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SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 5259 Dated: 14-09-2022, Rs.100/-
SOLD TO: J. SANJEEVA REDDY,
S/O. J. CHINNA SUBBA REDDY, R/O. HYD
FOR WHOM: DE BLUEOAK AND P MANGATRAM PROPERTIES LLP

AK 349659

B. PAVAN KUMAR
Licensed Stamp Vendor
License No. 15-25-032/2012
Renewal No. 15-25-072/2021
T-1/IIA, Puppalguda (V), Gandipet
R.R. Dist., Cell: 9985488000

**DEVELOPMENT AGREEMENT CUM GENERAL
POWER OF ATTORNEY**

This Development Agreement Cum General Power of Attorney is made and executed on this the 30th day of **SEPTEMBER, 2022**, at SRO, Gandipet, Ranga Reddy District, Telangana State, by and between:-

- 1) **THE BLUEOAK CONSTRUCTIONS**, (PAN No.AAJFT0294N), a partnership firm incorporated under provisions of the Indian Partnership act 1932 and has been registered in the registrar of firms as No.521 of 2014 at Ranga Reddy (East), having it's office at Plot No.57&58, Diamond Colony, Karmanghat, Saroornagar, LB Nagar, Ranga Reddy District - 500074, Telangana State, represented by it's Partner: **Sri. JAKKIREDDY SANJEEVA REDDY S/o Sri. CHINNA SUBBA REDDY**, Aged about 40 Years, Occupation : Business, R/o. Villa No.2, Eden Gardens, Behind Rajapushpa Atria, Golden Mile Road, Kokapet, K.V. Rangareddy Telangana (AADHAR NO. 9435 7521 0992 & PAN- AHYPJ2414N).

For THE BLUEOAK CONSTRUCTIONS

J. Sanjeeva Reddy
PARTNER

J. Sanjeeva Reddy

For DE Blueoak And P Mangatram Properties LLP

J. Sanjeeva Reddy
Designated Partner

For P Mangatram Developers LLP

J. Sanjeeva Reddy
Designated Partner

J. Sanjeeva Reddy

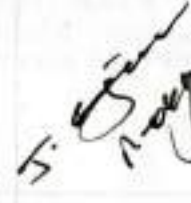
For DE Blueoak And P Mangatram Properties LLP

J. Sanjeeva Reddy
Designated Partner

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. 100000/- paid between the hours of _____ and _____ on the 30th day of SEP, 2022 by Sri J Sanjeeva 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		 SANJAY JAIRAM GULABANI [1525-1-2022-12411]	SANJAY JAIRAM GULABANI S/O. JAIRAM GULABANI JUBILEE HILLS, HYD.	
2	CL		 DE BLUEOAK AND P MANGATRAM [1525-1-2022-12411]	DE BLUEOAK AND P MANGATRAM PROPERTIES LLP (R/P) J. SANJEEVA REDDY S/O. J CHINNA SUBBA REDDY KOKAPET, R.R.DIST.	
3	EX		 P.MANGATRAM DEVELOPERS LLP [1525-1-2022-12411]	P.MANGATRAM DEVELOPERS LLP (R/P) SANJAY JAIRAM GULABANI S/O. JAIRAM GULABANI JUBILEE HILLS, HYD.	
4	EX		 JAKKIREDDY SANJEEVA REDDY [1525-1-2022-12411]	JAKKIREDDY SANJEEVA REDDY S/O. CHINNA SUBBA REDDY KOKAPET, R.R.DIST.	
5	EX		 JAKKIREDDY SUBHASKARA REDDY [1525-1-2022-12411]	JAKKIREDDY SUBHASKARA REDDY S/O. J CHINNA SUBBA REDDY KOKAPET, R.R.DIST.	
6	EX		 THE BLUEOAK CONSTRUCTIONS [1525-1-2022-12411]	THE BLUEOAK CONSTRUCTIONS (R/P) JAKKIREDDY SANJEEVA REDDY S/O. CHINNA SUBBA REDDY KOKAPET, R.R.DIST.	

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Sub Registrar
Gandipet

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GANDIPET
RANGAREDDY DIST.

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- 2). **Sri. JAKKIREDDY SUBHASKARA REDDY** S/o. Sri. J. CHINNA SUBBA REDDY, aged about 42 years, Occupation: Business, Resident of Villa No.2, Eden Garden, Golden Mile Road, Kokapet, RangaReddy District, Telangana State - 500075. (Aadhaar No.7713 5405 3340 & PAN No.AGKPJ0803E).
- 3). **Sri. JAKKIREDDY SANJEEVA REDDY** S/o Sri. CHINNA SUBBA REDDY, Aged about 41 Years, Occupation : Business, R/o. Villa No.2, Eden Gardens, Behind Rajapushpa Atria, Golden Mile Road, Kokapet, K.V. Rangareddy Telangana (AADHAR No.9435 7521 0992& PAN No. AHYPJ2414N).
- 4). **P. MANGATRAM DEVELOPERS LLP.** (PAN No.AAWFP0577B) a limited liability Partnership incorporated under LLP Act 2003, having it's office at 5-8-322/4,5,6 &7, CM ARCADE, BESIDE MEDWIN HOSPITALS, UMA BAGH, NAMPALLY, HYDERABAD-500001 Represented by it's designated partner **Sri. SANJAY JAIRAM GULABANI S/o. Sri JAIRAM GULABANI**, aged about 50 years, Occupation: Business, Resident of Plot No.430, Survey No.403, Road No.22, Jubilee Hills, Shaikpet, Hyderabad-500033, Telangana State. (Aadhaar No.8738 9895 2266 & PAN No.ACQPM3757J).

(HEREINAFTER called as the "LAND OWNERS/FIRST PARTY" which term and expression shall mean and include all their legal heirs, legal representatives, assignees, administrators, executors, successors etc).

IN FAVOUR OF

DE BLUEOAK AND P MANGATRAM PROPERTIES LLP, HAVING ITS OFFICE AT KVR PLAZA, 1st FLOOR, JUBILEE ENCLAVE, HI-TECH CITY, MADHAPUR, HYDERABAD, TELANGANA STATE REPRESENTED BY ITS DESIGNATED PARTNERS **SRI. J. SANJEEVA REDDY**, S/O. SRI J. CHINNA SUBBA REDDY AGED ABOUT 41 YEARS, OCCUPATION: BUSINESS, R/O. VILLA NO.2, EDEN GARDENS, KOKAPET, RAJENDHAR NAGAR, HYDERABAD. (AADHAR NO. 9435 7521 0992 & PAN- AHYPJ2414N) & **SRI. SANJAY JAIRAM GULABANI**, S/O. SRI. JAIRAM GULABANI AGED ABOUT 50 YEARS, OCCUPATION : BUSINESS, R/O. PLOT NO.430, JUBILEE HILLS, HYDERABAD. (AADHAR NO. 391787359012 & PAN- ACAPG1347A).

(HEREINAFTER is called as the "DEVELOPER" which term and expression shall mean and include all it's successors in office, heirs, legal representatives, assignees, administrators, executors etc).

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For P Mangatram Developers LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For THE BLUEOAK CONSTRUCTIONS

PARTNER

Identified by Witness:

SI No Thumb Impression

Photo

Name & Address

Signature

1



G MATHYAGIRI

AADHAAR NO XXXX XXXX 8756

2



B SANTHOSH KUMAR

AADHAAR NO XXXX XXXX 2396

30th day of September, 2022

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	4070000	0	0	0	4070100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	4171000	0	0	0	4171100

Rs. 4070000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 407000000/- was paid by the party through E-Challan/BC/Pay Order No. 744NJ5220922 dated 22-SEP-22 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4171050/-, DATE: 22-SEP-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6699531903336, PAYMENT MODE: CASH-1001138, ATRN: 6699531903336, REMITTER NAME: J SANJEEVA REDDY, EXECUTANT NAME: THE BLUEOAK CONSTRUCTIONS AND OTHERS, CLAIMANT NAME: DR BLUEOAK AND OTHERS.

Date:

30th day of September, 2022

Signature of Registering Officer
Gandipet

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పు. 11.693. వెంటనగా విజయపుర చోట
వ్యాపక విమల గుప్తా తది. 15.25
పు. 11.693. 15.25-వస్తువైనది.
2022 సం. సెప్టెంబర్ 30
రెజిస్ట్రార్ ఆఫీసర్

రెజిస్ట్రార్ ఆఫీసర్

For De Blueoak And Other Construction And Other

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WHEREAS, the Land owner No.1 herein is the absolute owner and possessor of Plot No.3/C, admeasuring 2761.7Sq.yd or 2309.133 Sq.Mtrs or Ac.0-571 Cents and Plot No.3/D admeasuring 2850 Sq.yds or 2382.963 Sq.mts or Ac.0-588 Cents out of total extent of Ac.5-706 cents in Site No.1 of "GOLDEN MILE LAYOUT", in Survey Nos.100, 109 and 114, situated at KOKAPET VILLAGE, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State. having purchased the same from MADHUCON PROPERTIES LTD, under a Registered Sale Deed dated 27th day of February, 2021 Vide Document No. 3940 of 2021 and Registered Sale Deed dated 27th day of February, 2021 Vide Document No. 3941 of 2021 registered in the office of Sub Registrar Gandipet.

AND WHEREAS, the Land owners No.2 and 3 herein are the absolute owners and possessors of Plot No.3/E forming part of Plot No.3, admeasuring 3363.825 Sq.yds or 2812.586 sq.mts or Ac.0-695 Cents out of total extent of Ac.5-706 cents in Site No.1 of "GOLDEN MILE LAYOUT", in Survey Nos.100, 109 and 114, situated at KOKAPET VILLAGE, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, having purchased the same from MADHUCON PROPERTIES LTD, under a Registered Sale Deed dated 27th day of February, 2021 Vide Document No. 3942 of 2021 registered in the office of Sub Registrar Gandipet.

AND WHEREAS, the Land owner No. 4 herein is the absolute owner and possessor of Plot No.3/G forming part of Plot No.3, admeasuring 6904.25 Sq.yds or 5772.832 Sq.Mtrs or Ac.1-426 Cents out of total extent of Ac.5-706 Cents in Site No.1 of "GOLDEN MILE LAYOUT", in Survey Nos.100, 109 and 114, situated at KOKAPET VILLAGE, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State. having purchased the same from MADHUCON PROPERTIES LTD, under a Registered Sale Deed dated 04th day of February, 2021 Vide Document No. 3944 of 2021 registered in the office of Sub Registrar Gandipet.

AND WHEREAS, the said MADHUCON PROPERTIES LTD, in turn, purchased the land bearing Plot No.3, admeasuring Ac.5-706 cents in Site No.1 of "GOLDEN MILE LAYOUT", in Survey Nos. 100, 109 and 114, situated at KOKAPET VILLAGE, Under Narsingi Municipality, Gandipet Mandal, Rangareddy District, Telangana State from Hyderabad Metropolitan Development Authority (HMDA), (formerly known as Hyderabad Urban Development Authority (HUDA) under the Registered Sale Deed dated 04.02.2021, bearing Document No.2406/2021, and the same was registered in the office of the Sub Registrar, Gandipet.

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For P Mangatram Developers LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For THE BLUEOAK CONSTRUCTIONS

PARTNER

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Gandipet



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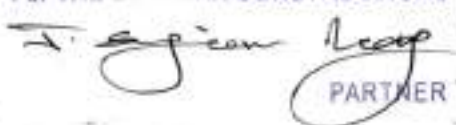
AND WHEREAS, the DEVELOPER is engaged in the business of Civil Contracts and Development of open lands into multi storied buildings and such other incidental activities.

AND WHEREAS, the Developers entered into a registered Development Agreement Cum General Power of Attorney dated 11-02-2022 vide Document No. 2037 of 2022 with Sri. M.Rajesh Malve and two others for the development of an extent of **5523.40 Sq. Yds or 4618.266 Sq.Mts or Ac.1-14 Cents**, bearing Plot No. 3/F forming part of Plot No.3 in site No.1 of "**GOLDEN MILE LAYOUT**", in **Survey Nos. 100, 109 and 114**, situated at KOKAPET VILLAGE, Under Narsingi Municipality, GandipetMandal, Rangareddy District, Telangana State on the terms and conditions mentioned therein.

AND WHEREAS, the Land Owners No. 1 to 4 herein as owners of their respective extents of land and the developer herein being developer of the said extent of **5523.40 Sq. Yds or 4618.266 Sq.Mts or Ac.1-14 Cents** bearing Plot No. 3/F made an application together for sanction of building permission to HMDA for construction of the proposed multi storied buildings. The HMDA in processing such applications required the applicants to transfer an extent of 775.42 Sq. Mts equivalent to **927.39 Sq. yds** forming part of Plot No. 3/G as the same is affected by the road widening on the west side of the scheduled property. In compliance with such requirements the landowner No.4 transferred and conveyed the said extent of 775.42 Sq. Mts to THE COMMISSONER, NARSINGI, MUNICIPALITY by way of Registered Gift deed bearing **Doc. No. 11103/2022 dated 15-09-2022** and the same was registered in the office of Sub Registrar of Gandipet.

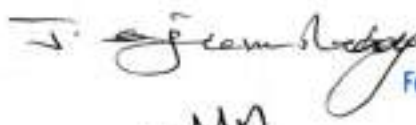
AND WHEREAS, the LAND OWNERS herein, having been satisfied with the competency, expertise and ability of the Developer in the development of the open lands into Buildings, offered the said **Plots No.3/C, 3/D, 3/E and 3/G** which are part of Plot No.3, admeasuring **14,952.385 Sq.yards or 12,502.044 Sq.mts or Ac. 3-0894 Cents Out** of total extent of **Ac.5-706 Cents** in Site No.1 of "**GOLDEN MILE LAYOUT**", in Survey Nos.100, 109 and 114, situated at KOKAPET VILLAGE, Under Narsingi Municipality, Gandipet Mandal, Kanga Reddy District, Telangana State, which is more fully described in the schedule mentioned below and hereinafter referred to as the **Schedule Property**, for development of the same into luxurious residential project consisting of apartments.

For THE BLUE OAK CONSTRUCTIONS


PARTNER

For P Mangotram Developers LLP


Designated Partner



For DE Blueoak And P Mangatram Properties LLP


Designated Partner

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

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NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-**1. DEFINITIONS AND CONSTRUCTION:-**

a) In this Agreement, unless the context otherwise requires:

- i) **"Agreement"** shall mean this Agreement including all its annexure, recitals, schedules and terms and conditions.
- ii) **"Apartment"** shall mean the individual residential apartment unit that forms a part of the multi-storied residential building in the Project, allotted in favour of the Land owners.
- iii) **"Force Majeure"** shall mean any act of God, war, civil disturbance, Strike, breakdown, epidemic, pandemic or interruption of infrastructure, non-availability of cement, steel or other construction materials or any other circumstances beyond the reasonable control of a Party.
- iv) **"HMDA"** means the Hyderabad Metropolitan Development Authority.
- v) **"Project"** shall mean the proposed multi- storied residential complex to be developed by the Developer on the Schedule Property, along with adjacent lands.
- vi) **"Sanctioned Plan"** shall mean the plan for the Project which has been approved by the HMDA and shall include the building permissions to be obtained from the relevant statutory authority.

b). Unless the context otherwise requires in this Agreement:

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

For THE BLUEOAK CONSTRUCTIONS

T. Rajan Rao
PARTNER

T. Rajan Rao
T. Rajan Rao

For P Mangatram Developers LLP

P. Mangatram
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

P. Mangatram
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

T. Rajan Rao
Designated Partner

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2. DEVELOPMENT OF THE SCHEDULE PROPERTY

- i) The Landowners entrusts the schedule Property to the Developer for the construction and development of the Project.
- ii) The Developer agrees to develop the Schedule Property into the Project, at its own cost and expense and with the resources at its command, by construction of the Project as the Developer may deem fit, after obtaining the necessary permissions under the existing building rules from the concerned authorities.
- iii) The Landowners hereby deliver the vacant and physical possession of the Schedule Property, on the date of this Agreement, for the development of the Project.
- iv) The Land owners agree that the Developer shall be entitled to pool adjacent lands along with the schedule Property for the purposes of developing the same into the Project, provided that the terms and conditions of this Agreement are not affected in any manner.
- v) The Landowners explicitly, Irrevocably and unconditionally authorizes and grants specific power of attorney to the Developer to take necessary steps to get the required Permissions / relaxations / exemptions and clearances for this Project, including No Objection Certificate from the Irrigation Department, Airports Authority of India / Civil Aviation Department, etc., if applicable, on behalf of the Landowners.
- vi) The Land Owners are at liberty to make inspection of the construction work during the course of the work at all reasonable times. However, the Land Owners shall not cause any hindrance or obstruction whatsoever to the construction work. The Developer being entitled to develop the schedule property by virtue of these presents shall be exclusively in charge of the entire construction of the proposed Buildings without any let or hindrance or interference by the Land Owners or any others claiming through the Land Owners.

For THE BLUEOAK CONSTRUCTIONS

T. Srinivas Reddy
PARTNER

For P Mangatram Developers LLP

P. Srinivas Reddy
Designated Partner

T. Srinivas Reddy
P. Srinivas Reddy

For DE Blueoak And P Mangatram Properties LLP

P. Srinivas Reddy
Designated Partner
For DE Blueoak And P Mangatram Properties LLP

T. Srinivas Reddy
Designated Partner

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11693/2022 Sheet 6 of 33 Sub Registrar
Gandipet



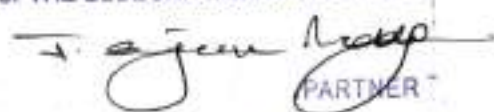
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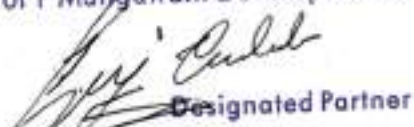
3. ALLOTMENT OF THE SALEABLE AREA

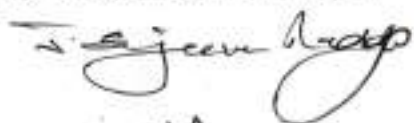
- i) The total Residential Saleable Area shall be shared in the ratio of **70%: 30%** between the Developer and the Landowner respectively in the proposed residential project.
- ii) The Landowner shall be entitled to 30% of saleable area/ Apartments in the residential apartment Project, along with proportionate undivided share in the Schedule Property, Proportionate car parking slots each for every apartment, and proportionate undivided share in the common areas in the Project, subject to applicable law .It is further agreed that the landowners shall be entitled to the built up area in their share of 30 % in proportion to their respective extents of the land held and possessed by them before the exclusion of 775.42 Sq. mts affected in the road widening.
- iii) The Developer shall be entitled to 70% of saleable area/Apartments in the residential apartment Project, along with proportionate undivided share in the Schedule Property, proportionate car parking slots each for every apartment, and proportionate undivided share in the common areas and amenities in the Project, subject to applicable law.
- iv) The Land owners shall be entitled to proportionate Car parking area in proportion to their entitled saleable area and the Developer shall be entitled to the entire remaining parking area.
- v) It is agreed that if at the time of allotment of Flats, if any area falling into the share of either of the parties is to be adjusted, in such an event, in respect of such differential area, the party concerned who gets more area than their entitlement, shall pay at the prevailing market price to the other party as the cost of such differential area. The allotment of Flats falling to the share of Land Owners shall be equally allotted taking into consideration, the facing of the flats, i.e. East, West, North and South, Floor/Levels, Flats bearing View, Corner Flats, and all such flats.

For THE BLUEOAK CONSTRUCTIONS

 PARTNER

For P Mangatram Developers LLP

 Designated Partner




For DE Blueoak And P Mangatram Properties LLP

 Designated Partner

For DE Blueoak And P Mangatram Properties LLP

 Designated Partner

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4. DEPOSIT

- i) The developer shall pay an interest Free refundable Security deposit (IFRSD) of **Rs.8,20,00,000/- (Rupees Eight Crore Twenty Lakhs only)** to the land owners. in the following manner.

LAND OWNER No.	NAME OF THE LAND OWNER	AMOUNT(Rs)
1	THE BLUEOAK CONSTRUCTIONS	Rs.2,89,75,000/-
2	Sri. JAKKIREDDY SUBHASKARA REDDY	Rs.1,73,75,000/-
3	Sri. JAKKIREDDY SANJEEVA REDDY	
4	P. MANGATRAM DEVELOPERS LLP.	Rs. 3,56,50,000/-

- ii) The deposited amount shall be refunded as shown below-
- a). A sum of **Rs.8,20,00,000/- (Rupees Eight Crore Twenty Lakhs only)** will be refunded in full without any interest on the date on which the occupancy certificate is obtained for the project.

5. REPRESENTATIONS AND OBLIGATIONS OF THE LAND OWNERS

- a)The Land owners declare that they are the sole and absolute owners and physical possessors to their respected lands of the Schedule Property.

For THE BLUEOAK CONSTRUCTIONS:

J. S. Ganesh
PARTNER

The Land owners have delivered the possession of the Schedule Property to the Developer, free of all encumbrances and obstructions, for the purposes contemplated in this Agreement. The Developer shall, from the date of execution of this Agreement, enter upon the Schedule Property as contemplated in this Agreement to implement the Project on the Schedule A Property and the Developer's right to carry out the construction and development works shall be continuous and irrevocable. The Landowners will not interfere in the development of the Schedule Property in any manner.

J. S. Ganesh

J. S. Ganesh
For P Mangatram Developers LLP

For DE Blueoak And P Mangatram Properties LLP

J. S. Ganesh
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

J. S. Ganesh
Designated Partner

Designated Partner

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For DE Block And P Mungtham Prebhar LR

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Designated Part



c) The Land owners expressly and unconditionally authorizes, and appoints the Developer as its attorney to submit applications to, and negotiate and liaise with, the Government, HMDA, revenue, ULC and other authorities, for permissions to develop the Project, on behalf of the Land owners. The Land owners authorize the Developer to apply for the Sanctioned Plan and other permissions required for development of the Project. For this purpose, the Land owners agree to give statements, applications, and presentations when necessary, to enable the Developer to obtain the requisite permissions, including the Sanctioned Plan.

d) The Land owners covenants, represents and warrants that:

- (i) The Land owners have been in continuous, peaceful and physical possession of the Schedule Property without any hindrance, impediment etc., whatsoever and that the Schedule Property is free from all encumbrances and that they have a clear marketable title in their share of the Schedule Properties.
- (ii) The Land owners have not entered into any agreements of sale, lease, development, or any other agreement and that he/she has not created any mortgage or charge or any other encumbrances on the Schedule Property in favor of any financial institution or to any third party.
- (iii) The Land owners are entitled to enter into this Agreement with the Developer and have full rights and authority to sign and execute the same.
- (iv) The Schedule Property constitutes the independent property of the Land owners and there are no claims from any other person, including the heirs of the Land owners.
- (v) The Land owners are in peaceful possession and enjoyment of the Schedule Property and there are no tenants including Protected tenants.

For THE BLUEOAK CONSTRUCTIONS

PARTNER

For P Mangatram Developers LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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- e) The Land owners hereby confirms and declares that the land use and other related categorization of the Schedule Property is fit and suitable in all respects for developing the Project.
- f) In the event of the Developer paying any refundable deposits to the HMDA and other concerned authorities in the course of the development of the Schedule Property, the Developer shall be entitled to the refund of such deposit in its own name.

6. REPRESENTATIONS AND OBLIGATIONS OF THE DEVELOPER

- a) The Developer shall be solely responsible to obtain all the requisite permissions and exemptions from the Governmental and statutory authorities, including approvals of Sanctioned Plan. The Developer shall do so at its own cost and in the name of the Land owners. The Developer shall not call upon the Land owners to pay or contribute to the fund required for the development of the Project, except as otherwise set out in this Agreement.
- b) On and from the date of execution of this Agreement, the Developer shall be solely responsible for (a) mobilizing all financial resources required for implementation of the Project, and (b) meeting all costs and expenses, whether direct or indirect, relating to implementation of the Project, including without limitation, construction costs, fees paid to the architects, designers, contractors and others engaged for development of any part of the Project as well as costs and expenses incurred in relation to obtaining all approvals, permissions and registrations for the Project and costs, fees and charges pertaining to various service providers; (c) bearing and paying all taxes, duties, cess, charges, deposits, levies, stamp duties, registration charges and the like (including those taxes applicable in relation to the Schedule Property such as municipal taxes) applicable in relation to implementation of the Project. The Developer shall also bear all the relevant costs related to municipal, fire and other approvals

For THE BLUEOAK CONSTRUCTIONS

[Signature]
PARTNER

[Signature] c)

The Developer shall be solely responsible for expeditious and proper execution of the Project.

For DE Blueoak And P Mangotram Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangotram Properties LLP

[Signature]
Designated Partner

For P Mangotram Developers LLP

[Signature]
Designated Partner

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- d) The Developer shall be responsible and liable to the Government, Municipality and other authorities concerned and to the purchasers or acquirers of the saleable area in the Project.
- e) The Developer shall develop the Project and hand over possession of the Apartments falling to the Land owners' share in accordance with this Agreement.
- f) **Name of the Project:** The Developers shall have the absolute rights to name the project at their discretion. The Land owners shall not have any objections for the same.
- g) **Advertisement for Sale:** The Developers shall be entitled to erect boards in the schedule property advertising for sale and disposal of the undivided shares in the Schedule property and for construction of Flats for prospective purchasers and to publish in the news papers calling for application forms from prospective purchasers and market the same in any manner the Developer may deem fit.

7. SPECIFIC CONDITIONS FOR DEVELOPMENT OF THE PROJECT

- a) The development of the Project shall be at the discretion of the Developer and the development shall be carried out in a most efficient manner.
- b) The Developer shall provide the specifications as set out in **Annexure** hereto for the Apartments.
- c) The Land owners are entitled to sell, transfer, and allot the Apartments falling to their share, along with proportionate undivided share of land in the Schedule Property, common areas, common amenities and other areas in the proposed Project.

For THE BLUEOAK CONSTRUCTIONS

PARTNER

For P Mangalram Developers LLP

Designated Partner

For DE Blueoak And P Mangalram Properties LLP

Designated Partner

For DE Blueoak And P Mangalram Properties LLP

Designated Partner

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d) The Developer shall, in relation to the implementation of the Project, be solely responsible for (a) compliance with all applicable laws including applicable labour laws and good industry practices, (b) discharging of all obligations to or in connection with the personnel engaged in relation to implementation of the Project, (c) making of all payments including payment of wages / salaries in relation to the implementation of the Project, (d) providing all amenities, facilities and benefits that are required to be provided to personnel under the applicable laws for the time being in force, (e) meeting all statutory liabilities arising out of employment or non employment of personnel, and (f) the safety and security of all personnel engaged and materials used in relation to the implementation of the Project and also the safety and security of any visitors to the Project site. The Owner shall have no responsibility or liability of any nature whatsoever in this regard.

e) The Developer shall ensure that it shall obtain Contractors All Risk (CAR) policy insurance coverage for the construction and development activities being undertaken as per prudent industry practice. Such policy shall cover against third party claims, natural disasters, fire and any accidents and such other perils as per good industry practices and that such insurance coverage shall be valid and subsisting till the date on which the Project is completed and the Owner's Share is handed over to the Owner in accordance with the terms of this Agreement. Any insurance obtained by the Developer after completion of development and handing over of the Owner's Share shall be mutually agreed and the cost of any such mutually agreed insurance obtained shall be borne by the Parties (or their prospective purchasers) on a pro-rated basis of their respective areas.

The Developer shall ensure that the construction and development Activities undertaken by it and the ingress and egress by its employees, workmen, contractors and any other person engaged by it do not cause any nuisance to the neighbors of the schedule Property.

For THE BLUEOAK CONSTRUCTIONS

[Signature]
PARTNER

[Signature]

[Signature]

For P Mangatram Developers LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

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Designated Partner

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- g) The Developer shall be solely responsible and liable for any damage or loss that may be caused to the neighboring structures/buildings, adjacent public property etc., in the course of construction and development of the Project, and shall, at its own cost and expense repair such damage and/or compensate any loss that may be caused to third parties. The Developer warrants that the materials and equipment used / furnished in respect of the Project will be of good quality and new, and will be assembled and installed in accordance with good industry practices.
- h) The Land owners authorizes the Developer to make statements, file affidavits, report in all proceedings before any statutory authority including HMDA, Water Works Department & Sewerage Board, T.S. Transco for obtaining the necessary sanctions, permissions and approvals etc. for the Project, on behalf of the Land owners.
- i) The Developer agrees it is solely responsible to secure the Occupancy Certificate (s) from the HMDA in respect to the Residential Project and furnish the same to the Association of Homeowners.
- j) Supplementary Agreement :- The Land owners & Developer shall enter in to a Supplementary Agreement with regard to allocation of built up area to the land owners and the remaining area to the developers in the shape of residential flats and the same shall be registered and the same shall also form part and parcel of this Development Agreement. The parties shall enter into the supplementary agreement within a month from the date of receiving the sanction of building permission from HMDA or the competent authority to issue such permissions and thereafter the developer shall commence the work.

8. COMPLETION AND HANDOVER

- a) The Land Owners delivered the vacant, physical possession of the schedule property, more fully described in the schedule mentioned below, for the development of the same into luxurious residential apartments on this day.

For P Mangatram Developers LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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For DE Binsodh And P. M. K. S. Properties LLP For DE Binsodh And P. M. K. S. Properties LLP

- b) The Developers shall deliver the saleable area falling into the share of the Land owners in the proposed Building within 5 (Five) years (Development Period) from the date of obtaining the sanctioned plan and permission from HMDA or from the date of execution of Supplementary agreement whichever is later. It is further agreed that the Developers will be entitled to 1(one) year as grace period for the completion of the Project. The Developer further represents, assures and warrants that the developer shall be obliged or liable to rectify any structural defect or any other defects in finishes, workmanship, quality or provision of services or any other obligations as set out in the Annexure with respect to the share of flats of the land owners on or before the receipt of occupation certificate.
- c) **Force Majeure:** The Developer shall not be liable for any delay in the construction if such delay in handover of the Apartment is caused by an act of Force Majeure or due to any reasons beyond the control of the Developer.

(i) For the purpose of this Agreement Force Majeure events and reasons beyond the control of the Developer are defined as acts of God or the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, pandemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers.

(ii) For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of the Developer to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a Developer's financial inability to perform its obligations hereunder.

(iii) It is further agreed that delay caused by any of the Force Majeure events mentioned above shall be excluded from the Development Period.

(iv) Notwithstanding clause 8(c)(iii) above, the Developer and its contractors shall at all times take all reasonable steps in their power to prevent Force Majeure events to affect the quality and delivery times of the Project, try and mitigate the effects of the Force Majeure event (s) and comply with its obligations towards this Agreement.

For THE BLUEOAK CONSTRUCTIONS

PARTNER

For DE Blueoak And P Mangatram Properties LLP

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

Designated Partner

For P Mangatram Developers LLP

Designated Partner

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- d) The Landowner shall share the list of the purchasers of Apartments from the Land owners share of saleable area Apartment which shall include their contact details. Upon completion of the construction of the Apartment, the Developer shall issue a notice in writing to the Purchaser from the Landowner intimating him/her about the completion of the construction of the Apartment and call upon the purchaser from the Landowner to take possession of the Apartment. If the purchaser from the Landowner does not take possession of the Apartment within a period of 30 days from the date of the notice, the delivery of possession of the Apartment is deemed to have been completed and the Developer shall not have any further liabilities in respect of the said Apartment. From such date, the respective purchaser from the Landowner shall be liable for payment and maintenance of the Apartment, including payment of maintenance charges, electricity, water, etc. The Developer shall be solely responsible for collection of the Corpus Fund and Maintenance Charges and handover of the Apartment to the purchaser from the Landowner.

9. CORPUS FUND AND MAINTENANCE :

- a. The Flat purchasers of the Developers share and Land owners share of Flats shall pay a fixed amount as decided by the Developers towards corpus fund which shall be paid to the Developers at the time of purchase of Flats. The said amounts shall be utilized only for the major maintenance of the Buildings.
- b. The Land owners and purchasers from them i.e., flat owners shall pay fixed maintenance charges in advance for a period of 3 years to the Developer to enable the Developer to undertake general maintenance for such period. The regular maintenance charges shall be paid by the Developers/nominees and Land owners/nominees to the Association for regular maintenance of the Buildings. If Association is not formed, the said amount shall be paid to the Developers who shall take care of maintenance of the common areas of the Buildings and once the Association is formed, the said amounts shall be paid to the Association. The Land owners shall be liable to pay the maintenance charges from the date of delivery of possession of the Flats falling into their share to the Developer/Association.

For THE BLUEOAK CONSTRUCTIONS

PARTNER

For DE Blueoak And P Mangatram Properties LLP

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

Designated Partner

For P Mangatram Developers LLP

Designated Partner

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- c. GST, deposits and/or any other cess etc., applicable to the Flats fallen to the share of the Developers shall be borne by the Developers and the GST, deposits and/or any other cess etc., applicable to the Flats fallen to the share of the Land owners shall be borne by the Land owners.
- d. in case of the unsold inventory of saleable area Apartments from the Land owners share, upon completion of the construction of the department, the Developer shall issue a notice in writing to the Land owners intimating him/her about the completion of the construction of the Apartment and call upon the Land owners to take possession of the Apartment. If the Land owners do not take possession of the Apartment within a period of 60 days from the date of the notice, the delivery of possession of the Apartment is deemed to have been completed and the Developer shall not have any further liabilities in respect of the said Apartment. From such date, the Land owners shall be liable for payment and maintenance of the Apartment, including payment of maintenance charges, electricity, water, etc. In case of the unsold inventory of saleable areal Apartments from the Land owners share, the Land owners are liable to pay the Corpus Fund and Maintenance Charges at the time of handover of the Apartment by the Developer

10. MORTGAGE

The Developer shall be entitled to avail project loan from the financial institutions and for that purpose to create equitable mortgage in respect of their share of built-up area in respect of the schedule property. The Land owners shall cooperate for the same and for that purpose to sign the necessary documents. The developer further undertakes to clear such loan and also undertakes to ensure the share of the Land Owners is unencumbered by any such project loan. In other words, the Land Owners share of built-up area shall not be subjected to any kind of mortgage

11. OWNERS 'WELFARE ASSOCIATION' AND COMMON AREAS AND FACILITIES

- a) The Land owners or any party claiming through him/her shall become a part of the association that may be formed by the independent apartment owners for proper upkeep and maintenance of the common facilities and common areas for the residential buildings in the Project (**Owners 'Welfare Association'**), in accordance with the provisions of the Real Estate Regulation and Development Act, 2016.

OF THE BLUEOAK CONSTRUCTIONS

[Signature]
PARTNER

[Signature]
For P Mangatram Developers LLP

[Signature]
Designated Partner

[Signature]
For DE Blueoak And P Mangatram Properties LLP
Designated Partner

[Signature]
For DE Blueoak And P Mangatram Properties LLP
Designated Partner

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- b) The Land owners or any party claiming through him/her shall be entitled to use the common amenities and areas and shall be subject to the same restrictions as the other independent apartment owners in the residential buildings in the Project.
- c) The Land owners shall ensure that the purchaser of the Apartment (if applicable) becomes a member of the Owners' Welfare Association and that such purchaser abides by the by-laws of the Owners' Welfare Association in all respects. Appropriate conditions shall be incorporated in the transaction documents to be executed with the purchaser.
- d) The Parties agree that, in relation to the built up area/Apartments accruing to the Land owners in the Project, the Land owners and/or its purchasers is only liable to pay the Corpus Fund and the advance maintenance charges to the Developer at the time of the handover of the constructed apartments.

12. RERA

a.

(i) The Developer hereby agrees and promises that the Project shall be implemented strictly in conformity with Real Estate (Regulation) discharged by the Land Owners and if any such demand is found payable, shall be duly discharged by the Land Owners or by the Developer on account of the Land Owners.

(ii) The Land owners shall be responsible to collect and pay the GST and income tax payable in respect of the Flats falling into their share. The Land owners shall also be liable to pay any taxes that may be imposed by the Government/Statutory authorities in future in respect of their share of built-up area.

(iii) It is hereby agreed that if any other taxes are imposed in future by the Government, then, the Developers and Land owners are liable to pay in respect of their respective shares of built-up area in the project.

For THE BLUEOAK CONSTRUCTIONS

J. S. Ganesh
PARTNER

J. S. Ganesh
J. S. Ganesh

For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

J. S. Ganesh
Designated Partner

For P Mangatram Developers LLP

[Signature]
Designated Partner

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- b. The Developer hereby agrees that all registrations with respect to the Project under RERA, shall be procured by the Developer at its own cost. Further, the Developer shall ensure that the Project is in complete adherence with the provisions of RERA; the Developer shall provide all the information which are required to be provided to the Governmental Authorities under RERA and ensure that the Project is not in breach of the Approvals and Applicable Laws and that all the obligations, duties and responsibilities of the promoters under the RERA are fully adhered to. All the costs and expenses with regard to registering of the Project shall be borne by the Developer only.
- c. The Developer further represents, assures and warrants that the developer shall be obliged or liable to rectify any structural defect or any other defect in workmanship, quality or provision of services or any other obligations with respect to the share of flats of the land owners also after the receipt of occupation certificate. In case, if there is any liability to rectify any structural defect as per the provisions of Real Estate (Regulation & Development) Act, 2016, in the share of Land Owner, the Developer assures and warrants to rectify the same and it shall be the duty of Developer alone to rectify the same and report the compliance to appropriate authority under Real Estate (Regulation & Development) Act, 2016.
- d. The Developer promises and assures the land owners that he will defend, indemnify, and hold harmless the Land Owners, and their respective affiliates, representatives, employees and agents from and against any claim, liability, demand, loss, damage, judgment or other obligation or right of action, which may arise as a result of non-compliance, breach or violation of any of the provisions of RERA.
- e. The Developer shall solely be responsible for any appearance before authorities under Real Estate (Regulation & Development) Act, 2016 for any grievances raised by Allottees with respect to the construction and other aspects relating to the project.

For THE BLUEOAK CONSTRUCTIONS


 J. S. Gaur
 PARTNER



For DE Blueoak And P Mangatram Properties LLP


 Designated Partner

For P Mangatram Developers LLP


 Designated Partner

For DE Blueoak And P Mangatram Properties LLP


 Designated Partner

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13. MISCELLANEOUS

a. TAXES, MAINTENANCE, DEPOSITS ETC :-

- (i) All the taxes, cess, demands including any levies payable in respect of the Schedule property up to the date of entering into this Development Agreement are to be duly Landowner's allotted saleable area/Apartments. The original sale deed and other original documents, if any, shall be handed over to the developer immediately after completion of the project or after the Developer hands over the saleable area falling into the share of the land owners. Two copies of this registered agreement shall be executed and the Landowner and the Developer shall retain one copy each

b. Entire agreement: This Agreement represents the final and entire agreement between the Parties relating to the subject matter of this Agreement and supersedes any other agreement or understanding (whether written or oral) between the Parties in relation to the same.

c. No modification: This Agreement may not be changed, modified, amended or supplemented except by a written instrument signed by both the Parties.

d. Waiver: No delay on the part of any Party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any waiver on the part of the Parties of any right, power or privilege hereunder, nor shall any single or partial exercise of any right, power or privilege hereunder preclude that Party from exercising any other right, power or privilege under this Agreement. The rights and remedies provided in this Agreement are cumulative and are not exclusive of any rights or remedies which the Parties hereto may otherwise have at law or in equity.

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

f. No assignment: This Agreement and the obligations of the Parties in this Agreement may not be assigned to any third party, without the written consent of both Parties.

or THE BLUEOAK CONSTRUCTIONS

For DE Blueoak And P Mangatram Properties LLP

For P Mangatram Developers LLP

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

Designated Partner

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

14. GENERAL POWER OF ATTORNEY

- a.** The Land owners hereby expressly appoint, constitute and nominate the Developer, i.e. **M/s. De Blueoak and P Mangatram Properties LLP**, represented by its Designated Partners **J. Sanjeeva Reddy** and **Sri. Sanjay Jairam Gulabani** as their lawful attorney to carry out, execute and perform any one or all of the following lawful acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property on behalf of the Owners:

i. To enter into, execute Agreements to Sell / Sale Deeds, Agreement to I of lease, and I or other contracts, agreements, deeds of conveyance or documents, including in relation to the Residential Project, that may be required to transfer by way of sale or otherwise in any manner deemed fit by the Developer, only in the Developer's share of the saleable or built up area/ Apartments (together with the undivided share in the land) in favour of itself (r.e. in favour of the Developer), intending purchasers, and/or other persons nominated by the Developer, conveying the Developer's share in whole or in parts and/or in an undivided manner and /or the accretions thereon, and/or rights thereto.

ii. To present all such agreements / deeds of sale or any other conveyances in respect of the Developer's share for registration before the concerned Sub -Registrar / District Registrar having jurisdiction and admit execution thereof.

iii. To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the Developer's share.

iv. To hand over physical possession of the Developer's share to the concerned purchaser/s, lessee/s, licensee/s etc.

v. For appointing contractors, civil engineers, architects, consultants, etc. as desired by the Developer.

OF THE BLUEOAK CONSTRUCTIONS
J. Sanjeeva Reddy
PARTNER

For P Mangatram Developers LLP
Sri. Sanjay Gulabani
Designated Partner

J. Sanjeeva Reddy

For DE Blueoak And P Mangatram Properties LLP
Sri. Sanjay Gulabani
Designated Partner

For DE Blueoak And P Mangatram Properties LLP
J. Sanjeeva Reddy
Designated Partner

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vi. To appear for and represent before the concerned Development Authority, and Municipality, HMDA, TSPDCL and / or other state / private power distribution / supply companies, Water Supply and Sewerage Board and / or other state / private water supply / sewerage disposal entities, Department of Telecommunications and state / private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift inspectorate, Electrical inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Projects including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of the Project on the property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;

vii. To appear for and represent before revenue authorities, town planning authorities, and urban development authority in connection with any of the matters connected with the Schedule Property.

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

ix. To apply for and obtain the financial assistance and loans from banks and financial institutions by creating an encumbrance or security interest over the Developer's share in the Project.

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

THE BLUEOAK CONSTRUCTIONS

PARTNER

For DE Blueoak And P Mangatram Properties LLP

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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For P Mangatram Developers LLP

Designated Partner

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

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

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

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

For THE BLUEOAK CONSTRUCTIONS

[Signature]
PARTNER

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For DE Blueoak And P Mangatram Properties LLP

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Designated Partner

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For DE Blueoak And P Mangatram Properties LLP

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Designated Partner

For The Land Development

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Designated Partner

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- c. 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 Agreement, and hence the said Powers of Attorney are irrevocable and cannot be unilaterally cancelled.

15. PAYMENT OF STAMP DUTY:

- a. In the Event of there being any incidence of stamp duty payable on this Agreement, the power of Attorney to be executed, the same shall be borne and paid for by the Developers only.
- b. Deposits and/or any other cesses etc., shall be borne by the Developers.

16. BREACH AND CONSEQUENCES:

In the event of breach of the terms of this Agreement by either of the parties, the aggrieved party shall be entitled to specific performance and also be entitled to recover all the losses and expenses incurred as consequence of such breach from the party committing the breach.

17. GOVERNING LAW AND DISPUTE RESOLUTION

- a. This Agreement shall be governed by the laws of India. The courts of Hyderabad shall have exclusive jurisdiction in connection with any dispute arising under this Agreement.
- b. Any dispute, failing amicable resolution, shall be referred to and finally resolved by arbitration to be conducted in accordance with the Arbitration and Conciliation Act, 1996. The arbitration shall be conducted in English by a sole arbitrator who shall be mutually appointed by the Parties. The seat of arbitration shall be Hyderabad, India. Any award made by the arbitrator shall be binding on the parties.

For THE BLUEOAK CONSTRUCTIONS

PARTNER

For P Mangatram Developers LLP

Designated Partner

For DE Blueoak and P Mangatram Properties LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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- c. It is covenanted between the parties that any disputes or differences arising between the Developers and Purchasers of Flats in the Developers share in the Schedule property agreed to be conveyed to the Developers, shall be resolved between them only and the Land owners are not liable in any manner whatsoever for such disputes and the Developer hereby indemnifies the Land owners from any or all such liabilities arising from such disputes.
- d. The Land Owners hereby expressly undertake to indemnify the Developer or anyone claiming through the Developer if any loss is sustained by them due to the defective title of the Land Owners or on account of any claim, action or proceedings that may arise against the Developers. The Land Owners further declare that they have not concealed any material fact effecting the title and incidents thereof.

SCHEDULE OF THE PROPERTY

All that the Land bearing **Plots No.3/C, 3/D, 3/E and 3/G** which are part of Plot No.3, measuring **14952.385 Sq. yards** or **12502.044 Sq.mts** or (Ac. 3.0894 Cents) out of total extent of Ac.5-706 cents in Site No.1 of "**GOLDEN MILE LAYOUT**", in **Survey Nos.100, 109 and 114**, situated at **KOKAPET VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Rangareddy District, Telangana State, and bounded as follows :

PLOT No. 3/C:

(admeasuring **2761.7Sq.yd** or **2309.133 Sq.Mtrs** or **Ac.0-571 Cents**)

NORTH	:	PLOT No.2,
SOUTH	:	Existing 100 Feet Road,
EAST	:	PLOT No. 3/A AND PLOT No.3/B,
WEST	:	PLOT No.3/D,

For THE BLUEOAK CONSTRUCTIONS

J. S. Srinivas Reddy
PARTNER

For DE Blueoak And P Mangatram Properties LLP

J. S. Srinivas Reddy
Designated Partner

For P Mangatram Developers LLP

J. S. Srinivas Reddy
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

J. S. Srinivas Reddy
Designated Partner

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PLOT No. 3/D:

(admeasuring 2850 Sq.yds or 2382.963 Sq.mts or Ac.0-588 Cents)

NORTH	:	PLOT No.2,
SOUTH	:	Existing 100 Feet Road,
EAST	:	PLOT No.3/C,
WEST	:	PLOT No.3/E.

PLOT No. 3/E:

(admeasuring 3363.825 Sq.yds or 2812.586 sq.mts or Ac.0-695 Cents)

NORTH	:	PLOT No.2
SOUTH	:	Existing 100 Feet Road,
EAST	:	PLOT No.3/D,
WEST	:	PLOT No.3/F.

PLOT No. 3/G:

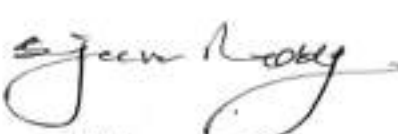
(admeasuring 5976.86 Sq.yds or 4997.412 Sq.Mtrs or Ac.1-2348 Cents)

NORTH	:	PLOT No.2,
SOUTH	:	Existing 100 Feet Road,
EAST	:	PLU1 NO. 3/F,
WEST	:	Proposed 100 Feet Road

FOR THE CONSTRUCTIONS



PARTNER



For DE Blueoak And P Mangatram Properties LLP



Designated Partner



For P Mangatram Developers LLP



Designated Partner

For DE Blueoak And P Mangatram Properties LLP



Designated Partner

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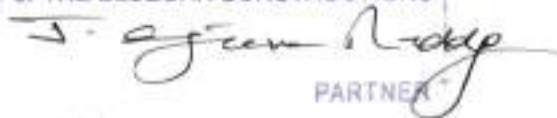


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WITNESS WHEREOF, the parties to this Deed have set their hands and signed on this Deed with free will and consent on the day, month, and year, first above mentioned, in the presence of the following witnesses :-

SIGNATURES OF THE LAND OWNERS
For THE BLUEOAK CONSTRUCTIONS

1. 
PARTNER
2. 

3. 

For P Mangatram Developers LLP

4. 
Designated Partner

SIGNATURE OF THE DEVELOPER

1. 
For DE Blueoak And P Mangatram Properties LLP
Designated Partner

2. 
For DE Blueoak And P Mangatram Properties LLP
Designated Partner

WITNESSES:-

1. 

2. 

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ANNEXURE-1A**1. Description of Building**

: Proposed construction on Land bearing **Plots No.3/C, 3/D, 3/E and 3/G** which are part of Plot No.3, in Site No.1 of "**GOLDEN MILE LAYOUT**", in **Survey Nos.100, 109 and 114**, situated at **KOKAPET VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Rangareddy District, Telangana State.

a) Nature of Roof

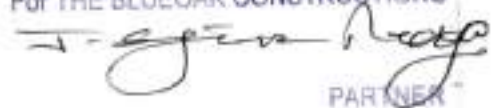
: R.C.C.

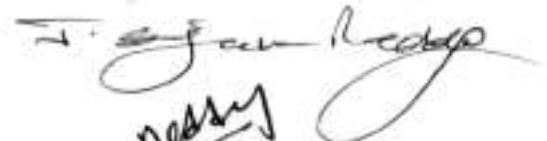
b) Type of Structure

: Framed

2. Total extent of site: **14,952.385 Sq.yards****3. Built up area**: **3,70,000 Square Feet.**

(including common areas and car parking)

4. Market Value of the**Proposed construction**: **Rs.40,70,00,000/** For THE BLUEOAK CONSTRUCTIONS

 PARTNER


 T. Sagar Reddy
 For P Mangatram Developers LLP

 LAND OWNERS
 Designated Partner
CERTIFICATE

I/WE DO HEREBY DECLARE THAT WHAT IS STATED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF:

For DE Blueoak And P Mangatram Properties LLP


 Designated Partner

For DE Blueoak And P Mangatram Properties LLP


 Designated Partner
 DEVELOPER

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ANNEXURE

FOUNDATION & STRUCTURAL FRAME - RCC foundation & RCC framed Structure

SUPERSTRUCTURE - Aluminium form work & Shear Wall technology.

JOINERY WORKS

- Main Door : 8' height Teak Wood frame with veneered flush shutter, finished with melamine polish and reputed hardware.
- Bedroom / Toilet Doors
- Door Frame: Best quality engineered hardwood door frame.
- Doors Shutter: Both side laminated finished doors
- Sliding Doors
- Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track.
- Utility: UPVC door.

WINDOWS

- Windows: UPVC window system and provision for mosquito mesh track

PAINTING

- EXTERNAL - Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.
- INTERNAL - Smooth Gypsum finish with one coat of putty, one coat primer and two coats of premium acrylic emulsion paint of best brands.

FLOORING

1. Vitrified Tiles of standard make for drawing, dining, living, bedrooms, kitchen.
2. TOILETS - Anti-skid ceramic tiles for flooring
3. CORRIDORS - GVT (Vitrified tiles).
4. LIVING BALCONIES - Matt / Anti-skid ceramic tiles.

TILE CLADDING

1. TOILETS - Glazed ceramic tile dado up to door / lintel height.
2. UTILITY & WASH - Tile dado up to 3' height.

For P Mangatram Developers LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangatram Properties LLP For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designated Partner

[Signature]
Designated Partner

For THE BLUEOAK CONSTRUCTIONS

[Signature]
PARTNER

[Signature]

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KITCHEN / UTILITY

- (i) Provision for fixing of water RO system.
- (ii) EXHAUSTS - Provision for chimney.
- (iii) UTILITY / WASH - Washing machine provision in Utility area.

TOILETS

- 1. Sanitary / CP Fittings.
- 2. Sanitary: Kohler or Grohe or any similar reputed make.
- 3. CP Fittings: Kohler or Grohe or any similar reputed make.
- 4. Wash Basin in all Bed room toilets.
- 5. Wall Mounted EWC with valve.
- 6. Single -lever wall mixer with bath spout and hand shower
- 7. Provision for geyser and exhaust fans in all bathrooms.

INTERNET / Cable Tv /Telecom: Provision for Internet / Telephone /intercom

LIFTS - High speed automatic passenger lifts with Rescue device with V3F for energy efficiency & One service lift in each tower (make of Toshiba / Schindler / Mitsubishi).

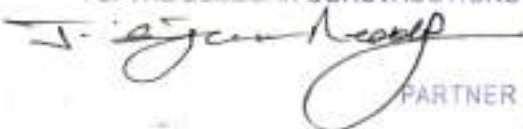
WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

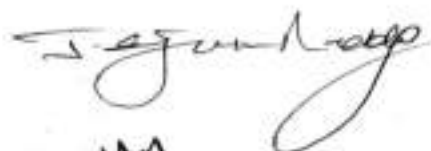
- 1. Treated water will be made available through exclusive water softening for domestic purpose in all units.
- 2. A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose.
- 3. Rain water from the Terrace will be collected in storage tanks and used for domestic purposes. Excess rain water & Open areas water will be collected through rain water pipes, which will be discharged in the rain water harvesting pits to recharge the ground water.

GENERATOR POWER BACK UP - 100% DG Set Backup.

BILLING SYSTEM - Dual source prepaid energy meter for DG power and EB power billing system.

FOR THE BLUEOAK CONSTRUCTIONS


PARTNER



For DE Blueoak And P Mangatram Properties LLP


Designated Partner



For P Mangatram Developers LLP.


Designated Partner

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

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FACILITIES FOR PHYSICALLY CHALLENGED - Access ramps at all entrance shall be provided for the physically challenged.

SECURITY/BMS

- Sophisticated round - the-clock security system.
- Surveillance cameras at the main security, entrance of each block and Clubhouse.

PARKING MANAGEMENT

1. Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.
2. Dedicated space for car charging and car washing will be provided.

Hand Railing - Balcony: MS railing / Glass railing as per the elevation.

FIRE & SAFETY

- Fire hydrant & fire sprinkler system in all flats, corridor & basements.
- Fire alarms & Public address system.

LPG - Pipe line gas i PNG supply to all individual apartments with pre-paid gas meters.

ELECTRICAL

- Cables. Concealed copper wiring of Havells/Polycab or any similar reputed make.
- Modular Switches: Norisys / Schneider make or any similar reputed make.

PLUMBING LINES

1. Drainage / Sewage: PVC pipes & PVC fittings.
2. Water Supply Lines: Internal and external CPVC or UPVC pipes &

For THE BLUEOAK CONSTRUCTIONS

[Signature]
PARTNER

[Signature]

For DE Blueoak And P Mangatram Properties LLP

[Signature]

Designated Partner

For P Mangatram Developers LLP

[Signature]

Designated Partner

[Signature]

For DE Blueoak And P Mangatram Properties LLP

[Signature]

Designated Partner

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 సభ్యుడు పేరు Jakireddy Subba Reddy పుట్టిన తేదీ/సంవత్సరం 05/05/1981 పురుషుడు/ MALE 9435 7521 0992 VID : 9175 8442 6910 1990 సా సభ్యుడు, సా సభ్యుడు	 సభ్యుడు పేరు Jakireddy Subba Reddy పుట్టిన తేదీ/సంవత్సరం 05/05/1981 పురుషుడు/ MALE 9435 7521 0992 VID : 9175 8442 6910 1990 సా సభ్యుడు, సా సభ్యుడు
--	--

J. Subba Reddy

 సభ్యుడు పేరు Jakireddy Chinna Subba Reddy పుట్టిన తేదీ/సంవత్సరం 22/03/1980 పురుషుడు/ MALE 7713 5405 3340 VID : 8136 8823 1587 0180 సా సభ్యుడు, సా సభ్యుడు	 సభ్యుడు పేరు Jakireddy Chinna Subba Reddy పుట్టిన తేదీ/సంవత్సరం 22/03/1980 పురుషుడు/ MALE 7713 5405 3340 VID : 8136 8823 1587 0180 సా సభ్యుడు, సా సభ్యుడు
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J. Subba Reddy

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 భారత ప్రభుత్వం Government of India  సంజయ్ జైసామ్ గులాబాని Sanjay Jaisam Gulabani పుట్టిన తేదీ: 18/03/1971 పురుషుడు / MALE  3917 8735 9012 నా ఆధార్, నా గుర్తింపు	 భారత ప్రభుత్వ ప్రత్యేక గుర్తింపు సంస్థ Unique Identification Authority of India చిరునామా: S/O జైసామ్ గులాబాని, ప్లాట్ నెం 430, ఫేస్ నెం 22, జుమిన్ హిల్స్, ఖైరతాబాద్, తెలంగాణ - 500033 Address: S/O Jaisam Gulabani Plot No 430, Jumeen Hills, Road No 22, Khairatpet, Hyderabad, Telangana - 500033 3917 8735 9012 TSU  help@uidai.gov.in  www.uidai.gov.in
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Big Chubbi

 గుండాల మథ్యాగిరి GUNDALA MATHYAGIRI  పుట్టిన తేదీ: Year of Birth: 1993 పురుషుడు / Male  2100 8474 8756
ఆధార్ - సామాన్య నివాస హక్కు

 భారత ప్రభుత్వం Government of India  బిజు సంతోష్ కుమార్ Biju Santhosh Kumar పుట్టిన తేదీ: 05/03/1983 పురుషుడు / MALE  8186 0851 2896

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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 744NJS220922

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	J SANJEEVA REDDY
PAN Card No	AHYPJ2414N
Aadhar Card No	
Mobile Number	*****826
Address	HYDERABAD, T.S.

Executant Details	
Name	THE BLUEOAK CONSTRUCTIONS AND OTHERS
Address	REP BY J. SANJEEVA REDDY, HYDERABAD, T.S.

Claimant Details	
Name	DE BLUEOAK AND OTHER
Address	REP BY J. SANJEEVA REDDY AND OTHER, HYD

Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
RO Name	GANDIPET

Amount Details	
Stamp Duty	4070000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	4171050
Total in Words	Forty One Lakh Seventy One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	22-09-2022

Transaction Id 6699531903336

Stamp & Signature

For THE BLUEOAK CONSTRUCTIONS

PARTNER

For P Mangatram Developers LLP

Designated Partner

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 744NJS220922

Bank Code : SBIN

Payment : CASH

Remitter Details	
Name	J SANJEEVA REDDY
PAN Card No	AHYPJ2414N
Aadhar Card No	
Mobile Number	*****826
Address	HYDERABAD, T.S.

Executant Details	
Name	THE BLUEOAK CONSTRUCTIONS AND OTHERS
Address	REP BY J. SANJEEVA REDDY, HYDERABAD, T.S.

Claimant Details	
Name	DE BLUEOAK AND OTHER
Address	REP BY J. SANJEEVA REDDY AND OTHER, HYD

Document Nature	
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Mutation Charges	0
Haritha Nidhi	50
TOTAL	4171050
Total in Words	Forty One Lakh Seventy One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	22-09-2022

Transaction Id 6600831903336

Stamp & Signature

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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Government of Telangana
Registration And Stamps Department

11693/22

Payment Details - Citizen Copy - Generated on 30/09/2022, 04:19 PM

SRO Name: 1525 Gandipet

Receipt No: 12634

Receipt Date: 30/09/2022

Name: J SANJEEVA REDDY

Transaction: Development Agreement Cum GPA

CS No/Doct No: 12411 / 2022

Chargeable Value: 0

DD No:

Challan No:

E-Challan No: 744NJS220922

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 22-SEP-22

E-Challan Bank Name: SBIN

Bank Branch:

E-Challan Bank Branch:

Account Description

Registration Fee
Deficit Stamp Duty
User Charges

Total:

In Words: RUPEES FORTY ONE LAKH SEVENTY ONE THOUSAND ONLY

Amount Paid By

Challan DD

E-Challan

100000

4070000

1000

4171000

Prepared By: MUNEERUDDIN

RETURNED
JNT SUB-REGISTRAR - 5
Gandipet, R.R. Dist.

Signature by SR

SUB-REGISTRAR
Gandipet, R.R. Dist. T.S