

SCANNED

21/21/2020



తెలంగాణ తెలంగాణ TELANGANA

AA 774041

SL.NO 3311 DATE: 14/8/2020 RATE.100/-

SOLD TO SRI. KUSACHRE VITAY KUMAR REDDY S/o. K. RAM MOHAN REDDY C/O.VAIBHAV SRI COMMUNICATIONS 6-39,MIG-36,POTHIREDDYPALLY, SANGAREDDY, CELL:9949636607

FOR WHOM M/S. PRANAVI CONSTRUCTORS S/o. H/D GILGUDA LICENCE No.17-11-008/2018

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

This Development Agreement-cum-General Power of Attorney is made and executed on the 14th day of **August 2020**, at RO Sanga Reddy, T.S., by and between;-

- 1) **Sri. Akshay Asthana**, S/o Raghuttam Raj Asthana, aged about 39 years, Occupation: Employee, Resident of 45-C, Jayadarshini Residency, Opposite to botanical Gardens, White fields, Kondapur, Serlingampally, Kothaguda, KV Rangareddy Telangana State-500084. (Aadhaar No. 389059508715, PAN No AHGPA6238F).
- 2) **Smt. Hemalatha Iragamreddy**, D/o Sivarami Reddy Hastavaram, aged about 45 years, Occupation: Housewife, Resident of Flat # 105, Rishi Kalyan Residency, Brindhavan Colony, Nizampet Road, Kukatpally, Hyderabad, Telangana - 500085 (Aadhar No: 397098578339, PAN No: ABMPI2973B)
- 3) **Sri. Naveen Kumar Veda**, S/o Venkateswarlu Veda, aged about 37 years, Occupation: Business, Resident of Flat #401, NM Residency, Road no 29, Alkapoor township, Manikonda, Hyderabad, Telangana State-500089 (Aadhar No: 309451805727, PAN No: AKVPV4095K)

*Akhay*

*J. Hemalatha*

*Naveen*

*[Signature]*

*[Signature]*



**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar2, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 14th day of AUG, 2020 by Sri K Sateesh Kumar Ereddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KUBAGIRI VIJAY KUMAR [1711-1-2020-22096]	KUBAGIRI VIJAY KUMAR REDDY(R)/M/S., PRANATHI CONSTRUCTIONS	
2	CL		 KUBAGIRI SATHESH KUMAR [1711-1-2020-22096]	KUBAGIRI SATHESH KUMAR REDDY(R)/M/S., PRANATHI CONSTRUCTIONS	
3	EX		 NAVEEN KUMAR VEDA [1711-1-2020-22096]	NAVEEN KUMAR VEDA S/O. VEMNKATESHWARLU	
4	EX		 HEMALATHA IRAGAMI [1711-1-2020-22096]	HEMALATHA IRAGAMREDDY D/O. SIVARAMI REDDY HASTAVARAM	
5	EX		 AKSHAY ASTHANA [1711-1-2020-220]	AKSHAY ASTHANA S/O. RAGHUTTAM RAJ ASTHANA	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SRINIVAS:14/08/2020 [1711-1-2020-22096]	SRINIVAS AADHAAR	
2		 PRABHU:14/08/2020.1 [1711-1-2020-22096]	PRABHU AADHAAR	

14th day of August, 2020

Signature of Joint SubRegistrar2

Generated on: 14/08/2020 07:37:46 PM



Bk - 1, CS No 22096/2020 & Doct No 21211/2020. Sheet 1 of 20 Joint SubRegistrar2 Sangareddy (R.O)



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

**AND**

**M/s. PRANATHI CONSTRUCTIONS (PAN No. AAYFP8045N)**, having its office at Flat No:103, Abhinandan Jewel Apartments, Near Harivillu Apartments, Beside SBI Bank, Manikonda, Hyderabad-500104.

Represented by their Partners:

- 1) **Sri. KUBAGIRI VIJAY KUMAR REDDY S/o. Sri. KUBAGIRI RAMA MOHAN REDDY**, aged about 43 years, Occupation: Business, Resident of H.No.3-4/03/C/404, R.K. Nagar, Hyderguda, Rajendranagar, Ranga Reddy District - 500 048, Telangana State. (Aadhaar No.527144648010)
- 2) **Sri. KUBAGIRI SATHEESH KUMAR REDDY S/o. Sri. KUBAGIRI RAMA MOHAN REDDY**, aged about 41 years, Occupation: Business, Resident of Flat No.502, Block-17, My Home Vihanga, Near Wipro Circle, Beside TNGO Colony, Gachibowli, Ranga Reddy District - 500032, Telangana State. (Aadhaar No.3875 2276 8205)

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

**Whereas**, the Land Owners herein are the absolute owners and possessors of the **Undivided share of Agricultural Dry Land admeasuring Ac. 0.6.3 guntas**, in Sy.No.203/3/4, situated at **TELLAPUR VILLAGE**, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State. Under G.P. Tellapur, having purchased the same from Sri. Reddy Srinivas Reddy S/o. Sri. Reddy Ram Reddy, (having obtained Patta Pass Book and Title Deed, Vide Patta No.60258, Patta Pass Book No.T09210051229 issued by Revenue Authorities) through **Registered Sale Deed, bearing Document No. 21207/2020**, Book-I, Dated: 14-05-2020, registered at the Office of the Joint Sub-Registrar-1, R.O., Sanga Reddy.

**Whereas**, the Land Owner has approached the developer for developing the schedule Property for construction of Residential Complex, subject to the construction approvals from the concerned authorities; for more beneficial enjoyment of their respective interests in the schedule land and for the purpose of maximizing the returns. Thus, the Owners are desirous of giving the **Undivided share of Agricultural Dry Land admeasuring Ac. 0.6.3 guntas**, in Sy.No.203/3/4, situated at **TELLAPUR VILLAGE**, Ramachandrapuram Mandal, Sangareddy District, Telangana State. Under G.P. Tellapur for development to developer.

*Handwritten signature*

*J. Hemalatha*

*Nareddy*

*Handwritten signature*

*Handwritten signature*

SI No	Thumb Impression	Photo	Name & Address	Signature
-------	------------------	-------	----------------	-----------

Sangareddy (R.O)

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8715 Name: Akshay Asthana	S/O Raghuttam Raj Asthana, Kothaguda, K.v. Rangareddy, Telangana, 500084	
2	Aadhaar No: XXXXXXXX8339 Name: Hemalatha Iragamreddy	W/O Viswanatha Reddy Iragamreddy, Mamillapalle (Rural), Cuddapah, Andhra Pradesh, 516004	
3	Aadhaar No: XXXXXXXX5727 Name: Naveen Kumar Veda	S/O Venkateswarlu Veda, Musheerabad, Hyderabad, Telangana, 500020	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	161592	0	0	0	161692
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
<b>Total</b>	<b>100</b>	<b>0</b>	<b>181792</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>181892</b>

Rs. 161592/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 16159500/- was paid by the party through E-Challan/BC/Pay Order No ,7176YW130820 dated ,13-AUG-20 of ,ICICIC/

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

(1). AMOUNT PAID: Rs. 181792/-, DATE: 13-AUG-20, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 3361517611306,PAYMENT MODE:NB-1000200.ATRN:3361517611306,REMITTER NAME: PRANATHI CONSTRUCTIONS,EXECUTANT NAME: AKSHAY ASTHANA ,CLAIMANT NAME: PRANATHI CONSTRUCTIONS).

Date:

14th day of August,2020

Signature of Registering Officer  
Sangareddy (R.O)

Bk-1, CS No 22096/2020 & Doct No 211/P-02. Joint SubRegistrar Sangareddy (R.O) Sheet 2 of 20

Generated on: 14/08/2020 07:37:46 PM



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

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

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

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

*Abmay*

S. Hemalatta

Nandees

*CAF*

*[Signature]*

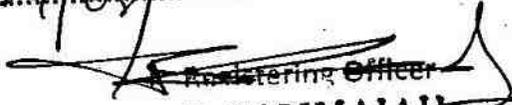
Bk - 1, QS No 22096/2020 & Doct No

2121/2020

Sheet 3 of 20

Joint Sub Registrar  
Sangareddy (R.O)

Register document  
No: 2121 of 20.2.1940 S.E.  
Number 1711-1-2121 of 2020  
Date: 0.14/08/2020



Registering Officer  
**B. SAMMAIAH**  
Joint Sub-Registrar-II  
RO(OB) Sangareddy

Housiey.com



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

Sl.No.	LANDOWNER & DEVELOPER SHARES
1.	33% of the total construction area - LANDOWNER Share
2.	67% of the total construction area - DEVELOPER Share

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

That the said DEVELOPER is authorized to deal with and execute required documents i.e., agreement of Sale, Sale Deeds/ conveyance of its share of **67%** in the said apartment flats to the prospective purchasers independently, while representing as agent of the Owners and the owners shall independently execute the documents of their allotted share of flats. However, the DEVELOPER is authorized to execute the documents in respective of its allotted share independently.

5. The Schedule Property shall always be subject to the scheme for Multi Storied Residential Apartment with ownership apartments, as per the terms of this Agreement. The name of the Multi Storied Residential Apartment shall be decided at time of execution of Supplementary Agreement.

*Abhay*

*S. Hemalatha*

*Nandya*

*@P*

*S*

Bk - 1, CS No 22096/2020 & Doct No

2/21/2020

Sheet 4 of 20 Joint SubRegistrar  
Sangareddy (R.O)

Housiey.com



6. That the Development of the Schedule Property shall be done in the following manner:
- a) The Development shall be in conformity with the statutory regulations.
  - b) Under the Development plan the schedule property shall consist of:
    - i. Multi Storied Residential Apartment shall be demarcated and divide into such areas as the DEVELOPER may determine to be best suited for the development of the schedule property.
  - c) The DEVELOPER shall construct the Multi Storied Residential Apartment, such structures as the DEVELOPER may determine to be best suited.
  - d) The DEVELOPER shall construct or cause to be constructed such buildings and structures as are required under the Development plan.
  - e) The Multi Storied Residential Apartment is agreed to be kept joint and the First Party and DEVELOPER have entered for a share in the constructed area as detailed in Clause '4' above.
  - f) The parties herein above further declare and confirm that the elevation/architectural designs proposed by the DEVELOPER shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual.
7. That the First Party shall sign all the plans, forms affidavits declarations undertakings, petitions etc, which may be necessary for obtaining permissions and clearances for the construction of the project and the DEVELOPER, shall obtain all such permissions and clearances at the cost of the DEVELOPER.
8. That the First Party shall pay all taxes, cess and demands etc., in respect of the schedule property up to the date of this agreement and thereafter the DEVELOPER shall be responsible for the said taxes, cess, demands etc., till the date of handing over the constructed area to the First Party in all aspects and later the First Party should pay such taxes/cess etc., to the local and/or Government authorities in respect of the area coming over to the First party. The First Party and DEVELOPER shall bear the VAT, GST, Service Tax or any other Taxes/Fees amount payable to various statutory authorities proportionately to their respective Built-up areas.

*Abhinav*

*J. Hemalatta*

*Narayan*

*CEP*

*JKS*

Bk-1, CS No 22096/2020 & Doct No

Joint SubRegistrar2  
Sangareddy (R.O)

212/1/1990 Sheet 5 of 20

Housiey.com



9. After the obtaining the sanction Plan for the construction by HMDA or any concerned authorities after physical availability of land, The First Party and the DEVELOPER shall, after mutual consultation with each other, execute Supplementary agreement for allotment of their respective shares and the same shall be treated as part of this Development agreement.
10. That after the allotment and division of units in the manner prescribed herein, the First Party shall at any stage thereafter, be at liberty to sell their share of super built up area allotted to them in the residential Apartment and to enter into any deal or arrangement with the prospective purchasers. The DEVELOPER shall, subject to the covenants herein, fully co-operate with the First Party by helping them to deal with such prospective purchasers.
11. That similarly the DEVELOPER, after the allotment and division of Flats/units, shall be at liberty to sell its allotted share or portion thereof in the Multi Storied Residential Apartment and to enter into any agreement for the allotment of its units of the constructed area at such price or on such terms and conditions the DEVELOPER may think fit subject to the covenants containing in this agreement. The First Party shall, however, subject to the covenants herein fully co-operate with the DEVELOPER in helping them to deal with such parties.
12. In consideration of the Owner permitting the DEVELOPER to develop the schedule Land and construct the Multi Storied Apartment, the DEVELOPER hereby agrees to construct the complex in the ratio as agreed by parties herein as **33:67** along with proportionate undivided share on the Schedule Land.
13. It is further agreed between the parties that the deposit amount payable to the HMDA, TS TRANSCO or any other concerned authorities towards Electricity connection charges and Transformer for the Apartment, shall be borne by the Developer. And the cost of all the electrical lines to be laid in the project and the water fittings, pipelines to be laid in the project and providing lift and generator shall be borne by the DEVELOPER alone at its own cost. And the First Party shall not be liable to contribute any amount following into his/their share of the construction area.
14. Water connection supply charges and main infrastructure charges should be paid by each flat owner(s) to HMWS & SB or concerned authorities.

*Abmay*

*J. Hemalatha*

*Kankey*

*[Signature]*

*[Signature]*

BK-1, CS No 22096/2020 & Doct No

212/11/2020 Sheet 6 of 20

Joint Sub Registrar  
Sangareddy (R.O)

Housiey.com

Generated on: 14/08/2020 07:37:46 PM



15. That the DEVELOPER shall construct the proposed Multi Storied Residential Apartment at its own cost, responsibility and expenses. The Development shall be completed in the manner provided under these presents within Thirty Six (36) months from the date of registration along with Nine months Grace Period and even after the grace period of Nine months if the DEVELOPER is unable to complete the construction thereof, the DEVELOPER will be liable to pay damages to the First Party @ Rs.10/- per square feet per month for the delayed period in respect of the area that is not completed and delivered to the First Party. However, the above condition shall not be applicable in any unforeseen and unpredicted conditions which are beyond the control of the second party and in such an event such period shall be excluded from the computation of the period mentioned above by mutual consent.
16. If the project is delayed due to any dispute in the title of the First Party relating to the scheduled property in a comprehensive suit on account of orders of Court staying the construction, such period may be excluded in completing the period of construction under above clauses.
17. The DEVELOPER shall be entitled to enter into separate contracts in its own name with the building contractors, architects and other for carrying on the said development.
18. The DEVELOPER ensures that in respect of all the flats to be constructed including the flats to be allotted to the First Party proportionate car parking as per the share of the First Party shall be allotted to the First Party for each Residential Flat. It is further agreed that the DEVELOPER shall be liable to pay all charges in respect of all constructed areas including the areas to be allotted to the First Party for the purpose of Water, Drainage, Electricity, Generator room and Firefighting equipment.
19. The DEVELOPER shall make available to the First Party one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.
20. That the DEVELOPER shall be entitled to put up and permit to be put up advertisement boards upon the schedule property and the First Party shall not be entitled to raise any objection in respect thereof, till the completion of Residential Apartments.

*Abhay*

*G. Hemalatha*

*Nandee,*

*(Signature)*

*(Signature)*

Bk - 1, CS No 22096/2020 & Doct No  
21211/2020 Sheet 7 of 20 Joint Sub Registrar  
Sangareddy (R.O)

Housiey.com



21. The DEVELOPER shall indemnify and keep indemnified the owner against all losses, damages, costs, charges, expenses that will be incurred or suffered by the owner on account of or arising out of any breach of any of these terms or any law, rules and regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever. The DEVELOPER shall alone be liable for all acts of commission or omission during the execution of the project.
22. The Developer shall be entitled to borrow loans and avail financial facilities for development of the Project under this Agreement, in relation to the Scheduled Property. The Developer shall be entitled to offer the Scheduled Property (i.e. entire land) as security for obtaining any credit facilities from banks and financial institutions through pledge, mortgage or in any other manner, or sign and execute requisite mortgage deeds and other documents required therefore on such terms and conditions as the Developer deems fit and to get the same registered, if necessary, in the manner prescribed under law, solely for the purposes of meeting the Project/ Construction costs associated with the Project. It is clarified that in the event of availing any credit facilities by the Developer, the Developer alone shall be liable for the repayment of all such borrowings including interest, penalty and the Land Owner/s shall not be responsible/ liable in any manner for the repayment of such borrowings including interest/ penalty etc. The Land Owner/s agree/s to provide necessary support and co-operation for the aforesaid approvals i.e. to pledge, mortgage or sign and execute requisite mortgage deeds and other documents required thereof along with the developer.
23. The Owners shall pay the corpus fund, maintenance charges, etc., at the time of delivery of B Schedule Areas after obtaining the occupancy certificate from the competent authority. Till such time, the Developer shall be entitled to exercise lien in respect of such part of the B Schedule Areas equivalent to the value of the amounts payable by the Owner to the Developer under this Agreement. The Owners shall pay the GST and other taxes as may be applicable after the execution of development agreement to the respective authorities with in the stipulated time lines specified by the respective authority.
24. The Developer and the Owners shall be responsible for collection of corpus fund, maintenance charges, GST and other taxes as may be applicable to the flats from their respective prospective purchasers at the time of entering into the Agreement of Sale. The Owners shall pay such corpus fund in respect of the unsold flats to the Developer at the time of delivery.

*Handwritten signature*  
 G. Hemalatha  
 Nareen  
 21

*Handwritten signature*  
*Handwritten signature*

Bk-1, CS No 22096/2020 & Doct No  
21/10/20 Sheet 8 of 20 Joint SubRegistrar2  
Sangareddy (R.O)

Housiey.com



25. The DEVELOPER shall keep the First Party saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, claims and demands of the suppliers, contractors, workmen and agents of the DEVELOPER on any account whatsoever, including any accident or other loss, any demand and or claim made by the prospective purchasers of the DEVELOPER allocation.
26. The DEVELOPER hereby undertakes to provide all amenities of the best quality with all standard specifications. In regard to the Multi Storied Residential Apartment having specifications of Lift Facility, Electrical and parking facilities to all Apartments of all Floors shall be provided according to the approvals from the concerned Authorities.
27. The development of the schedule property by making layout of the land constructing building, complexes, structures, etc., thereon shall be at the entire costs, expenses and risk of the DEVELOPER. All the buildings to be constructed on the said property will be in accordance with the laws, Development Rules and Regulations prevailing for the time being in force. The DEVELOPER shall be at liberty to make necessary applications for the above purpose to the authorities concerned at its own cost and expenses on its own name.
28. The construction shall be strictly in accordance with the approvals & sanctioned plans and in case of any deviation in the actual sanction plan is found, the DEVELOPER shall get the same regularized at its costs and the First Party shall sign all such documents and applications necessary for such regularization.
29. The First Party today granted the DEVELOPER with rights to enter upon the schedule property described in the schedule hereunder written or any part thereof as aforesaid with authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned and in accordance with the terms of this deed.
30. That the First Party declares:
- i) That the First Party is entitled to enter into this agreement with the DEVELOPER and that they have full right and authority to sign and execute the same.
  - ii) That the First Party has not agreed committed or contracted or entered into any agreement of sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that they have not created any mortgage, charge or any encumbrances on the schedule property as mentioned herein.

*Abhinav*  
*S. Hemalatha*  
*Raveen*

*[Signature]*  
*[Signature]*

BK-1 of No 22096/2020 & Doct No  
2/21/2020 Sheet 9 of 20 Joint Sub Registrar2  
Sangareddy (R.O)

Housiey.com



- iii) That the First Party has not done any act, deed matter or thing whereby or by reason whereof, the development of the schedule property may be prevented or affected in any manner whatsoever.
- iv) The First Party hereby declares that the schedule property does not fall under urban agglomeration and the provisions of urban land (ceiling & Regulations) Act, 1976 are not applicable and the same is not affected by any of the provisions of Telangana Agricultural land (Ceiling & Regulation) Holding Act.
- v) The First Party hereby declares that there are no protected tenants as specified under the provisions of Telangana (Telangana Area) Tenancy & Agricultural Lands Act, 1950 over the Schedule Property.

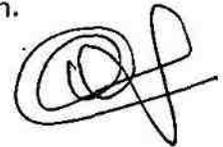
31. The First party undertake to do all the required formalities including furnishing of copies of any documents/ Title deeds and link documents, which are required for establishing clear marketable title to the scheduled property.

32. This Agreement shall commence on the date above noted and the same shall remain valid and enforceable until the project is completed and works have been completed as stated in this agreement.

33. It is mutually agreed that after completion of the project and sale of the constructed area of the Schedule property to the prospective purchasers, the First Party and the purchasers shall have to form a society or association for management of the apartment constructed on the schedule property.

34. It is further declared that all the Annexures or schedules enclosed there with to this Development Agreement cum GPA shall be treated and form integral part and parcel of this agreement but also the contents and all other aspects covered under the Annexures enclosed herewith.

*Abhishek*  
*A. Hemalatha*  
*Nandam*




Bk-1/CS No 22096/2020 & Doct No  
2/21/2020 Sheet 10 of 20 Joint SubRegistrar2  
Sangareddy (R.O)

Housiey.com



35. That in consideration of the Development Agreement, the First Party do hereby appoint, retain, nominate and constitute the Second Party/ DEVELOPER i.e. **M/s. PRANATHI CONSTRUCTIONS (PAN No. AAYFP8045N)**, having its office Flat No:103, Abhinandan Jewel Apartments, Near Harivillu Apartments, Beside SBI Bank, Manikonda, Hyderabad- 500104. Represented by their Partners: **1) Sri. KUBAGIRI VIJAY KUMAR REDDY S/o. Sri. KUBAGIRI RAMA MOHAN REDDY**, aged about 43 years, Occupation: Business, Resident of H.No.3-4/03/C/404, R.K. Nagar, Hyderguda, Rajendranagar, Ranga Reddy District - 500 048, Telangana State. (Aadhaar No.5271 4464 8010). **2) Sri. KUBAGIRI SATHEESH KUMAR REDDY S/o. Sri. KUBAGIRI RAMA MOHAN REDDY**, aged about 41 years, Occupation: Business, Resident of Flat No.502, Block-17, My Home Vihanga, Near Wipro Circle, Beside TNGO Colony, Gachibowli, Ranga Reddy District - 500 032, Telangana State. (Aadhaar No.3875 2276 8205). As his lawful attorney to do the following acts, deeds and things in his/their name and on his/their behalf:

- i. To advertise the project for sale in such a manner as they shall feel necessary and to solicit such customers for the purpose of selling the constructed area/s built on Schedule Property.
- ii. To make and submit applications, petitions before the Urban Land Ceiling authorities, the Municipal or other local authorities, Government Officers and to obtain the requisite permissions, sanctions etc., as the Second Party may deem necessary.
- iii. To appoint Architects, Engineers, Contractors, Advocates and other person or persons as may be necessary in connection with the Development of the Schedule Property or for effecting construction thereon.
- iv. To make applications to the Electricity Board authorities and to such other authorities concerned for obtaining necessary connections with the development and construction of the Building/s on the Schedule Property.
- v. To demolish the structures and to construct apartment thereon.
- vi. All such acts, deeds and things that may be done or performed by the Second Party shall be at its own cost and expenses and the First Party shall in no way be liable or responsible for such costs and expenses.
- vii. That the said DEVELOPER is authorized to execute the documents of **Sale Deeds/conveyances** of his share of **67%** in the said Apartment/ Complex to the prospective purchaser/s independently, while representing as agent of the owner and the Land Owner shall independently execute the documents of their share flats.

*Admay*  
*A. Hemalatha*  
*Admay*

*@f*  
*Sub*

Bk - 1, C# No 22096/2020 & Doct No  
2/21/2020 Sheet 11 of 20 Joint SubRegistrar2  
Sangareddy (R.O)

Housiey.com

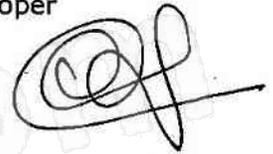


36. Any dispute arising between the parties in relation to any matters arising out of the instant agreement or incidental thereto or otherwise shall be settled in arbitration proceedings through a sole arbitrator and the said arbitration proceedings shall be governed by the provision of arbitration & Conciliation Act, 1996 and the place of arbitration shall be at Hyderabad only.
37. That the First Party further Declares that the schedule property is not an assigned land as defined under Act IX of 1977.
38. Any changes that are planned later this date of Agreement shall be included and added as supplementary deed of Agreement or by Memorandum of Understanding which is mutually agreed and signed by both the parties and shall be part of this agreement cum G.P.A. entered into today.
39. It is agreed by both the Parties, that the Original Document of this Development Agreement cum GPA will be taken by the Developer



A. Hemalatha

Naveen





Bk-1 QS No 22096/2020 & Doct No  
22112020 Sheet 12 of 20 Joint SubRegistrar2  
Sangareddy (R.O)



Housiey.com



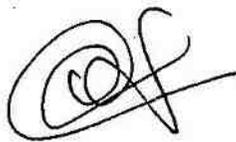
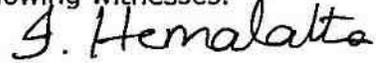
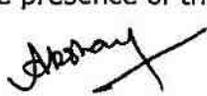
**SCHEDULE A**

ALL THAT the **Undivided share of Agricultural Dry Land admeasuring Ac. 0.6.3 guntas**, in Sy.No.203/3/4, situated at **Tellapur Village**, Ramachandrapuram Mandal, Sanga Reddy District, Telangana State. Under G.P. Tellapur and bounded as follows:-

**Boundaries FOR AC. 2-13 GUNTAS**

- NORTH ::- Land of Malla Reddy & Others (Survey No 209),  
 SOUTH ::- 40 feet Wide Road  
 EAST ::- Land of Ramachandra Reddy & Others, (Survey No 203P),  
 WEST ::- Remaining land of Srinivas Reddy (Survey No 203P),

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

WITNESSES:1. **SIGNATURE OF THE LAND OWNERS**2. **SIGNATURE OF THE DEVELOPER**

Bk - 1, C& No 22096/2020 & Doct No  
21211/2020 Sheet 13 of 20  
Joint SubRegistrar2  
Sangareddy (R.O)

Housiey.com



**ANNEXURE – 1A**

1. Description of Building : Proposed construction of Land  
in Sy.No.203/3/4,  
situated at **Tellapur Village**,  
Ramachandrapuram Mandal, Sangareddy  
District, Telangana State. Under G.P.  
Tellapur
2. Total Plotted area : Ac.0.6.3 Guntas.
3. Total Built up area : 21262 Sft. (Proposed construction  
including parking)
4. Party's estimate of Market  
Value : Rs.16159120/-

*Abmay*  
S. Hemalatha  
**SIGNATURE OF THE OWNERS** *Nareem*

**CERTIFICATE**

I/We, hereby declare that what is stated above is true and correct to the best  
of our knowledge and belief.

*Abmay* *S. Hemalatha* *Nareem*  
**SIGNATURE OF THE OWNERS**

*Abmay* *S. Hemalatha* *Nareem*  
**SIGNATURE OF THE DEVELOPER**

Bk - 1, CS No 22096/2020 & Doct No

22/11/2020 Sheet 14 of 20

Joint SubRegistrar  
Sangareddy (R.O)

Housiey.com

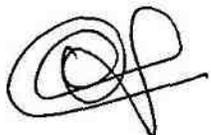
Generated on: 14/08/2020 07:37:46 PM



**SPECIFICATIONS:**

<b>STRUCTURE</b>	R.C.C framed structure to withstand Seismic loads
<b>SUPER STRUCTURE</b>	9" external walls and 4½" internal walls with Solid Cement Bricks
<b>DOORS</b>	Main Door: Teak Wood Frame & Hard Wood Shutter aesthetically designed with melamine polishing and designer Hardware of Reputed make
<b>INTERNAL DOORS</b>	Hard Wood Frame or factory made Wooden Frames with both side laminated flush shutter or Melamine Wood Shutters with reputed Hardware.
<b>BALCONY DOORS</b>	UPVC sliding shutter with Float Glass Panels with a provision for Mosquito Mesh
<b>WINDOWS</b>	Float Glass UPVC window system with safety M.S. Grill with a provision for Mosquito Mesh
<b>FLOORING</b>	Drawing, Living, Dining, Bedrooms, Kitchen: 800×800mm size double charged Vitrified Tiles of good make
<b>PAINTING</b>	<b>Internal:</b> Smooth Lappam finish with acrylic Emulsion paint. <b>External:</b> Combination of Textured / smooth Lappam finish for all external walls
<b>KITCHEN</b>	Stainless steel sink with both municipal & bore water connection & provision for fixing of Aqua-guard
	Glazed wall tiles above kitchen slab up to 2 feet height
<b>UTILITIES</b>	Provision for Exhaust Fan, Chimney, Washing Machine & Wet area for washing utensils etc
	Wash basin in Master and children toilets, wash basin in dining /balcony area Wall mounted W.C for Master Bedroom Cascade W.C with flush tank for C.B & G.B Hot and cold wall mixer with shower

Abmay  
S. Hemalatha  
Nagesh


Bk - 1, CS No 22096/2020 & Doct No  
21211/2020 Sheet 15 of 20

Joint Sub Registrar  
Sangareddy (R.O)

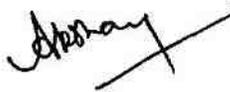


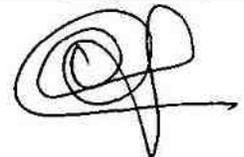
Generated on: 14/08/2020 07:37:46 PM



<b>TOILETS</b>	<p>Provision for geysers in all bathrooms</p> <p>C.P. Fittings are chrome plated of Jaguar/Cera/Grohe make (or) equivalent.</p> <p>All Toilets with anti-skid tile flooring and wall cladding with glazed tiles up to door height.</p>
----------------	--

<b>WATER PROOFING</b>	For all Toilets and Wash Areas
<b>PLUMBING</b>	All internal and external waterline of PPR / CPVC. All drainage Fittings and lines are of P.V.C. Aashirvad or equivalent make.
<b>ELECTRICAL</b>	<ul style="list-style-type: none"> <li>• Concealed copper wiring of reputed make Finolex / Polycab/LAPP or Equivalent make. Power outlet for Air conditioner in all bedrooms</li> <li>• Power Outlets for geysers in all bathrooms</li> <li>• Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer / grinders in kitchen</li> <li>• Plug points for refrigerator and T.V. where ever necessary. 3 Phase supply for each unit and individual meter boards</li> <li>• Miniature Circuit breakers for each distribution board of MDS/ Havells/Seimens or equivalent make</li> <li>• All Flats with Modular Switches of Crabtree/Legrand/Schneider or equivalent make</li> </ul>
<b>TELECOM</b>	Telephone point in living area
<b>CABLE T.V</b>	Provision for cable connection in Master Bedroom & Living room
<b>INTERNET</b>	Provision for Internet connection in Living room
<b>LIFTS</b>	8 Passengers automated lift of reputed make with front marble cladding
<b>POWER BACK UP</b>	Adequate power back up for each flat
<b>AMENITIES</b>	C.C. Cameras, Club House, AC Gym, Solar Fencing and Intercom
<b>COMMON AREAS</b>	Corridor and Stair Case covered with vitrified tiles /granite

  
 Anshu  
 S. Hemalata  
 Navneet

  
 Jit

BK-1, CS No 22096/2020 & Doct No

2/21/2020 Sheet 16 of 20

Joint SubRegistrar2  
Sangareddy (R.O)

Housiey.com

Generated on: 14/08/2020 07:37:46 PM



తెలంగాణ ప్రభుత్వము  
వట్టూదారు పాసు పుస్తకం  
భూమి యాజమాన్య హక్కు వత్తం

జిల్లా : నంగారెడ్డి  
మండలం : రామచంద్రాపురం  
పాస్ బుక్ నెంబర్ : T09210051229

డివిజన్ : నంగారెడ్డి  
గ్రామం : తెల్లూపూర్



భాతా నెంబర్ : 60258

1. వట్టూదారు పేరు ఇంటిపేరుతో : రెడ్డి శ్రీనివాస్ రెడ్డి
2. తండ్రి/భర్త పేరు : రెడ్డి రాం రెడ్డి
3. స్త్రీ / పురుషుడు : పురుషుడు
4. నిరునామ : తెల్లూపూర్, రామచంద్రాపురం, నంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : \*\*\*\*\*3809
7. వట్టూదారు సంతకం ఎడమ / కుడి చేతి చేతిముద్ర

Office Copy

  
తహశీల్దార్ సంతకం



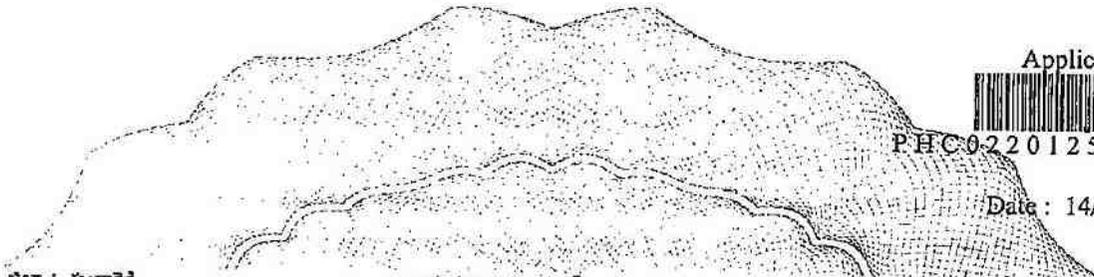


TSGGDD 98987905

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ



పట్టాదారుని పహణి కాపీ



Application No:



P.H.C-022012535078

Date: 14/08/2020

జిల్లా : సంగారెడ్డి

గ్రామము : రెళ్ళాపూర

ఫసలి.సం. : 2020

మండలము : రామచంద్రాపురం

విస్తీర్ణము యూనిట్లు : 0.1550.

వరుస నం.	సర్వే నంబరు	మొత్తం విస్తీర్ణము	సా.ప.రాని/సా.ప.చచ్చు విస్తీర్ణము	భూమి స్వభావము / శిస్తు	భూమి వివరణ / జలా ధారము	అయకట్టు విస్తీర్ణము	ఖుటా నంబరు	పట్టాదారు పేరు (రెడ్డి/ధర్మ పేరు)	అనుభవదారు పేరు (తండ్రి/ధర్మ పేరు)	అనుభవ విస్తీర్ణము / అనుభవ స్వభావము
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	203/అ2/2	0.1550	0.0000 0.1550	పట్టా	మెట్ట/ఖుట్టె వర్షాధారం	0.1550	60258	రెడ్డి శ్రీనివాస్ రెడ్డి (రెడ్డి రాం రెడ్డి)	రెడ్డి శ్రీనివాస్ రెడ్డి (రెడ్డి రాం రెడ్డి)	0.1550 కొనుగోలు/కరడు/క్రయం

Certified By

Name: K. Shiva Kumar  
Designation: TAHSILDAR  
Mandal: రామచంద్రాపురం

Verified by Khola Shiva Kumar

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

Bk - 1, CS No 22096/2020 & Doct No

22112020

Sheet 18 of 20

Joint Sub Registrar  
Sangareddy (R.O)

*[Handwritten Signature]*

Housiey.com





Bk -1, CS No 22096/2020 & Doct No

2/21/2020 Sheet 19 of 20

Joint Sub Registrar  
Sangareddy (R.O)

Joint Sub Registrar  
Sangareddy (R.O)

Generated on: 14/08/2020 07:37:46 PM





Bk - 1, CS No 22096/2020 & Doct No

21211/2020 Sheet 20 of 20

Joint Sub Registrar2  
Sangareddy (R.O)

Housiey.com

Generated on: 14/08/2020 07:37:46 PM

