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దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

Carolyn Joye Tadornaly

ఈ రిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	DAGP			
దస్తావేజు విలువ	608 00 000/-	Chru 976PE5300217		
స్థాంపు విలువ రూ.	100	505		
దస్తావేజు నెంబరు	5795 9 2017	open land		
రిజిస్ట్రేషన్ రుసుము	20000/-			
లోటు స్థాంపు (D.S.D.)	607900/-			
GHMC (T.D.)				
యూజర్ ఛార్జీలు	200/-			
అదనపు షీట్లు				
5 x	/			
మొత్తం	628100/-			

(అక్షరాల)

తేది 19/07

రూపాయలు మాత్రమే)

వాచసు తేది

రిజిస్ట్రారు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Church
Land
DAGP

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Table with multiple columns and rows, containing faint handwritten text and numbers. The text is mostly illegible due to fading.

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Doc No 5795 72017

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

I. No. 6248 Date 30/08/17 Rs. 100/-

old To K. Indrasena Reddy s/o K. Vittal Reddy & Co Secbad
or Whom M/s. Giridhari Homes Pvt Ltd

L 233402
T. Sumalatha
T. SUMALATHA
Licensed Stamp Vendor
LIC No. 15-26-004/2013
Ref. 1F-23-012/2016
H. No. 1-60 2, Kothapet(V)
Rajendra Nagar (M. H. R. Distric
Phone No. 99514 59669

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement-Cum-General Power of Attorney is made and executed on this 31st day of August, 2017 at SRO Gandipet, Ranga Reddy District..

SMT. CAROLYN JOYCE TADAMALA, D/O. BISHOP ERNEST P. KOMNAPALLI W/o. ERNEST RAJIV TADAMALA, aged about: 35 years, Occupation: House Wife, R/o. H.No.4-57, Rock Chruch, Kismathpur Village, Gandipet Mandal, Ranga Reddy District. Aadhar No.490508501224.

(Hereinafter referred to as the "LAND OWNER" which expression unless repugnant or in consistent with the subject or context shall mean and include her heirs, successors, assigns, executors, legal representatives and administrators etc of the **FIRST PART**).

IN FAVOUR OF

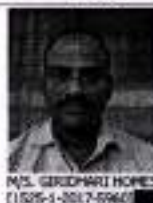
M/s. GIRIDHARI HOMES PVT LIMITED, having its office at 6-1-134, Padmarao Nagar, Secunderabad-500 025, Represented by its Managing Director: **SRI. Mr. K. INDRASENA REDDY S/o. (late) K. VITAL REDDY**, Aged about.43 Years, Occ. Business, R/o. H.NO.6-1-134, Padmarao Nagar Colony, Secunderabad. Aadhar No.222606337885

[Signature]

[Signature: K. Reddy]

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the date of 1 and on the 01st day of SEP. 2017 by Sri Carolyn

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S. GIRDHARI HOPES PVT LTD, R.P. KANDRANA REDDY, SRI K. V. L. REDDY, 8-1, CHADMARAO NAGAR, COLONY SECUNDERABAD, Telangana, 500088	
2	EX			CAROLYN JOYCE TADAMALA, D/O. BISHOP ERNEST P. KOMNAPALLI, 4-57, ROCK CHURCH, GANDIPET, RANGA REDDY, Telangana, 500088, KISMATHPUR	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M SRINIVASA RAO AADHAR NO 399645477415	
2			N SRISAILAM AADHAR NO 561273962586	

01st day of September, 2017

Signature of Sub Registrar
Gandipet

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	607900	0	0	0	608000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
Total	100	0	628100	0	0	0	628200

Rs. 607900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 60800000/- was paid by the party through E-Challan/BC/Pay Order No. 978FE5300817 dated 01-SEP-17 of SBH/NANAKRAMGUOA

Bk - 1, CS No 5960/2017 & Doct No 5795/2017. Sheet 1 of 20 Sub Registrar Gandipet



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(Hereinafter referred to as the **"DEVELOPER / SECOND PART"** which expression unless repugnant or inconsistent with the subject or context shall mean and include not only the said Second Part but also its partners and their respective heirs, successors, assigns, executors, legal representatives and administrators etc of the **OTHER PART**).

WHEREAS the LAND OWNER/FIRST PART is the absolute owner and possessor of land admeasuring **Ac:01-00Guntas**, In **Sy. No.165**, (As per Latest Pahanis New Sy No.165/A1/2) Situated at **KISMATHPUR VILLAGE, & G.P, Rajendranagar Mandal (Now Comes Under Gandipet Mandal), Ranga Reddy District**, having acquired the same through Registered Gift Deed vide Document **No.592/2011**, Registered before SRO, Gandipet, R.R. Dist, and same was Ractified Vide Ratification Deed Document **No.5356/2017**, Registered at SRO Gandiet, Ranga Reddy District., from her father Sri. Bishop Ernest P. Komanapally. Subsequently the Land Owner has mutated her name in the Revenue Records, and obtained Pattadar Pass Book, Title Deed Book No. 001942, vide Patta No.561. The Tahasildar, Gandipet has assigned new Survey No.165/A1/2.

Whereas the Party of the Second Part have inspected the Schedule Property more particularly described in the schedule and is satisfied with the location and have represented to the party of the First Part that they have executed similar residential projects in and around the said property and have enough resources and expertise to execute the residential projects on the property more particularly described in the Schedule.

AND WHEREAS the Land Owner/First part herein offered to entrust the land admeasuring **Ac. 01-00 Guntas** In **Sy. No.165/A1/2**, Situated at **KISMATHPUR VILLAGE, & G.P, Rajendranagar Mandal (Now Comes Under Gandipet Mandal), Ranga Reddy District**,, (which is more fully described in the schedule of property) to the Second Part/Developer for development of the same into Residential Apartment and the Developer agreed for the same on the following terms and conditions.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

- 1) The Land owner hereby grant and entrust to the Developers for development of the schedule property by way of construction of Residential Apartment as per the approval of the Hyderabad Metropolitan Development Authority, i.e., HMDA or Grampanchayat/Concerned authorities to be obtained by the Developers and the Developers hereby agrees to develop the schedule property in the proper manner and as per terms and conditions mentioned.




E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 628100/-, DATE: 01-SEP-17, BANK NAME: SBH, BRANCH NAME: NANAKRAMGUDA, BANK
REFERENCE NO: 044665553, REMITTER NAME: K INDRA SENA REDDY, EXECUTANT NAME: CAROLYN JOYCE
TADAMALA, CLAIMANT NAME: MS GIRIDHARI HOMES PVT LTD).

Date:

01st day of September, 2017

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 5795 of 2017 of Book-1 and assigned the identification number 1 - 1525 - 5795 -
2017 for Scanning on 01-SEP-17 .

Registering Officer
Gandipet
(S.Umadevi)

Bk - 1, CS No 5960/2017 & Doct No 5795/2017.
Sheet 2 of 20
Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



2) The Developers have hereby agrees to develop the schedule property at their own cost for receiving the requisite permissions/ sanctions and approvals, by construction of Residential Apartment, common amenities and other required structures.

3) The Second Part/developer shall complete and handover the project in 2 years (i.e. 24 months) from the date of obtaining sanction plan from the concerned authorities with a grace period of Six (6) months.

4) The Developer/Second Part has agreed to pay a sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) to the Land Owners/First Part as interest free refundable deposit towards their faithful compliance in terms of this agreement in the manner provided here in under.

a) Rs.30,00,000/- (Rupees Thirty Lakhs Only) on execution of these presents vide cheque No.544934 dated 30/08/2017 drawn on Axis Bank drawn, Jubilee Hills Branch, Hyderabad.

b) Rs.20,00,000/- (Rupees Twenty Lakhs Only) on execution of these presents vide cheque No.544936 dated 04/09/2017 ✓ drawn on Axis Bank drawn, Jubilee Hills Branch, Hyderabad.

5) That the Land Owner/First Party is hereby agreed to refund the interest free deposit of Rs.50,00,000/- (Rupees Fifty Lakhs only) to the Developer, whenever developer completes internal works of the Land owner share flats the Land owner refund deposit amount of Rs.50,00,000/- (Rupees Fifty Lakhs only) to the Developer.

6) If a result of any injunction or stay orders granted by the court arising out of any claims or defect in the title of the owners in respect of the schedule of property the construction work on the schedule property is stopped, developer shall be entitled to a corresponding extension of time spent on litigation.



Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 3 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



7) It is agreed between the parties that if necessary, the time for the completion of the project shall be extended by mutual consent by both the parties, if delays caused by external factors like riots, earthquakes, etc and other acts of God

8) The Land Owners/First Part and Developer/Second Part hereby agrees to divide the respective share of units according to sanction plan of the schedule property as under:-

FIRST PART SHARE	- 35%
SECOND PART SHARE	- 65%

9) The Developers shall be entitled to apply for and obtain permission from the HMDA and Grampanchayat/Concerned authorities for construction of the Residential Apartment as per the plans, drawings Over the schedule property and the Land owners shall co-operate with the Developers in all respects and shall do all things necessary for obtaining the above permissions from HMDA and Grampanchayat/Concerned authorities for the construction of the Residential Apartment. Subject to the other provisions of this Agreement, all the professional cost and expenses involved in the obtaining of the requisite permission, sanctions, Approvals etc from the HMDA and Grampanchayat/Concerned authorities shall be borne by and paid by the Developers.

10) The Land Owners hereby delivered the vacant, physical possession of the schedule property, more fully described in the schedule mentioned below, on this day for the development of the same into Residential Apartment.

11) That the Land owners and the Developers shall be entitled to 35 % and 65% of the Residential Apartment areas to be built over the schedule property respectively. It is hereby agreed that the Land owners and Developers shall enter into a Supplementary Agreement after obtaining the necessary permission for construction of the proposed Residential Apartment with regard to allotment of flats in accordance with their respective entitlements.



Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 4 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



12) In the completion of construction of Residential Apartment, if delay is caused due to willful default of the developers beyond the stipulated period, the Land owners shall be entitled to receive compensation of Rs.5/- Rupees/- (Rupees Five rupees Only) per sq feet (Five rupees only) for each month for the delayed period in respect of land owners share of 35% (i.e. in completed area out of 35% share).

13) The Developers shall develop the entire extent of Ac: 01-00 Guntas or actual area available on the site in accordance with HMDA norms.

14) The Developers shall finalize the elevation drawings of the Residential Apartment in consultation with the Land owners. The external changes cannot be made by Land Owners, Developer or their nominees.

15) That the Residential Apartment proposed to be constructed in the schedule property shall be constructed in accordance with the specifications detailed in the Annexure of this agreement. The same shall form part and parcel of this agreement. If the Land owners or any of their nominees desire to undertake any additional items of work the same shall have to be entrusted to the Developers. The consideration payable in respect of the additional items of work shall be arrived by negotiations.

16) The Land Owner/First Party hereby agreed to hand over all the link documents to the Second Party/Developer before the execution of this Deed including Pattadar passbook, title deed book, ROR proceedings, No PT certificate in respect of Schedule Property in Xerox.

17) The Developer shall be entitled to retain, possess, enjoy and alienate their share of 65% along with the divided share of land, which shall be the share of the Developer in view of the construction being undertaken by the Developer at their cost and expenses.

18) The Developer or their nominee/s shall be entitled to conveyance of proportionate divided share of 65% built-up area including proportionate land and common areas to the prospective purchasers/buyers. In like the land owners also entitled to conveyance of proportionate divided share of 35% built-up area including proportionate land and common areas to the prospective purchasers/buyers.



Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 5 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



19) The Developers shall also be entitled to create equitable mortgage in respect of their share of 65% of Residential Apartment with proportionate land in favour of Banks/Financial Institutions to avail project loan and for that purpose to execute and register necessary Deeds/Declarations/Affidavits etc, Land Owner is not having any objection for the same. And the developer covenant that if he default of any amount to financial institutions, the share of the developer sold and cleared the default amount, and it is nothing to do with land owner and the DAGPA will be cancelled.

20) That the Land owners/Developer or any one claiming through them shall join in society or association that may be formed for proper upkeep and maintenance of the common facilities and common areas. The Land owners and the purchaser of residential flat shall do and cause to be done all necessary acts and deeds including the execution of the deeds or declarations as may be required to perform, in compliance of the relevant provisions of law.

21) The Land owners shall not interfere with the Developmental activities or construction work being carried by the Developers on the said site or cause any disturbance or interruption in the work or in the peaceful development of the schedule property by the Developers. However, the Land owner shall be at liberty to make inspection of the construction at all reasonable times.

22) The First Part/Land Owners hereby undertake to indemnify the Developers or the prospective purchasers of Residential flats from the entitlement of the Developers or anyone claiming through the Developers if any loss is sustained on account of any defect in the title or due to the claims made by any third parties. It is further agreed that the delays caused in seeking clarification with regard to title and incidental matters thereto shall not be a basis for claiming such damages. However, any extraordinary delays caused on account of such clarifications will automatically extend the period of implementation of the project.

23) The First Part/Land Owner covenant with the Developer/Second Part that the property entrusted for development is free from all encumbrances, mortgages, liens, attachments, Court litigations, prior agreements of sale or other rights and none else has any right title and ownership of the same. And that the schedule property is not assigned land and does not attract for provisions of the land Ceiling Act and their holdings is within the ceiling limits prescribed under the ceiling Act.



Bk - 1, CS No 5960/2017 & Doct No 5795/2017, Sheet 6 of 20 Sub-Registrar Gandipet



Generated on: 01/09/2017 03:12:17 PM



24) The First Part/Land Owners hereby specifically agreed to and accordingly declare, assure the second Part that they are the absolute owners and in possession of the schedule mentioned property and that no other person has any right until, claim, interest etc., of whatsoever nature in and over the said property.

25) The original title documents of the schedule property shall be kept in the joint locker, and whenever the developer or the flat purchasers needs for inspection of such documents for the purpose of obtaining housing Loans from banks and financial institutions, the Developer is at liberty to show the such documents by operating the Locker along with owner.

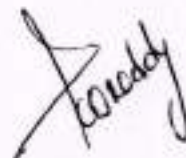
26) The allocation of shares of each Part shall in all respects correspond to the ratio agreed upon. In other words the parties herein should ultimately secure and receive agreed ratio in the residential flats and other conveniences like face wise and also value wise.

27) That the Developer is hereby agreed to do marketing of the flats in the entire project, for that the Land owner has to pay 2% commission/marketing expenses to the Developer immediate after executing agreement of sale in favour of Proposed flat Purchaser out of the share of 35%. The Developer further agreed that they will sell/market the flats of land lord proportionately as per their agreed ratio.

28) That the both parties is hereby agreed that they will take their share of built up area (residential flats) as per their ratio.

29) The Developer/Second Part is at liberty to take any neighboring land for development along with this schedule property and for that the First Part/Land Owners has no objection to develop the neighboring land along with Schedule Property as described.

30) The Developer is at liberty to charge the cost of amenities to the Proposed Flat Purchaser for entire project, and the same can be utilize for construction of club house, electricity charges, sewerage charges etc, for that the Land Owner is not having any objection. And the both parties is hereby agreed to receive the sale consideration amount towards sale of amenities i.e. super market, saloon, clinic etc, proportionately as per their agreed ratio.



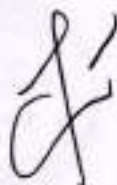
Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 7 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



- 31) The Developers shall be exclusively responsible to have the plans or the proposed buildings to be constructed on the said property prepared/amended in accordance with the rules and requisitions of the authorities concerned and to all authorities concerned with the application for approval and sanction thereon and to do all writings and undertakings as may be necessary in accordance with the approval and sanctioned of such plans.
- 32) The Developers are responsible to make applications to the TSSPDCL and or to such other authorities concerned for obtaining electrical connection and also for obtaining permits, quotas, for controlled materials necessary in connection with the development of the schedule property.
- 33) The Developers are responsible to construct Residential Apartment on the schedule property and to enter into agreements in respect of their share in the constructed space by way of sale and transfer otherwise and to allot the flats and other common areas falling into their entitlement to the prospective purchasers or transferees thereof and to transfer the said property or part of parts thereof from time to time. The Land owners shall likewise have same/similar rights in respect of their share.
- 34) The Developers are at liberty to invite public in general to purchase the proposed Residential flats falling into the share of the Developers by way of advertisements and such other modes. The Land owners shall not have any objection for the same.
- 35) The Land owners/First Part or their nominees along with Developer/Second Part or their nominees shall be entitled to use the common amenities subject to the same restrictions on such usage as the other flat owners. Such common areas, amenities, shall be provided as per the Specification detailed in the annexure.
- 36) The stamp duty and registration charges, if any payable in pursuance of this Development Agreement shall be borne and paid by the Developers.
- 37) It is agreed that the Developer is responsible and liable for all activity to be carried on in the schedule property and for the workers deployed. The workmen and material at the construction site under the control of the Developers. The Land owners shall not have any liability in respect of any claims arising out of and relating to construction activity.



Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 8 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



38) The Land owners hereby undertake to pay all dues payable to concerned authorities up to the date of this Agreement in respect of the Schedule property.

39) The Developers shall be liable and accountable for all the amounts received from prospective purchasers of flats in respect of their share. The Land owners have nothing to do with the same. Likewise the Land owners are alone be liable and accountable for all the amounts received from prospective purchasers of flats in respect of their share.

40) That the Developers are authorized to enter into agreement of sale with prospective purchasers and receive consideration thereof in respect of their share and also to create mortgage. That the Land owners have no objection for the same.

41) It is hereby agreed that in the event of any dispute between the landowner & Developer with regard to interpretation of the terms of this deed (or) any aspect relating to this deed the same shall be referred for arbitration. The arbitrator will be chosen by landowner & developer with mutual consent.

GENERAL POWER OF ATTORNEY

The Land Owners/First Part hereby constitute and appoint the Developer/Second Part as their lawful attorney holder to do, execute or carry out any or all of the following acts, deeds or things:-

a) To enter into, execute Agreements to Sell/Sale Deeds, Agreement to /of lease, Lease Deeds, Agreements of leave and license, license Deeds and /or other contracts, agreements, deeds of conveyance or documents that may be required to transfer by way of sale, lease license or otherwise in any manner deemed fit by the Developer the Developer's Allocation in favour of itself (i.e., in favour of the Developer,) intending purchasers, Lessees, Licensees and/or other persons nominated by the Developer, conveying the Developer's Allocation/Share in whole or in parts and/or in an undivided manner and/or the accretions thereon, and/or rights thereto; and for this purpose to sign and execute such other documents as may be required in favour of the Developer and/or any other third parties selected/nominated by the Developer such as prospective Lessees, Licensees; purchasers etc. including a company / association, nominees, permitted assigns or other persons etc.






b) To present all such agreements/deeds of sale, lease or leave & license or any other conveyances in respect of the Developer's Allocation/Share for registration before the concerned Sub-Registrar / District Registrar of Assurances having jurisdiction, and admit execution thereof.

c) 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 Allocation/Share.

d) To hand over physical possession of the Developer's Allocation or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc.

e) To approach HMDA/GHMC or such other competent authorities, including the Fire Force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water supply board, Telecom Airport and Telecommunication Authorities, Urban Arts commission, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate Etc., and get the required permissions and Sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the Developer, and to do all other acts as may be necessary for putting up any construction/s including Residential Apartments and for effective development and completion of the buildings on the Schedule Property in such manner as the Developer may deem fit and proper.

f). to enter into agreement to lease, agreement to sell, agreement to Transfer with regard to the Developer's Allocation/Share of the undivided interest in land and Residential Apartment proposed to be constructed in schedule property subject to terms of this Agreement.

g). To appear for and represent before the concerned Development Authority, and Municipality, Municipal Corporation of Hyderabad, TSSPDCL and /or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water/supply Sewerage disposal entitles, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environment 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),




Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 10 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



from time to time, for or in connection with construction of Apartment in the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities 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;

h). To appear for and represent before revenue authorities, town planning authorities, and urban development authority (including but not limited to the Hyderabad Urban Development Authority), Greater Hyderabad Municipal Corporation in connection with any of the matters connected with the Schedule Property.

i). To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in clauses(e) to (f) hereinabove, including any other authority/ies of State and Central Government, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer;

j). To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Schedule Property.

k). To apply for the secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities.

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

m). To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in its Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax Authorities, to execute Warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify complaints, written statements, petitions, and

Bk - 1, CS No 5960/2017 & Doct No 5795/2017. Sheet 11 of 20 Sub Registrar Gandipet



Generated on: 01/09/2017 03:12:17 PM



other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint an engage advocates, auditors, tax-practitioners and other agents etc., as our 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 money 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 al 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.

n). To enter into an understanding, (not being in contravention with the conditions contained herein) with any of the SPVs or Subsidiaries or undertakings of the Developer, to assign or otherwise transfer the development rights accrued to it in pursuance of this Agreement.

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

p). And the 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 Allocation in favour of the Developer/nominee/s or in favour of the third parties as stated above.

q). For effectively performing and executing all the matters and things aforesaid, the Owners hereby further grant unto the Developer full power and absolute authority or 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.

Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 12 of 20 Sub Registrar
Gandipet



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r). And the 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 Owners and the Owners undertake to ratify and confirm all and whatsoever that the Developer shall lawfully do or cause to be done for the Owner by virtue of the Power/s herein above given.

s). The owners hereby empower the developer or its nominee/s by means of development Power of Attorney to approach the competent authorities, and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants, and to execute documents etc., as desired by the Developer.

t). Provided that the power of Attorney so executed shall be irrevocable and cannot be revoked by the Owners in whatsoever manner. The cost of such Power 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 Agreements, and hence the said Powers, of Attorney are irrevocable.

u). The Developer shall also be entitled to create equitable mortgage in respect of their share of 65% of Residential apartment with proportionate land in favour of Banks/Financial Institutions to avail project loan and for that purpose to execute and register necessary Deeds/Declarations/Affidavits etc. The Land Owners shall not have any objection for the same. And Developer is responsible for clearing the project loan availed byhim and it has nothing do with the owners



Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 13 of 20 Sub Registrar
Gandipet



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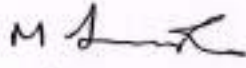
SCHEDULE OF PROPERTY (TOTAL EXTENT OF THE LAND)

All the Part and parcel of the land admeasuring **Ac. 01-00 Guntas** In **Sy. No.165/A1/2**, Situated at **KISMATHPUR VILLAGE, & G.P, Rajendranagar Mandal (Now Comes Under Gandipet Mandal)**, Ranga Reddy District, bounded as follows:-

NORTH	:30 Wide Road.
SOUTH	:Land in Survey No.183 of Burra Sattaiah
EAST	:25 Wide Road
WEST	:Remaining Part of Land belongs to Donors.

In Witness whereof, the parties to this Agreement have set their hands and seal and singed on this Deed with free will and consent on the day, month and year first above mentioned, in the presence of the following witnesses:-

Witnesses:

1. 
2. 



LAND OWNER/FIRST PART



DEVELOPER/SECOND PART

Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 14 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



SPECIFICATIONS**STRUCTURE:****R.C.C. FRAMED STRUCTURE:-**

Earthquake resistant foundation with R.C.C. M20 grade concrete designed for Seismic Zone II.

SUPER STRUCTURE:-

Brick Masonry with Good quality solid cement block in cement mortar.

PLASTERING

Internal : Double coat cement plaster with smooth finish
 External : Double coat cement plastering.

DOORS:-

Main door : Good quality teak wood doorframe & shutter aesthetically designed with melamine polishing and designer hardware of repute make.

Internal doors: Frames: Good quality Teak Wood Frame.
 Shutters: Paneled shutters with stain paint and standard hardware.

WINDOWS:-

Window in UPVC, with glass panels fitted with elegantly designed M.S. Painted grills and standard hardware.

PAINTING:

External : Synthetic Plaster/Exterior emulsion paints of standard make like Asian/ICI, Nerolac or equivalent etc.

Internal : Smooth finish with good quality putty over a coat of Primer finished with two coats of Acrylic emulsion paint.

Laundry/toilet areas in terrace. Two coats of Acrylic OBD over one coat of primer.

Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 15 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



FLOORING:

Vitrified porcelain tiles of 24" X 24" with 4" skirting of Reputed make Diamontile or equivalent and Master Bed Room with Wooden Flooring.

BATHROOMS: Ceramic non-slippery, acid resistant tile flooring of Reputed make or equivalent.

STAIRCASE: Granite with skirting.

Covered Balcones : Ceramic tiles of reputed make Best quality cement based parking tiles over PCC bed.

Cladding & Dadoing:

Kitchen : Glazed ceramic tile dado up to 2'0" height above kitchen platform of Johnson or equivalent make.

Bathrooms: Glazed ceramic tile dado of Reputed make tiles up to 7'0" height.

Utilities/wash : Glazed ceramic tile dado up to 4'0" height.

KITCHEN:

Granite platform with Stainless steel sink with both municipal & bore water connection & provision for fixing Aqua guard also provision for exhaust fan & chimney.

UTILITIES/WASH

Provision for washing machine, dish washer & wet area for washing utensils.

BATHROOMS:

All the bathrooms consist of wash basin with hot and cold mixer valve. EWC with flush tank of Hindustan/Parry make or equivalent, hot and cold wall mixer with shower (exposed).

All C.P. fittings are chrome plated of Jaquar (continental series) or equivalent. Solar water heating system with built in Electrical backup Heater at extra cost.




Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 16 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



ELECTRICAL:-

Concealed copper wiring in PVC conduits.

Power outlets for Air-conditioners in all bedrooms.

Power plug for cooking range chimney, refrigerator, micro ovens and mixer-girder in kitchen.

3-Phase supply for each unit and individual meter boards. Miniature Circuit Breakers (MCB) & ELCB of MDS/Merlin Gerin.

All electrical fittings of Legrand (MDS) mylincc series or equivalent make.

COMMUNICATIONS:-

Telephone points in all bedrooms, drawings & dining areas Provision for internet connection to study room and bedrooms. CAT 6 Cable for Internet Connectivity. Intercom connectivity to central security form all houses.

CABLE TV: Cable connection for main bedrooms and living rooms.

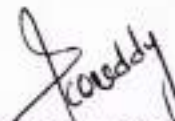
WITNESSES:

1. 

2.



FIRST PARTY



SECOND PARTY

Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 17 of 20 Sub-Registrar
Gandipet



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ANNEXURE - 1A

1. Description of Building : Proposed Residential Apartment,
ON LAND in Survey
No.165/A1/2, Situated at
Kismathpur Village & G.P.,
Rajendranagar Mandal (Now
Comes Under Gandipet Mandal),
Ranga Reddy District,
- (a) Nature of Roof : R.C.C.
- (b) Type of Structure : With Pillars.
2. Age of building : Proposed.
3. Total extent of site : Ac.01-00Gts.,
4. Total Built-up Area : 80,000 Sq.Feet
(Proposed Area).
5. Party's estimate of Market
Value of the Building : Rs.6,08,00,000

Date: 31/08/2017



SIGN. OF THE EXECUTANTS

CERTIFICATE

I/We, hereby declare that what is stated above is true and correct to
the best of my knowledge and belief.



SIGN. OF THE EXECUTANTS



Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 18 of 20 Sub Registrar
Gandipet



Generated on: 01/09/2017 03:12:17 PM



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4905 0850 1224

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

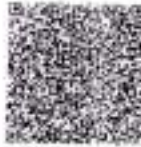
Government of India

తాదమాల కార్లిన జ్యూన్

Tadamalla Carolyn June

పుట్టిన తేదీ / DOB : 03/11/1981

స్త్రీ / Female



4905 0850 1224

నా ఆధార్, నా గుర్తింపు

[Signature]



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

నీరుడు శ్రీనివాస

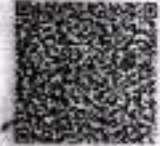
Neerudu Srisailem



పుట్టిన తేదీ / Year of Birth: 1971

పురుషుడు / Male

5612 7396 2586



ఆధార్ - సామాన్యని హక్కు

[Signature]



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

మొమ్మిదీవరాపు శ్రీనివాస రెడ్డి

Mommidiwarapu Srinivasa Reddy



పుట్టిన తేదీ / Year of Birth: 1971

పురుషుడు / Male

3996 4947 7415



ఆధార్ - సామాన్యని హక్కు

[Signature]

స్థావర లెఖా సంఖ్య

/PERMANENT ACCOUNT NUMBER

AGJPK9328A



నామ /NAME

INDRASENA REDDY KADIGARI

పితా థా నామ /FATHER'S NAME

VITTAL REDDY KADIGARI

జన్మ తేదీ /DATE OF BIRTH

06-06-1972

హस्ताక్షర /SIGNATURE

[Signature]

[Signature]
ముఖ్య ఆదాయ అధికారి, ఆంధ్ర ప్రదేశ్
Chief Commissioner of Income-tax, Andhra Pradesh

Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 19 of 20 Sub-Registrar
Gandipet

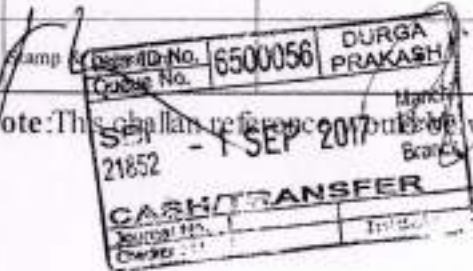


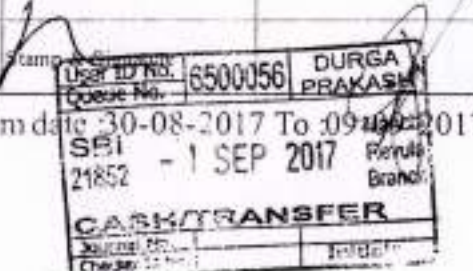
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Offline Challan Proforma[Dept. copy]

Offline Challan Proforma[Citizen copy]

Challan No:976FE5300817	
 Registration & Stamps Department, Telangana	
Fee Type : 2091	
CBS Screen Number : 8888	
I Remitter Details	
Name	K INDRASENA REDDY
Address	SECUNDERABAD
PAN Card Number	AADCG1754H
Aadhar Card Number	
Mobile Number	*****886
II Executant Details	
Name	CAROLYN JOYCE TADAMALA
Address	RANGA REDDY DISTRICT
III Claimant details	
Name	MS GIRIDHARI HOMES PVT LTD
Address	SECUNDERABAD
IV Document Nature	
Nature of Document	DEVELOPMENT AGREEMENT CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	607900
Transfer Duty	0
Registration Fee	20000
User Charges	200
TOTAL	628100
Total in Words	SIX LAKH TWENTY EIGHT THOUSAND ONE HUNDRED RUPEES ONLY
Date(DD-MM-YYYY)	30-08-2017
Journal No.	044665553
Stamp	

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Journal No.	044665553
Stamp	

Note: This challan reference number is valid Only from date 30-08-2017 To 09-09-2017

Bk - 1, CS No 5960/2017 & Doct No
5795/2017. Sheet 20 of 20 Sub Registrar
Gandipet



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