



**Government of Telangana
Registration And Stamps Department**

P-15/2023

Payment Details - Citizen Copy - Generated on 27/01/2023, 05:08 PM

SRO Name: 1525 Gandipet

Receipt No: 1174

Receipt Date: 27/01/2023

Name: D.SANDHYA SREE
Transaction: Development Agreement Cum GPA
Chargeable Value: 0 DD No: DD Dt: CS No/Doct No: 1092 / 2023
Bank Name: Bank Branch: Challan No: E-Challan No: 255XFV250123
E-Challan Bank Name: ICICIC E-Challan Dt: 25-JAN-23
E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				100000
Deficit Stamp Duty				5332000
User Charges				1000
Total:				5433000

In Words: RUPEES FIFTY FOUR LAKH THIRTY THREE THOUSAND ONLY

RETURNED
JOINT REGISTRAR - D
R. Dist.

2498/2023

SUB REGISTRAR
Signature by SR
Gandipet, R.R. Dist. T.S

Prepared By: MUNEERUDDIN

**DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER
OF ATTORNEY**

This DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY (hereinafter referred to as "DAGPA") is executed on this the 27th day of **JANUARY 2023** at S R O Gandipet, Ranga Reddy District, Telangana, by and between:

SMT. D. SANDHYA SREE, W/o **D. BHASKAR REDDY**, Aged about 58 years, Occupation: Architect, Residing at 11-14/25 Plot No. 25, Aditya Casa Grande, Gandipet Road, Narsingi Village, Gandipet, Rangareddy, Telangana 500 075, **Aadhaar No. 8000 3916 5859**.
Pan No: **ACNPD7731L** . Ph. No. 99852 57777

Hereinafter referred to as the "**Land Owner / First Party**" which expression shall mean and include all their representatives, nominees, executors, assignees, legal heirs, etc., where the context so requires) of the First Part.

[Handwritten Signature]

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1092/2023

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2498/2023

SCANNED



తెలంగాణ తేలంగానా TELANGANA

SL.NO. 303/8 DATED: 12-12-2022, RS.100/-
 SOLD TO: DASARI TEJO ANANTH
 S/o. D. BHASKAR REDDY R/o. HYD.
 FOR WHOM: M/s. SIMCHAH ESTATES PRIVATE LIMITED

12 DEC 2022

AU 810353

P. VISHAL SINGH
 LICENSED STAMP VENDOR
 L.No. 16-03-024/2014
 RL.No. 16-03-058/2020
 H.No. 14-11-444/1, Machipuri
 Mangalhat, HYD. (South) Dist
 Ph: 9397070004

DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL POWER OF ATTORNEY

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Hereinafter referred to as the "**Land Owner / First Party**" which expression shall mean and include all their representatives, nominees, executors, assignees, legal heirs, etc., where the context so requires) of the First Part.

[Handwritten Signature]

[Handwritten Signature]

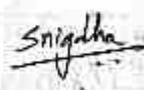
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required and Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 27th day of JAN, 2023 by Sri D. Sandhya Sree

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 M/S SIMCHAN ESTATES PVT LTD (R/P) DASARI TEJO ANANTH S/O. D.BHASKAR REDDY KOKABATHURANGA REDDY [1525-1-2023-1092]		
2	EX		 D. SANDHYA SREE W/O. D.BHASKAR REDDY NARSINGH RANGA REDDY [1525-1-2023-1092]		

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 T SNIGDHA [1525-1-2023-1092]	T SNIGDHA AADHAAR NO XXXX XXXX 1475	
2		 NAGARAJ [1525-1-2023-1092]	NAGARAJ AADHAAR NO XXXX XXXX 4955	

27th day of January, 2023

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5859 Name: Dasari Sandhya Sree	C/O Dasari Bhaskar Reddy, Gandipet, K.v. Rangareddy, Telangana, 500075	
2	Aadhaar No: XXXXXXXX1153 Name: Dasari Tejo Ananth	C/O Dasari Bhaskar Reddy, Gandipet, K.v. Rangareddy, Telangana, 500075	

2. M/S SIMC incorporated
No. 1 at

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AND

2. **M/S SIMCHAH ESTATES PVT. LTD.**, A private limited company, incorporated under Companies Act-2013(18of 2013) vide Registration No: U45309TG2021PTC151852 (29-05-2021) Having its registered office at No. 8-2-293/82/J-111/28, Plot no:289, PrakruthiNivas, 1st Floor, Jubilee Hills,Hyderabad, Telangana 500 033, Pan No: **ABGCS1505C** Represented by its Managing Director **Mr. DASARI TEJO ANANTH,S/o D. BHASKAR REDDY**, aged about 30 years, Occ: Business,R/o 9-120, Pipe Line Road, Opposite MGIT College, Kokapet, Gandipet, Rangareddy, Telangana.
Aadhaar No. 8535 3854 1153, Pan No:BNKPD9978C.

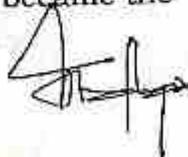
Hereinafter referred to as the "**Developer / Second Party**" which expression shall mean and include all their representatives, nominees, executors, assignees, legal heirs, etc., wherever the context so requires) of the Second Part.

The "**Landowner**" and the "**Developer**" are hereinafter collectively referred to as "**Parties**" wherever the context so requires and individually as "**Party**")

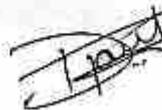
RECITALS:

WHEREAS:

- A) The Landowner is the absolute owner and possessor of the land admeasuring 6897 Square Yards (1 Acre 17 Guntas) in Survey No. 26/U situated at Kokapet village,Gandipet Mandal erstwhile Rajendra Nagar Taluk, Rangareddy District, (hereinafter referred to as "**Schedule Property**") and more fully described under the Schedule hereunder.
- B) One, Smt. M. Devaki Reddy purchased a land admeasuring 1 Acre 25 Guntas from Sri Golla Jangaiah, Sri Golla Ramulu and Smt. Golla Sattamma *vide* Sale Deed dated 22/12/1982, bearing Document No. 8720/1982, book - I, volume 561 in the office of the Sub-Registrar, Rangareddy District. Thereafter, the Landowner's father viz., Dr. V. Malakonda Reddy purchased land admeasuring 1 Acre 25 Guntas from Smt. M. Devaki Reddy *vide* Sale Deed dated 23/07/1985, bearing Document No. 5058/1985 in the office of the Joint Sub-Registrar-I, Rangareddy District. Subsequently, the Landowner became the



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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	5332000	0	0	0	5332000
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	5433000	0	0	0	5433100

Rs. 5332000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1999 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 533201000/- was paid by the party through E-Challan/BC/Pay Order No ,255XFV250123 dated ,25-JAN-23 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5433050/-, DATE: 25-JAN-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 2933441833917, PAYMENT MODE: NB-1001138, ATRN: 2933441833917, REMITTER NAME: SIMCHAH ESTATES PRIVATE LIMITED , EXECUTANT NAME: D.SANDHYA SREE, CLAIMANT NAME: SIMCHAH ESTATES PRIVATE LIMITED).

Date: 27th day of January, 2023

Signature of Registering Officer
Gandipet

absolute owner
Schedule Pre
No. 20r
Sr.

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Sub Registrar
Gandipet
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2023
1వ పుస్తకము 1944 సం|| కా. క. 1944
పు. 2498..... వెంబరుగా రిజిస్టరు చేయబడి
స్వామింగు నిమిషం గుర్తింపు చేది... 1525.....
1వ 2498 / 2023 ఇప్పడమైనది
2023 సం|| 2498 సం..... 25..... చేది
రిజిస్టరేషన్

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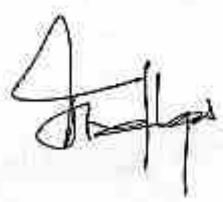
absolute owner in possession of total extent of 6897 sq. yards in the Schedule Property vide Gift Deed dated 22/01/2015 bearing Document No. 299 of 2015 in the office of the Sub-Registrar, Gandipet. Subsequent to becoming the owner of the said land vide above mentioned gift deed, the Landowner entered into a DGPA dated 18/03/2016 with M/s Tudor Infrastructures Pvt. Ltd. vide Document No. 1710/2016 in the office of the Joint Sub-Registrar, Gandipet, Rangareddy District. The said DGPA dated 18/03/2016 stands cancelled vide Cancellation Deed dated 15/04/2022 bearing Document No. 4987/2022 in the office of the Sub-Registrar, Gandipet, Rangareddy District.

- C) The Developer is in the business of real estate development, has the required expertise, financial and managerial capabilities, men, and machinery to undertake the development of the property.
- D) The Developer approached the Landowner desirous of undertaking development of Residential Apartment / Complex in the Schedule Property by obtaining all the requisite permissions from the concerned Governmental Authorities, Departments etc., for the proposed project and the Landowner has agreed to the same.
- E) The Landowner and the Developer have agreed and negotiated to develop the Schedule Property and have arrived at an Agreement and undertaking the Development of the Schedule Property which terms are reduced into writing as under:

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

1. DEFINITIONS:

a. "Act" means the enactment or any other rule, statutory enactment, amendment or modification thereof, applicable for permission for development of land, construction of multi-storied buildings and governs all other matters relating including but not confined to The Telangana Apartments (Promotion Of Construction And Ownership) Act.

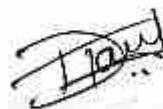



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- b. **"Agreement"** shall mean this Development Agreement including all its annexures, recitals, schedules and terms and conditions.
- c. **"Authority"** includes but is not limited to the Fire Department, Civil Aviation Department, PCB, MOEF, GHMC, HMDA, etc.,
- d. **"Common Areas & Facilities"** means such common areas and facilities within the Residential Apartment / Complex, earmarked for common use of all Units Purchasers limited to and precisely listed in **"Charges"** means the charges for external development levied/leviable on the Residential Apartment / Complex, by whatever name called in or whatever form, with all such conditions imposed by the Government and/or any other competent authority and also includes any further increase in such charges.
- e. **"Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of the Developer hereto, which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Developer's ability to perform its obligations under this Agreement, which shall include:
- i. acts of God. i.e., fire, drought, flood, earthquake, epidemics, natural disasters;
 - ii. explosions or accidents, air crashes and shipwrecks, act of terrorism;
 - iii. strikes or lock outs, industrial disputes and bandhs;
 - iv. non-availability of cement, steel or other construction material due to strikes or bandhs of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
 - v. war and hostilities of war, riots, bandh or civil commotion;
 - vi. the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Agreement; or



vii. any legal
or any other
delays
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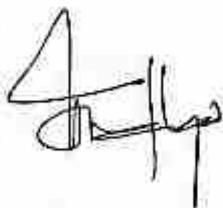
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- vii. any legislation, order or rule or regulation made or issued by the Govt. or any other authority or; if any competent authority (ies) refuses, delays, withholds, denies the grant of necessary approvals for the Residential Apartment / Complex or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) becomes the subject matter of any suit / writ before a competent court or; for any reason whatsoever.
- f. **"Maintenance Agency"** means the person (s) who shall carry out the maintenance and upkeep of the Residential Apartment / Complex and who shall be responsible for providing the maintenance services within the Residential Apartment / Complex, which may be the Company or Association Of Residential Apartment / Complex Unit Owners or any such other appointed agency/ body/ company to whom the Developer may handover the maintenance of the Residential Apartment / Complex.
- g. **"Maintenance Charges"** means the maintenance charges payable by the each Unit Purchaser to the Maintenance Agency (in accordance with the demand raised by the maintenance agency for the maintenance and upkeep of the said Residential Apartment / Complex, including Common Areas and Facilities) but does not include; (a) the charges for actual consumption of utilities including electricity, water, which shall be charged based on actual consumption on monthly basis or such other periods as specified by the Maintenance Agency and (b) any statutory payments, Taxes etc. with regard to the Said Apartments/Said Project.
- h. **"Person"** shall mean any individual, sole proprietorship, unincorporated association, body corporate, corporation, joint venture, trust, any governmental authority or any other entity or organization.
- i. **"Project"** shall mean and include a single tower residential apartment complex with 36 floors, with a height of 119.9 meters of the Schedule Property, subject to approval from the HDMA.



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- j. **"Residential Apartment / Complex"** shall mean and include all Residential Units, Apartments, flats common areas, parking areas and Amenities to be developed on the Schedule Property, in which Residential Apartment shall be constructed and developed as more appropriately described in the construction plans approved by the HMDA.
- k. **"Taxes"** shall mean any and all taxes paid or payable by the Developer and/or its contractors, suppliers, consultants, etc. by way of GST, state sales tax, central sales tax, works contract tax, service tax, cesses, levies and educational cess and any other taxes, levies, charges by whatever name called, levied and collected by any agency/ authority of the State, in connection with the development/construction of the Residential Apartment / Complex now or in future.

2. Interpretation

Unless the context otherwise requires in this Agreement:

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

3. MUTUAL COVENANTS: -

- 3.1. That the Landowner hereby grant, allow and entrust to the Developer by way of development rights, to develop the Schedule Property and accordingly authorize and empower the Developer to develop the Schedule Property at the Developer's cost into Residential Apartment as per the plans sanctioned by HMDA and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engage



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architects, contractors, workers, agents and any other essentials required for the purpose of construction activity.

3.2. The Developer shall prepare plans for the construction of Residential Apartment / Complex over the Schedule Property and the Developer shall submit plans along with all necessary applications, forms, declarations and documents etc., to HMDA and authorities concerned and get them sanctioned. For the said purpose, the Landowner shall sign all such plans, papers, declarations, and affidavit as and when required and all the permissions will be taken in the name of the Landowner.

3.3. The Parties herein agree that the super built up /developed areas in the proposed Residential Apartment / Complex, which is required to be mortgaged to the HMDA for the purpose of obtaining required permissions for development as well as for constructing of Residential Apartment /Complex/ Blocks shall be mortgaged from the shares of Landowner and the Developer.

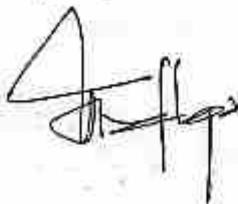
4. COSTS OF APPLICATION & DEVELOPMENT: -

4.1. That all costs and expenses required for preparation of plans for construction and liasoning for securing the approval for such plans of Construction from concerned authorities including HMDA shall be borne by the Developer.

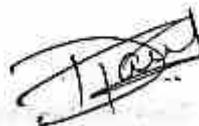
4.2. The Developer shall thereafter undertake the construction and development works in the Schedule Property at its sole cost and expense.

4.3. The Developer will procure capital and other financial resources necessary for the Residential Apartment / Complex in such amounts and on such terms as deemed necessary in the Developer's sole and absolute discretion.

4.4. The Developer shall provide at its own cost, all materials, plant, tools, appliances, implements, ladders, cordage, tackles, scaffoldings etc; required for proper construction of the Residential Apartment / Complex and shall bear all kinds of risks, damages, costs arising out of misuse, improper use, and negligence of the same.



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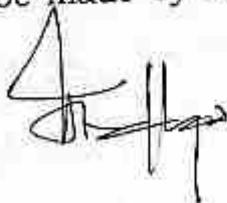


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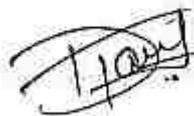


5. CONSIDERATION & RATIO OF SHARING: -

- 5.1. The Developer agrees that in consideration of the Schedule Property being given for development to the Developer under this Development Agreement, the Landowner is entitled to 1,09,900.00 Sft. along with Undivided Share of Land - 1989.1 Sq. yards in the Project and share in all constructed Residential Apartment / Complex area together with proportionate undivided share in the Schedule Property as enumerated in Schedule- B along with proportionate parking areas, common amenities and common areas in the Residential Apartment / Complex proposed to be constructed in the Schedule Property.
- 5.2. It is agreed between the parties that 1,09,900.00 Sft. along with Undivided Share of Land - 1989.1 Sq. yards of the project as enumerated in Clause 5.1 above falls to the Landowner's share.
- 5.3. The Landowner agrees that in consideration of developing the Schedule Property the Developer shall be entitled to 2,60,920.00 Sft along with Undivided Share of Land - 4722.9 sq. yards in the Project and all constructed Residential Apartment / Complex area together with proportionate undivided share in the Schedule Property as enumerated in Schedule- C along with proportionate parking areas, common amenities and common areas in the Residential Apartment / Complex proposed to be constructed in the Schedule Property.
- 5.4. The Landowner shall be at liberty to sell/allot its share of Units and to enter into any contract or agreement for the allotment or sale of such Units allotted to their share at a price that is not less than builders selling price and, on such terms, and conditions as the Landowner may think fit. All such allotments/sales shall be made by the Landowner at their own cost and risk and they alone would be responsible to all such persons in connection with all such transactions. The Developer shall however fully co-operate with the Landowner and help them in dealing with their share of Units.
- 5.5. The Developer shall be at liberty to sell/allot its share of Units and to enter into any contract or agreement for the allotment or sale of such Units allotted to its share at such price and on such terms and conditions as the Developer may think fit. All such allotments/sales shall be made by the Developer at its own cost and risk and it alone



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would
transact
Deta
5.6


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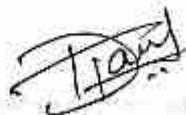
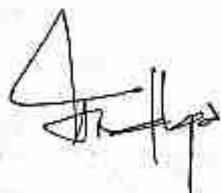


would be responsible to all such persons in connection with all such transactions. The Landowner shall however fully co-operate with the Developer and help it in dealing with its share of Units.

- 5.6. The Developer shall be entitled and is hereby authorized to sell, mortgage, lease, gift or otherwise transfer the Schedule- C Areas, including the proportionate undivided share in Schedule- A Property, to any third parties and enter into any agreement or execute sale deed or other conveyance in respect thereof, without any reference to the Owners herein and the Owners shall not have any objection for the same.

6. AVAILING OF LOAN FACILITY BY THE DEVELOPER: -

- 6.1. The Developer is hereby authorized and empowered to avail the loan facilities/project loan from any Bank or Financial Institutions for the purpose of funds required for undertaking the construction and development of Schedule A Property and is hereby further authorized and empowered to create charge/security on the C Schedule Areas/units along with proportionate undivided share of land falling to the share of the Developer in favour of such creditors, as a security for repayment of the loan facilities availed and no charge shall be created on the Landowner's share. However, the land owner hereby agrees that she will not object to and will also execute / sign all necessary loan documents pertaining to creation of charge / security on the Schedule C Areas, if and when required by the banker / financial institutions. For the avoidance of doubt, it is clarified that no such charge / security shall be created on the landowner's share.
- 6.2. The Landowner hereby agrees to handover all the original documents on the day of this Development Agreement -cum- Irrevocable General Power of Attorney for the purposes of legal scrutiny of the Bank(s)/Financial Institution(s), Prospective Customer(s), for creating a charge over the Schedule Property to the extent of Developer's share for obtaining loans/credit limits from the Banks/Financial institution(s) for completing the construction activity. After completion of the project, the original documents are to be handed over to the Association of the Residential Apartment / Complex Unit Owners.




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Gandipet

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7. OWNERS' ASSOCIATION & MAINTENANCE OBLIGATIONS

- 7.1. Every owner of the flat, including the Owners herein in respect of the flats held by them, shall be member of the Association (called the "member" in this agreement) and shall endeavour and strive to be a good neighbour and shall have the community and social spirit. Every member shall be responsible for proper maintenance and upkeep of the exteriors of the building. The Members shall jointly enjoy the common areas and amenities, subject to the maintenance, regulation and control of the Association or its agent or contractor to whom the maintenance might be entrusted by the Association.
- 7.2. No member shall use or permit to be used the passenger lifts for the Carriage of goods or merchandise or any such material, without the prior consent of the Developer/Association. In case of any damage to the flooring, walls or lifts etc., at the time of shifting from or into the apartment by any member, the Developer or Association shall be entitled to recover the entire cost of such damage.
- 7.3. No member shall make any additions / alterations or any new constructions of any nature whatsoever contrary to the structural designs of the plan for his/her/their flat or shall change the architectural elevations of the flat. No member shall alter the exterior colour of his/her flat. If any member wishes to make any internal additions or alterations, without affecting the structure, he has to obtain prior written consent of the Association (Builder), which consent shall not be unreasonably withheld. No alteration to the exteriors is permitted. Covering of balconies and passages, by way of fixing of grills/mesh, aluminium frames/glass or any material is strictly prohibited. No personal dishes or antenna shall be permitted. No one shall deal with any service provider except one of the two service providers approved by the Association, for each service.
- 7.4. Every member shall install the outdoor units of the split air conditioners only at the space earmarked/specified by the Developer. Window air conditioners/air coolers are not allowed to be fixed in any external areas like corridors, elevation, etc., and no member shall install any telephone, any antenna or other appliances or devices or structures which may in any way protrude into or affect any part of the common Property.



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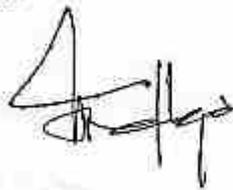
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- 7.5. The terms and conditions of this Agreement, including those relating to the management and maintenance of the common areas, shall be binding on all transferees of the Owners and as well as the Developer.
- 7.6. The apartments/flats shall be managed and enjoyed as per Bye-laws, Rules and Regulations of the Association of Owners of Flats (called as the "Association" in this Agreement). The Club House shall be treated as common amenity of all the members of the Association and shall be managed and enjoyed as per the Rules and Regulations to be framed separately by the Association. The common areas and amenities shall be those mentioned in Schedule D' hereto. All members including Owners herein shall be liable to pay maintenance charges and user charges as may be fixed by the Developer/ Association. The Club House has to be managed in a viable manner with best managerial support and it may be entrusted to any outside Agency for management, on such terms as the Association may deem fit and the Association shall be entitled to admit outsiders as members for the purpose of viability.
- 7.7. The Developer alone shall be entitled to form and register the association and also bylaws of the association for the purpose of common and watch and want (security) and for proper maintenance of common areas and amenities including the roads and all the Owners of the flats including the Owners herein and their transferees shall join the said Association and shall abide by the bye-laws, resolutions, rules and regulations of such Association and shall contribute proportionately towards maintenance charges, corpus fund and other amounts payable to the Association as per such bye-laws, resolutions, etc. in case of alienation of flats, such transfers must be registered with the Association on payment of such fees as may be prescribed by the Association from time to time.
- 7.8. All the common areas and amenities mentioned in the Schedule D subject to the usage rights of the owners of the flat (s) shall vest in the Association. The Association shall have exclusive right to manage and maintain the common areas and amenities mentioned in the **Schedule D** annexed to the Development Agreement.



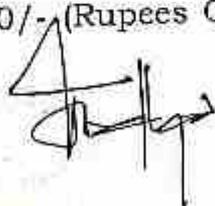
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- 7.9. The Association shall also provide plumbing, sanitary, electrical, gardening, and other services on such charges as may be prescribed from time to time. Every member of the Association shall be liable to contribute the user charges and other amounts towards the supply of such services to the Association or the service provider as per actual usage or billing therefore and as per the terms and conditions of the supply of the service provider.
- 7.10. The Association shall have the first charge on every flat for any or all the amounts due from its member or other occupant to the Association. The Association shall be the Owners of the amenities. Every owner of the flat and his dependent/family members shall be entitled to the usage of the amenities.
- 7.11. The Association shall have authority to direct proper maintenance and upkeep of the elevation and exterior painting of all the building. No member shall cause any damage to/alter the exterior of the building or change the colour of the exterior, which will affect the architectural beauty of the building. No alterations to the exteriors like fixing of grills/mesh or other fixtures, including dish, antennas or any other machinery or devices, which affects the architectural beauty or integrity of the Gated Community shall be made, without prior written approval from the General Body. The member shall install the air conditioners at the space earmarked / specified by the developer. Window air conditioners are not allowed to be fixed, which will affect the external beauty of the Apartment. The Association shall have exclusive right to permit the installation of cell towers, dish or such other equipment for the common benefit of all the members of the complex or for raising funds in any common area, without causing any obstruction or annoyance or nuisance to the residents. No Member shall have any right to let or give on hire any building or any part thereof for such purpose. No member shall be entitled to make any construction in the flat or convert the common areas in any manner or otherwise impair the structural safety of the building or utility of building services. Every flat shall be a single indivisible residential unit and shall not be used in any other manner.
- 7.12. There shall be a Corpus Fund raised from the members. The Developer shall be responsible for collection of the Corpus Fund in advance from all the members including the Owners herein at the rate of Rs. 100/- (Rupees One hundred only) per Square Foot. The entire



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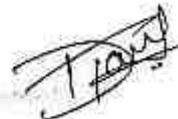
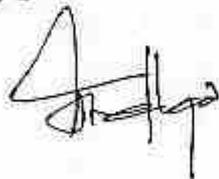


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amount collected towards Corpus Fund by the Developer shall be remitted to a separate account maintained with any public sector bank to be transferred to the Association and be operated and maintained as per the Byelaws of the Association. All the amounts collected or received towards transfer fees; membership fees shall also become part of the corpus fund of the Association. The funds shall be invested in the most beneficial interest earning deposit in any public sector bank or Government bonds, fetching higher rate of interest, or carrying better tax benefits with the previous permission of the General Body with a specific agenda circulated in advance. The Interest for three years from the date of first deposit shall be added to Corpus Fund. Thereafter, the accumulated interest for a period of seven years shall be transferred to the sinking fund. Thus, the lock-in period for the principal Corpus Fund shall be for initial ten years. Thereafter, the current interest shall be credited towards sinking fund every year. Current interest means the interest earned or estimated during the financial year in which the expenditure is sought to be incurred. For removal of all doubts, it is hereby declared that the interest accrued during the previous years shall become part of the principal Corpus Fund and shall be subject to the same limitations and restrictions as the principal Corpus Fund is subjected to. The sinking fund shall be kept in interest earning deposit with any public sector bank. The corpus fund or Interest accrued thereon, shall not be utilized for the purpose of day-to-day maintenance, including electricity, energy, water, gas or similar service charges, salaries, wages or some other expenditure, minor repairs, replacement of bulbs and similar consumables, etc. Both the Corpus Fund and the Sinking Fund shall be managed and maintained as per the Byelaws, Rules, Regulations of the Association of the Gated Community.

7.13. The Association shall credit all the amounts collected by it from time to time by way of registration fees, transfer fees, fines, etc., except those collected towards maintenance charges or funds raised for special occasions, like special programmes or festivities, to the Corpus Fund Account, at the end of each calendar month with a statement of account to be submitted to the Board of Trustees.




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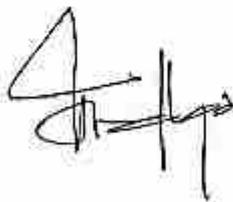
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7.14. All amounts collected by the Association other than the amounts credited to the Corpus Fund Account shall be deposited in the bank account to be opened in the name of Association to be operated by the President, Secretary and Treasurer. The Cheques shall be signed by any Treasurer along with either President or Secretary. The Treasurer shall be liable for accounting of all receipts and payments to the Committee and the Committee shall be able to the General Body.

7.15. The Developer, and after transfer of management, the Managing Committee of the Association, hereinafter called the "Committee" shall be the sole authority to decide the amount to be contributed by each owner towards maintenance charges payable as above. The Committee shall take into account the terms of the agreement that may be entered into with the Facility Management Agency. Every member shall be liable to pay the maintenance charges without demur to the Committee on or before 5th of each calendar month, without any default. The Committee shall display the amount payable towards maintenance charges in the notice board on fifth of every calendar month. It shall be the duty of each owner-member to verify with the Committee or at the Association office to find out the amount payable by him towards maintenance charges and shall not be entitled to raise any objection about due notice in this regard. Every defaulter shall be liable to pay penalty at the rate of Rs. 50/- for each defaulting day beyond the due date. No member shall be entitled to raise any dispute with regard to any amounts demanded by the Committee, unless and until he pays the said amounts, under protest. The expression, "Committee" shall include the Developer, during the period of its maintenance, for the purpose of maintenance charges and collection thereof, as per the terms of this Agreement.

7.16. If the delay continues beyond one week, the Committee or its Secretary/Treasurer or other office bearer as may be authorized in the Bye-laws, shall be entitled to disconnect any or all services to the defaulter's flat, including water supply or electricity, without any further notice and without prejudice to any other right or remedy of the Association or the Committee to collect the dues.



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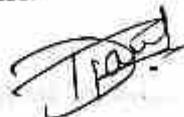
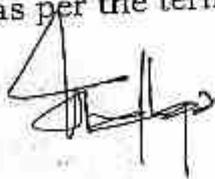


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7.17. Every Flat in A Schedule Property shall be a single indivisible residential unit and shall not be used in any other manner. The exteriors of the Flat and elevation of the building/block shall not be changed. Every owner shall be responsible for proper maintenance and upkeep of the exteriors of his flat. The right to exploit ground water in the entire A Schedule Property shall be exclusively vested in the Association. The Association shall be liable and shall have absolute authority to make suitable arrangements for supply of water, sewerage, electricity, gas, telephone, internet or other civic amenities and services at single point, in tune with times. It shall also manage and maintain the common areas and amenities and parking areas and shall provide for proper watch and ward, security, cleaning, common and street lighting, garbage disposal, sanitation, regulation of traffic and all such civic amenities and services inside the A Schedule Property and apportion the maintenance charges among all the flat owners as above. No flat owner shall be entitled to directly deal with any service provider, except through Association. The Association shall not deal with more than two service providers in respect of any particular service, at any one point of time, in the Interests of the entire scheme and community life and to avoid the defacement and dislocation of the provision and designs made for the purpose of supply of these services and to avoid the problems arising out of multiple cabling. Every owner shall be liable to contribute the user charges and other amounts towards the supply of such services to the Association or the service provider as per actual usage or billing therefore and as per the terms and conditions of the supply of the service provider. The Association shall have charge on every flat in the A Schedule Property for all the amounts due from its owner or other occupant.

7.18. The Association shall have absolute control in regulating all the Visitors, including domestic servants, suppliers of goods, etc. Every owner/occupant shall obtain identification cards in respect of such domestic servants or any such frequent visitor other than his dependent/family member residing with him, from the Association. The other visitors, who do not hold the identification cards, will be permitted by the Association only on identification of such visitor by the flat owner/occupier concerned, in the manner required by the Association. Every owner shall be liable for his visitor's conduct or any acts of misfeasance or malfeasance of such visitor, in the building. The expression, "occupier shall mean and include the tenant or other licensee, whose name is proposed for associate membership by the owner as per the terms of this Agreement.




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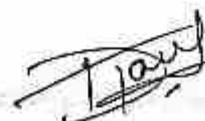
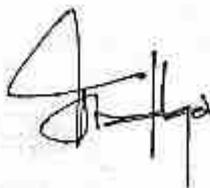
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7.19. The Association shall be the owner of the club house and all other amenities. The Association alone shall be entitled to any rent or other income, including user charges, arising, or accruing thereon. The Association may frame separate bye-laws for regulation and usage of club house and other amenities attached thereto. Every owner/occupier and his dependent/family members shall be entitled to the usage of the club house and other amenities, subject to such regulations and payment of user charges.

7.20. Every owner shall execute a nomination for transfer of membership in favour of one of his legal heirs as per his personal law in the prescribed form and file the same with the Association/Developer. Such nomination shall be in the form of and shall operate as a Will attested by at least two witnesses and shall be registered with the Sub-Registrar. The owner may substitute or modify the nomination in the similar way by executing fresh nomination form and registering the same. The nominee shall be the absolute owner of the flat after the life of the owner concerned. The nominee shall pay transfer charges to the Association as per the bye-laws and on such payment, the nominee shall become the member of the Association and become entitled for all the benefits of membership, including voting. This condition is imposed in the interests of the flat owners and to avoid unnecessary litigation and also sub-division of the flat, which is impartible as per the development scheme. The Association/Developer shall be entitled to deal with the nominee in case of death or insolvency or such other event, for the purpose of this Agreement and shall stand discharged on fulfillment of all its obligations under this Agreement, vis-à-vis such nominee.

The Association/Developer shall not be liable to any claimant other than nominee in any manner. The Purchaser may also authorize any other person to deal with the Developer/Association, on his behalf, as per the terms of this Agreement, by executing an authorization letter in the prescribed form and any transaction made by such authorized person shall bind the Purchaser. It is hereby clarified that such authorization shall not be anyway construed as conferring any rights on the person so authorized or anyway discharging or exonerating the Purchaser from any of his obligations under this Agreement.



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7.21. Every transferee from the flat purchaser/owner, other than the nominee (i.e., legal heir of the owner) as per preceding clause, shall be liable to become the member of the Association on production of the sale deed, gift deed or other conveyance/document of title, to the satisfaction of the Association and on payment of transfer fees as per the bye-laws of the Association. In case, such transferees are more than one, the membership shall be given only to one of them, as chosen by all such transferees. In case of dispute, appropriate decree must be obtained as per the Partition Act. The transferee, in whose name the membership is transferred, shall be entitled to all the benefits of the membership, in the place of the original member/transferor, whose membership shall cease on transfer of membership as above.

7.22. No person other than the owner and his dependent members of owners' family shall be entitled to reside in the flat, except along with the owner, unless the owner files suitable application in the prescribed form along with the signed copy of the deed of lease or license, with the Association and such tenant/licenses becomes associate member, without any voting rights, on payment fees for such associate membership and on executing suitable undertaking to abide by the bye-laws and resolutions of the Association. Such associate member may use the clubhouse on such terms as may be imposed by the Association in the place of owner member, provided the owner member gives such written consent in his application and in such case, the owner shall not be entitled to use the clubhouse. The Association may require such associate member to provide deposits or other security for due payment of the maintenance charges, user charges, etc. and also for due performance of all the obligations as per the bye-laws, regulations and resolutions, unless the owner executes suitable surety letter for such liability. The associate membership shall automatically cease on expiry of the period mentioned in the lease/license deed, unless it is renewed by the owner in the same manner as required for the purpose of admitting as associate member. Any entry by such associate member, after the expiry of his associate membership as above, into A Schedule Property, without such renewal, shall be deemed to be trespass and the Association shall be entitled to prevent such entry. The Association shall have lien over all belongings of such associate member, in respect of any arrears or other amounts due from him. The expression "associate member" shall include his dependents/family members, for the purpose of this clause.




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7.23. No member or associate member shall be entitled to resort to any legal proceedings in respect of any dispute or different or other modifications in respect of the enjoyment of the common areas and amenities, club house or for any other grievance, for any service or in respect of any dispute between the member/associate member and Association or among the member/associate members, between member/association and any service provider, unless and until he exhausts all the remedies available under the Bye-laws of the Association.

7.24. The Purchaser shall not misuse or convert any common area or cause any nuisance or annoyance to the other residents. The B Schedule Flat shall not be used for any purpose other than for residential.

8. REPRESENTATIONS & OBLIGATIONS OF THE LANDOWNER:

8.1. The Landowner hereby declares, agrees, confirms, assures and covenants with the Developer that she has absolute right, title and interest over the Schedule Property and that the Schedule Property is free from all encumbrances, charges, mortgages, court attachments and liens etc. The Landowner further assures the Developer that there is no legal impediment in entering into the present development agreement with the Developer.

8.2. The Landowner hereby assures and covenants with the Developer as follows:

- i) That the Landowner is the absolute owner in undisturbed and uninterrupted possession of the Schedule Property and that there is no other person or persons having any manner of right, title, share, claim or interest in the Schedule Property.
- ii) The Landowner is in peaceful possession and enjoyment of the Schedule Property and there are no tenants in the same.
- iii) That there is no legal impediment for the Landowner to hold or sell the Schedule Property under any law including the Urban Land (Ceiling & Regulation) Act, 1976.



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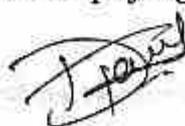
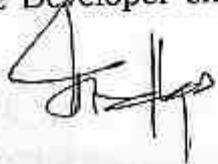
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- iv) That there is no pending proceeding in any Forum/Court/authority/Tribunal nor is there any threat of dispossession by means of any orders passed in any of the proceedings concerning the Schedule Property.
- v) That there are no prior agreements, court orders, attachments, disputes or litigation, or any tax and revenue attachments or notices of requisitions or acquisitions from Government or other authorities in respect of the Schedule Property belonging to the Landowner.
- vi) That the Landowner is entitled to enter into this Agreement with the Developer and have absolute rights to entrust the Schedule Property for development.
- vii) The Landowner agrees to indemnify the Developer against all claims, losses, legal proceedings etc., that the Developer may suffer as a result of any dispute or defect in the title / possession of the Schedule Property.
- viii) The Landowner agrees that she is responsible to undertake any expenses with respect to Nala conversion of the Schedule Property.
- ix) The Landowner agrees that she will not obstruct, interfere or prejudice the developmental works undertaken by the Developer in the Schedule Property, in any manner whatsoever.

9. REPRESENTATIONS & OBLIGATIONS OF DEVELOPER: -

- 9.1. The Developer represents and states that there are no legal impediments or contractual obligations that prevent the Developer from developing the Schedule Property.
- 9.2. The Developer admits and covenants that the entire cost of the development of the Schedule Property such as leveling, surveying, demarcation, preparing plans, architectural designing, cost of acceleration and the cost of construction etc., shall be borne by the Developer only and that the Developer shall solely be responsible for investing all amounts required for the successful development of the Project. The Developer shall be responsible for paying all charges, fees



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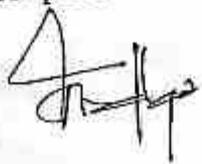


and amounts including but not limited to permit fees, transformer and generator charges. All such permissions (including but not limited to HDMA) will be obtained in the name of the Landowner.

- 9.3. The Developer acknowledges and agrees that no additional amounts is to be paid by the Landowner for the amenities and parking areas in the Schedule Property.
- 9.4. The stamp duty, registration fees and any other miscellaneous expenses to be incurred for getting this Development Agreement registered or any other Supplemental Agreement or document to be entered and to be registered shall be borne by the Developer exclusively.
- 9.5. The Developer agrees that all firefighting rules and regulations will be observed and proper sanctions and approvals will be obtained by the Developer before taking up the construction.
- 9.6. Pursuant to this Development Agreement cum GPA, the Developer shall engage qualified Architects, engineers, skilled personnel for the purpose of effectuating the Construction and Development of the Schedule Property and shall pay remuneration/wages and that the Developer shall be liable for the payments of claims & damages if any, that arises during the course, till the completion of the Construction and Development of the Schedule Property.
- 9.7. The Developer hereby acknowledges and covenants that any disputes arising out of quality of construction, workmanship is solely the responsibility of the Developer. The Developer undertakes to rectify the same at the earliest at his sole consequence and cost. Further that, any legal and other ancillary expenses that arise in the appointment of Attorney on behalf of the Landowner shall be borne by the Developer.

10. PERIOD OF COMPLETION OF CONSTRUCTION:

- 10.1. The Developer shall complete the construction and development of the Project on the Schedule Property within a period of 48 (forty-eight) Months from the date of plan approval for the Project by HMDA, including RERA approval, obtaining permissions for construction from the authorities, NOC from Fire & Emergency Services Department, NOC from Airport Authority of India. An additional grace period of 6



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(six) months in addition to the stipulated period of 48 forty-eight Months may be granted to the Developer.

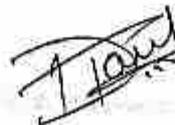
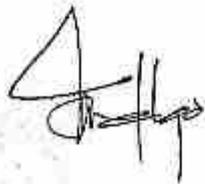
10.2. In the event of any delay on the part of the Developer beyond the above stipulated period with grace period thereon i.e., 54 (fifty-four) Months in completing the construction and delivering the Units allotted towards the share of the Landowner, the Developer agrees and undertakes to pay an amount of Rs.8/- per sq. ft on the built-up area of the undelivered Landowner's share per month.

10.3. However, it is agreed between the Parties that if there is a stoppage of the work due to any prohibitory order or injunction / restraint orders from any court arising out of any dispute of the Landowner title or possession, or due to force majeure events which are including but not limited to acts of God such as severe floods, cyclone, earth quake, or war, terrorism ("Force Majeure" conditions), which are not within the reasonable control of the Developer, and which has resulted in its inability to perform despite due diligence, the said period will be excluded from the period of construction and completion of the Residential Apartment / Complex and the period to obtain the approvals to the plans, stipulated herein above.

11. INTEREST FREE REFUNDABLE DEPOSIT:

11.1. The Landowner admits and acknowledges that the Developer has already paid a sum of INR 2,50,00,000/- (Rupees Two Crore Fifty-Lakh only) towards interest free refundable security deposit as follows:

- (i) INR 90,00,000/- (Rupees Ninety Lakh only) through RTGS bearing No. ICICR42022041400514886 dated 14/04/2022.
- (ii) INR 10,00,000/- (Rupees Ten Lakh only) through RTGS bearing No. ICICR42022041500510005 dated 15/04/2022.
- (iii) INR 45,00,000/- (Rupees Forty-Five Lakh only) only) through RTGS bearing No. ICICR4202204250050062 dated 25/04/2022.
- (iv) INR 45,00,000/- (Rupees Forty-Five Lakh only) only) through RTGS bearing No. ICICR42022042700550742 dated 27/04/2022.
- (iv) INR 32,28,356 (Rupees Thirty-Two Lakh Twenty-Eight Thousand Three Hundred and Fifty-Six only) through Cheque bearing No. 000226 dated 12/05/2022.



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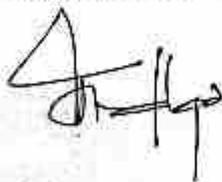
- (v) The Landowner further acknowledges that the Developer has paid a sum of INR 27,71,644.80/- (Rupees Twenty-Seven Lakh Seventy-One Thousand Five Hundred and Forty-Four only) towards Nala conversion fee to the Revenue Department of the Government of Telangana, on behalf of the Landowner. The same is to be adjusted towards the Interest free refundable security deposit.

11.2. The Landowner hereby covenants to refund the Security Deposit of INR 2,50,00,000/- (Rupees Two Crore Fifty-Lakh only) to the Developer, without interest within 1 month after obtaining an Occupancy Certificate for the Project by the Developer.

12. DELIVERY OF POSSESSION OF UNITS ALLOTTED TO THE SHARE OF THE LAND OWNERS.

12.1. After completion of the construction of Residential Apartment / Complex i.e. development in all respects, as per specifications, the Developer shall issue a notice in writing to the Landowner intimating the completion of the construction and call upon them to take possession of their Units and deliver possession of the Units which are allotted to the Landowner or their nominee(s). In the event of Landowner failing to take the possession of the respective units within the stipulated period, i.e. within two weeks from the date of intimation, the Developer will deem that the Landowner has agreed and confirmed that the Developer has completed the construction as per the standards and specifications agreed upon and they have deemed it fit and the Landowner or their nominees shall pay the maintenance charges, electrical charges etc., to the society from the date of intimation. The Developer shall not be responsible for the safety and security of their material(s) inside the Residential Apartment / Complex Unit/s falling to the share of the Landowner after delivery of possession of the units allotted to Land owner.

12.2. It is further agreed between the Parties that, if any additional works have to be taken up during the construction of Landowner share upon request by the Landowner, by the Developer, if any delay is caused due to the additional construction/works, the time for completion of such works shall be proportionately extended in addition to the agreed period of completion of the Residential Apartment / Complex, as per this agreement and the cost of such additional works will be charged



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extra and the Landowner /their nominees/prospective purchasers of the Units shall pay the same to the Developer.

13. APPOINTMENT OF ARCHITECT & QUALITY CHECK

13.1. It is agreed between the parties that the Landowner or their nominees can inspect the site at all reasonable times. However, it is agreed between the Parties that the Landowner or their nominees shall have no implied authority to warrant or direct the Developer or its appointed Agencies involved in construction of Residential Apartment / Complex or to resist or get involved in the works of the Developer in any way, except inspection of the site and development works with due care.

14. BREACH AND CONSEQUENCES

14.1. In the event that the Developer is in breach of any term of this Agreement, the Landowner shall be entitled to specific performance and also entitled to recover all losses and expenses (including legal costs) incurred as a consequence of the Developer committing such breach.

15. OTHER COVENANTS:

15.1. Any accident or any compensation thereof to the labour or any such demands for compensation for injury in the course of and after construction in the Schedule Property and the wages of workmen shall be borne entirely by the Developer or its sub-contractors and the Landowner shall not be responsible or liable for any claim whatsoever.

15.2. The Landowner hereby agrees and undertakes not to sell, deal with, dispose or alienate or otherwise enter into agreements in respect of the proposed built-up area/units allotted to the share of the Developer in terms of this Development Agreement, with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of this Development Agreement and the declarations made by the Landowner in this Agreement. Similarly, the Developer hereby undertakes not to sell, deal, with dispose or alienate or otherwise enter into agreements in respect of the proposed built-up area /Units allotted to the share of the Landowner in terms of this Development Agreement with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of this Development Agreement and the declaration made by the Developer in this agreement



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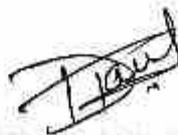
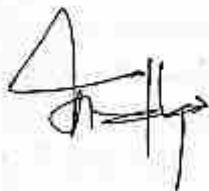
15.3. The Developer shall be responsible for the construction of the proposed Residential Apartment / Complex in accordance with all the specifications mentioned in the attached annexure hereto.

15.4. The Landowner shall cooperate with the Developer and arrange to sign all the papers necessary from time to time for development of the Schedule Property if required by the Developer, including the applications and revised plans if any, for the approval of concerned/appropriate authorities and for obtaining other statutory permissions if any required from the HDMA and however in terms of the General Power of Attorney conferred hereunder the Developer is authorized to sign all such applications on behalf of the Land Owners.

15.5. It is agreed between the parties hereto that the payments and incidental expenses towards the cost of transformer, cables from H.T. line to panel boards and municipal water connection and sewerage/drainage connection to the proposed Residential Apartment / Complex shall be borne by the Developer only and the Landowner or the subsequent purchasers from their share are in no way liable to pay any amount for the same.

15.6. It has been further agreed that the expenses for installation of Generator for common supply and providing lifts and all other common facilities and amenities for the proposed Residential Apartment / Complex shall be borne and provided by the Developer at its cost.

15.7. Any liability on and off the Landowner towards any income tax or tax on capital gains consequent to any of the agreements entered into in respect of the Landowner share of constructed Units shall be the responsibility of the Landowner and the Developer does not bear any responsibility for the same. Similarly, any liability on and off the Developer towards any income tax or tax on capital gains consequent to any of the agreements entered into in respect of the Developer's share of constructed Units shall be the responsibility of the Developer and the Landowner do not bear any responsibility for the same.



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15.8. The costs and expenses to be incurred for the execution and registration of this Development Agreement cum GPA and Supplementary Agreement shall be borne by the Developer only.

15.9. The Landowner will have no claim whatsoever on undivided share of land, constructed area comprising of Residential Apartment / Complex Units and parking areas falling to the share of the Developer or its sale proceeds. The Landowner are neither concerned with, nor shall they call in question the accounts, expenditure, income or the profits or any other particulars relating to the Residential Apartment / Complex from the Developer. Similarly, the Developer will not have any claim whatsoever on undivided share of land constructed area comprising of Residential Apartment / Complex Units and parking areas falling to the share of the Landowner or its sale proceeds. The Developer is not concerned with nor shall it call in question the accounts, expenditure, income, or the profits or any other particulars relating to the Residential Apartment / Complex from the Landowner.

15.10. In the event that any provision of this Agreement or any circumstances shall be determined to be invalid, unlawful or unenforceable to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is determined to be unlawful, invalid, or unenforceable, shall not be affected thereby and each remaining provision of this Agreement shall continue to be valid and may be enforced to the fullest extent permitted by law.

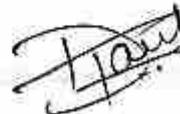
15.11. Each of the parties agree to execute and deliver all other document(s) and to take such further action as may be reasonably required to carry out and evidence the intents purposes and results of this Agreement.

15.12. This Agreement constitutes the entire understanding and agreement of the parties and shall be modified only by subsequent amendment in writing.

15.13. The covenants herein are to be read along with Annexure appended to this Development Agreement wherein the specifications of the proposed Residential Apartment / Complex Units and the amenities inclusive of the common amenities are detailed. The Developer shall carry the construction and shall use the material as specified in accordance with the specifications mentioned in the Annexure, however in case of non-



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availability of such specified material the Developer shall reserve the discretion to use the equivalent alternate material available in the area.

15.14. It is further agreed that the ultimate purchasers/retainers of the Residential Apartment / Complex Units shall bear and pay the proportionate taxes payable on account of GST or any other related taxes payable on the sale of units. Any GST on Residential Apartment / Complex Units to be retained or sold by Landowner will be the responsibility of the Land Owners/proposed Purchaser/s to pay the tax directly to the concerned departments similarly any GST on Units to be retained or sold by the Developer will be the responsibility of the Developer/proposed Purchaser/s to pay the tax directly to the concerned department/s.

15.15. That it has been mutually agreed by the parties hereto that the name of the Residential Apartment / Complex constructed in the Schedule Property shall be "Acasa." The same cannot be changed at a later date without the prior written consent of both the Parties herein.

15.16. It is clearly stipulated that the logo of the Developer on the façade of the Residential Apartment / Complex or on any other suitable location shall remain in perpetuity. Neither the Landowner nor any of the purchasers shall be entitled to change in any manner whatsoever, remove, cause its removal or deface the same.

15.17. The sale of Units to the prospective purchasers shall be subject to the condition clearly to be incorporated in the Sale Deeds that such buyers shall not have the right to demand partition of the undivided share in the land over which the Residential Apartment / Complex or other common and joint utilities being built and other areas like balconies, stairs, passages, compounds, parking, terraces etc., and that each of the purchasers shall be the exclusive Landowner of the respective constructed Units with marketable title with right to use the common areas such as lobby, staircase, pathways, without claiming exclusive right on any common areas.



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15.18. It is hereby agreed by both the Parties that, they shall follow mutually agreed common format of documents viz., Sale Deeds, Agreement of Sales etc., at the time of conveying the Units in favour of third parties and the said format of documents will be prepared by the Developer.

15.19. It is agreed between both the Parties that this DGPA supersedes any prior agreements, understandings, negotiations whether written or oral between the Parties. An amendment or addition to this DGPA can only be made in writing pursuant to being signed by both the Parties herein.

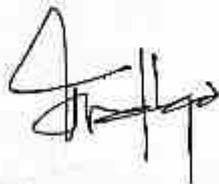
16. CORPUS FUND:

16.1. It is hereby agreed to float a corpus fund of Rs. 100/- per sft. for each Unit for the entire project which is payable by the ultimate purchasers and the retainers of the Developer and Landowner and the same shall be paid to the Developer at the time of execution of registered Sale Deeds in favour of the respective prospective purchasers of the Developer and Landowner and in the event of the Landowner retaining any Units, the proportionate corpus fund of such Units, shall be paid to the Developer by the Landowner at the time of taking over the possession of the respective Units.

16.2 It is hereby agreed between the parties, (including the transferee / ultimate purchaser) that a Sale Deed in favour of the ultimate purchaser shall not be executed until the Corpus Fund at the decided rate i.e., Rs. 100/- per sft. for each Unit for the entire project, is paid in full to the Developer.

16.3. The Developer shall collect the said corpus fund and deposit the same in a separate joint account to be opened and operated jointly by the Developer and Landowner and the said corpus fund shall be transferred to the association of the Residential Apartment / Complex Unit Owners immediately after its formation.

16.4. After formation of an Association or Society Electing Body among the Owners of the Units, the Account operational rights will be transferred and handed over to such Association or Society electing body directly.



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17. PAYMENT OF COMMON MAINTENANCE CHARGES:

17.1. It is hereby agreed by the Landowner that from the date of Landowner share being ready for occupation and on intimation of the same by the Developer to the Landowner, the Landowner undertake to pay an amount of Rs.84/- per Sft + GST. to the Developer (to the extent of Landowner Share) as Common Maintenance advance for maintenance of common areas and facilities in the name of Developer up to two years. (In case of any deficit, the maintenance charges will be collected as per actual). Thereafter, the Landowner will have to pay the maintenance charges as fixed/decided by the Association from time to time to the extent of her share.

17.2. The Developer will maintain the entire Residential Apartment / Complex till the association is formed or for a period of two years from the date of completion of the project (whichever is earlier). If the elected body is not formed, the Developer shall handover the maintenance to the nominated body for maintenance of the Project. The Landowner shall, on completion of the Landowner share in all respects as mentioned herein above and on receiving an intimation from the Developer, pay all out goings and general expenses in respect of the Landowner share of the property such as insurance, Municipal expenses, taxes or cess, electrical and water tax and charges, maintenance charges, charges towards maintenance of security and all other costs and expenses connected with the maintenance of buildings and its common areas/facilities.

18. INDEMNITY:

18.1. The Developer hereby indemnifies and undertakes to hold the Landowner harmless from and against any / all losses, liabilities, claims, damages, expenses, costs, charges, fees which may be incurred or demanded as a result of any breach of its representations, warranties and covenants under this Agreement.

18.2. The Landowner shall at all times, indemnify and keep indemnified the Developer against all actions, proceedings, claims and demands or any litigations including relatable to the title of the Landowner to the Schedule Property.



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19. RELATIONSHIP BETWEEN THE PARTIES:

19.1. This Agreement does not create a relationship of employment, trust, agency, or partnership or any such kind of permanent relationship between the Parties. Each Party is responsible for its own obligations arising under this Agreement.

20. CONFIDENTIALITY:

20.1. Disclosure of Confidential Information

No Confidential Information may be disclosed by either Party to any person except:

- a. If either Party is required to do so by law.
- b. If either party is required to do so, in connection with legal Proceedings relating to this Agreement.

21. USE OF CONFIDENTIAL INFORMATION:

21.1. A Party who has received Confidential Information from another under this Agreement must not use it except for the purpose of exercising its rights or performing its obligations under this Agreement.

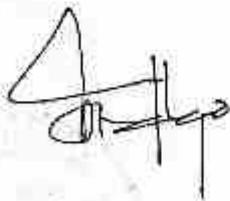
22. GENERAL CONDITIONS:

22.1. Variation/Amendment:

A provision of this Agreement or a right created under it shall not be varied or amended except in writing, by both the Landowner and the Developer upon mutual agreement.

22.2. Waiver:

No waiver of any provision of this Development Agreement shall be effective unless in writing and signed by both Parties. No failure or delay by either Party in exercising any right, power, or remedy under this Development Agreement shall operate as a waiver of any such right, power or remedy.



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22.3. Notices:

All notices or other communications between the Parties under this Agreement shall be in writing and delivered personally or sent by registered post/speed post with acknowledgment due or by a nationally recognized express delivery service, addressed to the Landowner or the Developer, as applicable, at the address specified in this Agreement, or at such other addresses or facsimile numbers as either Party may specify by notice to the other Party pursuant to this Clause. All notices shall be effective upon receipt unless a later time is specified in it.

22.4. Severability:

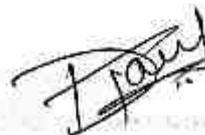
In the event that any of these covenants or provisions shall for any reason be adjudged, decreed or ordered by any court of competent jurisdiction to be illegal, invalid and unenforceable in any respect, such covenants or provisions shall be modified to the extent necessary to render all of them legal, valid and enforceable and such judgment, decree or order shall not affect, impair or invalidate any of the remaining covenants or provisions of this Agreement.

22.5. Governing Law and Jurisdiction:

This Agreement shall be governed by and construed in accordance with the Indian laws. The Parties hereby agree to submit to the exclusive Jurisdiction of Courts at Hyderabad District, Telangana State in case of any and all disputes and differences arising out of this Agreement.

22.6. Disputes Resolution:

All the disputes arising out of or in connection with, this Development Agreement shall be initially resolved by mutual discussions among the Landowner and Developer or the nominated representatives of both the Parties. In case of disputes not resolved by mutual discussions, the same shall be referred to the arbitration in accordance with the provisions of the Arbitration & Conciliation Act, 1996 or as amended subsequently. The disputes shall be referred to the mutually agreed Arbitrator. The venue of the Arbitration shall be at Hyderabad. The award of the Arbitrator shall be binding and final on both the parties.



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22.7. Miscellaneous:

This Agreement (i) constitutes the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes all prior understandings and agreements, whether written or oral, as to such subject matter; and (ii) may not be assigned by either Party without the written consent of the other Party.

22.8. Authorization:

The individual executing this Agreement on behalf of each of the Parties personally represents that he or she is duly authorized to execute this Agreement on behalf of such entity and that this Agreement is binding upon such entity.

22.9. Clause Titles:

The clause titles used in this Agreement are for reference purpose only and are not intended to add or to limit or in any other way change or interpret the meaning or the language in the Agreement.

22.10. Stamp Duty:

The stamp duty, registration fees and incidental expenses for execution and registration of this Development Agreement shall be borne by the Developer only. This Development Agreement cum irrevocable General Power of Attorney shall be executed in 2 copies. The original deed engrossed on the non-judicial stamp paper of Rs.100/- shall be with the Developer and the other copy shall be with the owner.

22.11. Supplementary Agreements:

The Parties hereto agreed to enter into a supplementary agreement/s and/or MOUs in writing, in the event of any contingency arises or for incorporation or clarification of any necessary clauses in this Agreement or to meet the needs of the time. However, such supplementary agreement/s shall be in conformity with true spirit of this Agreement.



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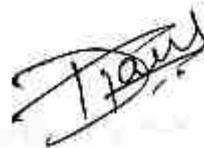
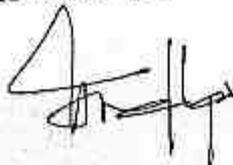
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23. GENERAL POWER OF ATTORNEY:

23.1. That in view of this Development Agreement, the Landowner, do hereby appoint, retain, nominate and constitute the Developer i.e., **M/S SIMCHAH ESTATES PVT. LTD.**, a private limited company incorporated under the Companies Act, 2013 firm, and having its registered office at No. 8-2-293/82/J-111/28, Plot no:289, Prakruthi Nivas, 1st Floor, Jubilee Hills, Hyderabad, Telangana 500 033, Pan No: **ABGCS1505C** represented by its Managing Director **Mr. DASARI TEJO ANANTH, S/o BHASKAR REDDY**, aged about 30 years, residing at 9-120, Pipe Line Road, Opposite MGIT College, Kokapet, Gandipet, K.V. Rangareddy, Telangana as her lawful Power of Attorney in respect of the Residential Apartment / Complex Units allotted to the share of the Developer along with proportionate undivided share in land, parking areas and common amenities, subject to Clauses hereinabove, and to do the following acts, deeds and things in their name and on their behalf.

- a) To negotiate the price, enter into Agreement(s) of Sale or other instruments in respect of Residential Apartment / Complex Units allotted to the share of the Developer along with proportionate undivided share in the Schedule Property and car parking(s) with prospective purchasers and to receive the sale considerations or advance thereof and acknowledge the receipt of the money and pass valid receipts for payment received in terms of this Development Agreement.
- b) To sell, sign and execute the Sale Deeds and such other documents in respect of the Residential Apartment / Complex Units allotted to the Developer along with proportionate undivided share in the Schedule Property and present such sale deeds, conveyance deeds before the registering authority, admit the execution and acknowledge the receipt of the whole or part of the sale consideration and get the Sale Deed (s) registered in terms of this Development Agreement
- c) To do all necessary acts for sale or mortgage of the Residential Apartment / Complex Units falling to the share of Developer along with undivided share in the Schedule Property falling to the share of the Developer with the Bank/Financial Institutions.



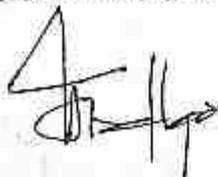
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- d) To warn off, prohibit and if necessary, proceed against in appropriate forum of law, against all or any trespassers on the said Schedule Property or any parts thereof and to take appropriate steps whether by legal action or otherwise and to abate all nuisance.
- e) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or arbitration proceeding and demands, touching any of the matters aforesaid or any other matters relating to the Residential Apartment / Complex or any part thereof and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil, criminal or revenue including rent controller and small causes court including Hon'ble High court and Hon'ble Supreme court.
- f) To accept notices and services of summons etc., from any court tribunal, postal and/or other authorities and/or persons.
- g) To appoint advocates and sign and execute vakalathnama, Special Power of Attorney, warrant of attorney or any other document authorizing such advocates to act and to terminate such authority and to pay fees of such advocates.
- h) To appear and represent the Landowner before all authorities make commitments and give undertakings as required for all or any of the purposes therein contained.
- i) To advertise the project for sale in such a manner as they shall feel necessary and to solicit such customers for the purpose of selling the units.
- j) To deliver vacant possession of the constructed units along with proportionate undivided share in the land and car parking areas to the prospective purchasers from out of the share of the Developer.
- k) To apply for and obtain such certificates and clearances from the authorities concerned including the Urban Land Ceiling authorities, the Municipal, Revenue or other local authorities and Government Officers as may be required for sanction of permission for construction and execution of the project as the Developer may deem necessary, in



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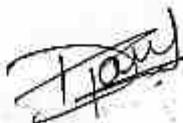


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respect of the entire Schedule Property, at the cost and expense of the Developer.

- l) To appoint Architects, Engineers, Contractors, and other person or persons as may be necessary in connection with the development of the Schedule land or for effecting construction thereon.
- m) To appear before the Courts, Revenue Authorities, Government Officers, Municipal Authorities or Local bodies, or otherwise to act for and on behalf of the Landowner and also to initiate legal proceedings, sign and verify, complaints, petitions, appeals, writs or any other legal proceedings in respect of the entire Schedule Property and to defend the Landowner in all courts, quasi-judicial authorities, civil or criminal and to sign and verify all applications, affidavits, appeals, complaints, petitions, vakalathnamas etc., from time to time and to give evidence in court of law on behalf of the Landowner and to effect compromise in all such legal proceedings.
- n) To make statements, file affidavits, reports in all proceedings before any statutory authorities, including HMDA, U.L.C Authority and obtain necessary sanctions, permissions and approvals from them.
- o) To apply for and obtain water, drainage, sewerage, electricity, telephone and/or connections for any other utilities, permits for lifts and the completion and other certifications from the concerned authority and/or other authorities and for that purpose, to sign all papers and documents and/or representations as may be thought necessary by the said attorney and to pay and recover these charges from the prospective customers in connection therewith.
- p) To pay all outgoings including municipal tax, rent revenue and other charges whatsoever, payable for and on account of the Residential Apartment / Complex and receive refunds and other money, including compensation of any nature and those for requisition and/or acquisition and to grant valid receipts and/or discharges therefore.
- q) To do all other necessary and incidental acts as may be necessary for doing any of the above, which stand ratified by the Landowner.



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The Landowner hereby confirms and declares that all such acts of the Attorney herein including all such acts, deeds and things ancillary and incidental to the aforesaid object shall stand ratified and confirmed by the Landowner and the powers herein vested in the attorney being in the nature of interest in the immovable property in the form of development rights shall stand and shall always be irrevocable.

SCHEDULE - A PROPERTY

All that land admeasuring 6897 Sq. yds. In Survey No. 26/U of Kokapet Village, Gandipet Mandal erstwhile Rajendra Nagar Taluk, Rangareddy District, Telangana and bounded by:

NORTH : 40ft Road
SOUTH : Land in S.no 26/P
EAST : Proposed 120ft Road / Water Pipeline
WEST : Land in part of S.no 31/P

SCHEDULE B

(Built up areas allotted to the Owners)

The built-up areas/ flats allowed to the share of the Owners are as under with proportionate undivided share in the common areas, amenities, proportionate parking areas, undivided share of land including the flats mortgaged to HMDA:

DETAIL STATEMENT OF BUILTUP AREAS ALLOTTED TO OWNERS

Total Built-up Area - 3,70,820.00 Sft
Owner's Share - 1,09,990 Sft
Undivided Share of Land - 1989.1 Sq. yar

S.NO	FLOOR	FLAT	FLAT NUMBER	AREA (SFT)	UNDIVIDED SHARE (Sq. yards)
1	2nd	East	201	3520	63.71
		West	202	3720	67.33
		West	203	3750	67.87
2	6th	East	601	3520	63.71
		West	602	3720	67.33

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		West	603	3750	67.87
3	9th	East	901	3520	63.71
		West	902	3720	67.33
		West	903	3750	67.87
4	12th	East	1201	3520	63.71
		West	1202	3720	67.33
		West	1203	3750	67.87
5	15th	East	1501	3520	63.71
		West	1502	3720	67.33
		West	1503	3750	67.87
6	21st	East	2101	3520	63.71
		West	2102	3720	67.33
		West	2103	3750	67.87
7	24th	East	2401	3520	63.71
		West	2402	3720	67.33
		West	2403	3750	67.87
8	28th	West	2802	3720	67.33
		West	2803	3750	67.87
9	32nd	East	3201	3520	63.71
		West	3202	3720	67.33
		West	3203	3750	67.87
10	33rd	East	3301	3520	63.71
		West	3302	3720	67.33
		West	3303	3750	67.87
11	35th	East	3501	3520	63.71
TOTAL			30	109900	1989.1

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SCHEDULE C

(Built up areas retained by the Developer)

All the remaining built-up areas, other than the B Schedule Areas, constructed in the A Schedule Property, along with proportionate undivided share in the land, common areas, amenities and car parking spaces remained after allotment to the Owners, namely:

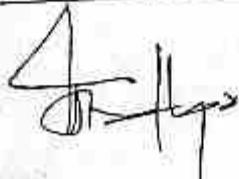
DETAIL STATEMENT OF BUILTUP AREAS ALLOTTED TO DEVELOPERS

Total Built-up Area - 3,70,820.00 Sft

Developer's Share - 2,60,920 Sft

Undivided Share of Land - 4722.9 sq. yards

S.NO	FLOOR	FLAT	FLAT NUMBER	AREA (SFT)	UNDIVIDED SHARE (Sq. yards)
1	3rd	East	301	3520	63.71
		West	302	3720	67.33
		West	303	3750	67.87
2	4th	East	401	3520	63.71
		West	402	3720	67.33
		West	403	3750	67.87
3	5th	East	501	3520	63.71
		West	502	3720	67.33
		West	503	3750	67.87
4	7th	East	701	3520	63.71
		West	702	3720	67.33
		West	703	3750	67.87
5	8th	East	801	3520	63.71
		West	802	3720	67.33
		West	803	3750	67.87
6	10th	East	1001	3520	63.71
		West	1002	3720	67.33
		West	1003	3750	67.87
7	11th	East	1101	3520	63.71
		West	1102	3720	67.33
		West	1103	3750	67.87
8	13th	East	1301	3520	63.71



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		West	1302	3720	67.33
		West	1303	3750	67.87
9	14th	East	1401	3520	63.71
		West	1402	3720	67.33
		West	1403	3750	67.87
10	16th	East	1601	3520	63.71
		West	1602	3720	67.33
		West	1603	3750	67.87
11	17th	East	1701	3520	63.71
		West	1702	2300	41.86
		West	1703	3750	67.87
12	18th	East	1801	3520	63.71
		West	1802	3720	67.33
		West	1803	3750	67.87
13	19th	East	1901	3520	63.71
		West	1902	3720	67.33
		West	1903	3750	67.87
14	20th	East	2001	3520	63.71
		West	2002	3720	67.33
		West	2003	3750	67.87
15	22nd	East	2201	3520	63.71
		West	2202	3720	67.33
		West	2203	3750	67.87
16	23rd	East	2301	3520	63.71
		West	2302	3720	67.33
		West	2303	3750	67.87
17	25th	East	2501	3520	63.71
		West	2502	3720	67.33
		West	2503	3750	67.87
18	26th	East	2601	3520	63.71
		West	2602	2300	41.86
		West	2603	3750	67.87
19	27th	East	2701	3520	63.71
		West	2702	3720	67.33
		West	2703	3750	67.87
20	28th	East	2801	3520	63.71
21	29th	East	2901	3520	63.71
		West	2902	3720	67.33
		West	2903	3750	67.87
22	30th	East	3001	3520	63.71

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		West	3002	3720	67.33
		West	3003	3750	67.87
23	31th	East	3101	3520	63.71
		West	3102	3720	67.33
		West	3103	3750	67.87
24	34th	East	3401	3520	63.71
		West	3402	3720	67.33
		West	3403	3750	67.87
25	35th	West	3502	3720	67.33
		West	3503	3750	67.87
TOTAL		72		260920	4722.9

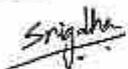
SCHEDULE D

(COMMON AREAS AND AMENITIES)

Bore-well, motors, pump house, sumps and overhead tanks, water supply lines, drainage lines, common electricity and lighting, club house (except club house services available on payment of user charges), security room, water, electricity, sewerage, generator, transformer, street lights, foot paths, roads & parks, children play area.

IN WITNESS WHEREOF the Parties hereto have caused to execute this Development Agreement Cum Irrevocable GPA through their respective authorized representatives on the Day, Month and Year hereinabove mentioned:

WITNESSES:

1. 

2. 


SIG. OF THE LAND OWNER


SIG. OF THE DEVELOPER

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ANNEXURE

PARTICULARS	ACASA
SUPER STRUCTURE	R.C.C framed structure to withstand wind and seismic loads. Walls : Reinforced shear walls or cement concrete blocks
DOORS	Main Door and Internal Door : 8' Height Engineered hard wood frame finished with melamine spray on veneer flush shutters with reputed hardware. Utility door: UPVC door frame with combination of tinted float glass.
WINDOWS	5' Height Aluminium frames with toughened glass panelled sliding/casemate with fly proof shutter with double glazed glass.
WALL FINISHES	External Walls: Textured/ smooth finish with two coats of exterior emulsion paint of reputed make. Internal Walls: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.
CEILING FINISHES	Toilets: grid ceiling to cover service lines.
FLOORING	Drawing, Living, Dining and Bedrooms: Large format vitrified tiles and laying with spacer and epoxy grout with 3" skirting. Toilets and powder room: Concept designer tiles for walls and floors. Balconies / kitchen: Anti- Skid vitrified tiles of reputed make. Utility: Glazed ceramic tiles. Staircases: Granite / Tandoor stone as per architect design.
TILE CLADDING/DADOING	Dadoing: Dadoing up to lintel height

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	<p>in all toilets and powder room. Lift Cladding: Large format vitrified tiles.</p>
<p>KITCHEN & UTILITY</p>	<p>Provision for Sink. Separate tap connection for municipal water and borewell water. Granite platform will not be provided in the kitchen. Hot water connection to the sink in the kitchen. Utility: Granite counter for utility area with stainless steel sink. Two feet ceramic tile dado above granite counter in utility.</p>
<p>BATHROOMS</p>	<p>Porcelain wash basins of reputed make. Overhead shower faucets of reputed make. Western style porcelain EWC of reputed make. Concealed flush tank of reputed make. A detachable stainless steel cockroach trap of reputed make in all bathrooms. Hot water connection to the shower and wash basin in each bathroom. Shower Glass Cubical will be provided.</p>
<p>ELECTRICAL</p>	<p>Concealed internal wiring with fire retardant PVC insulated copper wires for all points. Good quality modular type switches and sockets. Adequate number of light/ fan points in every room. Adequate power points in kitchen for grinders/ mixers/ cooking range/ exhaust chimney/ microwave oven etc and in wash area for washing machines/ driers/ dish washers etc. Exhaust fans provision in toilets. Separate metering for each unit for</p>

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	<p>normal supply and DG supply. Earthing for every unit as per standards. 3-Phase power connection of required load for each unit.</p>
AIR CONDITIONING	<p>Electrical provision in all rooms for split Air-conditioners. No provision for window Air-conditioners. Concealed copper piping for Air-conditioning shall be done by the builder at extra cost.</p>
TELECOM/ CABLE/ INTERNET	<p>DTH provision in all bedrooms and living areas. Intercom Provision in drawing/living. Wired Internet provision in master bedroom, children's bedroom and drawing room. Standalone video door phone of reputed make. Wi-Fi internet in clubhouse.</p>
LIFTS	<p>High - Speed automatic lifts of Mitsubishi/ Toshiba or equivalent make with group control and ARD V3F for energy efficiency. Service Lift: High Speed automatic lifts of reputed make with ARD with V3F for energy efficiency.</p>
WTP and STP	<p>Fully treated water made available through exclusive water softening and purification plant in case of borewell water. Sewage treatment plant of adequate capacity as per norms will be provided in the project. Treated sewage water will be used for landscaping and flushing purpose. Water meters for each unit shall be provided.</p>
SECURITY/ BMS	<p>Sophisticated round the clock security system.</p>

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	<p>Surveillance cameras at the main security gate, passenger lifts and children's play area.</p> <p>Boom barriers at entry for vehicles with mechanical operation.</p> <p>Building management software for gas bank, generator, water meter and power connections.</p>
FIRE SAFETY	<p>Fire Hydrant and fire sprinkler system in all floors and basements.</p> <p>Fire alarm and public address system in all floors and parking areas. Control panel will be kept at main security.</p>
LANDSCAPE	<p>Landscaping and water bodies in the setback areas wherever feasible and in Tot-Lot areas as per design of landscape consultant.</p>
WASTE MANAGEMENT AND RAIN WATER HARVESTING	<p>Separate bins to collect dry waste (paper, plastic, glass and metals) and wet waste (organic).</p> <p>Rain-water harvesting system in place to recharge wells onsite and to improve ground water level.</p>
PARKING MANAGEMENT	<p>Well-designed car parks , signage boards and equipment at strategic locations for the ease of driving.</p> <p>One EV Charge point for each flat shall be provided.</p> <p>Common Car wash facility provided for two cars.</p>
LPG	<p>Supply of gas from centralised gas bank to all individual flats with Pre-Paid gas meters shall be provided.</p>
CLUBHOUSE AND AMENITIES	<p>Well-designed clubhouse with facilities for Reception and Waiting, Gym, Multipurpose Hall, Party Lawn, Multipurpose Court (badminton/ half basketball), Guest Rooms, Swimming Pool with toddlers pool.</p>

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ANNEXURE - 1 A

Description of Property: that land admeasuring 6897 Sq. yds. In Survey No. 26/U of Kokapet Village, Gandipet Mandal erstwhile Rajendra Nagar Taluk, Rangareddy District, Telangana.

1. Nature of Roof : R.C.C.
2. Age of building : NEW
3. Total Extent of site : land admeasuring Acres **6897** Square Yards
4. Proposed Built-up area of site: Proposed construction **370820 Square feet**
: (Including Club House)

Parking Area : **1,67064 Square Feet**

Total : **537884 Square Feet**

5. Party's own estimated Value of the property : **Rs.53,32,00,800/-** only.

Date: 27/01/2023

Place: Ranga Reedy District.


SIG. OF THE LAND OWNER


SIG. OF THE DEVELOPER

CERTIFICATE

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


SIG. OF THE LAND OWNER


SIG. OF THE DEVELOPER

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Government of India



దాసరి సంద్య శ్రీ
Dasari Sandhya Sree
పుట్టిన తేదీ/DOB: 18/07/1964
లింగం/SEX: FEMALE



8000 3916 5859
VID : 9141 0358 1102 6856

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



దాసరి తేజో అనంధ్
Dasari Tejo Anandh
పుట్టిన తేదీ/DOB: 24/10/1992
లింగం/SEX: MALE



8535 3854 1153
VID : 9139 6546 4194 9362

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



తాడి సనిగ్ధా
Thadi Snigdha
పుట్టిన తేదీ / DOB : 14/08/1992
లింగం / Sex : Female




2804 4583 1475

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



దన్నా నాగరాజ్
Danna Nagaraj
పుట్టిన తేదీ / DOB : 01/05/1997
లింగం/SEX : Male




3611 6045 4955

నా ఆధార్, నా గుర్తింపు

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Online Challan Proforma [SRO copy]	
Registration & Stamps Department Government of Telangana	
Challan No: 255XFV250123	
Bank Code : ICICIC	Payment : NB
Remitter Details	
Name	SIMCHAH ESTATES PRIVATE LIMITED
PAN Card No	ABGCS1505C
Aadhar Card No	
Mobile Number	*****888
Address	HYDERABAD
Executant Details	
Name	D.SANDHYA SREE
Address	HYDERABAD
Claimant Details	
Name	SIMCHAH ESTATES PRIVATE LIMITED
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	5332000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	5433050
Total in Words	Fifty Four Lakh Thirty Three Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	25-01-2023
Transaction Id	2933441833917
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
Registration & Stamps Department Government of Telangana	
Challan No: 255XFV250123	
Bank Code : ICICIC	Payment : NB
Remitter Details	
Name	SIMCHAH ESTATES PRIVATE LIMITED
PAN Card No	ABGCS1505C
Aadhar Card No	
Mobile Number	*****888
Address	HYDERABAD
Executant Details	
Name	D.SANDHYA SREE
Address	HYDERABAD
Claimant Details	
Name	SIMCHAH ESTATES PRIVATE LIMITED
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	5332000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	5433050
Total in Words	Fifty Four Lakh Thirty Three Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	25-01-2023
Transaction Id	2933441833917
Stamp & Signature	


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