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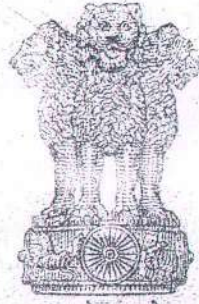
ORIGINAL

27509/2021

29

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ TELANGANA

o. 8588 Date 05/10/2021 Rs. 100/-

To P.V. Raghav Rao

For P.V. Venkateswara Rao

Whom M/s Sai Sravanthi Infra Projects Pvt. Ltd. - Hyd

AF 985394

B. SATYANARAYANA

LICENCED STAMP VENDOR

Lic.No: 15-04-026/1998, R.L.No. 15-04-001/2019

H.No. 7-93, Behind Bus Depot,

Medchal (V & M),

Medchal-Malkajgiri Dist- 501 401

Cell: 9949085042

**DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY**

This Development Agreement cum General Power of Attorney is made and executed on this the 7th day of October 2021 at S.R.O. Quthbullapur.

BY & BETWEEN

1. Sri. YALAMANCHILI RADHAKRISNA alias RADHAKRISNA GAJENDRARAO YALAMANCHILI, S/O. LATE. Y. GAJENDRARAO, aged about 69 years, Occupation: Business, R/o. H. No. 12-13-104, St No.3, Tarnaka, Secunderabad, Telangana. PAN: AANPY6931D. Aadhaar No. 7513 6137 5067. Phone No.9248024802.

2. Smt. YALAMANCHILI SRILAKSHMI W/o. SRI. A. SRINIVAS, aged about 42 years, Occupation: Housemaker, residing at H. No.12-13-104, St No.3, Tarnaka, Secunderabad, Hyderabad, Telangana. PAN: AAEPY9604N. Aadhaar No. 9045 8656 1715.

3. Smt. PAKALAPATI LAKSHMI SRAVANTHI D/o. Sri. P.V. RAGHAVA RAO, aged about 32 years, Occupation: Business, R/o. Plot No.436, Road No.20, Jubilee hills, Hyderabad. PAN: BJZPP3667H. Aadhaar No. 6660 0899 3209.

(HEREINAFTER collectively called as the "LAND OWNERS" of the first part which term and expression shall mean and include all from time to time, successors, heirs, legal representatives, assignees, administrators, executors, etc.).

1. G. Radhika  
2. V. Lakshmi  
3. A. G. H. S.



For Sai Sravanthi Infra Projects Pvt. Ltd.  
Director









**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Quthbullapur 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 3 and 4 on the 07th day of OCT, 2021 by Sri Y.Radha Krisna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 P.V.RAGHAVA RAO ( DIRECTOR [1521-1-2021-29121]	P.V.RAGHAVA RAO ( DIRECTOR ) S/O. VENKATESHWARA RAO R/O. PLOT NO. 436, ROAD NO. 20, JUBILEE HILLS, HYDERABAD	
2	EX		 PAKALAPATI LAKSHMI SRAV [1521-1-2021-29121]	PAKALAPATI LAKSHMI SRAVANTHI D/O. P.V.RAGHAVA RAO R/O. PLOT NO. 436, ROAD NO. 20, JUBILEE HILLS, HYDERABAD	
3	EX		 YALAMANCHILI SRILAKSHMI [1521-1-2021-29121]	YALAMANCHILI SRILAKSHMI W/O. A.SRINIVAS R/O.HNO. 12-13-104, ST.N. 3, TARNAKA, SECUNDEABAD,	
4	EX		 YALAMANCHILI RADHAKR [1521-1-2021-29121]	YALAMANCHILI RADHAKRISHNA ALIAS RADHAKRISHNA GAJENDRA RAO YALAMANCHILI S/O. LATE. Y.GAJENDRA RAO R/O. HNO. 12-13-104, ST.NO. 3, TARNAKA, SECUNDERABAD, T.S.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 D.PAVAN KUMAR::06 [1521-1-2021-29121]	D.PAVAN KUMAR HYD	
1		 SITARAMA BHOOPAL::06 [1521-1-2021-29121]	SITARAMA BHOOPAL HYD	

07th day of October, 2021

Signature of Sub Registrar  
Quthbullapur

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27509/2021.

Sub Registrar  
Quthbullapur

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**IN FAVOUR OF**

**M/s. SAI SRAVANTHI INFRA PROJECTS PRIVATE LIMITED, (PAN: AAPCS0464C),** a Company incorporated under Companies Act, 1956 having its office at #8-2-293/82/A/796B, S.V. Square, V Floor, Road No.36, Jubilee Hills, Hyderabad.500033, represented by its Director: **SRI. P.V. RAGHAVA RAO S/O. SRI VENKATESHWARA RAO**, aged about 63, years, Occupation: Business, residing at Plot No.436, Road No.20, Jubilee Hills, Hyderabad. **Aadhaar No. 4512 6009 0211. Phone No. 9248024802.**

(HEREINAFTER called as the "**DEVELOPER**" of the second part which term and expression shall mean and include its directors Successors in office, heirs, legal representatives, assignees, administrators, executors etc.).

WHEREAS the Land Owner No.1 herein has Purchased the Agricultural dry land, to an extent of **Ac: 1-00 Gts.**, equivalent to 0.405 Hect., in Part of **Survey No. 331**, Situated at **NIZAMPET Village** and Gram Panchayath, Quthbullapur Mandal, Ranga Reddy District, having purchased the same from Smt. P. Savitri W/o. P. Naga Raju, M. Nitya Gandhi D/o. M.N.B. Raju and M. Rajamma W/o Late Gandhi Raju., Vide Registered Sale Deed Document No. **7828/2003**, dated: 09<sup>th</sup> day of July 2003, Registered at Registered at S.R.O. Medchal.

WHEREAS Originally Late. Smt Y. Vijayakumari W/o. Yelamanchili Radhakrishna has purchased an extent 0.20 Guntas from Sri M. Tarun Gandhi and M. Deepthi vide Document No. **7829/2003**, an Extent Of 20 Guntas from I. Bharathi Vijaya Lakshmi And Smt. N. Sirisha vide Document No. **7830/2003**, and an extent of 0.20 guntas from Sri D.A.N. Raju and D. Suntha vide document No. **7831/2003**, all are Registered at S.R.O. Medchal, in Sy. No. 331/Part, Nizampet Village, Quthbullapur Mandal, Ranga Reddy District. Whereas Smt. Y. Vijayakumari has Expired on 01.02.2004, and (obtained Death Certificate Vide its Registration No.244, dated: 17-02-2004, issued by Municipal Corporation of Hyderabad., and also obtained family members certificate, Vide its D. Dis. No. C/846/2004, Dated: 26-04-2004, issued by M.R.O. Marredpally, Hyderabad), leaving behind her husband Sri Y. Radhakrishna (Husband) and Y. Sri Lakshmi (Daughter) and thus Sri Y. Radhakrishna Y. Sri Lakshmi, Land owner No1 and Land Owner No.2 herein respectively have become absolute owners and are vested with full rights of enjoyment and disposal of the said land of Ac1.20Guntas .whereas the extent of Ac1.00guntas belong to Owner No.1 herein and the extent of Ac1.20 guntas belongs to the Owners1 and 2 mentioned above are adjacent and the total of extent of land is Ac2.20guntas belongs to both the Land owners at 1 and 2 herein. Whereas the 30 mts. Master Plan Road passing through site from the both Properties thereby the net available extent of site after road widening or 10,619 sq. yards.

Whereas the Land Owner No.3, herein has Purchased **Part of Open Land**, admeasuring: **2420 sq. yards or 2023.12 Sq.mtrs.**, after leaving portion out of total Extent admeasuring 4840.0 Sq.yards, in **Survey No.331**, Situated at **Nizampet Village and Municipal Corporation**, Bachupally Mandal, Medchal-Malkajgiri District, by Virtue of Registered Sale deed Document No. **27508** /2021, Dated: **07-10-2021**, Registered at S.R.O. Quthbullapur.

1. P. Naga Raju  
2. M. Nitya Gandhi  
3. M. Rajamma



B

For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*  
Director



## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4776 Name: Dittakavi Pavan Kumar	S/O Dittakavi Rama Rao, Nellore, Nellore, Andhra Pradesh, 524002	
2	Aadhaar No: XXXXXXXX3209 Name: Pakalapati Lakshmi Sravanthi	D/O Pakalapati Veeraraghava Rao, Nellore, Nellore, Andhra Pradesh, 524003	
3	Aadhaar No: XXXXXXXX1715 Name: Yalamanchili Srilaxmi	W/O A Srinivas, Secunderabad, Hyderabad, Andhra Pradesh, 500017	
4	Aadhaar No: XXXXXXXX5067 Name: Radhakrishna Yalamanchili	S/O Gajendra Rao Yalamanchili, Rajura, Chandrapur, Maharashtra, 442905	
5	Aadhaar No: XXXXXXXX0211 Name: Pakalapati Veera Raghava Rao	S/O Pakalapati Venkateswara Rao, Nellore, Nellore, Andhra Pradesh, 524003	

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	2395500	0	0	0	2395600
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 Fee	NA	0	0	0	0	0	0
Total	100	0	2496500	0	0	0	2496600

Rs. 2395500/- 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. 239548000/- was paid by the party through E-Challan/BC/Pay Order No ,252CQV051021 dated ,05-OCT-21 of ,SBIN/

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2496500/-, DATE: 05-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4049957088337, PAYMENT MODE: CASH-1001138, ATRN: 4049957088337, REMITTER NAME: SAI SRAVANTHI INFRA PROJECTS PVT LTD, EXECUTANT NAME: YALAMANCHILI RADHAKRISNA AND OTHERS, CLAIMANT NAME: SAI SRAVANTHI INFRA PROJECTS PVT LTD).

Date:

07th day of October, 2021

Signature of Registering Officer  
Quthbullapur

## Certificate of Registration

Registered as document no. 27509 of 2021 of Book-1 and assigned the identification number 1 - 1521 - 27509 - 2021 for Scanning on 07-OCT-21.

NOTE:

Documents Registered

Registering Officer:

Quthbullapur  
(V. Jyothi)

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Whereas the Land Owner No.1, Sri. Y. Radhakrishna here in has Sold an Extent of 2420 Sq. Yards to Smt. P. Lakshmi Sravanthi Land Owner No.3 herein, vide Sale Deed Registered as Document No. 27508/2021, from the remaining portion land after leaving road widening portion out of 4840.0 Sq.yards, Land purchased by him vide sale deed No 7828/2003 from P. Savitri and others.

And whereas the above said agriculture land converted in to Non-Agriculture, Vide its Proceedings No. L/690/2017, Dated: 17-06-2017, issued by Revenue Divisional Officer, Malkajgiri Division.

Thus, the all the Three Owners, herein, has become absolute owners of 10619 Sq. Yards which was offered for the development of residential project to the developer.

AND WHEREAS, the Land Owners herein at present and its predecessors in title earlier have been in continuous possession and enjoyment of the said property as absolute owners. The Land Owners herein decided to develop the schedule property into Buildings for its beneficial enjoyment.

AND WHEREAS, the Developer is/are engaged in the business of Civil Contractors and Development of open lands into multi storied buildings and such other incidental activities.

AND WHEREAS, the Land Owners herein, having been satisfied with the competency, expertise and ability of the Developer in the development of the open lands into Buildings, offered the said extent of land admeasuring 10619 Sq. Yards, after giving effect to 30mts master plan road passing through the Site in Survey No.331, Nizampet village and Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District, Which is more fully described in the schedule mentioned below and hereinafter referred to as the Schedule property, for development of the same into Buildings.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS: -

PERMISSION FOR DEVELOPMENT: -

1. That the Land Owners hereby declares that the Land Owners are the absolute owners and possessors of the schedule property. The schedule property is free from all encumbrances, charges, liens, mortgages, court attachments and acquisition proceedings and the Land Owners have not entered into any agreement whatsoever in respect of the schedule property with any other third parties.
2. The Land Owners is/are at liberty to make inspection of the construction work during the course of the work at all reasonable working times. However, the Land Owners shall not cause any hindrance or obstruction whatsoever to the construction work. The Developer being in actual possession of the schedule property by virtue of these presents shall be exclusively in charge of the entire construction of the proposed Buildings without any let or hindrance or interference by the Land Owners or any others claiming through the Land Owners. The Land owners shall not seek any restraint against the Developer to cause disruption in the work even in the event of arising any disputes between them and pending adjudication of such disputes.

1. P. Radhakrishna  
2. U. Lakshmi  
3. A. S. S. S.



For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*

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### PLANS/LICENCES: -

1. The Land Owners hereby irrevocably authorizes and empowers the Developer to develop the Schedule Property into a multi storied Residential Buildings for that purpose to apply and obtain a sanctioned plan from HMDA and the Concerned authorities.
2. The Land Owners shall sign the plan and other necessary documents as may be required for the purpose of obtaining the proposed plan. The Land owners further hereby declares and confirms that the Land owners hereby grant irrevocable rights of development to the Developer for the development of the Schedule property. The Land owners further hereby undertakes and covenants that the development rights granted hereunder shall not be revoked under any circumstances.

### CONSTRUCTION:-

- 1). The Developer shall carry out the construction of the proposed Buildings comprising of Cellars and stilt for parking and 23 upper Floors in the Schedule property as per the Sanctioned plans to be obtained from HMDA The Land owner's constructed share shall be in accordance with the specifications contained in the Annexure hereto. However, the construction of the entire Buildings shall be of good quality as per the agreed specifications enclosed to this Agreement.
- 2). The Developer will be entitled to engage Architects, Engineers, Contractors and others, as they deem fit to execute the construction work; however in case of disputes between the Developer and it's Contractors, Architects, Engineers and other workmen, suppliers of materials and other persons who are engaged by the Developer in the development of the schedule property, the same shall be settled by the Developer and the Land owner shall have no liability of any nature or any accidents at site, whatsoever nor will the Land owner be deemed to be the Principal Contractor. The developer is entitled to appoint advocates on behalf of the Land Owners for managing the Schedule of Property.
- 3). Any internal changes without any additions required to be carried out by the Land owner in the super built up area allotted to the Land owners, the Developer shall execute the same, if feasible and brought to the notice before commencement of the work and any extra amount for such modifications and alterations shall be paid by the Land owners to the Developer.
- 4). It is hereby agreed that the Developer shall not be liable even if the construction is not completed within the stipulated period, if such delay in construction of the proposed Building is caused by an act of force majeure, natural calamities, riots or non-availability of any essential construction material, court cases or due to any reasons beyond the control of the Developer. It is further agreed that the delay so caused shall be excluded from the stipulated period.

1. *[Signature]*  
 2. *[Signature]*  
 3. *[Signature]*



B For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*

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ORIGINAL TITLE DEEDS: -

The Land owner hereby handed over the original Sale Deeds and the link documents of the schedule Property to the Developer for the purpose of production of the same before the government departments, prospective buyers, their attorneys as and when required by prospective buyers, their attorneys, the Banks and Financial Institutions for Inspection, since the schedule property forms part of large extent of land covered by same documents.

COST OF CONSTRUCTION: -

- 1). The entire cost of construction, including Architects fee and charges/fee, if any, to be paid for development of the schedule property shall be borne by the Developer only. However, it is agreed between the parties that the Developer shall take the responsibility of getting the approvals and required building permissions sanctioned from the concerned authorities. The amounts and fees required for obtaining such permissions and sanctions shall be borne by the Developer only. Any fees relating to the land approval will be borne by land owners.
2. The Developer alone shall pay all amounts, fees and deposits and all other expenses pertaining to Drinking water supply, sewage system, fire, electricity, transformer, electrical meters, etc., to the concerned authorities for providing electricity, water connections, sewage connections and the Land Owners No.1 and No.2 on their part hereby agree to pay a lump sum amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) to the Developer towards the same for their share of flats on obtaining the Occupation Certificate except for 22030 sft for which the developer is entitled to collect parking, water, electricity, amenities, GST and all other charges and basic flat cost goes to Land Owners and the Developer shall collect the above all amounts, fees and deposits and all other expenses pertaining to Drinking water supply, sewage system, fire, electricity, transformer, electrical meters, etc., for the flats falling to the share of Owner No.3 here in as per the uniform rate fixed by the developer.

SHARING OF BUILT UP AREA: -

- 1). In consideration of the Land owners granting development rights to the Developer, the Developer shall with its own funds construct and deliver 30.68% to Owner No.1 and Owner No.2 herein and 7.92% to the Owner No.3 herein, of the super built up area in the super built up area developed which includes, common areas, circulation areas, balcony areas along with proportionate undivided share of land to the Land owners which will be referred herein as the Land owners share of super built up area and the Developer is entitled for remaining 61.40% of the super built up area which includes common areas, circulation areas, balcony areas along with proportionate undivided share of land which will be referred herein as the Developer share of super built up area

1. P. Madhup  
2. V. Subhakar  
3. S. S. S.

13

For Sai Sravanthi Infra Projects Pvt. Ltd.



Director

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2. It is agreed by the Developer to allot two car parking spaces for each flat that were allotted to the Land Owners. After allotting two car parking spaces for each flat allotted to the Developer, any additional car parking spaces, if available, shall be shared between Land Owners and the Developer in the ratio of their super built up area. It is also agreed by the Developer and the Land Owners to share the car parking space in each parking floor (stilt & cellars) in their respective ratio of super built up area.

3). It is agreed that if at the time of allotment of built up area, if any area falling into the share of either of the parties is to be adjusted, in such an event, in respect of such differential area, the party concerned who gets more area than their entitlement, shall pay at the prevailing market price to the other party as the cost of such differential area.

4. The Land Owners' share of super built up area, common areas and Parking area allotted as per the clause 1 and 2 above shall be the absolute property of the Land owners and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with the proportionate undivided share in the land and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from.

5. Similarly, the Developer's built up area allotted as per the clause 1 and 2 above shall be the absolute property of the Developer and it shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the Developer's share of super built up area along with the proportionate undivided share in the land and they shall be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from.

6). The Land owners and Developer shall enter into separate Supplementary Agreement with regard to the allotment of flats falling to their respective built up area coming under in their respective shares after the receipt of the plan approval from the concerned authority which shall not be later than 30 days from the date of plan approval.

#### DEPOSITS: -

The Developer shall pay a sum of Rs.2,00,00,000.00 (Rupees Two Crore Only) towards interest free Refundable Deposit to the Land Owner No.1 and No.2 herein. The Developer has paid a sum of Rs.2,00,00,000.00 (Rupees Two Crores Only) to the Land owners 1 And 2 here in in the following manner:

1. RTGS UTR No. SBINR52021032216970376, dated: 22-03-2021, drawn on SBI, PBB, Jubilee hills, Hyderabad for Rs.1,00,00,000.00 (Rupees One Crore Only)
2. Chq. No.184484 dt. 07.10.2021 drawn on Axis Bank, Jubilee Hills, Hyderabad for Rs. 1,00,00,000.00 (Rupee One Crore Only)

*G. Reddy*  
*V. Sathish*  
*S. S. S.*



For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*  
 Director

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The Developer shall pay a sum of Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lakh only) towards Refundable Deposit to the Land Owner No.3 herein. The Developer has paid a sum of a sum of Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lakh only) to the Land Owner No.3 here in in the following manner

1. Chq. No184485 dt 07.102021 drawn on Axis Bank, Jubilee Hills, Hyderabad for Rs. 1,25,00,000.00 (Rupee One Crore Twenty-Five Lakh Only)

The receipts of which the land owners/first party hereby acknowledge

DELIVERY: -

- 1). The Land Owners today delivered the vacant, physical possession of the schedule property, more fully described in the schedule mentioned below to the Developer for the development of the same into Buildings
- 2). That the Developer shall deliver the built up area falling into the share of the Land owners in the proposed Buildings within Forty-Two (42) Months from the date of obtaining the sanctioned Plan and permission from HMDA and other concerned authorities, and registration of Supplementary Agreement for allocation of built up area of both the parties whichever is later. It is further agreed that the Developer will be entitled to Three (3) Months grace period.

INDEMNITY: -

- 1). The Land Owners hereby expressly undertakes to indemnify the Developer or anyone claiming through the Developer if any loss is sustained by them due to the defective title of the Land Owners or on account of any claim, action or proceedings that may arise against the Developer. The Land Owners further declare that they have not concealed any material fact effecting the title and incidents thereof. In case of any claim made by the third Parties or Government, Semi- Government or any other authorities, all such claims shall be settled and cleared by owners herein and such clearance shall be settled within Six months from the date of such claim. If the owners herein fail to clear the claims and disputes the developer herein shall settle those claims and recover the costs from the land owners share of super built up area or terminate this agreement and the owners herein shall pay all the Refundable Deposits and also all the amounts incurred by developer for obtaining the permissions and sanctions, NOCs and also amounts incurred for construction with Interest.
- 2). The Developer shall alone be responsible for any defects in the construction carried out by it and for any claims made by the Purchasers of Flats due to defect in construction.

1. *[Signature]*  
2. *[Signature]*  
3. *[Signature]*



B

For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*  
Director

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TRANSFER OF DEVELOPER SHARE: -

- 1). The Developer being GPA Holder of the Land owners shall convey/transfer its share of built up area and proportionate undivided share of land comprised in the Schedule property to its nominees/prospective purchasers as and when required by the Developer.
- 2). That the Developer shall be entitled to assign it's right to the said property or any undivided share of land and interest therein to its nominee being the prospective, buyer, purchaser of built up area and also to offer the sale of built up area falling into its share to intending purchasers and to receive consideration thereof. The Land Owners hereby undertake to ratify and confirm all such acts and deeds of the Developer. The Land Owners shall transfer to the Developer or it's nominees a proportionate share of land in the schedule property in respect of the built up area falling into the share of the Developer.
- 3). The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of conveyance and/or other documents relating to the Developer share of built up area along with proportionate undivided share of land in the schedule property agreed to be conveyed to the Developer or it's nominees shall be borne by the Developer or their nominees.

OTHER MATTERS: -

- 1). It is covenanted between the parties that any disputes or differences arising between the Developer and Purchasers of built up area in the Developer share in the Schedule property agreed to be conveyed to the Developer, shall be resolved between them only.

TAXES, MAINTENANCE, DEPOSITS ETC: -

- 1). All the taxes, cess, demands including open space tax, Vacant land Tax, shelter fee and any levies payable in respect of the Schedule property are to be duly discharged by the Land Owners and if any such demand is found payable, shall be duly discharged by the Land Owners.
- 2). The Land owners shall be responsible to collect and pay the GST and taxes payable in respect of the Flats falling into their share. The Land owners further authorizes the Developer to collect GST and taxes payable in respect of sale of built up area by the Land owners from the purchasers of the built up area and remit the same to the concerned authorities. The Land owners further undertake to reimburse the Developer with regard to payment of any GST and taxes paid by the Developer to the Authorities in respect of the Flats falling into the share of the Land owners.

1. G. Reddy  
2. V. Subrah  
3. S. S. S.



13

For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*  
Director

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MAINTENANCE DEPOSIT:

1. The purchasers of built up area of the Developer's share and the Land Owners' share shall pay a fixed amount as decided by the Developer towards corpus fund. The Land Owners agreed to deposit with the Developer their share of corpus fund on receipt of occupancy certificate of the building complex. The said amounts shall be utilized only for the major maintenance of the Buildings. All such major maintenance works of the building complex for a period of one year from the date of Occupancy Certificate, shall be carried out by the Developer at its cost. The regular annual maintenance charges fixed by the developer shall be paid by the Developer /nominees and the Land Owners /nominees to the Developer before taking possession for regular maintenance who shall take care of maintenance of the common areas of the Building up to one-year completion and conveyance of the developer share after obtaining occupancy Certificate and the Developer will facilitate the formation of association of flat owners. Once the Association is formed, the corpus fund amount shall be paid to the Association.

2) GST, any other cess, taxes etc., applicable to the built up area fallen to the share of the Developer shall be borne by the Developer and the GST, any other cess, taxes etc., applicable to the built up area fallen to the share of the Land Owners shall be paid by the Land owners to the Developer before taking delivery of the Land Owners share of built up area.

GENERAL POWER OF ATTORNEY: -

WHEREAS we the owners have entered into a Development Agreement with the Developer M/s. SAI SRAVANTHI INFRA PROJECTS LTD., Represented by its Director: Mr. P. V. RAGHAVA RAO, Son of Mr. P. Venkateshwara Rao for the development of the Schedule Property, and hence appointing the said Developer as Agent and Attorney for the purposes of Development, Management and Sale of the Schedule Property in terms hereof:

NOW KNOW ALL MEN BY THESE PRESENTS THAT, the Owners do hereby nominate, constitute and appoint the Developer M/s. SAI SRAVANTHI INFRA PROJECTS LTD., Represented by its Director: Mr. P. V. RAGHAVA RAO, Son of Mr. P. Venkateshwara Rao to act as our true and lawful Attorney, in our names and on our behalf, to do all or any of the following acts, deeds and things, in regard to the Schedule Property: -

1. G. Radhika  
2. V. Sathish  
3. A. Sathish



B For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*  
Director

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- (a) To appear for and represent us before the Greater Hyderabad Municipal Corporation, Hyderabad Metropolitan Development Authority, Telangana Electricity Supply Company Ltd., Hyderabad Water Supply and Sewerage Board, Hyderabad Telephones, Police Department, Airport Authorities, Fire Force Authorities, Industries Department, Environment Authorities, Telangana State Pollution Control Board, Infrastructure and Development Department, Urban Development Department, Housing Development Department, Departments of Energy, Forest and Ecology, Tourism Department, Health Department, Telangana State Industrial Investment and Development Corporation, Taxation Department and in all other Offices of State or Central etc., and apply for and obtain orders for change of land use, for sanction of any plans, licenses, sanctions, permits and other orders required for development of the Schedule Property and also for Power/Water supply and other infra-structure and other connected utilities and purposes as our attorney/s may deem it fit from time to time without any limitation and for the said and other purposes incidental thereto.
- (b) To sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary and also apply for renewals thereof and pay necessary charges fines, levies premium and other sums therefor that may be demanded both for sanction and for renewal. To sign and execute amalgamation deed, bifurcation deed, rectification deed, exchange deeds and admit before the Sub-Registrar for the registration.
- (c) To appear for and represent us before the Hyderabad metropolitan Development Authority, Greater Hyderabad Municipal corporation and all its offices the proposed building in whole or in portions and for the said purposes sign and execute necessary forms, affidavits, declarations, documents and other undertakings and pay and discharge the prescribed fees and other sums for the aforesaid purposes.
- (d) To obtain Plan Sanctioned/ License Commencement Certificates or Completion Certificates, Occupation Certificates and all other certificates in respect of the building to be constructed and completed on the Schedule Property from time to time from the concerned authorities and to seek renewal, alterations etc., to the same if required.
- (e) To develop the Schedule Property in terms of the above said Development agreement
- (f) To enter into Agreements for Sale in respect of the Developer's Land Area, constituting undivided share in the Schedule Property in proportion to their share of built up area or enter into any kind of agreement/s on such terms as our Attorney deem fit and to get the Agreements/s registered as well to cancel the said registration;
- (g) To transfer and convey by way of Sale, Gift, Lease etc., Developer's Land Area constituting undivided share in the Schedule Property in proportion to their share of super built up area or any portions/shares thereof either in one lot or several in bits and execute necessary Deeds of Sale/Conveyance in favour of the intending Purchasers/transferees and do everything necessary for completing the Sale Deed/s, presentation of the Sale Deed/s, Rectification Deed/s, confirmation, mortgage deed/and admitting execution thereof as well as to sign and execute all forms, affidavits, applications/statements/declarations/ forms/returns before the concerned authorities and get the same registered in the manner required under law.

1. G. Reddy  
2. V. Lakshmi  
3. S. S. S.



For Sai Sravanthi Infra Projects Pvt. Ltd.

Director

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(h) To receive the consideration for sale/transfer/conveyance, as also advances, earnest money deposits, part payment and balance payment in regard to the sale/conveyance/transfer of the Developer's share in Schedule Property or portions/shares therein and issue receipts and acknowledges therefore.

(i) To sign and execute any deeds or cancellation of agreements and other documents executed by the Developer's share of s in the Schedule Property and get the same registered in the manner required under law.

(j) To represent us before and to carry on correspondence with all concerned authorities, bodies including the Government of Telangana and other local bodies such as HMDA/GHMC/H.W.S.S.B./TSPCDCL, for obtaining plan sanction or any approvals concerning the construction of the apartment/building and other incidental matters.

(k) To institutes, prosecute and defend all legal, Revenue, Tax and other proceedings relating to the Schedule Property: and to settle, withdraw, compromise, compound any Suit or proceedings.

(l) To sign and execute pleadings, applications, petitions, affidavits, declarations, memoranda of Appeal, Revision and review to be filed before any court, Tribunal or Authority or Arbitration/s.

(m) To mortgage the Developer's Share in the Schedule Property with any financial institutions and raise loan for the construction of the multistoried building.

(n) To produce documents and obtain return thereof to give evidence and to instruct counsel in regard to any proceeding relating to the Schedule Property;

Generally, to do all other acts, deeds and things necessary in regard to the management, maintenance and disposal of Developer's Land Area constituting undivided share in the Schedule Property in proportion to the developer share of super built up area.

#### BORROWING:-

The Land owners is/are aware that any purchasers identified by the Developer may seek financial assistance for acquiring constructed area in the Building and the corresponding undivided share in the Schedule property and for that purpose if any No Objection is required from any financial institution, the Land owners shall give the same.

1 *[Signature]*  
2 *[Signature]*  
3 *[Signature]*



B

For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*

Director

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PROJECT LOAN: -

The Land owners hereby authorizes and empowers the Developer to avail Project loan for the execution of the Project and for that purpose to create mortgage in respect of their share of super built up area along with proportionate share of undivided share of land in favour of Banks/Financial Institutions and to execute and register necessary Agreements/Mortgage Deeds, Declarations etc. Land owners hereby agree to subscribe their signatures if required by the financial institutions for availing project loan to execute this project.

NAME OF THE PROJECT: -

The parties have agreed that the name of the Project shall be "PAVANI FELICITY"

BREACH AND CONSEQUENCES: -

In the event of breach of the terms of this Agreement by either of the parties, the aggrieved party shall be entitled to specific performance and also be entitled to recover all the losses and expenses incurred as consequence of such breach from the party committing the breach.

ARBITRATION: -

In the event of there being any dispute with regard to this Agreement or under this Agreement or interpretation of any of the terms and conditions of this Agreement, the same shall be referred to arbitration of a Sole Arbitrator to be appointed by the parties and as per the provisions of Arbitration and Conciliation Act, 1996. The seat of such Arbitrator shall be at Hyderabad.

PAYMENT OF STAMP DUTY: -

1). In the event of there being any incidence of stamp duty payable on this Agreement, the power of Attorney to be executed, the same shall be borne and paid for by the Developer only.

ASSURANCES: -

1). The Land Owners shall join in execution of agreement of sale, sale deeds and any other deeds in favor of prospective purchasers as and when required through their constituted lawful agent herein, If required by the developer. The Land Owners shall also execute and register sale deeds in favor of purchasers of built up area. However, the stamp duty, registration charges have to be borne by the purchasers of built up area.

2). After completion of the said Buildings and after apportionment of their respective shares in the constructed area as agreed in this agreement, the open land forming part of the schedule property and the common stairs and passages and the common amenities shall be owned in common by all the prospective purchasers of built up area and the Land Owners if they retain any built up area jointly. However, subject to the condition that each owner of the built up area would be entitled to proportionate rights over the land depending upon the extent of the built up area to the total constructed area excluding the garage space, parking space.

1. G. Padmap  
2. V. Lakshmi  
3. A. S. L.



12

For Sai Sravanthi Infra Projects Pvt. Ltd.

Director

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3. The Land Owners are at liberty to make inspection of the construction work during the work at all reasonable working times. However, the Land Owners shall not cause any hindrance or obstruction whatsoever to the construction work. The Developer being in actual possession of the Schedule of Property by virtue of these presents shall be exclusively in charge of the entire construction of the proposed buildings without any let or interference of the Land Owners. The Land owners shall not seek any restraint against the Developer to cause disruption in the work even in the event of arising any disputes between them and pending adjudication of such disputes.
4. The Developer agreed to give a bar chart of major activities of the proposed construction works enabling the Land Owners about the progress of works.
5. The Developer agreed to keep the Land Owners informed about floor plans and detailed flat plans as and when the same are available.
6. The Developer assured and agreed to use branded construction materials supplied by standard manufacturers and engage proven, skilled labour observing and following all safety measures.
7. And this Development Agreement cum GPA has been prepared in Original and Duplicate copies. The Original Copy retained by the Second Party and the duplicate copy have been retained by the First Party.

ADVERTISEMENT FOR SALE: -

The Developer shall be entitled to erect boards in the schedule property advertising for sale and disposal of the undivided shares in the Schedule property and for construction of built up area for prospective purchasers and to publish in the newspapers calling for application forms from prospective purchasers and market the same in any manner the Developer may deem fit.

1. G. Madan Singh  
2. V. Subramanian  
3. A. S. Srinivasan

B

For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*  
Director



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SPECIFICATIONS:-SPECIFICATIONS FOR FLATS

WORK DETAILS	DESCRIPTION OF WORK
STRUCTURE	R.C.C. framed structure with solid Block masonry of reputed make
FLOORING & TILING	Kajaria or equivalent tiles of size 800 x 800 for Living & Dinning and 600X600 for other areas. Bathroom & Balcony Acid resistant anti-skid Ceramic Tiles. (600 x 600)
	Exterior: Texture finish with Asian apex / ICI of weather shield paint.
DOORS & WINDOWS	Main door Teak wood door frame & aesthetically designed shutters and beading with melamine polish and S S hardware of reputed make
	All internal doors shall be Engineered wood with smooth putty finish with Matt finish Polish and S S hardware of reputed make
	UPVC 3 track with safety grills & mosquito proof shutters
TOILETS	All Toilets shall consist of wash basin with half pedestal. Cascade with flush tank or flush valve of Jaguar or reputed make. Hot and cold single lever diverter with overhead shower. Provision for geyser and exhaust fan.
	All C.P. Fitting are chrome plated of Jaguar or equivalent make.
	Antiskid Tiles flooring with glazed tiles dado up to 7ft door level.
WATER PROOFING	For all toilets, wash area and entire terrace.
PLUMBING	All internal and external waterlines of superior quality materials. All Drainage Fitting and lines are of P.V.C.
ELECTRICAL: Ample number of electrical points will be provided as necessary and required and all areas will be provided with necessary wiring for air conditioners, Geysers, Dish washer, washing machine and kitchen gadgets	
	One T.V. One - phone point one fan Point 3 light points and two 5 A plug point, one 15amp plug point

Drawing

One T.V. One - phone point one fan Point 3 light points and two 5 A plug point, one 15amp plug point

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	Dining	One fridge, 1 fan point 3 light points and one 5 A plug point, one 15 amp plug point
	Bed Room	1 fan point, 3 light points, one plug Point in all Bedrooms with two-way switches, One A.C Point and One TV point in all the Bedrooms.
	Kitchen	Two 15 A and 5 A power points, one Aqua Guard Point, 2 light point and Provision for exhaust Fan. One washing machine point in wash area. Kitchen top in granite with stainless steel sink, glazed tile dado up to 2 feet height. Provision for Municipal and Bore water connection. Provision and necessary lines for dish washer and chimney
	Balcony	One light point and 5A plug point
TELECOM		Telephone points in 3 bedrooms & drawing room.
		Provision for Internet Connection in Living room / Bed Rooms
		Common dish antenna connecting all units with concealed cables for all bed rooms/ living rooms.
LIFTS		Otis/Johnson / Equivalent make lifts with entrance of Granite / Marble cladding. Service Lifts will be provided as necessary
POWER BACKUP		
		Acoustic enclosed D.G.Set, Backup – 100% for common areas and 500 watts for smaller 3 bed room and 650 watts for 3 bedroom flats

- 1 G. pad imp
- 2 V. Subali
- 3 X. S. S. S.

B

For Sai Sravanthi Infra Projects Pvt. Ltd.



Director

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### COMMON FEATURES

1. State of the art street lightings for road and open spaces.
2. Lavish well planned landscaping.
3. Supply of Municipal water and bore well water through hydro pneumatic systems.
4. Water softening plant for treating bore well water.
5. Sewerage treatment plant
6. All round compound wall with 2'ht solar fencing.
7. Round the clock security.
8. Centralized garbage disposal system.
9. Solar Power will be provided for common use.

### CLUB HOUSE SHALL CONSISTS OF

1. Air-conditioned Lounge.
2. Air-conditioned Library.
3. Indoor games like Billiards, Chess, Table Tennis, Caroms, etc.
4. Air-conditioned Party Hall with extended lawns.
5. Children's recreation room.
6. Swimming pool with filtration facilities.
7. Air-conditioned GYM with treadmill, elliptical, Bicycle, multi-station etc.
8. Separate spa, Jacuzzi & sauna will be provided in the project
9. Tennis Court subject to availability of space in ground
10. Half Basketball Court.

### SCHEDULE OF THE PROPERTY

All that part and parcel of the **Open land**, admeasuring: **10619 Sq. Yards or 8877.48 Sq.mtrs**, in **Survey No. 331**, Situated at **Nizampet Village and Municipal Corporation**, Bachupally Mandal, Medchal-Malkajgiri District bounded as follows: -

NORTH: Neighbors land  
 SOUTH: Neighbors land  
 EAST : Neighbors Land  
 WEST : 60' Wide Road



1 G. Red imp  
 2 V. Subrah  
 3 A. Srin

3

For Sai Sravanthi Infra Projects Pvt. Ltd.

Director

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ANNEXURE-I-A

1. Nature of roof : R.C.C.
2. Age of the Building : New (Proposed)
3. Total Extent of site : 10619 Sq. Yards
4. Built-up area particulars : 199985 Sq.feet,  
: (Stilt + 23 Upper floors each floor 8695 Sq.feet,  
including club house)

Two Cellars, Stilt Parking area : 26085 Sq.Feet

5. M.V. of The Land : Rs.15,92,85,000/-

6. Executant's estimated M.V. of  
The Structure Cost : Rs.23,95,48,000/-

IN WITNESS WHEREOF, the parties to this Deed have set their hands and signed on this Deed with free will and consent on the day, month and year, first above mentioned, in the presence of the following witnesses: -

WITNESSES: -

1).

2).



1. *[Signature]*  
2. *[Signature]*  
3. *[Signature]*

(LAND OWNERS)

For Sai Sravanthi Infra Projects Pvt. Ltd.

*[Signature]*

Director

(DEVELOPER).

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2615



Sl. No. : 77

Form No. 6  
(See Rule 8)

# DEATH CERTIFICATE

(Issued Under Section 12/17)

This is to certify that the following information has been taken from the original record of death which is the register for (Local Area) YEAR 2004

of Tahsil ..... of District Hyderabad of State Andhra Pradesh.

Name Y. VIJAYAKUMARI Sex FEMALE

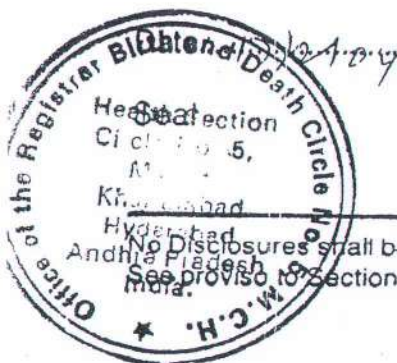
Date of Death : 01-02-2004

Place of Death NIMS, P. gutta, Hyderabad AP

Name of Father / Husband : Y. RADHA KRISHNA -

Registration No. 244 Date of Registration 17/2/24

Residential Address : .....



Signature of the Issuing Authority

REGISTRAR

BIRTH & DEATH



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GOVERNMENT OF ANDHRA PRADESH

REVENUE DEPARTMENT

OFFICE OF THE MANDAL REVENUE OFFICER, MARRED PALLY MANDAL,  
HYDERABAD DISTRICT.

D.Dis.No. C/846/2004

Dated- 26-04-2004

Sub: FAMILY MEMBERS CERTIFICATE issue of family members certificate in  
Respect of deceased: Y. Vijaya Kumar  
Son of W/o Sri. Y. Radha Krishna.

R/o.H.No 12-13-104 St.No 3 Tarnaka locality-regarding.

Ref: (1) Application of Sri/Smt. Y. Radha Krishna  
R/o H.No 12-13-104 St.No 3 Tarnaka Dt 23-04-2004.

(2) Collector, Hyd dist. Ref. No.

D2- /2001 dt- -2001.

(3) Report of the U.D.R. No. Spl. A.I. No 303/04,

dt- 15-04-2004.

\*\*\*\*\*

FAMILY MEMBERS CERTIFICATE;

On the strength of the report of the Mandal Revenue Inspector of this mandal, vide reference third cited, and the documentary evidence produced by the petitioner along with his petition first cited it is certified that Late. Smt. Y. Vijaya Kumar Son Wife of Sri. Y. Radha Krishna  
(Locality) 12-13-104 St.No 3 Tarnaka Secunderabad expired on 01-02-2004  
at NIMS Punjagutta, Hyderabad. leaving behind the following family members :

Sl.No.	Name of the Family Member	Age. (In years)	Relationship	Married/Un-Married.
(1)	(2)	(3)	(4)	(5)

01. Sri. Y. Radha Krishna - (51) - Husband - Widower

02. Smt. Y. Sri Laxmi - (26) - Daughter - Married.

2) that Si.No. ( ) is the only wife of deceased and except the above mentioned Si.Nos (1) to (2) there is no other family members of the deceased.

3) this family members certificate is issue for the purpose of  
submitting to UTI Bank Ltd, Tarnaka,  
Hyderabad.

MANDAL REVENUE OFFICER: 26/4/04  
MARRED PALLY MANDAL  
HYDERABAD DISTRICT

MANDAL REVENUE OFFICER  
MARRED PALLY MANDAL.

To Sri/Smt. Y. Radha Krishna Son/Wife of Late. Y. Gajendra Reddy  
R/o.H.No. 12-13-104 St.No 3 Tarnaka Locality Secunderabad.

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भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1190/00197/01946

To,  
Adusumalli Sitarama Bhoopal  
Adusumalli Sitarama Bhoopal  
S/O Late A Hanumantha Rao  
12-13-365/A 21, Ushodaya Apts, St no-2, Tarnaka,  
Secunderabad  
Lallaguda Hyderabad  
Andhra Pradesh 500017

19/10/2011

Ref: 7191 / 11F / 391608 / 391620 / P



UE573364478IN



आपका आधार क्रमांक / Your Aadhaar No. :

7328 2585 3257

आधार — आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

Adusumalli Sitarama Bhoopal  
Adusumalli Sitarama Bhoopal

जन्म वर्ष / Year of Birth : 1946  
पुरुष / Male

7328 2585 3257

आधार — आम आदमी का अधिकार



दित्तकवि पवन कुमार

Dittakavi Pavan Kumar  
DOB: 01-08-1969  
Gender: Male

4118 9948 4776



పాకలపాటి వీరా రాఘవ రావు  
Pakalapati Veera Raghava Rao  
పుట్టిన తేదీ / DOB: 16/04/1957  
పురుషుడు / MALE

4512 6009 0211



నా ఆధార్, నా గుర్తింపు

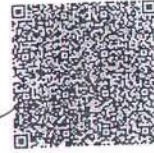


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శ్రీ. రాధాకృష్ణ గజేంద్రగౌడ్ యలమంచిలి  
Mr. Radhakrishna Gajendrarao Yalamanchili  
జన్మ సంవత్సరం / Year of Birth : 1952  
పురుష / Male

7513 6137 5067



आधार — सामान्य माणसाचा अधिकार



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పాకలపాటి లక్ష్మి శ్రవంతి  
Pakalapati Lakshmi Sravanthi  
పుట్టిన తేదీ / DOB: 18/08/1989  
స్త్రీ / FEMALE

6660 0899 3209



ఆధార్-సామాన్యమానవుడి హక్కు

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