

CS: 4789/19

DOC-TNO: 4641/2019

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2559 Date 16/02/2018, 100 / -  
 Sold to K. Venkatesh  
 S/o K. Lingamaiah  
 For Value  
 Ph:

H 425973

AS

pl. R.R.Pishy

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**JOINT DEVELOPMENT AGREEMENT - CUM - GENERAL POWER ATTORNEY**

This Development Agreement - cum - General Power of Attorney is made and executed on this the 29th day of April, at Hyderabad by and between;

1. K. Venkatesh, S/o. K. Lingamaiah, aged about 41 years, Occ: Agriculturalist, R/o H.No. 2-44Kokapet Village, Rajendra Nagar Mandal Ranga Reddy District.
2. K. Laxmaiah, S/o. K. Lingamaiah, aged about 39 years, Occ: Agriculturalist, R/o H.No. 2-44, Kokapet Village, Rajendra Nagar Mandal Ranga Reddy District.

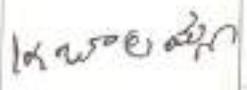
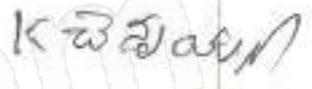
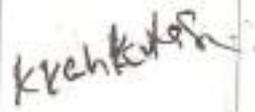
K. Venkatesh  
 K. Laxmaiah  
 K. Lingamaiah  
 K. Lingamaiah  
 K. Lingamaiah

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**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 6 and 7 on the 29th day of APR, 2019 29th day of APR, 2019 by Sri K.Venkatesh

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. NORTHSTAR [1525-1-2019-4789]	M/S. NORTHSTAR HOMES, REP. BY UTTAM KUMAR REDDY KORUPOL S/O. K. LAXMA REDDY 6-2-684/3/378/38, BANJARRA HILLS, SHAIKPET, HYDERABAD, Telanga ca. 500034, BANJARRA HILLS	
2	EX		 K. BALAJAH [1525-1-2019-4789]	K. BALAJAH S/O. K. LINGAMAIAH 3-30 KOKAPET, GANDIPET, RANGA REDDY, Telangana, 500075, KOKAPET	
3	EX		 K. SUNGAIAH [1525-1-2019-4789]	K. SUNGAIAH S/O. K. LINGAMAIAH 3-30 KOKAPET, GANDIPET, RANGA REDDY, Telangana, 500075, KOKAPET	
4	EX		 K. CHENNAIAH [1525-1-2019-4789]	K. CHENNAIAH S/O. K. LINGAMAIAH 2-44 KOKAPET, GANDIPET, RANGA REDDY, Telangana, 500075, KOKAPET	
5	EX		 K. LAXMAIAH [1525-1-2019-4789]	K. LAXMAIAH S/O. K. LINGAMAIAH 2-44, kokapet, GANDIPET, RANGA REDDY, Telangana, 500075, kokapet	
6	EX		 K VENKATESH [1525-1-2019-4789]	K VENKATESH S/O. K. LINGAMAIAH 2-44, kokapet, GANDIPET, RANGA REDDY, Telangana, 500075, KOKAPET	

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3. K.Chenaiah, S/o. K. Lingamaiah, aged about 37 years, Occ: Agriculturalist, R/o H.No. 2-44, Kokapet Village, Rajendra Nagar Mandal Ranga Reddy District.
4. K. Sangaiah, S/o. K. Lingamaiah, aged about 32 years, Occ: Agriculturalist, R/o H.No. 3-30, Kokapet Village, Rajendra Nagar Mandal Ranga Reddy District.
5. K. Balaiah, S/o. K. Lingamaiah, aged about 32 years, Occ: Agriculturalist, R/o H.No. 3-30 Kokapet Village, Rajendra Nagar Mandal Ranga Reddy District.

(Hereinafter collectively referred to as the "OWNERS" which expression shall mean and include all their representatives, nominees, executors, assignees, legal heirs, etc.).

AND

M/s NORTHSTAR HOMES, a Partnership Firm registered under the provisions of Indian Partnership Act vide registration No. 1113 of 2012, having its Office Situated at Plot No.8-2-293/82/A/1057/F1,Ground Floor, Road No. 45, Jubilee Hills, Hyderabad and represented by its Managing Partner Sri. UTTAM KUMAR REDDY KORUPOL, S/o. Sri K.Laxma Reddy, aged 35 years, Occupation : Business R/o H.No. 8-2-684/3/37&38, Road No. 12, Banjara Hills, Hyderabad - 500034.

(Hereinafter referred to as the DEVELOPER which expression shall mean and include all its representatives, nominees, executors, assignees, legal heirs, etc.).

(The "OWNERS" and the "DEVELOPER" are hereinafter collectively referred to as "the PARTIES")

RECITAL:

WHEREAS:

- A) Originally one Late Smt.Kummari Gandamma, was the owner and possessor of the total land admeasuring Acres 05-24 Guntas comprising of Acres 03-19 Guntas in Survey No.138, Acres 02-05 Guntas in Survey No.139, of Kokapet Village, Rajender Nagar Mandal Ranga Reddy-District;
- B) Smt.Kummari Gandamma expired leaving behind her, one son and daughter namely, Sri K.Lingamaiah and K.Pochamma as her legal heirs.

K. Lingamaiah  
 K. Sangaiah  
 K. Balaiah  
 K. Pochamma



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S.P. HARISHWAR REDDY [1525-1-2019-4789]	S.P. HARISHWAR REDDY AADHAAR NO. 7557 6211 9500	
2		 R. KISHAN:29/04/20 [1525-1-2019-4789]	R. KISHAN AADHAAR NO. 7482 2449 8052	

29th day of April, 2019

Signature of Sub Registrar  
Gandipet

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

Description of Fee/Duty	in the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BCL Pay Order	Total
Stamp Duty	100	0	1235760	0	0	0	1235860
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
<b>Total</b>	<b>100</b>	<b>0</b>	<b>1255960</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1256060</b>

Rs. 1235760/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 123593500/- was paid by the party through E-Challan/BC/Pay Order No. 913SML290419, 200IMP290419 dated 29-APR-19, 29-APR-19 of SBIN/ SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1127480/-, DATE: 29-APR-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4037784918216, PAYMENT MODE: CASH-1000200, ATRN: 4037784918216, REMITTER NAME: NORTHSTAR HOMES, EXECUTANT NAME: K VENKATESH AND OTHERS, CLAIMANT NAME: NORTHSTAR HOMES ) (2). AMOUNT PAID: Rs. 128500/-, DATE: 29-APR-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2509892123118, PAYMENT MODE: CASH-1000200, ATRN: 2509892123118, REMITTER NAME: NORTHSTAR HOMES, EXECUTANT NAME: K VENKATESH OTHERS, CLAIMANT NAME: NORTHSTAR HOMES)

Date:  
29th day of April, 2019

Signature of Registering Officer  
Gandipet

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- C) Subsequent to demise of Late Smt.Kummari Gandamma, the said total land admeasuring Acres 05-24 Guntas comprising of Acres 03-19 Guntas in Survey No.138, Acres 02-05 Guntas in Survey No.139, of Kokapet Village, Rajender Nagar Mandal Ranga Reddy District was mutated in favour of his son namely Lingamaiah, who is the father of Owner Nos.1 to 5 herein.
- D) Thereafter, Sri K.Lingamaiah obtained Pattadar Pass book in respect of the above said land from the Revenue Authorities, Rajendra Nagar Mandal, Ranga Reddy District vide Patta No. 356, Pattadar Pass Book No: 401290. Thus the said Sri K.Lingamaiah became the absolute owner, possessor and pattadar of total land admeasuring Acres 05-24 Guntas comprising of Acres 03-19 Guntas in Survey No.138, Acres 02-05 Guntas in Survey No.139, of Kokapet Village, Rajender Nagar Mandal, Ranga Reddy District;
- E) Thereafter Sri K.Lingamaiah and his two daughters namely Smt.K.Sushila and Smt.K.Pavithra have jointly executed a Gift Settlement Deed Document No.7565 of 2013 dated 11.12.2013 registered in the office of Joint Sub-Registrar Office, Gandipet, Ranga Reddy District gifting their  $\frac{3}{8}$ <sup>th</sup> share i.e. an extent of Acres 02-04 Guntas out of total extent Acres 05-24 Guntas in Survey No.138 & 139 of Kokapet Village, Rajendranagar Mandal, Ranga Reddy District in favour of the Owner Nos.1 to 5 herein who are the sons Sri K.Lingamaiah.
- F) WHEREAS thus, the Owners have acquired absolute rights and title over the land admeasuring Acres 05-24 Guntas comprising of Acres 03-19 Guntas in Survey No.138 and Acres 02-05 Guntas in Survey No.139 of Kokapet Village, Rajender Nagar Mandal, Ranga Reddy District, hereinafter referred to as the Schedule Property and more fully described in the Schedule annexed hereto.
- G) Thereafter, Smt.K.Pochamma who is the sister of Sri K.Lingamaiah has executed a Ratification Deed dated 30.05.2015 registered as Document No.1711 of 2015 in the office of Joint Sub-Registrar, Gandipet, Ranga Reddy District ratifying the above said Gift Deeds executed by Sri K.Lingamaiah and his daughters in favour of the Owners herein.
- H) The Owners have approached the Developer i.e M/S.Northstar Homes and offered to give the said total land admeasuring Acres 4-10 Guntas out of total extent Acres 05-24 guntas ( Acres 03-19 Guntas in Survey No.138, Acres 02-05 Guntas in Survey No.139) comprising of Acres 01-35 guntas in survey No.138 and Acres 02-05 guntas in Survey no.139 of Kokapet Village, Rajender Nagar Mandal Ranga Reddy District for developing the Schedule Property into Gated Community by converting the same into Residential Plots and by constructing budget Villas thereon and the Developer has agreed to develop the same as per the norms of concerned local bodies and competent statutory authorities.

K. Venkatesh

K. [Signature]

K. [Signature]

K. [Signature]

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- D) The OWNERS, being interested in development of the Schedule Property and with a view to derive a better value for the same having joined with each other and offered the Schedule Property.
- J) Accordingly the OWNERS and the DEVELOPER entered into this Development Agreement under the terms and conditions mentioned hereunder.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. MUTUAL COVENANTS:

- 1.1 That the OWNERS & DEVELOPER have mutually discussed and agreed upon the manner in which, respective extents of the OWNERS 1 to 5 shall be built as Residential budget Villas in size approximately 250 sq. Yards with built up area 2500 sq ft approximately of each Villa including Two Car Parking's per Villa into a common pool along with adjoining lands and the DEVELOPER would develop the Schedule Property along with adjoining land owners, into residential plots and constructing Villas thereon.
- 1.2 That the OWNERS & DEVELOPER have mutually agreed that as per Govt Norms if any land is affected in buffer zone (as the land is abutted to an Irrigation Nala) from the Schedule property after deducting the affected area, the remaining portion shall be taken into consideration for development of Villas.
- 1.3 That the OWNERS hereby grant, allow, authorize and empower the DEVELOPER to develop the Schedule Property and to undertake all necessary and incidental works in respect thereof i.e to survey the land, engage architects, engage contractors, workers, agents and any other required persons for the purpose of construction activities.
- 1.4 The DEVELOPER shall prepare comprehensive plans for division of the Schedule Property into plots in different sizes for the purpose of construction of Villas in the Schedule Property by employing good reputed architects and the DEVELOPER shall furnish copies of such plans to the OWNERS and thereafter the DEVELOPER shall submit plans along with necessary applications, forms and papers etc., to HMDA and authorities concerned and get them sanctioned. For the said purpose, the OWNERS shall sign and verify all such plans, papers, declarations, and affidavits.
- 1.5 The OWNERS handed over the vacant physical possession of the Schedule Property to the DEVELOPER for the purpose of development.

K Venkatesh

K. Lakshmi

K. Srinivasan

K. Ramesh

K. Ramesh

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- 1.6 That the OWNERS hereby agree that they will not object the DEVELOPER in joining adjacent/adjoining lands of the Schedule Property and to develop similar Villas. That the OWNERS hereby grant, allow, authorize and empower the DEVELOPER to develop the Schedule Property by throwing the same into common pool of land along with adjoining land by the DEVELOPER into Residential Villas and the sharing of percentage of Villas will be done basing on respective land contribution by each land owner.

## 2. COST OF APPLICATION & DEVELOPMENT

- 2.1 That all efforts, costs and expenses required for preparation of plans of construction and for securing the approval for such plans of Construction from concerned authorities including HMDA shall be borne by the DEVELOPER. The DEVELOPER shall thereafter undertake the entire construction and develop the Schedule Property at its cost and expense and no part of any such amounts shall be payable by or claimed from the Owners.

## 3. CONSIDERATION & RATIO OF SHARING:

- 3.1 The DEVELOPER agrees that in consideration of the Schedule Property being given for development under this Development Agreement cum general power of attorney, Owners 1 to 5 together shall be entitled to 50% share in the developed areas viz. Villas along with the plots appurtenant thereto (proportionate undivided share in the land) and right to use the common amenities and common areas in the integrated Villas proposed to be constructed in the Schedule Property.

- 3.2 That in lieu of the DEVELOPER undertaking the development of the Schedule Property at its cost and effort, the DEVELOPER shall be entitled to the remaining 50% share in the developed areas viz. Villas along with the plots appurtenant thereto (proportionate undivided share in the land) and right to use common amenities and common areas in the integrated Villas proposed to be constructed in the Schedule Property.

- 3.3 The OWNERS hereby covenants with DEVELOPER that the proposed Residential Villas in the developed area which are required to be mortgaged to the HMDA for the purpose of obtaining required permissions for development as well as for construction of Residential Villas shall mortgage from the areas falling to the share of both land OWNERS and DEVELOPER in 50:50 Ratio as per ANNEXURE-III.

- 3.4 That it is always agreed between the Parties that after receipt of approvals for the plans of division of Schedule Property into plots and permission for construction of Villas from the authorities concerned pursuant to and consequent upon the Development Agreement the share of the Villas proposed to be constructed in terms of this

1. K. Venkatesh  
 2. K. Lakshmi  
 3. K. Srinivas  
 4. K. Srinivas  
 5. K. Srinivas

3. K. Srinivas

3. [Signature]

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Agreement between the OWNERS and the DEVELOPER shall be as set out above and that all necessary further documentation including the execution of Supplementary Agreements, posterior to the Development Agreement would be executed between the OWNERS and the DEVELOPER for effectuating the above sharing of ratios in accordance with the intent of the parties.

- 3.5 The Villas will be shared by making equal distribution of Villas based on the merits such as view, facing & other attributes. The Villas may be allocated to a particular OWNER at any location on the combined land. The physical Ownership of land before the Amalgamation will not be considered while sharing the Villas.
- 3.6 That after the allotment and division of the Villas in the manner agreed between the parties, the respective OWNERS shall not be entitled to sell their respective share of Villas in the project for initial period of 6(six) months from the date of grant of approval for the plans of the project by HMDA. There after OWNERS shall be at liberty to sell/allot their share of Villas and to enter into any contract or agreement for the allotment or sale of such Villas at such price and on such terms and conditions as the respective OWNERS may think fit. However for a period of two Years from the date of obtaining permissions the OWNERS shall not sell their Villas for a lesser price than the price fixed by the DEVELOPER. All such Allotments/sales shall be made by the respective OWNERS 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 OWNERS in helping them deal with their share of Villas.
- 3.7 That after the allotment and division in the manner agreed between the parties, the DEVELOPER shall be at liberty to enter into agreements for sale/lease/ licence etc., in respect of its allotted share of Villas in Schedule Property and to enter into any contract or agreement for the allotment of its share of Villas at such price and on such terms and conditions the DEVELOPER may think fit. All such agreements shall be made by the DEVELOPER at its own costs and risk and the DEVELOPER shall alone be responsible to such parties in connection with such transactions between the DEVELOPER and such parties. The OWNERS shall however fully co- operate with the DEVELOPER in helping it deal with its share of Villas.
- 3.8 It is hereby agreed between the Parties that, if the Developer constructing the residential apartments/houses for the benefit of EWS/ LIG to fulfil the obligation required under G.O.Ms.No.245 , the construction charges for the total EWS/ LIG area shall be borne by both the Parties as per sharing Ratio. If the Developer is not constructing the residential apartments/houses for the benefit of EWS / LIG, it is required to pay the fee to the Government and in such an event, the fee payable to Govt/HMDA shall be shared by both Land Owners & Developer as per sharing Ratio.

K. Venkatesh

K. S. S. S. S.

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## 4. INTEREST FREE REFUNDABLE ADVANCE:

- 4.1 The DEVELOPER has agreed to pay a sum of Rs.2,50,00,000/- (In words Rupees Two Crores fifty lakhs Only) to the OWNERS towards interest free refundable advance at the time of signing this development agreement in the following manner:

PAYMENT DETAILS				
S.NO	Name	Cheque No	Date	Amount
1	Mr.K.Venkatesh	166560	01/03/2018	200000
2	Mr.K.Venkatesh	199915	29/04/2019	4800000
3	Mr.K.Laxmaiah	166559	01/03/2018	200000
4	Mr.K.Laxmaiah	199913	29/04/2019	4800000
5	Mr. K.Chenaiah	166558	01/03/2018	200000
6	Mr. K.Chenaiah	199914	29/04/2019	4800000
7	Mr.K.Sungaiah	166557	01/03/2018	200000
8	Mr.K.Sungaiah	199912	29/04/2019	4800000
9	Mr. K.Balaiah	166561	01/03/2018	200000
10	Mr. K.Balaiah	199911	29/04/2019	4800000

1 K Venkatesh

2 K. Venkatesh

3 K Venkatesh

4

5 K Venkatesh

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4.2 The OWNERS hereby agree to refund the said interest free refundable advance amount of Rs.2,50,00,000/- (Rupees Two Crores fifty lakhs only) to the DEVELOPER after completion of construction in all respects and at the time of handing over of all Villas falling to the share of the OWNERS.

4.3 The OWNERS hereby agrees that they shall not sell one Villa falling to the share of OWNERS till they return the interest free refundable advance amount to the DEVELOPER. If the OWNERS fail to return the interest free refundable advance to the DEVELOPER, the Developer shall be entitled to sell those three villas at the rate of market value and the sale proceeds will be adjusted towards the interest free refundable advance refundable by the OWNERS.

5. NON - REFUNDABLE ADVANCE:

5.1 The DEVELOPER has to pay an amount of Rs.35,00,000/- (In words Rupees Thirty Five Lakhs Only) to the OWNERS as non refundable advance as goodwill at the time of registration of this development agreement.

GOODWILL DETAILS				
S.NO	Name	Cheque No	Date	Amount
1	Mr.K.Venkatesh	199916	29/04/2019	700000
2	Mr.K.Laxmaiah	199917	29/04/2019	700000
3	Mr. K.Chenaiah	199918	29/04/2019	700000
4	Mr.K.Sungalah	199919	29/04/2019	700000
5	Mr. K.Balaiah	199920	29/04/2019	700000

6. PHASE WISE CONSTRUCTION:

6.1 The DEVELOPER agrees and undertakes that pursuant to the approval granted by all authorities including HMDA, the DEVELOPER shall construct various blocks of the project phase wise and the DEVELOPER shall be entitled to prioritise and draw its own plan of action according to its own operational convenience keeping in view the factors such as feasibility, costing and marketability of the project and the OWNERS shall not have any objection for the same.

1. K Venkatesh

2. K. Laxmaiah

3. K Chenaiah

4. K Sungalah

5. K Balaiah

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7. TIME FOR COMPLETING THE CONSTRUCTION AND DEVELOPMENT OF SCHEDULE PROPERTY:

- 7.1 The DEVELOPER shall complete the construction of Villas and Club House etc., in all respects and shall handover the entitled Villas as per the specifications falling to the share of the OWNERS within 24 months from the date of receiving the permissions for construction from HMDA and all concerned authorities with an additional grace period of 6 months.
- 7.2 Time shall be the essence of this Development Agreement. However, the stipulated time to complete the construction and development of the Schedule Property by the DEVELOPER shall not apply if the delay caused for construction by force majeure, act of god, natural calamities, war and further on account of the restrictions and controls that may be put up by the Government of the Authorities or changes/ amendments in the Rules or Regulations and Statues, or due to any prohibitory orders from any court of law or Authority, litigations, obstructions etc., with regard to construction and development.
- 7.3 In the event of any delay on the part of the DEVELOPER beyond the above stipulated period with grace period thereon in completing the construction and delivering the Villas allotted towards the share of the OWNERS, the DEVELOPER agrees and undertakes to pay an amount of Rs.25,000/- (Rupees Twenty Five Thousand Only) per month per Undelivered Unit (each Villa) falling to the share of OWNERS for a period of 12 months. In case the project is delayed even beyond these 12 months of penalty, the owners unilaterally has the right to terminate this agreement and take over the project. The Developer shall not have any claim on the OWNERS and also the advance free interest returnable amount shall be forfeited.
- 7.4 If any claims are made in respect of title of the Schedule Property, the said claims shall be defended and pursued by the OWNERS at their own cost and risk. If the OWNERS fail to resolve and settle the said claims within 90 (ninety) days from the date of the said claims, the DEVELOPER is entitled to involve in the matter and settle and resolve the said claims at cost of OWNERS. In case of OWNERS fail to pay the expenses incurred by the DEVELOPER for clearing such claims, the DEVELOPER shall deduct the expenses towards clearing such claims/litigation from OWNERS entitlement under this Development Agreement. All the settlements shall be done by the OWNERS on or before delivery of their respective Villas. The time consumed for clearing such litigations shall be excluded from the stipulated time for completion of the project.
- 7.5 If any work stopped after commencement of the project works and are stalled due to any claims, actions and or proceedings, the said time shall be excluded from the period stipulated herein above for completion of the project.

K. Venkatesh K. Venkatesh

K. Venkatesh

K. Venkatesh

K. Venkatesh



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## 8. PROJECT FINANCE:

8.1 The DEVELOPER is hereby authorized and empowered to avail the loan facilities/project loan from any Bank/Financial Institution for the purpose of funds required for undertaking the construction and development of the project and is hereby further authorized and empowered to create charge/security of the Villas and 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.

8.2 However, it is expressly understood and confirmed by the OWNERS and DEVELOPER that the Xerox documents of the Schedule property shall be handed over to Developer on the registration of this Development Agreement and kept in the custody of DEVELOPER for scrutiny of banks and Financial Institutions and such Original documents shall be made available to the society after the project work is completed and society is formed and the Owner will produce the original documents when it is required .

8.3 Pending completion of the project the OWNERS shall not pledge/mortgage the Original Documents with any Bank / Financial Institutions and also with any third party. However the OWNERS shall be entitled to pledge/hypothecate/create a charge in respect of their allotted share of Villas.

## 9. CONSTRUCTION SPECIFICATIONS:

9.1 The DEVELOPER shall undertake the development and construction in such a manner to ensure construction quality and shall adhere to the specifications mentioned in Annexure-I and build a club house (common club house for all phases) with amenities in ANNEXURE-II

## 10. REPRESENTATIONS &amp; OBLIGATIONS OF OWNERS:

10.1 The OWNERS hereby confirm and declare that the Schedule Property is fit and suitable in all respects for taking up development by construction of Villas. If any land conversion charges are required to be paid for the conversion of the land from Agricultural use to Non- Agricultural use(Non Agricultural Land Assessment Taxes) the required conversion charges shall be borne by the DEVELOPER. Land conversion done with the Proc. No.C1/1124/2018, issued by RDO, Rajendranagar

10.2 The OWNERS do hereby declare, agree, confirm, assure and covenant with the DEVELOPER that they have absolute development rights and interest over the Schedule Property and that the Schedule Property is free from all encumbrances, charges, mortgages, court attachments and liens etc. The OWNERS further assures the DEVELOPER that there is no legal impediment in entering into the present Development Agreement cum General Power of Attorney in respect of Schedule Property with the DEVELOPER.

1. K Venkatesh  
2. K. S. S.  
3. K. S. S.  
4. K. S. S.

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- 10.10 The OWNERS shall not enter into any Development Agreement, Construction Agreement or Joint Venture Agreement with any other party in respect of Schedule Property.
- 10.11 The OWNERS shall at all times indemnify and keep indemnified the DEVELOPER against all actions, proceedings, claims and demands or any litigations referable or relatable to the title of the OWNERS to the Schedule Property.
- 10.12 The OWNERS shall appoint and nominate Mr. K.Venkatsh S/o. K. Lingamaiah, aged about 41 years, the first part of OWNERS, as their authorized representative to hereinafter to deal with the DEVELOPER on behalf of all OWNERS, so as to have one point contact with the DEVELOPER with regard to all or any of the issues arising out of this Agreement.
- 10.13. Any communication happens between authorized representative and Developer, shall be considered as decision taken by all the Land Owners and the Developer may not intimate to all the Land Owners regarding the decision taken.
- 10.14 The Owners hereby agree that they will not object for placing common facilities, common MEP service equipment in any part of amalgamated land as per master plan.
- 10.15 That the DEVELOPER has entered into this Development agreement on the basis of the aforesaid representations of the OWNERS. The OWNERS agree that if any encumbrances or demands or claim are found to be existing or made in respect of the Schedule Property, the OWNERS shall indemnify and keep indemnified the DEVELOPER against the same and also clear and/or remove the same at their own costs and expenses and ensure that the developer is handed over an unencumbered property and that there is no obstruction interruption or objection to the DEVELOPER's rights to carry on development of the Schedule Property within a period of 3 months from the date of notice by the DEVELOPER of such litigation.
- 10.16 It is agreed by the OWNERS that any claim on the Schedule Property by any of their family members, owners shall settle the claim with in a period of 90 days from such claim. If the owners fail to settle such claim, Developer shall settle the claim by allotting such number of Villas in the Schedule property for which the claimants are entitled under such claim.
- 10.17 It is further agreed between the parties that, if the developer also fails to resolve any disputes with regard to the title, the Developer shall have a right to cancel this Development Agreement cum General Power of Attorney and the Developer is entitled to collect the interest free refundable amount.

K Venkatsh

K. Lingamaiah

K. Lingamaiah

K. Lingamaiah

K. Lingamaiah

K. Lingamaiah

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## 11. REPRESENTATIONS & OBLIGATIONS OF DEVELOPER:

- 11.1 The DEVELOPER represents and states that there are no legal impediments or contractual obligations that prevent the DEVELOPER from developing Schedule Property.
- 11.2 Pursuant to this Development Agreement 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 shall comply with the other statutory obligations under the applicable Labour Laws etc, and the DEVELOPER shall be liable for the payments of claims & damages if any arises during the course and till the completion of the Construction and Development of Schedule Property.
- 11.3 The DEVELOPER shall pay all the Employees State Insurance (ESI), Provident Fund and all other statutory payments claims etc., pertaining to the Construction and Development of the Schedule Property.
- 11.4 The DEVELOPER agrees that all fire fighting rules and regulations will be observed and proper sanctions and approvals obtained before taking up construction.
- 11.5 The DEVELOPER shall prepare plans in accordance with the existing rules and shall show the said plan/s to the OWNERS and obtain its consent prior to submitting the said plan to Hyderabad Metro Development Authority (HMDA) for grant of approval.
- 11.6 The entire cost of the development of the Schedule Property such as levelling, surveying, demarcation, preparing plans, architectural designing, and the cost of construction etc., and the cost of providing internal electrification (as per the specifications appended herewith), all the impact fees, sanction fees, levied by HMDA or Government for the sanction shall be borne exclusively by the DEVELOPER.
- 11.7 The DEVELOPER shall be liable for all damages arising out of the mishaps or accidents, if any during the course of construction and development in Schedule Property. The OWNERS shall not be liable in any way for any claims made in this behalf.
- 11.8 The DEVELOPER shall alone be responsible for any structural defects in construction such as cracks in the walls, leaks and seepage for a period of 1 (one) year from the date of handing over the possession.

K. V. S. R.

K. S. R.

K. S. R.

K. S. R.

K. S. R.

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- 11.9 That it is hereby mutually agreed between the parties hereto that failure of the DEVELOPER to complete the project by completing the construction of the entire integrated Villas in its totality as enumerated herein within the time stipulated herein above or within the grace period or extended period as stipulated herein, excluding the Force Majore conditions shall constitute the breach of terms of this Development Agreement.
- 11.10 The Developer shall execute the Registered Sale Deeds in respect of their share to the prospective purchasers, by necessarily making the OWNERS as parties and the OWNERS shall be intimated two days prior to any such intended registration in writing, to enable them to appear before the Registration office.
12. POSSESSION OF LAND:
- 12.1 The Land owners hereby grant license to the DEVELOPERS, to enter upon the scheduled property free of all encumbrances and obstructions, solely for the purpose of development of the property as contemplated under this Development Agreement cum General Power of Attorney.
- 12.2 The DEVELOPER from the date of grant of this license under this agreement shall enter upon the scheduled property, deemed to have an irrevocable license to implement the project on the scheduled property, and the DEVELOPERS right to carry out the development and construction works shall be continuous and irrevocable provided the DEVELOPER duly observes and performs all its obligations contained in this agreement. Land owners shall not in any manner disrupt or interrupt the progress of the work as contemplated under the agreement except under the circumstances agreed to in this agreement.
- 12.3 The OWNERS shall not revoke the license granted till the completion of the project in accordance with and subject to the terms of this agreement and nothing contained in this documents shall be construed as delivery of the possession of the scheduled property as part of performance of any agreement of sale under section 53A of the Transfer of Property Act 1908 or under section 2(47) income tax 1961. The owners reserve right to cancel the license given under this clause if the developer fails to perform his obligations under this contract.
- 12.4 The entire cost of construction of the project until it is completed in all aspects and obtaining occupancy certificate from GHMC and all costs of the proceedings in regard to the proposed construction shall be borne by the DEVELOPER and the OWNERS shall have nothing to do with the same.

K Venkatesh

K. Lakshmi

K. Srinivasulu

K. Srinivasulu

K. Srinivasulu

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### 13. DELIVERY OF POSSESSION OF VILLAS/UNITS ALLOTTED TO THE SHARE OF LAND OWNERS:

- 13.1 After completion of the construction of Villas i.e. development in all respects as per specifications the DEVELOPER shall issue notice in writing to the OWNERS intimating the completion of the construction and call upon them to take possession of their respective Villas within a period of two weeks upon such intimation the OWNERS shall take delivery of possession of the Villas which are allotted to the respective shares of the OWNERS or their nominee(s) by duly acknowledging. In the event of OWNERS failing to take the possession of the respective Villas within the stipulated period of two weeks, from the date of intimation, then the DEVELOPER will deem that the owner 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 OWNER or their nominees shall pay the maintenance charges, electrical charges etc to the society from the date of intimation. DEVELOPER shall not be responsible for the safety and security of their material inside the Villa.
- 13.2 That in view of the scale and enormity of the project the DEVELOPER may obtain the Occupancy Certificate in due course of time. The Developer shall obtain the Occupancy Certificate from the concerned authorities before delivering the Villas fell to the share of the Owners.
- 13.3 It is further agreed between the Parties that, if any additional works have to be taken up during the construction of OWNER'S share upon request by the OWNERS, 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 complex, as per this agreement and the cost of such additional works will be charged extra and the OWNERS / their nominees / prospective purchasers of the flats/units shall pay the same to the DEVELOPER.

### 14. CLUB HOUSE

- 14.1 The DEVELOPER shall provide a common Club House of approximately 3500 sft for all phases in the proposed integrated Villas for the benefit and usage of the ultimate purchasers and retainers of Villas. The location, size and nature of facilities and mode, quantum of charges for maintenance of such facilities to be provided in the Club shall be determined by the DEVELOPER and OWNERS shall not have any say in this regard.
- 14.2 Retainers and Prospective purchasers of DEVELOPER'S share of Villas shall contribute Rs.2 Lakhs per each Villa towards the Club Membership Fee, which amount shall be paid to the DEVELOPER. The said Club Membership Fee collected by the DEVELOPER shall be used for the purpose of furnishing the Club House.

K. Venkatesh

K. Venkatesh

K. Ladd

K. Venkatesh

K. Venkatesh

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## 15. OTHER COVENANTS:-

- 15.1 The DEVELOPER agreed to put the Villas falling to the share of the OWNERS for sale, if so required by the OWNERS and would endeavor to sell the same by utilizing its own infrastructure established for marketing and the OWNERS shall pay to the DEVELOPER 2% of the actual value/sale consideration of the Villas sold by the DEVELOPER towards marketing charges
- 15.2 The OWNERS hereby covenant to execute sale deeds, agreement of sale in standard format(furnished by the DEVELOPER) incorporating the required terms & conditions which regulate the enjoyment of Villas and common amenities including the condition that the purchasers thereof would abide by the by-laws applicable to the unit holders/residents of the Villas prepared by the DEVELOPER.
- 15.3 It is agreed that the project name would be decided by mutual consent between the parties.
- 15.4 It is clearly stipulated that the LOGO of the DEVELOPER on the façade of the complex or on any other suitable location shall remain forever. Neither the OWNER nor any of the purchasers shall be entitled to remove or cause its removal.
- 15.5 During construction the DEVELOPER may provide publicity boards, signage in the site for publicity purpose on the Schedule property and the owners shall not be entitled to raise any objection in respect thereof.

## 16. STAMP DUTY AND CUSTODY OF AGREEMENT:

- 16.1 The stamp duty, registration fees and any other miscellaneous expense to be incurred for getting this Development Agreement to be registered or any other Supplemental Agreement or document to be entered and to be registered shall be borne by the DEVELOPER exclusively.
- 16.2 The Original of this Development Agreement-Cum-GPA shall be executed in two sets one will be with the Developer and another with the Owners.

## 17. TAXES, DEPOSITS, MAINTENANCE ETC.:

- 17.1 The OWNER and the DEVELOPER and/or any one claiming through them shall pay the respective corporation taxes, cess, assessments, charges for electricity, water and sanitary and other services and outgoings payable in respect of their respective constructed area from the date of delivery of possession of the same or on the expiry of one month from the date of service of a written intimation sent by registered post acknowledgement due and /or under certificate of posting to the OWNERS or their nominees intimating them of the fact that their share of constructed area is complete and is ready for delivery/occupation in all respects.

K Venkatesh

K. S. Rao

K. S. Rao

K. S. Rao

K. S. Rao

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- 17.2 It is agreed that both the DEVELOPER and the OWNERS or their respective nominees/transferees shall be liable to contribute to the Corpus Fund that may be started for taking care of the major repairs, major expenses etc. in respect of the project and therefore, both the DEVELOPER and the OWNERS agreed that they shall suitably inform and bind the purchasers of their respective constructed areas in this regard.

#### 18. CORPUS FUND

- 18.1 It is hereby agreed to float a corpus fund Rs.1,50,000/- per Villa/Unit for, OR as decided by the association, the entire project which is payable by the ultimate purchasers or the retainers of the Villas and the same shall be paid to the Villa Owners Association at the time of execution of registered sale deeds in favour of the respective prospective purchasers of the Villas/Units and in the event of any of the OWNERS are retaining any Villas, the proportionate corpus fund of such Villas, shall be paid to the Villa Owners Association by such OWNERS at the time of taking over the possession of the respective Villas and such fund will be governed and held initially in a separate bank account in the name of "ASSOCIATION" on account of Capital expense. After the project is completed, the said fund along with administration of maintenance common amenities will be transferred and hand over to the Association or Society formed among the OWNERS of the complex. And the interest earned and generated on the same shall always be utilized only to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns, gates, laying of roads, pipelines etc., and if at any point of time such interest generated/earned on the corpus fund is not sufficient to meet such expenditure, the residue/deficit required shall be contributed by all the owners of the Villas in the same proportion in which they contribute the monthly maintenance charges.

#### 19. PAYMENT OF MONTHLY MAINTANANCE CHARGES:

- 19.1 The DEVELOPER will maintain the entire integrated Villas by appointing Facility Management Company till association is formed (up to a maximum for a period of one year) from the date of completion the project and same shall be transferred to the Villa Owners Association as soon as association is formed. If elected body is not formed within one year from the date of completion of project, DEVELOPER shall handover the maintenance to the nominated body for maintenance of the Project.

K. Venkatesh

K. J. J.

K. S. S.

K. S.

K. S.

K. S.

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19.2 The OWNERS and the DEVELOPER agree that any time during the period of time taken hereunder for completion of the said project if any additional FSI becomes available due to some changes in the existing laws, then such additional area available in the said project shall be mutually divided and agreed between the OWNERS and DEVELOPER.

20.0 MISCELLANEOUS:

- i. The DEVELOPER shall make available to the OWNERS one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.
- ii. That the DEVELOPER assures and undertakes that they will use standard quality of materials in the event of non-availability of the material specified in Annexure-I the DEVELOPER is authorized to use alternative material with a similar standards/quality for the purpose of construction of the project and abide by the standard specifications as agreed and listed in Annexure-I to this agreement.
- iii. The tax liability on account of capital gains earned by the OWNERS or the OWNERS of Schedule Property in respect of Villas falling to their share, they shall bear such tax. The payment of any tax liability on the profit earned on development upto the extent of DEVELOPER share of developed area shall be the responsibility of the DEVELOPER.
- iv. It is agreed between the parties that from the date of handing over possession of the developed area in Schedule Property the OWNERS and the DEVELOPER or their respective allottees shall be responsible for the payment of the property tax of their respective shares of developed area in Schedule Property.
- v. Each party hereto undertakes with the other to act in the utmost good faith in interpreting and implementing this Agreement and agrees to do all things reasonably within its power, which are necessary or desirable to give effect to the spirit and intent of this Agreement.
- vi. That the terms of this Agreement shall be kept confidential by all the parties and unless compelled by law, the terms shall not be disclosed to other person.

1. K Venkatesh

2. K. J. J.

3. K. V. J. J.

4. [Signature]

5. K. V. J. J.

[Signature]

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21. NOTICE:

21.1 Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Development Agreement shall be given in writing and may be given by mail by personal delivery or by sending the same by prepaid registered mail addressed to the OWNERS through their representative viz., K. Venkatesh the OWNER No.1 .

22. AMENDMENT:

22.1 No modifications or amendment of this Development Agreement shall be binding unless made specifically in writing duly executed by the authorized representative of the Parties

23. SEVERABILITY:

23.1 If any portion of this Development Agreement shall be declared invalid by any order, decree or judgment of a court of competent jurisdiction, or Government authority, this Development Agreement shall be construed as if such portion had not been inserted herein. Should any provision of this Development Agreement be or become ineffective for reasons beyond the control of the Parties, the Parties shall use reasonable endeavors to agree upon a new provision, which shall as nearly as possible have the same commercial effect as the ineffective provision.

24. WAIVER:

24.1 No forbearance, indulgence, waiver or relaxation of any Party at any time to require performance of any provision of this Development Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of the same provision and any waiver or acquiescence by any Party of any breach of any provision of this Development Agreement shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions, a waiver of any right under or arising out of this Development Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Development Agreement.

25. ASSIGNMENT:

25.1 This Development Agreement shall not be assignable by any Party without the consent of the other Parties.

- 1. K Venkatesh
- 2. K. [Signature]
- 3. K. [Signature]
- 4. [Signature]
- 5. K. [Signature]

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## 26. NO PARTNERSHIP:

26.1 Nothing contained in this Development Agreement shall be deemed to be a partnership between the Parties hereto or constitute any Party the agent of another Party for any purpose.

## 27. ARBITRATION:

27.1 All the disputes arising out of or in connection with, this Development Agreement shall be initially resolved by mutual discussions among the OWNERS 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. The disputes shall be referred to the mutually agreed sole Arbitrator. The venue of Arbitration shall be at Hyderabad. The award of the Arbitrator shall be final and binding on both the parties.

## 28. GOVERNING LAWS &amp; JURISDICTION:

28.1 This Agreement shall be governed by and constructed in accordance with the laws of India and any disputes arising in relation hereto shall be subject to the exclusive jurisdiction of the courts in Ranga Reddy District.

## 29. GENERAL POWER OF ATTORNEY:

29.1 The OWNERS represent that to enable the DEVELOPER to attend to various works concerning the development, construction and to enable the DEVELOPER to exercise all its rights in respect of its 50% share of the developed property allotted to it share under this Development Agreement, the OWNERS have decided to issue a General Power of Attorney and therefore hereby nominate and appoint M/s NORTHSTAR HOMES, a Partnership Firm registered under the provisions of Indian Partnership Act vide registration No.1113 of 2012, having its Office Situated at Plot No.8-2-293/82/A/1057/F1, Ground Floor, Road No. 45, Jubilee Hills, Hyderabad and represented by its Managing Partner Sri. UTTAM KUMAR REDDY KORUPOL, S/o. Sri K.Laxma Reddy, aged 35 years, Occupation : Business registered office at Plot No.8-2-293/82/A/1057/F1, Ground Floor, Road No. 45, Jubilee Hills, Hyderabad as their duly constituted General Power of Attorney to the extent of 50 % share in the land allotted to the DEVELOPER under this agreement to do the following acts:-

1. K. Lakshma Reddy

2. K. Lakshma Reddy

3. K. Lakshma Reddy

4. K. Lakshma Reddy

5. K. Lakshma Reddy

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- a) To make sign suitable applications sign affidavits, vakalat etc. for obtaining suitable sanctions, permissions, permits, approvals, exemptions etc. from the HMDA, Hyderabad Metro Water Supply and Sewerage Board (HMWS&SB), AP TRANSCO, Government, Local or any authority, etc for obtaining necessary permissions, sanctions, connections etc., for the proposed project in the name and on behalf of the OWNERS.
- b) To represent the OWNERS before the Government Offices, Corporations, etc., in connection with the above development.
- c) To make sign suitable applications for permissions, regularizations, relaxation, zoning regulations for construction etc.
- d) To execute and register any deeds like, Agreement of Sale, Sale Deeds, Conveyance deeds etc. and receive moneys in respect of the DEVELOPERS share of the constructed/developed area and in the land along with the constructed portion from prospective purchasers.
- e) To initiate/defend any proceedings as may become necessary before the Court, Tribunal or authority whatsoever so as to protect and preserve the property and also to manage and develop the interests of the OWNERS in the Schedule Property and/or prosecute and defend any such litigations or proceedings as may become necessary.
- f) The Power of Attorney shall have authority in the name and on behalf of the OWNERS to appoint a counselor change/remove the counsel and incur such expenses, as it may deem fit and necessary in his absolute discretion.
- g) To avail the loan facilities/project loan from any Bank/Financial Institution for the purpose of funds required for undertaking the construction and development of the project and is hereby further authorized and empowered to create charge/security of he Villas and 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.
- h) The Power of Attorney shall do all such other acts, deeds and things which are ancillary and incidental to the power hereinabove conferred and the same shall be ratified by the OWNERS as if they have been done by them in their name and on their behalf.
- i) To give further Power of Attorney or Special Power of Attorney to any /third person for the purpose of carrying out any of the above acts by and on behalf of the OWNERS which shall be binding on the

1. K. Venkatesh

2. K. Jay

3. K. Venkatesh

4. K. Venkatesh

5. K. Venkatesh

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## OWNERS.

- j) To mortgage the Villas in favour of HMDA on behalf of Land owners for the purpose of obtaining permissions for development as well as for construction of Villas shall mortgage from the areas falling to the share of both land owners and Developer in =%: 50% Ratio.
- k) To gift the land in favour of Gram Panchayat for road widening on behalf of Land owners for the purpose of obtaining permissions for development as well as for construction of Villas.

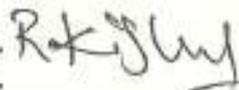
SCHEDULE PROPERTY

All that land admeasuring Acres 4-10.23 Guntas equivalent to 20,598.86 Square Yards, out of total extent of Ac.05-24 guntas (comprising of Acres 03-19 Guntas in Survey No.138 and Acres 02-05 Guntas in Survey No.139 ) comprising of Acres 01-35 guntas in survey No.138 and Acres 02-05 guntas in survey No.139 of Kokapet Village, Rajender Nagar Mandal, Ranga Reddy District and bounded by:

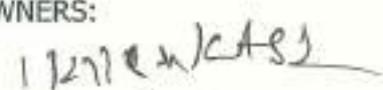
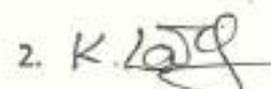
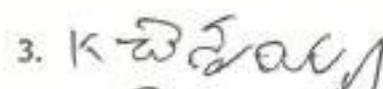
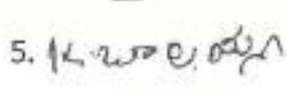
NORTH : Survey No.136  
 SOUTH : Nala  
 EAST : KokapetVillage Road  
 WEST : Survey No.137&Nala

IN WITNESS WHEREOF the parties have put the hands on the day and year mentioned above in the presence of the witnesses:

Witnesses:

1.   
 2.   
 1.

OWNERS:

1.   
 2.   
 3.   
 4.   
 5. 

DEVELOPER



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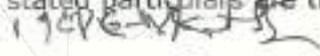
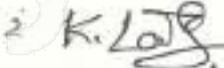
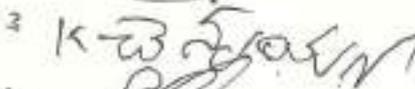
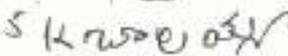
## ANNEXURE - 1A

1. Description of Building ::: Proposed Residential Building Complex on the **Land bearing in Survey Nos.138 and 139**, Situated at: **KOKAPET VILLAGE**, Gandipet Mandal, Ranga Reddy District, Telangana State.
2. Nature of Roof ::: R.C.C.
3. Total extent of site ::: Admeasuring **20,598.86 Square Yards**.
4. Proposed Built-up area ::: **1,58,003.44 Square Feet** (Including common area, Club House and Car Parking).
5. Party's own estimate for the Construction ::: Rs.12,02,17,000/-
6. Total Value of the Property ::: **Rs.12,02,17,000/-**

Date: 29/04/2019.

### CERTIFICATE

I/We do hereby declare that the above stated particulars are true and correct to the best of my/our knowledge and belief.

1   
2   
3   
4   
5 

**SIGNATURE OF THE LANDOWNERS**

  
**SIGNATURE OF THE DEVELOPER**

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## ANNEXURE-I

### Specifications

#### Structure:

- RCC framed structure with RCC slabs & beams system

#### Super structure

- **External walls** in brick masonry 9" thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks
- **Internal walls** in brick masonry 4½" thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks

#### Wall Finishes

- **Internal Walls** Single coat plastering, exposed surfaces shall be finished with two coats of roller applied plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty
- **External Walls** Weather proof paint in Smooth or Textured finish of Asian paints or equivalent make

#### Water proofing

- Water proofing in all toilets and other wet areas and Terrace Area with Brush Bond

#### Joinery

##### ▪ Frames

- **Main door** frame in solid sal Wood / Imported Finger Jointed Rubber Wood covered with Veneer with Architraves finished with Melamine polish
- **Internal door frames** in solid sal wood / Imported Finger Jointed Rubber Wood frames covered with Veneer with Architraves finished with Melamine polish

##### ▪ Shutters

- **Main door:** Flush shutter with Teak / OAK Veneer finished with Melamine polish
- **Bedroom doors:** Flush shutters with Teak / OAK Veneer finished with Melamine polish
- **Toilets & Utility door:** Flush shutter finished with one side Teak / OAK Veneer finished with Melamine polish and other side finished with Paint / Laminate

- **Hardware:** Door Hinges and Tower bolts in SS / Brass SS Coated of Quba or equivalent make

- **Windows** Double Track Sliding Powder Coated / Anodised Aluminium / UPVC Windows with 5mm Glass and standard Hardware

#### Railings

- External and internal Railings in Mild Steel with enamel paint

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### Flooring & Skirting

- **Foyer, Drawing, Living & Dinning:** 800 X 800 Double Charged Full body Vitrified tiles of Multistone / Motto or equivalent make
- **Master Bedroom:** Laminated wood flooring of PERGO / equivalent Make
- **Other bedrooms, Kitchen, Home Theatre & office room:** 2'X2' Full Body Vitrified Tiles of Multistone / Italica or equivalent make
- **Sitouts:** 2' X 1' Antiskid Full Body Vitrified / Ceramic Tiles of Multistone / Italica or equivalent make / Natural Stone
- **Toilets & Utility:** 1' X 1' Antiskid ceramic Tiles of Multistone / Italica or equivalent make
- **Pathways & Other Hard Surfaces in Landscaped areas:** Rough Tandoor stone slabs
- **Parking Area:** Cement Concrete Flooring / Rough Tandoor stone slabs

### Dado

- **Toilets :** Dado upto 8' (lintel Height) in Wet Area and upto 4' in Dry Area in glazed ceramic tiles of Multistone / Italica or equivalent make
- **Kitchen:** Dado - Not in Scope
- **Utility:** Dado upto 4' in glazed ceramic tiles of Multistone / Italica or equivalent make

### Counter Tops

- **Toilet Washbasins:** In 18 mm Thick Polished Tan Brown / Black Granite slabs
- **Kitchen & Utility Platform:** Not in Scope

### Electrical Fixtures & Cables:

- **Light points:** one light point for every 150 sft of built up area for each unit. Two way light points one each in bed rooms.
- **Fan points:** One point each in Drawing, Living, all bedrooms, dining, kitchen, Media Room
- **Exhaust fan points** in all toilets
- **Provision for Foot lamps** in all bedrooms
- **Bell:** one call bell point with buzzer outlet in drawing
- **Power Sockets:**
  - **5AMPS:** 2 nos 5amps in each bed rooms, 1 no 5 amp in each toilet, two each in dining and drawing, 1 each in sitouts, 3nos in kitchen ( for cook top, chimney and RO unit)
  - **15 AMPS:** 1 in each toilet for geysers, 6 nos for refrigerator, washing machine, oven and other kitchen appliances in Kitchen and Utility
  - **20 AMPS Junction Box:** Split type AC'S points in all bedrooms, dining, Media Room, living and drawing
- **TV Cable Outlets:** Conduit for TV Cable - In Living, Drawing, Media Room & Master Bedroom
- **Telephone:**
  - Telephone points with conduit and without wire in master bedroom and drawing
  - **Intercom:** Intercom wiring and point in Living room to connect between all units and security room
- **Internet:** Internet cable conduit provision in Living Room
- **Earthing:** Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set and lighting protection
- **Distribution Boards** with ELCB's and MCB's of MDS legrand/ ABB/Havells or equivalent make

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- **Switches:** MDS mosaic / Legrand / Schneider/ Panasonic or equivalent make
- **Cables:** Concealed Copper Wiring of Polycab / Fenolex / Laap or Equivalent make
- **Power Backup:** 100% Power Backup for Common Areas & Villas

#### **Bath Fixtures & Plumbing**

- **Sanitary Fixtures:**
  - **Washbasins:** Bedroom toilet wash basins of Duravet / TOTO or equivalent of counter below type
  - **EWC:** wall mounted EWC of Duravet / TOTO or equivalent with concealed flush tank, health faucet and angle stopcocks
- **CP Fixtures / Faucets:**
  - **Basin Mixers:** Grohe / Bravat / Kohler or equivalent mixer for hot and cold water & angle stopcocks
  - **Shower:** concealed single lever diverter for hot and cold water, overhead shower & spout of Grohe / Bravat / Kohler or equivalent
- **Kitchen Bowls:**
  - Plumbing lines only will be provided for Sink in Kitchen and Utility.
- **Geyser:** Provision for Geyser's in all Toilets and Utility
- **Maid Toilet's:** EWC with Flush Tank & One Spout Tap will be provided
- **False Ceiling:** All internal drainage lines shall be under deck covered with Grid false ceiling to facilitate serviceability

#### **Services**

- **Water Supply:** water supply shall be means of pneumatic system from central tank. Supply of water shall be from municipal main and bore well. Supply from bore well shall be treated as requirement.
- **STP:** Centralised Sewerage Treatment Plant for treating sewerage water to be used for Landscaping
- **Drainage:** Internal and external drainage lines in GRADE 'B' UPVC of Prince / Astral / equivalent make.

#### **ANNEXURE-II**

#### **Club House – 4000 sft**

- Entrance Lobby
- Swimming Pool
- Gym
- Party Hall
- Table Tennis & Caroms Room
- Cards & Snooker Room
- Guest Room

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**ANNEXURE-III**

<b>NSH-Allura SHARING STATEMENT</b>				
<b>PLOT NO</b>	<b>FACING</b>	<b>AREAIN SQYDS</b>	<b>NSH</b>	<b>LO</b>
1	WEST	375	375	
2	WEST	375		375
3	WEST	375	375	
4	WEST	375		375
5	WEST	375	375	
6	WEST	375		375
7	WEST	375	375	
8	EAST	300		300
9	EAST	300	300	
10	EAST	300		300
11	EAST	300	300	
12	EAST	300		300
13	EAST	300	300	
14	EAST	300		300
15	EAST	300	300	
16	EAST	300		300
17	EAST	300	300	
18	EAST	322		322
19	EAST	370	185	185
20	EAST	306	306	
21	EAST	306		306
22	EAST	306	306	
23	EAST	306		306
24	EAST	306	306	
25	EAST	306		306
26	EAST	306	306	
27	EAST	306		306
28	EAST	304	304	
29	EAST	304		304
30	EAST	304	304	
31	EAST	304		304
32	WEST	300	300	
33	WEST	300		300
34	WEST	300	300	
35	WEST	287		287
<b>TOTAL</b>		<b>11168</b>	<b>5617</b>	<b>5551</b>

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మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**7635 9654 5233**

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
Government of India

కుమ్మరి చెన్నయ్య  
Kumhari Chennaiah



జన్మ సంవత్సరం / Year of Birth: 1985  
పురుషుడు / Male

**7635 9654 5233**



ఆధార్ - సామాన్యుని హక్కు

**7177 7472 3060**

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
Government of India

కుమ్మరి సంగయ్య  
Kumhari Sangayya



జన్మ సంవత్సరం / Year of Birth: 1983  
పురుషుడు / Male

**7177 7472 3060**



ఆధార్ - సామాన్యుని హక్కు

**6720 9702 4946**

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
Government of India

కుమ్మరి లక్ష్మయ్య  
Kumhari Lakshmi



జన్మ సంవత్సరం / Year of Birth: 1975  
పురుషుడు / Male

**6720 9702 4946**



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



శ్రీ పురం హరిశ్వుర రెడ్డి  
Sri Puram Harishwar Reddy  
జన్మ తేదీ/DOB: 01/08/1990  
పురుషుడు/ MALE  
Mobile No: 9030568127

**7557 5211 9550**



నా ఆధార్ - నా గుర్తింపు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



Rathod Kishan  
Rathod Kishan  
జన్మ తేదీ/DOB: 02/03/1981  
పురుషుడు/ MALE

**7462 2449 8052**  
VID: 9192 8781 0488 5135



ఆధార్ - సామాన్యుని హక్కు



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Government of India



కుమార బాలయ్య  
Kumar Balajiah

జన్మ సంవత్సరం / Year of Birth: 1989  
పురుషుడు / Male

**6247 6129 2539**



ఆధార్ - సామాన్యుని హక్కు



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కుమ్మరి వెంకటేశ  
Kumhari Venkatesh

జన్మ సంవత్సరం / Year of Birth: 1974  
పురుషుడు / Male

**3900 4756 4217**



ఆధార్ - సామాన్యుని హక్కు

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 भारत सरकार  
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E-Aadhaar Letter

Enrollment No: 102728211/07957

Mr. K. Lakshminarayana Reddy (శ్రీ లక్ష్మీనారాయణ రెడ్డి)  
 5/2, K. Jagannatha Reddy, 8-2-684/3/37/38,  
 Jagannatha Reddy Colony Road no 12, Banjara Hills,  
 Hyderabad, Hyderabad,  
 Pin Code - 500034

- ఇది ఒక నిజమైన దృవీకరణ, తెలియజేసే పత్రం.
- ఇది నిజమైన దృవీకరణ అవుతుంది అంటే అధికారికంగా చెప్పవచ్చు.
- ఇది ఎలక్ట్రానిక్స్ ద్వారా తయారైనది.

Your ID Card No:  
**7192 0637 2760**



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



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भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address:  
 5/2, K. Jagannatha Reddy, 8-2-684/3/37/38,  
 Jagannatha Reddy Colony Road no 12, Banjara Hills,  
 Hyderabad, Hyderabad,  
 Pin Code - 500034

7192 0637 2760

భారత ప్రభుత్వం ప్రభుత్వం ప్రభుత్వం

Aadhaar-Aam Admi ka Adhikar

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Challan No. (ATRN) :	2509892123118	Challan generation date and time :	29-04-2019 13:40:40
Challan Expiry on :	06-May-2019 at close of business hours	Amount to pay :	INR 128500.00

Name of the merchant partner :	Registration and Stamps Department Government of Telangana State	Merchant order no :	200IMP290419
--------------------------------	--	---------------------	--------------

Name of the customer :	NORTHSTAR HOMES	Mode of payment :	SBI Branch Payment
Mobile Number :	9989933311	Email Id :	kishan.rathod@northstar.in

Additional Details :	
----------------------	--

**Note for the customer:**

1. This challan is accepted at all branches of State Bank of India.
2. In case of any issue related to payment, kindly register your queries with sbiepay@sbi.co.in or our toll-free number-1800-221-401. Please quote Challan/ATRN No in all your correspondences.
3. Refunds if any, to be taken up with the merchant directly. No refunds shall be entertained at SBI.



Challan No. (ATRN) :	4037784918216	Challan generation date and time :	29-04-2019 10:44:15
Challan Expiry on :	06-May-2019 at close of business hours	Amount to pay :	INR 1127460.00

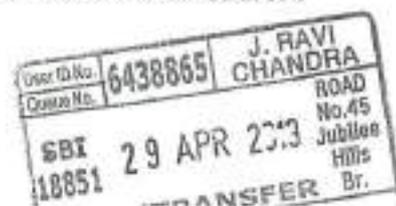
Name of the merchant partner :	Registration and Stamps Department Government of Telangana State	Merchant order no :	9135ML290419
--------------------------------	--	---------------------	--------------

Name of the customer :	northstar homes	Mode of payment :	SBI Branch Payment
Mobile Number :	9989933311	Email Id :	kishan.rathod@northstar.in

Additional Details :	
----------------------	--

**Note for the customer:**

1. This challan is accepted at all branches of State Bank of India.
2. In case of any issue related to payment, kindly register your queries with sbiepay@sbi.co.in or our toll-free number-1800-221-401. Please quote Challan/ATRN No in all your correspondences.
3. Refunds if any, to be taken up with the merchant directly. No refunds shall be entertained at SBI.



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