

SCANNED

P# 30/2022

Dno 20628/2022



తెలంగాణ తెలంగాణ TELANGANA

SL.No. 2842, Date: 10/02/2022

Sold To: MUDUNURI VENKATA SATYANARAYANA RAJU

S/O. MUDUNURI PRASAD RAJU R/o. HYD

For Whom : ALLIANCE INN (INDIA) PVT LTD

M. Srikanth

AK 928369

M.SRIKANTH

LICENCED STAMP VENDOR

LIC. No. 15-10-018/2019,

R.NO.15-10-059/2022

H. No. 4-1410/8/A Premnaga

B-Block, Hafeezpet, Miyapur,

R.R.DIST, PH.No: 9676363507,

JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Joint Development Agreement cum General Power of Attorney (hereinafter, the "Agreement") is made and executed on this the 20th day of May, 2022 at Hyderabad, Telangana, India.

BY AND AMONGST:

SMT. CHARLAKOLA SWETA, Wife of Sri.Charlakola Laxma Reddy, aged about 57 years, Occupation: House wife, residing at H.No.13-122, Srinivasa Nagar Colony, Opp Block office, Badepally, Jadcherla, Mahabub Nagar, Stn.Jadcherla, Telangana State-509301, having Aadhar card number (3988 2425 1545), PAN (AMNPC4031C) (hereinafter referred to as the "Owner", which expression shall mean and include her legal heirs, administrators, executors, successors and permitted assigns) of the **FIRST PART**;

AND

M/s. ALLIANCE INN (INDIA) PRIVATE LIMITED, (PAN AAHCA0643F) a company incorporated in India under the Companies Act, 1956, and having its registered office at No. 85, Karthik Nagar, Marathahalli - KR Puram Outer Ring Road, Bangalore - 560 037, represented by its authorized signatory, Mr.Sivakumar Kodali, (hereinafter referred to as the "Developer", which

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Mr. Sivakumar



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గ్రామం: Ameerpet

రిజిస్ట్రేషన్ చట్టము 1908 లోని సెక్షన్ 17 లకు 5000

సమర్పించినందున ఫోటో గ్రాఫ్లు మరియు వేరు పత్రాలతో

సహజంగా చేసినందున రూ. 100,000/-

గ్రామ విధిగల సర్దుబాటు చేయబడినది.

Sueta w/o. Charalakota Lavema Rudale
 oc: House wife R/o. Srinivasa
 Nagar Colony, Badapalle
 Jaulcherla
 S/o. K. Veerabhadra Rao R/o. Ameerpet
 Hyd.

ఇదేమేమైనా వేలు. S/o. K. Veerabhadra Rao

నిరూపించినది.

సంతకము: S. Chaitanya Mutha
 తండ్రిపేరు: Mallalah వయస్సు: 36
 వృత్తి: Employee చిరునామా: Plot No. 169,
Saipriya Colony, Dammaguda

సంతకము: R. Sandeep పేరు: R. Sandeep Kumar
 తండ్రిపేరు: R. Narasimha Rao వయస్సు: 26
 వృత్తి: Part employee చిరునామా: 1-2-366/B/83
Domalguda maisamma bandh Hyd.

Dr. S. LAXMA REDDY
 Joint Sub-Registrar-I

expression shall mean and include its successors-in-interest and assigns) of the **SECOND PART**, authorised vide board resolution dated 19/05/2022.

(The Owner and the Developer are hereinafter individually referred to as "**Party**" and collectively referred to as the "**Parties**").

WHEREAS:

- A. The Owner is the absolute owner and possessor of the land admeasuring 4840 Square Yards or Acre 1.00 Guntas, comprised in Survey Nos.170/౨౧1, 170/౨౧2, 170/౨౧3, 170/౨౧4 and 170/౨౧5, Situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, Telengana State, which is more clearly delineated in **Schedule A** hereunder (hereinafter termed as "**Schedule Property**").
- B. The Owner has acquired the title and physical possession of the Schedule Property having purchased the same for valid consideration in the following manner:
 - (a) Owner acquired an extent of 4840 Square Yards or Acre 1.00 Guntas, comprised in Survey Nos.170/౨౧1, 170/౨౧2, 170/౨౧3, 170/౨౧4 and 170/౨౧5, Situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, vide sale deed dated 30-04-2022, registered as Document No. 19211/2022, with the Sub-Registrar of Sanga Reddy, from 1)Mr.Mahipal Reddy, son of D.Narasimha Reddy, 2)Mr.L.Rahul Brahma Reddy, son of Mr.Hari Hara Reddy, 3)Mr.D.Yashik Reddy, son of Mr.D.Mahipal Reddy 4)Mr.D.Rajasekhhar Reddy, son of Mr.Mahipal Reddy, 5)Smt.L.Sandhya, wife of Mr.Hari Hara Reddy.
- C. The Owner is fully seized and possessed of the Schedule Property with the absolute power and authority to deal or otherwise dispose of the Schedule Property.
- D. The Owner is desirous of developing the Schedule Property into residential apartments and had approached the Developer with respect to the same.
- E. The Owner hereby represent and warrant to the Developer as follows that the following representations and warranties along with the other representations and warranties made by her in this Agreement are true and correct as on the date of execution of this Agreement and shall also be true and correct during the term of this Agreement:
 - (i) That Owner is the absolute Owner and have a clear, marketable, subsisting title and is in peaceful, quiet and continuous enjoyment of Schedule Property and to the best of her knowledge, no other person has any interest, title and right or share therein, save and except to the extent of the rights given to the Developer under this Agreement.

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Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Sangareddy (R.O) along with the Photographs & Thumb Impression as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 03rd day of JUN, 2022 by Sri Charlakota Swetha

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

Sl No	Code	Thumb Impression	Photo	Address
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Signature/Thumb Impression

(ii) That (a) the Schedule Prop in any manner the Schedule P has not

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
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Signature of Joint SubRegistrar2 Sangareddy (R.O)

Bk - 1 CS No 20967/2022 & Doct No 20628/2022 - Sheet 2 of 38 Joint SubRegistrar2 Sangareddy (R.O)

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	3300000	0	0	0	3300100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	3401000	0	0	0	3401100

Rs. 3300000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 330000000/- was paid by the party through E-Challan/BC/Pay Order No. 320U13240522 dated, 24-MAY-22 of CNRB.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3401050/-, DATE: 24-MAY-22, BANK NAME: CNRB, BRANCH NAME: , BANK REFERENCE NO: 1958254075040, PAYMENT MODE: NB-1001138, ATRN: 1958254075040, REMITTER NAME: K SIVAKUMAR, EXECUTANT NAME: CHARLAKOLA SWETA, CLAIMANT NAME: ALLIANCE INN INDIA PVT. LTD.)

Date:

03rd day of June, 2022

Signature of Registering Officer Sangareddy (R.O)

Register as document

No. 20628 of 2022 (1943 S.E.)

Number 1711-1 20628 of 2022

Date: 03/06/2022

Registering Officer

Generated on: 03/06/2022 12:29:24 PM

Dr. S. LAXMI REDDY
Joint SubRegistrar-1



Re-Presented & Registered in Compliance with Orders of the Hon'ble High Court of Telangana vide IA No _____ of 202 in WP No _____ of 202.



- (ii) That (a) there are no litigations or disputes pending or threatened in respect of the Schedule Property; and (b) She has not entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule Property with any other person/s, which are presently in force; and (c) She has not issued any other power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule Property in any manner, howsoever, which authorization is presently in force;
- (iii) That the Schedule Property is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;
- (iv) That there are no claims, mortgages, charges, lien or encumbrances created by the Owner on the Schedule Property;
- (v) That the Owner do not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule Property in any manner, whatsoever;
- (vi) That to the best of her knowledge, there are no easements, quasi-easement, restrictive covenants or other rights or servitudes in respect of the Schedule Property and that the Owner have not received any notice of acquisition or requisition in respect of the Schedule Property under any statute or from any authority.
- (vii) The Owner has full power and legal authority to execute, deliver and perform the terms and conditions of this Agreement.

F. The Developer who is in the business of real estate, relying on the representations and warranties made by the Owner expressed interest in developing the Schedule Property into residential apartment as per the specifications and terms set out in this Agreement ("Project").

G. The Owner have accepted and agreed to give the Schedule Property to the Developer for the development of the Project on the Schedule Property.

H. Each of the Parties represents and warrants to each other as follows:

- (i) She has the right/ power and authority to execute and deliver this Agreement;
- (ii) This Agreement has been duly authorised, executed and delivered by the Parties and upon such execution and delivery will be a legal, valid and binding obligation enforceable in accordance with its terms; and

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- (iii) The execution and delivery of this Agreement and promises, agreements or undertakings under this Agreement does not violate any law, rule, regulation or order applicable to such Party or violate or contravene the provisions of or constitute a default under any documents, contracts, agreements or any other instruments to which it is a party or which is applicable to it.

- 1. The Owner and the Developer have, after mutual discussion, agreed to reduce into writing the terms and conditions of this Agreement.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS

A. In this Agreement (including in the Recitals):

- a) **"Agreement"** means this Joint Development Agreement cum General Power of Attorney, including the Schedules, Annexures, plans and sketches annexed hereto, and any amendments hereto made from time to time, in accordance with the provisions of this Agreement.
- b) **"Applicable Laws"** mean all applicable Indian laws, statutes, rules, regulations, and ordinances, and shall include (i) the applicable building bye-laws, (ii) development control regulations (iii) binding orders or any direction of any court or arbitral tribunal; (iv) the terms and conditions as specified in any Applicable Permits; and (v) any order or direction issued by any regulatory or statutory or quasi regulatory authority.
- c) **"Applicable Permits"** mean all permissions, approvals, consents, validations, confirmations, licenses, clearances, no objections and other authorizations required to be obtained from statutory, government, regulatory and/or other authorities, including environmental clearance, occupancy certificate and other approvals pertaining to commencement, implementation and completion of the Project including approval for conversion of land usage for development / construction of the Project and for the sale, lease, license or marketing of the Project.
- d) **"Architect"** shall mean the architect appointed by the Developer for designing the Project;
- e) **"Associates"** with respect to any Person means any other Person in which such first mentioned Person holds at least a 51% (fifty one percent) Ownership interest.

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- f) **"Base Building Specifications"** shall mean the base building specifications and other aspects relating to the construction and development of the Project as set in Annexure B hereto and any change(s) thereto.
- g) **"Completion of Development"** means completion of the construction and development of the Owner's Share as per the Sanctioned Plan, the Base Building Specifications and this Agreement as certified by the Architect.
- h) **"Customer"** means Persons who propose to purchase / lease / license the constructed / developed portions on the Schedule Property.
- i) **"Developer's Share"** shall have the meaning attributed to that term in Clause 3.2.
- j) **"Execution Date"** means the date on which this Agreement has been executed by the Parties.
- k) **"Force Majeure Events"** shall mean any of the following events beyond the control of the Party claiming Force Majeure, if the occurrence of such event makes it impossible or illegal for such Party to perform its obligations under this Agreement.
- i) Act of God;
 - ii) Act of war, hostilities, invasion, act of foreign enemies;
 - iii) Act of terrorism, riots or civil commotion;
 - iv) Rebellion, revolution, insurrection or military or usurped power, or civil war;
 - v) Contamination by radio-activity from any nuclear fuel, or from any nuclear fuel, or from any nuclear waste from the combustion of nuclear fuel, radioactive toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly;
 - vi) Fire, flood, earthquakes or typhoons;
 - vii) Endemic, pandemics or any other major health hazards;
 - viii) Act of Government; and
 - ix) Other serious event that is not within the control of the Party claiming occurrence of Force Majeure, but shall not include strikes, slowdowns, etc., which are specific to the Project.
- l) **"Government Agency"** means any state government or governmental, department, commission, board, body, bureau, agency, authority, instrumentality appointed by

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central, state, or local authority having jurisdiction over the Schedule Property or any portion thereof, or the performance of the obligations of the Developer under this Agreement and shall include quasi-governmental authorities.

- m) **"Owner's Share"** shall have the meaning attributed to that term in Clause 3.1.
- n) **"Person"** means any individual, company, corporation, partnership, joint venture, association, joint stock company, trust, society, sole proprietorship, government or Government Agency or any other business entity.
- o) **"Power of Attorney"** shall mean the power of attorney granted to the Developer in terms of Clause 9.
- p) **"Project"** shall have the meaning attributed to that term in Recital C.
- q) **"Sale Proceeds"** shall mean the amount received by the Developer from the purchasers of the units in the Project, but shall exclude any refundable deposits, any amount collected towards procuring water, electricity or any other facility/amenity, corpus amounts, amounts paid for maintenance (whether in advance or on a monthly basis), clubhouse charges, documentation charges, taxes in compliance with applicable law, amounts paid for fittings and fixtures or any customisation that is not as per the standard specifications for the unit, and any other pass through costs or charges by whatever name called.
- r) **"RERA"** shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed thereunder.
- s) **"Sanctioned Plan"** shall mean the plan/s in relation to the construction and development sought to be put up on the Schedule Property, approved by the Greater Hyderabad Municipal Corporation.
- t) **"Saleable Area"** shall mean the built-up area constructed on the Schedule Property, which is capable of being sold to prospective purchasers as per the standard industry practices.
- u) **"Schedule Property"** shall have the meaning attributed to that term in Recital A.
- v) **"Unsold Units"** shall mean such of the units where the entire sale consideration has not been received by the Developer. It is clarified that all such units where a booking amount or the sale consideration either in full or in part has been received by the Developer shall not be considered to be Unsold Units.

B. In this Agreement, a reference to:

- a) A document in the "agreed form" is a reference to a document in a form approved and for the purposes of identification signed by or on behalf of the Parties.

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- b) A statutory provision includes a reference to:
 - i) the statutory provision as modified or re-enacted or both from time to time (whether before or after the date of this Agreement); and
 - ii) any subordinate legislation made under the statutory provision (whether before or after the date of this Agreement).
- c) A person includes a reference to that person's successors and permitted assigns.
- d) A Clause, Schedule or Annexure, unless the context otherwise requires, is a reference to a Clause of, Schedule or Annexure to this Agreement.
- e) The terms "herein", "hereto", "hereof", "hereunder" and words of similar purport refer to this Agreement as a whole.
- f) The terms "include" and "including" shall mean "include without limitation".
- C. The rule of construction, if any, that a contract should be interpreted against the parties responsible for the drafting and preparation thereof, shall not apply.
- D. The Recitals, Schedules and Annexures form part of this Agreement and shall have the same force and effect as if set out in the body of this Agreement and references to this Agreement include the Recitals, Schedules and Annexures.
- E. The headings in this Agreement shall not affect the interpretation of this Agreement.

2. DEVELOPMENT OF THE SCHEDULE PROPERTY

1. The Owner have accepted and agreed to give the entire Schedule Property to the Developer for Development of the Project on the Schedule Property. The Owner hereby authorize and permits the Developer to enter into and use the Schedule Property and develop the Project on the Schedule Property as per the terms and conditions of this Agreement. The Developer shall alone be entitled to design, develop and construct the Project on the Schedule Property, in accordance with and as per the terms of this Agreement.
2. The Developer shall have the sole discretion in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the Owner shall not interfere with the same. The Owner shall extend full co-operation to the Developer to complete the development and construction of the Project and shall not create any impediments or obstruction in the way of the Developer in developing or constructing the Project on the terms and conditions contained in this Agreement.
3. The Developer shall alone be entitled to undertake the construction and development of the Project either by itself or by sub-contracting to competent contractors and subdivide the work or

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appoint sub-contractors as it may deem fit and proper. The Developer alone shall also be entitled to call for tender or adopt any other method for the purposes of selection of such contractors or agents required for construction or other purposes covered by this Agreement. The Developer will be entitled to engage architects, engineers, contractors and others as it deems fit to execute the development of the Project.

4. The cost and expense with regard to the development and construction of the Project shall be borne and paid by the Developer, save and except for payment of GST, which shall be payable by the Owner in proportion to the Owner Share;
5. The Owner need not pay any charges towards Amenities, Car Parking, Common Areas etc., except Corpus Fund, Maintenance Charges, GST and any other statutory charges payable, and the developer assured the owner that there will not be any hidden charges
6. The Developer hereby agrees and undertakes that it shall obtain all the Applicable Permits as required under applicable laws or otherwise to be obtained from statutory, government, regulatory and / or other authorities or third parties for commencement of the Project as expeditious as possible.
7. The Developer shall at its cost procure the preparation of the building plans/drawings/designs and submit the same for approval of the relevant Government Agency(ies). The Developer shall be entitled to modify, add and/or delete the contents in the Project plan(s) submitted for sanction of the Government Agency, to the extent the same is permitted under Applicable Law, with intimation to the Owner. Further, the Developer shall be entitled to make such modifications, additions, deletions etc., in the Sanctioned Plan as may be directed/required by the authorities concerned or due to technical or other exigencies, with information to the Owner, provided that the Developer shall not carry out any modifications additions, deletions to the Sanctioned Plan which would result in the reduction of the Saleable Area, without the prior written consent of the Owner.
8. The Parties agree that the original title deeds pertaining to the Schedule Property as are available with the Owner shall be handed over to the Developer simultaneously upon execution of this Agreement. The Developer shall have the right of depositing the title deeds, with the Mortgagee-Bank of the Developer It being clarified that when the Developer raises a loan or borrows funds from bank or financial institutions, the Developer may require to handover the title deeds to such bank, financial institution and the Owner confirm that they have no objection to the same.
9. The Owner agree that they shall not to cause any let or hindrance for development of the Project in accordance with the provisions of this Agreement and to enable the same the Developer is permitted to enter into and develop the Project on the Schedule Property in accordance with the terms and conditions as set out in this Agreement.
10. Notwithstanding anything contained in this Agreement, if the Owner fails to pay / reimburse/ refund to the Developer amounts due under this Agreement, if any, then the Developer shall have a lien over the Owner's Share to an extent of proportionate saleable area (i.e. saleable area

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proportionate to the due amount), along with proportionate car parking and undivided share of land in the Project till the due amount, if any, is paid in full by the Owner to the Developer.

11. The Parties have agreed as the name of the Project shall be 'DANCE OF HAPPINESS'. The Parties shall not at any time change or subscribe to the change of the name of the Project without the consent of either of the Parties. It is agreed between the Parties that the co-branding of the Project shall be done with the prefix of "ALLIANCE". Subject to the provisions of this Agreement, the name of the Project for the purposes of compliance or registration under the RERA, marketing, advertising, etc shall be at the discretion of the Developer. Also, it is agreed between the Parties that there will co-branding of the project with "Aspire Spaces Pvt Ltd" in all marketing materials.

3. SHARING OF SALEABLE AREA

1. The Parties agree that the owner is entitled for an constructed space of residential apartments to an extent of 2,75,000 Sq.ft. of saleable area, which shall be earmarked in any block in the project as selected by the Owner after obtaining approval. The same shall be handed over to the owner.
2. The Developer shall have the sole and absolute right to sell the units (including the proportionate undivided interest in the Schedule Property) in the Project, apart from the share mentioned in clause 3.1 above. The Sale Proceeds received from such sale shall be received by the Developer.
3. The Owner shall bear and pay any/all taxes present or future, applicable on the Units received by her including deduction of tax at source, pursuant to Clause 3.1 above.
4. In other words on Completion of Development, as stated in clause 3.1, the Saleable Area and an undivided interest in the Schedule Property with respect to the Units in clause 3.1, including common area, parking, amenities and all other rights and benefits in the Project shall belong to and be owned solely and absolutely by the Owner ("Owner Share"), and the remaining Saleable Area and an undivided interest in the Schedule Property with respect to the Units other than units mentioned in clause 3.1, including common area and all other rights and benefits in the Project shall belong to and be owned solely and absolutely by the Developer ("Developers Share").
5. The Owner and the Developer shall, within thirty (30) days of obtaining approval, identify, demarcate and agree upon the Unsold Units in the Project falling to the respective shares of the Owner and the Developer (i.e. the specific Saleable Area falling to the share of each of the Owner and the Developer with respect to the Unsold Units) on a copy of the Sanctioned Plan, and shall execute a Sharing Agreement ("Sharing Agreement") recording the final identification, demarcation and sharing of the areas in the Unsold Units in the Project falling to the respective shares of the Owner and the Developer (i.e. the specific Saleable Area falling to the share of each of the Owner and the Developer with respect to the Unsold Units). Such identification, demarcation and sharing shall be carried out on an equitable basis and on the principle that each of the Owner and Developer gets identical (to the extent feasible) and even economic benefit and return (including on the basis of location of the share of the relevant unit,

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the premium attached to such location etc.) on their respective shares. The Owner and the Developer may amend the Sharing Agreement from time to time by mutual agreement in writing. Such Sharing Agreement and all documents executed / exchanged between the Parties evidencing such identification and sharing of Saleable Area falling to their share shall form a part of this Agreement. The stamp duty and registration fee payable in respect of such Sharing Agreement, if any, shall be borne by the both Parties in proportion to their sharing.

6. The Parties hereby agree that in the event any of them is getting more than the allotted/entitled built-up area as per the agreed sharing above, such Party shall simultaneously with the execution of the Sharing Agreement, compensate the Party(ies) losing any extent of built-up area as per the agreed sharing above, by payment of an amount calculated at Rs.5,000/- per sq.foot.
7. In consideration for the development rights (i.e. the authorisation and permission to develop the Schedule Property) granted by the Owner under this Agreement, the Developer shall *inter alia* transfer and handover the Owner's Share to the Owner in the manner contemplated under this Agreement.
8. The Saleable Area falling in the Owner's Share shall be delivered to the Owner by the Developer immediately upon Completion of Development, as mutually agreed between the Parties, in the manner set out in this Agreement. On or prior to achievement of Completion of Development or part thereof as may be mutually agreed, the Developer shall inform the Owner of the same and request the Owner to pay all the amounts due and outstanding by the Owner to the Developer and pursuant to making such payment take-over the Owner's Share to the extent completed and the Owner shall make payment of all outstanding amounts to the Developer and take over the Owner's Share or part thereof within fifteen (15) days of receipt of such written notice from the Developer, as per the terms of this Agreement. Simultaneously to the handover of the Owner's Share to the Owner, the Developer shall, be entitled to deal with / convey the Developer's Share in any manner it deems fit without any restrictions.
9. The Parties agree that notwithstanding anything contained in Clause 3.3 or Clause 3.4 above, in the event that there are any amounts that are due and payable by the Owner to the Developer and the same have not been settled in full (including any delayed interest thereon) prior to the date of handover of the Owner Share by the Developer to the Owner, the Owner Share shall be reduced to account for any unpaid amounts by the Owner to the Developer. For the purpose of such adjustment, the price per square foot of the Owner Share shall be Rs. 5000/- (Rupees five thousand Only)
10. The Developer shall subject to Clause 3.3, immediately upon Completion of Development and obtaining the occupancy certificate, transfer and handover the proportionate unsold saleable area forming part of the Owner Share together with all rights, title, interest, Ownership and all other rights of any nature, whatsoever, both at law and in equity, on a freehold, absolute, unrestricted and exclusive basis to the Owner / [nominees of the Owner], and shall, if required by the Owner execute and register one or more contracts, agreements and /or transfer deeds.

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- Simultaneous with the transfer and handover of the Owner Share to the Owner, the Owner shall transfer undivided interest in the Schedule Property forming part of the Developers Share, together with all rights, title, interest, Ownership and all other rights of any nature, whatsoever, both at law and in equity, on a freehold, absolute, unrestricted and exclusive basis to the Developer / [nominees of Developer] in a manner acceptable to the Developer, and shall, if required by the Developer execute and register one or more contracts, agreements and/or transfer deeds in favour of the Developer and/or its nominees.
12. Each Party shall be entitled to deal with their respective shares as mentioned herein, as their own absolute property and shall be entitled to all income, gains, capital appreciation and benefits of all kinds accruing or arising from or in relation thereto, subject to the conditions mentioned in this agreement. However, Owner shall always be responsible and liable for all claims and disputes arising in respect of title to the Schedule Property.
 13. On delivery of the Owner's Share in accordance with the terms hereof, the Developer shall be relieved of all its obligations to the Owner on a pro-rata delivery basis with respect to delivery of the same.

4. BORROWINGS

1. The Developer shall be entitled to raise loans or otherwise borrow funds from banks, financial institutions and any other person, for the purposes of the construction of the Project. In this regard, the Developer shall be entitled to create security by way of a mortgage, equitable mortgage, charge, lien or any other form of encumbrance on the Developer's Share as well as its rights under this Agreement, if necessary in the manner prescribed under law.
2. The Developer shall sign and execute the required security documents and other documents that may be required in connection with the raising of such funds or financial assistance, on such terms and conditions as the Developer deems fit and the Owner shall sign any such agreements and documents that the lenders may require for the Developer to create any security in favour of the lenders on the Developers Share including undivided share of land and saleable area and / or the rights of the Developer under this Agreement.
3. The Developer shall be entitled to deposit the original title deeds with the bank(s) or financial institution as security for the financial assistance availed by the Developer with explicit condition that the security shall not cover the Owner Share. Upon completion of the entire Project on the Schedule Property all the original title deeds and related documents will be handed over to the Owner Association formed by the Developer or by all the purchasers of the units in the Project.
4. The Owner confirm and agree and undertake that they shall not create any security on Schedule Property as well as their rights and obligations under this Agreement, whether by mortgage, equitable mortgage, charge, lien or any other form of encumbrance.

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The Developer confirms that the Owner shall have no personal liability with respect to repayment of any of the amounts borrowed by the Developer for the purpose of the Project.

5. OBLIGATIONS OF THE OWNER

The Owner agrees that they shall:

- (i) sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the title vested with the Developer and or prospective purchasers, if any.
- (ii) allow the Developer to construct on the Schedule Property without any let or hindrance by the Owner or any third party claiming through them.
- (iii) convey and transfer to the Developer and / or its nominee/s the proportionate undivided interest in the Schedule Property, simultaneous with the Developer conveying, transferring and delivering to the Owner and / or their nominee/s, if any, the Saleable Area forming part of the Owner's Share in the Project, in accordance with the terms of this Agreement;
- (iv) provide the additional documents, if any, required within 7 days from the date of receipt of requisition for any additional documents by the Developer.
- (v) make out a good marketable right, title and interest to the Schedule Property and obtain requisite clearances relating to the title, extension and usage of the Schedule Property, if any;
- (vi) resolve all title defects and / or issues relating to the title and/ or usability of the Schedule Property for the Project as may be required for the purpose of perfecting the title vested with the Developer and or prospective purchasers, if any or for development of the Project on the Schedule Property, to the satisfaction of the Developer.
- (vii) extend all reasonable cooperation and assistance to the Developer for obtaining sanction of the plan from the concerned authorities for the development and construction of the Project, at the cost of the Developer;
- (viii) not cause any let or hindrance for development of the Schedule Property and the Developer is permitted to enter into and develop the Schedule Property as per the scheme of development agreed to under the terms of this Agreement.;
- (ix) not do any acts, deeds and things that may be in derogation of the rights of the Developer to sell, assign and alienate units falling to Developers Share as guaranteed under the terms of this Agreement.

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- (x) carry out such acts, deeds and things as may be reasonably required by the Developer at the cost of the Developer in order to successfully develop the Schedule Property into the Project and the Owner shall rectify defects, if any, in its title to the Schedule Property at its sole cost and expense;
- (xi) clear / satisfy the mortgage(s) / charge(s) created in respect of the Schedule Property in favour of bank(s) / financial institution(s) within ninety (90) days from the date of execution of this Agreement and prior to commencement of developmental work.
- (xii) they shall not in any way correspond in any manner whatsoever with the Government of India/State Government including the Urban Development Authority, Semi Government Offices, Statutory Offices, Bodies and other Authorities, Water Supply Company, Department of Telecommunication, Electricity Supply Company, Police Department, Airport Authorities, Fire Authorities and in all other government offices in respect of the powers conferred under the Power of Attorney in this Agreement, or otherwise countermanding or conflicting with any acts, deeds, matters and things done by the Developer pursuant to the said Power of Attorney;
- (xiii) simultaneous with the execution of this Agreement, the Owner shall deposit certified true copies of all the title documents, as available with it, with the Developer to enable the Developer to produce the said certified copies before any statutory or government or other authority or person as and when required.
- (xiv) in the best interest of the Project and keeping in view, the experience of the Developer in marketing properties, the Developer shall be entitled to market the Saleable Area in the Project forming part of both the Developers Share and the Owner Share. Such marketing right of the Developer shall include (a) negotiating for sale and/or lease / license of the Project, and (b) representing the Owner in connection with the proposed sale and/or lease / license of the Saleable Area forming part of the Owner's Share of the Project.
- (xv) pay to the Developer the sums due, if any, under this Agreement, simultaneously with taking delivery of possession of the Owner's Share / pro rata Owner's Share, failing which the Developer shall charge 18% annual interest on such sums due calculated from the date on which possession of the Owner's Share was handed over to the Owner, till the amount is repaid in full without derogating from any additional remedy available under this Agreement and/or under law.
- (xvi) the landowner shall handover the original title deeds including the sale deed to the developer.

6. OBLIGATIONS OF THE DEVELOPER

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The Developer shall perform the following in connection with the development and construction of the Project on the Schedule Property:

- i) prepare and finalize the layouts and plans and applications required for the construction of the Project on the Schedule Property;
- ii) prepare the required plans / drawings / designs / applications for construction of the Project on the Schedule Property, as per all applicable building bye-laws, rules and regulations and submit the same to the concerned local municipal authorities and various government departments and authorities from whom licenses, sanctions, consents, permissions and no objections and such other orders as may be required for the construction of the Project;
- iii) construct the Project on the Schedule Property and obtain necessary approvals, sanctions, license etc., in accordance with the Sanctioned Plan, the Base Building Specifications, Applicable Law and this Agreement, with such alterations, additions, modifications as may, from time to time become necessary, with information to the Owner;
- iv) achieve Completion of Development within the timeline specified in this Agreement and forthwith thereafter convey and transfer to the Owner and/or its nominee/s, the Owner's Share in the total Saleable Area from the Project as per the terms of this Agreement;

7. COMMENCEMENT AND COMPLETION OF DEVELOPMENTAL WORK

1. Subject to the Owner clearing all mortgages, charges and encumbrances on the Schedule Property and undertaking the works within the timelines set out therein, the Developer shall commence the developmental work on the Schedule Property within 6 (six) months from the date of receiving the Sanctioned Plan from the concerned authority/ies, and Applicable Permits or the date on which the last of the works specified in Annexure A are completed by the Owner to the satisfaction of the Developer, whichever is later.
2. The Developer shall have the sole discretion, in selection of construction materials, method of construction, equipment to be used for construction and other related techniques of construction etc., and that the Owner shall not interfere with the same.
3. The Owner shall extend full co-operation to the Developer to complete the development and construction of the Project. The Owner shall not create any impediments or obstruction in the way of the Developer in developing or constructing the Project.
4. Subject to (i) the Owner clearing all mortgages, charges, encumbrances etc. on the Schedule Property; and (ii) undertaking the works within the timelines set out therein, the Developer; and (iii) there being no breach by the Owner with respect their obligations, including there being no title defects or disputes with respect to the title and the representations and warranties of the

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5. The developer shall complete and deliver the saleable area allotted to the owner within 42 months with a grace period of 6 months from date of approvals. Failing which the developer will be liable to pay the owner an amount 10/- per sq ft per month till completion and delivery of position.

8. OBSTRUCTION TO FREE DEVELOPMENT

The Developer shall from the date of being put in physical possession of the Schedule Property, be deemed to have an absolute and irrevocable license to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works shall be continuous, absolute and irrevocable and the Owner shall not in any manner whatsoever obstruct the implementation of the Project. Further any impediments arising due to defective title or possessory rights of the Owner shall be cleared by the Owner at its own cost and expenses and the time for Completion of the Development of the Project shall be deemed to be proportionately extended by the time/period the progress of development/construction of the Project is adversely affected due to defective title or possessory rights of the Owner.

9. EMPOWERMENT AND POWER OF ATTORNEY

1. The Owner, hereby appoint, constitute and nominate the Developer, either by itself or represented by its authorized representative, as its lawful attorney to carry out, execute and perform the following lawful acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property for development and construction of the Project;
2. To enter into, execute Agreements to Sell, Agreements to Lease and Agreements to Leave and License, Sale Deed, Lease Deed, etc. that may be required to carry out future sale, lease, or license (a) of the Developer's Share, in favour of itself (i.e. in favour of the Developer) or in favour of purchasers and to issue receipts for any monies received by the Developer pursuant thereto; (b) any of the units in the Project, prior to Completion of Development in favour of purchasers and to issue receipts for any monies received pursuant thereto
 - i) To present all such Agreements to Sell, Agreements to Lease and Agreements to Leave and License, Sale Deed, Lease Deed, etc. mentioned in (i) above for registration before the concerned Sub-Registrar / District Registrar of Assurances having jurisdiction, and admit execution thereof;
 - ii) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such Agreements to Sell, Agreements to Lease and Agreements to Leave and License mentioned in (i) above;

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- iii) To advertise Developer.
- iv) To raise loans security of the I / or other person mortgage b...

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- iii) To advertise, market, promote and sell the units at a saleable value as decided by the Developer;
- iv) To raise loans or otherwise borrow funds for construction of the Project on the security of the Developers Share from recognized banks and financial institutions and / or other persons by creating charge, lien, mortgage, registered mortgage, equitable mortgage by deposit of this Agreement or other mortgages/ charges on security of the Developers Share, and sign and execute requisite mortgage deeds and other documents required there for, on such terms and conditions as the Developer deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose;
- v) To approach the concerned local City Municipal Council or such other competent authorities, including the Fire services Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Development Authorities, Pollution Control Board, Environmental Authorities, Lift Inspectorate, Electrical Inspectorate etc., and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants as desired by the Developer, and to do all other acts as may be necessary for effective development and completion of the Project on the Schedule Property in such manner as the Developer may deem fit and proper;
- vi) To appear for and represent before all such Government/Semi Government/Non-Governmental authorities viz., Municipal Corporation, TSSPDCL and/ or other state/private power distribution/supply company/ies, Hyderabad Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, associations, corporate authorities and other entities in connection with the Project (including but not limited), to apply for any plans, licenses, approvals, sanctions, orders etc., (including modifications thereof, if any), from time to time, for or in connection with construction in the Project on the Schedule Property, and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
- vii) To apply to TSSPDCL and/ or other state/private power distribution/ supply company/ies, Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, and to such other entities / authorities and to all other offices for securing necessary connection of power, putting up a sub-station, water, sewerage etc., on the Schedule Property and to sign all such applications,

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viii) To appear for an urban development affidavit, as required in the development.

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affidavits, undertakings, declarations, agreements, indemnities, etc., as may be required in this regard, and pay necessary charges, levies and sums thereof;

- viii) To appear for and represent before revenue authorities, town planning authorities, and urban development authority, in connection with any of the matters connected with the development of Project on the Schedule Property;
- ix) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent us before any or all authority/ies set out in this Power of Attorney, including any other authority/ies of Central State and Local Government, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer for the purposes of development of the Project;
- x) To appoint, from time to time, contractors, civil engineers, architects, consultants and such other technical and other personnel and consultants and workers as may be required for the development of the Project on the Schedule Property;
- xi) To pay development charges, layout charges, betterment charges, property tax, library tax etc., as may be applicable, on behalf of the Owner in respect of the Schedule Property;
- xii) To apply for and secure commencement certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities;
- xiii) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;
- xiv) To pay or to facilitate payment of necessary security deposits or any other amounts that may be required to be deposited or paid to TSSPDCL and/ or other state/private power distribution/supply company/ies, Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Municipal/ Development Authority, Airport Authorities and and/or any office or board or authority mentioned in any of the foregoing paragraphs, and also to apply for the refund thereof and to recover the same as and when occasion arises;
- xv) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court anywhere in the Civil and/or Criminal and/or Revenue and/or Revision jurisdiction or before any Tribunal or Arbitration or Industrial Court, Sales Tax Authorities, to execute warrant of Attorney, Vakalatnama and other authorities, to act and to plead and to sign and verify complaints, written statements, petitions, and other pleadings including pleadings under Article 226 of the Constitution of India and also to present any Memorandum of Appeal, Accounts, Inventories, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-

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practitioners and other agents etc., as attorneys of the Owner think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that any be necessary or requisite in connection therewith. Provided that all such actions relate exclusively to the construction and development of the Project, and not to the Schedule Property;

- xvi) And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Developer's Share in the manner aforesaid, in accordance with the provisions of this Agreement.
- xvii) And generally to do all such acts, deeds, matters and things as may be necessary as the Developer shall think fit and proper, for the purposes of construction and development of the Project notwithstanding no express power or authority in that behalf is hereinabove provided, in pursuance of the Agreement and the Power of Attorney hereby granted to the Developer, however the same shall be incidental to the powers conferred hereinabove.

And the Owner hereby agree that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the Developer has/have fully conveyed all the Developer's Share in favour of the Developer/nominee/s or in favour of the third parties as stated above.

For effectively performing and executing all the matters and things aforesaid, the Owner hereby further grant unto the Developer full power and absolute authority to substitute and appoint in their place on such terms as they shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other/s in place of such attorney as the Developer shall, from time to time, think fit and proper, subject to the Developer being fully and completely responsible for all acts and omissions of such attorneys.

And the Owner do hereby agree that all acts, deeds and things lawfully done by the Developer shall be construed as acts, deeds and things done by the Owner and the Owner undertake to ratify and confirm all and whatsoever that the Developer shall lawfully do or cause to be done for the Owner by virtue of the power/s herein above given.

3. The Owner shall also empower the Developer or its nominee/s by means of this Power of Attorney to approach the competent authorities, and get the required permissions and sanctions, and for appointing Contractors, Civil Engineers, Architects, Consultants, and to execute documents etc., as desired by the Developer in furtherance of the development/construction works of the Project in Schedule Property.
4. Provided that the Power of Attorney so executed shall not be revoked. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely

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10. TAXES

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by the Developer. It is hereby understood between the Parties that the Power of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties from the date of this Agreement, and hence the said Power of Attorney is irrevocable and shall not be terminated, except pursuant to a termination of this Agreement.

10. TAXES

All applicable taxes such as Goods and Services Tax (GST) and other statutory taxes, in connection with the sale or transfer of the respective share of the saleable area in their names or in the names of their nominees shall be borne by the Developer and the Owner or their prospective purchasers, in the proportion of their respective Saleable Area respectively. All costs in respect of execution and registration of this Agreement, and/or any amendment or supplementary agreement, including but not limited to stamp duty, registration charges shall be borne by the Developer. It is hereby agreed by the Parties that the legal and other fees shall be borne by respective parties themselves.

11. REPRESENTATIONS AND WARRANTIES

The Owner hereby warrants and confirms that:

- a) They have the power and authority to enter into this Agreement, and performance of its obligations under, the Agreement;
- b) They are the absolute Owner and possessors of the Schedule Property;
- c) The Schedule Property is free from all encumbrances, charges, liens, litigation, mortgages, court attachments and acquisition proceedings, save and except as disclosed in writing to the Developer;
- d) They have not entered into any agreement or understanding whatsoever in respect of the Schedule Property with any other party;
- e) All taxes including municipal taxes, land revenue, levies, assessments, outgoings and dues, and all other similar statutory dues with respect to the Schedule Property have been paid to the relevant Governmental Authority;
- f) No notice of any claim or demand from the Government or any local body or authority has been received in relation to the Schedule Property;

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- g) The Schedule Property is not an assigned land within the meaning of Telangana Assigned Lands (Prohibition of Transfers) Act, 1977 and that the Schedule Property does not belong to, and is not under mortgage to, the Government or its Agencies/Undertakings;
- h) There are no tenants including protected tenants; and
- i) There is no legal impediment for the Owner to hold or sell the Schedule Property under any law including the Urban Land (Ceiling and Regulation) Act 1976 save and except to the extent of any disputes disclosed to the Developer in writing.

12. FORCE MAJEURE

1. Upon the occurrence of a Force Majeure Event, the Party impacted by such Force Majeure Event shall forthwith, inform the other Party of the same in writing, and shall use commercially reasonable efforts to mitigate and overcome the effects of any Force Majeure Event as soon as practicable after the occurrence thereof, and shall co-operate with the other Party to develop and implement a remedial plan and reasonable alternative measures to remove the effects of the Force Majeure Event.
2. Upon the occurrence of a Force Majeure Event:
 - (a) The obligations / responsibilities of the Parties under this Agreement shall be suspended during the continuation of the Force Majeure Event.
 - (b) No change in commercial terms shall be allowed on account of a Force Majeure Event.
 - (c) The proceeds recovered by the Developer pursuant to an insurance claim shall be used to meet the costs, expenses and losses pertaining to mitigating, overcoming and rectifying the effects of any Force Majeure Event.
3. If a Force Majeure Event (or its direct impact) has continued for more than 6 (six) months from the date of occurrence thereof, the time required for completion of the Project by the Developer shall stand extended accordingly. Such extension of time shall take into account (a) the period of the Force Majeure Event; (b) extent of damage caused to the Schedule Property and / or the Project; (c) access and availability of material and labour for completion of the Project; (d) time taken for mobilisation and early mobilisation of labour and (e) any other factor that the Developer deems relevant.

13. ADVERTISEMENT FOR SALE

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The Developer shall be entitled to carry out marketing, promotion and advertising of the Project including erecting advertisement boards on the Schedule Property or advertise in the newspapers or any other media for marketing, sale and lease of units in the Project in the best possible manner as it deems fit in consideration of the efforts of the Developer, the Owner shall pay the Developer a consideration that is equivalent to 2.5% (Two and half percent) of the total value at which the Owner Share has been sold up to 1 lakh Sq feet for the first two years. The said consideration shall be payable to the Developer simultaneously on receipt of any consideration by the Owner. The Parties shall mutually agree on a mechanism for receipt of sale consideration by the Owner and simultaneous payment of the consideration to the Developer.

14. OWNER ASSOCIATION

The Parties or their successors-in-title herein shall, along with other co-Owner and/or occupants of the Project become members of the association to be formed for the purpose of maintenance of the community. the Parties hereto shall pay their respective share of maintenance deposits and or charges to the Owner' association or the maintenance company appointed on completion of the Project. If for any reason, the Owner' association is not formed by that time, the same shall be paid to the Developer herein or their nominees till the formation of the Owner' association. any amounts in the hand of the Developer herein at the time of formation of the Owner' association will be handed over to the Owner' association after its formation.

15. INDEMNITY

The Owner shall indemnify and keep indemnified and hold the Developer, its affiliates and their respective directors, shareholders, officers, representatives, employees, advisors and agents (collectively, the "Indemnified Persons") harmless from and against all actions proceedings any claims (including third party claims), liabilities, demands, losses, costs, taxes, expenses, fines, penalties, damages, Judgements or any other obligations or right of action, which may arise on account of (a) any defect in the Owner title to the Schedule Property, or (b) any dispute caused due to any misrepresentation, or (c) noncompliance of legal requirements in relation to title of the Owner to the Schedule Property, (d) any breach or inaccuracy of any representation, warranty, undertaking, covenant or agreement made or failure to perform (whether in whole or part) any obligation required to be performed by the Owner under or pursuant to this Agreement, or (e) anything done or omitted to be done through negligence, default or misconduct of the Indemnifying Party or of its officers, directors, employees or agents and shall reimburse the costs and expenses incurred or likely to be incurred (including any default payments or other committed payments to be made by the Developer) thereon by the Developer and any other investments made by the Developer with respect to the development and construction of the Project on the Schedule Property. Indemnification rights of the Indemnified Persons under this agreement are independent and in addition to other rights and remedies available under law or equity.

16. ASSIGNABILITY

Sweta *Dr. Jindhu*

ne developer shall not dis-
obligations under this agree-
associates in any manner w
Owner. It is however agreed t
its development rights or obliga-
associates with prior written info
17. SPECIFIC PERFORMANCE

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The developer shall not directly or indirectly assign the whole or part of its development rights/ obligations under this agreement or any part thereof to any person or party other than its associates in any manner whatsoever, without procuring the prior written consent of the Owner. It is however agreed that the Developer shall be entitled to assign the whole or part of its development rights or obligations under this Agreement or any part thereof in favour of its associates with prior written information to the Owner.

17. SPECIFIC PERFORMANCE/WAIVER

Either party shall be entitled to sue for specific performance of the terms and conditions hereof without prejudice to other Party's rights.

The failure of any Party to insist upon a strict performance of any of the terms or provisions of this Agreement or to exercise any option, right or remedy herein contained, shall not thereafter be construed as a waiver or a relinquishment of such terms, provisions, option, right or remedy but the same shall continue and remain in full force and effect. No waiver by any Party or any turn or provision here off shall be deemed to have been made unless expressed in writing and signed by such Party.

18. RELATIONSHIP BETWEEN THE PARTIES

Nothing in this agreement shall be construed as establishing or creating a relationship of master and servant, partnership, principal and agent between the parties hereto and this agreement is entered into strictly on a principal-to-principal basis.

19. NOTICES

Any notice, request, demand and other communication required or provided to be interchanged between the Parties hereinabove shall be in writing and may be given by the personal service or prepaid courier to the Parties at the registered office addresses specified herein above or such other address as either of the Parties, may from time to time, designate by notice in writing to the other Parties.

All notice is required to be given under this Agreement and all communications; documentations and proceedings, which are in any way relevant to this Agreement shall be in writing and in English.

20. DISPUTE RESOLUTION/GOVERNING LAW

All differences or disputes between the parties arising out of this Agreement or in relation there to, shall first be referred to mediation before a mediator appointed with the mutual consent of the Parties. In the event the dispute is not resolved by mediation within 30 (thirty) days, it may be referred by either Party to arbitration in accordance with provisions of the Arbitration &

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Conciliation Act, 1996, as amended from time to time. The arbitral panel shall comprise a sole arbitrator mutually appointed by the Parties. . The seat and venue of the arbitration proceedings shall be Hyderabad. The courts at Hyderabad shall have exclusive jurisdiction in connection with such arbitration proceedings. All proceedings shall be conducted in English.

21. ENTIRE AGREEMENT/AMENDMENT

This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersede all prior or contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, direct or collateral, express or implied.

This Agreement shall not be amended except by any amendments to this Agreement in writing and shall be signed by the authorized representatives of both the Parties and such amendment shall be read as part and parcel of this Agreement.

22. MISCELLANEOUS PROVISIONS

If any term, provision, covenant or restriction contained in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable or against public policy, the remainder of the terms, provisions, covenants and restrictions contained herein shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Each of the Parties hereto undertake with the other to act in the utmost good faith in interpreting and implementing this Agreement and agree to do all things reasonably within its power which are necessary or desirable to give effect to the spirit and intent of this Agreement.

This Agreement shall be executed in two counterparts, and each Party shall be entitled to have one counterpart, but all of such counterparts shall together constitute one and the same instrument.

The terms and conditions in this Agreement shall be effective from the Execution Date.

SCHEDULE A

SCHEDULE PROPERTY

Immovable property being land admeasuring admeasuring 4840 Square Yards or Acre 1.00 Guntas, comprised in Survey Nos.170/౬౧, 170/౬౨, 170/౬౩, 170/౬౪ and 170/౬౫, Situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, Telengana State, bounded as follows:

- North : Road.
- South : Land in Survey No.179.
- East : Neighbours land.
- West : Part of Land in Survey No.170.

Sueta *Dr. L. S. S. S.*

Description of the

a) Nature of m...

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ANNEXURE - I A

1. Description of the Property : land in part of Survey Nos.170/౯౦1, 170/౯౦2, 170/౯౦3, 170/౯౦4 and 170/౯౦5, Situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, Telengana State
- a) Nature of roof : R. C. C.
- b) Type of structure : Framed
2. Age of the building : Proposed.
3. Total extent of Site : Ac. 1-00 gts.
4. Proposed buil up area : 3,00,000 Sq.feet.
(Including parking area)
5. M.V of the property : Rs.4,93,68,000/-
6. Party's own estimate of : Rs. 33,00,00,000/-
Market Value of the Building

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1. Structure
Reinforced cement concrete
system

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ANNEXURE A
BASE BUILDING SPECIFICATIONS

1. Structure

Reinforced cement concrete structure (RCC) with shear walls by MIVAN formwork system

2. Windows

- UPVC frames with plain glass sliding shutters and Grills, with provision for Mosquito mesh

3. Doors

- **Main Door:** 2100mm high wooden door frame and Flush shutter with Veneer on both sides finished with Melamine/ PU polish Coating
- **Internal Door:** 2100mm high door frame and Flush shutter with Laminate finish
- **Balcony:** UPVC French Door with plain glass sliding shutter

4. Flooring

- 800mm x 800mm Vitrified tiles

5. Kitchen

- Granite platform and Stainless steel sink

6. Tiles Cladding & Dadoing

- **Kitchen:** Glazed Ceramic tiles dadoing upto 2'0" height from the kitchen platform
- **Toilets:** Glazed Ceramic tiles dadoing upto false ceiling
- **Utility :** Glazed ceramic tiles dado upto 3'0" height

7. Toilets

- Sanitary ware of Kohler/Jaquar/Hindware/American Standard or equivalent brand
- C.P. Fittings are of Kohler/Jaquar/Hindware/Grohe/ American Standard or equivalent brand.

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Anchor Panasonic/Legrand
 AC point in all bedrooms and

9. Painting
 • Wall finish

Electrical

- Anchor Panasonic/Legrand/MK Honeywell or equivalent Modular switches & sockets
- AC point in all bedrooms and Living room

9. Painting

- Wall finished smooth with Acrylic Emulsion paint

10. Utility, Balcony, Lift lobby and Corridor

- Paved with Anti-skid ceramic tiles of standard make

11. Lifts

- Johnson/Schindler/Thyssenkrupp or equivalent

12. Raw Power

- 2BHK – 3 KW
- 3BHK – 4 KW

13. Power back up

- Common area – 100% DG Back up
- Backup inside flat – 1 KVA (Except Geyser, AC and 15A socket)

14. Security

- CCTV surveillance in main Entry and Exit
- Boom Barriers at the Entry gateway for regulating access

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Dr. D. D. D.

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Owner

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WITNESS WHEREOF the Owner and the Developer have signed this Joint Development Agreement with General power of Attorney on the day, month and year first abovementioned in the presence of the following witnesses:

Owner <u>Svetal</u>	Developer: <u>K. Jindal</u>
Witness 1: <u>R. Singh</u>	
Witness 2: <u>R. Sandeep</u>	

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ALLIANCE INN (INDIA) PVT LTD
(CIN: U45201KA2008PTC045791)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS ("BOARD") OF ALLIANCE INN (INDIA) PRIVATE LIMITED ("COMPANY") ON THURSDAY THE 19th DAY OF MAY 2022 AT 11.30 AM AT 85 KARTHIK NAGAR, MARATHAHALLI, KR PURAM OUTER RING ROAD, BANGALORE-560037

APPROVAL FOR EXECUTION OF JOINT DEVELOPMENT AGREEMENT

The Chairman informed the Board that Smt. Charakola Sweta ("Owner") owns the land adm. 4840 Square Yards comprised in various survey nos. situated at Ameenpur Village, Ameenpur Mandal, Sangareddy District, Telangana State, more particularly described in the Schedule A (hereunder, hereinafter referred to as Schedule Property) of the Joint Development Agreement ("JDA") to be executed between the Owner and M/s Alliance Inn (India) Private Limited ("Developer") collectively referred to as "Parties"

Now the Owner is desirous of developing the Schedule Land into residential Apartments and therefore has approached M/s Alliance Inn (India) Pvt Ltd for the same. After considering the commercial viability of the proposal, the Owner and M/s Alliance Inn (India) Pvt Ltd has mutually agreed to develop the Schedule Land into residential Apartments as per the specifications and terms as set out in the Agreement (JDA).

Further the draft copy of the Joint Development Agreement duly initiated by the Chairman for the purpose of Identification was placed before the meeting for consideration and approval by the Board.

Upon due deliberation the following resolution was passed:

"RESOLVED THAT the draft copy of the JDA as placed before the meeting is be and hereby approved and consent of the Board of Directors be and is hereby accorded to execute a Power of Authority in favour of Mr. Sivakumar Kodali, Authorised Signatory for execution of the Joint Development Agreement and to do all acts, deeds matters and things etc., and to take all steps and to give directions as may be required necessary, expedient or desirable for execution of the JDA for and on behalf of the Company, and present himself before the Sub-Registrar, Ameenpur for registration thereof

RESOLVED FURTHER THAT a copy of the foregoing Resolutions certified as True Copy by a Director of the Company be furnished to the concerned for information and compliance."

//CERTIFIED TRUE COPY//

For ALLIANCE INN (INDIA) PVT. LTD

Suneel Bommireddy
Director
Din:00163112

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GOVERNMENT OF ANDHRA PRADESH
PROCEEDINGS OF THE COMPETENT AUTHORITY AND
REVENUE DIVISIONAL OFFICER SANGAREDDY MEDAK DISTRICT
PRESENT: K. MRUTHYUNJAYA, B.Com.,

Proc.No. C1/ 527/08

Dated: 29.07.2008

Sub:- Land Conversion - Patancheru Mandal - Ameenpur (V) - Sy.No.178 Extent 10.30
179 Ext (13.20), 180 Extent 1.37 and 181 Extent 1.33 total (28.10) acres/ Gts
Request for conversion of agriculture land in to Non -Agricultural purpose
permission accorded-Orders, Issued-Reg.

Ref:- 1) Application of Sri. K. Durga Prasad S/o Satyanarayana Dt 6.02.2008.
2) Tahsildar, Patancheru Ir.No.D/461/08 Dt 8.02.2008
3) Collector, Medak Lr.No.D/5941/06, Dated:10.9.2007.

ORDER:-

Sri. K. Durga Prasad S/o Satyanarayana R/o Hyderabad has applied for conversion of
agriculture land situated in Sy.No. 178 Extent 10.30 Ext (13.20), 180 Extent 1.37 and 181 Extent
1.33 total (28.10) acres/ Gts situated at Ameenpur (v) of Patancheru Mandal Medak District for the
purpose of non-agriculture. The request of the applicant is found to be consistent with the provision
of the Act.

Hence the permission is hereby accorded for conversion of the Agriculture land into non -
Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely Responsible for the contents made in the applications.
2. The grant of permission can not be construed that he contents of the Application are ratified or confirmed by the authorities under the Act.
3. The permission contents that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of Conversion into non - agricultural purpose.
4. It does not confer any right title or ownership to the applicant over the Above agricultural lands.
5. This permission does not preclude or restrict any authorities or any person or persons or any individual or individuals or others. Collectively or severally, for initiating any action or proceedings under any law for the time being in force.
6. The conversion fee paid will not be returned or adjusted otherwise under any Circumstances.
7. The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such Permission granted on any false declaration claim or deposition made by the Applicant.
8. The authorities reserves the right to cancel the permission if it is found that the Permission is obtained by fraud, misrepresentation or by mistake of fact.

K. Mruthyunjaya
Revenue Divisional Officer,
Sangareddy
Revenue Divisional Officer,
SANGAREDDY.

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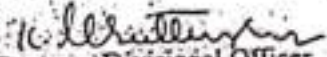
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SCHEDULE

Sl.No:	Village & Mandal District	Sy.No:	Total extent (Sy.No.wise) Ac. Gts.	Extent for which permission granted. Ac. Gts	Re.
1	2	3	4	5	
1.	Amietpur (v) Patancheru (M)	178	10.30	Ac 28.10 gts	
		179	13.30		
		180	1.37		
		181	1.33		
		Total	28.10		


 Revenue Divisional Officer,
 Revenue Divisional Officer,
 Sangareddy.

To
 Sri. K. Durga Prasad S/o Satyanarayana R/o Hyderabad
 Copy submitted to the District Collector, Medak at Sangareddy.
 Copy to the Tahsildar, Patancheru.

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ameenpur

NALA Order

Proceedings of the Competent Authority & Tahsildar Ameenpur Mandal Sangareddy District

Present: B. VIJAY KUMAR

Dated: 22/10/2021

Proedgs. No. 2100944370

Sub: NALA Order

Ref:

Order:

శ్రీ పి.ఎం.ఎస్. రోడ్, అమీన్ పూర్, అమీన్ పూర్, సంగారెడ్డి జిల్లాలో ఉన్న అగ్రికల్చరల్ ల్యాండ్ లకు సంబంధించి అమీన్ పూర్ మండల, సంగారెడ్డి జిల్లాలోని సి.ఎం.ఎస్. రోడ్, అమీన్ పూర్ వద్ద ఉన్న 170.64 ఎకరాల అగ్రికల్చరల్ ల్యాండ్ ను అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు అప్లికంట్ ద్వారా అర్జీ దాఖలు చేయబడింది. అర్జీలోని వివరాలను పరిశీలించి, అర్జీలోని వివరాలకు అనుగుణంగా ఉన్నట్లు నిర్ధారించబడింది.

అందుకే, అనుమతి ఇక్కడ ఉన్నట్లుగా అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు అనుమతి ఇవ్వబడింది మరియు కింది షరతులు మరియు షరతులు:

1. అనుమతి అర్జీ ద్వారా అప్లికంట్ ద్వారా అర్జీ దాఖలు చేయబడింది మరియు అతను అనుమతి కోసం చేసిన అర్జీలోని వివరాలకు అనుగుణంగా ఉన్నట్లు నిర్ధారించబడింది.
2. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
 - a. అగ్రికల్చరల్ ల్యాండ్ రిఫార్మ్స్ (అగ్రికల్చరల్ హోల్డింగ్స్) ఆక్ట్, 1973
 - b. అగ్రికల్చరల్ ల్యాండ్ రిఫార్మ్స్ (అగ్రికల్చరల్ హోల్డింగ్స్) ఆక్ట్, 1973
 - c. అగ్రికల్చరల్ ల్యాండ్ రిఫార్మ్స్ (అగ్రికల్చరల్ హోల్డింగ్స్) ఆక్ట్, 1973
3. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
4. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
5. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
6. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
7. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
8. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.
9. అనుమతి అగ్రికల్చరల్ ల్యాండ్ ను నాన్-అగ్రికల్చరల్ ల్యాండ్ గా మార్చేందుకు ఉన్నట్లుగా ఉన్నట్లు నిర్ధారించబడింది.

Tahsildar & Jt. Sub Registrar Office,
Ameenpur

Tahsildar
Ameenpur Mandal
Sangareddy District

To

Sri P. M. S. Road

Schedule

Sr.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Ameenpur, Ameenpur & Sangareddy	170.64	0.2000	0.2000	

20628/2012
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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ameenpur

NALA Order

Proceedings of the Competent Authority & Tahsildar Ameenpur Mandal Sangareddy District

Dated: 22/10/2021

Present: B VIJAY KUMAR

Proedgs. No. 2100944380

Sub: NALA Order

Ref:

Order:

Sri పంపిణీ కమిషన్ రిపోర్ట్ R/o Ameenapur, Ameenpur, Sangareddy has applied for conversion of agriculture land situated in Sy.No 170/d/1 extent 1.2000 of Ameenapur Village, Ameenpur Mandal, Sangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for instituting any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ameenpur
Tahsildar
Ameenpur/Mandal
Sangareddy District

To

Sri పంపిణీ కమిషన్

Schedule

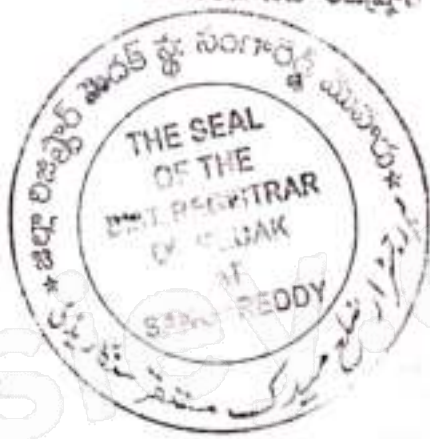
Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Ameenapur, Ameenpur & Sangareddy	170/d/1	1.2000	1.2000	

Page 1 of 1

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Amarnpur

NALA Order

Proceedings of the Competent Authority & Tahsildar Ameenpur Mandal Sangareddy District

Present: H VIJAY KUMAR

Dated: 22/10/2021

Prøds. No. 7100944377

Sub:	NAALA Order
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Ret.

Order:

స. నె. 179-45 నంబర్ 45 రెవెన్యూ ఆమోదం: Sangareddy has applied for conversion of agriculture land situated in Sy.No 179-45 extent 1 0000 of Amierapur Village, Amierpur Mandal, Sangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977
3. The grant of permission can not be construed that the contents of the application are accepted or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or officers, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be refunded or adjusted otherwise under any circumstances.
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jr. Sub Registrar Office,
Ameenpur
Tahsildar
Ameenpur Mandal
Sangareddy District

To

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Schedule

Sr.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Amesapeta, Amesapeta & Sangareddy	170 and 5	1.0000	1.0000	

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ameenpur

NALA Order

Proceedings of the Competent Authority & Tahsildar Ameenpur Mandal Sangareddy District

Present: ELVUJAY KUMAR

Dated: 22/10/2021

Proedgs. No. 2100944385

Sub: NALA Order

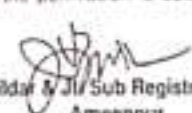
Ref:

Order:

Sri. E. meetha Reddy, Ameenpur, Ameenpur, Sangareddy has applied for conversion of agriculture land situated in Sy No 170/ω3 extent 0.2000 of Ameenpur Village, Ameenpur Mandal, Sangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.


Tahsildar & Jt. Sub Registrar Office,
Ameenpur
Tahsildar
Ameenpur Mandal
Sangareddy District

To

Sri. E. meetha Reddy

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Ameenpur, Ameenpur & Sangareddy	170/ω3	0.2000	0.2000	

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 ఈ దానికమాల పరమ సంఖ్య





Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ameenpur
NALA Order

Proceedings of the Competent Authority & Tahsildar Ameenpur Mandal Sangareddy District

Dated: 22/10/2021

Present: B VIJAY KUMAR

Proedgs. No. 2100944384

Sub: NALA Order

Ref:

Order:

Sri B. Vijay Kumar & Co. R/o Ameenpur, Ameenpur, Sangareddy has applied for conversion of agriculture land situated in Sy.No. 170/62 extent 0.2000 of Ameenpur Village, Ameenpur Mandal, Sangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ameenpur
Ameenpur Mandal
Sangareddy District

To

Sri B. Vijay Kumar

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Ameenpur, Ameenpur & Sangareddy	170/62	0.2000	0.2000	

PHOTO

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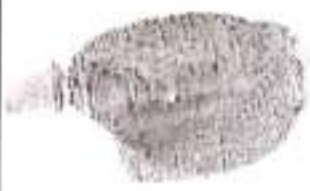
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REGISTRATION ACT, 1908.**

**(C&IGR&S Circular Memo No GI/8539/99,
dated 19-04-2000)**

FINGER PRINT S.NO: IN BLACKINK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER/ BUYER
		Charla Kola - Sweta w/o. Charla Kola - Laxma Reddy R/o. Tadcherla
		Kodali Siva Kumar S/o. K. Veera Bhadrarao R/o. Amrpet, Hyd.
	WITNESSES	
		B. Chaitanya Mithra S/o. Mallikarjuna R/o. Dammaiguda,
		R. Sandeep Kumar S/o. R. Narsing Rao R/o. Dammaiguda, Hyd.

SIGNATURE OF WITNESSES

SIGNATURE OF EXECUTANTS

1. T. Siva

2. R. Sandeep

1. Sweta

2. S. J. Kumar

20628/2002
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కాయంట్ నల్లి-రిజిస్ట్రార్



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చరలకోలా వెంకట
Charalakola Senta

పుట్టిన తేదీ/Year of Birth: 1988
లింగం: Female

3988 2425 1545

అధార్ - సామాన్యని హక్కు

భారత ఏకైక గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చరలకోలా లక్ష్మి దేవి
11-122, శ్రీనివాస నగర్ కాలనీ
బ్లాక్ ఆఫీస్, రోడెపాట్, జడ్చెరల, మేనాబు నగర్
అంధ్ర ప్రదేశ్, 509301

Address: W/O Charalakola
Laxma Reddy, 11-122,
Srinivasa nagar colony, Opp
Block Office, Rodepally,
Jadcherla, Menabub Nagar,
Sri. Jadcherla, Andhra
Pradesh, 509301

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చరలకోలా వెంకట
Charalakola Senta

పుట్టిన తేదీ/Year of Birth: 1988
లింగం: Female

5048 4289 8992
UID: 9127 8326 6978 9589

అధార్ - సామాన్యని హక్కు

భారత ఏకైక గుర్తింపు ప్రాథికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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Address: W/O Charalakola
Laxma Reddy, 11-122,
Srinivasa nagar colony, Opp
Block Office, Rodepally,
Jadcherla, Menabub Nagar,
Sri. Jadcherla, Andhra
Pradesh, 509301

5048 4289 8992
UID: 9127 8326 6978 9589

.....చి ప్రతిపక్షం
20628/2022 దస్తావేజు మొత్తం
రాగితమా సంఖ్య.....
ఈ రాగితమా వరుస సంఖ్య.....

జాబ్బాల్ నంద-రిజిస్ట్రార్





भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card



आधार कार्ड धारक
Bhanu Chandra Manna
जन्म तिथि 26/08/1988
पता



6983 2128 4099

आधार कार्ड धारक का पता
570 भादु मण्डल, 12100
पुणे जिल्हा, महाराष्ट्र, भारत
पिन कोड - 411001
मोबाईल नंबर - 98888 88888
ईमेल - 698321284099@aadhaar.gov.in

6983 2128 4099

Aadhaar-Aam Admi ka Adhikar

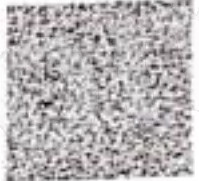


भारत सरकार
GOVERNMENT OF INDIA

आधार कार्ड
Aadhaar Card



आधार कार्ड धारक
Rajda Sandeep Kumar
जन्म तिथि 18/08/1998
पता



8705 0226 3994

आधार कार्ड धारक का पता
570 भादु मण्डल, 12100
पुणे जिल्हा, महाराष्ट्र, भारत
पिन कोड - 411001
मोबाईल नंबर - 98888 88888
ईमेल - 870502263994@aadhaar.gov.in

8705 0226 3994

Aadhaar-Aam Admi ka Adhikar

.....చే పుస్తకము
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 పాగితమూ సంఖ్య... 39...
 ఈ కాగితమూ వరస సంఖ్య... 39...

శి
 తాయంట్ నల్-రిజిస్ట్రార్



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