

AM 166355
IKURUTHI KALPANA
LICENSED STAMP VENDOR
Lic. No. 15-10-010/2019
Ren.No. 15-10-080/2021
PLOT NO 1188 SRJ SWAMY
AYYAPPA CO-OP HOUSING
SOCIETY MADHAPUR
SERLINGAMPALLY MANDAL,
RANGAREDDY DIST
Ph 9490666772

1. SRI BONITHU BALA YASHWANTH KRISHNA, S/o B.Srinivasa Reddy, Aged about 26 Years, Occupation: Business, AADHAAR No. ~~999999999999~~ 1784. PAN No. DQMPB9294E,
2. SRI BONTHU SUMANTH REDDY, S/o B.Srinivasa Reddy, Aged about 22 Years, Business, R/o Villa No:218, Indu Fortune Fields, AADHAAR No. ~~999999999999~~ 92239, PAN No. DWVFB5890M,

Yashwanth Krishna	Bonthu Bala	<i>Yashwanth</i>
Bonthu Sumanth Reddy	<i>Sumanth</i>	
Smt. Bonthu Lavanya	<i>B. Lavanya</i>	
For M/s. BLUEFIN CONSTRUCTOS	<i>For M/s. BLUEFIN CONSTRUCTOS</i>	
FOR SRIREDDY ANIL KUMAR	<i>FOR SRIREDDY ANIL KUMAR</i>	

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shankarpally 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 _____ and _____ on the 19th day of JUL, 2023 by Sri Bonthu Bala Yashwanth Krishna

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

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Link Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 DONTIREDDY ANIL KUMAR [1524-1-2023-3387]	DONTIREDDY ANIL KUMAR/R/M/S BLUEFIN CONSTRUCTIONS LLP	
2	EX		 BONTHU LAVANYA [1524-1-2023-3387]	BONTHU LAVANYA W/O. B. SRINIVASA REDDY R/O. VILLA NO.218 INDU FORTUNE FIELDS, PHASE-13, NEAR HITECH CITY, KPHB COLONY KUKATPALLY, HYDERABAD, TELANGANA STATE	
3	EX		 BONTHU SUMANTH REDDY [1524-1-2023-3387]	BONTHU SUMANTH REDDY S/O. B. SRINIVASA REDDY R/O. VILLA NO.218 INDU FORTUNE FIELDS, PHASE-13, NEAR HITECH CITY, KPHB COLONY KUKATPALLY, HYDERABAD, TELANGANA STATE	
4	EX		 BONTHU BALA YASHWANTH KRISHNA [1524-1-2023-3387]	BONTHU BALA YASHWANTH KRISHNA S/O. B. SRINIVASA REDDY R/O. VILLA NO.218 INDU FORTUNE FIELDS, PHASE-13, NEAR HITECH CITY, KPHB COLONY KUKATPALLY, HYDERABAD, TELANGANA STATE	
Identified by Witness:					Signature
Sl No		Thumb Impression	Photo	Name & Address	
1			 SHASHIDHAR REDDY [1524-1-2023-3387]	SHASHIDHAR REDDY VIKARABAD	
2			 PRAVEEN KUMAR [1524-1-2023-3387]	PRAVEEN KUMAR HYDERABAD	

19th day of July, 2023

Signature of Sub Registrar
Shankarpally

Atomically Authenticated by
SRO Syed Ali Anwar
on 19-JUL-2023 17:17:41

Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 1 of 43 Sub Registrar Shankarpally



Generated on: 19/07/2023 05:20:30 PM



3. Smt. BONTHU LAVANYA, W/o B.Srinivasa Reddy,
Aged about 44 Years, Occupation: House Wife,
ADHAAR No. **██████████0873**, PAN No. BIRPB2167B

All are residents of R/o Villa No:218, Indu Fortune Fields, Phase-13, Near Hitech City Railway Station, KPHB Colony, Kukatpally, HYDERABAD-500072, Telangana State.

(Hereinafter called "LAND OWNERS/FIRST PARTY" which expression shall mean and include and wherever the context permits and requires and not repugnant to her heirs, legal representatives, administrators, assignees, attorneys, successors-in-interest etc.)

AND

M/s. BLUEFIN CONSTRUCTOS LLP , a company incorporated under the provisions of Limited Liability Partnership Act, 2008, having their registered office at Plot No.411, H.No.1-65/2/A, Road No.9, Kakatiya Hills, Madhapur, HYDERABAD-500090, Telangana State (LLP Identification No:AAV-8852 and PAN No:AAXF87220L) represented by its Partner Sri DONTIREDDY ANIL KUMAR, S/o Sitaram Reddy, Age 41 years, Occu: Business, R/o Villa No:92, Indu Fortune Fields, Phase No:13, Near Hitech City Railway Station, Kukatpally, HYDERABAD-5000075, Telangana State, AADHAR No. **██████████0012**, (Vide Special Resolution Dated: 30.01.2023 of BLUEFIN CONSTRUCTIONS LLP).

(Hereinafter called "DEVELOPER/SECOND PARTY" which expression shall mean and include and wherever the context permits and requires and not repugnant to its administrators, executors, successors and assignees.)

The Owners and DEVELOPER are individually referred to as "PARTY" and collectively referred to as "PARTIES"

A) FLOW OF TITLE:

1. WHEREAS, the LAND OWNER No.1 is the absolute owner and possessor of Land admeasuring **7260 Sq. Yards** equivalent to **Acs.1..20 Gts.** earmarked as "BIT-A" in **Sy.No.22** (Hereinafter referred as **Schedule 'A' Property**) and also **9680 Sq. Yards** equivalent to **Acs.2..00 Gts.** earmarked as "BIT-C" in **Sy.No.17** (Hereinafter referred as **Schedule 'B' Property**) total admeasuring **16,940 Sq. Yards** equivalent to **Acs.3..20 Gts.** situated at **MOKILA Village**, Shankarpally Mandal, Ranga Reddy District, Telangana State, having purchased the same from **PADALA RAMA REDDI EDUCATIONAL SOCIETY** through Registered Sale Deeds bearing **Doct.No.577/2022 Dated:28-01-2022** and **2596/2022 Dated: 26.04.2022** respectively, registered at S.R.O., Shankarpally, Ranga Reddy District.

			For M/s. BLUEFIN CONSTRUCTOS LLP  Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	DONTIREDDY ANIL KUMAR



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXXX6091 Name: Gajula Praveen Kumar	Gajula Sadanandam, Kukatpally, Medchal-malkajgiri, Telangana, 500072	
2	Aadhaar No: XXXXXXXXXX8211 Name: Davalagan Shashidhar Reddy	S/O Davalagan Gangadhar Reddy, Vicarabad, K.V. Rangareddy, Telangana, 501101	
3	Aadhaar No: XXXXXXXXXX1784 Name: Bonthu Bala Yeshwanth Krishna	C/O Bonthu Srinivasa Reddy, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
4	Aadhaar No: XXXXXXXXXX0873 Name: Bonthu Lavanya	W/O Bonthu Srinivasa Reddy, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
5	Aadhaar No: XXXXXXXXXX9239 Name: Bonthu Sumanth Reddy	S/O Bonthu Srinivasa Reddy, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
6	Aadhaar No: XXXXXXXXXX0012 Name: Dontireddy Anil Kumar	S/O Dontireddy Sitaram Reddy, Kukat Pally, Rangareddy, Andhra Pradesh, 500075	

Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 2 of 43 Sub Registrar Shankarpally

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

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/s 16 of IS act	DO/BC/ Pay Order	
Stamp Duty	100	0	2474900	0	0	0	2,175,000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	1,00,000
User Charges	NA	0	1000	0	0	0	1,000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2575900	0	0	0	2576000

Rs. 2474900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1,00,000/- towards Registration Fees on the chargeable value of Rs. 247500000/- was paid by the party through E-Challan/BC/Pay Order No. 3787X6180723 dated, 18-JUL-23 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 25759500/-, DATE: 18-JUL-23, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO. 1204449736235, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 1204449736235, REMITTER NAME: MS BLUEFIN CONSTRUCTIONS LLP, EXECUTANT NAME: BONTHU BALA YASHIWANTH KRISHNA AND OTHERS, CLAIMANT NAME: MS. BLUEFIN CONSTRUCTIONS LLP.

Date: 19th day of July, 2023
Signature of Registering Officer
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- II. WHEREAS, the **LAND OWNER No. 2** is the absolute owner and possessor of land admeasuring **9680 Sq. Yards** equivalent to **Acs.2..00 Gts.** earmarked as "**BIT-B**" in **Sy.No.17** (Hereinafter referred as **Schedule 'C' Property**) situated at **MOKILA Village**, Shankarpally Mandal, Ranga Reddy District, Telangana State, having purchased the same through Registered Sale Deed bearing **Doct.No.578/2022 Dated:28-01-2022** registered at S.R.O., Shankarpally, Ranga Reddy District.

- III. WHEREAS, the **LAND OWNER No. 3** is the absolute owner and possessor of land admeasuring **9680 Sq. Yards** equivalent to **Acs.2..00 Gts.** earmarked as "**BIT-D**" in **Sy.No.17** (Hereinafter referred as **Schedule 'D' Property**) situated at **MOKILA Village**, Shankarpally Mandal, Ranga Reddy District, Telangana State, having purchased the same through Registered Sale Deed bearing **Doct.No.4393/2022 Dated:25-08-2022** registered at S.R.O., Shankarpally, Ranga Reddy District.

- VI. WHEREAS, the **LAND OWNERS Nos.1 & 2** are the **SONS of LAND OWNER No.3** and all are belongs to the same family and they are absolute owners and possessors of a total extent of land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7..20 Gts.** in **Sy.Nos.17 and 22** situated at **MOKILA Village**, Shankarpally Mandal, Ranga Reddy District. The total land admeasuring **Acs.7..20 Gts.** in **Sy.Nos.17 and 22** are converted from Agriculture to Non-Agriculture vide **NALA ORDER** Proceedings **No.2100237913 Dated: 08.04.2021** of the Tahsildar & Joint Sub-Registrar, Shankarpalle, Ranga Reddy District.

- VII. The **LAND OWNERS 1 to 3** of the First Part herein for their mutual benefit now being desirous of developing the **Schedule Properties A, B, C & D** respectively into a Gated Community by constructing Residential Independent Triplex Villas so as to exploit the maximum permissible usage of the land, with amenities and facilities for the residents and are on the lookout for a **DEVELOPER** who will be able to formulate a Scheme for development of the Schedule Properties.

- VIII. The **DEVELOPER** i.e. **M/s. BLUEFIN CONSTRUCTIOS LLP**, a company incorporated under the provisions of Limited Liability Partnership Act, 2008, who is in the business of real estate and infrastructure development, has evinced interest in development of Gated Community by constructing Residential Independent

			For M/s. BLUEFIN CONSTRUCTIOS LLP  For BONTHIREDDY ANIL KUMAR Associated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	

Certificate of Registration

Registered as document no. 3314 of 2023 of Book-1 and assigned the identification number 1 - 1524 - 3314 - 2023 for Scanning on 19-JUL-23.


Registering Officer
Shankarpally
(Syed Siraj Anwar)

NOTE: This DQPD Document is registered along with one additional copy, i.e., duplicate copy. Both documents are personally compared by me and found no difference.

Compared }
By }
SD (Reader)
JW (Examiner)


Sub Registrar
Shankarpally

Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 3 of 43

Sub Registrar
Shankarpally

For BULKY DOCUMENTS

Generated on: 19/07/2023 05:20:30 PM



Triplex Villas, a maximum possible extent (56.00% approximately) of developed area with amenities and facilities for the residents of the Schedule Property more fully known as Project. The overall project size will be around Acs. 46.00 Gts including the extent of land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7..20 Gts.** in **Sy.Nos.17 and 22** belonging to **LAND OWNERS 1 to 3.**

- IX. WHEREAS, the **DEVELOPER** approached the **LAND OWNERS 1 to 3** of the First Party with a proposal to develop the **Schedule Properties A, B, C & D** respectively into a Gated Community by constructing Residential Independent Triplex Villas for which the **LAND OWNERS** expressed their acceptance to the proposal of the **DEVELOPER**. The **LAND OWNERS 1 to 3** agreed to give an extent of land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7..20 Gts.** in **Sy.Nos.17 and 22** situated at **MOKILA Village**, Sankarpally Mandal, Ranga Reddy District, after measurement and demarcation (more fully described in **Annexure-A** annexed to this Agreement and hereinafter referred as "**SCHEDULE 'A', 'B', 'C' and 'D' PROPERTIES**") and accordingly the parties have decided to enter into the Development Agreement Cum GPA on certain terms and conditions.

WHEREAS the **DEVELOPER** has represented and assured the **LAND OWNERS** that it has requisite expertise and infrastructure for such development. The parties after mutual deliberations among themselves have agreed to reduce the terms of the Development Agreement in writing and have agreed to abide strictly to the terms and conditions stated herein. The **DEVELOPER** has agreed to develop the Schedule Property by investing their own funds and under their care and supervision.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT CUM GPA WITNESSETH AS FOLLOWS:

1. DEFINITIONS:

- 1.1 It is expressly agreed between both the parties that the following words and phrases whenever they occur in this agreement, unless repugnant to the context shall be deemed to mean as hereunder:

			For M/s. BLUEFIN CONSTRUCTIONS LLP  DONIREDDY ANIL KUMAR Deputed Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 4 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- i. **Agreement:** means this agreement including Schedules, Annexure/s and any amendments, addendums, thereto and any Supplementary Agreements made pursuant to and agreed upon by the parties and in accordance with the provisions of this Agreement shall be read as part and parcel of this Agreement.
- ii. **Applicable Laws:** shall mean any statute, law, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of or determination by or any interpretation, policy or administration having the force of law or any of the foregoing, issued by GOI, GOTS including regulations and rules made there under and judgments, decrees, injunctions, writs and orders of any court, whether in effect as of the date of this Agreement or thereafter;
- iii. **Applicable Permits:** means all clearances, permits, authorizations, consents, approvals, No Objection Certificates, Sanctions etc., under or pursuant to any laws, rules, regulations, instructions of GOI and GOTS any local authority or body or any other government agency required to be obtained and maintained by the **DEVELOPER** in order to implement the Project in accordance with this Agreement.
- iv. **Approvals:** shall mean all present confirmation, ratification, or assent, provided by a governmental body, required for development and implementation of the Project in the "**Scheme of Development**" i.e., approximately Acs. 46.00 Gts including the extent of land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7.20 Gts.** in **Sy.Nos.17 and 22** belonging to **LAND OWNERS 1 to 3** (Subject to measurement and demarcation).
- v. **Commencement Date:** means the date of this Agreement;
- vi. **Scheme of Development/Project:** To develop a total extent of land admeasuring **Acs. 46.00 Gts** including the extent of land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7.20 Gts.** in **Sy.Nos.17 and 22** belonging to **LAND OWNERS 1 to 3** with an intention to develop the same by constructing Residential Independent Triplex Villas as per the specifications mentioned in "**Annexure-B**" annexed to this Agreement (Hereinafter referred to as "**Scheme of Development**") as per the approvals sanctioned by the competent statutory authorities.
- vii. **GOI:** means the Government of India.
- viii. **GOTS:** means the Government of Telangana State.
- ix. **HMDA:** means Hyderabad Metropolitan Development Authority.
- x. **Parties:** means and includes all the parties as referred to in the agreement;

			For M/s. BLUEFIN CONSTRUCTIOS LLP  For BLUEFIN CONSTRUCTIONS LLP Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	DOINTIREDDY ANIL KUMAR



9112801014726031934UJ8107

Generated on: 19/07/2023 05:20:30 PM

Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 5 of 43

Sub Registrar
Shankarpally



- xi. **Schedule Property:** means and includes all that pieces and parcels of lands as per this agreement which is more particularly referred in the **Schedule** and shown in **Annexure-A** annexed to this Agreement.

- xii. **Supplementary Agreement:** means and includes all agreements, MOUs, addendums to this agreement for clarification or such agreements entered into for effective completion of the project; however, the supplementary agreement shall be in consonance with the main agreement.

2. INTERPRETATION:

Unless the context otherwise requires in this Agreement:

- i) The use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa;
- ii) Reference to any law shall include such law as from time to time enacted, amended, supplemented or reenacted;
- iii) Reference to the words "include" or "including" shall be construed without limitation;
- iv) Reference to this Agreement, or any other agreement, deed or other instrument or document shall be construed as a reference to this Agreement or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or innovated.

3. COSTS OF APPLICATION & DEVELOPMENT. -

3.1.

Necessary permissions for land use from Peri-Urban Use Zone to Residential Zone for a total extent of land admeasuring **Ac.40..98 Gts.** in **Sy.Nos.17,18,19,20,21,22 and 27** situated at **Mokila Village**, Shankarpally Mandal, Ranga Reddy District, Telangana State was obtained vide **G.O.Ms.No:124 Dated: 12.07.2022** of the Municipal Administration & Urban Development (Plg(1)) Department of Government of Telangana.

3.2

That the **DEVELOPER** shall be responsible for preparation of plans and to obtain all necessary permissions and approvals from the concerned authorities including HMDA separately for Residential Independent Triplex Villas. The **DEVELOPER** shall obtain all the necessary permissions and approvals from the H.M.D.A. within a period of 2 months with a grace period of another 2 months totaling 4 months from the date of Registration of this Development Agreement Cum GPA.

3.3

That all costs and expenses for required preparation of plans for development and lisoning for securing the approvals separately for the Residential Independent Triplex Villas from concerned Statutory authorities including HMDA shall be borne by the **DEVELOPER**.

			For M/s. BLUEFIN CONSTRUCTIONS LLP  Bonthireddy Anil Kumar Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	



LOI BY DEEM COME HINDU 176

Generated on: 19/07/2023 05:20:30 PM



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 6 of 43

Sub Registrar
Shankarpally

3.4 After sanction of Plans and approvals from HMDA for the Residential Independent Villas, the **DEVELOPER** shall undertake the development of the Residential Independent Triplex Villas by throwing the Schedule Property into Scheme of Development at their cost and expenses,

3.5 The **DEVELOPER** with their own cost procure all materials, plant, tools, appliances, implements, ladders, etc. required for development of Residential Independent Triplex Villas and shall bear all kinds of risks, damages, costs arising out of misuse, improper use, and negligence.

3.6 The **DEVELOPER** shall obtain all necessary insurance Policies as per the statutory rules and keep them in force till completion of the Project and the expenditure for the same will be borne by the **DEVELOPER** only.

4. SHARING OF AREAS AMONG THE LAND OWNERS AND DEVELOPER & SIZE OF VILLAS

4.1 All the Residential Independent Triplex Villas shall be constructed as Triplex Villas as per approvals from concerned authorities and the size of each Villa should be Plotted in **625, 750 and 1000+ Sq. Yards** with a super built-up area of **6900 to 12000 Sq. Ft** (Approximately) in the total land admeasuring **Acs. 46.00 Gts** including the extent of land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7..20 Gts** in **Sy.Nos.17 and 22** belonging to **LAND OWNERS 1 to 3** situated at **Mokila Village** (Schedule of Property) and right to use the common amenities and common areas proposed to be developed in the Scheme of Development. The above plotted areas are based on H.M.D.A. approved plans.

4.2 The **LAND OWNERS** and the **DEVELOPER** shall be collectively entitled to the saleable built-up area with their respective share of **46.5% and 53.5%** respectively in the constructed Residential Independent Triplex Villas in the Project and allotment of the Villas at mutual understanding.

4.3 The layout shall have clearly demarcated cluster and in each cluster the **LAND OWNERS** shall have their proportionate share of **VILLAS** and as far as allocation in each cluster is concerned it should further abide by the master allocation in respect of Vastu and facing. Similarly in each cluster along with facing of the house the proportionate extent in terms of plot size also shall be abided with.

4.4 The **DEVELOPER** shall allot and deliver the **LAND OWNERS** share of total saleable constructed Residential Independent Triplex Villas with super built-up area along with common right to use the common amenities and common areas proposed to be developed in the Scheme of Development.

			For M/s. BLUEFIN CONSTRUCTIONS LLP  BONTIREDDY ANIL KUMAR Authorized Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTU LAVANYA	



Bk - 1, CS No 3387/2023 & Doct No 
3314/2023. Sheet 7 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



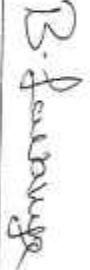
4.5 The **DEVELOPER** agrees that in consideration of the Schedule Property being given for development into Scheme of Development, the LAND OWNERS shall be entitled to **46.5%** undivided share of the land out of the total land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7.20 Gts.** in **Sy.Nos.17** and **22** along with right to use the common amenities and common areas proposed to be developed in the Scheme of Development.

4.6 And the LAND OWNERS shall also be entitled for Residential Independent Triplex Villas as per their proportionate share of **46.5%**, each Residential Independent Triplex Villa constructed on the area admeasuring **625, 750 and 1000+** Square Yards with a super built up area admeasuring **6900 to 12000 Sq. Ft.** (Approximately) in the total land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7.20 Gts.** and right to use the common amenities and common areas proposed to be developed in the Scheme of Development.

4.7 That in lieu of the **DEVELOPER** undertaking the development of the Schedule Property at its cost and effort under the Scheme of Development, the **DEVELOPER** shall be entitled to **53.5%** of undivided share of land out of the total land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7.20 Gts.** and right to use the common amenities and common areas proposed to be developed in the Scheme of Development.

4.8 And the **DEVELOPER** shall also be entitled for Residential Independent Triplex Villas as per the proportionate share of **53.5%**, each Villa constructed on the area admeasuring **625, 750 and 1000+** Square Yards with a super built up area admeasuring **6900 to 12000 Sq. Ft.** (Approximately) in the total land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7.20 Gts.** and right to use the common amenities and common areas proposed to be developed in the Scheme of Development.

4.9 That it is always agreed between the Parties that after receipt of approvals from the authorities concerned, pursuant to and consequent upon the Development Agreement, the share of the Residential Independent Triplex Villas proposed to be developed in terms of this Agreement between the LAND OWNERS and the **DEVELOPER** shall be as set out in proportion to the respective entitlements of LAND OWNERS and the **DEVELOPER** and that all necessary further documentation including the execution of Supplementary Agreements would be executed between the LAND OWNERS and the **DEVELOPER** for effectuating the above sharing in accordance with the intent of the Parties hereto.

			For M/s. BLUEFIN CONSTRUCTIONS LLP  Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTU LAVANYA	P. N. Srinivas Designated Partner



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 8 of 43


Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



4.10

That it is agreed between the LAND OWNERS and the **DEVELOPER** shall mutually allocate the Residential Independent Triplex Villas on the Plots admeasuring **625, 750 and 1000+ Sq. Yards** falling to their respective shares and the shares of the East and West facing Residential Independent Triplex Villas shall be shared as per the agreed above ratio. Additionally any premium plots will also be shared proportionately as per the above agreed ratio.

4.11

The LAND OWNERS and **DEVELOPER** mutually agreed to demark their respective shares as per proportionate agreed ratio after approval of plans by H.M.D.A. Through a Registered Supplementary Agreement. The **DEVELOPER** shall issue notice to LAND OWNERS and even after receiving such notice from the **DEVELOPER**, the LAND OWNERS did not come forward then the **DEVELOPER** is entitled to allocate the respective shares of the LAND OWNERS and such allotment made in the Supplementary Agreement is final and binding on all the Parties including non-available Party/Parties.

4.12

That it is hereby understood between the Parties as the **DEVELOPER** is throwing the Schedule Properly into the Scheme of Development, the Residential Villas falling to the share of Land Owners can be demarcated and allocated on mutual understanding in the total Scheme of Development and the shares of the adjoining Land Owners are also allocated in the similar manner.

4.13

The developed/constructed areas on the Plots admeasuring **625, 750 and 1000+ Sq. Yards** shall be allotted to the LAND OWNERS and **DEVELOPER** in the ratio of their entitled shares as stated above in this Agreement and in the same proportion as regards to facing, location, vastu preferences in the entire Lay-out. As such, all the developed areas will be distributed on pro-rata basis, with respect to, considering the good and bad qualities, without any discrimination in the allotment of shares in favour of either of the parties.

5 COMMENCEMENT AND COMPLETION OF PROJECT:

5.1

The project shall commence after execution of this Development Agreement Cum GPA and it will be completed in all respects as per the schedule mentioned below

- a) That the preparation of plans and obtaining permissions and approvals from the concerned authorities including HMDA for Residential Independent Triplex Villas shall be completed within a period of 2 (TWO) months with a grace period of another 2 (TWO) months totaling 4 (FOUR) months from the date of Registration of this Development Agreement cum GPA.

<i>Yashwanth</i>	<i>Sumanth</i>	<i>B. Lavanya</i>	For M/s. BLUEFIN CONSTRUCTIONS LLP
Bonthu Bala	Bonthu Sumanth Reddy	Smt. BONTU LAVANYA	Partner
Yashwanth Krishna		For DONTIREDDY ANIL KUMAR	



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 9 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



b) The project will commence after obtaining permissions and approvals from the concerned authorities including HMDA and the construction of Residential Independent Triplex Villas shall be completed on or before **31st December, 2026** i.e. within 42 Months (36 + 6) including the grace period of 6 months in all respects. (The commencement date of the project is taken as 01.07.2023.).

5.2 The **DEVELOPER** shall complete the entire project within 42 Months (36+6) including the grace period of 6 months in all respects i.e. on or before **31st December, 2026** in all respects by obtaining all required permissions and approvals from the concerned authorities including HMDA (No matter what difficulty or obstacle may come, the **DEVELOPER** shall finish the project within the committed time line).

5.3 If the **DEVELOPER** failed to complete the project on or before **31st December, 2026** in all respects, the **DEVELOPER** will be granted another 4 months of period and the **DEVELOPER** shall complete the project on or before end of **30th April, 2027** without fail. The **DEVELOPER** shall pay an amount of **Rs.120/- per Sq. Yard** as rent from **1st JANUARY, 2027** to **30th APRIL, 2027** to the Land Owners for the additional 4 months period granted by the Land Owners.

5.4 If the project is not completed even after granted additional 4 months period i.e. from **1st JANUARY, 2027** to **30th APRIL, 2027** then after further discussion for amicable settlement with new terms and conditions, if it is not settled even then, from **01st MAY, 2027** onwards the LAND OWNERS will step-in and complete the Project on their own or through their nominees, provided the same does not affect the right of the **DEVELOPER**. The **DEVELOPER** will be allotted new proportionate share of Villas to the amounts spent by the **DEVELOPER** after factoring in cost over runs associated with the scheme of development which would include any additional compensation payments required to Villa OWNER for delay in possession, costs associated to bringing in a secondary **DEVELOPER** to complete the project and offset any reduction in LAND OWNERS share of the assigned villas due to costs over runs.

5.5 Both Parties agree that completion of the Project shall mean completion of the Scheme of Development & construction of the Project as per the agreed construction specifications in the Schedule Property belongs to the LAND OWNERS. The **DEVELOPER** also accepted to complete the project in Schedule Property within the stipulated period in all respects.

5.6 The LAND OWNERS shall extend full co-operation to the **DEVELOPER** to complete the development of the Project undertaken by them. The LAND OWNERS shall not create any impediments or obstruction in the way of **DEVELOPER** in developing or constructing the Project.

5.7 That if the grant of the approvals for the project are delayed on account of any factors that are relatable to the rights and title of the LAND OWNERS in respect of Schedule Property which shall be required to be remedied and cleared by the LAND OWNERS.

			For M/s. BLUEFIN CONSTRUCTIONS LLP  Anil Kumar Authorized Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumant Reddy	Smt. BONITHU LAVANYA	BONITHUREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 10 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



5.8 The stipulated time to complete the development shall apply if the delay is caused by force majeure conditions such as Pandemic, etc., which are beyond the control of the **DEVELOPER**. The **DEVELOPER** shall be entitled to the corresponding extension of time for securing completion of the said development in case of unavoidable circumstances due to any eventually omission of the LAND OWNERS having the effect of legally bringing a stop to the work undertaken by the **DEVELOPER** not being caused due to the fault of the **DEVELOPER**.

5.9 The stipulated time to complete the development shall be a maximum period 42 Months (36+6) including the grace period of 6 months in all respects i.e. on or before end of **31st December, 2026** even after taking into consideration the delay if any is caused by force majeure conditions such as Pandemic which are beyond the control of the **DEVELOPER** and the **DEVELOPER** had also accepted for the same subject to the following clause 5(9) which shall act a guideline.

5.10 If the State or Central Government imposed lock-down, till lifting of the lock-down, the lock down period will be considered and the said period will be extended and however during the course of partial lock down on mutual discussions both the Land Owners and **DEVELOPER** will come to an understanding and fix the extension of time for the partial lockdown period.

6 DELIVERY OF POSSESSION

6.1 The **DEVELOPER** hereby agrees to complete Scheme of Development and deliver the possession of LAND OWNERS share of Residential Independent Triplex Villas with built up area in the Project including common facilities to be constructed in the integrated project to the LAND OWNERS within **42 Months** i.e. on or before **31st December, 2026** including the grace period of 6 months.

6.2 In the event of delay of construction and handing over of the Villas falling to the share of the LAND OWNERS by the **DEVELOPER**, the **DEVELOPER** shall pay a sum of Rs.120/- per Sq. Yard per month to the LAND OWNERS or their nominees or their prospective purchasers for the grace period of 4 (FOUR) months as rent from **1st JANUARY, 2027 to 30th APRIL, 2027** for the additional 4 months period granted to the **DEVELOPER** by the Land Owners. In the event of delay beyond the period mentioned in Cl.5 above which is 42 Months in total (No matter what difficulty or obstacle may come), the **DEVELOPER** shall finish the project within the committed time line. However the payment of rentals will commence from **1st JANUARY, 2027** to which should not exceed beyond the grace period of 4 months i.e. upto **30th April, 2028 only**.

7. REFUNDABLE DEPOSIT:-

7.1 The **DEVELOPER** paid a sum of **Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY)** to the LAND OWNERS towards refundable deposit and the said interest-free refundable Security Deposit was paid as detailed below:

<i>Yashwanth</i>	<i>Sumanth</i>	<i>B. Lavanya</i>	For M/s. BLUEFIN CONSTRUCTIONS LLP Designated Partner
Bonthu Balu	Bonthu Sumanth Reddy	Smt. BONTU LAVANYA	DONTIREDDY ANIL KUMAR
Yashwanth Krishna			



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 11 of 43

Sub Registrar
Shankarpally

Dr

Generated on: 19/07/2023 05:20:30 PM



i) **Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY)** paid by way of Cheque bearing **No.569284 dt.18.07.2023** drawn on Indusind Bank Jubilee Hills Branch, Hyderabad Hyderabad in favour of **SRI BONTHU BALA YASHWANTH KRISHNA**.

ii) **Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY)** paid by way of Cheque bearing **No.569285 dt.18.07.2023** drawn on Indusind Bank Jubilee Hills Branch, Hyderabad Hyderabad in favour of **SRI BONTHU SUMANTH REDDY**.

iii) **Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY)** paid by way of Cheque bearing **No.569286 dt.18.07.2023** drawn on Indusind Bank Jubilee Hills Branch, Hyderabad Hyderabad in favour of **Smt. BONTHU LAVANYA**.

7.2 Similarly the above said interest-free refundable Security Deposit of **Rs.15,00,000/- (RUPEES FIFTEEN LAKHS ONLY)** paid by the **DEVELOPER** shall be refunded back by the **LAND OWNERS** to the **DEVELOPER** within 30 (Thirty) days from the date of the handing over of the possession of the developed Residential Independent Triplex Villas in all respects failing to the share of the **LAND OWNERS** and handing over of Occupancy Certificate after deducting the delayed period rentals accrued for each Villa of the **LAND LORD** share for which it is due from the Security Deposit amount if any delay on the part of the **DEVELOPER** only.

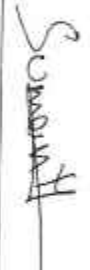
7.3 In the event the **LAND OWNERS** fails to refund the said refundable security deposit amount, the **DEVELOPER** will be entitled to adjust the said amount against the **LAND OWNERS** developed area of the Residential Independent Triplex Villas and rates to be decided by both the **DEVELOPER** and the **LAND OWNERS** mutually.

8. REPRESENTATIONS & OBLIGATIONS OF LAND OWNERS:

8.1 That the **LAND OWNERS** are the absolute **OWNER** and possessors of the "Schedule Property" and have exclusive, good marketable, subsisting title and possession over the "Schedule Property" and that no other person has any right, title, interest or share therein.

8.2 The **LAND OWNERS** have delivered the possession of the Schedule Property to the **DEVELOPER**, free of all encumbrances and obstructions, for the purposes contemplated in this Agreement. The **DEVELOPER** shall, from the date of execution of this Agreement, enter upon the Schedule Property as contemplated in this Agreement to implement the Project on the Schedule Property and the **DEVELOPER**'s right to carry out the construction and development works shall be continuous and irrevocable.

8.3 Both the **DEVELOPER** and **LAND OWNERS** accepted that every month a review meeting will be conducted on a convenient/suitable day at site office and review the progress of the work and the signing Authority of the Agreement along with Project in-charge/Manager will attend the meeting to apprise the progress.

			
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	For M/s. BLUEFIN CONSTRUCTIONS BONTIREDDY ANIL KUMAR Designated Partner

Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 12 of 43

Sub Registrar
Shankarpally



Generated on: 19/07/2023 05:20:30 PM



8.4 The LAND OWNERS of Schedule Property shall provide Certified Copies of the title deeds and other link documents to the **DEVELOPER** which establish their rights, title and interest to the Schedule Property in order to enable the **DEVELOPER** to obtain the requisite approvals from the appropriate authorities. It is further agreed by the LAND OWNERS that they will co-operate with the **DEVELOPER** in all aspects and if the original title deeds are required for verification purpose, on intimation from the **DEVELOPER** they will make available the Original Title Documents for completion of verification process.

8.5 The LAND OWNERS expressly and unconditionally authorizes, and appoints the **DEVELOPER** as their attorney to submit applications to, and negotiate and liaise with, the Government, HMDA, GHMC, Revenue, ULC and other authorities, for permissions to develop the Project, on behalf of the LAND OWNERS. The LAND OWNERS authorise the **DEVELOPER** to apply for the Sanctioned Plan and other permissions required for development of the Project.

The LAND OWNERS covenants, represents and warrants that:

8.6 The LAND OWNERS have been in continuous, peaceful and physical possession of the Schedule Property without any hindrance and also appraised about the existing problems in the Schedule Property to the **DEVELOPER** and that the Schedule Property is free from all encumbrances and that they have a clear marketable title of their share of the Schedule Property.

8.7 The LAND OWNERS have not entered into any agreements of sale, lease, development, or any other agreement and that they have not created any mortgage or charge or any other encumbrances on the Schedule Property in favor of any financial institution or to any third party.

8.8 The LAND OWNERS are entitled to enter into this Agreement with the **DEVELOPER** and has full rights and authority to sign and execute the same.

8.9 The Schedule Property constitutes the independent property of the LAND OWNERS and there are no claims from any other person, including the heirs of the LAND OWNERS.

8.10 The LAND OWNERS are in peaceful possession and enjoyment of the Schedule Property and there are no tenants including protected tenants.

8.11 There is no legal impediment for the LAND OWNERS to hold or offer for Development or sell the Schedule Property under any law including the Urban Land (Ceiling & Regulation) Act, 1976.

8.12 The Schedule Property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act, 1977 (Act 9 of 1977) and that the said property does not belong to, and is not under mortgage to, the Government or its agencies or undertakings.

			For M/s. BLUEFIN CONSTRUCTIONS LLP Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 13 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



8.13 The LAND OWNERS hereby confirm and declare that the land use and other related categorization of the Schedule Property is fit and suitable in all respects for developing the Project.

8.14 In the event of the **DEVELOPER** paying any refundable deposits to the HMDA/GHMC and other concerned authorities in the course of the development of the Schedule Property, the **DEVELOPER** shall be entitled to the refund of such deposit in its own name, and the LAND OWNERS shall not have any claim on the same.

8.15 The LAND OWNERS will be responsible for payment of all arrears of taxes, including property tax, electricity bills, and water charges in respect of the Schedule Property till the date of this Agreement, and shall be responsible to clear dues of any claims that may arise in future, for the period preceding this Agreement.

8.16 The LAND OWNERS shall be solely responsible and liable for clearing, if any claims, disputes etc. in relation to the Schedule Property and the LAND OWNERS shall have responsibility or liability for the same and any settlement of such disputes shall fall to the account of the LAND OWNERS only. In the event the developmental works are in any manner affected as a result of any such interference or disputes by third parties, the **DEVELOPER** shall co-operate to the LAND OWNERS to resolve the dispute, at LAND OWNERS's cost permitting to the extent of the disputed land only, and the time period for completion shall be automatically extended for such period.

8.17 The **DEVELOPER** and the LAND OWNERS agree that the developed areas, in the proposed Project of Residential Independent Triplex Villas required to be mortgaged to the HMDA, for the purpose of obtaining required permissions for development, shall be mortgaged from the areas falling to the share of **DEVELOPER**.

8.18 The LAND OWNERS agreed to pay the actual Marketing Cost per Villa agreed mutually at that point, if they availed/utilized the services of the **DEVELOPER** in selling Villas as per Number out of their share of Villas.

9. REPRESENTATIONS & OBLIGATIONS OF THE DEVELOPER:

9.1 The **DEVELOPER** shall follow all the terms and conditions of this Agreement.

9.2. Construct the Project at its own cost and expense in accordance with the provisions of this Agreement and applicable Laws.

9.3. Be in compliance with the Applicable Laws at all times for development, construction, operation and maintenance of the Project facilities and assets during the project period including but not restricted to:

a) Clearances from HMDA, Municipal/Civic Bodies/Urban Development Authorities/Local Authorities.

			
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	PONTIREDDY ANIL KUMAR

For M/s. BLUEFIN
CONSTRUCTIONS LLP

For PONTIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 14 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- b) Adherence to the New Building Rules of GHMC/HMDA
- c) Other statutory Approvals/clearances that may be necessary
- d) Environmental Clearance
- e) Rules and Regulations of Real Estate (Regulation and Development) Act, 2016

9.4. Procure and maintain, in full force and effect, as may be necessary appropriate, proprietary rights, leases, agreements and permissions for materials, methods, processes and systems used in or incorporated into the project.

9.5. Be responsible for safety, soundness and durability of the Project including all structures forming part thereof and their compliance with the specifications and standards as specified herein above and as per the specifications of New Building Rules-2012 (G.O.Ms.No:168 of 2012) Municipal Administration and Urban Development (M) Department, dated: 7.4.2012 with regard to structural viability.

9.6. Keep the Schedule Property, during the construction period, in a reasonably neat and clean condition and in conformity with the Applicable Laws and applicable permits.

9.7. Not to use the Schedule Property for any purpose/s other than for development and operation and maintenance of the Project assets and facilities.

9.8. Pursuant to this Development Agreement the **DEVELOPER** shall engage qualified Architects, engineers, skilled personnel for the purpose of effectuating the Development of the Schedule Property under Scheme of Development and shall pay remuneration/wages and shall comply with the other statutory obligations under the applicable Labor Laws etc., and the **DEVELOPER** shall be liable for the payments of claims & damages if any arises during the course and till the completion of the Development of Schedule Property under Scheme of Development.

9.9. The **DEVELOPER** represents and states that there are No Legal impediments or contractual obligations that prevent the **DEVELOPER** from developing the Schedule Property under Scheme of Development.

9.10. The entire cost of the development of the Schedule Property under Scheme of Development such as leveling, surveying, demarcation, preparing plans, architectural designing, etc., and the cost of providing internal electrification, all the impact fees, all the Deposits to be made to Electricity Board, HMWSSB or any such other authorities, land conversion charges, section fees, levied by HMDA or Government for the sanction shall be borne exclusively by the **DEVELOPER**.

9.11. That the **DEVELOPER** shall keep the OWNER indemnified for structural viability of the proposed Villas under the Project which shall include common infrastructure facilities.

			For M/s. BLUEFIN CONSTRUCTIONS LLP  DONTIREDDY ANIL KUMAR Authorized Partner
Bonthu Bala	Bonthu Sumanth Reddy	Smt. Bonthu LAVANYA	
Yashwanth Krishna			



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 15 of 43


Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



9.12 The **DEVELOPER** after preparing the Preliminary Plans and before submission for getting approval, the **DEVELOPER** and LAND OWNERS will mutually discuss and take suggestions of the LAND OWNERS and also accepted to consider their suggestions and accordingly suitable changes will be made in the Plans on mutual understanding. Further the **DEVELOPER** also accepted to complete the Plans and obtain all necessary permissions within a period of 2 (TWO) months with a grace period of another 2 (TWO) months totalling 4 (FOUR) months from HMDA from the date of Registration of this DAGPA.

9.13 The stamp duty, registration fees and any other miscellaneous expenses to be incurred for getting this Development Agreement to be registered or any other Supplemental Agreement or document to be entered and to be registered shall be borne by the **DEVELOPER** exclusively.

9.14 The **DEVELOPER** shall in the development of project shall maintain high standards and also in the construction of Villas. The **DEVELOPER** shall maintain high quality of Civil construction, Engineering, Designs, Villas internal specifications which shall to the best standards in the market. Common development specifications will be applicable to all Villas in the Scheme of Development

9.15 The **DEVELOPER** hereby confirms and assures the LAND OWNERS that the **DEVELOPER** will not sell open plots.

9.16 The **DEVELOPER** hereby confirms and assures the LAND OWNERS that the Project will not be given to any third parties on sub-contractor basis and complete the Project by **DEVELOPER** with their own infrastructure and resources only.

9.17 Both LAND OWNERS & **DEVELOPER** mutually agreed till completion of the Project a monthly review meeting will be conducted at site office on a mutually convenient day for both the Parties to review the progress of the project. Further the minutes of the meeting shall be recorded in a separate Register to review the same in all further monthly review meetings.

9.18 The **DEVELOPER** agree and undertake not to deviate in any manner for the construction of this project and strictly adhere to the sanction and approval obtained for the entire project from the authorities concerned. In case of any deviation the **DEVELOPER** shall be solely responsible for the same and liable to meet all such costs, expenses, penalties that may be levied by the concerned authorities to set right the deviation of any nature.

9.19 Both LAND OWNERS & **DEVELOPER** mutually agreed that the monthly review meetings will commence from the date of signing of the DAGPA to review the following:

a) The **DEVELOPER** will give presentation about the appointment of Architecture, Architectural Plan, Villa Structure, Design, Plans and Developmental activities in the site.

			For M/s. BLUEFIN CONSTRUCTIONS LLP  Anil Kumar Authorized Partner
Bonithu Bala Yashwanth Krishna	Bonithu Sumanth Reddy	Smt. BONITHU LAVANYA	BONITHUREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 16 of 43


Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



b) After getting approvals from H.M.D.A., the **DEVELOPER** will give a presentation on the Schedule of Plan for completion of the Project, implementation and progress of schedule Plans, Construction progress, site problems if any and other issues associated with progress and completion of the Project.

9.20. The Director/Partner of Company or duly authorized person with decision making powers that would be binding on all along with project in-charge/Project co-ordinator shall attend the monthly review meetings to discuss about the progress of the project and prepare action plan for speedy completion of the Project.

9.21. The **DEVELOPER** will prepare and give a Schedule of Plan for completion of the project within the stipulated period. After getting approvals from H.M.D.A., the **DEVELOPER** shall give a separate plan of for completion of construction in all respects.

10. ORIGINAL DOCUMENTS:

The LAND OWNERS of Schedule Property shall provide certified copies of the title deeds and other link documents to the **DEVELOPER**. It is further agreed by the LAND OWNERS that they will co-operate with the **DEVELOPER** in all aspects and if the original title deeds are required for verification purpose, on intimation from the **DEVELOPER** they will make available the Original Title Documents for completion of verification process. After completion of the project, the LAND OWNERS shall handover the entire original documents to the Association to be formed and registered among the OWNER of the Villa Project.

11. OTHER COVENANTS:

11.1 Any accident or any compensation thereof to the labor or any such demands for compensation for injury or damage to the human life in the course of Development in the Schedule Property under the Scheme of Development and the wages of workmen shall be borne entirely by the **DEVELOPER** or its subcontractors and the Land Owners shall not be responsible or liable for any claim whatsoever.

11.2 The Land Owners hereby agrees and undertakes not to sell, deal with, dispose or alienate or otherwise enter into agreements in respect of the proposed Villas allotted to the share of the **DEVELOPER** in terms of this Development Agreement with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of this Development Agreement and the declarations made by the Land Owners in this Agreement.

Yashwanth	Sumanth	B. Lavanya	For M/s. BLUEFIN CONSTRUCTIONS Smt. BONITHU LAVANYA BONTIREDDY ANIL KUMAR Designated Partner
Bonithu Bala Yashwanth Krishna	Bonithu Sumanth Reddy	Smt. BONITHU LAVANYA	BONTIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 17 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- 11.3 The Land Owners shall cooperate with the **DEVELOPER** and arrange to sign all the papers necessary from time to time for development of the Schedule Property if required by the **DEVELOPER** including the applications and revised plans if any for the approval of concerned/appropriate authorities and for obtaining other statutory permissions required if any from the HMDA, GHMC, Water / Sewerage / Electricity Departments etc., and however in terms of the General Power Attorney conferred hereunder the **DEVELOPER** is authorized to sign all such applications on behalf of the Land Owner.

- 11.4 In the event that any provision of this Agreement or any circumstances shall be determined to be invalid, unlawful or unenforceable to any extent, the reminder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is determined to be unlawful, invalid, or unenforceable, shall not be affected thereby and each remaining provision of this Agreement shall continue to be valid and may be enforced to the fullest extent permitted by law.

- 11.5 Each of the parties agree to execute and deliver all other document(s) and to take such further action as may be reasonably required to carry out and evidence the intents purposes and results of this Agreement.

- 11.6 This Agreement constitutes the entire understanding and agreement of the Parties and shall be modified only by subsequent amendment in writing.

12. INDEMNITY:

- 12.1 The **DEVELOPER** hereby indemnifies and undertakes to hold harmless the LAND OWNERS from and against any / all losses, liabilities, claims, damages, expenses, costs, charges, fees which may be incurred or demanded as a result of any breach of its representations, warranties and covenants under this Agreement.

- 12.2 The **DEVELOPER** assure the LAND OWNERS that all the funding required for the successful completion of the project will come through established and proper legal channels which will stand by law of the land. The **DEVELOPER** also indemnifies the LAND OWNERS that any deviation in regard to the funding through proper channel will be the responsibility of the **DEVELOPER** and they shall indemnify the LAND OWNERS on the same.

- 12.3 The LAND OWNERS shall at all times indemnify and keep indemnified the **DEVELOPER** against all actions, proceedings, claims and demands or any litigations relating to the title of the LAND OWNERS to the Schedule Property.

- 12.4 Subject to the conditions, the defaulting Party shall fully indemnify, save harmless from and defend the other Party including its officers, servants, agents and subsidiaries (a) failure of any of the Party to comply with Applicable Laws and Applicable Permits (b) Payments of taxes relating to their respective allocation, payments to contractors, suppliers and representatives income or other taxes required to be paid by the Parties without reimbursement hereunder, or (c) non-payment of

			For M/s. BLUEFIN CONSTRUCTIONS LLP  BONTIREDDY ANIL KUMAR Designated Partner
Bonthu Bala	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	
Yashwanth Krishna			



Bk - 1, CS No 3387/2023 & Doct No 
3314/2023. Sheet 18 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



amounts due as a result of materials or services furnished to either of the Party (d) liabilities arising out of engaging work men/labour in the project including but not limited to Industrial Disputes Act, Workmen's Compensation Act, Minimum Wages Act or (e) liabilities on account of statutory taxes and duties relating to the extent of the Project not completed. However, neither Party shall be liable for any business loss or consequential damages.

13. OWNERS' WELFARE ASSOCIATION, INFRASTRUCTURE CHARGES, CLUB HOUSE, CORPUS FUND, MAINTENANCE CHARGES

13.1

The Land Owners (with respect to the villas retained by them on the date of the handover) or the purchasers of the villa from the share of the Land Owners shall become a part of the association to be formed by the **DEVELOPER** for proper upkeep and maintenance of the common facilities and common areas for the residential buildings in the Project (Owners' Welfare Association), in accordance with the provisions of the Real Estate Regulation and Development Act, 2016.

13.2

The Land Owners (with respect to the villas retained by them on the date of the handover) or the purchasers of the villa from the share of the Land Owners shall be entitled to use the common amenities and areas and shall be subject to the same restrictions as the other independent villa owners in the residential buildings in the Project.

13.3

The Land Owners shall ensure that the purchaser of the Villa (if applicable) becomes a member of the Owners' Welfare Association and that such purchaser abides by the bye-laws of the Owners' Welfare Association in all respects. Appropriate conditions shall be incorporated in the transaction documents to be executed between the such Land Owners and the purchaser.

13.4

The Land Owners (with respect to the villas retained by them on the date of the handover or completion of the project, whichever is the earliest) or the purchasers of the built up area from the share of the Land Owners shall also be liable to pay the proportionate Infrastructure Charges. Infrastructure Charges shall include, without limitation, the amounts payable towards security deposits, fees, charges and all equipment towards electricity, municipal water connection, piped gas, sewerage and STPs, firefighting, generation of back-up power, lifts etc. for the villa and the Project. In this respect, it is agreed that all the Infrastructure Charges shall be paid by the Land Owners or the Land Owner's nominees or a purchaser from the Land Owners to the **DEVELOPER** directly by bank transfer in an amount demanded by the **DEVELOPER**. Such payment shall be made as and when a notice is given by the **DEVELOPER** to this effect.

Yashwanth Krishna	Sumanth	B. Lavanya	For M/s. BLUEFIN CONSTRUCTIONS DESIGNED PARTNER ANIL KUMAR
Bonthu Bala	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 19 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



13.5 The **DEVELOPER** shall provide Club House and amenities in the Project such as swimming pool, gym, indoor function hall etc. All villa owners, including the purchasers, shall automatically become members of this Club House and are entitled to avail the Club House facilities as per bye-laws of the Association to be formed among all villa owners in the Project. A onetime membership fee for the Club House and a Two years user charges shall be collected from the purchasers prior to the handover/registration or completion of the project of the unit. The date of payment of this Club House membership fee and Two years usage charges by the purchasers shall be intimated by the **DEVELOPER**.

13.6 The Land Owners and **DEVELOPER** shall collect Two years usage charges from their respective purchasers (and with respect to the villas retained by them) and deposit the same in the Joint Account in the name of Land Owners & **DEVELOPER** till formation of the Association and at the time of handing over the Villas the funds will be transferred to the Association account. However, the Club House Membership Fee for all the Villas will be paid to the **DEVELOPER**.

13.7 It is hereby agreed by the Parties to float a Corpus Fund for the entire Project which is payable by the Prospective Purchasers (and the Land Owners or the **DEVELOPER** with respect to the villas retained by any of them) prior to the execution of the Sale Deeds. The Corpus Fund shall be fixed at Rs. ____ per Sq. Ft. of built up area, and such fund shall be paid to the Joint Account in the name of the LAND OWNERS & **DEVELOPER** and they transfer the said amount to the Owners' Welfare Association without any interest and whenever the Owners' Welfare Association is ready to take up the maintenance, the same will be utilized to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns/open areas, laying of roads, pipelines, club house equipment, etc. If at any point, such said amount is not sufficient to meet such expenditure, the deficit required shall be contributed by all the villa owners in the same proportion in which they contribute the monthly maintenance charges. The date of payment of this Corpus Fund by the villa owners/occupants shall be intimated by the **DEVELOPER**. The Land Owners and the **DEVELOPER** shall collect this Corpus Fund from their respective purchasers (and with respect to the villas retained by them) and deposit the same in the Joint Account.

13.8 The purchasers/occupants of the Project shall pay the proportionate Monthly Maintenance Charges to the Joint Account during the initial period and subsequently to the Association formed among the owners of the villas, to meet the expenses for day to day regular maintenance of the common amenities of the Project and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance. The start date of this maintenance period and the amount to be contributed by the villa owners/occupants shall be intimated by the **DEVELOPER**. This amount shall be paid for a period of 24 months, and the charges for these 24 months shall be paid upfront before handover/registration of the villa. The monthly maintenance charges payable during the period of 24 months shall be fixed by the **DEVELOPER**, and if the maintenance period by the **DEVELOPER** is extended, the **DEVELOPER** shall revise the maintenance charges. The Land Owners and the **DEVELOPER** shall

			For M/s. BLUEFIN CONSTRUCTIOS LLP
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	DONTIREDDY ANIL KUMAR For BLUEFIN CONSTRUCTIONS LLP Designated Partner



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 20 of 43 Sub Registrar Shankarpally

Generated on: 19/07/2023 05:20:30 PM



collect this maintenance charges from their respective purchasers (and with respect to the villas retained by them) and deposit the same in the Joint Account. It is further agreed between the Parties that, the Maintenance Charges shall be non-refundable and no such additional amount with respect to the Maintenance Charges shall be levied upon the Land Owners. The **DEVELOPER** shall not be liable to show any such accounts with respect to the Maintenance Charges to the Land Owners.

- 13.9 It is further agreed between the Parties that, if the Land Owners requires any additional specifications or exercises a preference with respect to the allocation of the villas to the Land Owners, the Land Owners shall be charged as per the applicable premium set out in the Supplementary Agreement as per the actuals incurred amount/expenditure.

- 13.10 The **DEVELOPER** hereby covenants with the Land Owners that it will construct a club House with all amenities like Banquet Hall, Gym, Conference Hall, Shuttle Court (Indoor), Swimming Pool etc., as per the specifications in the Annexure-B

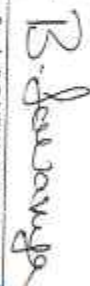
14 DEFECT LIABILITY PERIOD

The **DEVELOPER** shall be responsible for any defects in the Project in the Schedule Property noticed up to a period of Twenty Four (24) Months (Note: 24 months is appropriate because the Consumer Protection Act provides 24 months for any claims from the date of delivery of possession) from the date of completion of the building or obtaining Occupancy Certificate, whichever is earlier. The Warranty contained herein shall not cover defects, damage, malfunction resulting from (a) misuse (b) modifications or repairs done by the Owners or their nominee/agent (c) Cases of force majeure (d) failure to maintain the amenities/equipment's in accordance with the **DEVELOPER**'S instructions if given in writing (e) accident, neglect, Warranty for all other consumables or equipment like generators & lifts, will be provided by the respective manufacturers on their standard terms. Similarly protection of TELANGANA REAL ESTATE REGULATORY AUTHORITY (TREARA) will also applicable

15. RELATIONSHIP BETWEEN THE PARTIES:

- 15.1 This Agreement does not create a relationship of employment, trust, agency, or partnership or any such kind of permanent relationship between the Parties. Each Party is responsible for its own obligations arising under this Agreement.

- 15.2 As the total conceptualization of the present project started between one of the LAND OWNER and **DEVELOPER** mutually declare and promise one another that the very letter and spirit of their understanding from day one till completion of the project will be taken care personally and to achieve the same no technicalities shall come in their way.

			For M/s. BLUEFIN CONSTRUCTIONS LLP CONSTRUCTORS LLP  DONTIREDDY ANIL KUMAR Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	



Bk - 1, CS No 3387/2023 & Doct No 
3314/2023. Sheet 21 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



15.3. The LAND OWNERS shall be members in the Project Management Contract with regard to completion of the project till it complete handing over as they are one of the major stake holders of the project. Needless to say the Land Owners shall be intimated the schedules of all meetings provided with all draft resolutions, minutes and circulars related to the Development activities of the project except the internal circulars and meetings of the **DEVELOPER** i.e. Price negotiations and fixation with agencies and other internal matters.

15.4 The **DEVELOPER** assured the LAND OWNERS that there will be no change of Partners in the L.L.P. till completion of the project. If there will be any change of Partner the incoming or outgoing of Partners of L.L.P. will be brought to the notice of the LAND OWNERS by the **DEVELOPER** and after their consent necessary changes will be adopted.

16. CONFIDENTIALITY:

16.1 Disclosure of Confidential Information:

No Confidential Information may be disclosed by either Party to any person except:

- a. If either Party is required to do so by law.
- b. If either Party is required to do so in connection with legal proceedings relating to this Agreement.

17. USE OF CONFIDENTIAL INFORMATION:

A Party who has received Confidential Information from another under this Agreement must not use it except for the purpose of exercising its rights or performing its obligations under this Agreement.

18. GENERAL CONDITIONS:

18.1 VARIATION / AMENDMENT:

A provision of this Agreement or a right created under it shall not be varied or amended except in writing, by both the LAND OWNERS and the **DEVELOPER** upon mutual agreement.

18.2 WAIVER:

No waiver of any provision of this Development Agreement shall be effective unless in writing and signed by both Parties. No failure or delay by either Party in exercising any right, power, or remedy under this Development Agreement shall operate as a waiver of any such right, power or remedy.

			For M/s. BLUEFIN CONSTRUCTIONS LLP CONSTRUCTORS LLP  DONTIREDDY ANIL KUMAR Designated Partner
Bonthu Balu Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTIHU LAVANYA	



Bk - 1, CS No 3387/2023 & Doct No *CV*
3314/2023. Sheet 22 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



18.3 NOTICES.

All notices or other communications between the Parties under this Agreement shall be in writing and delivered personally or sent by registered post/speed post with acknowledgment due or by a nationally recognized express delivery service, addressed to the Land Owners or the **DEVELOPER**, as applicable, at the address specified in this Agreement, or at such other addresses or facsimile numbers as either Party may specify by notice to the other Party pursuant to this Clause. All notices shall be effective upon receipt unless a later time is specified in it.

18.4

SEVERABILITY:

In the event that any of these covenants or provisions shall for any reason be adjudged, decreed or ordered by any court of competent jurisdiction to be illegal, invalid and unenforceable in any respect, such covenants or provisions shall be modified to the extent necessary to render all of them legal, valid and enforceable and such judgment, decree or order shall not affect, impair or invalidate any of the remaining covenants or provisions of this Agreement.

18.5

GOVERNING LAW AND JURISDICTION:

This Agreement shall be governed by and construed in accordance with the Indian laws. The Parties hereby agree to submit to the exclusive Jurisdiction of Courts shall be to the Courts of appropriate jurisdiction in the State of Telangana, in case of any and all disputes and differences arising out of this Agreement.

18.6

DISPUTES RESOLUTION & ARBITRATION:

- a) All disputes and differences which may arise between the parties hereto and which cannot be settled amicably with regard to the construction, meaning and effect of this Agreement or any part thereof in any way related to will be resolved mutually with the advice of Elders, Middleman, well-wishers pertaining there to shall be resolved by having recourse to Arbitration in according with the provisions of the Arbitration and Conciliation Act, 1996, by an arbitral panel comprising of three Arbitrators, one to be appointed jointly by the LAND OWNERS, one by the **DEVELOPER** and the two Arbitrators so appointed shall appoint the third Arbitrator, who shall be the Chairman or Umpire of the Arbitral Tribunal. The award that will be made by the Arbitration Tribunal or shall be final and binding on the parties hereto, and this Agreement shall be deemed to be a submission to Arbitration within the meaning of the said Act including any statutory modification and or re-enactments thereof from time to time.

- b) The venue of Arbitration shall be at Hyderabad.

			For M/s. BLUEFIN CONSTRUCTIONS LLP Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	DONTIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 23 of 43


Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



c) If is further agreed that the period of the Arbitral Tribunal, if deemed necessary by it, be extended from time to time for making the award and the Parties hereto specifically consent and agree and confer on the Arbitrators the right and power to extend the period of making the award as aforesaid. However the Arbitration process and the Tribunal process shall complete in a reasonable time as time is essence in these project. Hence, both parties agrees that a reasonable time under no circumstances shall be more than six months.

18.7 MISCELLANEOUS:

18.7.1

Notwithstanding any other terms of this Agreement, the Land Owners and the **DEVELOPER** shall be responsible solely towards any tax liability (including Goods and Services Tax) for sale of the individual villas falling to their shares respectively in favour of prospective purchasers or any other taxes as may be applicable as per applicable law.

18.7.2

Both the Land Owners and the **DEVELOPER** shall undertake and execute the Project in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the applicable rules therein.

18.7.3

The Parties agree that this Development Agreement-cum-General Power of Attorney is irrevocable.

18.7.4

If any provision of this Agreement is held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Law, such provision or part shall to that extent be deemed not to form part of this Agreement, and the legality and enforceability of the remainder of this Agreement shall not be affected.

18.7.5

No modification, amendment or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by each of the Parties.

18.7.6

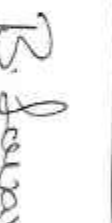
This Agreement constitutes and represents the entire agreement between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, negotiations, brochures, format of legal papers or any marketing materials, and discussions, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.

18.7.7

If any term of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining terms shall not be affected or impaired.

18.7.8

This Agreement and the obligations of the Parties in this Agreement may not be assigned to any third party, without the written consent of both Parties.

 Bonthu Bala Yashwanth Krishna	 Bonthu Sumanth Reddy	 Smt. BONTHU LAVANYA	For M/s. BLUEPRINT CONSTRUCTIONS LLP  Designated Partner BOONTIREDDY ANIL KUMAR
---	---	---	---



Bk - 1, CS No 3387/2023 & Doct No 3314/2023, Sheet 24 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



18.7.9 This Agreement herein shall not be construed as creating any agency, partnership, joint venture or other form of joint enterprise between the Parties.

18.7.10 When one of the Party intends to sell or assign its rights, title, interest or share to any third party, the other party shall have pre-emptive First right Refusal to acquire such right, title, interest and share; and Right lies with that other party, before a proposal is made to any third party to the present agreement. Once the price and terms for sale of share, offered to the other party are rejected or not accepted, the said share cannot be sold to the third party at a price lesser than the offer price or on other terms more favorable to the third party than the terms of the rejected offer. The Land Owners/**DEVELOPER** have liberty to reduce the price when they are selling their share to their nearest relatives out of obligation for them to certain No. of units mutually and reasonably agreed upon.

18.7.11 Project and if construction should be completed in the Schedule phases and if the LANDOWNERS wants to sell Villas failing to their share in the First Phase, the selling price should not be less than the mutually agreed price or the prevailing market price as on that date.

18.8 AUTHORIZATION:

The individual executing this Agreement on behalf of each of the Parties personally represents that he or she is duly authorized to execute this Agreement on behalf of such entity and that this Agreement is binding upon such entity.

18.9 CLAUSE TITLES:

The clause titles used in this Agreement are for reference purpose only and are not intended to add or to limit or in any other way change or interpret the meaning or the language in the Agreement.

18.10 PAYMENT OF TAXES, STAMP DUTY, REGISTRATION CHARGES AND OTHER DUTIES

a. The Land Owners or prospective purchasers of the built up area in the Project from the Land Owners shall bear and pay the Goods and Services Tax or any applicable taxes as levied by the authorities applicable to the Land Owners share. It is the responsibility of the Land Owners to pay the applicable income tax and capital gains tax arising out of the transaction contemplated under this Agreement.

b. The cost of stamp, registration fees and other incidental charges of the villas shall be borne and paid by the prospective purchasers of the respective parties herein.

Yashwanth	Sumanth	B. Lavanya	For M/s. BLUEFIN CONSTRUCTIONS LLP CONSTRUCTORS LLP Designated Partner
Bonthu Balu Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	DONIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 25 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



c. Any liability on/of the Land Owners herein towards any Income Tax or tax on capital gains consequent to any agreements entered into in relation to the Schedule Property shall be the responsibility of the Land Owners and the **DEVELOPER** shall not bear any responsibility of the same. Similarly, any liability on/of the **DEVELOPER** towards any income tax consequent to any of the agreements entered into in relation to the Schedule Property shall be the responsibility of the **DEVELOPER**, and the Land Owners does not bear any responsibility for the same.

d. The stamp duly to be incurred in relation to this Development Agreement shall be exclusively borne by the **DEVELOPER** only.

18.11 SUPPLEMENTARY AGREEMENT/S:

The Parties hereto agreed to enter into a supplementary agreement/s and/or MOUs in writing, in the event of any contingency arises or for incorporation or clarification of any necessary clauses in this Agreement or to meet the needs of the time. However, such supplementary agreement/s shall be in conformity with true spirit of this Agreement.

18.12 BREACH OF AGREEMENT

Both the parties agreed that the sole remedy upon Commencement of the project in the event of a breach of the Agreement shall be damages and/or compensation. No dispute concerning the project shall be allowed by either party to affect the uninterrupted continuation of the project. The parties agree that the sole remedy in case of any breach by either party of the Agreement shall be damages.

19. MORTGAGE

19.1 The **DEVELOPER**, during the process of development of the Schedule Property, shall not be entitled to raise resources in the form of funding/loan/financial assistance from any bank, non-banking financial institutions or any other financial institution or third parties, by creating a mortgage or charge on the area falling to the share of the **DEVELOPER** till receipt of Occupancy Certificate from the concerned authorities.

19.2 In so far as mortgage of the area to the HMDA/GHMC is concerned for obtaining sanctions as per relevant rules and regulations, the **DEVELOPER** is liable to mortgage the areas falling to their shares, in proportion to their shares in the built-up area.

20. NAME OF THE PROJECT

The LAND OWNERS and **DEVELOPER** jointly named the PROJECT as "**BVRS MEGHA**" and the Residential Villas to be constructed on the Schedule Property logo and Brand will be decided mutually by the LAND OWNERS and **DEVELOPER**.

<i>Yashwanth</i>	<i>Sumanth</i>	<i>B. Lavanya</i>	For M/s. BLUEFIN CONSTRUCTIONS LLP Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTU LAVANYA	DOANTIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 26 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



21. AMENDMENTS/VARIATIONS

No amendments/variations of this Agreement shall be binding on either party unless such amendment/variation is incorporated in a Schedule to this Agreement and signed by the duly authorized representatives of both parties.

22. CUSTODY OF DOCUMENT

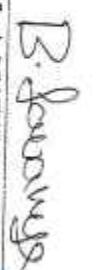
TWO Original copies of this Deed of Development Agreement cum General Power of Attorney are prepared and LAND OWNER & DEVELOPER each one will remain in their custody of One Original Copy.

23. SPECIFIC CONDITIONS FOR DEVELOPMENT OF THE PROJECT

- I. The development of the Project shall be at the discretion of the **DEVELOPER** and the development shall be carried out in a most efficient manner.
- ii. The **DEVELOPER** shall provide the specifications as set out in Schedule hereto for the Project.
- iii. The Land Owners are entitled to sell, transfer, and allot the villas falling to their share, in the Schedule Property, common areas, common amenities and other areas in the proposed Project.
- iv. It is agreed that the **DEVELOPER** alone shall be responsible and liable for the development of the Project and for the workers employed. The men and material to be deployed at the construction site shall be under the absolute control of the **DEVELOPER**. The Land Owner shall not have any liability in respect of any claims arising out of or relating to the construction activity.
- v. The Land Owners authorizes the **DEVELOPER** to make statements, file affidavits, report in all proceedings before any statutory authority including HMDA/GHMC, Water Works Department & Sewerage Board, T.S. Transco for obtaining the necessary sanctions, permissions and approvals etc. for the Project, on behalf of the Land Owners.
- vi. The LAND OWNERS are responsible to settle the objections, if any, received with reference to the approvals or a public notice about the proposal for the Project, limited to the ownership rights. The **DEVELOPER** shall cooperate with the Land Owners for settling any such objections.
- vii. The **DEVELOPER** shall provide 10 lifts of 5 passenger capacity for Land Owners villas and with respect to the remaining villas only Lift provision will be provided and the cost of lifts shall be collected from respective purchasers.

24. GENERAL POWER OF ATTORNEY

The Land Owners hereby expressly appoint, constitute and nominate the **DEVELOPER**, i.e., **Sri DONTIREDDY ANIL KUMAR** as their lawful attorney to carry out, execute and perform any one or all of the following lawful acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property on behalf of the Land Owners:

			For M/s. BLUEFIN CONSTRUCTIONS LLP Designated Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	DONTIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 27 of 43


Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- i) To enter into, execute Agreements to Sell / Sale Deeds, Agreement to / offease, and / or other contracts, agreements, deeds of conveyance or documents that may be required to transfer by way of sale or otherwise in any manner deemed fit by the **DEVELOPER**, the **DEVELOPER's** share of the saleable or built up area (together with the undivided share in the land) in favour of itself (i.e. in favour of the **DEVELOPER**), intending purchasers, and/or other persons nominated by the **DEVELOPER**, conveying the **DEVELOPER's** share in whole or in parts and/or in an undivided manner and /or the accretions thereon, and/or rights thereof;
- ii) To present all such agreements/deeds of sale or any other conveyances in respect of the **DEVELOPER's** share for registration before the concerned Sub-Registrar / District Registrar having jurisdiction, and admit execution thereof;
- iii) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the **DEVELOPER's** share;
- iv) To hand over physical possession of the **DEVELOPER's** share to the concerned purchaser/s, lessee/s, licensee/s etc.;
- v) For appointing contractors, civil engineers, architects, consultants, etc. as desired by the **DEVELOPER**;
- vi) To appear for and represent before the concerned Development Authority, and Municipality, HMDA/GHMC/Gram Panchayat, TCPDCL and/ or other state/private power distribution/supply companies, Gram panchayat Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of the Project on the Schedule Property and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
- vii) To appear for and represent before revenue authorities, town planning authorities, and urban development authority in connection with any of the matters connected with the Schedule Property;

			
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	For M/s. BLUEFIN CONSTRUCTIONS LLP DONTIREDDY ANIL KUMAR Designated Partner



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 28 of 43


Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- viii) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent the Owners before any or all authority/ies set out in clauses hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the **DEVELOPER**;

- ix) The **DEVELOPER** declares that :

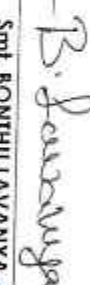
- x) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project, from the concerned authorities;

- xi) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;

- xii) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court or before any Tribunal, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings and also to present any Memorandum of Appeal, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that may be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof; and

- xiii) And generally, to do all such acts, deeds, matters and things as may be necessary as the **DEVELOPER** shall think fit and proper, notwithstanding that no express power or authority in that behalf is hereinabove provided, provided however, the same shall be incidental to the powers conferred hereinabove.

- xiv) For effectively performing and executing all the matters and things aforesaid, the Land Owners hereby further grant unto the **DEVELOPER** full power and absolute authority to substitute and appoint in their place on such terms as they shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other/s in place of such attorney as the **DEVELOPER** shall, from time to time, think fit and proper.

			For M/s. BLUEFIN CONSTRUCTIONS LLP Designated Partner
Borithu Balu Yashwanth Krishna	Borithu Sumanth Reddy	Smt. BONITHU LAVANYA	DONTIREDDY ANIL KUMAR



Bk - 1, CS No 3387/2023 & Doct No
3314/2023. Sheet 29 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the **DEVELOPER**. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney are irrevocable and cannot be unilaterally cancelled.

xvi) The Land Owners hereby agree that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the **DEVELOPER** has/have fully conveyed all the **DEVELOPER**'s share in favour of the **DEVELOPER**/nominee/s or in favour of the third parties as stated above. Subject to fulfillment of all the conditions under this Agreement, The Land Owners do hereby agree that all acts, deeds and things lawfully done by the **DEVELOPER** shall be construed as acts, deeds and things done by the Land Owners and the Land Owners undertake to ratify and confirm all and whatsoever that the **DEVELOPER** shall do.

SCHEDULE 'A' PROPERTY

All that the Land admeasuring **7260 Sq. Yards** equivalent to **Acs.1..20 Gts.** equivalent to **45,000.Sq.Feets With RCC** earmarked as "**BIT-A**" in **Sy.No.22** situated at **MOKILA** Village, Shankarpally Mandal, Ranga Reddy District, Telangana State and the entire land bounded by:

NORTH	: Land belongs to B.Ramesh& Others in Sy.No:22
SOUTH	: Land belongs to PadalaRama Reddy Educational Society in Sy.Nos.22
EAST	: Land belongs to B.Ramesh& Others in Sy.No:18
WEST	: Land belongs to PadalaRama Reddy Educational Society in Sy.Nos.22

			For M/s. BLUEFIN CONSTRUCTIONS
BONTHU BALA	BONTHU SUMANTH	SMT. BONTHU LAVANYA	Partner
YASHWANTH KRISHNA	REDDY	POONIREDDY ANIL	For M/s. BLUEFIN CONSTRUCTIONS
		Partner	



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 30 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



SCHEDULE 'B' PROPERTY

All that the Land **9680 Sq. Yards** equivalent to **Acs.2.00 Gts.** equivalent to **60,000.Sq.Feets With RCC** earmarked as "**BIT-C**" in **Sy.No.17** situated at **MOKILA** Village, Shankarpally Mandal, Ranga Reddy District, Telangana State and the entire land bounded by:

NORTH : Land belongs to B.Ramesh& Others in Sy.No:18
SOUTH : Land belongs to V.Lakshman and Others in Sy.No.16
EAST : Land belongs to Podalarama Reddy Educational Society in Sy.No:17
WEST : Land belongs to Bonthu Sumanth

SCHEDULE 'C' PROPERTY

All that the Land **9680 Sq. Yards** equivalent to **Acs.2.00 Gts.** equivalent to **60,000.Sq.Feets With RCC** earmarked as "**BIT-B**" in **Sy.No.17** situated at **MOKILA** Village, Shankarpally Mandal, Ranga Reddy District, Telangana State and the entire land bounded by:

NORTH : Land belongs to B.Ramesh& Others in Sy.No:18
SOUTH : Land belongs to V.Lakshmalah and Others in Sy.No.16
EAST : Land belongs to Podalarama Reddy Educational Society in Sy.No:17
WEST : Land belongs to Podalarama Reddy Educational Society in Sy.No:17

			For M/s. BLUEFIN CONSTRUCTORS LLP
BONTHU BALA	BONTHU SUMANTH	SMT. BONTHU LAVANYA	Designated Partner
YASHWANTH KRISHNA	REDDY	DONTIREDDY ANIL KUMAR	



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 31 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



SCHEDULE 'D' PROPERTY

All that the Land **9680 Sq. Yards** equivalent to **Acs.2..00 Gts.** equivalent to **60,000.Sq.Feets With RCC** earmarked as "**BIT-D**" in **Sy.No.17** situated at **MOKILA Village, Shankarpally Mandal, Ranga Reddy District, Telangana State** and the entire land bounded by:

NORTH : Land belongs to B.Ramesh & Others in Sy.No:18
SOUTH : Land belongs to V.Lakshmalah and Others in Sy.No.16
EAST : Land belongs to Padalarama Reddy Educational Society in Sy.No:17
WEST : Land belongs to Bonthu BalaYashwanth Krishna

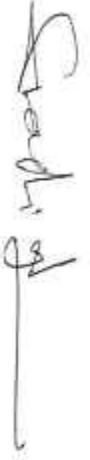
IN WITNESS WHEREOF BOTH THE PARTIES HAVE SIGNED ON THIS MOU WITH THEIR OWN FREE WILL AND CONSENT ON THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

		
BONTHU BALA YASHWANTH KRISHNA	BONTHU SUMANTH REDDY	Smt. BONTHU LAVANYA
LAND OWNERS		

For M/S. BLUEFIN CONSTRUCTIONS LLP


(DONIREDDY ANIL KUMAR)

WITNESSES:

	
---	--



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 32 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



ANNEXURE - 1A

1. Description of Property : All that the land admeasuring **36,300 Sq. Yards** equivalent to **Acs.7..20 Gts.** in **Sy.Nos.17** and **22** situated in **Mokila** Village Sankarpally Mandal, Ranga Reddy District, Telangana State.
2. Nature of Roof : R.C.C.
3. Total Extent of Site : **36,300 Sq. Yards**
4. Proposed Built-up area : **2,25,000 Sq. Ft.**
5. Party's own estimate for the : **Rs.24,75,00,000/-**
Construction. :
6. Total value of the Property : **Rs.24,75,00,000/-**

CERTIFICATE

I/We do hereby declare that the above stated particulars are true and correct to the best of my/our knowledge and belief.

		
BONTHU BALA YASHWANTH KRISHNA	BONTHU SUMANTH REDDY	Smt. BONTHU LAVANYA
LAND OWNERS		

Witnesses:

For **M/s. BLUEFIN CONSTRUCTIONS LLP**

1 

2 


(DONIREDDY ANIL KUMAR) Partner

Bk - 1, CS No 3387/2023 & Doct No
3314/2023. Sheet 33 of 43 Sub Registrar
Shankarpally

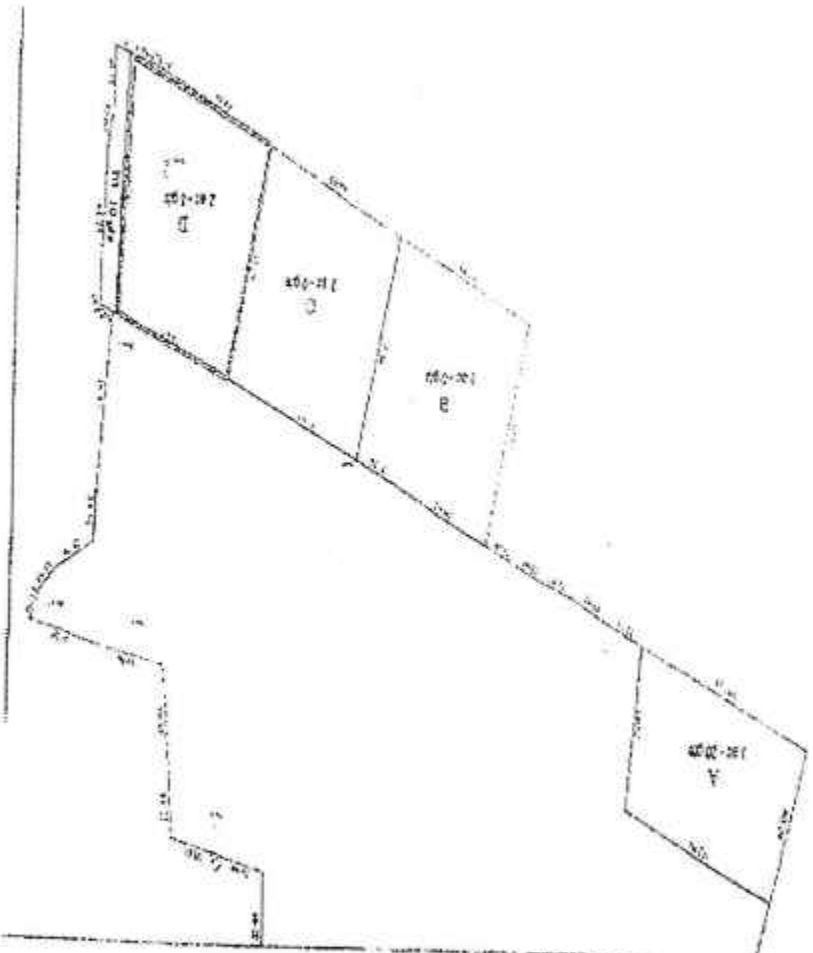


Generated on: 19/07/2023 05:20:30 PM



ANNEXURE – A

PROPOSED LAND SKETCH FOR DEVELOPMENT



<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
BONTHU BALA YASHWANTH KRISHNA	BONTHU SUMANTH REDDY	Smt. BONTHU LAVANYA
LAND OWNERS		

Witnesses:

- 1 *[Signature]*
- 2 *[Signature]*

For BLUEFIN CONSTRUCTIONS LLP
For M/s. BLUEFIN CONSTRUCTIOS LLP

[Signature]
Partner
(DONTIREDDY ANIL KUMAR)



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 34 of 43 Sub Registrar Shankarpally

51/24012023 17:00:00

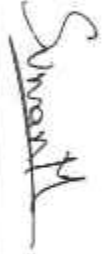
Generated on: 19/07/2023 05:20:30 PM



VILLA LEVEL

ANNEXURE – B
(SPECIFICATIONS)

SPACE	Architect's Intent Specifications
STRUCTURE	
SUPER STRUCTURE	RCC Framed Structure Designed to relevant IS Codes
WALLS	AAC Blocks / CC Bricks
FOYER / LIVING / DINING / LOUNGE / STUDY / POOLA/ LOBBY FLOOR	Imported Marble Flooring
WALL	Gypsum Putting + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC
CEILING	False Ceiling in Customer Scope Single Coat Putty + 2 Coats of Luxury Emulsion of low VOC
MASTER BED ROOM	
FLOOR	Engineered Wood/ Wooden Laminated Flooring.
WALL	Gypsum Putting + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC
CEILING	False Ceiling in Customer Scope Single Coat Putty + 2 Coats of Luxury Emulsion of low VOC
M.B. WALK-IN CLOSET	
FLOOR	Engineered Wood/ Wooden Laminated Flooring.
WALL	Gypsum Putting + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC
CEILING	False Ceiling in Customer Scope Single Coat Putty + 2 Coats of Luxury Emulsion of low VOC
MASTER TOILET	
FLOOR	Imported Marble / Non-Slip Large format Vitrified Tiles.
WALLS	Imported Marble Cladding as per design.
CEILING	False Ceiling with Gypsum / Calcium Silicate Board MR Grade with Trap Door as per requirement
PLUMBING FIXTURES	Fixtures shall be single lever with integrated thermostatic high - capacity mixer. Luxury/ Collection Plumbing Fixtures from Gessi, Hansgrohe, Roca or equivalent.
SANITARYWARE - WC	Wall hung WC integrated with Tomado Flush. Rimless Bowl and Calsonect Technology.
SHOWER	Shower cubicle with operable / sliding doors (tinted glass coating). High Pressure rain shower head and Single lever Diverter with integrated Thermostatic high capacity mixer.
VANITY	Illuminated Mirror integrated with Magnifying Mirror. Fixtures shall be single lever with integrated thermostatic high - capacity mixer. Provision for Shower Socket as per electrical design.
ACCESSORIES	Stainless steel finish Towel Holder, Soap Dish, Shampoo & Tooth Brush Holder, Toilet Roll Holder, Robe Hooks etc. as per design.
VENTILATION & EXHAUST	Ceiling integrated exhaust system for WC and Shower Cubicle.
OTHER BED ROOMS	
FLOOR	Imported Marble / Large format Vitrified Tiles
WALL	Gypsum Putting + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC
CEILING	False Ceiling in Customer Scope Single Coat Putty + 2 Coats of Luxury Emulsion of low VOC

			For M/s. BLUEFIN CONSTRUCTOS LLP  DONIREDDY ANIL KUMAR Partner
Bonthu Bala Yashwanth Krishna	Bonthu Sumanth Reddy	Smt. BONTHU LAVANYA	

Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 35 of 43 Sub Registrar
Shankarpally



Generated on: 19/07/2023 05:20:30 PM



SPACE	Architect's Intent Specifications
POWDER ROOM	
FLOOR	Non-slip large format Vitrified Tiles as per design.
WALL	Remaining wall area above dado Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Luxury Acrylic Emulsion Paint of low VOC
CEILING	Single coat plastering +Gypsum / POP + 2 Coats of Luxury Emulsion of low VOC over two coats of putty finish
PLUMBING FIXTURES	Fixtures shall be single lever with integrated thermostatic high-capacity mixer, Luxury Collection Plumbing Fixtures from Grassi, Hansgrohe, Recca or equivalent.
SANITARYWARE - WC	Wall hung WC integrated with Toronado Flush, Rimless Bowl and Ceifontect technology.
VANITY	- Factory made Vanity Unit with Under Counter Basin. - Illuminated Mirror integrated with Magnifying Mirror. - Fixtures shall be single lever with integrated thermostatic high-capacity mixer. - Provision for Shower Socket as per electrical design.
ACCESSORIES	Stainless steel finish Towel Holder, Soap Dish, Shampoo & Tooth Brush Holder, Toilet Roll Holder, Robe Hooks etc. as per design.
EXHAUST	Provision for Exhaust Systems as per Design Intent
SIT OUT / BALCONY	
FLOOR	Matte Finish Full Body Vitrified Tile Flooring / Skirting
WALL	Exterior Grade paint over texture / Exterior Putty as per elevation. Exterior grade paint as per Elevation.
CEILING	Wooden finished ceiling as per Elevation.
ELECTRICAL	Outdoor receptacle (IP66 rated) of reputed make as per design.
RAILING	Tempered laminated Glass Railing designed as per relevant IS codes.
MAID ROOM	
FLOOR	PGVT / Vitrified Tile Flooring.
WALL	Gypsum Punning satin finish+ Skim Coat + Acrylic Primer + 2 Coats of Acrylic Emulsion Paint of low VOC
CEILING	
MAID ROOM TOILET	
FLOOR	Matte finish Vitrified Tile Flooring.
WALLS	Glossed vitrified tile Cladding upto 4' as per the design Remaining wall area above dado Gypsum Punning + Skim Coat + Acrylic Primer + 2 Coats of Acrylic Emulsion Paint of low VOC
CEILING	Gypsum False Ceiling with MR Grade, painted with moisture resistant paint
PLUMBING FITTINGS	Fittings & Fixtures as per selection.

			For M/s. BLUEFIN CONSTRUCTION LLP
BONITHU BALA YASHWANTH KRISHNA	BONITHU SUMANTH REDDY	SMT. BONITHU LAVANYA	DESIGNED BY DONTIREDDY ANIL KUMAR

Witnesses:

1. 2. 

BLUEFIN CONSTRUCTION LLP
DESIGNED BY
DONTIREDDY ANIL
KUMAR



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 36 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



JOINERY	
MAIN DOOR	Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on both sides finished with PU coat. Dashing Hardware with smart lock.
INTERNAL DOORS	Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on both sides finished with PU coat. Dashing Hardware.
TOILET DOORS	Factory made Solid/ Engineered wood frame, solid core shutter with teak veneer on one side finished with PU coat and PU paint finish inside.
SHOUT/BALCONY DOORS	Reinforced Aluminium Double Glazed Sliding Doors with performance glass and hurricane bar designed as per relevant IS code with premium hardware and integrated with insect screen.
WINDOWS	Reinforced Aluminium Double Glazed Sliding Windows with performance glass and hurricane bar designed as per relevant IS code with premium hardware and integrated with insect screen.

			For M/s. BLUEFIN CONSTRUCTIONS LLP 
BONTHU BALA YASHWANTH KRISHNA	BONTHU SUMANTH REDDY	SMT. BONTHU LAVANYA	DONTIREDDY ANIL KUMAR

WITNESSES:

1 

2 



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 37 of 43

Sub Registrar
Shankarpally

FOR DIGITAL SIGNATURE ONLY

Generated on: 19/07/2023 05:20:30 PM





BLUEFIN

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter".

VOTE OF THANKS:

There being no other business to transact, the meeting concluded with a vote of thanks to the chair.

Date : 30/01/2023

CHAIRMAN

Place :

For BLUEFIN CONSTRUCTIONS LLP

BLUEFIN CONSTRUCTIONS LLP
At Plot No: 411, H. No:1-65/2/A, Ravindra Co-Op. Housing Society Limited, Road No: 9, Kakatiya Hills, Madhapur, Hyderabad-500090, Ranga Reddy District,
LLPIN: AAV-8852

MEETING

HELD ON 30th JANUARY, 2023 AT 10 AM

PLACE: Registered Office at Plot No: 411, H. No:1-65/2/A, Ravindra Co-Op. Housing Society Limited, Road No: 9, Kakatiya Hills, Madhapur, Hyderabad-500090, Ranga Reddy District,

SN	NAME OF PARTNER	SIGNATURE
1	BALA YESHWANTH KRISHNA BONTHU	
2	ANIL KUMAR DONTIREDDY	
3		

Plot No: 411, Road No 9, Kakateeya Hills, Madhapur,
 Hyderabad, Telangana, India - 500081

+91 95454 45078 | 040 6924 6789
 info@bluefinconstructions.in | www.bluefinconstructions.in



Bk - 1, CS No 3387/2023 & Doct No 
3314/2023. Sheet 38 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM





BLUEFIN

MINUTES OF THE MEETING (SPECIAL RESOLUTION) OF THE PARTNERS OF BLUEFIN CONSTRUCTIONS LLP HELD ON DAY, THE 30 th DAY OF JANUARY, 2023 AT 10 AM AT THE REGISTERED OFFICE OF THE LLP SITUATED AT PLOT NO: 411, H. No:1-65/2/A, RAVINDRA CO-OP. HOUSING SOCIETY LIMITED, ROAD NO: 9, KAKATIYA HILLS, MADHAPUR, HYDERABAD-500090 RANGA REDDY DISTRICT, TELANGANA STATE.

Partners Present:

- 1 Sri BALA YESHWANTH KRISHNA BONTHU
- 2 Sri ANIL KUMAR DONTIREDDY

Chairman of the Meeting:

Sri BALA YESHWANTH KRISHNA BONTHU was appointed as the Chairman of the meeting and he welcomed the partners present and ascertained that the requisite quorum was present.

Leave of absence was given to:

Nil

Proceedings:

The Chairman informed that it is proposed project for Development of Gated Community by constructing Independent Villas with amenities and facilities in the land admeasuring in **Sy.Nos:16, 17, 18, 19, 20, 21 and 27 in Mokila Village**, Shankarpally Mandal, Ranga Reddy District, Telangana by entering into Development Agreement and other requisite/consequential Agreements including but not limited to Development Agreement with **Mr.B.Ramesh, Mrs.B.Vijaya Ramesh, Mrs.B.Sagarika** for an extent of **Acs.27.00 Gts.** and also, with other land owners adjacent to the said land. The matter was discussed and following resolution was passed:

"RESOLVED THAT **Sri ANIL KUMAR DONTIREDDY** be is hereby authorized to on behalf of the **BLUEFIN CONSTRUCTIONS LLP** to negotiate with the land owners and to accept the certain Terms and Conditions and to execute the Development Agreement and other requisite/consequential Agreements, Agreement of Sale, and Sale Deeds including but not limited to Development Agreement, to register the said Development Agreement, Agreement of Sale, and Sale Deeds including with the concerned Authorities, to sign necessary documents, papers, supplementary agreements on behalf of the **BLUEFIN CONSTRUCTIONS LLP** and generally to do all acts, deeds and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid Resolution." And the same shall be binding on all the Partners present and future of **BLUEFIN CONSTRUCTIONS LLP**.

Plot No: 411, Road No 9, Kakateeya Hills, Madhapur,
Hyderabad, Telangana, India - 500081

+91 95454 45678 | 040 6924 6789
info@bluefinconstructions.in | www.bluefinconstructions.in



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 39 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



GOVERNMENT OF TELANGANA
ABSTRACT

Major and Administrative & Urban Development Department Hyderabad
Metropolitan Development Authority, Change of Land Use from Permitted use to
Residential use zone in Sy Nos 17, 18, 19, 20, 21, 22 & 27 of Mokila (V),
Shankarpalle (M), Ranga Reddy District to an extent of 165921 Sq mts (Ac. 40.98)
Ecodomination of Draft variation Notification issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (P&I) DEPARTMENT

G.O.Ms.No.124

Dated: 12.07.2022
Read the following

- 1 From MC, HMDA, Lr.No.D44088/SKP/CLU/UG/HMDA/17012021,
dt: 6.8.2021
- 2 Minutes of CLU Committee meeting held on 27.08.2021
- 3 Govt. Memo No 10574/Pig-111/2021, Dated: 23.04.2022
- 4 From the MC, HMDA Lr.No. D44088/SKP/CLU/UG/HMDA/
12032021, Dt: 08.06.2022
- 5 Govt. Letter No. 10574/Pig-111/2021, Dated: 09.06.2022
- 6 From MC, HMDA, Lr.No.D44088/SKP/CLU/UG/HMDA/12032021, dt:
7.2021

ORDER:

The draft variation to the land use envisaged to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA dt: 24.01.2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.85, Dated: 28.04.2022. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.-4,14,80,250/- (Rupees Four Crore Fourteen Lakhs Eighty Thousand Two Hundred and Fifty only) vide RTGS No.JNDBR32022070100306155, dated: 01.07.2022 towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary of the Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA dt: 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.17, 18, 19, 20, 21, 22 & 27 of Mokila (V), Shankarpalle (M), Ranga Reddy District to an extent of 165921 Sq Mts (Ac. 40.98), which is presently earmarked as Peri-urban use as per the notified Master Plan (MDP) - 2031 notified by the Government vide G.O.Ms.No.33 MA dt: 24.01.2013, is now designated as Residential use zone, subject to the following conditions:

- a) The applicant shall comply all the conditions laid down in the G.O.Ms.No:168, dt: 07.04.2012 and in the G.O.Ms.No.363 dt: 28-08-2010.

P.T.O



Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 40 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM



- to if local body / G.M.C. desires to acquire land area for the circulation network, then applicant has to handover required land / plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
 - d) The applicant is the whole responsible if any discrepancy / error in the ownership aspects and U.C. aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
 - e) If there is any court case is pending in Court of Law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
 - f) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
 - g) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
 - h) The applicant shall not disturb the Natural position of the Main / Channel if any passing through the site.
 - i) The Change of land Use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
 - j) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

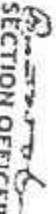
North : 30 mts wide BT road and proposed 45 mtrs road in Sy.No.31/P of Mokila (v)
 South : Vacant land in Sy.No.16 of Mokila (v)
 East : Vacant land in Sy.No.31, 33, 34 & 10 of Mokila (v)
 West : Vacant land in Sy.No.23, 25 & 26 of Mokila (v)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR
 SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
 The Commissioner of Printing, Stationery & Stores Purchase,
 Hyderabad.
 The Metropolitan Commissioner,
 Hyderabad Metropolitan Development Authority, Hyderabad.
Copy to:
 The individual through the Metropolitan Commissioner,
 Hyderabad Metropolitan Development Authority, Hyderabad
 The Special Officer and Competent Authority, Hyderabad
 Urban Land Ceiling, Hyderabad. (in name cover)
 The District Collector, Rangareddy District.
 Sl /Sc.

//FORWARDED BY ORDER//


 SECTION OFFICER



Bk - 1, CS No 3387/2023 & Doct No 3314/2023. Sheet 41 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM





భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాచిత ప్రమాణం/Enrolment No.: 1111/15339/02153

To: Bonthu Lavanya
(బొంతు లావణ్య)
W/O Bonthu Srinivasa Reddy
VILLA NO-218
INDU FORTUNE FEILDS PHASE-13
NEAR HI-TECH CITY RAILWAY STATION
K P H B COLONY
KUKAT PALLY
Hyderabad
Andhra Pradesh - 500072

Date: 04/07/2011



EY 10409237 6 IN

Ref. No.: 96072021-00077

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

~~XXXXXXXXXX~~ 0873

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బొంతు లావణ్య
Bonthu Lavanya

పుట్టిన సంవత్సరం / Year of Birth: 1978
స్త్రీ / Female

~~XXXXXXXXXX~~ 0873



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాచిత ప్రమాణం/Enrolment No.: 1111/15339/02155

To: Bonthu Sumanth Reddy
(బొంతు సుమంత్ రెడ్డి)
O/O Bonthu Srinivasa Reddy
VILLA NO-218
INDU FORTUNE FEILDS PHASE-13
NEAR HI-TECH CITY RAILWAY STATION
K P H B COLONY
KUKAT PALLY
Hyderabad
Andhra Pradesh - 500072

Date: 04/07/2011



EY 10408927 5 IN

Ref. No.: 04072011-00767

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

~~XXXXXXXXXX~~ 9239

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బొంతు సుమంత్ రెడ్డి
Bonthu Sumanth Reddy

పుట్టిన సంవత్సరం / Year of Birth: 2000
పురుషుడు / Male

~~XXXXXXXXXX~~ 9239



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాచిత ప్రమాణం/Enrolment No.: 1111/15339/02154

To: Bonthu Sala Yashwanth Krishna
(బొంతు సాలా యశ్వంత్ కృష్ణ)
O/O Bonthu Srinivasa Reddy
VILLA NO-218
INDU FORTUNE FEILDS PHASE-13
NEAR HI-TECH CITY RAILWAY STATION
K P H B COLONY
KUKAT PALLY
Hyderabad
Andhra Pradesh - 500072
0649022069

Date: 04/07/2011



UF2224396690N

220439669

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

~~XXXXXXXXXX~~ 1784

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



బొంతు సాలా యశ్వంత్ కృష్ణ
Bonthu Sala Yashwanth Krishna

పుట్టిన సంవత్సరం / Year of Birth: 1998
పురుషుడు / Male

~~XXXXXXXXXX~~ 1784





Bk - 1, CS No 3387/2023 & Doct No
3314/2023.

Sheet 42 of 43

Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM





Bk - 1, CS No 3387/2023 & Doct No 
3314/2023. Sheet 43 of 43 Sub Registrar
Shankarpally

Generated on: 19/07/2023 05:20:30 PM

