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తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 6251 Date 02/03/2023

Sold to : Kondraiah Ravuru R/o. Hyd

S.to Venkaiah Ravuru

For Whom : Team of Life Spaces (Elite) LLP,

*G.V.S.S. Kumar*  
AV 729492  
**G.V.S.S. KUMAR**  
**LICENCED STAMP VENDOR**  
Licence No: 15-10-027 / 2012  
Renewal No: 15-10-027 / 2021  
H.No.: 5-58, Deepthi Sri Nagar Colony,  
Miyapur (Post), Seri Lingampally (M),  
Range Reddy Dist - 500 049  
Phone : 9908052916

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

This Deed of Joint Development Agreement Cum General Power of Attorney (Hereinafter referred to as the "Agreement") is made and executed on 3<sup>rd</sup> day of March 2023 (Hereinafter referred to as the "Effective Date") at S.R.O., Serilingampalli, Hyderabad, between:

**SMT. ATCHAMMA PATHALLAPALLI** D/o. VENGALAI MODEPALLI,  
W/o. Late PATHALLAPALLI VENGAL RAO aged about 68 years, Occ:  
House Wife, R/o. H.No.175, Flat No.402, Kavuri Hills, Aditya Habitat, Near  
D Mart Super Market, Madhapur, KV Ranga Reddy, Telangana-500081 (Aadhaar  
No: 5251 2201 0321) (PAN: ARVPP7985R)

(Hereinafter referred to as "Landowner" which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include her heirs, executors, administrators, successors, representatives, assigns, nominees and agents);

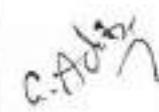
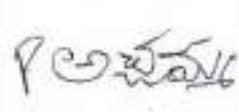
*P. Achamma*

*For Team of Life Spaces (Elite) LLP*  
*C. Achamma*  
Designated Partner  
*For Team of Life Spaces (Elite) LLP*  
Designated Partner

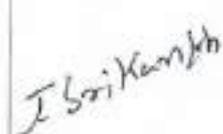
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Serilingampalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 03rd day of MAR, 2023 by Sri D.Malikarjuna Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 CHIGULLAPALLY ADITYA [1522-1-2023-1976]	CHIGULLAPALLY ADITYA S/O. KRISHNA CHIGULLAPALLY KHAJAGUDA, HYDERABAD	
2	CL		 RAVURU KONDAIAH [1522-1-2023-1976]	RAVURU KONDAIAH S/O. VENKAIAH RAVURU MY HONE NAVADWEEPA, MADHAPUR	
3	CL		 MURALI KRISHNA YA [1522-1-2023-1976]	MURALI KRISHNA YARLAGADDA S/O. Y.SUBBA RAO MY HONE NAVADWEEPA, MADHAPUR	
4	CL		 M/S. TEAM4 LIFE SP [1522-1-2023-1976]	M/S. TEAM4 LIFE SPACES (ELITE) LLP REP BY PARTNERS KURUKURI RAJESH PRASAD S/O. SATYANARAYANA KURUKURI HS DARGA, HYDERABAD	
5	EX		 ATCHAMMA PATHALI [1522-1-2023-1976]	ATCHAMMA PATHALLAPALLI D/O. VENKAIAH MODEPALLI MADHAPUR, HYDERABAD	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 J SRIKANTH [1522-1-2023-1976]	J SRIKANTH PRAKASAM	
2		 P PRAVEEN KUMAR [1522-1-2023-1976]	P PRAVEEN KUMAR HYD	

03rd day of March, 2023

Note ( 1 ) Copies has Been Registered Along With The Original  
Signature of Sub Registrar

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Sub Registrar  
Seri Lingampally



Bk - 1, CS No 1976/2023 & Doct No 1953/2023.

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STATE DEPT

AND

**TEAM4 LIFE SPACES (ELITE) LLP**, a limited liability partnership firm having its registered office at SY 199/AA, 200/AA, 201/AA, 205/2/AA, Opposite Honda service center, Near Ratnadeep supermarket, Miyapur, Madeenaguda, Hyderabad-500049. (PAN: AATFT5822E)

**Represented by its Partners:**

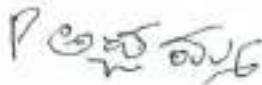
1. **SRI. KURUKURI RAJESH PRASAD**, S/o. Satyanarayana Kurukuri, aged about 51 years, R/o. Flat No. C 103, JMR White Lotus, 8-1-293/A/1, HS Dargah, Shaikpet, Hyderabad – 500008. (Aadhar No: 7842 9561 6236) (PAN: AGQPR8949F)
2. **SRI. MURALI KRISHNA YARLAGADDA**, S/o. Y. Subba Rao, aged 46 years, R/o. Flat No. 713, Prithvi Block, My Home Navadweepa Apartments, Hitech City, Near Cyber Towers, Madhapur, Serlingampally, Ranga Reddy District. (Aadhar No: 4978 5457 4772) (PAN: ABGPY1211J)
3. **SRI. RAVURU KONDAIAH**, S/o. Sri. Venkaiah Ravuru, aged about 50 years, Occ: Business, R/o. Flat No. 310, Vayu Block, My Home Navadweepa Apartments, Shaikpet, Hitech City, Madhapur, Hyderabad – 500081 (Aadhar No: 4181 7422 4708) (PAN: AEIPR6653Q)
4. **SRI. CHIGULLAPALLY ADITYA**, S/o. Sri. Krishna Chigullapally, aged about 36 years, Occ: Business, R/o. Flat No: 1101, Niharika Interlake, Opp Union Bank, Serilingampally, Khajaguda, KV Rangareddy, Telangana-500104 (Aadhar No: 7476 7954 2418) (PAN: AGSPC1572F)

(Hereinafter referred to as “**Developer**” which expression shall mean its successors-in-interest, permitted assigns, and administrators).

The Landowner and the Developer shall collectively be referred to as “**Parties**” and individually as “**Party**”.

**WHEREAS:**

- A. Originally, Sri. Syed Mohammed Hussaini was the pattadar and possessor with respect to land admeasuring Acres 02-03 Guntas in Survey No. 187, Acres 01-31 Guntas in Survey No. 188, Acres 00-34 Guntas in Survey No. 189, Acres 02-06 Guntas in Survey No. 190 and Acres 09-21 Guntas in Survey No. 194 of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District.



  
K. Rajesh Prasad  
C. Aditya  
Designated Partner

  
M. Murali Krishna Yarlagadda  
Designated Partner

Sl No	Thumb Impression	Photo	Name & Address	Signature
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Serilingampalli

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E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4511 Name: Jillellamudi Srikanth	S/O Hari Babu, Kandukur, Prakasam, Andhra Pradesh, 523105	
2	Aadhaar No: XXXXXXXX3871 Name: Peddanolla Praveen Kumar	C/O Peddanolla Arjaneyulu, Ameerpet, Hyderabad, Telangana, 500038	
3	Aadhaar No: XXXXXXXX0321 Name: Pathallapalli Atchamma	W/O Pathallapalli Vengal Rao, Madhapur, K.v. Rangareddy, Telangana, 500081	
4	Aadhaar No: XXXXXXXX4772 Name: Murali Krishna Yarlagadda	S/O Y Subba Rao, Madhapur, K.v. Rangareddy, Telangana, 500081	
5	Aadhaar No: XXXXXXXX4708 Name: Kondalish Ravuru	S/O Venkaish Ravuru, Madhapur, K.v. Rangareddy, Telangana, 500081	
6	Aadhaar No: XXXXXXXX6236 Name: Rajesh Prasad Kurukuri	S/O Satyanarana Kurukuri, Golconda, Hyderabad, Telangana, 500008	
7	Aadhaar No: XXXXXXXX2418 Name: Aditya Chigullapally	C/o Krishna Chigullapally, Khajaguda, K.v. Rangareddy, Telangana, 500104	



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- B. While so, subsequent to the demise of Sri. Syed Mohammed Hussaini, his surviving legal heirs i.e., Smt. Zainabee (W/o. Late Syed Mohd. Hussaini), Smt. Syeda Baitul (D/o. Late Syed Mohd. Hussaini) and Sri. Syed Dawood Hussain (S/o. Late Syed Mohd. Hussaini) executed a General Power of Attorney dated 21.10.1998 with respect to an extent of land admeasuring Acres 30-17 Guntas comprising of Acres 02-02 Guntas in Survey No. 185, Acres 02-33 Guntas in Survey No. 186, Acres 02-03 Guntas in Survey No. 187, Acres 01-31 Guntas in Survey No. 188, Acres 00-34 Guntas in Survey No. 189, Acres 02-06 Guntas in Survey No. 190 and Acres 09-21 Guntas in Survey No. 194 of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District in favour of Sri. K. Govardhan Reddy (S/o. Ram Reddy) and Sri. K. Ramakrishna Reddy (S/o. Late K. Ram Reddy). Thereafter, the said GPA dated 21.10.1998 was validated vide File No. 190/G1/1999 dated 13.01.1999 in the office of District Registrar, Ranga Reddy District.
- C. Thereafter, Smt. Zainab Bee (W/o. Late Syed Mohammed Hussaini Saheb), Smt. Syed Baitul (D/o. Late Syed Mohd Hussaini Saheb) and Sri. Syed Dawood Hussain (S/o. Late Syed Mohd Hussaini Saheb) represented by their General Power of Attorney Holders, Sri. K. Govardhan Reddy (S/o. K Ram Reddy) and Sri. K Ramakrishna Reddy (S/o. Late K Ram Reddy) executed the following registered Sale Deeds:
- Sale Deed dated 18.01.1999 registered as Document No. 439 of 1999 in the office of Sub-Registrar, Ranga Reddy with respect to an extent of land admeasuring Acres 01-20 Guntas in Survey No. 190 (Part) of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District in favour of Sri. K. Mohan Rao (S/o. Late Raghavaiah Chowdary)
  - While so, it appears that, Sri. K. Venkat Reddy (S/o. Malla Reddy) along with his legal heirs, Sri. K. Sanjeeva Reddy (S/o. K. Venkat Reddy), Sri. K. Surender Reddy (S/o K. Venkat Reddy), Sri. K. Narendra Reddy (S/o. K. Venkat Reddy) and Sri. K. Purnachander Reddy (S/o. K. Venkat Reddy) along with "Consenting Parties" Smt. Chandamma (Wo. Late Siva Reddy), Sri. Penta Reddy (S/o. Sathi Reddy), Sri. Yadi Reddy and Smt. Mangamma (W/o. Laxma Reddy) executed a Sale Deed dated 09.01.1995 registered as Document No. 462 of 1995 in the office of District Registrar, Ranga Reddy District with respect to an extent of land admeasuring Acres 00-20 Guntas in Survey No. 190 (Part) of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District in favour of Smt. P. Atchamma (W/o. P. Vengal Rao). Thereafter, the said Sale Deed was ratified by way of Ratification Deed dated 20.09.2001 registered as Document No. 7233 of 2001 in the office of District Registrar, Ranga Reddy with respect of the said Sale Deed dated 09.01.1995 registered as Document No. 462 of 1995 in the office of District Registrar, Ranga Reddy District executed by Smt. Zainab Bee (W/o. Late Syed Mohammed Hussaini Saheb), Smt. Syed Baitul (D/o. Late Syed Mohd Hussaini Saheb) and Sri. Syed Dawood Hussain (S/o. Late Syed Mohd Hussaini Saheb) represented by their General Power of Attorney Holders, Sri. K Govardhan Reddy (S/o. K Ram Reddy) and Sri. K Ramakrishna Reddy (S/o. Late K Ram Reddy) in favour of Smt. P. Atchamma (W/o. P. Vengal Rao). The Deputy Collector & Mandal Revenue Officer, Rajendranagar Mandal issued mutation proceedings dated 15.04.2005 bearing Prog.No. D/2913/2006 in favour of Smt. P. Atchamma.

P. Atchamma

*[Signature]*

Designated Partner

*[Signature]* C. P. Reddy, LLP  
Designated Partner

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	1443470	0	0	0	1443570
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	1544470	0	0	0	1544570

Rs. 1443470/- 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. 141790000/- was paid by the party through E-Challan/BC/Pay Order No ,410KE3020323 dated ,02-MAR-23 of ,ICICIC/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 1544520/-, DATE: 02-MAR-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 1623903738237, PAYMENT MODE: NB-1001138, ATRN: 1623903736237, REMITTER NAME: TEAM FOUR LIFE SPACES ELITE LLP, EXECUTANT NAME: ATCHAMMA PATHALLAPALLI, CLAIMANT NAME: TEAM FOUR LIFE SPACES ELITE LLP).

Date:  
03rd day of March, 2023

Signature of Registering Officer  
Serilingampalli

**Certificate of Registration**

Registered as document no. 1953 of 2023 of Book-1 and assigned the identification number 1 - 1522 - 1953 - 2023 for Scanning on 03-MAR-23 .

Registering Officer  
Serilingampalli  
(K Madhusudhan Reddy)

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- D. By virtue of the above-mentioned transactions, Smt. Pathallapalli Atchamma became the sole and absolute owner and possessor of land admeasuring Acres 00-20 Guntas in Survey No. 190 (Part) of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District.
- E. The Tahsildar issued conversion proceedings dated 02.02.2023 bearing proceedings No. 2300077332 with respect to land admeasuring Acres 00-20 Guntas comprising of Acres 0.07 Gunta in Survey No. 190/A/1, Acres 0.07 Gunta in Survey Number 190/AA/1 and Acres 0.06 Gunta in Survey No. 190/E/1 of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District converting the said land from agricultural to non-agriculture purpose.
- F. While so, Smt. Pathallapalli Atchamma (W/o. P. Vengal Rao) executed a Sale Deed dated 03-03-2023 registered as Document No. \_\_\_\_\_ of 2023 in the office of Sub-Registrar, Serilingampalli with respect to an extent of land admeasuring Acres 0.08 Gunta equivalent to 968 Sq Yards comprising of Acres 0.07 Gunta equivalent to 847 Sq. Yards in Survey No. 190/A/1 and Acres 0.01 Gunta equivalent to 121 Sq Yards in Survey Number 190/AA/1 of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District in favour of Sri.Damacharla Mallikarjuna Rao (S/o Jaganmohan Rao Damacharla)
- G. By virtue of the above-mentioned transactions, Smt. Pathallapalli Atchamma became the sole and absolute owner and possessor of land admeasuring Acres 00-12 Guntas in Survey No. 190 (Part) of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District. The said extent of land admeasuring **Acres 00-12 Guntas** (hereinafter referred to as the Schedule Property and is described in detail in the "**Schedule Property**" annexed hereto).
- H. The Developer is a Limited Liability Partnership firm involved in the business of real estate construction and development. The Developer's team has a rich experience of developing flats and residential and commercial projects. The Landowner has approached the Developer and requested the Developer to develop the Schedule Property by clubbing it with the adjacent land which are contiguous to each other, into a residential project consisting of high rise apartments (Hereinafter referred to as the "**Project**").
- I. The Developer proposes to develop the Project over the open land admeasuring Acres 09-10 Guntas (equivalent to 44,770 sq. yards) and situated in Sy No. 187 (Including all it's sub divisions), 188(Including all it's sub divisions), 189(Including all it's sub divisions), 190 (Part) and 194 (Part) of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District as described in the **Total Property** defined under **Schedule**.

*P. Atchamma*

For Team4 Life Spaces (Elite) LLP  
*[Signature]*  
 Designated Partner

For Team4 Life Spaces (Elite) LLP  
*[Signature]*  
 Designated Partner

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Serilingampalli

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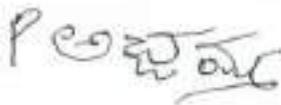
- J. The Landowner and the Developer hereto agree that the Developer shall develop the Schedule Property as part of the Total Property and, *inter-alia*, share the Built-up Area in the Project between them in the manner and in accordance with the terms and conditions set out under this Agreement.

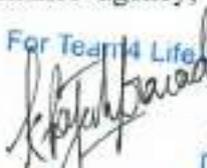
**NOW THIS DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

**1. DEFINITIONS AND CONSTRUCTION**

In this Agreement, unless the context otherwise requires:

- (i) **“Agreement”** shall mean this agreement including all its annexures, recitals, schedules and terms and conditions.
- (ii) **“Force Majeure”** shall mean any cause beyond the control of the affected Parties, including but not restricted to, acts of God, flood, drought, earthquake, storm, fire, lightning, epidemic, pandemic, viral outbreak, war, riot, civil disturbance or disobedience, labour dispute, labour or material shortage, sabotage, acts of public enemy, explosions, orders, regulations or restrictions imposed by governmental, military, or lawfully established civilian authorities, which, in any of the foregoing cases, by exercise of due diligence such party could not reasonably have been expected to avoid, and which, by the exercise of due diligence, it has been unable to overcome.
- (iii) **“Governmental Authority”** shall mean any government or political subdivision thereof; any department, agency or instrumentality of any government or political subdivision thereof; any court or arbitral tribunal; and the governing body of any securities exchange, in each case having competent jurisdiction.
- (iv) **“HMDA”** shall mean the Hyderabad Metropolitan Development Authority.
- (v) **“Maintenance Charges”** means the maintenance charges payable by each apartment owner to the Developer or owners’ association to be established by the Developer, but does not include; (a) the charges for actual consumption of utilities including electricity, water which shall be charged based on actual consumption on monthly basis or such other periods as specified by the maintenance agency; and (b) any statutory payments, taxes etc. with regard to the Project.



  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
C. Aditya  
Designated Partner

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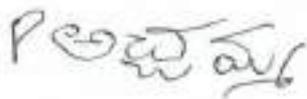
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- (vi) **“Project”** shall mean and include the apartments/flats, club house, common areas and amenities and parking areas to be developed on the Schedule Property and the adjacent property by the Developer, as described in the construction plans approved by the competent authority.
- (a) Unless the context otherwise requires in this Agreement:
- (i) the use of words importing the singular shall include plural and masculine shall include feminine gender and vice versa;
  - (ii) reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted;
  - (iii) reference to the words “include” or “including” shall be construed without limitation; and
  - (iv) reference to this Agreement, or any other agreement, deed or other instrument or document shall be construed as a reference to this Agreement or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.

## 2. DEVELOPMENT OF THE SCHEDULE PROPERTY

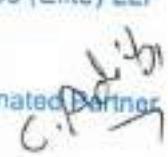
- (a) The Landowner entrusts the Schedule Property to the Developer for the development of the Project on the Schedule Property as per the approval of the HMDA, Municipality and other concerned competent governmental/statutory/regulatory authorities.
- (b) The Developer agrees to develop the Schedule Property at its own cost and expense and with the resources at its command, by construction of the Project as the Developer may deem fit, after obtaining the necessary permissions under the existing building rules from the concerned authorities.
- (c) The Landowner agrees that the Developer shall be entitled to pool adjacent lands along with the Schedule Property for the purposes of developing the Project, provided that the terms and conditions of this Agreement are not affected in any manner.



  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
Designated Partner

  
C.P. 1/21

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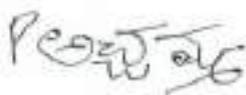


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### 3. SHARING OF THE SALEABLE AREA

- (a) The Landowner hereby permits the Developer to enter upon the Schedule Property and develop the same together with the neighbouring, adjacent and abutting properties into the Project as per the sanctioned plan by the HMDA. The Developer shall construct such built up area as approved by the sanctioned plan.
- (b) The Landowner and the Developer are entitled to the following Percentage of shares in the total Built-up Area, available car parking spaces, common areas, amenities and facilities in the Project to be constructed / developed by the Developer on the Schedule Property as per the sharing ratio set out herein below:
- (i) **The Landowner's Share:** A built-up area of 24.43% out of the total constructed area with proportionate parking area and undivided share in the Schedule Property falling to the share of the Landowner shall be as set out in **Schedule A** of this Agreement, hereinafter referred to as the "**Landowner's share**". The parking areas towards the Landowner's share shall be segregated, defined, demarcated and designated at the time of the completion of the Project.
  - (ii) **The Developer's Share:** The remaining built-up area i.e 75.57 % out of the total constructed area with the remaining parking area and undivided share in the Schedule Property shall be the Developer's share as set out in the **Schedule B**, hereinafter referred to as the "**Developer's Share**". The parking areas towards the Developer's share shall be segregated, defined, demarcated and designated at the time of the completion of the Project.
- (c) In the event of any rules relating to Floor Space Index (FSI) being introduced under municipal laws, the Landowner shall be entitled to 24.43% or 90000 sq. feet per acre, whichever is higher, of the total built up area constructed by the Developer. In the event any transferable development rights ("**TDR**") are utilised for the construction, such TDRs shall be included for the purposes of determination of the share of the Landowner, and the cost of TDRs will be borne by the Developer.
- (d) The Developer shall be entitled for all the residuary built-up areas other than the Landowner's Share along with proportionate undivided share in land and common areas. The Parties hereby irrevocably agree that the Landowner / Developer shall be proportionally entitled to the available **floor area ratio**.



For Team4 Life Spaces (Elite) LLP



C. Aditya  
Designated Partner

For Team4 Life Spaces (Elite) LLP



  
Designated Partner

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- (e) On receiving the building permissions from the HMDA, the Developer shall inform the Landowner forthwith about receipt of the said approvals and furnish a copy of the same within 3 days of receipt of the approvals through email and submitting physical copies of the approval to the Landowner email and communication address provided in this agreement.
- (f) It is agreed that the Developer shall be entitled to commence construction immediately after receipt of the building permissions from the HMDA and the Developer shall immediately enter into a Supplementary Agreement with the Landowner, recording the respective shares of the Parties. If the Landowner fails or refuses to execute the Supplementary Agreement, if required, within a period of 30 days from the date of the receipt of the building permissions/other required permissions from the HMDA, the Developer shall be entitled to execute the Supplementary Agreement and agree on the allocation of the built up area as amongst themselves. In such a case, the Developer shall be entitled to decide the allocation of the built up area of the Landowner, by allocating all combinations like facing, block, location, floors etc proportionately. In the event of above Scenario, The Landowner hereby expressly, irrevocably, and unconditionally authorizes the Developer to enter into the Supplementary Agreements on its behalf and as its attorney to confirm such allotment and the Landowner shall not raise any dispute with regard to such allotment.
- (g) The Developer shall complete the construction and development of the Project within 48 months from the date of the approval from the Telangana Real Estate Regulatory Authority constituted under the Real Estate (Regulation & Development) Act, 2016 ("Project Completion Period"), with a 6 months grace period ("Grace Period"). In the event of delay in completion of the Project beyond the Project Completion Period and the Grace Period, the Developer shall pay the Landowner compensation for the delay at a rate of Rs. 12/ sq. ft per month on the saleable area of the Landowner's share which is due for Occupancy Certificate. The said amount has to be paid within seven days of the end of each month of delay. Further, in the event of a delay of more than 2 years from the date of expiry of the Grace Period, the Developer shall be entitled to alienate unsold flats only after obtaining the written consent of the Landowner.

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For Team4 Life Spaces (Elite) LLP

Designated Partner

For Team4 Life Spaces (Elite) LLP

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Designated Partner

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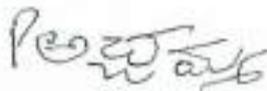
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#### 4. SECURITY DEPOSIT

The Developer has paid an amount of Rs. 1,03,00,000 (Rupees One Crore Three Lakh Only) towards interest free, refundable Security Deposit, the details of the payment are mentioned below. This shall be returned within 30 days from the date of Mortgage Release from HMDA for the Landowner's respective share. To secure the obligations of the Landowner to return the Security Deposit, the Landowner shall not be entitled to alienate the area of the Landowner's Share that is mortgaged in favour of the HMDA until the refund of the said amount. In the event the Security Deposit is not repaid even after the release of the mortgage by the HMDA, the Developer shall be entitled to recover the security deposit from the said area by exercising the rights of alienation as an attorney holder of the Landowner and the Landowner authorises the Developer to exercise such rights. The Developer shall handover the Landowner's Share only after refund of Security Deposit and in accordance with the terms of this Agreement.

- a. Rs.20,00,000/- (Rupees Twenty Lakh Only) Paid through Online Payment on 15<sup>th</sup> June, 2022.
- b. Rs.6,50,000/- (Rupees Six Lakh Fifty Thousand Only) Paid through Online Payment on 8<sup>th</sup> December, 2022.
- c. Rs.15,00,000/- (Rupees Fifteen Lakh Only) Paid through Online Payment on 26<sup>th</sup> December, 2022.
- d. Rs.20,00,000/- (Rupees Twenty Lakh Only) Paid through Online Payment on 08<sup>th</sup> February, 2023.
- e. Rs.10,00,000/- (Rupees Ten Lakh Only) Paid through Online Payment on 24<sup>th</sup> February, 2023.
- f. Rs.31,50,000/- (Rupees Thirty one Lakh Fifty Thousand Only) Paid through Online Transfer, belongs to ICICI Bank, Dated 03<sup>rd</sup> March, 2023.



For Team4 Life Spaces (Elite) LLP



Designated Partner

For Team4 Life Spaces (Elite) LLP



Designated Partner



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## 5. COVENANTS OF THE LANDOWNER

(a) The Landowner hereby states, represents, declares, and confirms as follows:

- (i) That she is the sole and absolute owner and peaceful physical possessors of the Schedule Property having absolute rights and title over their respective undivided extents in the Schedule Property.
- (ii) The Landowner hereby provides license to enter and use the Schedule Property by the Developer, free of all encumbrances and obstructions, for the specific purposes of all acts contemplated in this Agreement. The Developer shall, from the date of execution of this Agreement, enter upon the Scheduled Property as contemplated in this Agreement to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works and shall be continuous and irrevocable. The Landowner will not interfere in the development of the Project in any manner.
- (iii) For the convenience of both parties, it is agreed that the original title documents shall be deposited in the Joint custody of One of the Designated Partners of Developer Sri. Ravuru Kondaiah and Land Owners Representative Sri. Damacharla Mallikarjun Rao.
- (iv) The Landowner expressly and unconditionally authorize the Developer to submit representations and applications to, and negotiate with, the Governmental Authority and other authorities, for permissions to develop the Project, on behalf of the Landowner. For this purpose, the Landowner agrees to give statements, applications, and presentations, as and when necessary, to enable the Developer to obtain the requisite permissions and relaxations.

(b) The Landowner covenants, represents and warrants that:

- (i) She has been in continuous peaceful and physical possession of the Schedule Property without any hindrance, impediment etc., whatsoever, and there are no subsisting rights of easements of any kind in favour of any third party in the Schedule Property; and that she has clear marketable title over the Schedule Property.

*Ravuru Kondaiah*

*K. Raju Reddy*

For Team Life Spaces (Elite) LLP

Designated Partner

*D. S. Rao*

For Team Life Spaces (Elite) LLP

Designated Partner

*C. Aditya*

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- (ii) She has not entered into any agreements of sale, lease, development, or any other agreement and that she has not created any mortgage or charge or any other encumbrances on the Schedule Property in favour of any financial institution or to any third party.
  - (iii) There are no prior agreements, court orders, attachments, disputes or litigation or any tax or revenue attachments or notices of requisitions from Government or other tax authorities in respect of the Schedule Property.
  - (iv) She is entitled to enter into this Agreement with the Developer and has the full right and authority to sign and execute the same.
  - (v) The Schedule Property constitutes the independent property of the Landowner and there are no claims from any other person, including the heirs of the Landowner.
  - (vi) No notice from the Governmental Authority or any local Body or authority including the HMDA/GHMC is pending against the Schedule Property which has been received by or served upon the Landowner.
  - (vii) The Schedule Property is not an assigned land within the meaning of Telangana Assigned Lands (Prohibition of Transfers) Act, 1977 (Act 9 of 1977) and any amendments thereof and that the Schedule Property does not belong to, and is not under mortgage to, the Governmental Authorities.
  - (viii) She is in peaceful possession and enjoyment of the Schedule Property and there are no tenants including protected tenants.
  - (ix) There is no legal impediment for the Landowners to hold or sell the Schedule Property under any law including the Urban Land (Ceiling & Regulation) Act, 1976 and any amendments thereof.
- (c) The Landowner hereby confirm and declare that the land use and other related categorization of the Schedule Property is fit and suitable in all respects for developing the Project.

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For Team4 Life Spaces (Elite) LLP

Designated Partner

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For Team4 Life Spaces (Elite) LLP

Designated Partner

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- (d) In the event of the Developer paying any refundable deposits to the HMDA and other concerned authorities in the course of the development of the Schedule Property, the Developer shall be entitled to the refund of such deposit in its own name.
- (e) The Landowner and the Developer shall collaborate in addressing any legal issues pertaining to or in connection to the title and possession of the Schedule Property. Any costs incurred in the process of the rectification of the title and possession of the Schedule Property shall be borne by the Landowner.
- (f) In the event the developmental works are in any manner affected as a result of any such interference or disputes by third parties, the Landowner shall be responsible for clearing the same and the time period for completion shall be automatically extended for such period.
- (g) The Landowner shall be liable to pay to the Developer charges for up-gradation or customization of the apartments of the Landowner's Share, if any, apart from the specifications delineated in Schedule C hereunder. The Developer shall hereby maintain the agreed and acknowledged specifications for both the Landowner's Share and Developer's Share. If there is any change in the specifications mentioned in Schedule C hereunder, those will be applicable to the entire Project.
- (h) The Landowner shall be liable to pay all the taxes which are due to Central, State Government or local bodies for their respective share including Goods and Services Tax (GST) and any other applicable taxes at the prevailing rate on the Landowner's Share or the construction services given by the Developer in respect of Landowner's share of built-up area. Only on receipt of all the applicable taxes and amounts from the Landowner, the Developer shall handover the possession of the Landowner's Share for their respective built-up area.
- (i) The Landowner hereby agrees and acknowledges that by virtue of this Agreement, each of them shall be independently entitled only to their respective share of the developed built-up area, as agreed to be handed over by the Developer together with applicable undivided share of the land in the Project.

*Prakash*

For Team Life Spaces (Lite) LLP

*[Signature]*

Designated Partner

For Team Life Spaces (Elite) LLP

*[Signature]*

Designated Partner

For Team Life Spaces (Elite) LLP

*[Signature]*

Designated Partner

*[Signature]*

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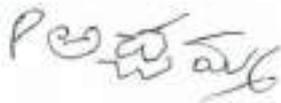
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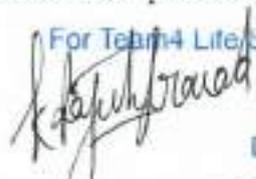


- (j) The Landowner hereby declares that she will not be entering into any kind of conveyances with third parties with respect to their share of allotted built-up area in the Schedule Property before the expiry of 18 months from the date of the approval from the Telangana Real Estate Regulatory Authority and hence the Developer has no objection for such sale after the above said period.
- (k) No signboard / hoarding/ any other logo or sign shall be put up by the Landowner on the exterior of the completed buildings or on the outer walls of the completed buildings. The Landowner shall not do any act or thing that may adversely affect the aesthetic appearance/beauty of the buildings of the Project nor do anything that may cause any nuisance or hindrance to the third-party purchasers of the units of the Project.

## 6. OBLIGATIONS OF THE DEVELOPER

- (a) The Developer shall be solely responsible to obtain all the requisite permissions and exemptions from the Governmental Authorities, including approvals of sanctioned plan from the HMDA. The Developer shall do so at its own cost. The Developer shall not call upon the Landowner to pay or contribute to the fund required for the development of the Project, except as otherwise set out in this Agreement.
- (b) The Developer unconditionally agrees that it shall be the primary responsibility of the Developer to obtain the appropriate and requisite licenses/approvals/sanctions/permissions pertaining to development and construction of Project from the concerned Governmental Authorities. It shall be the primary responsibility of the Developer with the assistance from the Landowner, if required, to obtain any other construction related approvals as may be required for the commencement of the Project. The Developer shall bear all costs related to acquiring such permissions/approvals required for the construction of the Project.
- (c) The entire cost of the construction shall be borne by the Developer only. This includes levelling, demarcation of land, making of combined plans, architectural designs for securing approvals from all concerned Governmental Authorities. The Developer shall be responsible for any and all costs related to the approval fees and the cost of materials, labour, supervision other inputs etc., for the completion and construction of the Project. The Developer is hereby permitted to enter upon the Schedule Property only for its development as envisaged and the same shall not be construed as possession given under Sec-53A of Transfer of Property Act 1882.



  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

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- (d) The Developer shall be solely responsible for expeditious and proper execution of the Project.
- (e) The Developer shall be responsible and liable to the Governmental Authorities, Municipality and other authorities concerned and to the purchasers or acquirers of constructed space in development of the Schedule Property for any of its breach, failure, acts and/or omissions for which the builder is supposed to as per this agreement.
- (f) The Developer shall develop the Project and hand over possession of the Landowner's share to the Landowner in accordance with the terms and conditions of this Agreement.
- (g) It is clearly understood by both parties that the Developer is developing this Project in accordance with the permissible norms relating to the development and construction of the Project as may be prescribed by the concerned Governmental Authorities and the construction of the Project shall be as per the plans prepared, designed, finalised by the Developer and approved by the concerned Governmental Authorities.
- (h) The Developer and the Landowner agrees that they shall joint prepare the plan in respect of Project and submit the same to the HMDA.
- (i) The Developer shall be responsible for mobilizing all the required resources for the Project. The Developer shall mobilise and invest the required funds from time to time, as is necessary for the purposes of completion of the Project, in pursuance of the development and construction contemplated under this Agreement.
- (j) As per the terms of this Agreement, the Developer agrees that it shall not create any third-party rights in any manner whatsoever, over the Schedule Property, or over the proposed built-up area in the Project, before allocation of the Landowner's Share in the Project, except for the purpose of statutory mortgage for obtaining building permit and/or financing/ re-financing / funding / loan that shall be availed by Developer in respect of the Project. In case of the Developer obtaining any financial assistance, the mortgage shall only be created upon Developer's share in the Project.

*P. S. S. S.*

For Team4 Life Spaces (Elite) LLP

*[Signature]*

Designated Partner

*[Signature]*

For Team4 Life Spaces (Elite) LLP

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Designated Partner

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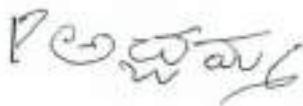
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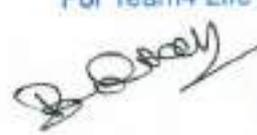
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- (k) The Developer shall be responsible for payment of all the necessary fees, cess, taxes, etc., as a Developer, to the local and other applicable authorities for obtaining the permissions, approvals, licenses, etc. for construction, maintenance and operation of the Project. The Developer hereby unconditionally undertakes and agrees to pay the corporation tax, water and all other applicable cesses, taxes and fees, from the time, the Developer obtains the possession of the Schedule Property for development contemplated under this Agreement till the delivery of the Landowner's Share in the Project. Further, the refundable deposits towards transformer, or other refundable deposit that may be paid to the Southern Power Distribution Company of Telangana Limited (TSCPDCL), Hyderabad Metro Water Works and Sewerage Department for providing electricity and water supply and drainage connections, backup generator to the Project shall be borne by the Developer and the Developer is entitled to refund of the said refundable deposit amount from the Landowner/purchasers/allottees of the Project. It is also made clear that the liaison charges for obtaining the above facilities shall be borne by the Developer only. The Developer undertakes to make necessary applications to the Power Transmission Corporation/ Hyderabad Metro Water Supply and Sewerage Board and/or to such other authority(s) concerned for obtaining the electrical connections, water, and drainage connections and also for obtaining permits, necessary in connection with the development of the Schedule Property and the Landowner authorizes and permits the Developer to make such applications.
- (l) The Developer shall be responsible for all machinery used in the course of construction work and the Developer alone shall be liable for all damages, injury, loss, or destruction either to the property or to person.
- (m) The stamp duty, registration charges and other expenses including miscellaneous expenses, with regard to registration of this Agreement or any related document and all subsequent and supplemental documents and/or amendments agreements shall be borne by the Developer only.



For Team4 Life Spaces (Elite) LLP  
  
Designated Partner 

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Designated Partner 

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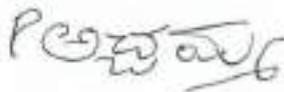


## 7. MORTGAGE

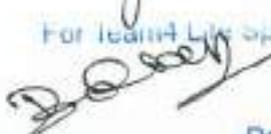
- (a) The Developer is hereby authorized and empowered to avail the loan facilities/project loan from any bank or financial institutions for the purpose of funds required for undertaking the construction and development of Schedule Property and is hereby further authorized and empowered to create charge/security on the **Developer's Share of the built up area** along with proportionate undivided share of land falling to the Developer's Share in favour of such creditors/banks/financial institutions as a security for repayment of the loan facilities.
- (b) The Landowner hereby agrees to cooperate with the Developer for the creation of the mortgage in order to enable the Developer to avail the loan for the Project, including by depositing the original title deeds.
- (c) The Landowner shall cooperate with the Developer for creating any such security interest, but the Landowner shall not be held responsible for any such security interest created by the Developer for its repayment.
- (d) The Parties agree that the statutory area to be mortgaged to HMDA in the requisite floors towards obtaining the building permit for commencing the construction of the Project, shall be mortgaged in the following manner: (a) 10% of the built up area from the Landowner's Share; and (b) the remaining area from the Developer's Share.

## 8. SPECIFIC CONDITIONS IN RELATION TO THE DEVELOPMENT OF THE SCHEDULE PROPERTY

- (a) The name of the Project is Team4 ARKA, and shall not be changed, by the Parties or their purchasers/occupants of the apartments in the Project.
- (b) It is agreed and declared that the development of the Scheduled Property shall be at the discretion of the Developer and the development shall be carried out in the most efficient manner. The Developer shall be solely responsible for the quality of construction and in case of any liability arising in future out of the defective construction or deviation etc., in the total constructed areas in Schedule Property, it shall be the sole responsibility of Developer to rectify the defective construction or deviations and the Landowner shall not be responsible or liable for any claim whatsoever and it shall be the sole responsibility of the Developer to rectify the defect in construction, if any, at its own costs as per provisions of the Real Estate (Regulation & Development) Act, 2016 and any amendments thereof. The Landowner shall be responsible for any title related disputes.



  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
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Designated Partner

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- (c) The Project and the apartments proposed to be constructed on the Schedule Property shall be constructed in accordance with the specifications detailed in the **Schedule C** of this Agreement. The same shall form part and parcel of this Agreement.
- (d) The Developer shall be entitled to, at its discretion, conceptualize the project and prepare the building plans and decide on the number of apartments, number of towers, floors, usage, amenities etc.
- (e) The Developer will have the right to upgrade the specifications, do extra works at the request of the purchaser/Landowner of the apartments, by receiving such proportionate extra amount from them. If the Landowner or any of their nominees desire to undertake any additional items of work, the same shall have to be entrusted to the Developer at additional cost, as charged by Developer to any other purchaser.
- (f) The Developer and/or the Landowner will alone be entitled to sell, transfer and allot the independent apartments along with proportionate undivided share of land and car parking areas, common areas, common amenities and other areas in the Project to be developed on the Schedule Property to the extent of their respective shares of the constructed area on ownership or any other basis to such parties for such consideration as the Developer and the Landowner shall decide and agree upon. They shall be entitled to enter into agreements for such sale or transfer with persons intending to purchase and/or acquire the said apartments at such price and upon such terms and conditions as may be agreed between the Developer and/or the Landowner on the one hand and the intending purchasers on the other hand and to receive, realize and appropriate the sale proceeds in respect of such sale and transfer and to convey premises to the purchasers or their nominees through registered conveyance deed or deeds. However, it is made clear that the Landowner and/or the Developer are entitled to fix the consideration of the independent apartments falling to their share respectively.
- (g) The Developer is at liberty to invite the public in general to purchase the proposed apartments/commercial areas or others falling to the share of the Developer by way of advertisements in newspapers/magazines/ websites and/or erecting signboards on the Project Land and elsewhere and/or such other modes. The Landowner shall not have any objection for the same.

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 For Team4 Life Spaces (Elite) LLP  
 Designated Partner  
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 For Team4 Life Spaces (Elite) LLP  
 Designated Partner  
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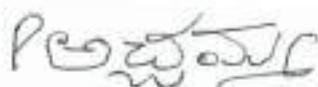
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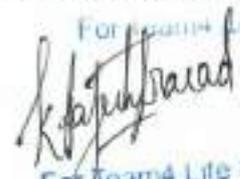
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- (h) The Developer shall alone execute agreements of sale or any other conveyance to any prospective purchaser or tenant or lessee or licensee with respect to the areas that falling to the Developer's share. Similarly, the Landowner shall alone execute Agreements or deeds for sale of her share. The Landowner also undertakes to execute or cause to be executed all such deeds, declaration or documents either by herself or by others, for transferring, a good and marketable title in the Schedule Property to the Developer and/or its nominee/nominees to the extent of the portion of the saleable area/independent apartments to be allotted to the Developer and the portion of the land relating to the built up area/ apartments allotted to the Developer.
- (i) The Developer shall alone be liable and accountable for all the amounts received from prospective purchasers of the independent apartments in respect of its share of built-up or saleable area. The Landowner has nothing to do with the same.
- (j) The Landowner shall not be held responsible for any defects in construction and the Developer alone shall be responsible for such defects and shall be answerable to any third party and shall rectify such defects at its own cost.
- (k) It is agreed that the Developer alone shall be responsible and liable for all activity to be carried on in the Schedule Property and for the workers employed. The men and material to be deployed at the construction site shall be at the absolute control of the Developer. The Landowner shall not have any liability in respect of any claims arising out of or relating to the construction activity.
- (l) The stamp duty and the registration charges payable on the deed of conveyance to be executed in favour of the Developer or its nominees in pursuance of this Agreement shall be borne and paid by the Developer or its nominees.
- (m) The Landowner authorizes the Developer to make statements, file affidavits, report in all proceedings before any statutory authority including HMDA, Water Works Department & Sewerage Board, Telangana Transco for the necessary sanctions, permissions and approvals etc.
- (n) The Landowner and the Developer shall collaborate in addressing any legal issues pertaining to or in connection to the title and possession of the Schedule Property. Any costs incurred in the process of the rectification of the title and possession of the Schedule Property shall be borne by the Landowner.



  
 For Team4 Life Spaces (Life) LLP  
 Designated Partner  
  
 For Team4 Life Spaces (Life) LLP  
 Designated Partner

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- (o) The Landowner undertakes to indemnify the Developer and/or the prospective purchasers of the independent apartments from the Developer's Share or anyone claiming through the Developer if any loss or damage is sustained on account of any defect in the title or due to the claims made by any third parties in relation to the Schedule Property.
- (p) The Land Owner shall have a right to conduct quality inspection by any independent engineer or any external agency specialising in determining the build quality and as per agreed and sanctioned government plans. The same may be appointed by Land owner, at Landowners own cost, with prior intimation to the Developer on any specific agreed timeline.

## 9. COMPLETION AND HANDOVER

- (a) The Developer agrees and undertakes to complete the development works and make the constructed areas available for occupation within the Project Completion Period.
- (b) The Developer shall not be liable for such delay in construction of the Project caused by an act of Force Majeure or due to any defect in the title of the Landowner or due to any reasons beyond the control of the Developer. It is further agreed that the delay so caused shall be excluded from the stipulated period for construction set out in paragraph (a) above. In case of any unforeseen circumstances created due to Force Majeure, any losses due to physical damage shall be limited to the respective share of the saleable area.
- (c) After completion of the construction of the Project, the Developer shall issue a notice in writing to the Landowner intimating the completion of the construction and call upon the Landowner to take possession of her flats/units and deliver possession of the flats/units which are allotted to the Landowner or her nominee(s), subject to fulfilment of payment obligation of Landowner. If the Landowner does not take possession of the apartment falling to her share within a period of 15 days from the date of the notice, the Landowner is obliged to pay monthly maintenance irrespective of the fact that the possession is not taken.
- (d) The Developer agrees to secure the Occupancy Certificate (s) from the HMDA in respect of the apartments in the Project. The Developer shall intimate the Landowner in writing 15 Days before applying for Occupancy Certificate(s).

*P. S. S. S.*

*K. S. S. S.*  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

*C. R. S. S.*  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

*J. S. S.*  
Designated Partner

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- (e) The Developer is deemed to have completed or fulfilled its obligations under this agreement once the developmental work on this Project is completed in all respects as per sanctioned plans and upon handing over the developed built-up areas to the Landowner together with their respective undivided share in the Schedule Property.

#### 10. RESIDENTS ASSOCIATION AND COMMON AREAS AND FACILITIES

- (a) The Developer alone shall be entitled to form and register the association (hereafter called as the "**Association**" in this Agreement) and also byelaws of the association for the purpose of common and watch and ward (security) and for proper maintenance of common areas and amenities (as mentioned in **Schedule D** of this Agreement hereto) including the roads and all the purchasers of the flats including the Landowner herein and her transferees shall join the said Association as members (hereinafter called the "**member**" for this purpose) and shall abide by the bye-laws, resolutions, rules and regulations of such Association and shall contribute proportionately towards Maintenance Charges, corpus fund and other amounts payable to the Association as per such bye-laws, resolutions, etc. In case of alienation of flats, such transfers must be registered with the Association on payment of such fees as may be prescribed by the Association from time to time.
- (b) Every member shall be responsible for proper maintenance and upkeep of the exteriors of the building. The Member shall jointly enjoy the common areas and amenities, subject to the maintenance, regulation and control of the Association or its agent or contractor to whom the maintenance might be entrusted by the Association.
- (c) The terms and conditions of this Agreement, including those relating to the management and maintenance of the common areas, shall be binding on all transferees of the Landowner and as well as the Developer.
- (d) All the common areas and amenities mentioned in the **Schedule D** of this Agreement subject to the usage rights of the owners of the flat (s) shall vest in the Association. The Association shall have exclusive right to manage and maintain the common areas and amenities mentioned in the **Schedule D** of this Agreement.

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For Team4 Life Spaces (Elite) LLP  
Designated Partner

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For Team4 Life Spaces (Elite) LLP  
Designated Partner

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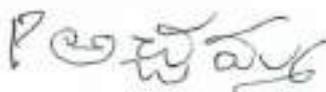
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- (e) The Landowner and Developer shall collect and/or pay (including the apartments retained by any of them) the Corpus Fund for the entire flats in the Project, and the purchasers of the flats shall pay the corpus fund of Rs. 100/- per Sft. at the time of registration of the Sale Deed or handover of the apartments as the case may be and the entire amount collected shall be remitted to a separate account maintained with any public sector bank to be transferred to the Association and be operated and maintained as per the Byelaws of the Association. All the amounts collected or received towards transfer fees, membership fees shall also become part of the corpus fund of the Association. The funds shall be invested in the most beneficial interest earning deposit in any public sector bank or Government bonds, fetching higher rate of interest or carrying better tax benefits with the previous permission of the General Body with a specific agenda circulated in advance. The corpus fund or interest accrued thereon shall not be utilized for the purpose of day to day maintenance, including electricity, energy, water, gas or similar service charges, salaries, wages or some other expenditure, minor repairs, replacement of bulbs and similar consumables, etc. The Association shall credit all the amounts collected by it from time to time by way of registration fees, transfer fees, fines, etc., except those collected towards Maintenance Charges or fund raised for special occasion, like special programs or festivities, to the Corpus Fund Account, at the end of each calendar month.
- (f) The funds raised by the Association for the purpose of maintenance shall be utilized towards the management and maintenance of the common areas and facilities, like the compound wall, roads, water supply, common drainage, lighting of common areas, gardening, cleanliness and for cleaning, lighting and watch and ward of club house and sanitation, security, operational costs of Association office, lifts, generator, pumps, storage tanks, water supply, drainage, parking areas, etc. and also any taxes and other amounts payable to the Government, whether Central, State or Local or other statutory or public bodies. The operational costs shall mean and include payment of salaries to the staff employed by the Association/Facility Management Agency on a regular or casual basis or on wages or to any agency on contract basis, expenses towards printing, stationery, postage, audit fee, legal fee, water charges, electricity charges and pest control services for common areas and any other charges as may be decided by the Committee.
- (g) Notwithstanding anything hereinabove, member or transferee shall be liable to pay the taxes, fees and other charges payable in respect of the flat held by him, to the Government or as the case may be service provider and pay the Maintenance Charges proportionately to the Association (irrespective of whether the apartment is occupied or not), from the date of delivery of apartment. The Association shall have first charge in respect of any dues over the apartment.



  
 For Team4 Life Spaces (Elite) LLP  
 Designated Partner

  
 For Team4 Life Spaces (Elite) LLP  
 Designated Partner

  
 Designated Partner

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(h) The Landowner and the purchasers of the apartments in the Project shall pay Maintenance Charges in advance at Rs. 4 per sft for 24 months at the time of the handover of the apartments. The Developer shall retain the maintenance charges so collected and take care of the maintenance of the common areas/amenities of the Project for 24 months and on expiry of 24 months so stated, the maintenance shall be handed over to Flat Owners Welfare Association/Society. Water if purchased from outside shall be charged extra based on actuals during the first two years of the maintenance.

(i) The maintenance period shall be determined on a tower wise basis from a date mentioned by the Developer and shall continue for a period of 2 years from the said date.

(j) The Developer shall also provide assistance and support to the Landowner in order to market the units.

## 11. MISCELLANEOUS

(a) The Parties agree that this Development Agreement-cum-General Power of Attorney is irrevocable. If any provision of this Agreement shall be held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Law, such provision or part shall to that extent be deemed not to form part of this Agreement, and the legality and enforceability of the remainder of this Agreement shall not be affected.

(b) No modification, amendment or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by each of the Parties.

(c) This Agreement constitutes and represents the entire agreement between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, negotiations, brochures, format of legal papers or any marketing materials, and discussions, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.

(d) On execution of this Agreement by the Landowner, the Developer is deemed to have possession over the Schedule Property and shall exercise all its rights and powers upon the Schedule Property for the purpose of effective implementation of this agreement.

For Team4 Life Spaces (Elite) LLP  
Designated Partner

For Team4 Life Spaces (Elite) LLP  
Designated Partner

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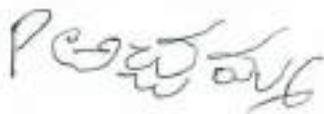
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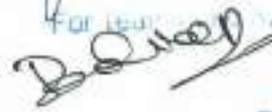
## 12. GENERAL POWER OF ATTORNEY

This General Power of Attorney is executed on the date, month and year afore mentioned by the Landowner in favour of the Developer, as follows:

- (a) That by virtue of this Agreement, the Landowner hereby appoints, constitute and nominates the Developer represented by its Designated Partners: Sri. Rajesh Prasad Kurukuri, Sri. Murali Krishna Yarlagadda, Sri. Ravuru Kondaiah and Sri. Chigullapally Aditya, or any other them authorised by the Developer, as their lawful attorneys to carry out, execute and perform any one or all of the following lawful acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property for and on behalf of the Landowner ("Attorney"):
- (i) To enter upon the Schedule Property to carry out the development and construction of the Proposed Project.
  - (ii) To apply to the HMDA or any other competent authority concerned for issuance of sanctioned plan and permission for construction including any modifications in connection with sanction plan and architectural plans for the construction and execution of the Proposed Project and for the said purpose to sign all applications, maps, plans and representations as may be necessary;
  - (iii) To deposit any fee or any other amounts which may have to be paid to the HMDA and any other authority for the sanction of the building plan or the architectural plans, granting all permissions and consents required for construction of the Project;
  - (iv) To enter into, execute agreements to sell / sale deeds, agreement to / of lease, and / or other contracts, agreements, deeds of conveyance or documents that may be required to transfer by way of sale or otherwise in any manner deemed fit by the Developer, the Developer's share of the saleable or built up area in favour of itself (i.e. in favour of the Developer), intending purchasers, and/or other persons nominated by the Developer, conveying the Developer's share in whole or in parts and/or in an undivided manner and /or the accretions thereon, and/or rights thereto;
  - (v) To present all such agreements/deeds of sale or any other conveyances in respect of the Developer's share for registration before the concerned Sub-Registrar / District Registrar having jurisdiction, and admit execution thereof;



  
Rajesh Prasad Kurukuri  
Designated Partner  
For (Developer) Life Spaces (Elite) LLP

  
Murali Krishna Yarlagadda  
Designated Partner  
For (Developer) Life Spaces (Elite) LLP

  
Ravuru Kondaiah  
Designated Partner  
For (Developer) Life Spaces (Elite) LLP

  
Chigullapally Aditya  
Designated Partner  
For (Developer) Life Spaces (Elite) LLP

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- (vi) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the Developer's Share;
- (vii) To carry on development strictly in accordance with the specifications as agreed between the Parties hereto, in **Schedule C** of this Agreement and handover physical possession of the Developer's Share or any portion thereof to the concerned purchaser/s, lessee/s, licensee/s etc.;
- (viii) To approach HMDA/Gram Panchayath or such other competent Governmental Authorities, including the Fire Force Department, Power Transmission Corporation, Electricity Supply Company Limited, Water Supply Board, Telecom, Airport and Telecommunication Authorities, Urban Arts Commission, 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;
- (ix) To enter into agreement to lease, agreement to sell, agreement to transfer with regard to the Developer's Share of the undivided interest in land and independent apartments proposed to be constructed on Schedule Property subject to terms of this Agreement;
- (x) To appear for and represent before the concerned Governmental Authorities, HMDA/Gram Panchayath, TSSPDCL and/ or other state/private power distribution/supply company/ies, HMWSSB and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other private offices, statutory offices, bodies, firms, 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 of buildings in 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;

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For Team4 Life Spaces (Elite) LLP  
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 Designated Partner

For Team4 Life Spaces (Elite) LLP  
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 Designated Partner

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- (xi) To appear for and represent before revenue authorities, town planning authorities, and urban development authority (including but not limited to the HMDA) in connection with any of the matters connected with the Schedule Property;
- (xii) 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 clauses (i) to (vii) hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer;
- (xiii) To deposit this original Agreement along with original title deeds and mortgage the **Developer's Share** to avail project finance from any bank or other financial institution, to execute loan documents for such project finance and to do all acts and things as may be necessary or required therefore, including registration/mortgage of the **Developer's Share** without anyway affecting the share and right of the Landowner and also to execute release deeds on the repayment of such loan/loans;
- (xiv) 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 Schedule Property;
- (xv) To apply for and secure commencement certificates, occupation 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;
- (xvi) To deal with the assessment authorities and/or revenue departments/ authorities in connection with all matters pertaining to the assessment of the Schedule Property;
- (xvii) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court or before any Tribunal, 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 and also to present any Memorandum of Appeal, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as attorneys think fit and

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For Team4 Life Spaces (Elite) LLP  
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Designated Partner  
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For Team4 Life Spaces (Elite) LLP  
Designated Partner

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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 may be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof;

(xviii) To accept notices and service of papers from any court, tribunal, postal and / or other authorities and or /persons in respect of the Schedule Property;

(xix) For the purposes aforesaid, to appoint advocates and sign and execute vakalatnamas, special power of attorney or any other document authorizing such advocate to act and to pay fees of such advocates;

(xx) To receive and pay and / or deposit all moneys, including court fees and receive funds and to receive and grant valid receipts;

(xxi) And generally, to do all such acts, deeds, matters and things as may be necessary as the Developer shall think fit and proper, notwithstanding that no express power or authority in that behalf is hereinabove provided, provided however, the same shall be incidental to the powers conferred hereinabove;

(xxii) To execute the Gift Deed and alienate the land to the extent of the land affected by road widening as per the master plan of Hyderabad in favour of HMDA or any other competent authority, if needed;

(xxiii) The developer alone is entitled to claim and collect Transferable Development Rights (TDR) from HMDA/Government or can claim compensation if any in relation to the extent of land affected in the Project in lieu of road widening or any peripheral road to be left/gifted to HMDA per the existing master plan, to be implemented in future as part of permission approval from HMDA;

(xxiv) To develop, market, and sell all those flats in the Project forming part of the Developer's Share excluding the built-up areas falling towards Landowner's Share or under a revised/additional/separate Supplemental Agreement if any, entered amongst the parties dealing with specific allotment of built-up areas as detailed above.

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For Team4 Life Spaces (Elite) LLP  
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Designated Partner

For Team4 Life Spaces (Elite) LLP  
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Designated Partner

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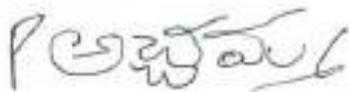
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- (xxv) For effectively performing and executing all the matters and things aforesaid, the Landowner hereby further grants unto the Developer full power and absolute authority to substitute and appoint in their place on such terms as they shall think 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.
- (b) The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely 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 prior to the date of this Agreement, and hence the said Powers of Attorney cannot be unilaterally cancelled.
- (c) The Landowner hereby agrees 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. The Landowner 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 Landowner and the Landowner undertakes to ratify and confirm all and whatsoever that the Developer shall lawfully do or cause to be done for the Landowner by virtue of the power/s herein above given;

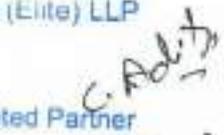
### 13. GENERAL CONDITIONS

- (a) The Landowner and the Developer shall collaborate in addressing any legal issues pertaining to or in connection to the title and possession of the Schedule Property. Any costs incurred in the process of the rectification of the title and possession of the Schedule Property shall be borne by the Landowner.
- (b) The Parties shall execute one original Agreement and one duplicate copy of the Agreement. The Parties hereby agree that the Developer shall retain the original agreement and the duplicate copy of the Agreement shall remain with the Landowner.



  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
C. Aditya

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- (c) The Developer shall submit and provide the Landowner with the original plan copy and a soft copy of structural and map drawings to their Authorised Representative. D. Mallikarjuna Rao.
- (d) The Landowner and any independent engineer or external agency appointed for quality inspection by the Landowner shall be entitled to inspect the construction work of the Schedule Property upon providing prior intimation to the Developer regarding the scheduled visit.
- (e) The Landowner may appoint a marketing office team (if mutually agreed upon with the Developer) shall be responsible for the purpose of sale of the apartments.
- (f) The Landowner shall not be liable to any prospective purchasers of the independent apartments from the Landowner's Share for any delay in the Project.
- (g) The Developer shall indemnify the Landowner and their Purchasers against all claims arising out of delay and any other defects as per RERA norms, other than in relation to the title disputes for which the Landowner is responsible and liable.
- (h) In case of breach of any terms and conditions of this Agreement by the Developer, the Landowner shall inform and intimate the Developer of such defects via e-mail and registered post, the Developer shall rectify the same within 6 months and shall inform the same to the Landowner via e-mail and registered post.
- (i) The Landowner shall not be charged for the Common Areas and Amenities mentioned in Schedule D. However, the recurring charges for the usage shall be payable as per Bi-Laws of the Association.
- (j) The Landowner shall cooperate with the Developer and sign all documents as maybe necessary to give effect to the terms of this Agreement.
- (k) The Landowner agrees to use and issue Agreement of Sale Provided by the Builder to their Prospective buyers/purchasers.

P. Mallikarjuna Rao

For Team4 Life Spaces (Elite) LLP  
Designated Partner  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

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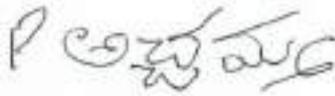


- (l) The address and email ID's of the Parties for the purpose of this Agreement are:

Land Owner	
Email	arjun.dams@gmail.com
Address	H.No. 8-2-603/1/25, Plot No. 25, Krishnapuram, Near IT Quarters, Road No.10 Khairatabad Telangana 500034
Developer	
Email	crm@team4livespaces.com
Address	SY 199/AA, 200/AA,201/AA, 205/2/AA, Opposite Honda service center, Near Ratnadeep supermarket, Miyapur, Madeenaguda Hyderabad-500049

#### 14. GOVERNING LAW AND DISPUTE RESOLUTION

- (a) This Agreement shall be construed, interpreted and applied in accordance with, and shall be governed by, the laws applicable in India.
- (b) Any dispute, controversy, claim or disagreement of any kind whatsoever between or among the Parties in connection with or arising out of this Agreement or the breach, termination or invalidity thereof shall be referred to and finally resolved by arbitration in accordance with the Arbitration and Conciliation Act, 1996 in India. The arbitration shall be conducted in English by a sole arbitrator who shall be appointed by both the parties. The seat of arbitration shall be Hyderabad, India. The jurisdiction for all purposes shall be Hyderabad, India. Any award made by the arbitrator shall be binding on the parties.
- (c) The parties shall bear their respective costs and expenses in relation to any such arbitration proceedings.
- (d) Despite the pendency of the dispute under arbitration, the Parties shall continue to fulfil their mutual obligations under this Agreement save and except the matters which are the subject matter of Dispute.



  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

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15. INDEMNITY

Both the Parties shall, at all times, indemnify and keep indemnified the other Party against all actions, proceedings, claims and demands arising out of any dispute on account of any misrepresentation or any action or inaction of or non-compliance of legal requirement by either party.

16. COUNTER PARTS

This Agreement is made, executed and registered in requisite counterparts. Each Party is entitled to retain one of such counterparts.

**SCHEDULE  
TOTAL PROPERTY**

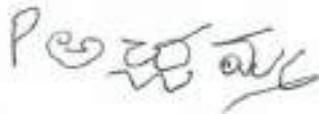
All that open land admeasuring Acres 09-10 Guntas (equivalent to 44,770 sq. yards) and situated in Sy No. 187 (Including all it's sub divisions), 188(Including all it's sub divisions), 189(Including all it's sub divisions), 190 (Part) and 194 (Part) of Manikonda Jagir Village, Gandipet Mandal (erstwhile Rajendranagar Mandal), Ranga Reddy District, and bounded as follows:

North: Proposed 100 Feet Road

South: Lakshmi Nagar Colony Welfare Association and Mallanna Swamy Temple Road

East : Electricity Board Office

West : Land belongs to Lanco



For Team4 Life Spaces (Elite) LLP



For Team4 Life Spaces (Elite) LLP  
Designated Partner

C. Aditya  
Designated Partner

For Team4 Life Spaces (Elite) LLP



Designated Partner

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**SCHEDULE PROPERTY**

All that open land admeasuring land admeasuring 1452 Square Yards comprising of 726 Square Yards in Survey Number 190/AA/1 and 726 Square Yards in Survey No. 190/E/1 of Manikonda Jagir Village, Gandipet Mandal, Ranga Reddy District and Bounded as Follows:

- North : Proposed 100 Feet Road.
- South : Sy No 190(p).
- East : Sy No 190(p).
- West : Land belongs to Lanco.

*P. S. Reddy*

*R. Raju*

For Team4 Life Spaces (Elite) LLP

Designated Partner

*S. S. Reddy*

For Team4 Life Spaces (Elite) LLP

Designated Partner

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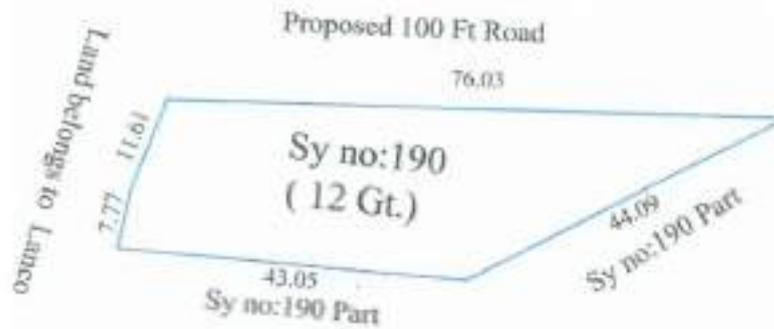
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LANDOWNER: Smt. Atchamma Pathallapalli D/o Vengaii Modepalli W/o Pathallapalli Vengal Rao

DEVELOPER: TEAM4 LIFE SPACES (ELITE) LLP Represented by It's Partners

- 1) Sri. Kurukuri Rajesh Prasad, S/o. Satyanarayana Kurukuri
- 2) Sri. Murali Krishna Yarlagadda, S/o. Y. Subba Rao
- 3) Sri. Ravuru Kondaiah, S/o. Sri. Venkaiah Ravuru
- 4) Sri. Chigullapally Aditya, S/o. Sri. Krishna Chigullapally,



*[Handwritten signature]*

LANDOWNER:

DEVELOPER:

For TEAM4 LIFESPACES(Elite) LLP

Designated Partner

WITNESS:

1) J. Srikanth

2) *[Handwritten signature]*

*[Handwritten signature]*  
Designated Partner

*[Handwritten signature]*  
Designated Partner

SCHEDULE A

(Built up area allocated to Landowner)

Built-up area of 24.43% out of the total constructed area in the Schedule Property with proportionate parking area, undivided share of land and Common areas shall be allocated to Land Owners.

*[Handwritten signature]*

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For Team4 Life Spaces (Elite) LLP  
Designated Partner

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For Team4 Life Spaces (Elite) LLP  
Designated Partner

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**SCHEDULE B**  
**(Built up area allocated to Developer)**

All that Residual built-up area of the Residential Project (i.e after excluding the Built-up area allocated to Land owners as per Schedule A) developed on Schedule Property and adjacent land along with proportionate undivided share of land out of Schedule Property shall be allocated to Developer.

**SCHEDULE C**  
**SPECIFICATIONS OF THE PROJECT**

Item	Proposed specifications
Structure	<u>R.C.C. framed structure</u> R.C.C. Shear wall Framed Structure to withstand Wind & Seismic Loads as per existing LS codes. Concrete Blocks for non-structural members
Painting	<u>Internal</u> 2 coats of good quality emulsion paint over putty finished surface / primer coat. <u>External</u> Texture finish and 2 coats of weather proof emulsion paint or any other finish as per Architect design.
Flooring	<u>Living, drawing &amp; dining all bedrooms &amp; kitchen</u> 800mm x 800mm size Premium Vitrified Tiles of SIMPOLO / VITERO / KAJARIA / QUTONE or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification. <u>Bathrooms</u> Acid Resistant, Anti-skid Ceramic Tiles of the QUTONE / SIMPOLO / KAJARIA or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification. <u>All Balconies</u> Rustic Ceramic Tiles of the QUTONE / SIMPOLO or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification. <u>Corridors</u> Vitrified Tiles of QUTONE / SIMPOLO / KAJARIA / VITERO or equivalent make Staircase Granite Flooring Up to 1 <sup>st</sup> Floor and remaining floors Tandoor/Kota stone.

*Handwritten signature in Telugu script*

*Handwritten signature*  
 For Team4 Life Spaces (Elite) LLP  
 Designated Partner

*Handwritten signature*  
 For Team4 Life Spaces (Elite) LLP  
 Designated Partner

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Dadoing	<p><u>Kitchen</u> Glazed Ceramic Tile dado up to 2'0" above kitchen platform. (Shall be provided at extra cost)</p> <p><u>Bathrooms</u> Glazed ceramic Tile dado of QUTONE / SIMPOLO / KAJARIA / VITERO or equivalent brand up to Lintel Level.</p> <p><u>Utilities</u> Glazed Ceramic tiles Dado up to 3' Height in utility wash areas.</p>
Doors	<p><u>Main door</u> Manufactured Teak veneered door frames &amp; flush door with teak veneer shutter finished with good quality melamine polish and hardware of reputed brand.</p> <p><u>Internal doors</u> Manufactured Hardwood door frames &amp; laminated shutter and hardware of reputed brand.</p> <p><u>French doors</u> UPVC door frames of APARNA / WEKA or equivalent brand with 3-track and float glass panelled Sliding shutters. Mosquito Mesh is extra and chargeable</p> <p><u>Kitchen Utility Door</u> Door in UPVC/Wood as approved</p>
Windows	UPVC Windows of APARNA / WEKA or equivalent brand with 3-track and float glass shutters. Mosquito Mesh is extra and chargeable
Kitchen	Granite platform and stainless-steel sink shall be provided at extra cost Provision for both municipal and bore water connection & provision for Water purifier, Provision for Chimney.
Utilities / wash	Provision for washing machine and dish washer.
Bathrooms	Vanity type Wash Basin/Counter Top. Premium quality EWC of reputed brand. Premium quality concealed cistern of reputed brand. Premium quality single lever C.P fittings of reputed brand. Provision for fixing geysers in all Bathrooms.

P. S. S. S. S.

*[Signature]*  
For Team4 Life Spaces (Elite) LLP

*[Signature]*  
Designated Partner

*[Signature]*  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

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Electrical	<p>Concealed Internal Wiring with Fire retardant PVC insulated Copper wires for all points.</p> <p>Good quality modular type switches and Sockets.</p> <p>Adequate number of Light/Fan points in every room.</p> <p>Adequate Power points in Kitchen for Grinders/ Mixers/Cooking range/ exhaust chimney/ microwave etc and in Wash area for washing machines/Driers/ Dish washers etc.</p> <p>Exhaust fans provision in Toilets.</p> <p>Electrical provision in all bedrooms for Split/VRV Air Conditioners based on Architect/MEP consultants suggestion. No Provisions for Window Air-conditioners. AC Copper piping is mandatory and charged extra.</p> <p>Separate metering for each unit.</p> <p>3 Phase Power connection of required load for each unit depending on size of apartment as recommended by the consultant.</p>
Telecom / internet/ cable tv	FTH with WiFi, internet, DTH, Telephone & Intercom
Lifts	Reputed and standard make automatic lift.
Generator	100% D.G Set backup with acoustic enclosure and AMF.
Grills	Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish shall be provided at extra cost.
WTP & STP	<p>Domestic water made available through an exclusive Water softening plant (Not RO plant) with water meters for each individual flat</p> <p>A sewage treatment plant of adequate capacity as per norms will be provided inside the project and treated sewage water will be used for landscaping and flushing purpose</p>
Car wash facility	Car wash facility will be provided and service shall be on chargeable basis.

P 020202

For Teakwood Spaces (Elite) LLP  
*[Signature]*  
 Designated Partner

For Teakwood Spaces (Elite) LLP  
 C. Aditya  
*[Signature]*  
 Designated Partner

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Security / BMS	<p>Solar Powered Security fence for total compound.</p> <p>BMS for electricity consumption with pre-paid card system will be provided.</p> <p>Panic buttons and Intercom is provided in the Lifts connected to Security.</p> <p>Round the clock Security guards.</p> <p>Surveillance cameras at the main security and entrance of each Block to monitor.</p>
Club House & Amenities	<p>Well-designed clubhouse with facilities for indoor Games like Billiards, Carrom, Table Tennis, Shuttle Courts, Children play area etc.</p> <p>Gym, Spa, Meditation room/ Yoga Room, Aerobics, Library, Conference Room, Multipurpose Hall, Party Lawn, TV Room, Guest Rooms.</p> <p>Swimming Pool with toddler's pool &amp; Changing Rooms.</p>
Parking Management	<p>Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease the driving.</p>
Fire & Safety	<p>Fire hydrant and fire sprinkler system in all floors and basements.</p> <p>Fire alarm and Public Address system in all floors and parking areas (basements).</p> <p>Control panel will be kept at main security.</p>
LPG	<p>Supply of gas, Subject to feasibility, from centralized Gas bank to all individual flats with Pre paid gas meters at extra cost.</p>

**SCHEDULE D**

**COMMON AREAS AND AMENITIES**

The expression of common amenities and facilities shall mean and include the general passages, common passages, foundations, columns, walls, corridors, roofs, staircase, terrace besides entrances and gates of the building and common parking area, lifts, water supply system including sump, overhead tanks, bore wells, pipelines, sewerage lines, compound wall, Passage, Open lands, Common Corridors, Generators, Circuit Breakers and Meter room, Open Shafts, Common Toilets, Transformer, Garbage Shoots etc; Common Service connections of water supply, Sewerage, Electricity, Piped Gas, etc; Pathways, Driveways, Club House (but not club house services available on payment of charges), Toilets and other rooms meant for the association staff, but not included the parking areas allotted to the Vendees.

*Prakash*

*[Signature]*  
For *[Signature]* Spaces (Elite) LLP

*[Signature]* C.Adit  
For *[Signature]* Spaces (Elite) LLP  
Designated Partner

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**ANNEXURE – 1A**

1. Description of Property : All that open land admeasuring 1452 Square Yards comprising of 726 Square Yards in Survey Number 190/AA/1 and 726 Square Yards in Survey No. 190/E/1 of Manikonda Jagir Village, Gandipet Mandal, Ranga Reddy District.

- a) Nature of Roof : R.C.C.
- b) Total Floors : 4 Cellars + Stilt + 43 upper Floors
2. Total extent of site : 1452 Square Yards
3. Proposed Built-up area : 1,04,000 Sq.Feet (each floor 2418.60 Sft)
4. Club House : 2,400 Square Feet.
5. Parking : 33,000 Sq.Feet
6. Value of the Property : Rs.14,17,90,000/-
7. Amenities Value : Rs.25,57,000/-

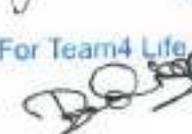
**CERTIFICATE**

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



Signature of the Landowner

Signature of the Developer

  
For Team4 Life Spaces (Elite) LLP  
C. Aditya  
Designated Partner  
  
For Team4 Life Spaces (Elite) LLP  
Designated Partner

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IN WITNESS WHEREOF, THE PARTIES TO THIS AGREEMENT HAVE SET THEIR HANDS AND SEAL AND SIGNED ON THIS AGREEMENT WITH FREE WILL AND CONSENT ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

**FOR AND ON BEHALF OF THE LANDOWNER**



Signature

Name: SMT. ATCHAMMA PATHALLAPALLI

**FOR AND BEHALF OF THE DEVELOPER**

For Team4 Life Spaces (Elite) LLP



Designated Partner

Signature

Name: KURUKURI RAJESH PRASAD

For Team4 Life Spaces (Elite) LLP

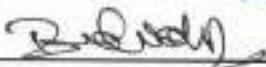


Designated Partner

Signature

Name: MURALI KRISHNA YARLAGADDA

For Team4 Life Spaces (Elite) LLP



Signature Designated Partner

Name: RAVURU KONDAIAH

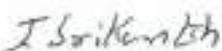
For Team4 Life Spaces (Elite) LLP



Signature

Name: CHIGULLAPALLY ADITYA

**Witnesses:**

1. 

2. 

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

NALA Order

Proceedings of the Competent Authority & Tahsildar Gandipet Mandal Rangareddy District

Present: Kotha Jangalah

Proedgs. No. 2300077332

Dated: 02/02/2023

Sub: NALA Order

Ref:

Order:

Sri Pathallapalli Atchamma W/O PATHALLAPALLI Vengal Rao R/o Manikonda (Jagir), Gandipet, Rangareddy has applied for conversion of agriculture land situated in Sy.No 190/a/1, 190/b/1, 190/c/1 extent 0.2000 of Manikonda (Jagir) Village, Gandipet Mandal, Rangareddy 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, 1969
  - 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.

To  
Sri Pathallapalli Atchamma  
Schedule



Tahsildar & Jt. Sub Registrar Office,  
Gandipet

TAHSILDAR & JT. SUB REGISTRAR  
Gandipet Mandal, Ranga Reddy Dist

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Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Manikonda (Jagir) , Gandipet & Rangareddy	190/ea/1	0.0700	0.0700	
2	Manikonda (Jagir) , Gandipet & Rangareddy	190/ea/1	0.0700	0.0700	
3	Manikonda (Jagir) , Gandipet & Rangareddy	190/ea/1	0.0600	0.0600	



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INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AGQPR8949F

नाम / Name  
KURUKURI RAJESH PRASAD

पिता का नाम / Father's Name  
SATYANARAYANA KURUKURI

जन्म की तारीख / Date of Birth  
10/06/1970

हस्ताक्षर / Signature



08540017

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

YARLAGADDA MURALI KRISHNA

SUBBARAO YARLAGADDA

20/08/1976  
Permanent Account Number

ABGPY1211J

हस्ताक्षर / Signature



08540017

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AEIPR6653Q

नाम / Name  
NORDANAH RAVURU

पिता का नाम / Father's Name  
VENKATAH RAVURU

जन्म की तारीख / Date of Birth  
20/05/1971

हस्ताक्षर / Signature



08540021

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHIGULLAPALLY ADITYA

KRISHNA CHIGULLAPALLY

17/10/1986  
Permanent Account Number

AGSPC1572F

हस्ताक्षर / Signature



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INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- पान कार्ड  
e - Permanent Account Number (e-PAN) Card  
AATF75822E

नाम / Name: TSARUFE SINDHU SURESH

जन्म तिथि / Date of Birth: 12/08/2001



भारत सरकार  
Government of India



राजेश प्रसाद कुरुकुरी  
Rajesh Prasad Kurukuri  
जन्म तिथि / DOB: 10/05/1977  
पुरुष / MALE

*Rajesh Prasad*

7842 9561 6238

ना अडार, ना गुरिंपु

To  
राजेश प्रसाद कुरुकुरी  
Rajesh Prasad Kurukuri  
S/O Satyanaraina Kurukuri  
B-1-293/a/1 flat no c-103  
j m r white lotus  
shaikpet  
h s dargah  
Golconda  
Hyderabad Golconda  
Telangana - 500008  
7382129982

Download Date: 20/12/2018

General

भारत सरकार  
Government of India



मुराली कृष्ण यारलगड्डा  
Murali Krishna Yarlagadda  
जन्म तिथि / DOB: 20/12/1971  
पुरुष / MALE

*Murali Krishna Yarlagadda*

4978 5457 4772

To  
मुराली कृष्ण यारलगड्डा  
Murali Krishna Yarlagadda  
S/O Y Subba Rao  
Flat No 713, Petha Block, My Home Navachowda Apts  
HITECH CITY  
Near Cyber Towers  
Medhapur  
Medhapur, Serilingampally, K.V. Rangareddy,  
Telangana - 500081  
9500036668

Download Date: 20/12/2018

भारत सरकार  
Government of India



क्रिष्ण कुमार  
Krishna Kumar  
जन्म तिथि / DOB: 20/08/1971  
पुरुष / MALE

*Krishna Kumar*

4181 7422 4708

VID : 9144 5235 5661 8017

ना अडार, ना गुरिंपु

भारत सरकार  
Government of India

भारत सरकार  
Unique Identification Authority of India

संख्या: S/O Krishna Kumar, Flat No 713 Petha Block, My Home Navachowda Apts, HITECH CITY, Near Cyber Towers, Medhapur, K.V. Rangareddy, Telangana - 500081

Address: S/O Krishna Kumar, Flat No 713 Petha Block, My Home Navachowda Apartments, HITECH CITY, Shaikpet, Medhapur, K.V. Rangareddy, Telangana - 500081

4181 7422 4708

VID : 9144 5235 5661 8017

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भारत सरकार  
Government of India



अंजा चिगिलावली  
Anja Chigilavali  
जन्म तिथि / DOB: 17/10/1985  
पुरुष / MALE

*Anja Chigilavali*

XXXX XXXX 2418

VID : 9171 1385 8325 3995

ना अडार, ना गुरिंपु

भारत सरकार  
Government of India

भारत सरकार  
Unique Identification Authority of India

संख्या: S/O Anja Chigilavali, 1-1-13-46 S.H.R. Nagar, Zangeneh, Medhapur, Hyderabad, Telangana - 500081

Address: S/O Anja Chigilavali, 1-1-13-46 S.H.R. Nagar, Zangeneh, Medhapur, Hyderabad, Telangana - 500081

XXXX XXXX 2418

VID : 9171 1385 8325 3995

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 <b>Registration &amp; Stamps Department</b> Government of Telangana	
<b>Challan No: 410KE3020323</b>	
Bank Code : <b>ICICIC</b>	Payment : <b>NB</b>
<b>Remitter Details</b>	
Name	TEAM FOUR LIFE SPACES ELITE LLP
PAN Card No	AATFT5822E
Aadhar Card No	
Mobile Number	*****776
Address	HYDERABAD
<b>Executant Details</b>	
Name	ATCHAMMA PATHALLAPALLI
Address	HYDERABAD
<b>Claimant Details</b>	
Name	TEAM FOUR LIFE SPACES ELITE LLP
Address	HYDERABAD
<b>Document Nature</b>	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	SERILINGAMPALLI
<b>Amount Details</b>	
Stamp Duty	1443470
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	1544520
Total in Words	Fifteen Lakh Forty Four Thousand Five Hundred Twenty Rupees Only
Date(DD-MM-YYYY)	02-03-2023
Transaction Id	<b>1623903736237</b>
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana	
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Bank Code : <b>ICICIC</b>	Payment : <b>NB</b>
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PAN Card No	AATFT5822E
Aadhar Card No	
Mobile Number	*****776
Address	HYDERABAD
<b>Executant Details</b>	
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Address	HYDERABAD
<b>Claimant Details</b>	
Name	TEAM FOUR LIFE SPACES ELITE LLP
Address	HYDERABAD
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Property Situated in(District)	RANGAREDDY
SRO Name	SERILINGAMPALLI
<b>Amount Details</b>	
Stamp Duty	1443470
Transfer Duty	0
Registration Fee	100000
User Charges	1000
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Haritha Nidhi	50
TOTAL	1544520
Total in Words	Fifteen Lakh Forty Four Thousand Five Hundred Twenty Rupees Only
Date(DD-MM-YYYY)	02-03-2023
Transaction Id	<b>1623903736237</b>
Stamp & Signature	

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