

(Original)

Dno 3183/2022



తెలంగాణ తెలంగాణ TELANGANA

SI No: 243 Dated: 21-01-2022

Sold to V. Siva Nagulu

S/o Late V. Veerababu

For Whom m/s Sree Laxmi developers

Rs. 100/-

R/o Hyderabad

AK 693743

P. Sunitha

P. SUNITHA

LICENCED STAMP VENDOR

L.No: 17-11-014/2020

Manjeera Nagar (V) Sangareddy (M)

Sangareddy District T.S. Cell No: 9247160371

DEVELOPMENT AGREEMENT CUM-IRREVOCABLE

GENERAL POWER OF ATTORNEY

This Development Agreement cum Irrevocable General Power of Attorney is made and executed at S.R.O. Sangareddy on this **28th day of January, 2022** by and between:-

Smt. NANDARAM LALITHA, W/o. Sri. NANDARAM RAMESH GOUD, aged about 41 Years, Occupation: Housewife, R/o. H.No.9-72/1, Beeramguda, 'Ameenpur Mandal, Sanga Reddy Distirct. (Aadhar No.8112-1658-6519).

HEREINAFTER referred to as "**THE LAND OWNER/FIRST PARTY**" of the One Part, which term shall mean and include all her legal heirs, executors, representatives, administrators and assignees etc., of the **ONE PART**.

2022

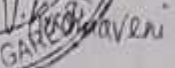
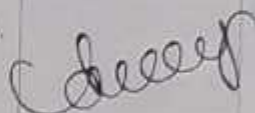
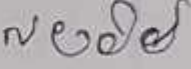
V. Krishnaveni

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Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid by Nandaram Lalitha on the 28th day of JAN, 2022 28th day of JAN, 2022

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 JONNAKUTI KRISHNA [1711-1-2022-3165]	JONNAKUTI KRISHNA D/O. LATE SAMBATHA RAO JONNAKUTI 107, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500040.	
2	CL		 V SIVA NAGULU [1711-1-2022-3165]	V SIVA NAGULU S/O. V VEERAAIAH 107, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500040.	
3	EX		 NANDARAM LALITHA [1711-1-2022-3165]	NANDARAM LALITHA W/O. NANDARAM RAMESH GOUD 9-72/1, AMEENAPUR, AMEENPUR, SANGAREDDY, TELANGANA, 502032.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 BIKSHAPATHI [1711-1-2022-3165]	BIKSHAPATHI AADHAAR CARD	
1		 PRADEEP [1711-1-2022-3165]	PRADEEP AADHAAR CARD	

28th day of January, 2022

Signature of Joint SubRegistrar
Sangareddy (R.O)

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX6519 Name: Nandaram Lalitha	W/O Nandaram Ramesh Goud, Ameenapur, Medak, Telangana, 502032	

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AND

M/s. SREE LAXMI DEVELOPERS, Represented by its Managing Partners having (PAN No.AEOFS6401B) at R/o. Plot.No.69/P TO 62, 70A, Bowrampet, Pochampally, Gandimaisamma, Medchal-Malkajgiri, Hyderabad.

1. **Sri. V SIVA NAGULU, S/o. Late. Sri. V. Veeraiah**, aged about 47 years, Occupation: Business, R/o. Plot No.107, Balaji Nilayam, Shramik Nagar, Opp John Roger High School, A S Rao Nagar, Medchal-Malkajgiri, Hyderabad-500040, Telangana State. **Aadhar No.7326-5879-5620.**
2. **Smt. JONNAKUTI KRISHNAVENI, D/o. Sri. Late. Sambasiva Rao Jonnakuti**, aged about 42 years, Occupation: Business, R/o. Plot No.107, Balaji Nilayam, Shramik Nagar, Opp John Roger High School, A S Rao Nagar, Medchal-Malkajgiri, Hyderabad-500040, Telangana State. **Aadhar No. 7766-5941-8387.**

(Hereinafter called the "**THE DEVELOPERS/SECOND PARTY**" which expression shall mean and includes all their heirs, legal representatives, exccutors, administrators and assigns etc.) of the **OTHER PART.**

WHEREAS: -

WHEREAS, the Land Owner is the absolute owner, peaceful possessor and in enjoyment of All that the Agriculture Land Total an extent of **Ac. 1-00 Guntas** in forming Part of Survey Nos.**120/6 , 120/6 , 120/7 , 120/8 , 121/6 , 121/6 121/7 and 121/8**, Situated at Rameshwarambanda Village, Patancheru Mandal and Sangareddy District, having purchased from **POREDDY VENUGOPAL REDDY, S/O. POREDDY MOHAN REDDY**, through registered Sale Deed Vide Document No.**27046/2017**, Dated: 22-11-2017 at R.O. Sangareddy., Situated at Rameshwaram Banda village, Patancheru Mandal and Sangareddy District.

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

Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BG/ Pay Order
Stamp Duty	100	0	2219210	0	0	0
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0
User Charges	NA	0	1000	0	0	0
Mutation Fee	NA	0	1000	0	0	0
Total	100	0	2321210	0	0	0

Rs. 2219210/- 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. 221921000/- was paid by the party through E-Challan/BG/Pay Order No 268BTD270122,D45TQY270122 dated 27-JAN-22,27-JAN-22 of HDFS/ICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 521210/-, DATE: 27-JAN-22, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 3780381677130, PAYMENT MODE: NB-1001138, ATRN: 3780381677130, REMITTER NAME: V SIVA NAGULU, EXECUTANT NAME: NANDARAM LALITHA, CLAIMANT NAME: SREE LAXMI DEVELOPERS) (2). AMOUNT PAID: Rs. 1800000/-, DATE: 27-JAN-22, BANK NAME: ICIC/IC, BRANCH NAME: , BANK REFERENCE NO: 1114079812120, PAYMENT MODE: NB-1001138, ATRN: 1114079812120, REMITTER NAME: V SIVA NAGULU, EXECUTANT NAME: NANDARAM LALITHA, CLAIMANT NAME: SREE LAXMI DEVELOPERS)

Date:

28th day of January, 2022

Signature of Registering Officer
Sangareddy (R.O)

Bk-1 of No 3165/2022 & Doct No 3183/1022 Sheet-2 of 25
Joint Sub-Registrar
Sangareddy (R.O)

Register as document

No: 3183 of 2022 (1943 S.E.)
Number 17/1-1 3183 of 2022
Date: 28/1/2022

Registering Officer

Dr. S. LAXMA REDDY
Joint Sub-Registrar-I

NOTE:- One copy has been registered along with original.
There is no difference between original and duplicate.



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WHEREAS, the Land Owner is the absolute owner, peaceful possessor and in enjoyment of All that the Agriculture Land Total an extent of **Ac. 0-25 Guntas** in forming Part of Survey Nos. **120/5 , 120/5 , 120/2 , 120/4 , 121/5 , 121/5 121/2 and 121/4** , Situated at Rameshwarambanda Village, Patancheru Mandal and Sangareddy District, having purchased from POREDDY VENUGOPAL REDDY, S/O. POREDDY MOHAN REDDY, through registered Sale Deed Vide Document No.**3521/2018**, Dated: 31-01-2018 at R.O. Sangareddy., Situated at Rameshwaram Banda village, Patancheru Mandal and Sangareddy District.

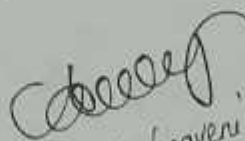
Whereas the land owners have converted the above land as Agriculture to Non Agriculture Conversion through Proc. Nos. **2200052810**, Dated: 19-01-2022 issued by the Tahsildar & Jt. Sub Registrar Office, Patancheru Mandal, Sangareddy District, and same was approved by HMDA, for Building permission through application No: 048721/SKP/R1/U6/HMDA/01092021, Dated:12-01-2022, issued by Metropolitan Commissioner HMDA.

This agreement prepared by Development purpose of Residential Apartments., since then the said Land Owner/First Party is in absolute possession and enjoyment of her respective properties. And she said Land owner for her better living have jointly decided to develop her above said properties.

WHEREAS the DEVELOPERS/Second Party approached the Land Owner/First Party with a proposal to develop the property i.e., total admeasuring are come to **Ac.1-25 Gts** in forming Part of survey Nos. **120/5 , 120/5 , 120/2 , 120/4 , 121/5 , 121/5 121/2 and 121/4** , Situated at Rameshwaram Banda village, Patancheru Mandal and Sangareddy District.

And whereas the second party being DEVELOPERS of repute and having vast experience and expertise in the field or development and constructions line, has to take the said property of party of the first part for development which is fully described in the schedule of property and hereinafter referred as schedule property.

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V. Krishnaveni

AND WHEREAS the party of First part and second party have agreed to record the terms and conditions agreed between them in respect of the development of the schedule property as detailed hereunder.

NOW THIS DEVELOPMENT AGREEMENT - CUM - GPA WITNESSETH AS FOLLOWS;

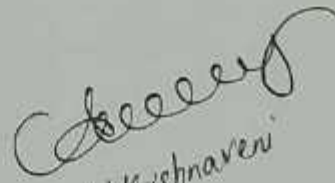
1. That the party of the First Part/ Land Owner do hereby grant and allow the DEVELOPERS and authorize and empower the DEVELOPERS, to develop the Schedule property by constructing a Residential Buildings / Apartments **(Cellar + Ground + 5 Upper Floors)** in the schedule property at the DEVELOPERS cost into Residential Apartment and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engage Architects, contractors, Workers, Agents and any other acts required for the purpose of construction activities.
2. In lieu of the development granted by the Owner in favour of the DEVELOPERS it is mutually agreed that the total residential built-up (constructed) area along with car parking i.e., **1,91,110 Sq.Fts** in the schedule property shall be shared at the ration of **64,965 Sq.Fts** (i.e., 33.99%) **to the FIRST PARTY/ OWNERS** and **1,26,145 Sq.Fts** (i.e., 66.01%) **to the SECOND PARTY/ DEVELOPERS**.
3. That in consideration of the DEVELOPERS developing and constructing such structures as may be permitted on the schedule property, the party of the first party hereby agree to transfer, convey, assign proportionate rights over the schedule property to which the second party is entitled to under this Agreement to such purchasers or nominees of the DEVELOPERS as the DEVELOPERS specify and for that purpose, shall execute all such deed/s and / or document/s as would be necessary for conveying the schedule properly, subject to the other terms contained in this agreement.

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V. Krishnaveni

4. It is agreed between the parties herein that after obtaining the necessary approvals to the plans from the concerned authorities, the DEVELOPERS shall allocate the separate shares to the party of the first part as per the agreement arrived between the parties of land in the scheduled property. The allotment and any variation in the terms and conditions of this development agreement to meet future contingencies or eventualities necessitating such modifications shall be made by executing, Supplementary agreement by mutual consent of the parties.
5. The DEVELOPERS will bear the expenses of amenities like Electrical transformer, Water Sewerage, Drainage advances etc.,
6. It is agreed by the Parties that in consideration of the parties of the first party permitting the DEVELOPERS to undertake the development of the Schedule property and the DEVELOPERS constructing Residential Apartments, the Land Owner and DEVELOPERS have agreed to share the Schedule property and the Constructed area.

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LAND OWNERS SHARE 33.99% AS FOLLOWS

SL. No.	Block	Flat No.	Floor	Facing	Built-up area in Sq. feet (including common area and parking)	Undivided share of Land in Sq. yards
1	A	G-1	GROUND	EAST	1025	42.18
2	A	G-2	GROUND	EAST	1025	42.18
3	A	G-3	GROUND	EAST	1025	42.18
4	A	G-4	GROUND	EAST	1000	41.15
5	A	109	FIRST	WEST	1025	42.18
6	A	110	FIRST	WEST	1025	42.18
7	A	111	FIRST	WEST	1025	42.18
8	A	112	FIRST	WEST	1000	41.15
9	A	205	SECOND	EAST	975	40.13
10	A	206	SECOND	EAST	970	39.92
11	A	207	SECOND	EAST	1020	41.98
12	A	208	SECOND	EAST	1020	41.98
13	A	309	THIRD	WEST	1025	42.18
14	A	310	THIRD	WEST	1025	42.18
15	A	311	THIRD	WEST	1025	42.18
16	A	312	THIRD	WEST	1000	41.15
17	A	409	FOURTH	WEST	1025	42.18
18	A	406	FOURTH	EAST	970	39.92
19	A	407	FOURTH	EAST	1020	41.98
20	A	408	FOURTH	EAST	1020	41.98
21	A	510	FIFTH	WEST	1025	42.18
22	A	511	FIFTH	WEST	1025	42.18
23	A	512	FIFTH	WEST	1000	41.15
24	B	G-1	GROUND	EAST	1505	61.94
25	B	G-6	GROUND	WEST	535	22.02
26	B	G-7	GROUND	WEST	1190	48.97
27	B	205	SECOND	WEST	1190	48.97
28	B	206	SECOND	WEST	1190	48.97
29	B	207	SECOND	WEST	1190	48.97
30	B	302	THIRD	EAST	1190	48.97
31	B	303	THIRD	EAST	1190	48.97
32	B	304	THIRD	EAST	1190	48.97
33	B	405	FOURTH	WEST	1190	48.97

needed

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V. Krishnaveni

34	B	406	FOURTH	WEST	1190	48.97
35	B	407	FOURTH	WEST	1190	48.97
36	B	502	FIFTH	EAST	1190	48.97
37	B	503	FIFTH	EAST	1190	48.97
38	B	504	FIFTH	EAST	1190	48.97
39	B	505	FIFTH	WEST	1190	48.97
40	B	506	FIFTH	WEST	1190	48.97
41	B	507	FIFTH	WEST	1190	48.97
42	C	G-1	GROUND	EAST	1490	61.32
43	C	G-2	GROUND	EAST	1190	48.97
44	C	G-7	GROUND	WEST	1190	48.97
45	C	201	SECOND	EAST	1490	61.32
46	C	202	SECOND	EAST	1190	48.97
47	C	207	SECOND	WEST	1190	48.97
48	C	306	THIRD	WEST	1120	46.09
49	C	307	THIRD	WEST	1190	48.97
50	C	308	THIRD	WEST	1435	59.06
51	C	401	FOURTH	EAST	1490	61.32
52	C	402	FOURTH	EAST	1190	48.97
53	C	407	FOURTH	WEST	1190	48.97
54	C	501	FIFTH	EAST	1490	61.32
55	C	506	FIFTH	WEST	1120	46.09
56	C	507	FIFTH	WEST	1190	48.97
57	C	508	FIFTH	WEST	1435	59.06
TOTAL					64965	2673.59

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DEVELOPER SHARE 66.01% AS FOLLOWS

SL. No.	Block	Flat No.	Floor	Facing	Built-up area in Sq. feet (including common area and parking)	Undivided share of Land in Sq. yards
1	A	G-5	GROUND	EAST	975	40.13
2	A	G-6	GROUND	EAST	970	39.92
3	A	G-7	GROUND	EAST	1020	41.98
4	A	G-8	GROUND	EAST	1020	41.98
5	A	G-9	GROUND	WEST	1025	42.18
6	A	G-10	GROUND	WEST	1025	42.18
7	A	G-11	GROUND	WEST	1025	42.18
8	A	G-12	GROUND	WEST	1000	41.15
9	A	101	FIRST	EAST	1025	42.18
10	A	102	FIRST	EAST	1025	42.18
11	A	103	FIRST	EAST	1025	42.18
12	A	104	FIRST	EAST	1000	41.15
13	A	105	FIRST	EAST	975	40.13
14	A	106	FIRST	EAST	970	39.92
15	A	107	FIRST	EAST	1020	41.98
16	A	108	FIRST	EAST	1020	41.98
17	A	201	SECOND	EAST	1025	42.18
18	A	202	SECOND	EAST	1025	42.18
19	A	203	SECOND	EAST	1025	42.18
20	A	204	SECOND	EAST	1000	41.15
21	A	209	SECOND	WEST	1025	42.18
22	A	210	SECOND	WEST	1025	42.18
23	A	211	SECOND	WEST	1025	42.18
24	A	212	SECOND	WEST	1000	41.15
25	A	301	THIRD	EAST	1025	42.18
26	A	302	THIRD	EAST	1025	42.18
27	A	303	THIRD	EAST	1025	42.18
28	A	304	THIRD	EAST	1000	41.15
29	A	305	THIRD	EAST	975	40.13
30	A	306	THIRD	EAST	970	39.92
31	A	307	THIRD	EAST	1020	41.98
32	A	308	THIRD	EAST	1020	41.98
33	A	401	FOURTH	EAST	1025	42.18

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34	A	402	FOURTH	EAST	1025	42.18
35	A	403	FOURTH	EAST	1025	42.18
36	A	404	FOURTH	EAST	1000	41.15
37	A	405	FOURTH	EAST	975	40.13
38	A	410	FOURTH	WEST	1025	42.18
39	A	411	FOURTH	WEST	1025	42.18
40	A	412	FOURTH	WEST	1000	41.15
41	A	501	FIFTH	EAST	1025	42.18
42	A	502	FIFTH	EAST	1025	42.18
43	A	503	FIFTH	EAST	1025	42.18
44	A	504	FIFTH	EAST	1000	41.15
45	A	505	FIFTH	EAST	975	40.13
46	A	506	FIFTH	EAST	970	39.92
47	A	507	FIFTH	EAST	1020	41.98
48	A	508	FIFTH	EAST	1020	41.98
49	A	509	FIFTH	WEST	1025	42.18
50	B	G-2	GROUND	EAST	1190	48.97
51	B	G-3	GROUND	EAST	1190	48.97
52	B	G-4	GROUND	EAST	1190	48.97
53	B	G-5	GROUND	WEST	535	22.02
54	B	G-8	GROUND	WEST	1505	61.94
55	B	101	FIRST	EAST	1505	61.94
56	B	102	FIRST	EAST	1190	48.97
57	B	103	FIRST	EAST	1190	48.97
58	B	104	FIRST	EAST	1190	48.97
59	B	105	FIRST	WEST	1190	48.97
60	B	106	FIRST	WEST	1190	48.97
61	B	107	FIRST	WEST	1190	48.97
62	B	108	FIRST	WEST	1505	61.94
63	B	201	SECOND	EAST	1505	61.94
64	B	202	SECOND	EAST	1190	48.97
65	B	203	SECOND	EAST	1190	48.97
66	B	204	SECOND	EAST	1190	48.97
67	B	208	SECOND	WEST	1505	61.94
68	B	301	THIRD	EAST	1505	61.94
69	B	305	THIRD	WEST	1190	48.97
70	B	306	THIRD	WEST	1190	48.97
71	B	307	THIRD	WEST	1190	48.97
72	B	308	THIRD	WEST	1505	61.94
73	B	401	FOURTH	EAST	1505	61.94
74	B	402	FOURTH	EAST	1190	48.97
75	B	403	FOURTH	EAST	1190	48.97

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V. Krishnaveni

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76	B	404	FOURTH	EAST	1190	48.97
77	B	408	FOURTH	WEST	1505	61.94
78	B	501	FIFTH	EAST	1505	61.94
79	B	508	FIFTH	WEST	1505	61.94
80	C	G-3	GROUND	EAST	1120	46.09
81	C	G-4	GROUND	EAST	1120	46.09
82	C	G-5	GROUND	WEST	1120	46.09
83	C	G-6	GROUND	WEST	1120	46.09
84	C	G-8	GROUND	WEST	1435	59.06
85	C	101	FIRST	EAST	1490	61.32
86	C	102	FIRST	EAST	1190	48.97
87	C	103	FIRST	EAST	1120	46.09
88	C	104	FIRST	EAST	1120	46.09
89	C	105	FIRST	WEST	1120	46.09
90	C	106	FIRST	WEST	1120	46.09
91	C	107	FIRST	WEST	1190	48.97
92	C	108	FIRST	WEST	1435	59.06
93	C	203	SECOND	EAST	1120	46.09
94	C	204	SECOND	EAST	1120	46.09
95	C	205	SECOND	WEST	1120	46.09
96	C	206	SECOND	WEST	1120	46.09
97	C	208	SECOND	WEST	1435	59.06
98	C	301	THIRD	EAST	1490	61.32
99	C	302	THIRD	EAST	1190	48.97
100	C	303	THIRD	EAST	1120	46.09
101	C	304	THIRD	EAST	1120	46.09
102	C	305	THIRD	WEST	1120	46.09
103	C	403	FOURTH	EAST	1120	46.09
104	C	404	FOURTH	EAST	1120	46.09
105	C	405	FOURTH	WEST	1120	46.09
106	C	406	FOURTH	WEST	1120	46.09
107	C	408	FOURTH	WEST	1435	59.06
108	C	502	FIFTH	EAST	1190	48.97
109	C	503	FIFTH	EAST	1120	46.09
110	C	504	FIFTH	EAST	1120	46.09
111	C	505	FIFTH	WEST	1120	46.09
TOTAL					126145	5191.41

Parking area and terrace rights shall be shared as per Ratio (33.99% : 66.01%) by the land OWNER and DEVELOPERS.

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That the said DEVELOPERS are authorized to execute independently the documents of sale deeds/ conveyances of their share 66.01% (i.e 1,26,145 Sq. ft.) in the said Apartment Flats to the prospective purchasers, while representing as agent of the OWNER and the OWNER shall independently execute the documents of their share Flats. However, the DEVELOPERS are authorized to execute the document in respect of DEVELOPERS share flats.

That the development of the Schedule property shall be done in the following manner.

- a) Residential Apartments shall be demarcated and divided into such areas as the DEVELOPERS may determine to be best suited for the development of the Schedule property.
- b) The DEVELOPERS shall construct the Residential Apartments, such structures as the DEVELOPERS may determine to be best suited.
- c) The DEVELOPERS shall construct or cause to be constructed such buildings and structures as are required under the development plan.
- d) The residential apartment is agreed to be kept joint and the party of the first part and DEVELOPERS are entitled for their respective shares in the constructed area as detailed in Clauses '2' above.
- e) The parties herein above further declare and confirm that the elevation. Architectural designs proposed by the DEVELOPERS shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual / any individual unit.

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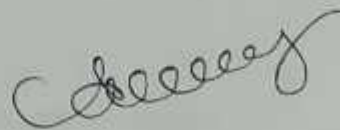
7. That the party of the first part shall sign all the plans, forms, affidavits declarations, undertakings petition etc., which may be necessary for obtaining permissions and clearances for the constructions of the project and the DEVELOPERS, shall obtain all such permissions and clearances in the name of the party of the first party at the cost of the DEVELOPERS.
8. The Second Party / DEVELOPERS at its costs and expenses undertake to construct residential building complex in the schedule property as per the sanctioned municipal plan and as per the specifications.
9. It is agreed both the First and Second parties that the name of the building shall be named as **"SREE LAXMI GARDENIA"**.
10. If the First Party/ Owner required any specifications or alterations or fixtures to be made to the residential area allotted to them in additions to specifications to be provided by the second party/DEVELOPERS. The second party/ DEVELOPERS shall execute the same on payment of the estimated costs that shall be paid by the First party / Owner, Second Party/ DEVELOPERS will give credit to First party / Owner in any alterations to specification that might cost less than the specifications agreed upon.
11. The Second Party / Developer shall complete the construction of the residential building/ complex in the scheduled property as approved by the corporation authorities within 36 months from the date of permission issued from Municipality / HMDA with a grace period maximum of 6 months and if fail to handover within the said period should pay a rent of Rs.10/- (Rupees Ten only) per Sq. Feet, to the first party.
12. That the party of the First party shall pay all taxes, cess and demands etc., in respect of the schedule property up to the date of this agreement and thereafter the DEVELOPERS shall be responsible for the said taxes, cess, demands etc., till the date of handing over the constructed area to the party of the first part in all aspects and later the party of the first party should pay such taxes / cess etc., to the local and / or Government authorities in respect of the area coming over to the First party.

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V. Krishnaveni

13. That similarly the DEVELOPERS, after the allotment and division of units, shall be at liberty to sell them allotted share or portions thereof in the Residential Apartment and to enter into any agreement for the allotment of its units of the constructed area at such price or on such terms and conditions the DEVELOPERS may think fit subject to the covenants containing in this agreement. The party of the first part shall, however subject to the covenants herein fully co- operate with the DEVELOPERS in helping them to deal with such parties.
14. In consideration of the Owner permitting the DEVELOPERS to develop the schedule land and construct the residential apartments, the DEVELOPERS hereby agrees to construct the complex in the ration of **33.99%: 66.01%** and the sharing of the apartments approximately less or more area, along with proportionate undivided share of land.
15. If the Project is delayed due to any disputes in the title of the party of the **FIRST PARTY** relating to the scheduled property in a comprehensive suit on account of orders of court staying the construction such period may be excluding completing the period of construction under above clauses and this shall also include any natural calamities and any lockdowns by the government (the project completion period may be extended).
16. The DEVELOPERS shall be entitled to enter into separate contracts in their own name with the building contractors, architects and others for carrying on the said development.
17. The DEVELOPERS ensures that in respect of all the flats to be constructed including the flats to be allotted to the party of the first party proportionate car parking as per the share of the party of the first party shall be allotted to the party of the first party for each Residential Flat.
18. The DEVELOPERS shall make available to the party of the first party one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.

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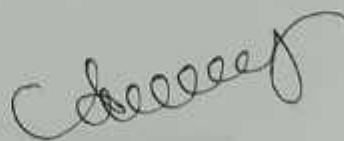
Page | 13

V. Krishnaveni

19. That the DEVELOPERS shall be entitled to put up and permit the display of advertisement boards the schedule property and the parties of the first part shall not raise any objection in respect thereof, till the completion of Residential Apartments.
20. The DEVELOPERS shall be indemnify and keep indemnified the Owners against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Owner on account of or arising out of any breach of any of these terms or any law, rules and regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever, the DEVELOPERS shall alone be liable for all acts of commission or omissions during the executions of the project.
21. The DEVELOPERS hereby undertakes to provide all amenities of the best quality with all standard specifications. In regard to the Residential Apartments having specifications of Lift Facility, electrical water connections and parking facilities to all Apartments consisting of **Cellar + Ground + 5 upper floors** shall be provided according to the approvals from the concerned authorities.

The party of the first part to day granted the DEVELOPERS with rights to enter upon the schedule property described in the schedule hereunder written or any part thereof as aforesaid with authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned and in accordance with the terms of this deed.

22. That the party of the first part declares.
- That the party or the first part is entitled to enter into this agreement him being the authorized persons of the company with the DEVELOPERS and those they having full right and authority to sign and execute the same.
 - That the party of the first party has not agreed committed or contracted or entered into any agreement of sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPERS and that they have not created any mortgage, charge or any encumbrances on the schedule property mentioned herein.



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V. Krishnaveni

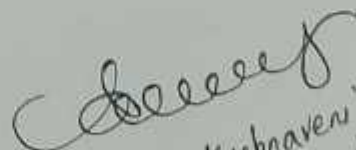
- iii. That the party of the first part has not done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property mentioned herein.
- iv. The party of the first part hereby declares that the schedule property does not fall under Urban Agglomeration and the provisions of urban Land (Ceiling & Regulations) Act, 1976 are not applicable and the same is not affected by any of the provisions of A.P./T.S. agricultural lands (ceiling & Regulations) holdings Acts.
23. The party of the first part undertakes to do all the required formalities including furnishing of copies of any documents/ title deeds and link documents which are required for establishing clear his/ its marketable title to the scheduled property.
24. This agreement shall commence on the date above noted and the same shall remain valid and enforceable until the project is completed and works have been completed as stated in this agreement.
25. It is mutually agreed that after completion of the project and sale of the constructed area of the schedule property to the prospective purchasers, the all parties of the first part and all the purchasers shall have to form a society or association for management of the apartment constructed on the schedule property.
26. It is further declared that all the annexure and schedules enclosed therewith to this development agreement cum GPA's shall be treated and form a integral part and parcel of this agreement but also the contents and all other aspects covered under the annexure enclosed herewith.
27. That in consideration of the Development Agreement, the parties of the first party do hereby appoint retain, nominate and constitute the second party/ DEVELOPERS as their lawful attorney to do the following acts, deeds and things in their name and on their behalf.

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- i. To advertise the project for sale in such a manner as they shall feel necessary and to solicit such customers for the purpose of selling the constructed area /s built on schedule property.
- ii. To make and submit applications, petitions before the Urban Land Ceiling authorities, the Municipal or other local authorities, government officers and to obtain the requisite permissions, sanctions etc., as the second party may deem necessary.
- iii. To appoint Architects, Engineers, Contractors, Advocates and other person or persons as may be necessary in connection with the development of the schedule property or for effecting constructions thereon.
- iv. To make applications to the Electricity Board authorities and to such other authorities concerned for obtaining necessary connections with the development and construction of the Building/s on the schedule property.
- v. To demolish the structures and to construct apartment thereon.
- vi. All such acts, deeds and things that may be done or performed by the second party shall be at its own costs and expenses and the parties of the first part shall in no way be liable or responsible for such costs and expenses.
- vii. That the said DEVELOPERS are authorized to execute independently the documents of sale deeds/ conveyances of their share of 66.01% (i.e 1,26,145 Sq. ft.) in the said apartment flats to the prospective purchasers, while representing as agent of the Owner and the Owner shall independently execute the documents of the its share flats.
- viii. To mortgage and raise loans from Banks or other financial institutions over the scheduled property, and to execute all the necessary mortgage deed and other documents necessary thereof.

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28. In the event of breach of any of the terms and conditions of this deed by the DEVELOPERS, the party of the first part shall issue notice to the DEVELOPERS to rectify the breach immediately and in the event of failure of the DEVELOPERS to rectify the same the parties of the first part shall be at liberty to cancel the agreement and in such an event the parties of the first part will be at liberty to enter into transaction with a new DEVELOPERS to complete the project or otherwise.
29. Any changes that are planned later after this date of agreement shall be included and added as supplementary deed or agreement or by memorandum of understanding which is mutually agreed and signed by both the parties and shall be part of this development agreement cum GPA entered into today.

SCHEDULE OF THE PROPERTY

All that Open Land **7865 Sq. Yards**, in Survey Nos. Survey Nos. **120/3 , 120/3 , 120/3 , 120/3 , 121/3 , 121/3 121/3 and 121/3** , Situated at Rameshwarambada Village, Patancheru Mandal and Sangareddy District, and bounded as follows:-

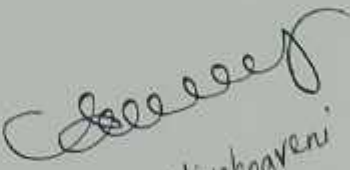
Boundaries for 4840 Sq. Yards:

- North : Agri Land Belongs to A.Narasimha Reddy and Brothers in Sy.No.120 and 121.
- South : Agri Land Belongs to Poreddy Venu Gopal Reddy.
- East : Neighbours Land.
- West : Agri Land Belongs to Manne Srinivas and Manne Praveen in Sy.No.125.

Boundaries for 3025 Sq.Yards:

- North : Agri Land Belongs to Nandaram Lalitha.
- South : Agri Land Belongs to Manne Srinivas and Manne Praveen in Sy.No.125.
- East : Neighbours Land.
- West : Darga.

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ANNEXURE

1. Description of Building : All that Open Land **7865 Sq.Yards**, in Survey Nos. 120/8 , 120/8 , 120/8 , 120/8 , 121/8 , 121/8 121/8 and 121/8 , Situated at Rameshawaram-banda Village, Patancheru Mandal and Sangareddy District.
2. Total Plotted area : 7865 Sq. Yards.
3. Total Built up area : 1,91,110 Square Feet (approximately including common area)
15,600 Square Feet (approximately Car Parking area)
4. Annual Rental Value :
5. Party's Estimate of Market Value : Rs.22,19,21,000/-

Date: 28-01-2022.


FIRST PARTY/LAND OWNER

1. 

2. V. Krishnaveni

SECOND PARTY/DEVELOPERS

ANNEXURE - I A

SPECIFICATIONS

STRUCTURE	:	R.C.C. Framed Structure.
SUPER STRUCTURE	:	9" and 4 1/2" Red Bricks / Solid Cement Bricks in CM 1:6
FLOORING	:	Vitrified Tiles of 2' X 2' Size
DOORS	:	Main Door frame and shutter with GMT teak wood with Polishing and Hardware of reputed make.
INTERNAL DOORS	:	White Teak wood frames, Flush doors
WINDOWS	:	UPVC Windows With glass with safety grills.
PLASTERING	:	Internal walls and Ceiling CM 1:6 Double coat sponge finish. External walls CM 1:6 double coat with water proof liquid.
INTERNAL PAINTING	:	Smooth Luppum finish (except kitchen & Toilet) with emulsion paint of reputed company.
EXTERNAL PAINTING of reputed company	:	Two coats exterior cement base paint
KITCHEN	:	Black granite platform with built in Sink, Ceramic tiles cladding up to 2'-0" above the platform, provision for exhaust Fan.

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TOILET	:	Ceramic Tiled flooring and wall cladding up to 6'-6" height, IWC in one toilet, Western WC in one toilet with ISI mark fittings, provision for geyser fitting in all toilets, two wash basins for each flat.
WATER SUPPLY	:	Common overhead tank with water lifting by pump from Bore-well, sump will be provided.
PLUMBING	:	Reputed Company CPVC pipes for water lines, PVT pipes for sewerage lines.
ELECTRICAL	:	Concealed copper wiring of Fine cab or equivalent make power outlets for Air conditioning in all Bed rooms, Geysers in all bath rooms, power plugs for Refrigerator, Microwave, ovens/Chimney, Mixer/Grinder in kitchen, Power points for TV & Miniature circuit breakers (MCB) for each distribution of boards of or equivalent make.
CABLE	:	Provision for cable connection in Masterbed room & Living area.

IN WITNESS WHEREOF the Parties hereto have signed this Development Agreement cum Irrevocable General Power of Attorney on the date, month and year first above mentioned in the presence of the following witnesses:

WITNESSES

1. *R. S. Sathya*

2. *M. S. Sathya*

W. S. Sathya
FIRST PARTY/LAND OWNER

1. *S. Sathya*

2. *V. Krishnaveni*

SECOND PARTY/DEVELOPERS



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. **048721/SKP/R1/U6/HMDA/01092021**

Date : **12/01/2022**

Application Date: **01/09/2021**

To,

Smt.NANDARAM LALITHA, W/o.Sri.NANDARAM RAMESH GOUD
RAMESHWAR BANDA, PATANCHERU, SANGA REDDY DIST, TELANGANA,
HYDERABAD, TELANGANA
Pin Code - 502319

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Residential Bldg/Apartment Building Permission PROPOSED (AMENITIES) : 1Ground + 4, PROPOSED (BUILDING C) : 1Ground + 5, PROPOSED (BUILDING B) : 1Ground + 5, PROPOSED (BUILDING) : 1Cellar + 1Ground + 5 in plot nos OPEN LAND in Survey No. 120/A, 120/AA, 120/E, 120/EE, 121/A, 121/AA, 121/E & 121/EE of Rameshwar Banda Village, Patancheruvu Mandal, Sanga Reddy District to an extent of 6,552.08 Sq. Mt. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.**

With reference to your application cited above, it is to inform that your proposal for approval of **Residential, Residential Bldg/Apartment Building Permission PROPOSED (AMENITIES) : 1Ground + 4, PROPOSED (BUILDING C) : 1Ground + 5, PROPOSED (BUILDING B) : 1Ground + 5, PROPOSED (BUILDING) : 1Cellar + 1Ground + 5 in plot nos OPEN LAND as mentioned in the subject cited in Survey No. 120/A, 120/AA, 120/E, 120/EE, 121/A, 121/AA, 121/E & 121/EE of Rameshwar Banda Village, Patancheruvu Mandal, Sanga Reddy District to an extent of 6,552.08 Sq.mt. is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.**

To process the application further, the following charges to be remitted through seprate challan in favour of Metropolitan Commissioner, HMDA through online Payment System. To take further action in the matter for approval of yours **Residential Bldg/Apartment Building Permission**.

The details of charges are as follows:

Development Charges for built up area @ Rs.100/- per sq.mts (16215.44 sq.mts)	:	16,21,544.00 `
Development Charges for total site area @ Rs.80/- per sq.mts (6552.08 sq.mts)	:	5,24,166.00 `
Proportionate Layout Charges @ Rs.90/- per sq.mts (6552.08 sq.mts)	:	9,84,778.00 `
Publication charges	:	5,000.00 `
Shelter fees @ Rs.0/- per sq.mts (6552.08 sq.mts)	:	9,82,812.00 `
Consolidation charges @ Rs.10/- per sq.mts (6552.08 sq.mts)	:	65,521.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (6552.08 sq.mts)	:	65,521.00 `
Processing Charges for total built up area @ Rs.25/- per sq.mts (16836.89 sq.mts)	:	4,20,922.00 `
Capitalization Charges @ Rs.1.5/- per sq.mts (7836 sq.mts)	:	5,28,930.00 `
Development Charges Built up area- Amenities Buildings @ Rs.120/- per sq.mts (624 sq.mts)	:	74,880.00 `
Special Impact fee @ Rs.0/- per sq.mts (0 sq.mts)	:	17,95,411.00 `
Total :		70,69,485.00 `
Initial amount paid by applicant	:	1,00,000.00 `
Balance amount to be paid by applicant	:	69,69,485.00 `
(Rupees Sixty Nine Lacs Sixty Nine Thousand Four Hundred Eighty Five Only.)		

Structure Infrastructure Development)	:	1,40,845.00
@ Rs. 10/- per sq.mts (16339.72 sq.mts)	:	
Environment Impact Fee	:	9,22,742.00
@ Rs. 3/- per sq.ft (307580.59528 sq.ft)	:	
Development Deferment charges	:	7,99,354.00
@ Rs. 122/- per sq.mts (6552.08 sq.mts)	:	

You are requested to pay the above charge within one month i.e. before **12 February, 2022** and submit challan for further necessary action. Further, you are also requested to submit an undertakings in terms of G.O.M's No. 541 MA, dated 17-11-2000 as per the format enclosed.

General Conditions for Compliance:

1. The Applicant shall pay DC, PC and other charges
2. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and NBC.
3. the applicant has to construct the compound wall duly maintaining the proposed 30 Mtrs.
4. The applicant shall form BT road before release of plans from HMDA.
5. The applicant shall follow the conditions mentioned in Rc. No. 6537/MSB/CR/MDK/13, dt. 05.08.12
6. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA
7. The applicant shall mortgage 10% of the built up area in the ground floor or first floor or the second floor, as the case may be,
8. The applicant shall follow the conditions imposed by HMDA
9. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
10. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations
11. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice.
12. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
13. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall be deemed to be withdrawn and cancelled.
14. The applicant shall provide the STP and septic tank as per standard specification.
15. Any conditions laid by the authority are applicable.
16. The applicant shall follow the fire service department norms as per act 1999
17. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
18. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
19. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
20. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.
21. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
22. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
23. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.

Your compliance on the above should reach the undersigned within one month i.e., **before 12 February, 2022** failing which further action will be taken as per the extend of law.

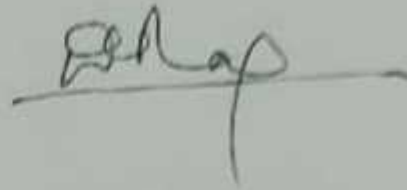
This shall not be construed as approval of the proposal and permissions for development.

Note:

1. DC-PC charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
2. FSID charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
3. DO NOT MAKE PAYMENT TO GOVERNMENT TREASURY DIRECTLY. HMDA will remit the collected Environmental Impact Fee to Govt. Treasury.
4. Environment Impact Fee to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.

In case of RTGS payments, "ePayment Request Slip" to be used by taking it from DPMS. RTGS payments should not be DIRECTLY made to HMDA-IOB account.

Yours faithfully,



Name : D YADAGIRI RAO
Designation : Planning Officer
Date : 12-Jan-2022 15:42:08

For Metropolitan Commissioner, HMDA
Planning Officer



hmda

Growing Global

ఆంధ్ర ప్రదేశ్ సర్కారు
Government of India

చిరునామా:
W/O. Suresh Babu R.R. 9-72/1,
దేవి గూడ, పేట వాసుదేవ్ రోడ్డు,
అమీర్నగర్, మచిలీ,
మిర్యాల - 502032

Address:
W/O. Suresh Babu R.R. 9-72/1,
Devi Guda, near Vasudeva
Temple, Amarnagar, Machil,
Telangana - 502032

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ఆంధ్ర ప్రదేశ్ సర్కారు
Government of India

చిరునామా:
Nandam Lakshu
బిల్డింగ్ నెంబర్ / DOB: 10/05/1981
సెక్స్ / FEMALE

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నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

వనరు సృష్టి / Enrollment No. : 1111/15131/09787

27/10/2011

To
SIVA NAGULU
సీవ నాగలు
S/O V Venkiah
PLOT NO 107 BALAJI NILAYAM
SHRAMIK NAGAR
OPP JOHN ROGER HIGH SCHOOL
AS RAO NAGAR
MALAKURTI
Hyderabad
Andhra Pradesh - 500040
9849635455

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32554449

మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 7326 5879 5620

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా:
SIVA NAGULU
V SIVA NAGULU

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

వనరు సృష్టి / Enrollment No. : 1111/15131/09788

28/12/2011

To
KRISHNA VENI
కృష్ణ వేని
W/O V SIVA NAGULU
PLOT NO 107 BALAJI NILAYAM
SHRAMIK NAGAR
OPP JOHN ROGER HIGH SCHOOL
AS RAO NAGAR
MALAKURTI
Hyderabad
Andhra Pradesh - 500040

UF040974041N
4097404

మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 7766 5941 8387

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా:
KRISHNA VENI
V KRISHNA VENI

ఆధార్ - సామాన్యని హక్కు

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Government of India



మేకల రఘు
Mekala Raghupathi
పుట్టిన తేదీ/DOB: 15/08/1996
పురుషుడు/ MALE



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VID : 9178 2978 6659 8279

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O: Mekala Ragu, 11-18, Beeram guda,
Medak,
తెలంగాణ - 502032
Address:
S/O: Mekala Ragu, 11-18, Beeram guda,
Ameenapur, Medak,
Telangana - 502032



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VID : 9178 2978 6659 8279

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Bk - 1, CS No 3165/2022 & Doct No
Joint SubRegistrar
Sangareddy (R.O)
Sheet 25 of 25



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Government of India



ప్రదీప్ కుమార్ మన్నే
Pradeep Kumar Manne
పుట్టిన తేదీ/DOB: 20/01/1987
పురుషుడు / MALE



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నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O: Manne Raghupathi, 2-37, Manne
Mandali, Medak,
తెలంగాణ - 502306

Address:
S/O: Manne Raghupathi, 2-37,
sangareddy mandal, irigollu
Medak,
Telangana - 502306

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