



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240510124549548638
Date: 10 MAY 2024, 12:49 PM
Purchased By:
ANAND PAUL KOMMATOTI
S/o LATE PRAKASA RAO
R/o HYD
For Whom
** SELF **

BD 174948

M.NAGESH
LICENSED STAMP VENDOR
Lic.No. 15-15-066/2011
Ren.No. 15-15-011/2023
1-17, Anajpur Village Abdullapurmet
Mandal Ranga Reddy District
Ph 7396135784

RECTIFICATION DEED

This Deed of Rectification is made and executed on this the 10th day of May, 2024, by:

Smt.B.D.M. SAKUNTHALA, W/o. Late.CHITTURI JAYA RAJU, aged about 74 Years, Residing of H.No.3-6-164/202, Flat No.202, Block 'C' Lakshminarayana apartments, Street No.17, Himayathnagar, Hyderabad, Telangana State., (AADHAAR No.5802 4766 7251, PAN No. AJRPS3389Q)

Hereinafter, referred as the **OWNER / VENDOR** which is in the terms of the context which permits shall mean and include there, legal representatives, assignees, aliens and other successors in title of the **FIRST PART**

IN FAVOUR OF

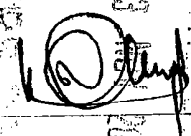
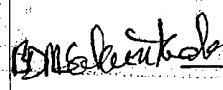
MR.ANAND PAUL KOMMATOTI, S/o. Late.SRI PRAKASA RAO, aged about 55 Years, Occupation : Business, Resident of MF-1, (10-2-289/120/21) PS Nagar, Vijayanagar Colony, Asif Nagar, Hyderabad - 500 057., Presently Residing H.No.14-127, Sri Kodandaramnagar, P & T Colony, Dilsukhnagar, Hyderabad, Telangana - 60, (AADHAAR No. 2333 4779 0679, PAN No. AKXPP1013B, CELL No.9441244433)

(Hereinafter referred to as the **BUILDER / PROMOTER** which term when the Context so as permits shall mean and include all its executors, administrators, assignees, aliens, agents and other successors in the title etc., of the **SECOND PART**)

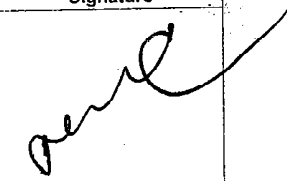
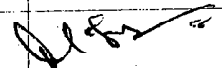
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Presented in the Office of the Sub Registrar, Vanasthalipuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 102000/- paid between the hours of 5 and 6 on the 10th day of MAY, 2024 by Sri B.D.M.Sakunthala

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	-CL		 ANAND PAUL KOMMATOTI [1528-1-2024-4243]	ANAND PAUL KOMMATOTI S/O. LATE SRI PRAKASA RAO R/O. MF.1 (10-2-289/2021) PS NAGAR, VIJAYA NAGAR COLONY, ASIF NAGAR, HYDERABAD. (PRESENTLY R/O. H.NO.: 14-127, SR KODANDARAM NAGAR, P&T COLONY, DSNR, HYDERABAD)	
2	EX		 B.D.M. SAKUNTHALA [1528-1-2024-4243]	B.D.M. SAKUNTHALA W/O. LATE CHITTURI JAYA RAJU R/O. F.NO. 202, BLOCK "C" LAKSHMINARAYANA APTS., STREET NO. 17, HIMAYATHNAGAR, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 A CHANDRAMOULI; [1528-1-2024-4243]	A CHANDRAMOULI R/O VANASTHALIPURAM, RR DIST	
2		 M SRINIVAS;;10/05/; [1528-1-2024-4243]	M SRINIVAS R/O VANASTHALIPURAM, RR DIST	

10th day of May, 2024

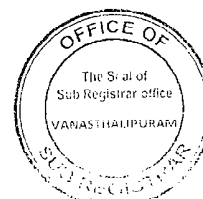
Signature of Sub Registrar
Vanasthalipuram

Biometrically Authenticated by
SRO SARAGANDHA MOHAN
on 10-MAY-2024 17:17:03

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXX7251 Name: B D M Sakunthala	W/O Jaya Raju Chitturi, Himayathnagar, Hyderabad, Andhra Pradesh, 500029	
2	Aadhaar No: XXXXXXXXX0679 Name: Anand Paul Kommatoti	S/O Prakasa Rao, Asifnagar, Asifnagar, Hyderabad, Telangana, 500057	

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Bk - 1, QS No 4243/2024 & Doct No
A 157/2024. Sheet 1 of 11 Sub Registrar
Vanasthalipuram

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Whereas by DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY Document registered as Doct.No.7085/2022, Book No.I, Dated : 27-06-2022, Registered in the Office of the S.R.O.Vanasthalipuram., (Hereinafter referred to as the said Principal Deed) the Second Party / Builder entered in to D.A.G.P.A. for Development of the Land totally admeasuring 750 Sq.Yards., (627 Sq.Mtrs.), Comprising of 450 Sq.Yds., in Plot No.75 (Part), 76 and 300 Sq.Yards., in Plot No.77, both Situated at KAMALANAGAR HOUSING COLONY - II, IN Survey No.12, Ward No.5, Block No.4, SAHEBNAGAR KALAN, Hayathnagar Mandal, Ranga Reddy District, Under G.H.M.C.Hayathnagar Circle., Telangana State.,

WHEREAS in the said Principal Deed the following clerical mistakes and over writings are occurred in Page Nos.3,5,6,7,9,12 of the Sharing Ratios due to in advertence namely:-

Whereas clerical mistake was happen Flat Wise Sfts., While Writing above said D.A.G.P.A.at that time all flats are writing a same sft., but making constructing plan time occurred some changes, some flats are Three Bed Room Flats and Some Flats are double bed room flats are coming, there is no change the total Floor Wise Sfts., and Percentage of parties, there is change Only Flat Wise Sfts., and Undivided Shares.

B.M. Sakuntala

1 @ 100%

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	216470	0	0	0	216570
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	102000	0	0	0	102000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	318970	0	0	0	319070

Rs. 216470/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 102000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,210VRR100524 dated ,10-MAY-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 319020/-. DATE: 10-MAY-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2564858884313, PAYMENT MODE: CASH-1001138, ATRN: 2564858884313, REMITTER NAME: K ANAND PAUL, EXECUTANT NAME: B.D.M.SAKUNTHALA, CLAIMANT NAME: K ANAND PAUL).

Date:

10th day of May, 2024

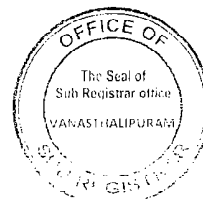
Signature of Registering Officer
Vanasthalipuram

CERTIFICATE OF REGISTRATION

Registered as Document No 4157 of 2024
Book-I and Assigned the Identification
Number I-1528 4157 2024 for Scanning
On Dt 14-05-2024.

S. MOHAN
SUB-REGISTRAR
VANASTHALIPURAM

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Bk -1, CS No 4243/2024 & Doct No 4157
Sub Registrar
Vanasthalipuram
Sheet 2 of 11

:3:

- A. One Sri Jakkidi Yadaiah Alias Yadireddy, Master Radhe Shyam Reddy and Master Rajkiran Rerddy being minors duly represented by their guardian and Father Sri Jakkidi Yadaiah alias Yadireddy sold land Plot No. 77, admeasuring 300 Sq. Yds equivalent to 250.80 Sq. Mts, situated at Sy. No. 12, Ward No. 5, Block No. 4, Saheb Nagar Kalan, Hyderabad East Taluk to Smt. Ch. Ruthamma by duly registering the Sale Deed before the Joint Sub-Registrar, Hyderabad-East through a Regd. Doc. Bearing Doc. No.1631/1978 Book-I, Volume 534, Pages 331 to 334, Dt. 08-04-1978. Thus Smt. Ch. Ruthamma became absolute owner of land admeasuring 300 Sq. Yds. Whereas Ch. Ruthamma died on 26-01-2006 and her husband Ch. Andhraiah also died, leaving behind her two sons only legal heirs. Among two sons Mr. Ch. Mohan was implemented his part of settlement deed wise Document No. 25603/2016.
- B. The Land Owner has acquired valid, legal and subsisting marketable title in and over the schedule property and is authorised and empowered to deal with the same in all respects as she may choose.
- C. The Developer is an individual businessman who has necessary expertise and knowledge in the business of real estate and development, has evinced interest in development of residential apartments (the Project) or any other usages so as to achieve, a maximum possible extent of developed area and markets the same.
- D. The Land Owner has evinced her interest and offered in granting developmental right to **Mr. ANAND PAUL KOMMATOTI** as the Developer in the ratio of 45:55 respectively (**45%** in favor of **Landowner** and **55%** in favor of the **Developer**) to construct residential Apartment over the Schedule Property, and hereby unequivocally offer to grant full and complete development rights over the Schedule Property with all the easements, appurtenant, estates, rights, title, interest, property, claims and demands arising thereto belong to or appurtenant to the Schedule Property.
- E. The Developer has accepted the offer of the Landowner and agreed to construct Stilt + 5 Upper Floors on the Schedule Property i.e., on Plot No. 75 (Part), 76, and 77, at Kamalanagar Housing Colony II, in Survey No. 12, Ward No.5, Block No. 4, Saheb Nagar Kalan, Hyderabad East.
- F. The Developer/Builder has prepared a comprehensive plan as per the prevailing rules and regulations of the GHMC and other authorities for construction of the residential Apartment consisting of Stilt + 5 Upper Floors.

NOW THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEYS WITNESSETH AS FOLLOWS:

1. The Party of First Part i.e., the Land owner with a view to have own house/s and derive benefits from the Schedule Property offered the Schedule Property for development and the Schedule Property of Second Part i.e., the Developer herein who is in the field of construction and has sufficient expertise has agreed to construct a residential building over the schedule property comprising of Stilt+5 Upper Floors after necessary discussions between the parties herein.
2. That the Landowner hereby declares and states that, she is the sole, absolute and exclusive title and possessor holder of the schedule property and has good marketable, subsisting title and possession over the schedule property and that no other person has/have any rights title and interest or share therein.

Note: Correction in the Para A over righting and Para "D" of Sharing ratio 45:55 instead of 50:50

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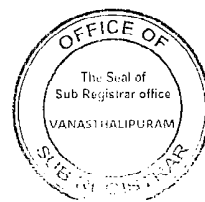
Sub Registrar

Vanasthalipuram

Sheet 3 of 11

15/11/2024

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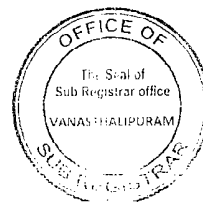
3. The Developer shall construct the Residential Apartments in accordance with the approved plans and share the areas of the parties in accordance with the proportionate sharing ratios agreed hereunder.
4. In consideration of the Landowner having granted Irrevocable Right to the Developer to the Schedule Property, the Developer hereby agrees and covenants to give the Landowner by way of consideration as follows:
5. That the Developer has paid a sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) to the Landowner as per their extent towards interest free refundable security deposit through cheque bearing No. 43179, dt. 02-04-2022 drawn on Bank of Baroda (Vijaya Bank), V.N. Colony Branch, Hyderabad.
6. The Landowner hereby covenants to refund the said security deposit amount to the Developer without interest at the time of completion of construction of the project and handing over the Landowner share.
7. In the event of the Landowner failing to refund the said refundable security deposit amount, the Developer will be entitled to adjust said amount against the Landowner share of constructed area at mutually agreed rate. On such eventuality, the Landowner shall execute such documents of transfer as called upon by the Developer in favour of the Developer or any of its nominee/s alternatively the Developer can also recover the said refundable security deposit by way of adjustment of specifications for the share of the landowner.
8. That the Developer shall not create any mortgage, charges or any other encumbrances over the Landowners share of 50% in the residential apartments constructed on the Schedule Property. However, the Developer and its nominees are entitled to obtain loans from the Banks / Financial Institutions in respect of Developer share of 50% in the residential apartments constructed on the Schedule Property.
9. That the Owner shall be entitled to assign her rights to sell its share and interest to its nominee or to prospective purchaser and also to offer the sale of residential apartment falling to her share to intending purchaser/s and to receive sale consideration thereof. The Developer hereby undertakes to ratify and confirm all such acts and deeds of the Landowner.
10. That the Developer shall invest its own funds for the construction of the Residential Apartments and the Landowner is not liable and responsible in any way for the acts of the Developer.
11. That the Developer is entitled to erect its name boards on the schedule property and make advertisement for sale of Built-up Areas allocated to him.
12. The Income Tax, GST Wealth Tax etc., shall be borne by the Landowner and the Developer in respect of their respective shares of constructed areas.

Note: Correction in Pera "18" of Sharing ratio 45:55 instead of 50:50 Cont: 5..



Bk - 1, CS No 4243/2024 & Doct No
A157 10024. Sheet 4 of 11 Sub Registrar
Vanashalipuram

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13. The Developer shall take total responsibility of the construction of the said Residential Apartments at his cost and Landowner shall not in any way be made responsible or liable or for defects in constructing the said Apartments. That the Developer is solely responsible for any issues relating to constructing activity, labor problems, accidents, damages etc.,
14. The Parties have mutually decided that, the name of the Residential Apartment as "JAYA RAJ U DIAMOND ENCLAVE".
15. Under this **B.D.M. SAKUNTHALA** (Signature) of this Development Agreement cum General Power of Attorney the parties hereto mutually agreed to share their constructed area more fully mentioned in Annexure – I in the ratio of **45% and 55% respectively (45% in favour of Landowner and 55% in favor of the Developer along with all common areas and together with proportionate undivided share in the Schedule Property)** which is more fully described in the Schedule – IV hereunder).

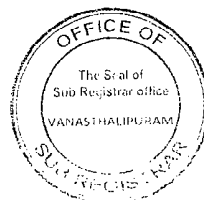
B.D.M. Sakunthala

[Signature]



Bk - 1, CS No 4243/2024 & Doct No
4157/2024 Sub Registrar
Vanasthalipuram

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SHARING RATIO

Unless otherwise mutually agreed to between the Parties, the Developer shall construct the Residential Apartments in the Scheduled Property.

Total area of the Land: 750 S.Yds.
Total Built-up area: 17,325 Sft.,

Landowner Share: 45%

UDS: 337.5

BUILD-UP AREA: 7,796.25 Sft.

Developer Share: 55%

UDS: 412.5 S.Yds

BUILD-UP AREA: 9,528.75 Sft.

Wrong Sft., Share Table of the Land Owner:

Floor	Flat No.	Plinth Area including common Spaces and Balconies (Sq.Ft.,)	Undivided Share of Land
Second Floor	201	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Second Floor	202	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Second Floor	203	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fourth Floor	401	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fourth Floor	402	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fourth Floor	403	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fifth Floor	501	1155 (3BHK)	50 Sq. Yards., 1 Car Parking

Wrong Sft., Share Table of the Developer:

Floor	Flat No.	Plinth Area including common Spaces and Balconies (Sq.Ft.,)	Undivided Share of Land
Second Floor	101	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Second Floor	102	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Second Floor	103	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fourth Floor	301	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fourth Floor	302	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fourth Floor	303	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fifth Floor	502	1155 (3BHK)	50 Sq. Yards., 1 Car Parking
Fifth Floor	503	1155 (3BHK)	50 Sq. Yards., 1 Car Parking

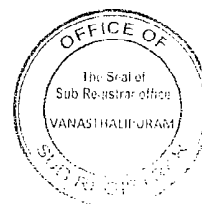
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Bk - 1, GS No 4243/2024 & Doct No
A157/2024. Sheet 6 of 11 Sub Registrar
Vanasthalipuram



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As per mutual understanding between the Land Owner and Developer, the below rectifications has been carried out instead of above mentioned sharing ratios of undivided land area, plinth area of the flats and floor allotment has given below.

Hereafter above mentioned sharing ratios has been derived as bellow after rectification of sharing ratio:

Rectified Share of the Land Owner: UDS-337.5 S.Yds. - Build-up Area 7,796.25 Sft.

Floor	Flat No.	Plinth Area including common Area & Balconies (Sq.Ft.,)	Undivided Share of Land
Second Floor	201	1260 (3BHK)	54.54 Sq. Yds., 1 Parking
Second Floor	202	970 (2BHK)	42 Sq. Yds., 1 Parking
Second Floor	203	1235 (3BHK)	53.46 Sq. Yds., 1 Parking
Third Floor	302	970 (2BHK)	42 Sq. Yds., 1 Parking
Third Floor	303	1235 (3BHK)	53.46 Sq. Yds., 1 Parking
Fourth Floor	403	1235 (3BHK)	53.46 Sq. Yds., 1 Parking
TOTAL	6	6905 Sft.	298.92 S.Yds., 6 Parking

Rectified Share of the Developer: UDS-412.5 S.Yds. & Build-up Area 9,528.75 Sft.

Floor	Flat No.	Plinth Area including common Spaces and Balconies (Sq.Ft.,)	Undivided Share of Land
First Floor	101	1260 (3BHK)	54.54 Sq. Yds., 1 Parking
First Floor	102	970 (2BHK)	42 Sq. Yds., 1 Parking
First Floor	103	1235 (3BHK)	53.46 Sq. Yds., 1 Parking
Third Floor	301	1260 (3BHK)	54.54 Sq. Yds., 1 Parking
Fourth Floor	401	1260 (3BHK)	54.54 Sq. Yds., 1 Parking
Fourth Floor	402	970 (3BHK)	42 Sq. Yds., 1 Parking
Fifth Floor	501	1260 (3BHK)	54.54 Sq. Yds., 1 Parking
Fifth Floor	503	1235 (3BHK)	53.46 Sq. Yds., 1 Parking
TOTAL	8	9,450 Sft.	409.08 S.Yds., 8 Parking

JOINT SHARE OF THE LAND OWNER AND DEVELOPER

Hereafter, Land owner Smt. B.D.M. Sakunthala, W/o. Chitturi Jaya Raju and Mr. Anand Paul Kommatoti, S/o. Late. Sri K. Prakasa Rao would be allocate their joint shares to the Flat owner of 402 (2BHK) as per bellow calculations:

Floor	Flat No.	Plinth Area including common Spaces and Balconies (Sq.Ft.,)	Undivided Share of Land
Fifth Floor	502	Owner got 891.25 sft., and Developer got 78.75 Sft., from total plinth area of 970 Sft.,	42 Sq. Yds., 1 Parking

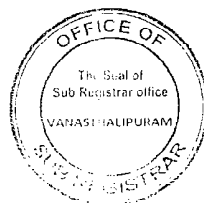
Note: Rectified Sharing of Floor, Flat, Area and UDS as mention above

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Bk - 1, CS No 4243/2024 & Doct No
A/57/2024. Sheet 7 of 11 Sub Registrar
Vanasthalipuram

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27. To do all such acts, deeds, matters and things for completion of residential building and execution of registration of sale deed or any deeds in favour of the nominees of Developer and such other deeds, acts and things which are necessary for more perfectly assuring the said property. The Owners shall not do any act or cause to do anything as enunciated above during the subsistence of this General Power of Attorney and shall ratify and confirm all acts, deeds and things whatsoever, the said attorney shall willfully do or cause for me by virtue of this General Power of Attorney.
28. That this General Power of Attorney is irrevocable for the above purpose/s and cannot be revocable under any circumstances.
29. The Landowner shall be the absolute owner and possessor of her share of area constructed and the Landowner shall be at liberty and entitled to either sell, lease or mortgage or to enjoy herself the above said constructed property to the extent of her respective share.
30. The Developer/Attorney pursuant to signing of this Development Agreement shall complete the construction of the proposed residential in the Schedule Property **within Thirty Six (36) months** from the date of obtaining necessary permissions from GHMC and other Statutory Authorities. However a Six (6) months grace period will be given to the Developer for delays beyond the control of the Developer / Attorney.
31. The Landowner and the Developer are equally entitled to their respective share of car parking based on their allocation of area in the manner agreed between the parties.
32. The Developer shall construct and develop the Schedule Property in accordance with standard specifications as per municipal sanction plan and permit order. The Landowner is not liable for any deviation or violation of the said permit / plan and the Developer shall be solely responsible and liable for all such events.
33. The Developer shall be entitled to modify/alter/add to the plan to be submitted or sanctioned plan without materially altering the entitlement of the Landowner.
34. The Developer is entitled to terminate this Agreement in case the Landowner fails to discharge and implement the terms and conditions of this Agreement or violates them for any reason with a prior written notice of one month on the Landowner.

Note: Correction in Pera "30" of extended period of 24 to 36 months

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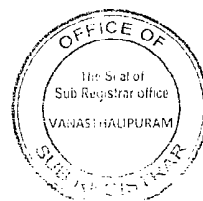
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Signature



Bk - 1, CS No 4243/2024 & Doct No
157/2024. Sheet 8 of 11 Sub Registrar
Vanathalipuram

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WHEREAS as it was inadvertently due to computer operators mistake it was the said Sfts., was Wrongly typed., Since the Second Party/ Developer detected the same and requested the Owners to execute a rectification deed to this effect.

As Rectified and Modified as aforesaid the principal deed shall remain in full force and effect.

The First Party/Owners have not received any fresh consideration for the execution and registration of this deed of Rectification.

There is a change in area i.e., as per 45% and 55% ratio: the undivided share of the land should be and there is no change in physical features and its position.

This Deed of Rectification shall be read along with the principal Deed and shall be deemed to come into force from the date of execution of the principal Deed.

SCHEDULE OF PROPERTY

All that the Land totally admeasuring 750 Sq.Yards., (627 Sq.Mtrs.), Comprising of 450 Sq.Yds., in Plot No.75 (Part), 76 and 300 Sq.Yards., in Plot No.77, both Situated at KAMALANAGAR HOUSING COLONY - II, IN Survey No.12, Ward No.5, Block No.4, SAHEBNAGAR KALAN, Hayathnagar Mandal, Ranga Reddy District, Under G.H.M.C.Hayathnagar Circle., Telangana State., With in the Registration District Ranga Reddy, Sub District, Vanasthalipuram., and bounded as follows:

NORTH :: Remaining Part of Plot No.75 belonging to Sri. Putchakayala Raja Rao, S/o. P. Nageswara Rao, Hyderabad.
SOUTH :: Plot No.79 of Neighbors.
EAST :: Road No.7 of 30' Wide Road of Approved Layout.
WEST :: Plot No.66 of A Dasaratham and P.No.67 of A.Chandra Mouli & P.No.65.

Number of Floors:	Stilt + 5 Upper Floors
Each Slab area:	3,465 Sft.,
5 Upper Floors	17,325 Sft., X Rs.1100/- = Rs.1,90,57,500/-
Stilt for Parking:	3,465 Sft., X Rs.750/- = Rs.25,98,750
	Total : Rs.2,16,56,250/-

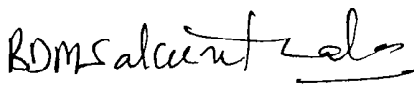
Please Note: Parties are already paid the Stamp Duty for 17,325 + 3,465 area at the time of Principal Deed

INWITNESS WHEREOF the Party/Owner has signed on this Deed of Rectification on the date first above mentioned in the presence of the following witnesses.

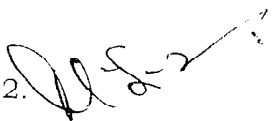
WITNESSES:

1.




(Signature of **THE OWNER**/First Part)

2.




(Signature of **THE DEVELOPER**/Second Part)



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Bk - 1, CS No 4243/2024 & Doct No
4157/2024. Sheet 9 of 11 Sub Registrar
Vanasthalipuram

PROJECT SPECIFICATIONS

The Project shall be a Residential Apartment to be constructed in accordance with the approved layout Plan and sanctioned permissions as per the proposed project plan. The development of the Project shall be in accordance with the following agreed specifications.

No. of Floors:	Stilt+5
Each Slab area:	3,465
Total built-up area:	17,325 Sft.,
Parking area:	3,465 Sft.,

SPECIFICATIONS

Structure:

1. STRUCTURE (Cement - OPC 53 grade & Steel – VSPL OR any TMT)
 - a) RCC Structure (RMC)
 - b) 5.1/4" Slabs (RMC)
 - c) Overhead Tank (Includes Duplex extensions as per drawings)
 - d) 4'x5' Lift structure provision
 - e) 7'x5'x5' Sump and 6x4x4 Over Head Tank (RCC retaining walls with slab)

Super Structure:

2. CIVIL WORK
 - a) 9" external walls, 4" internal walls with AAC Blocks
 - b) Wall putty (Premier Brand) for in & elevation and colors (Premier Brand) as per color scheme
 - c) Internal Flooring – 2x4 Vitrified Tiles in Living Areas and 2x2 in Kitchen & Bed Rooms (1x1 premium brand Ceramic tiles for toilets flooring with door level skirting)
 - d) Parking Flooring (1x1 CC Parking Tiles)
 - e) Compound Wall – 2 ft. Basement wall and above 4 ft. Vertical Garden
 - g) 2 ft. Black Granite platform for all kitchens with SS sink
 - h) SS Railing with glass partition for all balconies
3. SANITATION
 - a) Plumbing (Premier Brand)
 - b) Hardware Fittings (Premier Brand of Brass & SS fittings)
 - c) Sanitary Fittings (Premier Brand)
3. ELECTRICAL
 - a) Wiring (Premier Brand)
 - b) Modular Switches (Premier Brand)
 - c) LED light fittings, subject to feasibility of the builder (Premier Brand)
5. WOOD WORK
 - a) Main doors and frames in Indian Teak wood with matt/glass finish Polish
 - b) Flush doors with Teak Frame for Bed Rooms and WPC Doors for Toilets and Balconies
 - c) UPVC modular windows for external area with safety grill.

Note: Correction in the Specifications where mentioned "Premier Brands" instead of specific brand names.

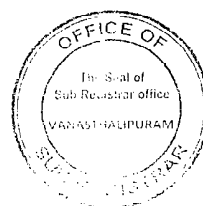
Amal Kumar

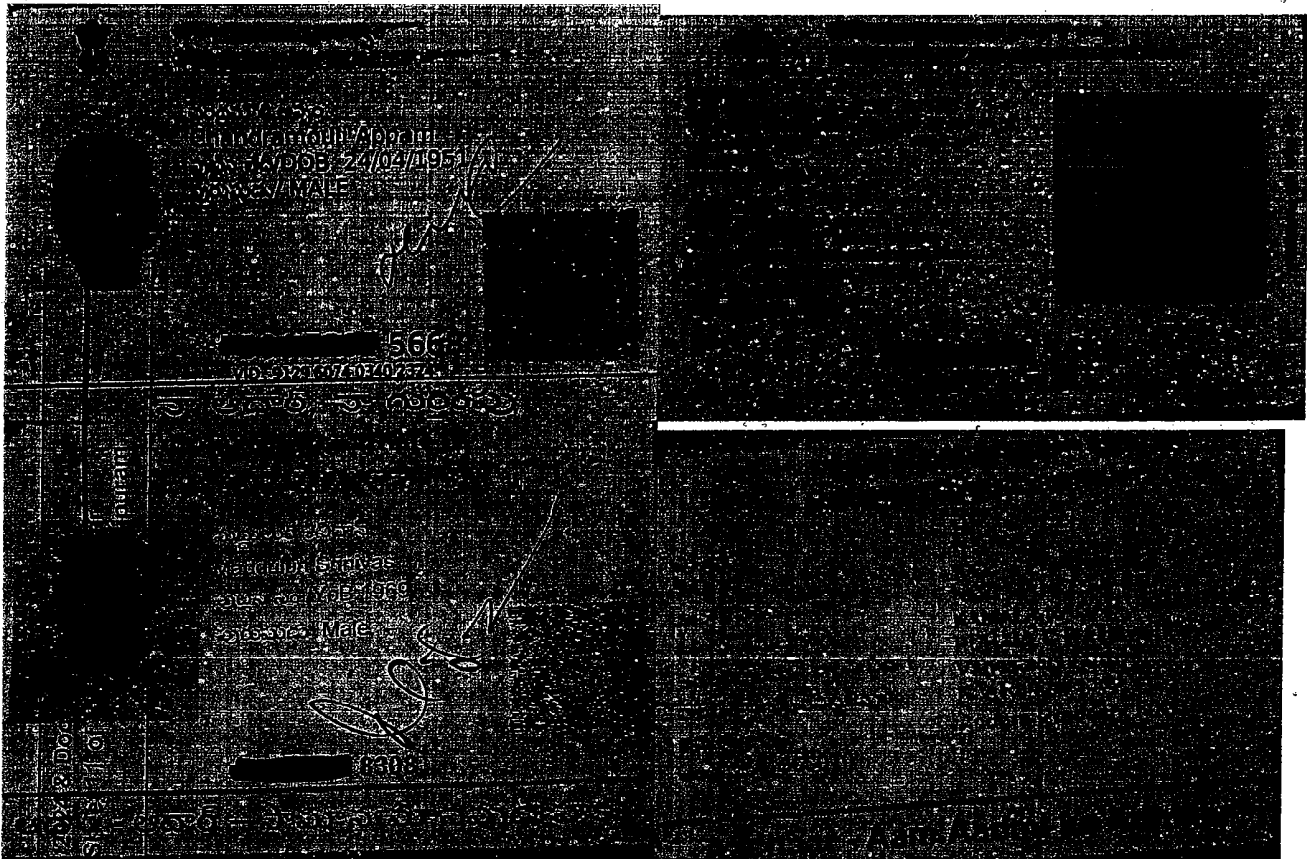
[Signature]



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