

12922

12359/2017

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

No. 12377 Date: 27/10/2017

G. Venkata Raju

late - G.V. Raju Plo. Hyd.

Whom m/s. Vision Infra & Developers

G.V.S.S. KUMAR

LICENCED STAMP VENDOR

Licence No. 15-10-027 / 2012

Renewal No. 15-10-027 / 2015

H. No.: 5-58, Deepthi Sri Nagar Colony

Miyapur (Post), San-Lingampally (J)

Ranga Reddy Dist.-500 040

Phone 9-68052916

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT-CUM-GENERAL-POWER OF ATTORNEY is made and executed on this the 27th day of October, 2017 at Ranga Reddy District., by and between:-

1. **SRI GOLLA RAJA BABU S/O. SRI GOLLA VENKATESWARA RAO,**
Aged about 54 years, Occ: Govt. Service, R/o. H.No.23/134, Ramanaidupet,
Machilipatnam.
(PAN NO: AFBPG0976R) (AADHAAR NO: 676596438167)
2. **SRI ARJA VIJAY KUMAR S/O. DR. A. YOGESWARA RAO,**
Aged about 53 years, Occ: Service, R/o. H.No.23/134, Ramanaidupet,
Machilipatnam.
(PAN NO: AKVPA7759B) (AADHAAR NO: 726330283814)

HEREINAFTER called the "LAND OWNER(s)" which expression shall mean and include all their legal representatives, successors, executors, administrators and assignees etc., of the One Part.

G. Raja Babu

VISION INFRA & DEVELOPERS

Contd..2..

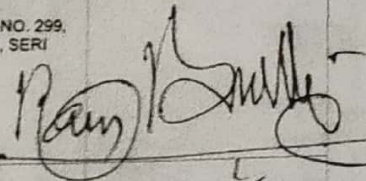
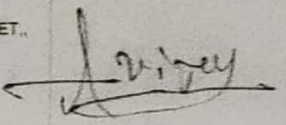
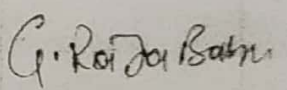
B. Lakshmi

Managing Partner

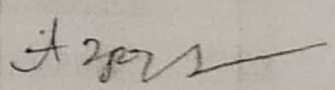
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 12 OCT 2017 and 27th day of OCT, 2017 by Sri Golla Raja Babu

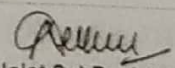
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 JANGA RAM MURTHY::27/10/ [1510-1-2017-12922]	JANGA RAM MURTHY S/O. LATE. J.PAPAI AH R/O. HNO. 6-103/289,, PLOT NO. 299, GULMOHAR PARK COLONY, SERI LINGAMPALLY,R.R.DIST.	
2			 LAKSHMI BHUPATHI RAJ [1510-1-2017-12922]	LAKSHMI BHUPATHI RAJU W/O. BHUPATHIRAJU VENKATA SATYA SAI RAJU R/O.HNO. 8-8-005. PEDAMPUDI STREET,, YANAM, PONDICHERI	B. Lakshmi
3	EX		 ARJA VIJAY KUMAR::27/10 [1510-1-2017-12922]	ARJA VIJAY KUMAR S/O. A.YOGESWARA RAO R/O. HNO. 23/134, RAMANAIDUPET,, MACHILIPATNAM.	
4	EX		 GOLLA RAJA BABU::27/10/20 [1510-1-2017-12922]	GOLLA RAJA BABU S/O. GOLLA VENKATESWARA RAO R/O. HNO. 23/134, RAMANAIDUPET,, MACHILIPATNAM.	

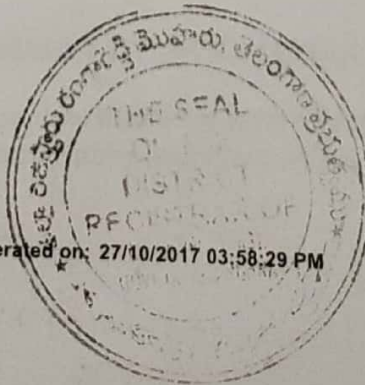
Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 A.YOGESWARA RAO::27/10 [1510-1-2017-12922]	A.YOGESWARA RAO H.,NO.3-8-366 SURYODAYA COLONY HYD	
2		 P.RAMULU::27/10/2017 [1510-1-2017-12922]	P.RAMULU H.NO.3-9-82 SAROORNAGAR HYD	

27th day of October,2017


Signature of Joint SubRegistrar2
Ranga Reddy (R.O)

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AND

M/s.VISION INFRA & DEVELOPERS, (Vide Regn. No.4056/2017),
(PAN NO:AAPFV6784K) having its registered office at H.No.4-103 & 104, GVR
House, HT Line Main Road, Raja Rajeswara Nagar, Kondapur, HYDERABAD,
Represented by its Managing Partners:-

1. **SRI.G.VENKATA RAJU S/O.LATE.G.V.RAJU,**
Aged about 51 years, Occ: Business, R/o. H.No.4-103 & 104, GVR House,
HT Line Main Road, Raja Rajeswara Nagar, Kondapur, HYDERABAD,
(AADHAAR NO:439722617910) SPD
2. **SMT.LAKSHMI BHUPATHIRAJU**
W/O.SRI.BHUPATHIRAJU VEKATA SATYA SAI RAJU
Aged about 43 years, Occ: Business, R/o.H.No.8-8-005, Pedahpudi Street,
Yanam, Pondicherry. (AADHAAR NO:466526428002)
3. **SRI.JANGA RAM MURTHY S/O.LATE.J.PAPAIAH,**
Aged about 51 years, Occ: Business, R/o.6-103/299, Plot No.299,
Gulmohar Park Colony, Serilingampally, HYD.
(AADHAAR NO:400036271595)

HEREINAFTER called the "DEVELOPER" which expression shall mean and include all
its partners from time to time, legal representatives, successors, executors,
administrators and assignees etc.

WHEREAS, the Land Owner No.1, herein is the sole, absolute owner and peaceful
possessor of Plot bearing No.1528, in Survey Nos.78 to 93, admeasuring 300 Sq.yards or
250.80 Sq.mts, situated at "**Raja Rajeswara Nagar**" of **KONDAPUR VILLAGE**,
Serilingampally Mandal, Under GHMC, R.R.Dist., having purchased the same vide Regd. Sale
Deed Doct. No.1087/1990, Book-I, Regd.at R.O., R.R.Dist., from Chintala Pochaiah and others.

WHEREAS, the Land Owner No.2, herein is the sole, absolute owner and peaceful
possessor of Plot bearing No.1527, in Survey Nos.78 to 93, admeasuring 300 Sq.yards or
250.80 Sq.mts, situated at "**Raja Rajeswara Nagar**" of **KONDAPUR VILLAGE**,
Serilingampally Mandal, Under GHMC, R.R.Dist., having purchased the same vide Regd. Sale
Deed Doct. No.11079/1990, Book-I, Volume: 1790, pages 351 to 364, dt:25-08-1990, Regd.at
R.O., R.R.Dist., from Chintala Pochaiah and others.

THUS, the Land Owners herein are absolute owners and peaceful possessors of Plot
bearing Nos.1527 and 1528, (each plot area 300 Sq.yards) total admeasuring 600.00 Sq.Yards
or 501.60 Sq.Meters, in Survey Nos.78 to 93 situated at "**Raja Rajeswari Nagar**" of
KONDAPUR VILLAGE, Serilingampally Mandal, Under GHMC, Serilingampally Circle,
R.R.Dist., which is more fully described in the "SCHEDULE OF PROPERTY" annexed hereto.

Contd..3..

G. Rajar Babu
A. Vijay

VISION INFRA & DEVELOPERS
B. Lakshmi
Managing Partner VISION INFRA & DEVELOPERS
[Signature]

Bk-1 CS No 12922/2017 & Doct No 10354/17
 Joint SubRegistrar
 Sheet 2 of 13
 Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7371 Name: Golla Gopala Krishnamurthy	S/O Golla Subbarao, Saroomnagar, Rangareddi, Andhra Pradesh, 500074	
2	Aadhaar No: XXXXXXXX8167 Name: GOLLA RAJA BABU	S/O GOLLA VENKATESWARA RAO, Machilipatnam, Krishna, Andhra Pradesh, 521001	
3	Aadhaar No: XXXXXXXX3814 Name: Arja Vijay Kumar	S/O Arja Yogeswara Rao, Hayathnagar, Hayathnagar, K.v. Rangareddy, Telangana, 500068	
4	Aadhaar No: XXXXXXXX8002 Name: Bhupathiraju Lakshmi	W/O Bhupathiraju Venkata Satya Sai Raju, Yanam, Yanam, Pondicherry, 533464	
5	Aadhaar No: XXXXXXXX1595 Name: Janga Ram Murthy	S/O J Papaiah, Lingampalli, Serilingampally, K.v. Rangareddy, Telangana, 500019	

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

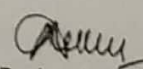
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	130280	0	0	0	130380
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	100	0	0	200
Total	100	0	150380	100	0	0	150580

Rs. 130280/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 13038000/- was paid by the party through E-Challan/BC/Pay Order No. 869XPI271017 dated 27-OCT-17 of SBH/SANATHNAGAR HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 150380/-, DATE: 27-OCT-17, BANK NAME: SBH, BRANCH NAME: SANATHNAGAR HYDERABAD, BANK REFERENCE NO: 043625205, REMITTER NAME: VISION INFRA AND DEVELOPERS EXECUTANT NAME: GOLLA RAJA BABU, CLAIMANT NAME: VISION INFRA AND DEVELOPERS)

Date:
27th day of October, 2017


Signature of Registering Officer
Ranga Reddy (R.O)

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WHEREAS, the Land Owners in order to develop the Schedule of Property for better advantage proposed to the DEVELOPER who is having vast experience in construction line, to undertake the construction of Residential complex in the Schedule of Property. Whereas the DEVELOPER has accepted the above offer and agreed to undertake the construction of proposed Residential Complex over the Schedule of Property by investing its own funds and under its care and supervision and now, it is agreed between the said parties as follows :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The DEVELOPER shall prepare a comprehensive plan for the construction of the Residential Complex to be constructed by it over the Schedule of Property and shall submit the plans along with necessary applications, forms and papers to the GHMC authorities and other concerned government authorities and get them sanctioned.
2. The DEVELOPER shall construct the Residential complex as per the sanction Plan.
3. The Land owners shall not be entitled to interfere in the construction activities in any manner or obstruct the DEVELOPER in the construction or take any decision or enter into commitments etc., and is also specifically precluded from entering into any Agreement of Sale regarding the Schedule of Property and the DEVELOPER share in the constructed building or otherwise any person or body whatsoever.
4. It is agreed between the parties that if the construction of the said complex is stopped or delayed due to defect in title, the LAND OWNERS shall alone be responsible.
5. The LAND OWNERS hereby agreed and undertook not to sell deal with, dispose off, alienate or otherwise enter into agreement, in respect of the Schedule of Property with any other person or persons or act in any manner inconsistent with or prejudicial to or in contravention of the Agreement or the declaration made by them in this Agreement.
6. The DEVELOPER shall take total responsibility of the construction of the said complex. The DEVELOPER shall complete the said complex within a period of Twelve (12) months with a grace period of three (3) months from the date of sanction plan.
7. The LAND OWNERS hereby assures and covenants with the Second Party as follows:-
 - i) That the LAND OWNERS are the sole, absolute and exclusive owners herein respectively of the scheduled plot of land and that there is no other person or persons having any manner or right, title, share, claims or interest in the said property and all the prior agreements pertaining to said land stand nullified and cancelled as on this date.

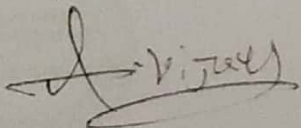
VISION INFRA & DEVELOPERS

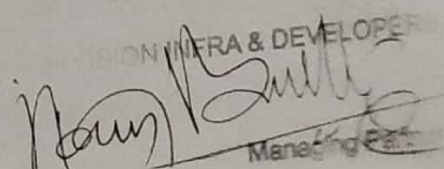
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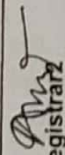
G. R. Jai Balkrishna

B. Lakshmi

Managing Partner




Managing Partner


Joint SubRegistrar
Ranga Reddy (R.O)

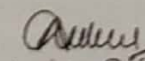
Bk - 1, QS No 12922/2017 & Doct No
12359/17 Sheet 3 of 13

Registered as Document No. 12359 on
20/7/18 SE of Boct. 1. and assigned the
Identification Number as 1510 - 1- 12359-2017 -

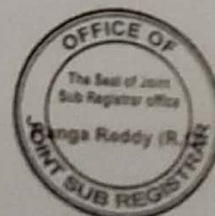
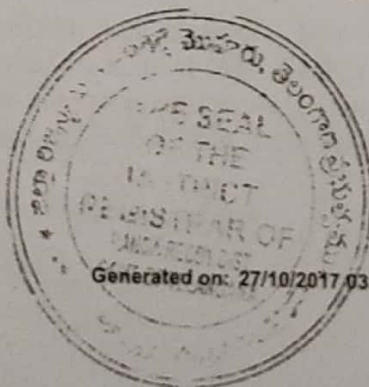
For Scanning.

Date

27 OCT 2017


Registering Officer

Joint Sub-Registrar-II
R.O., R.R. Dist., T.S.



- ii) That there are no prior agreements, court orders, attachments, disputes or litigations or any tax and/or revenue attachments or notices or requisitions from Government or Tax or other authorities in respect of the said property or relating thereto.
- iii) That the LAND OWNERS hereby hand over the physical and peaceful possession of the Schedule of Property to the DEVELOPER.
- iv) That the LAND OWNERS shall assist and co-operate with the DEVELOPER in the event any dispute or disturbance arises with the neighboring property owners during the construction of the said building.
- v) The DEVELOPER shall undertake to pay Electricity, Manjeera water, Lift and Generator at its cost.
8. In consideration of the LAND OWNERS having granted irrevocable right to the DEVELOPER to develop the Schedule of Property, the Second Party hereby agrees and covenants to give the First Party 50% builtup area including common area out of the total constructed area alongwith proportionate undivided share of land and parking space in the building to be constructed. Simultaneously the Developer is entitled to retain the balance 50% builtup area including common area out of the total constructed area alongwith proportionate undivided share of land and parking space in the building to be constructed towards the costs and investments made in the project.
9. The entire cost of the construction of the Residential complex till it is completed shall be borne by the Second Party (DEVELOPER).
10. After completion of the said Residential complex the DEVELOPER shall deliver the possession of the LAND OWNERS builtup area i.e., the entire area which the First Party is entitled under this Agreement. But however the DEVELOPER either during the construction, or after the completion of the construction, shall be entitled to enter into the agreement of sale and obtain advances, from the customers on the purchase of flats and other spaces falling to the share of the DEVELOPER.
11. The LAND OWNERS authorise the DEVELOPER to obtain loans for PURCHASER/S from all Financial Institutions.

VISION INFRA & DEVELOPERS

Contd..5..

B. Lakshmi
Managing Partner

G. Raju Babu

A. Vijay

VISION INFRA & DEVELOPERS
Managing Partner

Bk-1, CS No 12922/2017 & Doct No
12354/17 Joint SubRegistrar
Ranga Reddy (R.O)



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12. The LAND OWNERS hereby appoint, retain, nominate and constitute:-

M/s.VISION INFRA & DEVELOPERS, (Vide Regn. No.4056/2017)
(PAN NO:AAPFV6784K) having its registered office at H.No.4-103 & 104, GVR House, HT Line Main Road, Raja Rajeswara Nagar, Kondapur, HYDERABAD,
Represented by its Managing Partners:-

1. **SRI.G.VENKATA RAJU S/O.LATE.G.V.RAJU,**
Aged about 51 years, Occ: Business, R/o. H.No.4-103 & 104, GVR House,
HT Line Main Road, Raja Rajeswara Nagar, Kondapur, HYDERABAD,
(AADHAAR NO:439722617910)
2. **SMT.LAKSHMI BHUPATHIRAJU**
W/O.SRI.BHUPATHIRAJU VEKATA SATYA SAI RAJU
Aged about 43 years, Occ: Business, R/o.H.No.8-8-005, Pedahpudi Street,
Yanam, Pondicherry. (AADHAAR NO:466526428002)
3. **SRI.JANGA RAM MURTHY S/O.LATE.J.PAPAIAH,**
Aged about 51 years, Occ: Business, R/o.6-103/299, Plot No.299,
Gulmohar Park Colony, Serilingampally, HYD.
(AADHAAR NO:400036271595)

as their lawful attorney and to do the following acts, deeds and things in their name and on their behalf in respect of the builtup area/flats fallen to the share of DEVELOPER herein.

- a. To enter into an Agreement of Sale in respect of flats allotted to DEVELOPER as described above with intending purchaser/s and to receive the Sale consideration, acknowledge the receipt of the earnest money and pass valid receipts for payment received.
- b. To sign and execute the Sale Deeds in respect of flats allotted to DEVELOPER and such other documents in respect of the Developer share Flats and present such sale deeds, conveyance deeds before the registering authority, admit the execution and acknowledge the receipt of the total sale consideration and get the sale deed registered.
- c. To sell the flats in part of full as the case may be allotted to DEVELOPER in favour of the prospective PURCHASERS and to execute Registered Sale Deed accordingly.
- d. To apply and obtain sanctioned plans and permissions etc., from the GHMC and other Government authorities, for the construction of Multi-storied Building and the other structures on the Scheduled Property and to sign all such applications, forms, affidavits or petitions and papers as may be necessary.

Ce. Rajar Babu
A. Vijay K

VISION INFRA & DEVELOPERS

B. Lakshmi
Managing Partner

Contd..6..

VISION INFRA & DEVELOPERS
Rajar Babu
Managing Partner

Bk-1 CS No 12922/2017 & Doct No
12354/17 Joint SubRegistrar
Ranga Reddy (R.O)



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- e. To make statements, file affidavits, reports in all proceedings before any statutory authority, including, GHMC, Water Works Department, A.P.S.E.B/APTRANSCO/APGENCO, and obtain necessary sanctions, permissions and approvals.
- f. To institute, sign, file, suits, petitions, complaints, appeals, writs or any other legal proceedings in respect of the scheduled property and to defend the principals in all courts, quasi judicial authorities, civil or criminal or in the High court or in the Supreme Court, and verify all applications, affidavits, appeals, complaints, petitions, vakalats etc., from time to time and to give evidence in court of law on behalf of the principals and to effect compromise in all such legal proceedings.
- g. To appoint such Advocates of our Attorney's choice and to fix such remuneration as our attorney deems fit and to appoint or engage such architect or architects, construction engineers, labours for the construction of the said building.
- h. To advertise the project for sale in such a manner as our attorney shall feel necessary and to solicit such customers for the purpose of selling the flats and to handover peaceful and vacant possession to the prospective PURCHASERS of the flats.
- i. To represent before the Income - Tax Department and if necessary obtain income tax clearance certificate to alienate the above said flats fallen to DEVELOPER share.
- j. To represent before the Competent Authority, HUDA, GHMC authority and if necessary obtain permission to sell the above said property in favour of prospective PURCHASERS.
- k. To mortgage the scheduled property to the extent of flats allotted to the Second Party in favour of any bank or financial institution for the purpose of raising any funds for the said construction.
- l. To do all acts and things as may be incidental or necessary to do for transfer of the above said property to the prospective PURCHASERS as fully and effectively in all respects.
- 14. Both the parties hereby agree to enter into supplemental Agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this Agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
- 15. Any profits by such construction shall be entirely to the benefit of the DEVELOPER and the LAND OWNERS shall have no claim over the benefit of Developer share consideration, the LAND OWNERS shall not call into question any account or expenditure or other sums, spent for building purpose.

Contd..7..

G. Rajan Babu
A. Vijay

ON INFRA & DEVELOPER
B. Lakshmi
Managing Partner

ON INFRA & DEVELOPER
Managing Partner

Bk - 1, CS No 12922/2017 & Doct No
12359/17 Sheet 6 of 13 Joint SubRegistrar
Ranga Reddy (R.O)



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16. In case of any disputes arise between the parties hereto touching these presents the matter shall be referred the Arbitrators one chosen by each party and in case of any difference of opinion between such arbitrators, they shall nominate a common umpire and their award shall be final and binding on both the parties and the relevant provisions of the Arbitration Act shall apply.
17. The LAND OWNERS or the prospective purchasers from the LAND OWNERS hereby agreed to join as the members of the Society to be formed by all the flat owners of the building complex, and shall abide by the rules and bye-laws of the society.
18. The expenses for plan approval, electrical meter deposits, municipal water tap connection, transformer, lift and generator to the said complex shall be borne by the Developer only.
19. THE Service Tax payable in the respect of the Land owners share shall be borne by the Land Owners and the Developers share shall be borne by the Developer.

SCHEDULE OF THE PROPERTY

All that Plot bearing Nos.1527 and 1528, (each plot area 300 Sq.yards) total admeasuring 600.00 Sq.Yards or 501.60 Sq.Meters, in Survey Nos.78 to 93 situated at "**Raja Rajeswari Nagar**" of **KONDAPUR VILLAGE**, Serilingampally Mandal, Under GHMC, Serilingampally Circle, R.R.Dist., and bounded as follows:

NORTH	:	Plot No.1526.
SOUTH	:	Plot No.1529.
EAST	:	30'-0" Wide Road
WEST	:	Plot Nos.1515 and 1516.

G. Rajan Babu
A. Vijay

SION INFRA & DEVELOPER

B. Lakshmi
Managing Partner

Contd..8..

SION INFRA & DEVELOPER
Mani
Managing Partner

Bk-1, QS No 12922/2017 & Doct No
12359/17. Sheet 7 of 13 Joint SubRegistrar2
Ranga Reddy (R.O)



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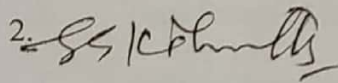


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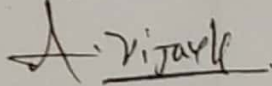
IN WITNESS WHEREOF the parties herein sign this DEVELOPMENT AGREEMENT
CUM GENERAL POWER OF ATTORNEY on the date, month and year above mentioned in
presence of the following witnesses :

WITNESSES:

1. 

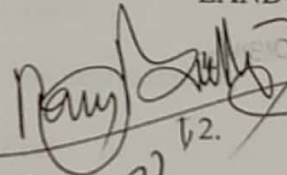
2. 

1. G. Rajar Babu

2. 

LAND OWNER(s)

ON INFRA & DEVELOPER

2.  B. Lakshmi

Managing Partner

ON INFRA & DEVELOPER

DEVELOPER

Managing Partner

Bk - 1, CS No 12922/2017 & Doct No
12354/12 Joint Sub Registrar
Ranga Reddy (R.O)



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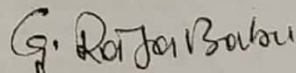
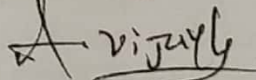


ANNEXURE 1-A

1. Description of the Building : Plot Nos.1527 and 1528, in Survey Nos.78 to 93 situated at "**Raja Rajeswari Nagar**" of **KONDAPUR VILLAGE**, Serilingampally Mandal, Under GHMC, Serilingampally Circle, R.R.Dist.,
 - a) Nature of Roof : Proposed R.C.C.Structure
 - b) Type of Structure :
2. Age of the Building : New
3. Total Extent of Site : 600.00 Sq.Yards
4. Built-up Area Particulars : 15,160 Sq.feet approximately
 - Stilt Floor for parking : 3,032 Sq.Feet
5. Annual Rental Value :
6. Municipal Taxes Per Annum :
7. Land Value : Rs.90,00,000/-
8. Cost of proposed construction: Rs.1,30,38,000/-

CERTIFICATE

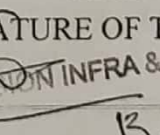
We do hereby declare that what is stated above is true to the best of my knowledge and belief.

1. 
2. 

DATE:27-10 -2017
Place: HYDERABAD.

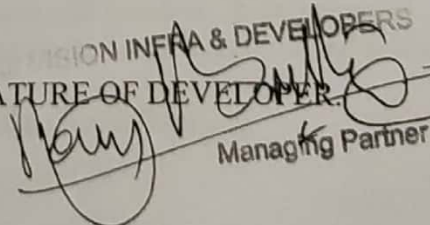
SIGNATURE OF THE EXECUTANT /S

VISION INFRA & DEVELOPERS


B. Lakshmi
Managing Partner

3.

VISION INFRA & DEVELOPERS
SIGNATURE OF DEVELOPER


Managing Partner

Bk-1 QS No 12922/2017 & Doct No
1234/17 Joint SubRegistrar2
Ranga Reddy (R.O)



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SPECIFICATIONS

Structure	:	R.C.C framed structure
Super Structure	:	Table moulded red bricks in cement mortar with two coats plastering on both inside and outside with sponge finish. Beautiful elevation with rich elements and colors.
Doors	:	Main Door polished Teakwood with necessary brass fittings. Internal Doors Teakwood frames with moulded flush door shutters.
Windows	:	UPVC Windows M.S. Safety Grills.
Flooring	:	2 X 2 Vetrified tiles with 4 Skirting.
Kitchen	:	Granite platform, glazed tiles dado upto 2 Feet above the Platform and stainless steel sink.
Toilets	:	Ceramic tiles flooring and tiles dado upto 7 Feet, Wall mixtures, O.H Shower, EWC wash basin for each toilet provision for Geyser.
Sanitary & Plumbing	:	Ceramic sanitary ware of superior quality brand Cera/ Hindware, Superior quality CP fittings of Jaquar or equivalent. ISI mark UPVC piping for water supply and ISI mark PVC piping for Sanitary (Prince or equivalent).
Electrical	:	Concealed PV pipes, Havells Switches, multi strand copper Wiring adequate points with modular switches for lamps, tube lights, ceiling & exhaust fans including TV, AC, Fridge, Geyser with three phase meter, distribution box and MCB's will be provided for each flat.
Painting	:	Acrylic based paint for external walls, Acrylic emulsion for Internal walls, smooth birla putty finish in all rooms and sit outs and polishing to the internal doors and windows & two coats of enamel paint over luppam for external doors, windows and grills.
Lift	:	6 Passanger Lift of standard make (Kone/Jhonson)

G. Raju Babu

A. Vijay

IN INFRA & DEVELOPE

B. Lakshmi
Managing Partner

Contd..11..

IN INFRA & DEVELOPE
Managing Partner

Joint SubRegistrar
Ranga Reddy (R.O)

Bk - 1, QS.No 12922/2017 & Doct No

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::11::

- Generator : Generator backup for lift, corridor, parking, main bed, kitchen and Hall in each flat.
- Special Features : POP Flase ceiling in Hall, Dining & bedrooms with provision for Concealed CFL fittings. Intercom facility for each flat for security and services. Provision for Cable TV connection, Internal wiring provided upto a common point.

1. G. Rajaraj Babu
2. A. Vijay

LAND OWNERS/DEVELOPERS

1. B. Lakshmi
Managing Partner
2. (S. P. A)

ON INFRA & DEVELOPERS

3. DEVELOPER Managing Partner

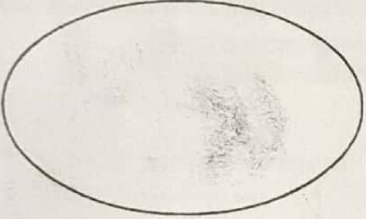
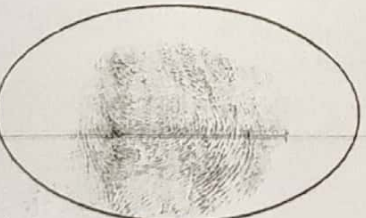
BK - 1, CS No 12922/2017 & Doct No
12359/17 Joint SubRegistrar2
Ranga Reddy (R.O)



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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
			<u>SRI. GOLLA RAJA BABU</u> <u>S/o. GOLLA VENKATESWARA RAO</u> <u>age 54 years, Pto H No: 23/134</u> <u>Ramanaidupet, machilipatnam</u> <u>(OWNER No: 1)</u>
			<u>SRI. ARJA VITAY KUMAR</u> <u>S/o. DR. A. YOGESWARA RAO</u> <u>age 53 years, Pto. 23/134,</u> <u>Ramanaidupet machilipatnam</u> <u>(OWNER No: 2)</u>
			<u>M/S. VISION INFRA & DEVELOPERS</u> <u>1) Rep by: - G. VENKATA RAJU</u> <u>S/o. LATE G. V. RAJU, age 51 years</u> <u>Pto. H No: 4-103 & 104, GVR House</u> <u>HT. line main Road, Karidepur, Hyd</u>
			<u>2) SRI. JANGA RAM MURTHY</u> <u>S/o. LATE J. PAPAIAH</u> <u>age 51 years, Pto. 6-103/295, pto</u> <u>No. 295, Gulmohar park,</u> <u>Serilingampally, Hyd.</u> <u>(Self & SPA Holder of</u>

SIGNATURE OF WITNESSES

1. A. 7024

2. SS/K. Murthy

NOTE: If the Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.

I/We send herewith My/Our Photograph(s) and Fingerprints in the Form, Prescribed, through my representative,
Sri Janga Ram Murthy, s/o. late J. Papaiah Aged 51 resident of
Gulmohar Park Serilingampally, HYD. as I/We cannot appear personally
before the Registering Officer in the Office of Sub-Registrar of Assurances.

Ram Murthy
Signature of Representative

1) G. VENKATA RAJU

2) G. Raja Babu

Vijay

SIGNATURE OF THE EXECUTANT'S

B. Lakshmi
Managing Partner
Signature(s) of BUYER(S)

BK-1 CS No 12922/2017 & Doct No
19359/17 Joint SubRegistrar
Ranga Reddy (R.O)



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3779 0667 7371

ఆధార్ - సామాన్యుని హక్కు



అర్జున్ కుమార్
Arjun Kumar

పుట్టిన తేదీ / Year of Birth: 1981
పురుషుడు / Male

3779 0667 7371

ఆధార్ - సామాన్యుని హక్కు

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



జంగ రామ్ మర్థి
Janga Ram Murthy
పుట్టిన తేదీ / DOB: 27/03/1968
పురుషుడు / MALE

4000 3627 1595

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గుడూరి వెంకట రాజు
Guduri Venkata Raju
పుట్టిన తేదీ / DOB: 18/06/1964
పురుషుడు / MALE

4397 2261 7910



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



గొల్ల రాజు బాబు
GOLLA RAJA BABU

పుట్టిన తేదీ / Year of Birth: 1962
పురుషుడు / Male

6785 9643 8167

ఆధార్ - సామాన్యుని హక్కు

Dr. Ravindra Babu

Defendant to register price station
Registered
Lib Register
Registered
Aadhaar Pradesh - 500000



UF11063275100

11063275



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4760 1420 8135

ఆధార్ - సామాన్యుని హక్కు



అర్జున్ కుమార్
Arja Yogeswara Rao



పుట్టిన తేదీ / Year of Birth: 1980
పురుషుడు / Male

4760 1420 8135

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



భూపతిరాజు లక్ష్మి
Bhupathiraju Lakshmi
తండ్రి : ముట్టరాజు
Father: SUBBARAJU
పుట్టిన తేదీ / DOB: 01/11/1973
స్త్రీ / Female

B. Lakshmi

4665 2642 8002

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



అర్జ విజయ్ కుమార్
Arja Vijay Kumar
పుట్టిన తేదీ / DOB: 07/06/1964
పురుషుడు / Male

7263 3028 3814

ఆధార్ - సామాన్యుని హక్కు

Dr. Ravindra Babu

Joint SubRegistrar
Ranga Reddy (R.O)

Bk-1, QS No 12922/2017 & Doct No

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Offline Challan Proforma[Dept. copy]

Offline Challan Proforma[Citizen copy]

Challan No:869XPI271017

Challan No:869XPI271017



Registration & Stamps
Department, Telangana

Fee Type : 2091

CBS Screen Number : 8888

I Remmitter Details	
Name	VISION INFRA AND DEVELOPERS
Address	4-103, 104, GVR HOUSE, KONDAPUR, HYD
PAN Card Number	AAPFV6784K
Aadhar Card Number	
Mobile Number	*****222
II Executant Details	
Name	GOLLA RAJA BABU
Address	NO.23/134, RAMANAIDUPET, MACHILIPATNAM.
III Claimant details	
Name	VISION INFRA AND DEVELOPERS
Address	4-103, 104, GVR HOUSE, KONDAPUR, HYD
IV Document Nature	
Nature of Document	DEVELOPMENT AGREEMENT CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	150380
Transfer Duty	0
Registration Fee	20000
User Charges	100
TOTAL	150380
Total in Words	ONE LAKH FIFTY THOUSAND THREE HUNDRED EIGHTY RUPEES ONLY
Date(DD-MM-YYYY)	27-10-2017
Journal No.	04362-5205
Stamp & Signature	



Registration & Stamps
Department, Telangana

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Stamp & Signature	

Note: This challan reference would be valid Only from date : 27-10-2017 To : 06-11-2017