such other apparatus / gadgets should be installed in the designated locations shown / earmarked by the developers and also agree to use specially designed

R. P. Vedantla M. S. Kumar

P29/2023

Bk - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally

No 2727-120236



Generated on: 20/03/2023 05:41:55 PM



stand/apparatus to dry clothes and that they should not dry the clothes on the parapet wall of balconies, not to enclose the balconies by grills or any other kind of partition and should always keep them open without any enclosures, including the installation of dish antennas or any other machinery, in essence that the personality and aesthetics of the building not to be compromised or altered with.

26. Window air conditions/air coolers are not allowed to be fixed in any external areas like corridors, elevation etc., and shall not install any telephone, any antenna or other appliances or devices or structures which may in any way protrude into or affect any part of the common property. The flat owner including the owners herein shall not install any storage tank for water inside the flat area. No one shall independently deal with any service provider except one of the three service providers approved by the developer for each service.
27. The owner and the developers agree that the proposed premises should be exclusively used for residential purpose only and under no circumstances any commercial activity is allowed including the clinics, consultancies, offices of Advocates, Auditors etc., and the same is applicable for the prospective buyers of apartments in the building complex. However, certain facilities meant for the convenience of the residents are permitted in the amenities area/club house.
28. That the first party/owner shall be the founder member of the Welfare Association of the apartment complex to be formed and shall be bound by the bye-laws and resolution of such association.

PD Venkatesh 

P29/2023

Bk - 1, CS No 905/2023 & Doct No

Sub Registrar
Maredpally

Sheet 15 of 33

No 2427120236



Generated on: 20/03/2023 05:41:55 PM



Scanned with OKEN Scanner

29. The name of the proposed building will be chosen by the developers in consultation and approval of the owner and they are allowed to erect display boards/name boards as per their commercial and branding requirements.
30. An extent of 10% of the proposed built up area to be mortgaged to the GHMC as per GOMS No. 168 of MA & UD. Out of the aforesaid 10% built up area, the developers will mortgage 6% of the built up area out of their share and the owner will mortgage 4% out of her share of built up area.
31. In the event of demise of the party of First part, the legal heirs of party of the first part shall automatically steps into the shoes of the deceased and such successor shall be bound by all the terms and conditions of this agreement and also supplementary agreement/Memorandum of Understanding if any subscribed to and signed by such deceased and the successors shall immediately execute, the General Power of Attorney in favour of the developers substituting the General Power of Attorneys of the deceased. However, all the terms and conditions of this development Agreement cum General Power of Attorney will remain unchanged and the owner and developers are bound by the same.
32. That the DEVELOPER can obtain project finance from any individual/financial institutions / banks / funding agencies/investors for development and construction of the proposed project for which the OWNER has agreed and consented the developer herein through

RD Vedula

P29/2023

Bk - 1, CS No 905/2023 & Doct No

Sheet 19 of 33

Sub Registrar
Maredpally

227120236



Generated on: 20/03/2023 05:41:59 PM



the power of attorney. In pursuance of the above Power of Attorney, the DEVELOPER can create charge and mortgage only on Developer's share of proposed built up area along with proportionate underdid share of the project land. It is specifically agreed that the developers will be permitted to avail such loan/s from the Financial Institutions, Banks (National and Private), Funding Agencies etc., under the signature of the developer only.

33. The land owner shall arrange to pay the proportionate amounts in respect of the deposits, fees, transformer charges, or other demands that may be raised by the T S S P D C L and Hyderabad Metro Works and Sewerage Department for providing electricity and water supply and Drainage connections and all incidental charges including liaison charges and all the costs of the amenities and the land owner shall pay the same as levied for each saleable flat by the Developer.
34. Every member shall endeavour and strive to be a good neighbour and shall have the community and social spirit. Every member shall be responsible for proper maintenances and up keep of the exteriors and landscaping of the building including the gate and compound wall / fencing. The member shall jointly enjoy the common areas and amenities, subject to the maintenance, regulation and control of the Association or its agent or contractor whom the maintenance might be entrusted by the Association. Every owner shall be liable to contribute the user charges and other amounts towards the supply of such services to the Association or the service provider as per actual

PD Vedurra M. Chubb



Generated on: 20/03/2023 05:41:55 PM



P29/2023

Bk - 1 CS No 905/2023 & Doct No

P29/2023

Bk - 1, CS No 905/2023 & Doct No

Sheet 17 of 33 Sub Registrar
Maredpally

NO 2427120236

usage or billing therefore and as per the terms and conditions of the supply of service provider.

35. There shall be a corpus fund for the residential Complex. The said fund shall be earmarked for capital expenditure like maintenance of the building pipelines, external painting, replacement of motors, repairs to the lift and generator etc. The Developer and the land owners shall be responsible for collection of the Corpus fund in advance from all the member owners including the owner herein and purchasers from such owners and developer at the rate mutually agreed upon by the Developer, Owner and the Purchaser which shall be paid at the time of registration of the sale deed. The owner shall also make payment of corpus fund for at the rate prescribed above while taking over the possession of the flats of his share or at the time of registrations of the flats to purchaser, whichever is later. The entire amount collected towards corpus fund shall be remitted to a separate account maintained with any public sector bank to be operated and maintained as per the bye laws of the Association. All the amounts collected or received towards the membership fees shall also become part of the corpus fund of the Associations. The corpus fund shall be deposited in any interest earning deposit with any public sector bank. The fund shall be invested in the most beneficial interest earning deposit in the said bank or government bonds, fetching higher rate of interest or carrying better tax benefits with the previous permission of the General Body. The corpus fund or interest

R. V. Venkatesh M. S. S. S.

229/202

Sub Registrar
Marechalpally
No 229/202



Generated on: 2020/07/21 08:41:00 PM



accrued thereon, shall not be utilized for the purpose of day to day maintenance, including electricity, energy, water, gas or similar service charges, salaries, wages or some other expenditure, minor repairs, replacement of bulbs and similar consumables etc. The Corpus fund shall be managed and maintained as per the bye law, Rules and Regulations of the Association.

36. The allottee or transferee of every apartment including owner shall be liable to pay the taxes, fees and other charges payables in respect of their apartment to the Government / GHMC or as the case may be to the Service provider and pay the maintenance charges proportionately to the association (irrespective of whether the apartment is occupied or not) from the date of delivery of apartment or issue of OC whichever is earlier. The association shall have the first charge in respect of any dues over the apartment. Any dispute between the association and its members or club house and its members shall be referred to sole arbitrator appointed by the association or as the case may be.

37. **FORCE MAJEURE :**

Notwithstanding anything to the contrary in this Agreement neither party shall be liable by reason of failure or delay in the performance of its duties and obligations under this Agreement, if such failure or delay is caused by acts of God, War, riot fire civil commotion, quasi governmental or any other similar causes beyond it's control and

x R D Vedantla 

without
all re
38.60

17/03/2023

229/2023

Bk - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally
No 2427120236



Generated on: 20/03/2023 05:41:55 PM



without its fault or negligence. However, the parties agree to take all reasonable steps to mitigate the Force Majeure event.

38. GOVERNING LAW :

This agreement shall be governed by the laws of India. Both the parties mutually agree that in the event of any dispute arising amongst the land owner on the one side and the developer on the other, in relation to this Development Agreement the matter shall be referred to a sole Arbitrator to be appointed by both the parties for resolution of the disputes by arbitration. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act 1996. The courts at Hyderabad shall have exclusive jurisdiction in relation to any such arbitral proceedings. The venue and seat of arbitration shall be at Hyderabad. Any award passed by the sole arbitrator shall be binding on the parties.

39. SPECIFIC ENFORCEMENT OF THE AGREEMENT :

Both the parties mutually agree that in the event of any doubt, or dispute arising among the parties in execution of this Development Agreement the matter may be referred to agreed arbitrators or in case of any disagreement the provisions of Arbitration and Conciliation Act, 1996 is applicable. The Civil Courts at Hyderabad/Ranga Reddy District have the jurisdiction over the property.



22/03/2023

Bk - 1, CS No 905/2023 & Doc No
No 277120236 Sub Registrar
Maredpally



Generated on: 20/03/2023 05:41:55 PM



40. The stamp duty and registration charges payable in pursuance of this agreement shall be borne equally by the owner and Developers on par with their respective shares.

41. It is mutually agreed by the first party and second party herein to execute further agreements and supplementary agreements if required in order to complete the project successfully by way of amendments of the Terms and Conditions.

General Power of Attorney:

The owner hereby appoints and constitutes Sri S Indrasena Reddy son of Late Balreddy aged about 63 years, having its registered office at 12-13-1085/72, Shirdisai Nagar, Tarnaka, Secunderabad as her sole power of attorney to act on her behalf and in her name and to do the following acts:

- i. To present plans and obtain permissions from all the concerned agencies, government departments for construction of the building in the Schedule - "A" property including conversion of land.
- ii) That the Developers shall be entitled to and are hereby authorized to approach the Government, state, central or local or other authorities including GHMC, TSSPDCL, HMWS & SB, HMDA, AAI, Fire services department etc., for the purpose of any permission, grant, service connection etc., and for the purpose of carrying out the development work including submission of plans, construction

PD Vedantla 

029/2023

Bk - 1, CS No 905/2023 & Doct No
Sheet 21 of 33
No 2427120236
Sub Registrar
Maredpally



Generated on: 20/03/2023 05:41:55 PM



permission etc., in respect of schedule - "A" property in the name of and on behalf of owners for the said purpose.

- iii) That the Developers shall be entitled to sell their 57% of share of built up area along with proportionate share of undivided share of land (which includes 6% of undivided share of land which is related to 6% of their built up area to be mortgaged to G H M C) and proportionate share in the common areas and amenities in the schedule property to the third parties and they are empowered to enter into agreements, receive consideration, issue receipts and have the power to execute sale agreements, sale deeds or other conveyance deeds in favour of third party purchasers and present the same for registration to the extent of their share of 5,90,010 sq.ft., of their built up area which includes 6% of their built up area mortgaged to GHMC along with proportionate share in the undivided share.
- iv) To apply, obtain, sign, take steps for creating a charge and/or mortgage on the developer's share of the proposed built up area along with proportionate undivided share of the schedule "A" property in accordance with the provisions of this agreement, including signing all such documents as may be necessary for creating such charge and / or mortgage as per para 30 supra.
- v) To execute and register the mortgage deeds if any required in favour of GHMC or the respective authority to sanction the building permission in respect of built up area.

P. D. Vedula

M. S. Reddy

22/03/2023

22/03/2023

Bk - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally

Sheet 22 of 33
No 2427120236



Generated on: 20/03/2023 05:41:55 PM



Scanned with OKEN Scanner

- vi) The GPA holder is authorized to depute any of its representatives/Directors from time to time as and when required in dealing with registration or any other authority on behalf of the Principal. However, the same shall be communicated/informed to the first party/owners together with copy of such document.
- vii) To do all acts and things as may be incidental or necessary to do for protection, retaining, enjoying and transferring of the scheduled property to the extent of developers share and the owners hereby agree to ratify and confirm all the acts lawfully done or caused to be done for the owners by virtue of this deed by the said attorney and the owners further declare that all their heirs, executors, successors-in-interest, legal representatives or any other person/persons claiming under them shall be binding for all the acts and deeds of attorney under this deed in regard to scheduled property subject to the second party/agent as developer performing its part of obligations under this Development Agreement.
- viii) File, prosecute, defend in any suit or other proceedings in any court, tribunal or other authority to verify and sign pleadings, affidavits, etc., for the said purpose in respect of any frivolous litigation that may arise in respect of the schedule - "A" property during subsistence of this Development Agreement and to do all deeds, things and acts as may be necessary or any way ancillary

R.D. Vedantla 

099/2023

229/20

Bk - 1, CS No 905/2023 & Doct No 23-0433 Sub Registrar
Maredpally

22427120236



Generated on: 20/03/2023 05:41:55 PM



to the above and the owner hereby agrees to ratify all such lawful acts done by their attorney in pursuance of these presents.

- ix) The Powers under this Deed is conferred pursuant to the terms of the Development Agreement and parties of the First part/owners/Principals are entitled to revoke only in the event of the second party/developer in not performing it's obligations of the development agreement in it's entirety in not handing over the owners share of built up area in terms of this Development Agreement.

SCHEDULE "A"

(7.04)

All that piece and parcel of land admeasuring 34,364 Sq. Yards in Sy. No. 120/1 and in Sy. No. 120/2 situated at Bathakammakunta, North Lallaguda Village, Marredpally Mandal, Hyderabad and bounded by as under :

NORTH : 30' feet Road
SOUTH : Neighbour's land
EAST : Neighbour's land
WEST : Neighbour's land

IN WITNESS WHERE OF the parties hereto have executed this Development Agreement cum Irrevocable General Power of Attorney on the date, month and year first mentioned above.

WITNESSES :

1. *B. Vincent*
BENJAMIN LUKE INMAN- VINCENT

2. *Emily Jayne*
EMILY JAYNE VINT

THE FIRST PARTY/
OWNER

THE SECOND PARTY/
DEVELOPERS

SIGNED IN THE PRESENCE OF DANIEL JOHN HAMMOND, NOTARY PUBLIC, ENGLAND AND WALES ON 21 NOVEMBER 2022. *D. J. Hammond.*



029/2023

029/2023

Bk - 1, CS No 905/2023 & Doct No 229/2023
Sub Registrar
Maredpally



Daniel John Hammond
Notary Public
Andrew Jackson Solicitors LLP,
Marina Court, Kingston Upon Hull,
England, HU1 1TJ

E-mail: daniel.hammond@andrewjackson.co.uk

Notary Public No: 01502625242/ 07784 840004



SCHEDULE 1-A

1. Description of the property : All that piece and parcel of land
admeasuring 34,364 Sq. Yards
in
120/2
Sy. No. 120/1 and in Sy.No. —
situated at Bathakammakunta,
North Lallaguda Village,
Marredpally Mandal, Hyderabad

a) Nature of Roof : NIL

b) Type of Structure : NIL

c)
2. Age of the Building : NIL

3. Extent of the site : 34,364 Sq. Yards ✓

4. Built up area of site : NIL

5. Proposed built up area : 10,40,000 sq. Ft. ✓
Proposed Amenities (1 stilt + 5
upper floors)
Proposed (Block 7) (1 stilt + 10
upper floors), Proposed (Block
3) (1 stilt + 10 upper floors),
Proposed (Block 4) (1 stilt + 10
upper floors), Proposed (Block
6) (1 stilt + 10 upper floors),
Proposed (Block 5) (1 stilt + 10
upper floors), Proposed (Block
1) (1 Cellar + 1 stilt + 10 upper
floors), Proposed (Block 2) (1
stilt + 10 upper floors) situated
in Sy.No. 120/1, 120/2 of
Lalapet Village, situated at
Tarnaka 18, Secunderabad.

6. Parking Area : 3,58,600 Sft., ✓

7. Value of the property :

8. Proposed construction
Value of the property : Rs. 141,29,50,000/- ✓

RD Veerappa *M. Madhava*



Generated on: 20/03/2023 05:41:55 PM



029/2023

Bk - 1, CS No 905/2023 & Doct No 250033
Sub Registrar
Maredpally

No 27, 27-1-2023

W
K

CERTIFICATE

We, hereby declare that what is stated above is true to the best of our knowledge and belief.

R. Vedula

(SIGNATURE OF THE LAND OWNER/PRINCIPAL)

M. Sudda

(SIGNATURE OF THE DEVELOPER/ATTORNEY HOLDER)

SCHEDULE "B"

7.04

Construction specifications for the proposed residential apartment complex on the land, admeasuring 34,364 Sq. Yards in Sy. No. 120/1 and A A-10G⁶⁻¹⁴⁸⁹ in Sy.No. 120/2 situated at Bathakammakunta, North Lallaguda Village, Marredpally Mandal, Hyderabad

R.C.C framed structure

RCC framed structure will be an earth quake resistant design. CRS/RCC structure for the basement and cellar.

Brick Masonry with AAC/Cement bricks by manufactured sand/natural sand in cement mortar. Anti termite treatment carried out as per IS Standards.

All the external walls of 8" thickness and internal wall of 4-1/2" thickness in 1:6 cement mortars with R C C bed layer.

Sand : Manufactured sand shall be used for all concrete works and brick masonry inside/outside plastering and natural sand wherever necessary.

Plastering

Internal : Double coat cement Plaster with Trowel finish/Gypsum Plaster

R. Vedula

M. Sudda

22/9/2023

22/9/2023

Bk - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally

22-09-2023



Generated on: 20/03/2023 05:41:55 PM



External : Double coat Cement

Plaster with Trowel finish.

Doors

Main door frames : 5'-0" X 7'-0" size with teak wood frames of 5" X 3" in section and panel type shutter with one mortise lock and necessary adware fitting and fixtures.

Inner door frames : All inner door frames with a frame section of 4'-0" X 3'-0" thick with flush shutters, for bedrooms, toilets and balconies shall have 4'-0" x 3'-0". Sit outs will have UPVC French doors. In case of engineered wood, the frame section of the inner doors will be for the inner doors.

Windows

All Windows will be sliding type of reputed PVC make with 5mm thick plain glass.

Painting

External : Texture paint with a combination of smooth Birla Wall care/Nippon/Berger/Nerolac or equivalent Putty Finish in specified areas.

Internal : 1 coat of primer over 2 coats of Birla wall care/Nippon/Berger/Nerolac or equivalent make

Flooring

Double charged Vitrified flooring 800 X 800 mm size for living, drawing, dining, bedrooms and kitchen of Kajaria/NITCO/Simpolo/Somany/Varmora make or equivalent.

Bathrooms, Utility : Ceramic Anti-skid, Acid Resistant Tiles for flooring of Kajaria / NITCO Simpolo/Somany/Varmora make or equivalent.

Staircase & Lobbies : Granite / Vitrified Tiles/Natural stone with skirting.

Balconies : Anti skid Ceramic Tiles of NITCO Simpolo/Kajaria/Simpolo/Somany/Varmora make or equivalent.

Cladding & Dadoing

Kitchen : Designer Glazed Ceramic Tile Dado up to 2'.0" height above kitchen granite

R. V. Venkatesh

099/2023

229/2023

Bk - 1, CS No 905/2023 & Doct No. *ad*
Sub Registrar
Maredpally

NO 24, 27-1-2023

Generated on: 20/03/2023 05:41:55 PM



platform of NITCO/Kajaria/Simpolo make or equivalent.

Bathrooms : Designer Glazed Tiles Dado of NITCO/Kajaria/Simpolo/Somany make or equivalent up to 7 ft.

Utilities / Wash : Glazed Ceramic Tile Dado up to 4'-0" height of NITCO/Kajaria/Simpolo/Somany make or equivalent

Kitchen Granite plat form with S S Sink ad provision for fixing Aqua guard provision for exhaust fan and chimney.

Utilities / Wash Provision for washing machine/Dishwasher & Wet area for washing utilities.

Plumbing & Sanitary Fixture Wall planned toilet layout with wet & dry areas. Wet area will be 1" step down.

Wall hung EWC with flush tank & counter below wash basins of Hindware/Roca/Kohler or equivalent.

All bathrooms will have a wash basin, CP basin mixer and single lever hot & cold wall mixer with shower

All CP fittings are of Jaguar/Kohler/Roca make or equivalent.

Electrical Concealed copper wiring in PVC conduits. Power outlets for air-conditioners in all bedrooms, drawing, dining, living rooms.

Backup Power : Generator with acoustic enclosure to energize all common areas, lifts, pumps and all the points within the flat (except a/c and geysers).

Separate electrical connection with 3 phase circuit for each flat will be provided with common meter for all common light points, pumps, lift and other facility.

Miniature circuit breakers (MCBs) & ELCB. All electrical modular switches & sockets of Toyoma/Legrand/Anchor Panasonic or equivalent make.

R. V. Reddy

M. Madhava

099/9022

29/03/2023

Bk - 1, CS No 905/2023 & Doct No
Sub Registrar
Maredpally

22/27/2023



Generated on: 20/03/2023 05:41:55 PM



Each Bedroom shall be provided with two light points, one fan point, one 5 Amps plug and one foot lamp. Drawing and dining rooms will be provided with two light points, two fan points and two 15/5 Amps power plugs. All the balconies will have one light point. Kitchens will be provided with one light point, two 15 Amps power plug and one 5 Amp power plug for Aqua Guard connection.

Toilets will be provided with one light point and one 15 Amps power plug for geyser.

TV and communication cables : TV cable (DTH) and telephone connectivity will be provided for hall/dining and intercom telephone facility from apartment to apartment and security kiosk.

Electrical Cables will be best quality from brands like Finolex, Anchor, RR, V-guard or equivalent quality.

Communication

The entire Electrification will be carried out as per I S Standards cable connectivity across community for all voice, video and data communication (TV, Internet, Intercom and telephone).

Telephone points in drawing room.

Provision for internet.

Parking area

VDF flooring or interlocking pavers

Elevators

Elevators from reputed manufacturers like Schindler/Otis/Johnson or equivalent.

Infrastructure

STP, Gas Bank, underground Drain, Underground cabling, Rain water harvesting, 24 X 7 Security, Fire Fighting equipment shall be provided for the proposed building as per fire safety regulations.

Beautification

Designer Landscape to beautify the entire stilt area, Light scape around the building for added visual appeal.

PRVedh

[Signature]

099/0022

29/2023

Bk - 1, CS No 905/2023 & Doct No

22727120238 Sub Registrar
Maredpally



Generated on: 20/03/2023 05:41:55 PM

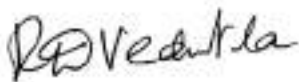


Amenities

Out door : Badminton/Half Basket Ball, Walking/Jogging Track, Yoga Locale, Party lawn.

Indoor games : Library, Carroms, chess, Table Tennis/Pool Table.

Club House : Spacious Multipurpose Hall, Fully equipped Gym and Aerobics room, Swimming pool, Children's play area & provision for Creche and store.



OWNER



DEVELOPER

199/2022

229/2022

Bk - 1, CS No 905/2023 & Doct No
Sheet 20 of 43 Sub Registrar
Maredpally

227120236



Generated on: 20/03/2023 05:41:55 PM



ANNEXURE - "1A"

1. Description of the property : part and parcel of Land
 Admeasuring 34,364 Sq. yds
 Sy. Nos. 12011, 12012 at
 Bathakamma Kunta North
 Lallapada Sub-town
2. Nature of Roof : R C C
3. Type of Structure : R C C
4. Total extent of site : 34,364 Sq. yds
5. Built up Area : Proposed structure :
 Seller + Stilt + Ten upper
 floors.
 of Amenities Block
- As per GHMC File No.
6. Market Value of the land in :
 Sft., declared by the party.
7. Market value of the total
 Constructed plinth area and
 Parking area value declared
 By the party.

141,29,50,000/-

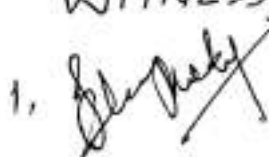


OWNER



DEVELOPER

WITNESSES:-

1. 2. 

1. SIGNATURE

22/9/2023

Bk - 1, CS No 905/2023 & Doct No 2
Sheet 34 of 33 Sub Registrar
Maredpally



Generated on: 20/03/2023 05:41:55 PM



Scanned with OKEN Scanner

32
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.

FINGER PRINT
SI. No. IN BLACK INK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

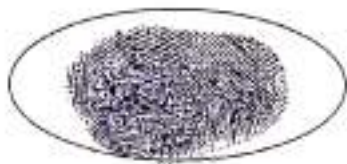
NAME OF PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



DR. SRIMATI RAMADEVI VEDUTLA
34 FAIRFIELD ROAD
GRIMSBY, NORTH EAST LINCOLNSHIRE
U.K. DN33 3DU



PAMULA PARTHI BHASKAR
s/o Late P. Parthasarathy
HNO-1-10-28/230/8
Judiva Nagar colony, Kuthigala



SHARI INDRASENA REDDY
s/o Late S. BAL REDDY
12-13-1065/72, Stno: 11
Shiridi Sai Nagar, Near APDPC
Tamale Hqd. Quader



SIG. OF WITNESSES:-

1. B. Vincent
BENJAMIN LUKE INMAN- VINCENT

2. E. J. Vincent
EMILY JAYNE VINT

SIGNED IN THE PRESENCE OF DANIEL JOHN
HAMMOND, NOTARY PUBLIC, ENGLAND AND WALES
ON 21 NOVEMBER 2022.

D. J. Hammond

R. Vedutla

SIGNATURE OF EXECUTANT

Daniel John Hammond
Notary Public
Andrew Jackson Solicitors LLP,
Marina Court, Kingston Upon Hull,
England, HU1 1TJ

E-mail: daniel.hammond@andrewjackson.co.uk

P 29/2023

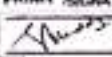
Bk - 1, CS No 905/2023 & Doct No 
Sheet 32 of 33- Sub Registrar
Maredpally

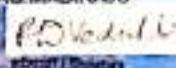
2427120236

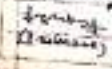


Generated on: 20/03/2023 05:41:55 PM



स्थायी लेखा संख्या - /PERMANENT ACCOUNT NUMBER
ASYP56419H
 नाम /NAME
INDRASENA REDDY SERI
 पिता का नाम /FATHER'S NAME
BAL REDDY SERI
 जन्म तिथि /DATE OF BIRTH
07-03-1960
 हस्ताक्षर /SIGNATURE

 मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BEEPVB640A
 नाम /Name
RAMADEVI VEDUTLA
 पिता का नाम /Father's Name
HARIKISHAN RAO MADIRAJU
 जन्म तिथि /Date of Birth
14/11/1940
 हस्ताक्षर /Signature


स्थायी लेखा संख्या - /PERMANENT ACCOUNT NUMBER
AGRPP1012C
 नाम /NAME
BHASKER PAMULAPARTHI
 पिता का नाम /FATHER'S NAME
PANDU PAMULAPARTHI
 जन्म तिथि /DATE OF BIRTH
01-05-1967
 हस्ताक्षर /SIGNATURE

 मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

Bk - 1, CS No 905/2023 & Doct No
 Sub Registrar
 No 27120236
 Marepally

P29/1023



Generated on: 20/03/2023 05:41:05 PM

