

S.No. 6128

Doc No. 6925/2023

SCANNED



తెలంగాణ తేలంగానా TELANGANA

11 MAY 2023

S.No. 6128 Dt. 1 May 2023 Rs.100/-
 Sold to: BASHA MOHIDDIN S/o LATE NAZEER HUSSAIN
 For Whom:- BMR PROJECTS LIMITED- Hyd.

AR 183814
 MOHD RAFI UDDIN SIDDIQUI
 LICENCED STAMP VENDOR
 LIC No. 18-10-0701005
 REN No. 18-10-0210203
 DECCAN # 12-2-33310, MENDIPATNAM
 HYDERABAD (SOUTH DISTRICT)
 Cell: 9949348706

DEVELOPMENT AGREEMENT CUM GPA

This **Development Agreement cum G P A** is made and executed on this the 04th day of May 2023 at Hyderabad.

By & Between:-

- **Sri V KOTESHWARA RAO**, S/o Sri V Nageshwara Rao, aged about 52 years, Occupation: Business, Resident of 550 P, Jubilee Hills, Road No. 92, Hyderabad (AADHAAR 8262 6396 8602) (PAN ACPPV6307G)

HEREINAFTER called the **LANDLORD** which expression shall mean and include all his heirs, legal representative, Successors, Executors, Administrators, and Assignee etc., of the **FIRST PART**.

For BMR PROJECTS LIMITED

[Signature]
 Director

For BMR PROJECTS LIMITED

[Signature]
 Director

V. Koteswara Rao


Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Ranga Reddy (R.O) 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 10:30 and 11:30 on the 04th day of MAY, 2023 by Sri V.Koteshwara Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 TOUSEEF AHMED SYED (D) [1510-1-2023-7124]	TOUSEEF AHMED SYED (DIRECTOR) S/O. KHAIJA BASHA MOHIDEEN R/O. 10-2-285/96/ROAD NO 4, SAHNTI NAGAR, HYDERABAD	
2	CL		 KHAIJA BASHA MOHIDEEN [1510-1-2023-7124]	KHAIJA BASHA MOHIDEEN (DIRECTOR) S/O. KHAIJA NHANNEJAH ALIAS NAZEER HUSSAIN R/O. 10-2-285/96/ROAD NO 4, SAHNTI NAGAR, HYDERABAD	
3	EX		 V. KOTESHWARA RAO [1510-1-2023-7124]	V. KOTESHWARA RAO S/O. V. NAGESHWARA RAO R/O. 550P JUBILEEHILLS, HYDERABAD	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G. MADHAVA REDDY (S/O) [1510-1-2023-7124]	G. MADHAVA REDDY MAHABUBNAGAR	
2		 K. NARASIMHA MURTHY [1510-1-2023-7124]	K. NARASIMHA MURTHY HYD	

04th day of May, 2023

Signature of Joint SubRegistrar
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3613 Name: G Madhava Reddy	S/O G Achi Reddy, Palem, Mahabubnagar, Telangana, 509381	
2	Aadhaar No: XXXXXXXX1500 Name: Kadan Narasimha Murthy	S/O Kadan Appara, Hyderabad, Hyderabad, Andhra Pradesh, 500082	



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Ranga Reddy (R.O)

A N D

- **M/s BMR PROJECTS LIMITED**, a limited company having office at 3rd Floor, 10-3-76, Near Pillar No.4, Mehdiapatnam, Hyderabad - 500028, (PAN AADCB2164Q) Represented by its Directors

1. **Sri KHAJA BASHA MOHIDDIN**, S/o Khaja Nhannejan (Alias) Nazeer Hussain, aged about 63 years, Occupation: Business, Resident of 10-2-289/96, Road No.4, Shanti Nagar, Hyderabad - 500028 (PAN: AATPM6424D) (AADHAAR: 6569 7590 0755)

2. **Sri TOUSEEF AHMED SYED**, S/o. Mr. Khaja Basha Mohiddin, aged about 35 years, Occupation: Business, Resident of H.No.10-2-289/96, BMR Towers, Road No.4, Shanthi Nagar, Hyderabad - 500 028 (PAN ALEPA9813A) (AADHAAR NO: 9213 5070 9865)

Hereinafter called the **DEVELOPER**, which term shall mean and include, wherever the context so requires or admits, all its Directors from time to time, legal representatives, executors, successors, administrators and assigns etc., of the **OTHER PART**;

WHEREAS, the **LANDLORD** is the absolute owner and possessor of demolished house bearing No.1-65/20/L, on Plot No. 43, in Survey Nos. 33, 34 (P), 35 (P) and 36 to 39 admeasuring 500 Sq. Yds., or 418.00 Sq. Mtrs., situated at Ravindra Co-operative Housing Society Limited, Guttala Begumpet Village, Serilingampally Mandal and Municipality, Ranga Reddy District, hereinafter referred to as **SCHEDULE A PROPERTY**, having purchased the same through the Registered Sale Deed vide doc. No.2262/2011 dated 21.03.2011.




For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8602 Name: Vemulapalli Koteswara Rao	S/O V Nageswara Rao, Gachibowli, K.V. Rangareddy, Telangana. 500032	
4	Aadhaar No: XXXXXXXX9865 Name: Syed Touseef Ahmed	S/O Basha Mohiuddin, Hyderabad, Hyderabad, Andhra Pradesh, 500028	
5	Aadhaar No: XXXXXXXX0755 Name: Khaja Basha Mohiuddin	C/O Khaja Nharnejan, Asf Nagar, Hyderabad, Telangana, 500028	

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	322000	0	0	0	322100
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	423000	0	0	0	423100

Rs. 322000/- 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. 32200000/- was paid by the party through E-Challan/BC/Pay Order No. 4701S4030523 dated 03-MAY-23 of ,HDFS.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 423050/-, DATE: 03 MAY-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2855243641033, PAYMENT MODE: NB-1001138, ATRN: 2855243641033, REMITTER NAME: BMR PROJECTS LIMITED, EXECUTANT NAME: KOTESHWARA RAO, CLAIMANT NAME: BMR PROJECTS LIMITED.

Date:

04th day of May, 2023

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 6925 of 2023 of Book-1 and assigned the identification number 1 - 1516 - 6925 - 2023 for Scanning on 04-MAY-23.

Registering Officer
Ranga Reddy (R.O)
(G Sandhya Rani)



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AND WHEREAS the **LANDLORD** purchased the Schedule A Property from Sri Sharad Sharma S/o Dr Raghubir Sharma, who having purchased the Schedule A Property from Sri. Akkireddy Venkata Narasimha Rao S/o Late A Narasimha Murthy vide registered sale deed bearing Doc No. 5678/1998 dated 30/07/1998.

AND WHEREAS Originally Sri Akkireddy Venkata Narasimha Rao S/o Late A Narasimha Murthy purchased the Schedule A Property from Ravindra Cooperative Housing Society represented its President Sri K. V. Kufumba Rao, s/o Siva Ramaiah and Secretary Sri. Ch. Raghunadha Rao S/o Laxmaiah vide registered Document bearing vide registered sale deed bearing no. 672 of 1980 dated 28/01/1980 registered at R.O Hyderabad.

AND WHEREAS Sri Sharad Sharma has obtained Urban Land Ceiling endorsement for the Scheduled Property vide Proceedings No. F1/455/555/05,556/05 dated 18-07-2017, issued by Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad.

AND WHEREAS Sri Sharad Sharma has paid the necessary amount to GHMC under LRS scheme and obtained the Proceedings No. LRS/S367/CR-12/West Zone/GHMC/2008 dated 06/08/2009 issued by Commissioner & Special Officer, GHMC.

WHEREAS the **LANDLORD** is the absolute owner and possessors of Plot No. 51, in Survey Nos. 33, 34 (P), 35 (P) and 36 to 39 admeasuring 500 Sq. Yds., or 418.00 Sq. Mtrs., situated at Ravindra Cooperative Housing Society Limited, Guttala Begumpet Village, Serilingampally Mandal and Municipality, Ranga Reddy District, hereinafter referred to as **SCHEDULE B**

For BMR PROJECTS LIMITED



Director

For BMR PROJECTS LIMITED



Director

3

V. Koteswara Rao

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PROPERTY, having purchased the same through the Registered Sale Deed vide doc. doc. No.1926/2011 dated.

AND WHEREAS the **LANDLORD** purchased the SCHEDULE B PROPERTY from Sri. Tishya Rakshit Chatterjee, S/o Late Sudhir Ranjan Chatterjee, and Sri Nanubala Satish Kumar, S/o Sri. N Venkata Subbaiah, who having purchased the SCHEDULE B PROPERTY from Dr Gurram Sudha Rani w/o Dr. G Malsur vide Registered Sale Deed bearing Doc No. 3390/2009 dated 24/07/2009.

AND WHEREAS Dr Gurram Sudha Rani purchased the SCHEDULE B PROPERTY from Smt. G Anuradha, D/o Sri Gavini Subba Rao vide registered sale deed bearing Doc No. 4190/1995, Book I, Volume : 3011, Pages 363 to 372 dated 03/05/1995 Registered at R.O Ranga Reddy District.

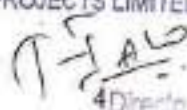
AND WHEREAS Smt. G Anuradha obtained the title vide a registered Gift Settlement Deed bearing Doc. No. 143/1992, Book I dated 06/01/1992, executed by her father Sri Gavini Subba Rao, who having purchased the Schedule B Property from Ravindra Cooperative Housing Society represented its President Sri K. V. Kutumba Rao, s/o Siva Ramaiah and Secretary Sri. Ch. Raghunadha Rao S/o Laxmaiah vide registered Document bearing vide registered sale deed bearing no. 678 of 1980, Book I, Volume 771, Pages 363 dated 28/01/1980 registered at R.O Hyderabad.

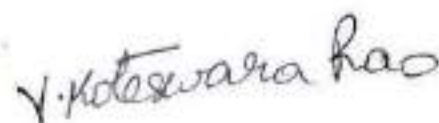
AND WHEREAS Dr. Gurram Sudha Rani has paid the necessary amount to GHMC under LRS scheme and obtained the Proceedings No.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director


V. Koteswara Rao

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LRS/10197/G/CR-11/West Zone/GHMC/2008 dated 15/07/2009 issued by Commissioner & Special Officer, GHMC.

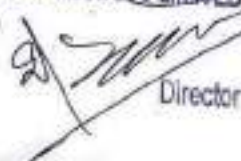
AND WHEREAS Dr. Gurram Sudha Rani has obtained Urban Land Ceiling permission for the Schedule B Property vide C.C File No. F1/2917/76 dated 05/02/2008, issued by Special Officer and competent Authority Urban Land Ceiling Hyderabad and obtained NOC from ULC vide letter No. F1/96/2008 dated 05/02/2008 from ULC office.

AND WHEREAS Dr Gurram Sudha Rani has obtained Municipal Permission for construction of house on Schedule B Property vide proceedings no G-701/BP/926/97 dated 08/05/1997.

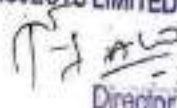
WHEREAS, the First Party in order to develop the above said properties i.e., SCHEDULE A and SCHEDULE B properties, bearing Plot Nos. 43 & 51, in Survey Nos. 33, 34 (P), 35 (P) and 36 to 39 admeasuring 500 Sq. Yds., each plot and total admeasuring 1000 Sq. Yds., equivalent to 936 Sq. Mtrs., situated at Ravindra Cooperative Housing Society Limited, Guttala Begumpet Village, Serilingampally Mandal and Municipality, Ranga Reddy District (More fully described in the schedule hereunder and hereinafter referred to as Schedule A & Schedule B Properties) for better advantage proposed to the **DEVELOPER** who is having vast experience in development and construction of residential complexes, to undertake the development by construction of Residential Building Complex as per the sanction plan approved by the concerned authorities.

WHEREAS, the **DEVELOPER** has accepted the above offer and agreed to undertake the construction of proposed Residential building complex

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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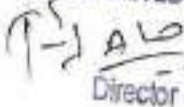
over the land of the Schedule A & B Properties by investing its funds and under its care and supervision and by obtaining necessary permission from GHMC or any other concerned authorities and to construct the Residential building complex on the basis of the agreed terms and upon the following specific representations made by the **LANDLORD**.

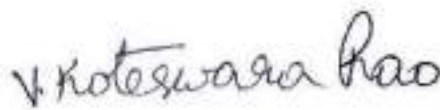
- a) That the title of the **LANDLORD** over the Schedule A & B Properties are absolute, good, marketable and subsisting with them and none else have any right, title, interest or share therein.
- b) That the Schedule A & B Properties is not subjected to any mortgage, lien, encumbrances, attachments, court or acquisition proceedings or charges of any kind.
- c) That there is no tenancy case pending against the Schedule A & B Properties.
- d) That the **LANDLORD** is in possession of both the properties i.e. the Schedule A Property and Schedule B Property and that the same are free from any encroachments.
- e) That the Schedule A & B Properties are not the subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any Court or other Civil or Revenue or other proceedings and is not the subject matter of any attachment by the Courts or in possession or custody by any Receiver, Judicial or Revenue Court any officer thereof.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director



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WHEREAS the **DEVELOPER** being owner of Plot No. 52 admeasuring 500 Sq. Yds., and Plot No. 42 admeasuring 500 Sq. Yds., total admeasuring 1000 sq yards, in Survey Nos. 33, 34 (P), 35 (P) and 36 to 39 situated at Ravindra Cooperative Housing Society Limited, Guttala Begumpet Village, Serilingampally Mandal and Municipality, Ranga Reddy District, both of which are adjacent to Schedule A & B properties intends to combine the said plots along with the Schedule A & B properties and make it as a one unit to construct proposed residential building complex and the **LANDLORD** has no objection for the same. And it is made clear that the **LANDLORD** shall be entitled to his share of built-up area in respect of the extent of the land he offered on development to the **DEVELOPER**.

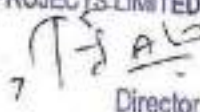
NOW THIS DEVELOPMENT AGREEMENT – CUM – G.P.A. WITNESSETH AS FOLLOWS:-

1. The **DEVELOPER** shall prepare a comprehensive plan and drawings for the construction of the Residential Building Complex to be constructed by it over the land of the Schedule A and Schedule B Property combined with the neighbouring plots owned by the **DEVELOPER** and shall submit the plans along with necessary application forms and papers to concerned authorities and get the plan sanctioned.
2. The **DEVELOPER** shall bear all the expenses for preparation of the said plans and shall pay the necessary fees to the concerned GHMC and pay all the required fees, deposits etc., and get the plan sanctioned. The second Party shall obtain sanction plan for construction of the proposed residential building complex.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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3. The **LANDLORD** hereby assures and covenants with the **DEVELOPER** as follows:

- i. That the **LANDLORD** is the sole absolute and exclusive owner of Schedule A & B Properties and that there are no other person or persons having any manner or right, title, share, claims or interest in the said property.
- ii. That there are no prior agreements, court orders, attachments, disputes or litigations or any tax and or revenue attachments or notices of requisitions from Government or Tax or other authorities in respect of the said property or relating thereto.

4. The **LANDLORD** assures the **DEVELOPER** that if there is any defect in the title of the Schedule A or Schedule B Property or any other legal problem on account of which the **DEVELOPER** may have to incur any loss, damages or sustain expenditure caused to or incurred by **DEVELOPER**, the **LANDLORD** shall reimburse the entire loss and damages caused to the **DEVELOPER** and that the **DEVELOPER** is entitled to seek specific performance.

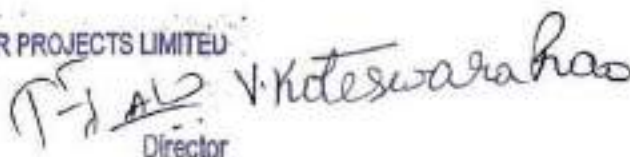
5. The **LANDLORD** has today handed over vacant possession of Schedule A & Schedule B property to the **DEVELOPER**.

6. The **LANDLORD** shall not be entitled to interfere in the construction activities in any manner or obstruct the **DEVELOPER** in the construction of work or take any decision, enter into commitments etc. and is also specifically precluded from entering into any

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

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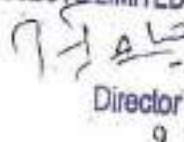
Agreement of Sale regarding the share of built-up area and proportionate land pertaining to the share of **DEVELOPER**. However, the **LANDLORD** is entitled to ensure the quality of construction in respect of his share of flats as per the specifications enclosed to this Agreement.

7. The **LANDLORD** hereby agrees and undertakes not to sell, deal with, dispose off, alienate or otherwise enter into any agreement, with respect to the property with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of the Agreement of the Declaration made by the owner of this Agreements in respect of share of built- up area allotted to **DEVELOPER**.
8. The **DEVELOPER** shall combine the Schedule A & B property along with the neighbouring plots belonging to the **DEVELOPER** i.e. Plot No. 42 and 52 and construct the residential building complex over the said plots.
9. In consideration of the **LANDLORD** having granted irrevocable right to the **DEVELOPER** to develop the Schedule A & B Property, the **DEVELOPER** hereby agrees and covenants to give to the **LANDLORD** as follows:
 - a) The **DEVELOPER** today paid a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) vide cheque bearing No. 007913 dated 02/05/2023 drawn on Axis Bank Mehdiapatnam Branch, towards non-returnable deposit to the **LANDLORD**.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director
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V. Koteswara Rao

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b) The **DEVELOPER** shall pay a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the **LANDLORD** vide cheque bearing No. 007915 drawn on Axis Bank Mehdiapatnam Branch, towards non - returnable deposit, after obtaining sanction plan and permission from the concerned authorities and also on obtaining RERA Registration Number from TS RERA.

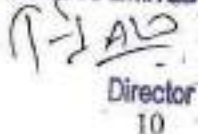
10. Further the **DEVELOPER** shall construct with its own funds and deliver the possession of 60% of the Super built up area/carpet area and balcony area, verandah area and common areas of the Residential Building Complex and proportionate car parking area which includes common area, balcony area and circulation areas along with proportionate undivided share of land to the **LANDLORD** in lieu of the Development rights granted to it by the **LANDLORD** for construction of the proposed building complex proportionate to his share of land. The remaining property i.e, 40% of the Super built up area/carpet area and balcony area, verandah area and common areas of the Residential Building Complex and proportionate car parking areas including common area, balcony area and circulation areas along with proportionate undivided share of land belonging to the **LANDLORD** shall be the property of the **DEVELOPER** and the **DEVELOPER** has the right to alienate the same to the prospective purchasers.

11. Both the parties shall enter into Supplementary Agreement upon obtaining sanction plan and permissions from the concerned authorities for allocation and identification of their respective share of

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director
10

V. Koteswara Rao

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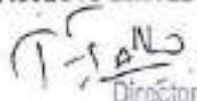
built-up areas/flats car parking spaces along with proportionate undivided share of land.

12. While calculating the exact area allocated if either of the parties are allocated additional area over and above their entitlement, they shall pay to the other party the market price for such additional area. Similarly, in case if any of the party allocated lesser area than their entitlement then such party shall be paid by the other party the market rate for such lesser area.
13. The **DEVELOPER** shall take total responsibility of the construction of the said Residential Building Complex and **LANDLORD** shall not in any way be made responsible for or liable for defects in constructing the said Residential Building Complex.
14. The **DEVELOPER** shall provide and use standard quality material as per ISI Standards which are mentioned in the specification enclosed to this Agreement.
15. The entire cost of the construction of the Residential Building Complex till it is completed and all costs associated to the proposed construction shall be borne by the **DEVELOPER** only and the **LANDLORD** shall not have anything to do with the same. However, the **LANDLORD** shall pay his proportionate amounts with regard to the permissions to be obtained such as the Water, Electricity, Drainage and Sewerage connections.
16. The **DEVELOPER** and the **LANDLORD** shall be entitled to sell, transfer and allot built-up area of Residential Building Complex with proportionate common amenities and other areas in the proposed

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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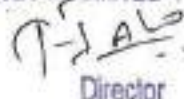
project to be developed on the scheduled property to the extent of their respective shares of the constructed area on ownership or any other basis to such parties for such consideration as they may deem fit and proper and shall be entitled to enter into agreements of such sale or transfer with persons intending to purchase and /or acquire the said Residential Building Complex at such price and upon such terms and conditions as decided by them independently.

17. It is agreed that the **DEVELOPER** alone shall be responsible and liable for all activity to be carried on in the schedule property and for the workers employed. The men and material to be deployed at the construction site shall be at the absolute control of the **DEVELOPER**. The **LANDLORD** shall not have any liability in respect of any claims arising out of and relating to construction activity.
18. The **LANDLORD** hereby undertakes to pay all dues payable to concerned authorities upto the date of this agreement in respect of the Schedule A & B properties.
19. The **DEVELOPER** shall complete the construction of the Residential Building Complex within 30 months from the date of all approvals and TSRERA registration. However, 6 months grace period will be given to the **DEVELOPER** for any unforeseen contingencies. The **LANDLORD** shall accommodate for delays due to any force majeure conditions. In the event of any further delay beyond the grace period, the **DEVELOPER** shall pay to the **LANDLORD** the rent of Rs 15/- per sft per month of undelivered portion of share of the **LANDLORD**.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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20. The **DEVELOPER** has assured the **LANDLORD** that GHMC approvals will be received within 6 months from date of execution of this Agreement.

21. The **LANDLORD** shall hand over all the original title deeds of the above said property to the **DEVELOPER** to enable the **DEVELOPER** to produce them to the concerned authorities for obtaining necessary permissions and sanctions.

22. It is further agreed that in case of any encumbrances or charges are found on the schedule property and in case of disputes arising regarding the title of the owners and possession over the schedule property, the **LANDLORD** agrees to indemnify the **DEVELOPER** in respect of all expenses and damages incurred by them. Further in case of any claims if any made by the legal heirs or any third parties with regards to Schedule A & B property and all such claims shall be settled by the **LANDLORD** out of his share of built-up area.

23. The **LANDLORD** authorizes and empowers the **DEVELOPER** to do the following: -

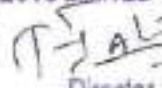
- a) To sign and submit Applications, petitions, appeals, letters, mortgage etc., to obtain requisite permissions, sanctions and clearances as may be needed to develop the property from GHMC, TS RERA, and Government and Semi-Government organizations.
- b) To appoint Architects, Engineers, Advocates, Contractors or any other agencies that are required for carrying out construction work

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED

13


Director

V. Koteswara Rao

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- c) To apply to TSSPDCL for requirement of Electricity Connection, to HMWSSB for Drainage connection or to any Governmental authority.

24. All expenses and costs of transfer of the portions allotted to the **DEVELOPER** including stamp and registration charges of such sale deeds, sale deeds, shall be borne either by the **DEVELOPER** or their nominees similarly the stamp and registration charge of the agreement also shall be borne by the **DEVELOPER**.

25. That the **LANDLORD** or anyone claiming share of built-up area legally through him shall join in the society or association that may be formed for proper upkeep maintenance of the common facilities and common areas. The **LANDLORD** and the purchaser of flats shall do all necessary acts and deeds including the execution of the deeds or declarations as may be required to perform, in compliance of the relevant provisions of law.

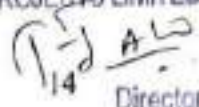
26. That the **DEVELOPER** shall ensure to extend Manufacturer's warranty and replacements for a period as specified by the Manufacturers including extended warranty.

27. The **LANDLORD** hereby appoints, retains, nominates and constitutes the **DEVELOPER** i.e. **M/s BMR PROJECTS LIMITED**, a limited company having office at 10-2-289/96, Shanti Nagar, Hyderabad - 500028, (PAN AADCB2164Q) Represented by its Managing Director **Sri KHAJA BASHA MOHIDDIN**, S/o Khaja Nhannejan (Alias) Nazeer Hussain, aged about 63 years, Occupation: Business, Resident of 10-2-289/96, Road No.4, Shanti Nagar, Hyderabad - 500028 (PAN: AATPM6424D)

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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(AADHAAR: 6569 7590 0755) and Director **Sri TOUSEEF AHMED SYED**, S/o. Mr. Khaja Basha Mohiddin, aged about 35 years, Occupation: Business, Resident of H.No.10-2-289/96, BMR Towers, Road No.4, Shanthi Nagar, Hyderabad – 500 028 (PAN ALEPA9813A) (AADHAAR NO: 9213 5070 9865) as their lawful attorney to do the following acts, deeds and things in respect of 40% of the built-up area out of the Schedule A & B property along with proportionate undivided share of land that will be allotted to them by supplementary agreement.

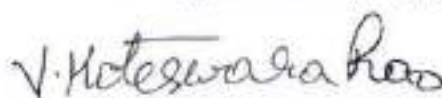
- a. To enter into agreements of sale with intending purchaser and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipt for payment received in respect of 40 % of its share of built-up area along with proportionate undivided share of land for which the **DEVELOPER** is entitled to.
- b. To sign and execute the sale deeds and such other documents in respect of the Schedule A & B properties 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 in respect of 40 % of its share of built-up area along with proportionate undivided share of land entitled by the **DEVELOPER**.
- c. To apply and obtain sanctioned plans and permissions etc., from the municipality and GHMC authorities for the construction of the Residential Building Complex and the other structures on the schedule property and to sign all such applications, forms,

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director
15



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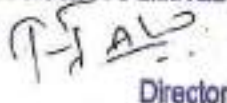
affidavits or petitions, mortgage deeds and papers as may be necessary in respect of the Schedule A & B property.

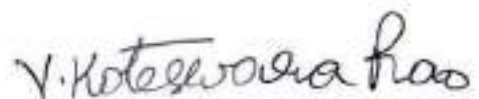
- d. To make statements, file affidavits, reports in all proceedings before any statutory authority, including GHMC, U.L.C. Authority, LRS, HMWSSB, T.S.S.P.D.C.L and others to obtain necessary sanctioned permissions and approvals.
- e. To institute, sign, file, suits, petitions, complaints, appeals, writs or any other legal proceeding in respect of the Schedule A & B property and to defend the **LANDLORD** in all courts, quasi-judicial authorities, civil or criminal or in the High court of Telangana or in the Supreme Court of India and to sign and verify all applications, affidavits, appeals, complaints, petitions, vakalats, etc., from time to time and to give evidence in court of a Law on behalf of the principals and to effect compromise in all such legal proceedings to safe guard the right of the **LANDLORD**.
- f. To advertise the project for sale in such a manner as the **DEVELOPER** may feel necessary and to solicit such customers for the purpose of selling the flats.
- g. To handover peaceful and vacant possession to the prospective purchasers of the flats after registration.
- h. 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.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director



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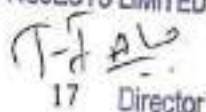


28. Both the Parties hereby agree to enter into Supplemental Agreement in the event of such contingency arises for incorporation or clarification of necessary clauses of this Agreement or to meet the needs of the time and also allocation of their respective shares, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
29. That it is mutually agreed that the name of the proposed residential apartment complex will be named upon mutual consultations between the **LANDLORD** and **DEVELOPER** with the starting letters BMR.
30. That the **DEVELOPER** shall undertake to maintain the proposed complex for a period of 1 year from the date of receiving the Occupancy Certificate and the maintenance amount shall be paid by the **LANDLORD** or anyone legally claiming their share through him to the **DEVELOPER** at the time of handing over.
31. The **LANDLORD** shall be responsible for payment of all arrears of property tax, association charges, in respect of the Schedule A & B property to the date of handing over of vacant possession of Schedule A & B property to the **DEVELOPER**. The **LANDLORD** shall pay all these arrears before the commencement of construction.
32. It is clearly agreed between the parties that the **LANDLORD** shall pay his share of taxes including GST amount to the concerned authorities as and when required and intimated by the **DEVELOPER**. Similarly, the **DEVELOPER** shall pay its proportionate share of taxes including GST amounts to the concerned authorities.

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


17 Director

V. Koteswara Rao

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33. In the event of any dispute or difference of opinion arises in the interpretation of the clauses of this development agreement or in its implementation, both the parties shall mutually appoint arbitrators as per their choice whose decisions shall be final and binding on both the parties.

V. Koteswara Rao

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director



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SCHEDULE A PROPERTY

All that the property with demolished house bearing No.1-65/20/L, on Plot No. 43 in Survey Nos. 33, 34 (P), 35 (P) and 36 to 39 admeasuring 500 Sq. Yds., or 418.06 Sq. Mtrs., situated at Ravindra Cooperative Housing Society Limited, Guttala Begumpet Village, Serilingampally Mandal and Municipality, Ranga Reddy District and bounded by:-

North : Plot 42
South : Plot 44
East : 30' wide road
West : Plot 51

SCHEDULE B PROPERTY

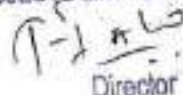
All that the property with demolished house on Plot No. 51 in Survey Nos. 33, 34 (P), 35 (P) and 36 to 39 admeasuring 500 Sq. Yds., or 418.06 Sq. Mtrs., situated at Ravindra Cooperative Housing Society Limited, Guttala Begumpet Village, Serilingampally Mandal and Municipality, Ranga Reddy District and bounded by:-

North : Plot 52
South : Plot 50
East : Plot 43
West : 30' wide road

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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IN WITNESS WHEREOF, the parties herein sign this **DEVELOPMENT AGREEMENT CUM G.P.A.** on the date, month and year above mentioned in presence of the following

WITNESSES

1. 

2. K. Narain, 
noty.

V. Kateswara Rao
LANDLORD

For BMR PROJECTS LIMITED

Director

For BMR PROJECTS LIMITED

Director

DEVELOPER

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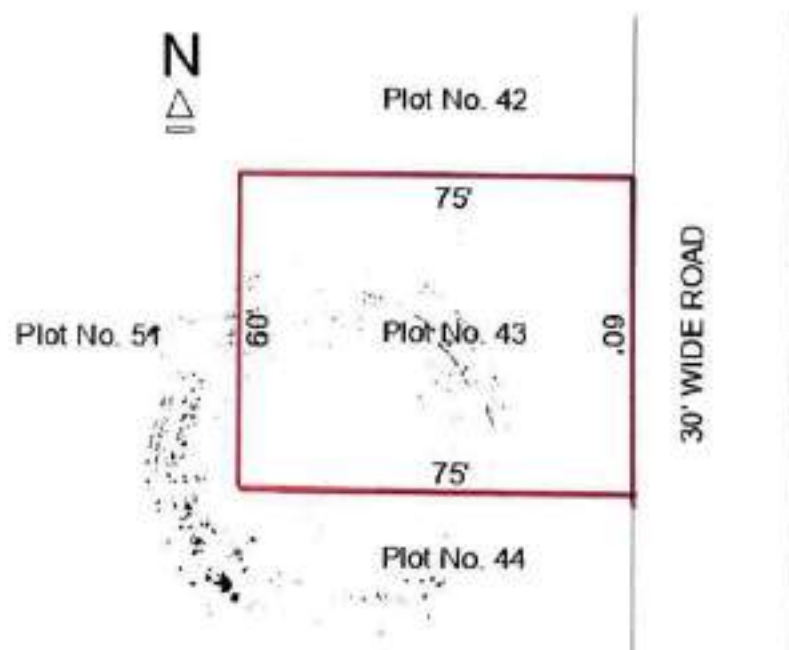


REGN PLAN of property with demolished house bearing No.1-65/20/L, on Plot No. 43, in Survey No. 33, 34(P), 35(P), 36, 37, 38 and 39 of Guttala Begumpet Village, admeasuring 500 Sq Yards or 418 Sq Mtrs, situated at Ravindra Cooperative Housing Society Ltd., Guttala Begumpet Village, Serilingampally Mandal and Municipality, Hyderabad, Telangana

LANDLORD :- Sri V KOTESHWARA RAO, S/o Sri V Nageshwara Rao

DEVELOPER :- M/s BMR PROJECTS LIMITED, Rep. by its Managing Director KHAJA BASHA MOHIDDIN, S/o Khaja Nhannejan (Alias) Nazeer Hussain

REF: INCLUDED ☒ EXCLUDED ☐ Area : 500 SQ. YARDS or 418 SQ MTS



WITNESSES:-

1.

2. K. Narasimha

V. Koteswara Rao
For BMR PROJECTS LIMITED
Director
LANDLORD
For BMR PROJECTS LIMITED
Director
DEVELOPER

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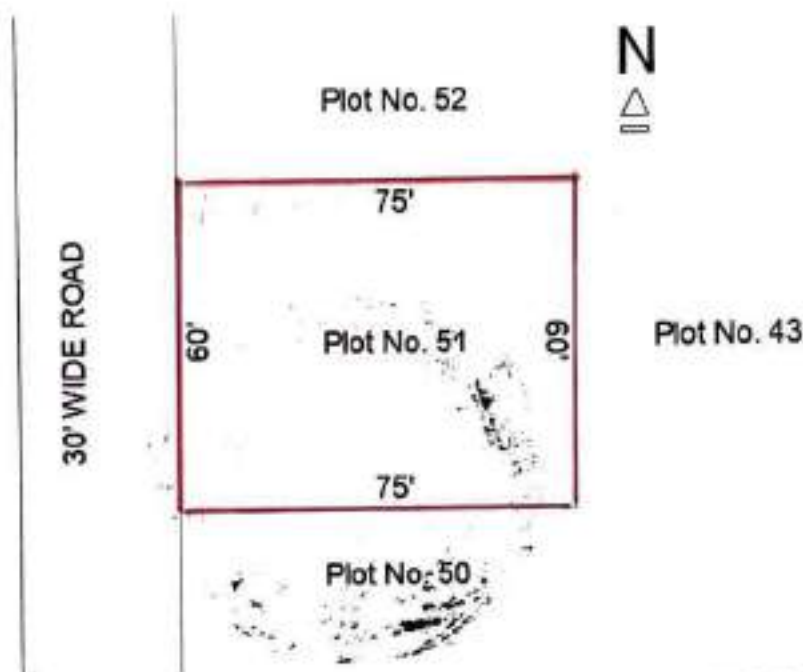


REGN PLAN of property with demolished house on Plot No. 51, in Survey No. 33, 34(P), 35(P), 36, 37, 38 and 39 of Guttala Begumpet Village, admeasuring 500 Sq Yards or 418 Sq Mtrs, situated at Ravindra Cooperative Housing Society Ltd., Guttala Begumpet Village, Serilingampally Mandal and Municipality, Hyderabad, Telangana

LANDLORD :- Sri V KOTESHWARA RAO, S/o Sri V Nageshwara Rao

DEVELOPER :- M/s BMR PROJECTS LIMITED, Rep. by its Managing Director KHAJA BASHA MOHIDDIN, S/o Khaja Nhannejan (Alias) Nazeer Hussain

REF: INCLUDED ☒ EXCLUDED ☐ Area : 500 SQ. YARDS or 418 SQ MTS



WITNESSES:-

1.

2.

LANDLORD

For BMR PROJECTS LIMITED

Director

For BMR PROJECTS LIMITED

DEVELOPER Director

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ANNEXURE 1

The following specifications are proposed for flats that are part of Landowners share.

FOUNDATION & STRUCTURE	RCC Framework as per Indian Standards Code and high-quality ribbed steel for Columns, Footings and Slab
SUPER STRUCTURE	High Quality light weight bricks with Cement mortar Outer walls 8" to 11" thick and inner walls 4" to 6" thick
FINISHING & INTERIORS	Two coats of smooth Birla (or similar) putty over cement plastering, finished with two coats of plastic emulsion paint for all walls
CEILING	False ceiling with sheets of Saint Gobain make, finished with plastic emulsion paint over two coats of Birla putty (or similar)
EXTERNAL ELEVATION	Top quality elevation with premium finish
WINDOWS	UPVC windows of Fenesta/Aparna or similar make
DOORS	Frames: Teak wood frames Doors: Veneer finished flush doors with good quality hardware of Godrej (or similar) make
FLOORING	Italian marble flooring in Drawing, Living, Dining and Kitchen

For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

V. Koteswara Rao

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Wooden Flooring in Bedrooms
4'x2' tiles for all bathrooms of
RAK/Kajaria or similar make

BATHROOM

Wall mounted EWC's of Kohler /
Grohe / ROCA / Duravit / American
Standard or similar make
Hot & Cold mixer with shower of
Kohler / Grohe / ROCA / Duravit /
American Standard or similar make
Wash basin with hot & cold mixer of
Kohler / Grohe / ROCA / Duravit /
American Standard or similar make

KITCHEN & Utility

Bare shell with provision for sink, RO
water, mixer, grinder, refrigerator,
Oven; Washing Machine and
Dishwasher in utility

ELECTRICAL

3-Phase supply to each unit PVC
insulated fire-resistant copper
conductor multi strand wiring of
reputed make
Modular switches of reputed make
Provision for Geysers in all bathrooms,
RO unit, Oven, Refrigerator, Mixer,
Dishwasher, Washing Machine in
Kitchen or Utility

SECURITY

CCTV surveillance and Video door
phone system

PARKING

LED lit common areas and provision
for Electric Car Charging unit

COMMUNICATION

Intercom facility to all flats in the Living
Hi-speed Internet via cable to Living

For BMR PROJECTS LIMITED

Director

For BMR PROJECTS LIMITED

Director

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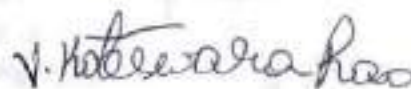
TV unit in living and master bedroom

GENERATOR

DG backup for all flats with Kirloskar
Green (or similar) silent generator

WITNESSES

- (1) 
(2) K. Narsingh 

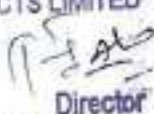


LANDOWNER

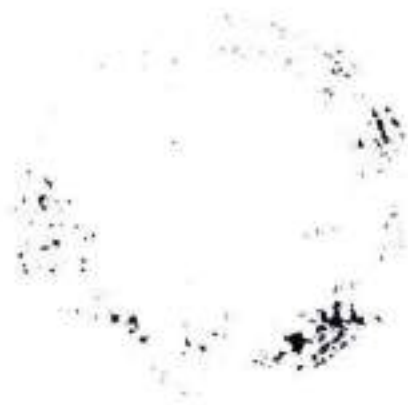
For BMR PROJECTS LIMITED


Director

For BMR PROJECTS LIMITED


Director

DEVELOPER



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Ranga Reddy (R.O)



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ANNEXURE 2

1. Description of the Building: Land admeasuring 1000 sq yards equivalent to 936.12 sq mtrs bearing Plot Nos. 43 & 51, in Survey No. 33, 34(P), 35(P), 36, 37, 38 and 39 of Guttala Begumpet Village, Ravindra Cooperative Housing Society Ltd., Guttala Begumpet Village, Serilingampally Mandal and Municipality, Hyderabad, Telangana
 - (a) Nature of Roof : RCC
 - (b) Type of Structure : RCC Framework and Brick walls
2. Total Extent of Site : 1000 sq yards or 936.12 sq mtrs
3. Built-up Area Particulars

First Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
Second Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
Third Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
Fourth Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
Fifth Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
		2322.575 Sq mtrs or 25,000 Sq.feet
Stilt Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
Cellar Floor	:	464.515 Sq mtrs or 5,000 Sq.feet
4. Land Value : Rs 3,22,00,000/-
5. Market Value estimated : Rs 2,75,00,000/-

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

Place: Hyderabad.

Dated: 04-05-2023

V. Koteswara Rao

LANDLORD

For BMR PROJECTS LIMITED

[Signature]
Director

For BMR PROJECTS LIMITED

[Signature]
Director
DEVELOPER

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Ranga Reddy (R.O)



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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

9213 5070 9865

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



సయీద్ తౌసీఫ్ అహ్మద్
Syed Touseef Ahmed

పుట్టిన తేదీ/Year of Birth: 1987
పురుషుడు / Male

9213 5070 9865

ఆధార్ - సామాన్యుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6569 7590 0755

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA



ఖాజా బాత్ మొహిద్దీన్
Khaja Baath Mohiddin

పుట్టిన తేదీ/Year of Birth: 1968
పురుషుడు / Male

6569 7590 0755

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం

Government of India



జి. మధవ రెడ్డి
G Madhava Reddy
పుట్టిన తేదీ/DOB: 11/07/1971
పురుషుడు / MALE

7842 5900 9613

UID: 9193 2907 1036 6358

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India



వేములపల్లి కోటేశ్వర రావు
Vemulapalli Koteswara Rao
పుట్టిన తేదీ/DOB: 01/07/1970
పురుషుడు / MALE

8262 6396 8602

UID: 9186 3579 2976 2211

నా ఆధార్, నా గుర్తింపు



కడెరి నరసింహ మర్తి
Kaduri Narasimha Murthy
పుట్టిన తేదీ/DOB: 26/07/1981
పురుషుడు / Male



3517 0834 1500

నా ఆధార్, నా గుర్తింపు

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Ranga Reddy (R.O)



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