

SCANNED

6/7/2016

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भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 2610 Date: 20/07/2016

Sold to: K. Venkata Ramana Kumar

S/o, Mr. D. K. Venkata Ramana S/o. to Hrd.

For them, Mr. Venkata Ramana Developers Pvt. Ltd.

Signature

637361

G.V.S. KUMAR

LICENCED STAMP VENDOR

Licence No: 15-14-027 / 2012

Penal No: 15-10-027 / 2015

W. No: 5-04, Deepthi Sri Nagar Colony

Miyapur (Post), Santhi Nagar (M)

Ward No: 500 043

Phone: 858852915

**DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY**

This Development Agreement Cum General Power of Attorney is made and executed on this the 20th day of JULY, 2016 at Hyderabad, by and between:

1. Sri. TINESH. M. GALA S/o MAGANLAL A. GALA, aged about 55 years, Occ: Business, R/o. 3-4-256/257, R.K. Bhavan, 4B, Kachiguda, Hyderabad-27, T.S.

2. Sri. G.V. KRISHNAM RAJU S/o G. S. RAJU, aged about 54 years, Occ: Business, R/o. Plot No. 174, Road No. 75, Jubilee Hills, Hyderabad-33, T.S.

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Registration Bookmark

Issued in the Office of the Joint Sub-Registrar, Bangalore under the provisions of the Registration Act, 1908 and the Rules, 1909, and
 entered in the Register of the Joint Sub-Registrar, Bangalore on the 10th day of April, 2016 in the presence of the
 witnesses appointed by the Office of the Joint Sub-Registrar, Bangalore under the Act.

At the Office of the Joint Sub-Registrar, Bangalore

Photo

Signature

Registration Stamp

Re - 1, CP No 8977/2016 & Doc No
 62823/2016 Joint Sub-Registrar
 Bangalore

1. EX



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3. **Smt. G. SWARNA LATHA W/o G. V. K. RAJU**, aged about 52 years,
Occ: House wife R/o, Plot No.174, Road No.75, Jubilee Hills, Hyderabad,
T.S.
4. **Sri. P.S.S.N. RAJU S/o SATYANARAYANA RAJU**, aged about 51 years,
Occ: Software Engineer R/o Flat No.404, Amitha Enclave, 212, Kalyan
Nagar, Hyderabad-38, T.S.
5. **Sri. M.N. RAVI VARMA S/o M. KRISHNAM RAJU** aged about 49 years,
Occ: Agriculture, R/o H.No.1-14-2, Vamathi Krishna Nagar,
Suryanarayanapur, Bhimavaram Municipality, West Godavari District,
A.P.
6. **Smt. CH. V. S. S. LAKSHMI W/o SATYANARAYANA RAJU** aged about
40 years, Occ: House Wife, R/o H.No.1-112, Balusumudi, Bhimavaram,
West Godavari District, A.P.
7. **Sri. R.V.S.S. SURYANARAYANA RAJU S/o Late. SUBBA RAJU** aged
about 54 years, Occ: Business R/o, 5A, F/2, Surya Enclave, Siddartha
Nagar, Hyderabad, T.S.

(Hereinafter called the 'Owner/s').

AND

M/s. VENKATA PRANEETH DEVELOPERS PVT. LTD., a Private Limited
Company incorporated under the Indian Companies Act, 1956 having its
Registered Office at Premises No. 3-83/1/A/5, Nuzampet Village, Kukatpally,
Hyderabad - 500 072, herein represented by its Managing Director - **Sri.
KAMARAJU NARENDRA KUMAR S/o Late. Sri. K. NAGABHUSHANA RAO**,
aged about 44 years, Occ: Business, R/o #7, Praneeth Homes, Praneeth
Nagar, Mallampet, Quthbullapur Mandal, Rangareddy District, T.S.

(Hereinafter called the 'Developer')



G. Latha



M. P. Ram. Rao, C-21A V. S. S. Lakshmi



BN - 1, CS No 557/2016 & Decr No

6772319.016 Sheet 2 of 48

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Phases

Summary & References

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^aValues are means $\pm$ SD.

THE JOURNAL OF THE BOARD

DOI: 10.1002/eqe.144

2010 May 27 July 2010

Signature of

Yusuf S. Sidani
 President

Entertainment: Stamp Duty, Transfer Duty, Registration Fee and (if any) Charges are attached as before in respect of this instrument.

Description of Fee/Duty	Stamp Papers	Challan and 45ed 10 Amt	In the Period of			DD/DDC/ Pay Order	Total
			Ex-Challan	Cash	Stamp Duty and 10 ed 10 Amt		
Stamp Duty	100	0	153000	0	0	0	153000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
Use Charge	NA	0	100	0	0	0	100
Total	100	0	153000	0	0	0	153000

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E-Cluster Database Searching User Manual

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214

20th day of July 1998

Signature of Registering Officer
Name:

Downloaded At: 11:52 11 September 2009



The expressions, "Owner/s" and "Developer" shall mean and include their respective heirs, legal representatives, executors, assignees, administrators, successors-in-title, etc., wherever the context permits.

WHEREAS the **Owner No.1** herein **Sri. TINESH M. GALA & Owner No.2** herein **Sri. G.V. KRISHNAM RAJU** are the absolute owners, peaceful possessors and purchasers of Undivided Share of Agricultural Land admeasuring **Ac.0-13 Guntas & Ac.0-11 Guntas** respectively, total admeasuring **Ac.0-24 Guntas** in **Survey Nos.118 & 128** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., by Virtue of Registered Sale Deed bearing Document No. **4743 of 2007**, Book-I, Dated : **06.03.2007**, Registered at SRO Medchal.

WHEREAS the **Owner No.3** herein **Smt. G. SWARNA LATHA** is the absolute owner, peaceful possessor and purchaser of the Agricultural Land in **Survey No.120** admeasuring **Ac. 0-16 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., by Virtue of Registered Sale Deed bearing Document No.**4570 of 2007**, Book-I, Dated : **02.03.2007**, Registered at SRO Medchal and the same was accorded Pattadar Pass Book No. 647619, Patta No. 457 & Title Deed No. 647619, issued by M.R.O., Quthbullapur Mandal, Ranga Reddy District.

WHEREAS the **Owner No.4** herein **Sri. P.S.S.N. RAJU** is the absolute owner, peaceful possessor and purchaser of the Agricultural Land in **Survey No. 120** admeasuring **Ac. 0-17 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., by Virtue of Registered Sale Deed bearing Document No. **4571 of 2007**, Book-I, Dated : **02.03.2007**, Registered at SRO Medchal and the same was accorded Pattadar Pass Book No. 647618, Patta No. 456 & Title Deed No. 647618, issued by M.R.O., Quthbullapur Mandal, Ranga Reddy District.

WHEREAS the **Owner No.5** herein **Sri. M. N. RAVI VARMA** is the absolute owner, peaceful possessor and purchaser Agricultural Land in **Survey Nos.124/Part** admeasuring **Ac.0-10 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., by Virtue of Registered Sale Deed bearing Document No. **9583 of 2007**, Book-I, Dated : **28.05.2007**, Registered at SRO Medchal.











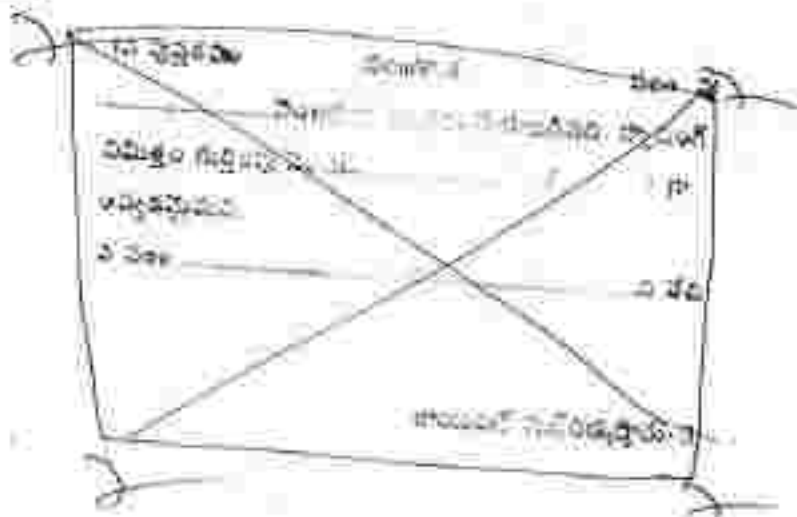


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Bk-1, Pg No 56772016 & Dist No
 6783/2016 Sheet 3 of 10 Joint Subordinate
 Bangalore



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WHEREAS the Owner No.6 herein Smt. **CH. V. S. S. LAKSHMI** is the absolute owner, peaceful possessor and purchaser of Undivided Share of Agricultural Land admeasuring **Ac.0-05 Guntas**, [Out of Ac. 0-09 Guntas] in **Survey No.124** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Rang Reddy District., by Virtue of Registered Sale Deed bearing Document No. **9405 of 2008**, Book-I, Dated **31.07.2008**, Registered at SRO Medchal.

WHEREAS the Owner No.7 herein **Sri. R.V.S.S. SURYANARAYANA RAJU** is the absolute owner, peaceful possessor and purchaser of the Agricultural Land in **Survey No. 130/C** admeasuring **Ac. 0-16 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Rang Reddy District., by Virtue of Registered Sale Deed bearing Document No. **28628 of 2006**, Book-I, Dated : **16.12.2006**, Registered at SRO Medchal and the same was accorded Pattadar Pass-Book No. 525285, Patta No. 426 & Title Deed No. 525285, issued by M.R.O., Quthbullapur Mandal, Rang Reddy District.

Whereas, the lands in **Survey No.118, 120, 124, 124/Part, 128 & 130/C** total admeasuring **Ac.2-08 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Rang Reddy District., and more fully described in the "Schedule Property" for development and the Owners have agreed for the same, on the following terms and conditions:

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

1. The Owner/s hereby grant license to the Developer to develop the Schedule Property as a group of independent duplex villas/group housing, strictly in accordance with the terms of this Agreement.
2. The Developer shall be entitled, with prior consent of the Owner/s herein, to admit the neighboring land owners into the Scheme for Development and to develop the "Schedule Property" along with all such lands, after obtaining the necessary permissions from the HMDA/competent authority. All the lands so admitted into the scheme and covered by such permission as may be revised or modified from time to time, shall be the joint property of all the owners contributing the land, with proportionate undivided share.

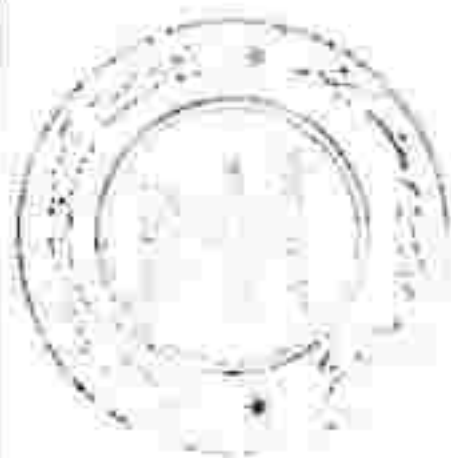


H. N. Reddy





BA-1, CS No 56172016 & Doct No
6723/2016 Joint SubRegistrar
Balehagar



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Therefore, owner/s of any land, who is admitted into the scheme, may be allotted his/her share in the plotted area anywhere in the project covered by such permission. It is further clarified that under no circumstances, such contribution or as the case may be pooling of land for the purpose of scheme shall not be to the disadvantage of any owner contributing the land. The Developer and the owners contributing land for the purpose of the scheme shall enter Supplementary Agreement earmarking their respective shares and covering all other matters, which are to be agreed upon including specifications, after the permissions are obtained and the allotments are made.

3. The Developer shall develop the land as per the actual physical measurement only and not as per the land mentioned in the Schedule Property and the same has been agreed by the Owner/s.
4. The Developer shall develop the "Schedule Property" at its cost into a project with a group of independent duplex villas/group housing, after obtaining all the necessary permissions, service connections and other clearances and no objection certificates and construct the complex as per such permissions, etc., and deliver **40%** of the plotted area with built up area of **10 Sq. Feet per each Sq. Yard** for the independent duplex villas proportionate to the total land contributed by the Owner/s within the time stipulated hereunder and retain the remaining **60%** of the community with a group of independent duplex villas /group housing towards its consideration for development. It is clarified that the sharing under this clause shall be in all saleable areas and to ensure completion of the development of the project as per the terms of the sanctioned plan and this agreement. The word "Project" in this agreement shall mean and include the entire land that may be brought under the scheme and covered by the permission (as may be revised or modified from time to time) for development obtained from the HMDA/competent authority for the purpose of developing the land as a group of independent duplex villas /group housing and the Developer shall obtain permission for construction of each independent duplex villa from the Concerned Grampanchat.






HMDA/Competent Authority

G. Lathia
 24/12/2024





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6723/2016. Sheet 5 of 18. Joint Sub Registrar
Bharatpur



5. The Developer shall pay a sum of **Rs.33,00,000/- (Rupees Thirty Three Lakhs Only)** towards advance payment to the Owner/s which shall be refundable by the Owner/s on completion of construction of his/her/their villas. The Developer shall pay the said advance in the following manner:

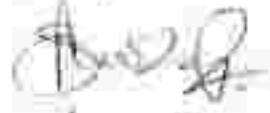
a) **Rs.22,00,000/-** at the time of registration of the Development Agreement Cum General Power of Attorney as detailed below:

- i) Rs. 3,25,000/- paid through Cheque No.000881, Dated: 20/07/2016 in favour of **TINESH. M. GALA.**
- ii) Rs. 2,75,000/- paid through Cheque No.000882, Dated: 20/07/2016 in favour of **G.V. KRUSHNAM RAJU.**
- iii) Rs. 4,00,000/- paid through Cheque No.000883, Dated: 20/07/2016 in favour of **G. SWARNA LATHA.**
- iv) Rs. 4,25,000/- paid through Cheque No.000884, Dated: 20/07/2016 in favour of **P.S.S.N. RAJU.**
- v) Rs. 2,50,000/- paid through Cheque No.000885, Dated: 20/07/2016 in favour of **M.N. RAVI VARMA.**
- vi) Rs. 1,25,000/- paid through Cheque No.000886, Dated: 20/07/2016 in favour of **CH. V. S. S. LAKSHMI.**
- vii) Rs. 4,00,000/- paid through Cheque No.000887, Dated: 20/07/2016 in favour of **R.V.S.S. SURYANARAYANA RAJU.**

b) **Rs.11,00,000/-** after getting final approval of Lay out from the HMDA.

6. The Developer shall obtain all permissions required for the purpose of developing the "Schedule Property" into a group of independent duplex villas/group housing immediately after acquiring adjacent lands into a single project, on such sanction, the Owner/s and the Developer shall execute and register Supplementary Agreement earmarking his/her/their respective shares as per the terms of this Agreement. The Owner/s shall be entitled to appropriate his/her/their share in the group of independent duplex villas /group housing developed as per the terms of this Agreement, leaving the share of the Developer. The Owner/s shall provide all the necessary documents required by authorities for sanction of permission.









G. Latha
CH. V. S. S. LAKSHMI

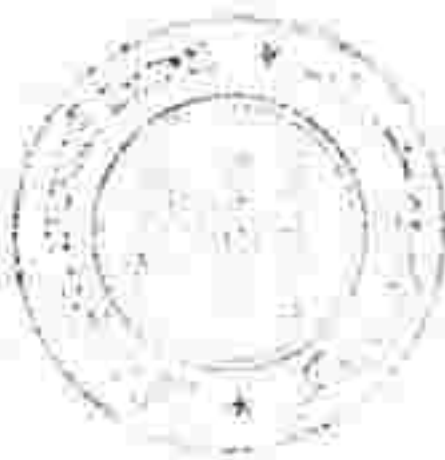




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BL-1, CS No 5517/2016 & Dist No
6233/2016 Sheet 6 of 18 Joint SubRegistrar
Balekanagar

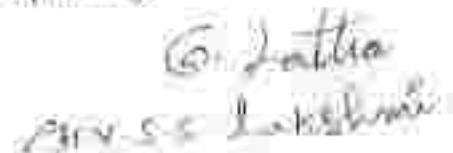


7. The Developer shall commence development as early as possible and not later than **3 months** from the date of the grant of permissions by the HMDA/competent authority and shall carry out the development uniformly in the entire project and complete the construction and development in all respect as per the terms of this Agreement within **30 months** from the date of Tentative approval (or) **24 months** from the date of final layout approval whichever comes earlier with grace period of **6 months**. If the Developer fails to complete the construction or development, including any amenities and services, the Developer shall be liable to pay liquidated damages at the prevailing rent per month per villa in respect of the unfinished villas that have fallen to the share of the Owner/s.
8. The Developer shall be entitled to enter into any agreement with third parties in respect of plotted areas with independent duplex villas fallen to its share, after he obtains all the necessary permissions, clearances, etc., subject to the other terms of this Agreement, but under no circumstances, the rights of the Owner/s under this Agreement shall be affected by such agreements that may be entered into by the Developer with third parties and consequential transactions, including sale deeds, which shall always be subject to the rights of the Owner/s under this Agreement.
9. The time limits stipulated above are subject to any delay on account of the act of God, natural calamities, and such other reason, which is not attributable to the Developer in any manner.
10. The Owner/s shall not be required to contribute any money on any account at any time for the development of the "Schedule Property", including the amounts required for permissions, service connections, clearances, deposits, etc. The Owner/s shall not be liable for payment of any tax, cess or fees, Labour Cess, stamp duty, registration charges, development charges, conversion charges, whatsoever, or for compliance of any statutory obligations, including Workmen Compensation Act or for any act or omission on the part of the Developer during or in respect of the construction or development. The entire development work shall be carried out at the risk and responsibility of the Developer only.





Subhash Chandra


G. Latha
Mrs. S. S. Lakshmi





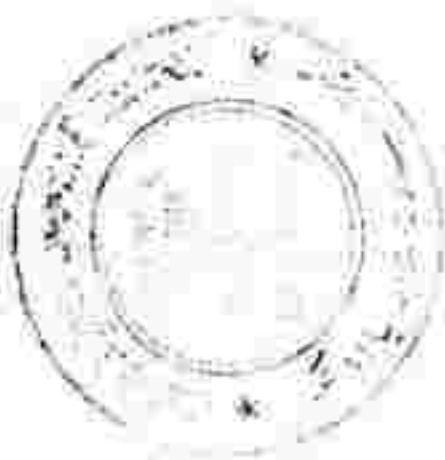
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Joint SubRegistrar

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11. The Owner/s shall take the responsibility of paying VAT, Service Tax or any other taxes levied by Govt. for the Villas that belong to his/her/their share. Irrespective of whether the unit is sold to third party/prospective purchaser by Owner/s or not, Owner/s shall take the responsibility of paying the taxes to the Developer before taking possession from the Developer.
12. The Owner/s shall pay the corpus fund, maintenance and any other charges applicable to the Society/Association and also strictly abide by the rules, bye-laws and regulations of the Society/Association formed after the construction is completed irrespective of whether sell his/her/their share of villas to third party or retain.
13. The Developer shall provide the Club House for the use and enjoyment of all Owner/s and occupants in the group housing and the Club House ownership rights shall vest with the Developer and Land Owners.
14. The proposed group of independent duplex villas /group housing shall be named as **"PRANEETH PRANAV LEAF"** and the name shall not be changed except with the prior permission in writing from the Owner/s.
15. The Owner/s deems it expedient for the purpose of facilitating the transactions under this Agreement, to appoint and retain the Managing Director/Director of the Developer herein, as his/her/their lawful attorney, and to act as their Attorney in their names and to do the following acts and things in respect of the Schedule Property, strictly for the purposes of this development agreement inter alia:
 - i) To approach any Government, State, Central or Local or other authorities including TBSPDCL, HMWW & SB, S.O. & C.A., U.L.C., etc., for the purpose of any permission, clearance, grant, no objection certificate, service connections, modification of plans, or regularization of construction certificates, etc.;





Harish Kumar









BK - 1, CS No 5517/2016 & Dist No

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Joint Sub Registrar
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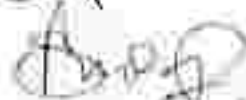


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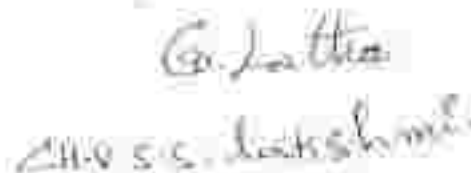
- ii) Subject to the other clauses of this Agreement, to sell or transfer the Developer's share of independent duplex villas or any part or parts thereof as earmarked in the Supplementary Agreement to be executed after sanction of the plans, to any third parties, by way of sale, gift, lease, mortgage, exchange, etc., and to enter into agreements with third parties for sale, mortgage or other transfer, in respect of the same, to receive consideration, to issue discharge receipts, to execute sale deeds or other conveyance including mortgage, gift, exchange, lease, etc., to present any document or deed for registration, in respect of Developer's share of independent duplex villas, to admit the execution and receipt of consideration, etc.;
- iii) To file, prosecute, defend or withdraw any suit, complaint, petition or other proceedings before any Court, Tribunal or authority - civil, criminal or revenue, to sign and verify pleadings or petitions approved by the Owner/s herein, to engage or remove any Advocate or Attorney, to obtain decrees or orders and execute the same, to receive monies and file full or part-satisfaction memos, to appear before any Court or other authorities, in respect of Schedule Property at the cost and responsibility of the Developer to protect the interests of the Owner/s and the Developer shall inform the Owner/s about the initiation and progress of all such legal proceedings regularly and shall not be entitled to make any admission or enter into any compromise or withdraw or forego any claim directly or indirectly affecting the rights, interests and share of the Owner/s under this Agreement; and
- iv) To appoint or engage any architect or architects, construction engineers, etc., at his cost and responsibility, for the construction of the building
- v) To do all such other acts and things as may be necessary for due implementation or construction notwithstanding that the same are not specifically mentioned herein and the Owner/s shall ratify all such acts as his Attorney may lawfully do.













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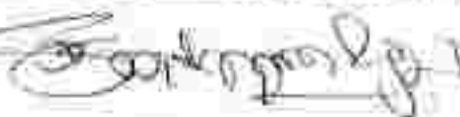
Joint Sub Registrar
Balanagar



16. It is agreed that the Owners or their agents, engineers, etc., shall have a right of inspection at all reasonable times during the course of construction of Owners' share of independent duplex villas and any matter of common interest, including common areas and amenities and exteriors of the Villas, the Developer agrees to complete the Owner/s share of independent duplex villas or simultaneously with the Developer's share of independent duplex villas, but shall not delay the completion of the Owners' share of independent duplex villas under any circumstances. In case of any defect pointed out by the Owner/s during inspection, the same shall be rectified by the Developer to the satisfaction of the Owner/s or the Engineer or Architect appointed by them.
17. The Developer shall not be responsible for any defect in the villa/s noticed after a period of 6 Months from the date of handing over possession of Villa/s or from the date of notifying to the Owner/s as to completion of the construction of Villa/s whichever is earlier. In this period of 6 months, the Developer will only attend to the defects arising from poor material and workmanship. Defect arising from natural wear and tear do not come under the scope of maintenance under defect liability. In case of disputes as to quantity or quality in the construction of Villa/s, the decision of the Architect/Engineer of the project is final and binding on both the parties.
18. The Developer jointly with the Owner/s shall form Association for maintenance of common areas and amenities for the entire project. The common areas, amenities and services shall be those mentioned in sanctioned plan and as may be mentioned in the Supplementary Agreement. The residential group of independent villas/group housing shall be subject to the scheme. Each villa owner, including the Owner/s herein, shall be entitled to one membership in the Club House, but the use and management of the Club House and its facilities shall be strictly subject to the regulations to be framed separately for the said purpose and subject to the payment of user charges. The Developer alone shall be entitled to maintain and manage the Club House.






H. N. Rao

G. Latha
S. S. Lakshmi



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Bathanga



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19. The Developer shall strictly comply with the terms and conditions laid down in the sanctioned plan without any deviation. The Developer alone shall be responsible for any violation or deviation and for any claim or penalty or charges that may be levied or imposed by any statutory authorities for violation of any statutory regulations.
20. The Owner/s declare that the "Schedule Property" is free from all encumbrances, charges, mortgages, prior agreements, adverse claims, litigations, demands, disputes, etc., whatsoever, and that the Owner/s herein have free and marketable title in respect of their respective extents in the "Schedule Property" and further covenant to indemnify and keep each other fully indemnified from all or any loss that may be caused to Developer due to any defect in title of the Owner(s).
21. Notwithstanding anything to the contrary in this Agreement, the Developer's share shall always be subject to the due and complete performance of the Developer's obligations under this Agreement, particularly the delivery of Owners' share of independent duplex villas to the Owner/s completed in all respects. Nothing in this agreement shall be construed as parting with the possession of "Schedule Property" by the Owner/s and the Owner/s shall continue to be in possession of the Schedule Property and the Developer shall have license to enter the Schedule Property for the performance of the obligations under this Agreement till the Owners' share of independent duplex villas are completed in all respects and appropriated by the Owner/s.
22. In case of any dispute or difference arising out of or in pursuance of or interpretation of any provision of this Agreement, the same shall be referred to a sole arbitrator to be selected and appointed by the Developer out of three names suggested by the Owner/s. The arbitral proceedings shall be subject to the jurisdiction of the Courts of Ranga Reddy District only. The fees of arbitrator shall be 1% of the value of the dispute or Rs 5,00,000/- whichever is higher and the arbitration shall be commenced within one month of the reference and completed within three months thereafter.









G. Lakshmi
20.10.2020

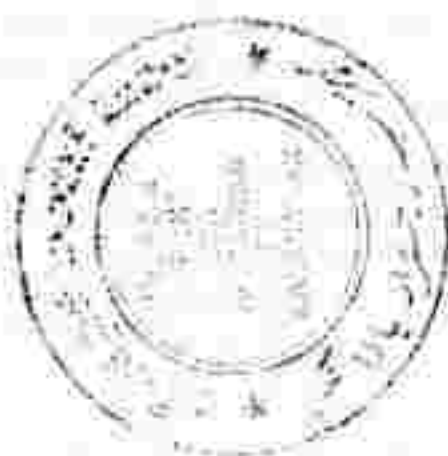


BA - 1, CS No 5617/2016 & Dist No

6222/2016

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Joint Sub-Registrar
Balewadi



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RULE - 3 MAIN STATEMENT

Sy.Nos.	Village	Value Per Acre	Extent	Total Amount Rs.
118, 120,124, 124/Part 128 and 130/C	MALLAMPET	40,00,000/-	Ac:2-08 Gta:	88,00,000/-
		Land Development Charges of Rs. 1 Lakh Per Acre		2,20,000/-
	Construction Cost : 22,000 Sq.feet X 700 Rupees			

SCHEDULE PROPERTY

Schedule 1

All that the part and parcel of the agricultural land in **Survey No. 128** admeasuring of **Ac. 0-19 Guntas** and **Survey No. 118** admeasuring of **Ac. 0-05 Guntas**, total admeasuring **Ac. 0-24 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District, and bounded by:

NORTH : by Land of Survey No.128/Part

SOUTH : by Land of Survey No.118/Part

EAST : by Land of Survey No.128/Part

WEST : by Land of Survey No.118/Part





H.N. Reddy





A.S. Lakshmi



IN - 1, GS No 5617/2016 & Doc No
6733/2016 Sheet 12 of 18 Saint Sub Registrar
Bilaspur



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Schedule 2

All that the part and parcel of the agricultural land in **Survey No. 120** admeasuring of **Ac. 0-16 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., and bounded by:

NORTH : Ag. Land of G. Narayana & others

SOUTH : Ag. Land of M. Sailoo & others

EAST : Ag. Land of T. Ushan & others

WEST : Ag. Land of L. Ramulu & others

Schedule 3

All that the part and parcel of the agricultural land in **Survey No. 120** admeasuring of **Ac. 0-17 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., and bounded by:

NORTH : Ag. Land of G. Narayana & others

SOUTH : Ag. Land of M. Sailoo & others

EAST : Ag. Land of T. Ushan & others

WEST : Ag. Land of L. Ramulu & others

Schedule 4

All that the part and parcel of the agricultural land in **Survey No. 124/Part** admeasuring of **Ac. 0-10 Guntas** Situated at **Mallampet Village** and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., and bounded by:

NORTH : Ag. Land of Rajeswara Rao & others

SOUTH : Ag. Land of Neighbours

EAST : Ag. Land of A. Jeethaiah & others

WEST : Ag. Land of Neighbours

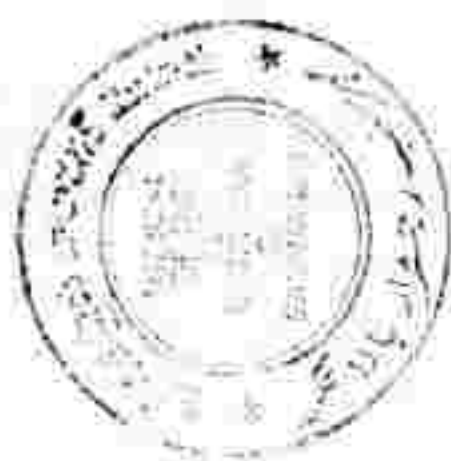
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H. S. Rao

G. Latha
SH. V. S. Lakshmi

[Handwritten signature]

Wk. 1, CP No 3677/2018 & Doct No
6753/2018 Joint Subregistrars
 Balanagar



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Schedule 5

All that the part and parcel of the agricultural land in Survey No.124 admeasuring of Ac. 0-05 Guntas of UDS (Out of Ac.0-09 Guntas) Situated at Mallampet Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., and bounded by:

NORTH : Ag. Land of Panthulu & others

SOUTH : Government land

EAST : Ag. Land in Survey No.124

WEST : Ag. Land of M. Ramulu & others

Schedule 6

All that the part and parcel of the agricultural land in Survey No. 130/C admeasuring of Ac. 0-16 Guntas Situated at Mallampet Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District., and bounded by:

NORTH : Ag. Land of Neighbours

SOUTH : Ag. Land of Neighbours

EAST : Ag. Land of Neighbours

WEST : Ag. Land of Neighbours

IN WITNESS WHEREOF, the Parties have signed and executed this Development Agreement Cum General Power of Attorney on the day, month and year first above written:

WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature] *[Signature]*

G. Latha

[Signature]

OWNERS

H. A. ...

[Signature]

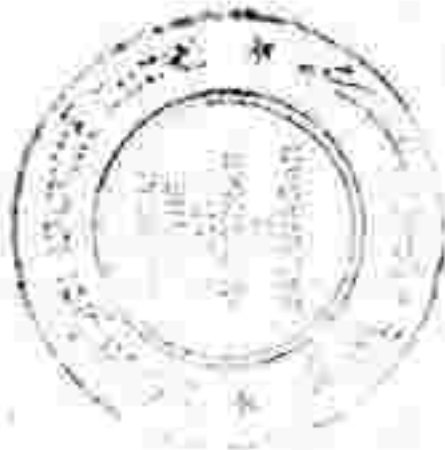
[Signature]

DEVELOPER

[Signature]



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Sl. No. 1, 05 No. 1677/2015 & Docs No.
6233/2016 Sheet 14 of 18 Joint Sub Registrar
Bangalore

ANNEXURE - 1A

- | | | |
|---|---|---|
| 1. Description of Building | : | Proposed construction in Group of Independent Duplex Villas/ Group Housing Survey No.118, 120, 124, 124/Part, 128 & 130/C total admeasuring Ac.2-08 Guntas Situated at Mallampet Village and Gram Panchayat, Quthbullapur Mandal, Ranga Reddy District. |
| a) Nature of Roof | : | R.C.C. |
| b) Type of Structure | : | with pillars |
| 2. Total extent of site | : | Ac.2-08 Gts |
| 3. Built-up area particulars | : | 22000 Sq.feet Proposed Construction area |
| 4. Executant's estimate of the MV of the building | : | Rs.1,54,00,000/- |
| 5. Executant's estimate of the MV of the Land | : | Rs.88,00,000/- |

CERTIFICATE

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

Dated : 20/07/2016

Place : Bala Nagar

Sign. of Executants

G. Latha

Dr. G. S. Lakshmi

H. N. Lakshmi

Dr. G. S. Lakshmi

Dr. G. S. Lakshmi

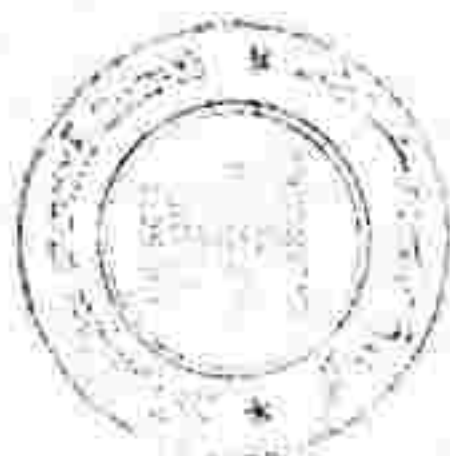


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BA-3, CS No 58772016 & Doct No

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Bangalore



SPECIFICATIONS

Frame Work : Reinforced Cement Concrete.

Super Structure : Table Moulded Bricks in cement mortar for external walls 8" thick and internal walls 4 1/2 " thick smooth finish plastering for internal walls and Sponge finish to external walls.

Doors & Windows : Main door with Teak Wood frames & Teak Wood shutters with best quality hardware. Internal doors with Red Maritime Wood Frames & flush doors with best quality hardware. Windows and Ventilators: UPVC Windows for all windows and ventilators with provision for exhaust.

Electrical Installations : Concealed copper wiring with modular switches Wiring Make: Finecab/ Polycab or equivalent; Switches Make : Legrand or Anchor Rama or equivalent.

Flooring : Vitrified Tile flooring in Living/Bed Rooms/Dining/Kitchen. Ceramic tile flooring in toilets & ceramic tile dado up to 7' height.

Sanitary & Plumbing Works : Sanitary Fittings : Ceramic ware of superior brands like Hindware/ Parryware or CERA and CP fittings of Plumber or equivalent make in toilets and kitchen. Two wash basins ; one in dining and one in master bed room toilet.

Water Supply : Superior quality CPVC piping for internal and within the compound wall and HDPE for all external lines and 1000 ltr water tank for each villa. Individual water over head tank with supply from common underground sump.

Painting : Plastic Emulsion with NCL Aitek or Luppam on internal walls. Birla wall Care Putty or Texture Paint on front side of external facade as per the elevation and primer with two coats of exterior paint on other three external sides.







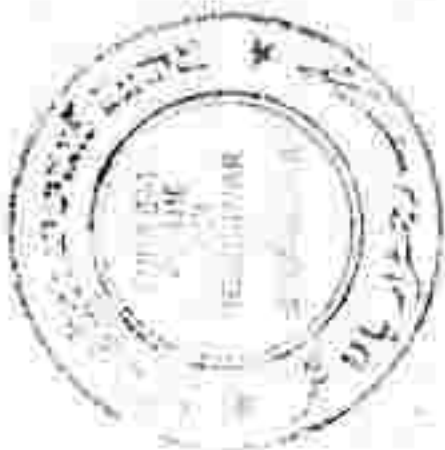
H. S. S. Lakshmi

G. Latha
H. S. S. Lakshmi





SR: 1, CS No 0617/2016 & Doct No. 7006/2016
Joint Sub Registrar
Sulawesi



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Kitchen : Granite platform with stainless steel sink, 2 ft height Dado with tiles above the counter, provision for exhaust fan and suitable electrical points for kitchen appliances.

Communication : Telephone points in one bedroom and living area. Intercom connection to all the Villas from security. T. V. point in all bedrooms & living room.


G. Luthra


H.N. Panikkar

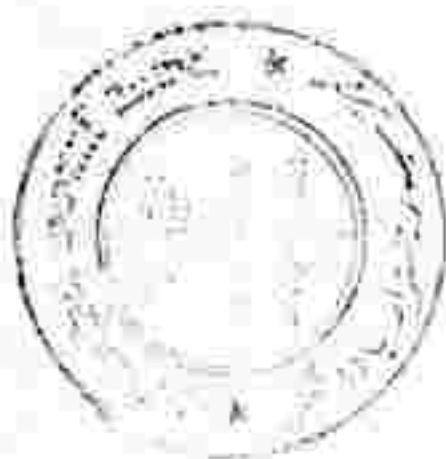
H.N. Panikkar
CH. V. S. S. Lakshmi


CH. V. S. S. Lakshmi


CH. V. S. S. Lakshmi



Sl. No. 3, CS No 36172010 & Dist No
61823/2016 Sheet 17 of 18 Joint Subdivisional
Balarupar

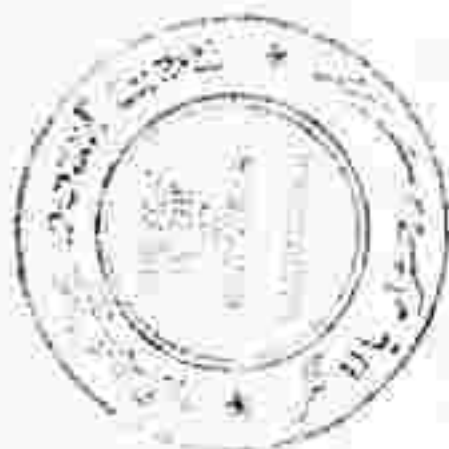


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BA - 3, CA No 56772016 & Docx No
6793/2016 Sheet 11 of 11
Joint Sub-Registrar
Bangalore

Challan No:866HNS200716	
 Registration & Stamp Department, Telangana	
Form Type: 01	
CDE Form Number: 0000	
I. Summar Details	
Name	VENKATA PRANEETH DEVELOPERS PVT. LTD
Address	3-47/503, NEEMSET VILLAGE, KURATPALLY, HYD
PAN Card Number	AACV4475A
Radiac Card Number	
Mobile Number	9859413851
II. Escrower Details	
Name	TINIBEL M. GAZA AND OTHERS
Address	3-4/250/237, R.C. BHAVAN, 4th, KACHIBOOTA, HYD
III. Choukdar Details	
Name	VENKATA PRANEETH DEVELOPERS PVT. LTD
Address	3-47/503, NEEMSET VILLAGE, KURATPALLY, HYD
IV. Document Nature	
Name of Document	DEVELOPMENT AGREEMENT CUM EDA
Property Situated at/Address	KACHIBOOTA
V. Amount Details	
Stamp Duty	15700
Transfer Duty	0
Registration Fee	20000
Other Charges	100
TOTAL	35800
Total in Words	ONE LAKH SEVENTY FOUR THOUSAND RUPEES ONLY
Date of MM/DD/YYYY	30/03/2016
Issued At	
Stamp & Signature	

Challan No:866HNS200716	
 Registration & Stamp Department, Telangana	
Form Type: 01	
CDE Form Number: 0000	
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Name of Document	DEVELOPMENT AGREEMENT CUM EDA
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V. Amount Details	
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Registration Fee	20000
Other Charges	100
TOTAL	35800
Total in Words	ONE LAKH SEVENTY FOUR THOUSAND RUPEES ONLY
Date of MM/DD/YYYY	30/03/2016
Issued At	
Stamp & Signature	

Reference details for eChallan

Registration & Stamps Department, Telangana



Member / SRO / Dealer-Register Details	
Name	VENKATA PRANEETH DEVELOPERS PVT. LTD
Mobile Number	9899015831
eChallan Number	0001HS200716
Post Code	485009