

SCANNED

(Original)

Date 6996/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA

S. No. 3650 Date 11/05/2023 Rs. 100/-

Sold to B. Roopali Reddy

Str. W/o D/o B. Shiva Charan Reddy

For Whom Ramabhoopal Builders

AW 841203

MOHAMMED SHUJAUDDIN
 LICENSED STAMP VENDOR
 Lic.No:16-10-048/1990
 Ren. No.16-10-041/2023
 H.No.6-2-188/8, A.C. Guards,
 Hyderabad (South) District
 Phone No.9246263797

SUPPLEMENTARY/ALLOCATION AGREEMENT

This Supplementary/Allocation Agreement is made and executed on this 14th June 2023, by and between:

1. KONDAKALLA PRABHAKAR REDDY S/o K. Venkat Reddy aged 58 yrs
Occ: Agriculture, (Aadhar No. 6059 9570 5568, Pan No. BKGPK6873E)
2. KONDAKALLA RAJSHEKAR REDDY S/o Prabhakar Reddy, aged 37yrs,
Occ: Agriculture, (Aadhar No. 8474 5942 6970, Pan No. DXXPK1721B)
3. KONDAKALLA TIRUPATHI REDDY S/o Prabhakar Reddy, aged 35 yrs,
Occ: Agriculture, (Aadhar No. 8106 3424 7391, Pan No. DJWPK3729Q)

All are residents of Tellapur Village, Ramachandrapuram Mandal,
Sangareddy District.

K. Roopali Reddy
 Partner

K. Roopali Reddy
 Partner

For RAMABHOOPAL BUILDERS

Roopali
 Partner

K. Roopali Reddy

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of _____ and _____ on the 14th day of JUN, 2023 by Sri Kondakalla Yadi Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 BORAVELLI ROOPALI REDDY [1715-1-2023-7493]	BORAVELLI ROOPALI REDDY(R)M/S. RAMABHOOPAL BUILDERS R/O. PLOTNO.S. 13 14, IZZATH NAGAR, CYBER ELITE G-1 KONDAPUR HYDERABAD	
2	EX		 KONDAKALLA TIRUPATHI R [1715-1-2023-7493]	KONDAKALLA TIRUPATHI REDDY S/O. PRABHAKAR REDDY TELLAPUR VILLAGE, RAMACHANDRAPURAM MANDAL MEDAK DISTRICT T.S.	
3	EX		 KONDAKALLA RAJASHEKAR R [1715-1-2023-7493]	KONDAKALLA RAJASHEKAR REDDY S/O. PRABHAKAR REDDY TELLAPUR VILLAGE, RAMACHANDRAPURAM MANDAL MEDAK DISTRICT T.S.	
4	EX		 KONDAKALLA PRABHAKAR REDDY [1715-1-2023-7493]	KONDAKALLA PRABHAKAR REDDY S/O. VENKAT REDDY TELLAPUR VILLAGE, RAMACHANDRAPURAM MANDAL MEDAK DISTRICT T.S.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 ADHAAR CARD [1715-1-2023-7493]	ADHAAR CARD ADHAAR CARD	
2		 B ANJI [1715-1-2023-7493]	B ANJI ADHAAR CARD	

14th day of June, 2023

Signature of Joint SubRegistrar1
Patancheru (R.O)
Exercising the powers of
Registrars under Section 30

Biometrically Authenticated by
SRO Dr. S. LAXMA REDDY
on 14-JUN-2023 17:19:23

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Hereinafter collectively referred to as "**FIRST PARTY/ LAND OWNERS**" and which expression shall mean and include all their representatives, nominees, executors, assignees, legal heirs etc.

AND

M/s. RAMABHOOPAL BUILDERS, (Pan No. AANFR9919A) repled. by its Managing Partner Smt. Boravelli. Roopali Reddy, (Aadhar No. 6555 3380 1545) W/o. B. Shiva Charan Reddy, aged 40 years R/o Plot Nos.13, 14, Izzath Nagar, Cyber Elite, G-1, Kondapur, Hyderabad 500 084.

Hereinafter referred to as "**SECOND PARTY / DEVELOPER**" and which expression shall mean and include all its representatives, nominees, executors, assignees, legal heirs etc.

WHEREAS:

A) TheFirst Party / Land Owners being the absolute owners and possessors of agricultural land admeasuring Ac.1-00 gts. in Sy.No.407/A/1 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District, jointly entrusted the same to the Second Party / Developer, for composite development of the same into gated community residential Villas, by integrating the same with the adjoining land, through a registered Development Agreement Cum General Power of Attorney (DAGPA) bearing document No. 22660 of 2016 dated 23-09-2016 registered at R.O. Sangareddy.

B) This Supplemental Agreement is executed in addition to DAGPA No. 22660 of 2016 dated 23-09-2016 and Supplemental Agreement No. 23522 of 2020 dated 23-12-2020 in view of change of circumstances for development of project agreed the clauses which are included in this Agreement will prevail over the conditions and clauses stated in earlier agreements wherever any condition is contrary to this agreement.

c) Certain terms and conditions of the said DAGPA were amended mutually by the Land Owners and the Developer, by executing registered Supplementary Deed bearing document No. 23522 of 2020 dated 23-12-2020, excluding Ac.0.07.43gts out of Ac.1-00 guntas from the scope of the development reducing the land entrusted for development to Ac. 0-

1409235000

For RAMABHOOPAL BUILDERS

For RAMABHOOPAL BUILDERS

Roopali

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7391 Name: Kondakalla Thirupathi Reddy	C/O Kondakalla Prabhakar Reddy, Tellapur, Sangareddy, Telangana, 502032	
2	Aadhaar No: XXXXXXXX5568 Name: Kondakal Prabhakar Reddy	C/O Kondakalla Venkat Reddy, Tellapur, Sangareddy, Telangana, 502032	
3	Aadhaar No: XXXXXXXX6970 Name: Kondakalla Rajashekar Reddy	C/O Kondakalla Prabhakar Reddy, Tellapur, Medak, Telangana, 502032	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	2084230	0	0	0	2084230
Transfer Duty	NA	0	0	0	0	0	2000
Reg. Fee	NA	0	2000	0	0	0	1000
User Charges	NA	0	1000	0	0	0	
Mutation Fee	NA	0	0	0	0	0	2087330
Total	100	0	2087230	0	0	0	

Rs. 2084230/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 695E5E090623 dated 09-JUN-23 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2087280/-, DATE: 09-JUN-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5724819345339, PAYMENT MODE: NB-1001138, ATRN 5724819345339, REMITTER NAME: BRICKS INFRA TECH LLP, EXECUTANT NAME: K PRABHAKAR REDDY AND OTHERS, CLAIMANT NAME: RAMA PROOPAL BUILDERS).

Signature of Registering Officer
Patancheru (R.O)

Date:
14th day of June, 2023

Certificate of Registration

Registered as document no. 6996 of 2023 of Book-1 and assigned the identification number 1 - 1725 - 6996 - 2023 for Scanning on 14-JUN-23.

Registering Officer
Patancheru (R.O)

Exercising the powers of Registrars under Section 30
(Dr S Laxma Reddy)

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

Decreed

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32.57gts.,changing the nature of construction/ development from Villas to Apartments and revisiting the ratio of sharing therein, thereby inserting para 1(h) specifying that the Land Owners together are entitled for fixed built up / saleable area of 48000 (Forty Eight thousand) sq. feet, while the Developer is entitled for retaining the entire remaining super built up / saleable area derived from the development of the land admeasuring Ac.0-32.57gts entrusted for development. And in the event of the Developer constructing more than agreed built up area of 210000 sq. feet, the parties shall share such additional built up area over and above 210000 (Two Lakh Ten Thousand) Sq. feet in 40:60 ratio.

d) Pursuant to the said DAGPA and Supplementary Deed thereon, the Developer integrated the land admeasuring Ac.0-32.57gts in Sy.No.407/A/1 with the adjoining land situated at Tellapur and got the same converted from agriculture use to non-agricultural use vide No.A2/8863/16 dated 04-10-2016 and also obtained permission for construction of multi-storied residential apartment buildings consisting of Two Blocks A & B with 3 Cellar + Stilt + 32 Upper Floors (Total Units @ 536) to an height 100.80 mtrs. and amenities with Ground + Three (3) floors in an extent of 16870.37 sq.mtrs, in Sy.Nos. 407/A/1 and 407/A2/1, 2, 3 situated at Tellapur village, Ramachandrapuram Mandal, Sangareddy District, vide Permit No. 047316/SKP/R1/U6/HMDA/17072021 dated 21-01-2022 from Hyderabad Metropolitan Development Authority (HMDA), Hyderabad and released by The Commissioner, Tellapur Municipality, Sangareddy District vide Proc. No. 4970/TP/2021-22 dated 31-01-2022.

E) That in terms of the said DAGPA and Supplementary Deed thereon, the Land Owners together are entitled for fixed built up area of 48000 sq. feet including the common areas along with the proportionate undivided share in the schedule property, while the Developer is entitled for retaining the entire remaining super built up / saleable area derived from the development of the land admeasuring Ac.0-32.57gts entrusted for development including the common areas along with the proportionate undivided share in the schedule

K. Rajesh Kumar Reddy

For RAMABHOOPAL BUILDERS

K. Rajesh Kumar Reddy

Roopali

Partner

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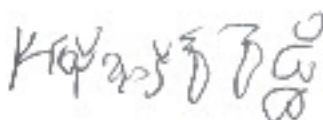


property. However having regard to various factors including the delay occurred on account of securing clearances from Irrigation Department and SEIAA of Telangana and necessity to extend time stipulated earlier for completing the construction, However, Developer got approval for more than 2,10,000 square feet in built up / saleable area in 40:60 ratio as per the agreement, the parties have mutually agreed for increasing the fixed entitled built up / saleable area of the Land Owners from 48000 (Forty Eight Thousand) square feet to 50,000 (Fifty Thousand) square feet. If Developer constructs more than agreed built up area of 229803 sq. feet, the parties shall share such additional built-up area over and above 229803 (Two Lakh Twenty-Nine Thousand Eight Hundred and three) sq. feet in 40:60 ratio, while the Developer was entitled for retaining the entire remaining super built up / saleable area derived from the development of the land admeasuring Ac.0-32.57gts entrusted for development.

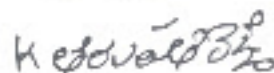
F) Accordingly, the total super built up / saleable area derived from development of Ac. 0-32.57 gts. is hereby divided between the Land Owners and Developer, in terms of the said DAGPA No.22660 of 2016 dated 23.09.2016 and Supplementary Deed No. 23522 of 2020 dated 23.12.2020 by allotting 50000 (fifty thousand) Square Feet of built up/saleable area to the Land Owners together while the Developer retaining the entire remaining area derived from Development of Ac.0-32.57 gts subject to conditions and clauses sharing 40 % – 60 % if any area constructed more than that area.

G) The Parties hereto having agreed for division of the super built up area / saleable area (Hereinafter referred to as "Units") basing upon the plans sanctioned by HMDA and Municipality, have further decided to reduce the same into writing under this Supplementary/Allocation Agreement for the purpose of clarity.

(H) The Developer agreed that he shall construct a Commercial complex in the remaining area of Ac. 0-07.43 gts (approximately 900 Sq.yards) out of



K. RAMESH BABU



For RAMABHOOPAL BUILDERS



Partner

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Survey No.407 consists of Cellar, Stilt + Five floors covering an area of 24,000 Sft only for Stilt + Five Floors excluding area of Cellar within 18 months from the date of execution of this Agreement with his own costs and he shall also get the sanction from the concerned authorities as per norms for conversion from residential to commercial complex within 18 months with his own costs.

NOW THIS SUPPLEMENTARY/ALLOCATION AGREEMENT WITNESSETH AS UNDER:

1. That in terms of the registered DAGPA No. 22660 of 2016 dated 23-09-2016 and Supplementary Deed No. 23522 of 2020 dated 23-12-2020 both registered at SRO / Sangareddy, basing upon the layout plan approved by HMDA vide Permit No. 047316/SKP/R1/U6/HMDA/17072021 dated 21-01-2022 and Tellapur Municipality, vide Proc. No. 4970/TP/2021-22 dated 31-01-2022, the SECOND PARTY / DEVELOPER hereby allots to the FIRST PARTY / LAND OWNERS together 50,000 (Fifty Thousand) square feet super built up / saleable area detailed below towards the entire share of the LAND OWNERS against the schedule property, viz land total admeasuring Ac. 0-32.57 gts. entrusted for development.

LAND OWNER Share

Name	Block	Floor	Flat Nos	Total SFT	UDS (Sq.Yds)
1.K Prabhakar Reddy	B	8	6	2,285	41
	B	15	6	2,285	41
	B	22	6	2,285	41
	B	30	6	2,285	41
	B	25	3	2,100	37
	B	25	4	2,100	37
	B	20	7	1,385	25
	B	20	8	1,385	25
	A	16	6	2,470	44
	A	17	3	1,795	32
	A	30	6	2,470	44
	A	17	8	1,385	25
	A	15	1	1,795	32
	A	15	3	1,795	32

K. Prabhakar Reddy
K. Prabhakar Reddy

K. Prabhakar Reddy

For RAMABHOOPAL BUILDERS
Boopal
Partner

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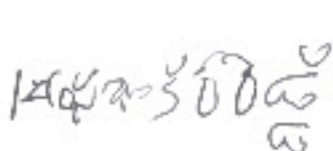


2.K Rajasekhar Reddy	A	13	1	1,795	32
	A	23	3	1,795	32
	B	32	1	3,570	64
	A	16	7	2,285	41
	A	18	5	2,100	37
	A	14	9	1,385	25
3.K Tirupathi Reddy	B	28	1	3,570	64
	A	30	7	2,285	41
	A	18	4	2,100	37
	A	14	8	1,385	25
Total Sft				50,090	895

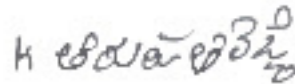
The Units / Apartments hereby allotted to the LAND OWNERS together in "BRICKS RAMABHUPAL MARVELLA" are more clearly shown in Annexure - I appended hereunder and hereinafter collectively referred to as "Units allotted to LAND OWNERS".

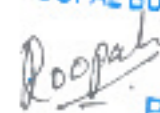
2. The DEVELOPER hereby retains all remaining Units / Apartments detailed below derived from the development of the land admeasuring Ac. 0-32.57 gts. integrated in "BRICKS RAMABHUPAL MARVELLA" for development, in terms of registered DAGPA bearing document No. 22660 of 2016 dated 23-09-2016 and Supplementary Deed No. 23522 of 2020 dated 23-12-2020 hereby allotted to the DEVELOPER towards the share of the DEVELOPER.

3. That in view of substantial time consumed in securing required statutory clearances for the high rise Apartments project from Irrigation department and State Level Environment Assessment Authority (SEIAA) Telangana State and delay occurred thereafter on account of inundation of project land on its excavation and erosion of retainer walls due to incessant rains, resulting in stoppage of development works, the LAND OWNERS have hereby expressly extended the time stipulated earlier for completion of construction for a further period of Two (2) years with effect from the date of Completion of Supplementary Agreement bearing document No. 23522 of 2020 dated 23-12-2020. That in the event of failure of the DEVELOPER, to complete the



K. Rajasekhar Reddy



For RAMABHUPAL BUILDERS

Partner

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construction within the period of Two (2) years stipulated under Supplemental Agreement dated 23-12-2020 and agreed to extend 2 years more i.e., upto 23-12-2026, the DEVELOPER shall be liable to pay rent @ Rs 15/- (Rupees Fifteen only) per Sft for first one year, pay rent @ Rs 30/- (Rupees Thirty only) per Sft for second year and pay rent @ Rs 45/- (Rupees Forty Five only) per Sft for third year until developer completes all the units/flats to the LAND OWNERS in respect of the Units/Flats to an extent of 50,000 Sft built up area and the construction of which is allocated to LAND OWNER, until the completion of construction all Units/Flats. Further, if the DEVELOPER defaults in paying the rent for such delayed period of three (3) months consecutively and shall complete construction within stipulated time under this Supplement Agreement, the LAND OWNERS shall be entitled to cancel all agreements executed and registered.

4. The DEVELOPER shall deliver the physical possession of Units hereby allotted to the LAND OWNERS immediately after completing the development thereon as per the terms of registered DAGPA No. 22660 of 2016 dated 23.09.2016 and registered Supplementary Deed bearing document No. 23522 of 2020 dated 23.12.2020 and this Supplementary Agreement.

5. It is made clear and agreed by the parties that, entire remaining built up / saleable area (other than fixed/built area / saleable area allotted to the LAND OWNERS to an extent of 50,000 (Fifty Thousand Sft) shall belong to and shall be possessed by the DEVELOPER in the capacity of the Developer. The ownership of such saleable area shall vest solely with the DEVELOPER and the DEVELOPER shall be entitled to deal with such units/built up/saleable area in the manner of its choice including by way of sale, transfer, lease, mortgage, assign and enter into collaboration, joint venture with third parties or any other mode by delegating the authorities granted in its favour, on such terms/payment(s), which the DEVELOPER may deem fit, without any reference to the LAND OWNERS.

K. Ramesh Kumar

K. Ramesh Kumar

K. Ramesh Kumar

For RAMABHOOPAL BUILDERS

Roopali
Partner

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6. The LAND OWNERS and the DEVELOPER shall be the absolute owners of the Units viz., residential flats, car parking spaces allotted to their respective shares and consequently shall be entitled thereto and to all incomes, gains and benefits of all kinds and descriptions accruing, arising or following from or in relation thereto.

7. In furtherance of the mutual agreement between the parties hereto, the allotment of Built up/ Salable Areas mentioned above are made in favour of the respective parties together with proportionate undivided right, title and interest on the land in the schedule property and proportionate rights amongst the parties in all common areas like corridors, staircases, common toilets, lobbies and other facilities, advantages, amenities and other areas in the buildings in the schedule property.

8. The allotment of flats/ units hereby made between the parties hereto is voluntary and with mutual consent. As such, the same shall be final and binding on the parties hereto.

9. By Virtue of above mentioned allotments in favour of the LAND OWNERS, the LAND OWNERS are entitled to own, possess and enjoy the same as the full and absolute owners with full powers of enjoyment and alienation and shall be entitled to enter in agreement of sale, execute sale deed or mortgage the flats together with proportionate undivided share, right, title and interest in the land in the schedule property in any manner they deem fit subject to the conditions stipulated in the DAGPA No. 22660 of 2016 dated 23-09-2016 and registered Supplementary Deed bearing document No. 23522 of 2020 dated 23-12-2020.

10. Except as provided in this Supplementary Agreement evidencing division of Units, the LAND OWNERS shall not be entitled to any other benefit or share and the DEVELOPER shall stand discharged from all its obligations under the DAGPA No. 22660 of 2016 dated 23-09-2016 and registered Supplementary Deed bearing document No. 23522 of 2020 dated

K. Rajasree Reddy
K. Rajasree Reddy

For RAMABHOOPAL BUILDERS

For RAMABHOOPAL BUILDERS

Roopah

Partner

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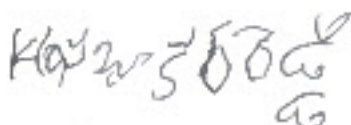


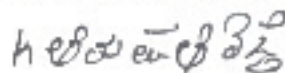
23.12.2020, upon the delivery of units/ apartments total admeasuring 50,000 sft hereby allotted and subject to sharing of 40%-60% any extra area is constructed than agreed area in this agreement. Neither of the parties shall be entitled to make/raise any kind of claim(s) against each other on any ground after allotment of their shares.

11. The Developer shall pay and responsible to pay GST on total built up area including allotted area of owners/ Party No.1 and also any kind of Tax to the total built up area and he is entitled to collect GST and other tax for the area sold by the owners and he is not entitled to recover the GST which is retained by owners in respect of Tax imposed by authorities in respect of construction of this project under this agreement. The owners shall pay the GST already paid by the Developer by charging the GST and other Taxes from third parties who purchased the flats from Developer only not for the area retained by owners.

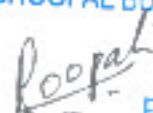
12. The LAND OWNERS can sell, assign, transfer, lease or part with possession of the Units. In such an event, except in sale, it shall be the responsibility of the LAND OWNERS to continue to pay the charges including maintenance etc. pertaining to the Units payable under this Agreement to the Apartment Society until that LAND OWNERS will enjoy all the Amenities Provided by DEVELOPER or its nominated Agency at free of cost. It is further agreed by the LAND OWNERS shall be responsible and that they shall make sure that in the event the Units allotted to them is/are transferred / sold or the LAND OWNERS give temporary possession to any third party, such person shall from time to time, sign all applications, papers and documents and do all the acts, deeds, which the DEVELOPER deems necessary for safeguarding the unit.

13. It is clearly understood between the parties hereto that the DEVELOPER is required/ entitled to enter into separate Supplementary/Allocation Agreements with the owners of the adjoining land entrusted to it for development through separate registered DAGPAs and integrated in the project. The LAND OWNERS shall not have any right or


K. Ramesh Kumar



For RAMABHOOPAL BUILDERS


Partner

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claim in respect of any apartments/ units other than those allotted to them under this Supplementary/Allocation Agreement and the DEVELOPER shall have absolute freedom to allot/ apportion/ divide all the remaining apartments/ units under separate Supplementary/Allocation Agreements, without any further reference to or consent of the LAND OWNERS.

14. It is abundantly made clear to the LAND OWNERS that in accordance with the approved plans of the integrated residential apartment complex, the DEVELOPER proposes to develop a Club / Community Centre and other recreational facilities for the occupants of the apartments. The LAND OWNERS agree to pay club/Community building, membership registration charges for availing the membership of the Club/Community building and other charges as decided by the Apartment Society until that LAND OWNERS will enjoy all the Amenities Provided by DEVELOPER at free of cost. The Apartment Society as the owner of such areas, facilities and amenities shall have the sole and absolute right and authority to deal in the manner, including but not limited to creation of rights in favour of any third party by way of sale, transfer, lease or any other mode which the Apartment Society in its sole discretion may deem fit.

15. Both the parties hereby undertake and agree not to do any encroachment over the common areas not to cause any littering, not to let water stagnate in or around the said Unit and to maintain the aesthetics of the project. The authorized personnel of maintenance agency will be permitted to check or inspect stagnant water within the said premises as pre-emptive precaution against mosquito and insect breeding.

16. The DEVELOPER has made clear to the LAND OWNERS that to maintain the safety and security of the residential complex and its occupants, it shall be mandatory for the LAND OWNERS to duly intimate the DEVELOPER about any further transfer of their respective Units/Flats by way

[Handwritten signature]

For RAMABHOOPAL BUILDERS

[Handwritten signature]

Partner

[Handwritten signature]
K. RAJESH K. R. R.

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of sale, lease or otherwise and to register its servants, drivers, staff or regular visitors with the maintenance office without fail.

17. The Second Party/Developer had made all enquiries and confirmed and satisfied that the land owners have got marketable title of the land to be developed and the Developer shall not raise any objection/Climes in respect of ownership of land on which construction is raising and if any litigation in respect of Ownership arises it is for Developer to contest the same on his own costs with Third Parties.

18. The Flats allotted to the Land owners, if they sell the flats allotted to them to third parties the prospective purchasers are liable to pay the maintenance charges for the initial period of one year, to be collected in advance at the time of handing over or at the time of issuance of Occupancy Certificate whichever is earlier, at the rate of Rs.30/- (Rupees Thirty only) per square foot and all other terms and conditions of per clause No.16 of the Development Agreement cum GPA are applicable to the LAND OWNERS transferees/ prospective Purchasers. However, the maintenance charges payable in respect of the Units/Flats retained by the LAND OWNERS, shall be paid/borne by the DEVELOPER until Apartment Society is formed and later Land owners will pay the Maintenance charges to the Apartment Society as per their decision.

19. In case of any doubt/ ambiguity on any other aspect, which is not specifically dealt with hereunder, the terms of the DAGPA No. 22660 of 2016 dated 23-09-2016 and registered Supplementary Deed bearing document No. 23522 of 2020 dated 23-12-2020 shall prevail.

20. That any adjustment of areas between the Parties will be settled as per mutual understanding by paying value per Square Foot by either party.

21. This Supplementary/Allocation Agreement is executed in duplicate on a stamp paper and both the agreements will be treated as originals to enable the

K. Rajasekhar Reddy

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For RAMABHOOPAL BUILDERS

Loopah

Partner

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LAND OWNERS together to have custody of counter copy, while the original will be retained by DEVELOPER.

22. If any damages are caused to unit or project either at the time of construction or after construction due to defect of construction like engineering or defect in any material or any objection from sanctioning authority, the developer shall alone be responsible and to rectify the damage and get the permissions with the expenses of Developer alone and to rectify the damages within three months.

23. The Developer shall alone be responsible for any litigation either from Government authorities or any other institutions in construction of apartments either deviation from sanctioned plan or materials used even claimed by the purchasers, the Developer shall indemnify and rectify the mistakes and responsible to meet the litigation with his own funds in respect of residential and Commercial Portions.

24. The parties have agreed that the left-over Ac. 0.7.43 gts out of Ac. 1-00 guntas of land in Survey No. 407/A the Developer/ Second party shall develop the said area as a Commercial Complex only with the funds of Developer/ Party No.2 and no share in the said complex shall be shared by party No.2/ Developer in the said commercial complex. The Developer had agreed to complete the commercial complex in by showing the 900 Sq Yards Land to the LAND OWNERS and by obtaining the permission for Cellar, Stilt + Five Floors to an extent 24000 Sft within 18 months and if he fails to complete the construction within 18 months from the date of execution of this Supplement deed DEVELOPER has agreed to pay Rs. 15 Lakhs (Rupees Fifteen Lakhs only) per month as a penalty to land owner. In the event the DEVELOPER has failed to pay the penalty of Rs. 15 lakhs (Rupees Fifteen Lakhs only) per month and also not constructed the commercial complex within stipulated time, this Supplemental Agreement as well as DAGPA No. 22660 of 2016 dated 23-09-2016 and Supplemental Agreement No. 23522 of 2020 dated 23-12-2020 all

K. Rajashekar Reddy
K. Rajashekar Reddy

K. Rajashekar Reddy

For RAMABHOOPAL BUILDERS

Roopan
Partner

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shall stands cancelled for total land of Ac.1.00(One Acre) and Developer shall be liable to pay damages of Rs. 2 Crores (Rupees Two Crores only) for utilizing the area. The Developer/ Party No.2 has already taken permission from authorities for construction of an area of Ac.0-07.43 gts and he shall get the conversion from residential to commercial within the stipulated time with his own costs. Developer is responsible to pay requisite fees for Commercial Complex to the concerned authorities relating to water lines, Electricity Dept (Transformer, Panel Board, Electricity Meters as per requirement), Laying of Sewerage, etc., and also provide lift for all six floors.

25. The parties have agreed that the allotment of parking places for flats allotted to owners and also material which shall be used for construction of building are specified in Annexure No. 1 (parking) and Annexure No.2 (Material) annexed to this Agreement.

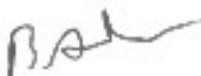
IN WITNESS WHEREOF the LAND OWNERS and the DEVELOPER with free will and consent have set their hands and sign this Allocation Agreement on the 14th June, 2023 mentioned above.

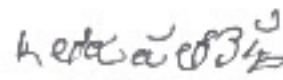
WITNESSES:

1. 

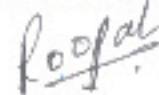
LAND OWNERS


K. RAMESH KUMAR

2. 


DEVELOPER

For RAMABHOOPAL BUILDERS


Partner



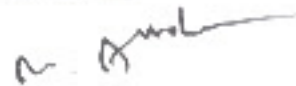
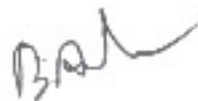
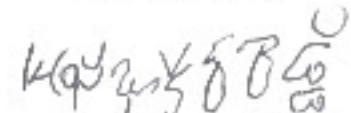
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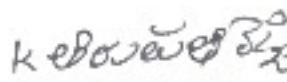
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ANNEXURE - I
(FLATS / UNITS ALLOTTED TO THE SHARE OF THE LAND OWNERS)

Name	Block	Floor	Flat Nos	Total SFT	UDS (Sq.Yds)
1.K Prabhakar Reddy	B	8	6	2,285	41
	B	15	6	2,285	41
	B	22	6	2,285	41
	B	30	6	2,285	41
	B	25	3	2,100	37
	B	25	4	2,100	37
	B	20	7	1,385	25
	B	20	8	1,385	25
	A	16	6	2,470	44
	A	17	3	1,795	32
	A	30	6	2,470	44
	A	17	8	1,385	25
	A	15	1	1,795	32
	A	15	3	1,795	32
	A	13	1	1,795	32
	A	23	3	1,795	32
2.K Rajasekhar Reddy	B	32	1	3,570	64
	A	16	7	2,285	41
	A	18	5	2,100	37
	A	14	9	1,385	25
3.K Tirupathi Reddy	B	28	1	3,570	64
	A	30	7	2,285	41
	A	18	4	2,100	37
	A	14	8	1,385	25
Total Sft				50,090	895

WITNESSES:1. 2. **LAND OWNERS**

 K. Prabhakar Reddy


 K. Rajasekhar Reddy
 DEVELOPER

For RAMABHOOPAL BUILDERS


 Partner

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ANNEXURE – II
(FLATS / UNITS ALLOTTED TO THE SHARE OF THE DEVELOPER)

Name of the Developer	Block No.	Floor No.	Flat No.	Extent(SFT)	UDS (Sq.Yds)
Ramabhoopal Builders	A	2	1	1795	32
	A	3	1	1795	32
	A	4	1	1795	32
	A	5	1	1795	32
	A	6	1	1795	32
	A	7	1	1795	32
	A	3	2	1575	28
	A	4	2	1575	28
	A	5	2	1575	28
	A	6	2	1575	28
	A	7	2	1575	28
	A	1	3	1795	32
	A	4	3	1795	32
	A	5	3	1795	32
	A	6	3	1795	32
	A	7	3	1795	32
	A	1	4	2100	37
	A	2	4	2100	37
	A	5	4	2100	37
	A	6	4	2100	37
	A	7	4	2100	37
	A	1	5	2100	37
	A	2	5	2100	37
	A	3	5	2100	37
	A	8	1	1795	32
	A	9	1	1795	32
	A	8	2	1575	28
	A	9	2	1575	28
	A	8	3	1795	32
	A	9	3	1795	32
	A	8	4	2100	37
	A	9	4	2100	37
	A	10	4	2100	37
	A	11	4	2100	37
	A	8	5	2100	37
	A	9	5	2100	37
	A	10	5	2100	37
	A	12	5	2100	37
	A	8	6	2470	44
	A	9	6	2470	44
	B	2	1	3570	64
	B	3	1	3570	64

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For RAMABHOOPAL BUILDERS

Roopat

Partner

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	B	4	1	3570	64
	B	5	1	3570	64
	B	6	1	3570	64
	B	3	2	3570	64
	B	4	2	3570	64
	B	5	2	3570	64
	B	6	2	3570	64
	B	1	3	2100	37
	B	4	3	2100	37
	B	5	3	2100	37
	B	6	3	2100	37
	B	1	4	2100	37
	B	2	4	2100	37
	B	5	4	2100	37
	B	6	4	2100	37
	B	1	5	2470	44
	B	7	1	3570	64
	B	8	1	3570	64
	B	12	3	2100	37
	B	13	3	2100	37
	B	14	3	2100	37
	B	15	3	2100	37
	B	16	7	1385	25
	B	16	6	2285	41
	B	17	6	2285	41
	Total area(SFT)			149385	2655

WITNESSES:1. *m. Amoh*2. *Ban*

LAND OWNERS

*K. Rajashekar Reddy**K. Rajashekar Reddy*

DEVELOPER

For RAMABHOOPAL BUILDERS

Reepal

Partner



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SCHEDULE PROPERTY

All that agricultural land admeasuring Ac. 0-32.57guntas in Sy.No.407/A1 situated at Tellapur Village, Ramachandrapuram mandal, Medak Distric, bounded by:

NORTH : Neighbours Land
SOUTH : Agrl.Land of K .Yadi reddy
EAST : Bund
WEST : Road

IN WITNESS WHEREOF the parties have put the hand on the day and year mentioned above in the presence of witnesses.

WITNESSES:

1. *m. Arun*

2. *Q. Arun*

LAND OWNERS

K. Ramesh Reddy
K. Ramesh Reddy

K. Ramesh Reddy
DEVELOPER

For RAMABHOOPAL BUILDERS

Roopali
Partner

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BLOCK-ABLOCK-B

K. Rajashekar Reddy

K. Rajashekar Reddy

For RAMABHOOPAL BUILDERS

Rajashree

Partner

K. Rajashekar Reddy

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SPECIFICATIONS

1	STRUCTURE	R.C.C. framed structure to withstand wind & seismic loads Super Structure: All internal and external walls are RCC Shear walls Cement Block masonry walls for non-structural walls (Wherever required)
2	FLOORING	
A	LIVING & DINING	800 x 800 mm size Double Charged Vitrified Tiles.
B	ALL BEDROOMS & KITCHEN	800 x 800 mm size Double Charged Vitrified Tiles.
C	ALL BALCONIES	Anti-skid ceramic tiles of best brand
D	BATHROOMS	Acid Resistant, Antic-Skid Ceramic Tiles of Reputed Make
E	CORRIDORS	Tiles of Reputed Make with spacer Joints
F	STAIRCASE	Tandur / Kota stone
3	WALL FINISHES	
A	INTERNAL WALLS	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
B	EXTERNAL WALLS	Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.
4	TILE CLADDING	
A	BATHROOMS	Glazed / Matt finish Ceramic tiles dado up to 7' Height
B	UTILITY AREA	Ceramic tile dado up-to 3 feet height and Flooring with Matt finish.
5	KITCHEN	Separate Municipal Water tap (Manjeera or any other water provided by GHMC along with Bore well water) Provision for fixing of Water purifier, exhaust fan & Chimney
6	UTILITY/WASH AREA	Provision for washing machine & wet area for washing utensils etc.,
7	DOORS	

K. Rajashree Reddy

K. Rajashree Reddy

K. Rajashree Reddy

For RAMABHOOPAL BUILDERS

Rajashree

Partner

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A	MAIN DOOR	Engineered/Hard wood frame finished with melamine spray finish, veneered flush shutters with reputed hardware
B	INTERNAL DOORS	Engineered / Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make.
C	FRENCH DOORS	UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track
D	WINDOWS	UPVC window glazing system with sliding/ casement shutters with provision for mosquito mesh track
E	UTILITY DOORS	UPVC Door Frame with Combination of Tinted Float Glass & Laminated MDF Panel
8	BATHROOMS	Premium quality ceramic wash basins of best Brand
		Premium quality wall mounted EWC of best Brand
		Premium quality concealed flush tank of best Brand
		Premium quality single lever C.P fittings of best brand
		Provision for geysers in all bathrooms
		Metered Water supply to all flats
9	ELECTRICAL	Power outlets for air conditioners in living, dining and bedrooms
		Power outlet for geysers in all bathrooms
		Power plug for Hob, chimney, refrigerator, microwave oven , mixer / grinder in kitchen, washing machine in utility area
		Three phase supply for each unit and individual prepaid metres.

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K. Rajasekar Reddy

K. Rajasekar Reddy

For RAMABHOOPAL BUILDERS
Rajasekar Reddy
Partner



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		Miniature Circuit Breakers (MCB) for each distribution board of reputed make
		Modular switches of reputed make.
10	TELECOM	Telephone points in living room and master Bedroom
		Intercom facility to all the units connecting Security and neighborhood.
11	CABLE TV	Provision for cable connection in living room and in all bedrooms
12	INTERNET	Provision for internet connection in living room and master/all bedrooms
13	LPG / PNG	Supply of LPG/ PNG with piped gas system
14	GENERATOR	100 % D.G backup with Acoustic enclosure
15	CAR PARKING	Spacious car parking slots
16	PARKING MANAGEMENT	Entire parking is well designed to suit the number of Car Parks. Provided parking signage's and equipment at required places to ease the driving.
17	FACILITIES FOR PHYSICALLY CHALLENGED	Access ramps at all block entrances shall be provided for differently abled.
18	SECURITY / BMS	Sophisticated round-the-clock security / Surveillance System.
		BMS for electricity consumption with prepaid card system will be provided (Centralized billing)
		Surveillance cameras at the main security and entrance of each block to monitor and also provided with CCTV camera inside the lifts
		Panic button and intercom in the lifts connected to the security room.
		Solar power fencing around the compound.
19	LIFTS	High speed automatic elevators per block of reputed make with rescue device with granite /tile cladding for lift entrance.

14/06/2023

H. RAJASHEKHAR REDDY

H. RAJASHEKHAR REDDY

For RAMABHOOPAL BUILDERS

Rajashree
Partner

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		service elevator of reputed make with rescue device and entrance with granite / tile cladding on lift entrance.
20	WTP & STP	Fully treated water will be made available through an exclusive water softening plant. Hydro-pneumatic system for even pressure water supply at all floors A Sewage Treatment plant of adequate capacity of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose. Rain Water Harvesting at regular intervals provided for recharging ground water levels
21	FIRE & SAFETY	Fire hydrant and fire sprinkler system in all floors and basements. Fire alarm and Public Address system in all floors and basements
22	BILLING SYSTEM	Automated billing system for Water, Power & LPG/CNG supply.

AMENITIES

CLUB HOUSE	
1	Squash court
2	Badminton court
3	Creche
4	Multi-purpose hall
5	Indore games
6	Billiards Lounge
7	Preview Theater
8	Aerobics
9	Gym Area
10	Yoga/Meditation
11	Unisex SPA Area
12	Conference
13	Business lounge
14	Guest rooms
15	Swimming Pool

K. Rajashekhar Reddy

K. Rajashekhar Reddy

K. Rajashekhar Reddy

For RAMABHOOPAL BUILDERS

Rajash

Partner

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SPECIFICATIONS	
ITEM	DESCRIPTION
CIVIL	
Structure	R.C.C Structure using TMT bars.
Concrete	Ready mix concrete as per the design mix and specification of the structural consultant.
Walls	Cement AAC block masonry walls (wherever required)
Plastering	Cement Plastering on both sides.
Lifts	Lift as per the design and traffic study.
Building Elevation	Building Elevation is done with insulated double glass units & Paneled with aluminum composite panels as suggested by the architect.
Flooring	800mm*800mm Tiles of Reputed make.
	Stair Case: Tandur / Kota Stone flooring with MS hand rail.
	Engineered/Hardwood door frame & Laminate shutter and Hardware of reputed make.
Doors	
Water	Bore well water.
Painting in the common areas	All internal walls and ceiling will be high quality Luppum and acrylic emulsion. Colors will be as per Architects approval.
Lighting in the common areas	Common area lighting will be done.
Toilets	
Urinals	Sleek type urinals of reputed make will be provided as per architect design.
WC's	Will be floor mounted commode. Paper holder and health faucet will be provided.
Wall	Glazed/Mat finish ceramic tiles will be used for toilets walls. Colours to be finalized by architect.
Floor	Acid Resistant, Anti-skid ceramic tiles of reputed make
Exhaust System	Provision for exhaust fan in all toilets.
External Electrical	
Transformer	If required, Transformer will be provided as per the consultant design.
Panels	Will be as per site and load conditions with ACB's, MCCB's and switches of reputed make.
Earthing	Total earthing will be done as per site requirements according to IEEE rules.

14/05/2023

Handwritten signature

For RAMABHOOPAL BUILDERS

Partner

K. Rajashekhar Reddy



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CAR PARKING ALLOCATION DETAILS

S.No	Deception	Cars/Flat					
1	2BHK	1					
2	3BHK+2Toi	1					
3	3BHK	2	(50% back to back & 50% single parkings)				
4	4BHK+Maid	3	(50% back to back & 50% single parkings)				

K. Rajashekhar Reddy

K. Rajashekhar Reddy

K. Rajashekhar Reddy

For RAMABHOOPAL BUILDERS

Rooftop

Partner



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6. The capital of the firm shall be contributed by the partners in their profit sharing ratio. The partners will be entitled to interest at the rate of 12% simple interest per annum on Capital Account only. This interest payable to the partners will be calculated on daily product basis and credited to their respective accounts at the end of the year.
7. That the Party of the First Part Smt B Roopali Reddy will be the **Managing Partner** of the firm, and Party of the second Part Sri. B Shiva Charan Reddy will be the **Working Partner** of the firm and they are responsible for the conduct of business with full powers to do all such acts, matters and things deemed necessary, proper and expedient for carrying on the partnership business.
8. That the Bank account of partnership firm shall be any Scheduled Bank, Co-operative Bank or any Nationalized Bank with whom an account shall be opened and operated by **Smt B Roopali Reddy Managing Partner of the firm or Sri. B Shiva Charan Reddy Working Partner of the firm individually.**
9. The remuneration payable to the **Managing Partner and working partner** shall be computed in the manner laid down or deduction under section 40(b)(v), read with explanation 3 of the Income tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the partnership firm for the relevant accounting year. The partners may also agree to revise the mode of calculating the above said remuneration as may be agreed to by and between the partners from time to time.
10. That all necessary and proper books of account of the partnership shall be kept duly posted up and each partner shall have access to them at all reasonable times and be entitled to make such extracts there from as he may think fit.
11. That the books of account for the first accounting period shall be closed on 31st March of every year. An account shall be taken of all the capital assets and liabilities for the time being of the partnership and Balance Sheet and profit and loss account after making due allowance for depreciation and recouping of any lost capital shall be prepared and a copy thereof furnished to each of the partners who shall be bound thereby unless some manifest error is disclosed within one calendar month in which case such error shall be rectified immediately.
12. That the profit and losses of the business after providing for all expenses and taxes shall be divided amongst the partners in the following Ratio:-
- | | |
|--------------------------|------|
| Party of the First Part | 65% |
| Party of the Second Part | 25% |
| Party of the Third Part | 5% |
| Party of the Fourth Part | 5% |
| Total | 100% |
13. That no partners shall draw any amount in excess of his share of profit in any year.
14. That any partner may retire from the partnership on giving the other partners not less than three calendar months notice in writing of his intention to do so. A partner retiring as aforesaid shall be entitled to be paid by the other partners within three months of his/her retirement together with his share of profit, if any and he/she is also entitled as per the profit ratio as goodwill of the firm based on the estimated profit by the firm for the immediate next year from the date of retirement of such partner. The retiring partner shall not carry similar business within a period of 3 years from the date of retirement or deal with the clients of the firm.
15. That the death or retirement or insolvency of any of the partner for the time being shall not dissolve the partnership in the event of Death or Insolvency of Partner it will be treated as if the said partner has retired from the partnership the date of Death or Insolvency as the case may be.

B. Roopali
B. Roopali

B. Shiva Charan
Sd/-
B. Shiva Charan

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16. Dues, if any, from the partners shall be realized and the proceeds shall be applied first in repaying all the outside liabilities. Secondly the moneys advanced by the partners over and above their share of capital shall be returned with interest, if any, payable on such sums. Thirdly any other amount found owing the partners in the books of the firm. Lastly the surplus if any, shall be divided among partners in the same proportions as to profit and losses are to be divided.
17. That if any difference or dispute arises among the partners hereto touching these presents or any thing herein contained or the operation hereof any of their respective rights duties or liabilities hereunder or otherwise in connection with this partnership, the matter in difference or dispute shall be referred to the arbitrators, each appointed by the respective partner and the decision of the arbitrators shall be final and binding on the partners.
18. That the Managing Partner Smt B Roopali Reddy or Working partner Sri. B Shiv Charan Reddy are hereby authorised and empowered to negotiate and conclude sale of property and register under the Registration Act and document of every nature. That the Managing Partner is also authorized and empowered to enter into any transactions, arrangements or agreement and execute document of any nature and register the same under Indian Registration Act for and on behalf of this partnership and is also authorized and empowered to do or cause to be done any Act, Deed or thing incidental to or connected with the aforementioned activities and all the terms and conditions agreed to by him in this behalf shall stand ratified by and binding on the firm and all the parties hereto.
19. Any of the term or terms of this deed may be annulled, modified, deleted, amended, altered or otherwise be dealt with as may be mutually decided upon by the partners from time to time in writing which shall have the same effect and force as if it were embodied in this deed

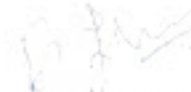
WITNESS:

PARTNERS SIGNATURES

1) 
(B. Roopali Reddy)

1) 
(B ROOPALI REDDY)

2) 
(B. Shiv Charan Reddy)

2) 
(B SHIVA CHARAN REDDY)

3) 
(B RAMULAMMA)

4) 
(B BHUPAL REDDY)



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Patancheru (R.O)

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K. Rajashekar Reddy



K. Rajashekar Reddy





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6996/2023. Sheet 28 of 30 Joint SubRegistrar
Patancheru (R.O)

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6996/2023. Sheet 29 of 30 Joint SubRegistrar1
Patancheru (R.O)

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ఆంధ్ర ప్రదేశ్
Government of India

మంత్రివర్గ సహాయక
Ministerial Aides Office
పూర్వ 45/200: 28/07/1994
పరిమిత: MALE

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వా ఆధార్, వా గుర్తింపు

Unique Identification Authority of India

అధికారి:
C/O మంత్రివర్గ కేంద్రం, ప్లాట్ నెం-401, కెఎస్
మంషన్, చంద్రానగర్, నేరేరు వెంకటేశ్వర
స్వామి ఆలయ, సంగమం, కర్నూలు-500050

Address:
C/O మంత్రివర్గ కేంద్రం, ప్లాట్ నెం-401, కెఎస్
మంషన్, చంద్రానగర్, నేరేరు వెంకటేశ్వర
స్వామి ఆలయ, సంగమం, కర్నూలు-500050

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m - Amala

ఆంధ్ర ప్రదేశ్
Government of India

మంత్రివర్గ సహాయక
Ministerial Aides Office
పూర్వ 45/200: 28/07/1994
పరిమిత: MALE

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వా ఆధార్ - పాపానుని హక్కు

Unique Identification Authority of India

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వా ఆధార్ - పాపానుని హక్కు



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