

తెలంగాణ తెలంగాణా TELANGANA

R. S. 163244

I.No. 1872 Date 18/10/17 Rs. 100/-

REVALA SURESH
 LICENSE STAMP VENDOR
 Lic. No. 15-25-009/2015
 H.No. 2-162/2, Aziz Nagar (Village),
 Moinabad (Mandal), R.R. Dist.
 Ph: 7842100848

Sold To: A. Srinivasa Reddy & A. Veera Reddy
 for whom M/S Hallmark Properties *P/O H/P*

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement-cum-General Power of Attorney is made and executed on this the 18th day of October, 2017 at S.R.O., Gandipet, Ranga Reddy District by and between:

1. Sri. B.S.SREENATH REDDY, S/o Sri. RAMACHANDRA REDDY, aged about 61 Years, Occupation: Business, residing at 903, Phoenix a Wing, Meenakshi Sky Lounge, Khanamet, Hyderabad-500084 Pan No.ACEPB2522], Aadhaar No.632400308547
2. Sri. B.RAMA MOHAN REDDY, S/o Sri. B.PADIGELA REDDY, aged about 61 Years, Occupation: Business, residing at 12, Lalitha Bloomfield, Khajaguda, Hyderabad - 500104, Pan No.ABRPB6552E, Aadhaar No.973500182440 *Chis*

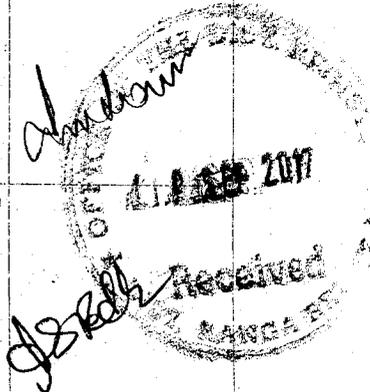
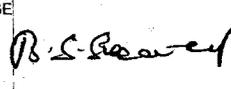
(Hereinafter referred to as the "LAND OWNERS/FIRST PARTY" which terms shall mean and include all their heirs legal representatives, and other successors in title of the First Party).

B. S. Sreenath Reddy

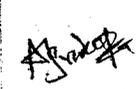
Chis

For HALLMARK PROPERTIES
J. S. Reddy *Shankham*
 Partner

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 _____ and _____ on the 18th day of OCT, 2017 by Sri B.S.S.Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression	
SI No	Code	Thumb Impression	Photo	Address		
1	CL		 KANDULA ASOKA VARDHAN [1525-1-2017-7269]	KANDULA ASOKA VARDHAN S/O. LATE K.RAMI REDDY FLAT NO.303,HALLMARK RAINBOW,GANDIPET,RANGA REDDY ,Telangana,500089, NEKNAMPUR	 	
2	CL		 M/S HALLMARK PROP [1525-1-2017-7269]	M/S HALLMARK PROP (R/P) BY ALLU SRINIVASA REDDY S/O. A.VEERA REDDY FLAT NO.301,HALLMARK RAIN TREE,GANDIPET,RANGA REDDY ,Telangana,500089, NEKNAMPUR		
3	EX		 B.RAMA MOHAN REDDY [1525-1-2017-7269]	B.RAMA MOHAN REDDY S/O. B.PADIGELA REDDY 12.LALITHA BROOMFIELD,HYDERABAD,HYDERAB AD,Telangana,500104, KHAJAGUDA		
4	EX		 B.S.SREENATH REDDY [1525-1-2017-7269]	B.S.SREENATH REDDY S/O. RAMACHANDRA REDDY 903,PHOENIX A WING,KHANAMET,HYDERABAD,Telang ana,500084, MEENAKSHI SKY LOUNGE		

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 A.PRADEEP KUMAR::: [1525-1-2017-7269]	A.PRADEEP KUMAR DL.NO. AP0112000002245	
2		 D.LOKESH::18/10/20 [1525-1-2017-7269]	D.LOKESH DL.NO. DLFAP02368352007	

18th day of October, 2017

Signature of Sub Registrar
Gandipet

Bk - 1, CS No 7269/2017 & Doct No 7079/2017. Sheet 1 of 21 Sub Registrar Gandipet

Generated on: 18/10/2017 04:21:14 PM



2
AND

M/s. HALLMARK PROPERTIES, its Registered office at Plot No.23, HIG-II, Nekkampur Village, Gandipet Mandal, Ranga Reddy District, Vide Registration Firm No.2029/2017, registered at Ranga Reddy District, Pan No.AAKFH3027Q, Represented by it's Managing Partner & Partners:

1. SRI. ALLU SRINIVASA REDDY S/o SRI AVEERA REDDY, aged about 44 years, Occupation: Business, residing at Flat No.301, HALL MARK RAIN TREE Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Nekkampur Village, Gandipet Mandal, R.R.Dist, Hyderabad-500 089. Mobile No.9949744699, Aadhaar No.555792432179
2. SRI. KANDULA ASOKA VARDHAN S/o. LATE K.RAMI REDDY, aged about 59 years, Occupation: Business, residing at Flat No.303, Hallmark Rainbow Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Nekkampur Village, Gandipet Mandal, R.R.Dist, Hyderabad., PIN: 500089. Mobile No.9705604582. . Aadhaar No.848158398754.

(Hereinafter referred to as the "DEVELOPER/SECOND PARTY" which terms shall mean and include all its legal heirs legal representatives, and other successors-in-office, executors, assigns, administrators, wherever the context permits of the Second Part)

WHEREAS the Land Owners are the absolute owners of the land in Sy No.473/Part, admeasuring 1769 Square Yards situated in Manchirevula Village & Gram Panchayat, Rajendranagar Mandal(New), Gandipet Mandal(old), Ranga Reddy as under:

No	Name	Sy No	Extent in Sq Yds
Owner 1	B.S. Sreenath Reddy	473/Part	1666
Owner 2	B. Ram Mohan Reddy	473/Part	103
	Total		1769

B.S. Sreenath Reddy

As

For HALLMARK PROPERTIES.

[Signature]

[Signature]
Partners

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/BC/ Pay Order	Total
Stamp Duty	100	0	76000	0	0	0	76100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	150	0	0	0	150
Total	100	0	96150	0	0	0	96250

Rs. 76000/- 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. 7600000/- was paid by the party through E-Challan/BC/Pay Order No ,422ZWN171017 dated 18-OCT-17 of SBH/NANAKRAMGUDA

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 96150/-, DATE: 18-OCT-17, BANK NAME: SBH, BRANCH NAME: NANAKRAMGUDA, BANK REFERENCE NO: 068064346, REMITTER NAME: ALLU SRINIVASA REDDY ,EXECUTANT NAME: B.S. SREENATH REDDY AND OTHERS,CLAIMANT NAME: HALLMARK PROPERTIES).

Date:
18th day of October,2017

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 7079 of 2017 of Book-1 and assigned the identification number 1 - 1525 - 7079 - 2017 for Scanning on 18-OCT-17 .

Registering Officer
Gandipet
(S.Umadevi)

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 2 of 21 Sub-Registrar
Gandipet

Generated on: 18/10/2017 04:21:14 PM



That, the First Party entered into a Development Agreement with General Power of Attorney registered as Document No. 7076 of 2017 dated 18-10-2017 Registered at SRO, Gandipet, Ranga Reddy District with RRL SPACES VENTURES PVT LTD and have become rightful owners as below:

R.S. Sreenivasulu Reddy

Sl.No.	Name	% Share of Developed land	Survey No.	Extent in Sq.Yds
1	Owner 1	54.49%	473/Part	964 Sq.yds
2	Owner 2	3.33%	473/Part	59 Sq.yds
3	RRL SPACES VENTURES PVT LTD	42.17%	473/Part	746 Sq.yds
Total				1769 Sq.yds

Now the Owners Nos. 1 and 2 are the absolute owners of the land admeasuring 1023 Sq Yards in Sy. No.473/Part of Manchirevula Village & Gram Panchayat, Rajendranagar Mandal(Old), Gandipet Mandal(New), Ranga Reddy District.

Whereas, the Land Owners with a view to develop the schedule land for construction of Residential Complex for construction of Cellar + Ground + Eight Upper Floors, subject to the constructions approvals from the concerned authorities; for more beneficial enjoyment of their respective interests in the schedule land and for the purpose of maximizing the returns. Thus, the Owners are desirous of giving the land admeasuring 1023.00 Sq.Yds in the Survey No.473/Part, situated at Manchirevula Village & Gram Panchayat, Rajendranagar Mandal(Old), Gandipet Mandal(New), Rang Reddy District, for development to DEVELOPER.

Whereas the DEVELOPER, who is a reputed builder having considerable expertise in field of development and construction activities has agreed to develop the schedule land and both the parties have arrived on the terms and conditions mentioned hereunder for the development of the schedule land.

And whereas, the parties hereto thought it desirable to reduce the said terms and conditions into writing.

R.S. Sreenivasulu Reddy

As

For HALLMARK PROPERTIES

J. S. Reddy *Shudham*
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 3 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



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

1. That the First Party do hereby grant, allow, authorize and empower the DEVELOPER, to Develop the Schedule Property at the DEVELOPER's cost into Multi Storied Residential Apartment and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engaged architects, Contractors, Workers, Agents and any other acts required for the purpose of construction activities.
2. The Developer shall have absolute right and discretion to enter and admit the neighboring lands/plots into the Scheme for Development and to develop the Schedule Land along with such other lands/plots and/or its land/plots in the manner it deems most expedient and commercially viable and may allot the built up areas and quality situated in any part of the land/plots so developed to the Owners herein or such other neighboring owners who might have been admitted/entered with the Developer. In such case, the Developer shall be entitled to obtain permission for all such lands/plots and all the owners, including the Owners herein, shall have undivided share equivalent to their contribution and the allotment of the built up areas shall be made to each of such owner in the ratio agreed in land/plot proportionate to their contribution. Once the permissions for construction are granted by the competent authorities, the entire land covered by such permission(s) shall be the joint property of all the Owners, including the Owners herein and the Developer herein and shall always be subject to the development scheme and shall be impartible.
3. It is agreed between the parties herein that after obtaining the necessary approvals to the plans from the concerned authorities, the DEVELOPER shall allocate the separate shares to the First Party as per the Agreement arrived between the parties as retained hereunder and they shall be absolute owner of the respective extents of the constructed area along with proportionate undivided share of land in the scheduled Property. The allotment and any variation in the terms and conditions of this Development Agreement to meet future contingencies or eventualities necessitating such modifications shall be made by executing Supplementary Agreement or Memorandum of Understanding by mutual consent of the parties.

B. S. Kumar

De

For HALLMARK PROPERTIES
J. S. Reddy
Shankar
 Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 4 of 21

Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



4. It is agreed by the parties that in consideration of the First Party permitting the DEVELOPER to undertake the Development of the Schedule Property and the DEVELOPER constructing Multi Storied Residential Apartment, the Owner and DEVELOPER have agreed to share the schedule property and the constructed area thereon as detailed below:--

Sl.No.	CONSTRUCITON OF	LAND OWNERS & DEVELOPER SHARES
1.	Construction of Apartments Consisting of only Cellar + Ground + Eight upper Floors	40% of the total construction area - LAND OWNERS Share
2.	Construction of Apartments Consisting of only Cellar + Ground + Eight upper Floors	60% of the total construction area - DEVELOPER Share

And the First Party have all the rights to use their allotted area as per their requirement and convenience inclusive of personal use, lease or sale. This has been clearly understood by the parties and the prospective Flat owners purchased from the Developer area, in future shall not have any objection what so ever on this agreed point. The Flat Owners Association/Society, formed after all the flats are sold out will not have objection or raise any questions on the above said premises allotted to the First Party.

That the said DEVELOPER is authorized to deal with and execute required documents i.e., agreement of Sale, Sale Deeds/ conveyance of its share of 60% in the said apartment flats to the prospective purchasers independently, while representing as agent of the Owners and the owners shall independently execute the documents of their allotted share of flats. However, the DEVELOPER is authorized to execute the documents in respective of its allotted share independently.

5. That the Development of the Schedule Property shall be done in the following manner:
- The Development shall be in conformity with the statutory regulations.
 - Under the Development plan the schedule property shall consist of:

R.S. Sreenivas

As

For HALLMARK PROPERTIES
[Signature]
 Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 5 of 21

Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



- c) Multi Storied Residential Apartment shall be demarcated and divide into such areas as the DEVELOPER may determine to be best suited for the development of the schedule property.
- d) The DEVELOPER shall construct the Multi Storied Residential Apartment, such structures as the DEVELOPER may determine to be best suited.
- e) The DEVELOPER shall construct or cause to be constructed such buildings and structures as are required under the Development plan.
- f) The Multi Storied Residential Apartment is agreed to be kept joint and the First Party and DEVELOPER are entered for a share in the constructed area as detailed in Clause '4' above.
- g) The parties herein above further declare and confirm that the elevation/architectural designs proposed by the DEVELOPER shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual.
6. That the First Party shall sign all the plans, forms affidavits declarations undertakings, petitions etc, which may be necessary for obtaining permissions and clearances for the construction of the project and the DEVELOPER, shall obtain all such permissions and clearances in the name of the First Party at the cost of the DEVELOPER.
7. That the First Party shall pay all taxes, cess and demands etc., in respect of the schedule property up to the date of this agreement and thereafter the DEVELOPER shall be responsible for the said taxes, cess, demands etc., till the date of handing over the constructed area to the First Party in all aspects and later the First Party should pay such taxes/cess etc., to the local and/or Government authorities in respect of the area coming over to the First party. The First Party and DEVELOPER shall bear the GST or any other Taxes/Fees amount payable to various statutory authorities proportionately to their respective Built-up areas. The Owner hereby agrees and confirms that they shall issue NOC with this agreement to the Developer to obtain project loan from banks and financial institutions and shall execute necessary documents if required by the said bankers/financial institutions for the loans.

N. S. Sreenivasulu Reddy

Ch

For HALLMARK PROPERTIES

[Signature]

[Signature]
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 6 of 21

Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



8. The Owner hereby agrees that the applicable Service Tax and/or all the applicable taxes shall be paid by the Owner for their share on or before 6 (Six) months from the date of this agreement.
9. The Owner is entitled 40% of the developed area flats/units (inclusive of proportionate common areas and parking space as applicable RERA Act or applicable acts in force as on date) and the Developer is entitled to retain 60% of the Developed area flats/units (inclusive of proportionate common areas and parking space as applicable RERA Act or applicable acts in force as on date). The share of the developed area flats/units shall be in fair practice of business. To avoid ambiguity in the allotment area flats/units both parties herein agrees to undertake their share of developed area flats/units shall be in equal manner i.e., equally divided the road side flats/units, east facing flats/units etc. If the land owners are many members than the said land owners themselves decide internally and finalize their respective share of flat allotment and inform the same to the Developer.
10. Whereas the allotment of the ratio is not practicable and the party getting more share than the allotted as per this Agreement such party shall compensate the other party in the form of money as per the prevailing market value.
11. In the event the constructed area in the Residential/Commercial Apartments exceeds the agreed extent the Owner shall pay the Developer the cost of construction as per prevailing market value.
12. The exact allocation of areas flats/units to the Owner and Developer shall be decided mutually after obtaining final approvals/ building plans from the sanctioning authorities and both parties shall execute Supplementary agreement.
13. After the obtaining the sanction Plan for the construction by HMDA or any concerned authorities after physical availability of land, The First Party and the DEVELOPER shall, after mutual consultation with each other, execute Supplementary agreement for allotment of their respective shares and the same shall be treated as part of this Development agreement.

B.S. Sreenivas

As

For HALLMARK PROPERTIES
J. B. S. *Shankar*
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 7 of 21 Sub Registrar
Gandipet

Housisley.com



Generated on: 18/10/2017 04:21:14 PM

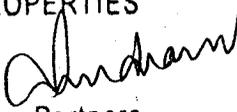


14. That after the allotment and division of units in the manner prescribed herein, the First Party shall at any stage thereafter, be at liberty to sell their share of super built up area allotted to them in the residential Apartment and to enter into any deal or arrangement with the prospective purchasers. The DEVELOPER shall, subject to the covenants herein, fully co-operate with the First Party by helping them to deal with such prospective purchasers.
15. That similarly the DEVELOPER, after the allotment and division of Flats/units, shall be at liberty to sell its allotted share or portion thereof in the Multi Storied Residential Apartment and to enter into any agreement for the allotment of its units of the constructed area at such price or on such terms and conditions the DEVELOPER may think fit subject to the covenants containing in this agreement. The First Party shall, however, subject to the covenants herein full co-operate with the DEVELOPER in helping them to deal with such parties.
16. In consideration of the Owner permitting the DEVELOPER to develop the schedule Land and construct the Multi Storied Apartment, the DEVELOPER hereby agrees to construct the complex in the ratio as agreed by parties herein as 40 : 60 along with proportionate undivided share on the Schedule Land.
17. It is further agreed between the parties that the deposit amount payable to the HMDA, TS TRANSCO or any other concerned authorities towards Electricity connection charges and Transformer for the Apartment, shall be borne by the Developer. And the cost of all the electrical lines to be laid in the project and the water fittings, pipelines to be laid in the project and providing lift and generator shall be borne by the DEVELOPER alone at its own cost. And the First Party shall not be liable to contribute any amount following into his/their share of the construction area.
18. All the applicable fees and infrastructure costs for obtaining the water connections from the respective water supply authorities shall be born by the prospective Flat Owners/Purchasers as per their flat area ratio. If the Developer and the Owner holds any flats, that respective flats share of payment shall be born by the Developer/owner as per the flat area ratio; before starting the process for applying to obtain water supply connections.

N. S. Green

OK

For HALLMARK PROPERTIES


 Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 8 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



19. All the prospective Flat Owners/Purchasers, purchasing from the share of the Owner shall pay the amount as Club House & amenities charges
20. The Land owners hereby agreed that for all the Two bed Room Flat owner fallen to the share of the owners, the owners shall pay 50% of the amenities charges as decided by the Developer to the Developer at the time of handing over the their flat/s.
21. That the DEVELOPER shall construct the proposed Multi Storied Residential Apartment at its own cost, responsibility and expenses. The Development shall be completed in the manner provided under these presents within Thirty Six (36) months from the date of Permission. In case if the project is delayed beyond Thirty Six (36) months, a maximum period of 6 months will be given as a grace period and even after the grace period of six months if the DEVELOPER is unable to complete the construction thereof, the DEVELOPER will be liable to pay damages to the First Party @ Rs.2/- per square feet per month for the delayed period in respect of the area that is not completed and delivered to the First Party. However, the above condition shall not be applicable in any unforeseen and unpredicted conditions which are beyond the control of the second party and in such an event such period shall be excluded from the computation of the period mentioned above by mutual consent.
22. If the project is delayed due to any dispute in the title of the First Party relating to the scheduled property in a comprehensive suit on account of orders of Court staying the construction, such period may be excluded in completing the period of construction under above clauses.
23. The Parties hereby mutually agreed that required mortgage space to the HMDA shall be from the areas of proportionate share of their allotment ratio.
24. The Owner hereby agrees that, the first right of marketing/selling of his/their allotted flats/units is in favour of Developers only; the Owner further agrees that in any case the selling price of the flats/units shall not be lesser amount to the amount fixed by the Developer.

B. S. Kumar

Ans

For HALLMARK PROPERTIES
J. S. Reddy
Sudhann
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 9 of 21 Sub Registrar
Gandipet

Housisley.com

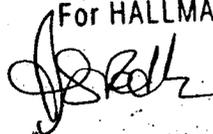
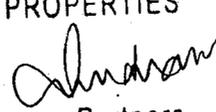
Generated on: 18/10/2017 04:21:14 PM



25. The Developer and the Owner shall be entitled to all future vertical and horizontal exploitation of the land by mutual negotiations, whether by way of additional constructions or otherwise at their own risk without causing inconvenience to the Purchaser/s
26. The DEVELOPER shall be entitled to enter into separate contracts in its own name with the building contractors, architects and other for carrying on the said development.
27. The DEVELOPER ensures that in respect of all the flats to be constructed including the flats to be allotted to the First Party proportionate car parking as per the share of the First Party shall be allotted to the First Party for each Residential Flat. It is further agreed that the DEVELOPER shall be liable to pay all charges in respect of all constructed areas including the areas to be allotted to the First Party for the purpose of Water, Drainage, Electricity, Generator room and Fire fighting equipment.
28. The DEVELOPER shall make available to the First Party one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.
29. That the DEVELOPER shall be entitled to put up and permit to be put up advertisement boards upon the schedule property and the First Party shall not be entitled to raise any objection in respect thereof, till the completion of Residential Apartments.
30. The DEVELOPER shall indemnify and keep indemnified the owner against all losses, damages, costs, charges, expenses that will be incurred or suffered by the owner on account of or arising out of any breach of any of these terms or any law, rules and regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever. The DEVELOPER shall alone be liable for all acts of commission or omission during the execution of the project.

B. S. Seemeeef



For HALLMARK PROPERTIES
 
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 10 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



31. The Developer shall be entitled to borrow loans and avail financial facilities for development of the Project under this Agreement, in relation to the Scheduled Property. The Developer shall be entitled to offer the Scheduled Property (i.e. entire land) as security for obtaining any credit facilities from banks and financial institutions through pledge, mortgage or in any other manner, or sign and execute requisite mortgage deeds and other documents required therefore on such terms and conditions as the Developer deems fit and to get the same registered, if necessary, in the manner prescribed under law, solely for the purposes of meeting the Project/ Construction costs associated with the Project. It is clarified that in the event of availing any credit facilities by the Developer, the Developer alone shall be liable for the repayment of all such borrowings including interest, penalty and the Land Owner/s shall not be responsible/ liable in any manner for the repayment of such borrowings including interest/ penalty etc. The Land Owner/s agree/s to provide necessary support and co-operation for the aforesaid approvals i.e. to pledge, mortgage or sign and execute requisite mortgage deeds and other documents required thereof along with the developer.
32. The DEVELOPER shall keep the First Party saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, claims and demands of the suppliers, contractors, workmen and agents of the DEVELOPER on any account whatsoever, including any accident or other loss, any demand and or claim made by the prospective purchasers of the DEVELOPER allocation.
33. The DEVELOPER hereby undertakes to provide all amenities of the best quality with all standard specifications. In regard to the Multi Storied Residential Apartment having specifications of Lift Facility, Electrical and parking facilities to all Apartments of all Floors shall be provided according to the approvals from the concerned Authorities.
34. The development of the schedule property by making layout of the land constructing building, complexes, structures, etc., thereon shall be at the entire costs, expenses and risk of the DEVELOPER. All the buildings to be constructed on the said property will be in accordance with the laws, Development Rules and Regulations prevailing for the time being in force. The DEVELOPER shall be at liberty to make necessary applications for the above purpose to the authorities concerned at its own cost and expenses on its own name.

N.S. Sreenivas

Chis

For HALLMARK PROPERTIES

J. B. D. K.

Shankar
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 11 of 21


Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



35. The construction shall be strictly in accordance with the approvals & sanctioned plans and in case of any deviation in the actual sanction plan is found, the DEVELOPER shall get the same regularized at its costs and the First Party shall sign all such documents and applications necessary for such regularization.
36. The First Party today granted the DEVELOPER with rights to enter upon the schedule property described in the schedule hereunder written or any part thereof as aforesaid with authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned and in accordance with the terms of this deed.
37. That the First Party declares:
- i) That the First Party is entitled to enter into this agreement with the DEVELOPER and that they have full right and authority to sign and execute the same.
 - ii) That the First Party has not agreed committed or contracted or entered into any agreement of sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that they have not created any mortgage, charge or any encumbrances on the schedule property as mentioned herein.
 - iii) That the First Party has not done any act, deed matter or thing whereby or by reason whereof, the development of the schedule property may be prevented or affected in any manner whatsoever.
 - iv) The First Party hereby declares that the schedule property does not fall under urban agglomeration and the provisions of urban land (ceiling & Regulations) Act, 1976 are not applicable and the same is not affected by any of the provisions of Telangana Agricultural land (Ceiling & Regulation) Holding Act.
 - v) The First Party hereby declares that there are no protected tenants as specified under the provisions of Telangana (Telangana Area) Tenancy & Agricultural Lands Act, 1950 over the Schedule Property.

D. S. Sreenivasulu Reddy

OK

For HALLMARK PROPERTIES

[Signature]

[Signature]

Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 12 of 21 Sub Registrar
Gandipet

Housiety.com

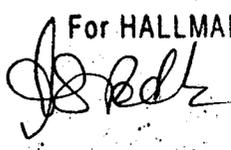
Generated on: 18/10/2017 04:21:14 PM



38. The First party undertake to do all the required formalities including furnishing of copies of any documents/ Title deeds and link documents, which are required for establishing clear marketable title to the scheduled property.
39. This Agreement shall commence on the date above noted and the same shall remain valid and enforceable until the project is completed and works have been completed as stated in this agreement.
40. It is mutually agreed that after completion of the project and sale of the constructed area of the Schedule property to the prospective purchasers, the First Party and the purchasers shall have to form a society or association for management of the apartment constructed on the schedule property.
41. It is further declared that all the Annexures are schedules enclosed there with to this Development Agreement cum GPA shall be treated and form integral part and parcel of this agreement but also the contents and all other aspects covered under the Annexures enclosed herewith.
42. That in consideration of the Development Agreement, the First Party do hereby appoint, retain, nominate and constitute the Second Party/ DEVELOPER i.e. M/s. HALLMARK PROPERTIES, its Registered office at Plot No.23, HIG-II, Nekkampur Village, Gandipet Mandal, Ranga Reddy District, Vide Registration Firm No.2029/2017, registered at Ranga Reddy District, Pan No.AAKFH3027Q, Represented by it's Managing Partner & Partners: 1.SRI. ALLU SRINIVASA REDDY S/o SRI A.VEERA REDDY, aged about 44 years, Occupation: Business, residing at Flat No.301, HALL MARK RAIN TREE Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Nekkampur Village, Gandipet Mandal, R.R.Dist, Hyderabad-500 089. Mobile No.9949744699. 2.SRI. KANDULA ASOKA VARDHAN S/o. LATE K.RAMI REDDY, aged about 59 years, Occupation: Business, residing at Flat No.303, Hallmark Rainbow Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Nekkampur Village, Gandipet Mandal, R.R.Dist, Hyderabad., PIN: 500089. Mobile No.9705604582. As his lawful attorney to do the following acts, deeds and things in his/their name and on his/their behalf:

B. S. Sreenivas

OK

For HALLMARK PROPERTIES


 Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 13 of 21 Sub Registrar
Gandipet

Housisley.com

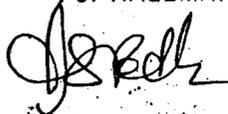
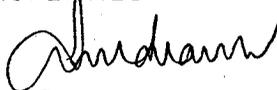
Generated on: 18/10/2017 04:21:14 PM



- 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 constructed area/s built on Schedule Property.
 - ii. To make and submit applications, petitions before the Urban Land Ceiling authorities, the Municipal or other local authorities, Government Officers and to obtain the requisite permissions, sanctions etc., as the Second Party may deem necessary.
 - iii. To appoint Architects, Engineers, Contractors, Advocates and other person or persons as may be necessary in connection with the Development of the Schedule Property or for effecting construction thereon.
 - iv. To make applications to the Electricity Board authorities and to such other authorities concerned for obtaining necessary connections with the development and construction of the Building/s on the Schedule Property.
 - v. To demolish the structures and to construct apartment thereon.
 - vi. All such acts, deeds and things that may be done or performed by the Second Party shall be at its own cost and expenses and the First Party shall in no way be liable or responsible for such costs and expenses.
 - vii. That the said DEVELOPER is authorized to execute the documents of Sale Deeds/conveyances of his share of 60% in the said Apartment/ Complex to the prospective purchaser/s independently, while representing as agent of the owner and the Land owners shall independently execute the documents of the their share flats.
43. Any dispute arising between the parties in relation to any matters arising out of the instant agreement or incidental thereto or otherwise shall be settled in arbitration proceedings through a sole arbitrator and the said arbitration proceedings shall be governed by the provision of arbitration & Conciliation Act, 1996 and the place of arbitration shall be at Hyderabad only.

R. S. Sreenivasulu Reddy

AKS

For HALLMARK PROPERTIES


 Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 14 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



44. That the First Party further declares that the schedule property is not an assigned land as defined under Act IX of 1977.
45. In the event of breach of any of the terms and conditions of this deed by the DEVELOPER the First Party shall issue notice to the DEVELOPER to rectify the breach immediately and in the event of the failure of the DEVELOPER to rectify the same the First Party shall be at liberty to cancel the Agreement and in such an event the First Party will be at liberty to enter into transaction with a new DEVELOPER to complete the project or other wise.
46. Any changes that are planned later this date of Agreement shall be included and added as supplementary deed of Agreement or by Memorandum of Understanding which is mutually agreed and signed by both the parties and shall be part of this agreement cum G.P.A. entered into today.
47. It is agreed by both the Parties, that the Original Document of this Development Agreement cum GPA will be taken by the Developer and Duplicate Document of this Development Agreement cum GPA will be taken by the Land Owners.

SCHEDULE OF THE PROPERTY

All that the part and parcel of undivided/unspecified of land admeasuring 1023.00 Sq.Yds in Survey No.473/Part, situated at Manchirevula Village & Grampachayath, Rajendranagar Mandal(Old), Gandipet Mandal(New), Rang Reddy District and bounded as under:

BOUNDARIES FOR 1023 SQUARE YARDS

North: Survey No 472 & 473 Part
 South: Survey No 417
 East : Survey No 470
 West : Neighbours Land

B. S. Sreenivas

MS

For HALLMARK PROPERTIES

[Signature]

[Signature]
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 15 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



IN WITNESS WHEREOF the "LAND OWNERS" and the "DEVELOPER" herein have signed this Development Agreement-cum-General Power of Attorney with their free will and consent, without coercion or undue influence after understanding the contents of it and the same explained to them in their vernacular Language on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES

1. *[Signature]*

2. *[Signature]*

N.S. Sreenivasulu Reddy
[Signature]

SIGNATURE OF THE LAND OWNERS

For HALLMARK PROPERTIES
[Signature] *[Signature]*

SIGNATURE OF THE DEVELOPER

Housie.com

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 16 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



SPECIFICATIONS:

- **STRUCTURE:** R.C.C framed structure to withstand Seismic loads
- **SUPER STRUCTURE:** 9" external walls and 4½" internal walls with Cement Bricks
- **DOORS:** Main door: Teak wood frame & Hard wood Shutter aesthetically designed with melamine polishing and designer Hardware of Reputed make
- **Internal Doors :** Hard wood frame or factory made wooden frames with both side laminated flush shutter with reputed Hardware.
- **Balcony Doors :** UPVC sliding shutter with float glass panels
- **WINDOWS:** float glass UPVC window system with safety M.S. grill
- **FLOORING:** Drawing, Living, Dining ,Bedrooms, Kitchen:800×800mmsize double charged vitrified tiles of good make
- **PAINTING:** Internal: Smooth Lappam finish with acrylic Emulsion paint. External: Combination of Textured / smooth Lappam finish for all external walls
- **KITCHEN :** stainless steel sink with both municipal & bore water connection & provision for fixing of Aqua-guard
- Glazed wall tiles above kitchen slab up to 2 feet height
- **UTILITIES :** Provision for Exhaust Fan, Chimney, washing machine & wet area for washing utensils etc
- **TOILETS :** Wash basin in Master and children toilets, wash basin in dining/balcony area Wall mounted W.C for Master Bedroom Cascade W.C with flush tank for C.B &G.B Hot and cold wall mixer with shower
- Provision for geysers in all bathrooms
- C.P. Fittings are chrome plated of reputed make
- All Toilets with anti-skid tile flooring and wall cladding with glazed tiles up to door height.

B. S. Seen

Ok

For HALLMARK PROPERTIES

[Signature]

[Signature]
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 18 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM



- **WATER PROOFING** :For All toilets and WashAreas
- **PLUMBING** : All internal and external waterline of PPR / CPVC. All drainage Fittings and lines are of P.V.C. Aashirvador equivalent make.
- **ELECTRICAL** : Concealed copper wiring of reputed make. Power outlet for Air conditioner in all bedrooms
- Power Outlets for geysers in all bathrooms
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen
- Plug points for refrigerator and T.V. where ever necessary. 3 Phase supply for each unit and individual meter boards
- Miniature Circuit breakers for each distribution board of MDS/ Havells or equivalent make
- All Flats with Modular Switches of reputed make
- **TELECOM** : Telephone point in living area
- **CABLE T.V.** : Provision for cable connection in Master Bedroom& Living room
- **INTERNET** : Provision for Internet connection in Living room
- **LIFTS** : 6 Passengers automated lift of reputed make with front marble cladding
- **POWER BACK UP** : Adequate power back up for each flat
- **AMENITIES**: C.C. Cameras, Club House, Gym, Solar Fencing
- **COMMON AREAS**: Corridor and Stair Case covered with vitrified tiles /granite

D. S. Sreenivasulu Reddy

Ch

For HALLMARK PROPERTIES

[Signature]

[Signature]
Partners

Bk - 1, CS No 7269/2017 & Doct No
7079/2017.

Sub Registrar
Gandipet

Housisley.com



Generated on: 18/10/2017 04:21:14 PM



Byraparam Sagireddy Sreenath Reddy
 Year of Birth: 1956
 Male
 6324 0030 8547

ఆధార్ - సామాన్యని హక్కు

INDIAN UNION DRIVING LICENCE
 TELANGANA STATE
 3117251987
 RAMA MOHAN REDDY B
 B PADMA REDDY
 6.3.11
 BEG
 HYD
 KHAIR
 HYDERABAD-500006

Signature: *Pradhep*
 Issued On: 04/11/2015
 Licencing Authority: RTA-HYDERABAD-CZ

R.S. Sreenath Reddy

Asoka Vardhan Kandula
 పుట్టిన సం./YoB: 1956
 పురుషుడు Male
 8481 5839 8754

ELECTION COMMISSION OF INDIA
 ID: 11113075
 Director's Name: Shreenivas Areddy Ali
 Father's Name: Vasa Reddy
 Sex: M
 Date of Birth: XX/XX/1977

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH
 DRIVING LICENCE
 DLFAPO2368352007
 LOKESH DASRA
 NARSIMH
 78/A
 BHEL
 R.C.
 NEDAK

Signature: *Pradhep*
 Issued on: 13.04.2007
 Licencing Authority: RA-AMARAVATI

INDIAN UNION DRIVING LICENCE
 ANDHRA PRADESH
 AP01120000002245
 PRADEEP KUMAR ATOORI
 ATOORI
 2-1-388
 NALLAKONTA
 HYDERABAD
 NALLAKONTA
 HYDERABAD-500044

DUPLICATE
 Signature: *Pradhep*
 Issued On: 10/01/2013
 Licencing Authority: RTA-HYDERABAD-EZ

Pradhep

Pradhep

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 20 of 21 Sub-Registrar
Gandipet

Housiey.com

Generated on: 18/10/2017 04:21:14 PM



Offline Challan Proforma[Dept. copy]

Offline Challan Proforma[Citizen copy]

Challan No:422ZWN171017	
 Registration & Stamps Department, Telangana	
Fee Type : 2091	
CBS Screen Number : 8888	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST
PAN Card Number	AAKFH3027Q
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	B.S. SREENATH REDDY AND OTHERS
Address	BANJARA HILLS, HYDERABAD
III Claimant details	
Name	HALLMARK PROPERTIES
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST
IV Document Nature	
Nature of Document	DEVELOPMENT AGREEMENT CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	76000
Transfer Duty	0
Registration Fee	20000
User Charges	150
TOTAL	96150
Total in Words	NINETY SIX THOUSAND ONE HUNDRED FIFTY RUPEES ONLY
Date(DD-MM-YYYY)	17-10-2017
Journal No.	68064346
Stamp & Signature	

Challan No:422ZWN171017	
 Registration & Stamps Department, Telangana	
Fee Type :2091	
CBS Screen Number : 8888	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST
PAN Card Number	AAKFH3027Q
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	B.S. SREENATH REDDY AND OTHERS
Address	BANJARA HILLS, HYDERABAD
III Claimant details	
Name	HALLMARK PROPERTIES
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST
IV Document Nature	
Nature of Document	DEVELOPMENT AGREEMENT CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	76000
Transfer Duty	0
Registration Fee	20000
User Charges	150
TOTAL	96150
Total in Words	NINETY SIX THOUSAND ONE HUNDRED FIFTY RUPEES ONLY
Date(DD-MM-YYYY)	17-10-2017
Journal No.	68064346
Stamp & Signature	

Note: This challan reference would be valid Only from date :17-10-2017 To :27-10-2017

Bk - 1, CS No 7269/2017 & Doct No
7079/2017. Sheet 21 of 21 Sub Registrar
Gandipet

Housisley.com

Generated on: 18/10/2017 04:21:14 PM

