



Application No. : CC021801249449 Page 1 of 42

Document No. 672 of 2007



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

S. No. 8318 Date 2/12/2007

Sold to Sh. Ashok

S/o Chandra Reddy

For whom M.S. Ghoshonda Builders, Hyderabad, Hy 1

Rep. by Managing partner: Sunil J. Saikrishna, J. Saikrishna

50894 B. BHASKER STAMP VENDOR L. No. 00/96 R. L. No. 46/2003 D No. 4-3-426 3rd Fl. Central Cafe, Banjara Hills, Hyderabad.

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement Cum General Power of Attorney is made and executed on this the 18th June, 2007 By and between:-

1. SHRI. SRIRAMOJU SAMBESHWAR RAO, S/O. SHRI. S. RAMA BRAHMAM, aged about 44 Years, Occupation : Business, R/o. Flat No. 601, 6th Floor in Ghoshonda Mahima Apartments, situated at Padmarangar, Secunderabad-25, Andhra Pradesh.
(Hereinafter referred to as the " L A N D O W N E R " which term shall mean and include, unless, the context otherwise specifies, their respective legal representatives, successors-in-interest, assignees).

(Signature)

(Signature)



ఆంధ్ర ప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

సంఖ్య 212/2015

Build to: A. Shekhar
s/o Choudhary H. H. H.
For whom: M/s. Gharonda Builders & Dev. - 44

A 450893

B. BHASKER
STAMP VENDOR

L. No. 58/96 R. L., No. 46/2008
D. No. 4-3-125. Baid's Central Cafe,
Bank Street, Kofl, Hyderabad

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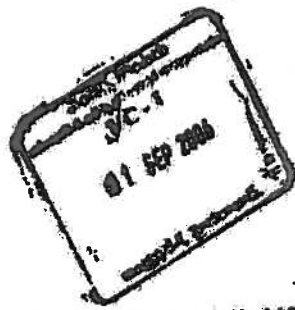
AND

M/S.GHARONDA BUILDERS AND DEVELOPERS, a Partnership Firm in the business of Builders and Contractors with its Office at premises bearing H.No.4-4-932/1 to 3, Kandaswamy Lane, Sultan Bazar, Hyderabad, represented by its Managing Partner, SHRISUNIL J. SACHDEV, S/O.SHRIJAYANTILAL L. SACHDEV, aged about 48 Years, Occupation : Business, R/o.3-6-175, ISHPRADAN, Hyderguda, Hyderabad-29. (Hereinafter called the 'BUILDERS CUM DEVELOPERS' (and shortly as B.C.D), which expression wherever the context admits herein shall mean and include not only the said firm of M/s. Gharonda Builders and Developers, but all its partners, successors-in-interest, firm, assigns, etc., of the Second part).

Original of Gharonda

WITNESSETH AS FOLLOWS

1. WHEREAS the LANDOWNER is the absolute owner and possessor of Agricultural Land admeasuring Ac 0 - 31 1/4 Guntas, or 0.3189 Hectares, or 3811.5 Sq.Yards, in Sy.No.27, (Part), situated at Pocharum Village, Ghatkesar Mandal, Ramana Reddy District A.P., as described in greater detail in the Schedule 'A' hereto hereinafter referred to as the Scheduled Agriculture Land.



1వ పుస్తకము..... సంఖ్య: 20
2వ పుస్తకము..... సంఖ్య: 2

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Endorsement U/S 41 & 42 of ACT II of 1986
Doc No. 603... of 2002 dated 12/6/2002
I hereby certify that the proposed Stamp Duty
of Rs. 49,900/- payable by
Thougal Nithin Kumar
has been levied and paid in full
S/o S. Sambhawan Rao
on the basis of the valuation of Rs. 6,99,450/-
consideration agreed market value

S RO Ghatkesar
Date

Sub-Registrar
and Collector U/S 41 & 42
of Indian Stamp Act

1వ పుస్తకము 2002 సంఖ్య: 1927
2వ పుస్తకము 2002 సంఖ్య: 6541
రిజిస్ట్రారు వేరుబాడి స్టాంపు
నిపుత్య స్టాంపు వేరుబాడి
2002 సంఖ్య: 2002

an Amount of Rs. 49,900/-
Stamp Duty and Rs. 100/-
Towards Fee...
Paid By the Rs. ...
Receipt No. 1927 dated 12/6/02
To S. N. Ghatkesar Branch

Sub-Registrar
Ghatkesar

* This document is registered along
with a (1) Duplicate Copy.

SUB-REGISTRAR
GHATKESAR



:: 03 ::

2. WHEREAS Originally One Sri.Mettu Ashi Reddy Alias Mettu Ashalah was the Original Pattadar, absolute owner and possessor of the Agricultural Land admeasuring Ac 15-00 Guntas in Sy.No.27, situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh, and his name was as such recorded as Pattadar in the Original Sethwar and continued as such in Phani Patrikas from year to year till the Phani Patrika of the year 1990-91, and the said Sri.Mettu Ashi Reddy alias Ashalah who expired in the year 1991 and consequently his four sons Viz., Sri.Mettu Yadi Reddy, Sri.Mettu Yella Reddy, Sri.Mettu Ram Reddy and Sri.Mettu Anji Reddy became the absolute owners of the said land with Ac 3-30 Guntas each by virtue of they being the legal heirs and thus they have succeeded and to and inherited and became the absolute owners and possessors thereof and consequently the M.R.O. Ghatkesar Mandal, Ranga Reddy District, amended the revenue records and mutated the names of said four brothers while granting succession / vinasath in their favour and pursuant to the same in the Pahan Patrika of the year 1994-95 their names were entered for an extent of Ac. 3-30 Guntas in Survey No.27.

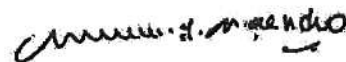
3. Whereas the said four persons were issued with Pattadar Pass Books and Land Ownership Title Deed Books as follows :-

Sl.No.	Name	Pass book No.	Title Deed No.
1.	Sri. Mettu Yadi Reddy (Vendor No.1 herein above)	113528	28571
2.	Sri.Mettu Yella Reddy	as per Pahanias	as per Pahanias
3.	Sri.Mettu Ram Reddy	113529	28572
4.	Sri.Mettu Anji Reddy	110149	176501

4. Whereas Shri.Mettu Yadi Reddy, became the absolute owner and possessor of land admeasuring Ac -3-30 Guntas, in Survey No.27 Part, situated at Pocharam Village, Ghatkesar Mandal R.R. District. Shri.Mettu Yadi Reddy sold land admeasuring Ac 0.31 1/2 Guntas, out of Ac.3.30 Guntas, in Survey No. 27 (Part) through a Sale Deed dated 09.08.2006, bearing Registered Document No. 12620 / 2006, with Office of Sub-Registrar Ghatkesar, Ranga Reddy District, the above said land is in Survey No. 27 situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh. In the above said Sale Deed (Vendor No. 2 to 4) namely Shri.Mettu Madhusudhan Reddy, Shri.Mettu Venkat Reddy, and Shri.Mettu Prabhakar Reddy, are the Sons of Shri.Mettu Yadi Reddy and (Vendor No.5) Shri. Mettu Mahender Reddy is the Grand Son of Shri,Mettu Yadi Reddy, and Son of Shri.Mettu. Madhusudhan Reddy. (Vendor No. 2 to 5) have been joined in the execution of the above said Sale Deed to confirm the ownership of (Vendor No. 1) Shri.Mettu. Yadi Reddy, and they have all conveyed and transferred the land admeasuring Ac. 0.31 1/2 Guntas, out of Ac.3.30 guntas.

5. Whereas the Landowner herein became the absolute owner of Ac- 0.31 1/2 Guntas or 3811.5 Sq.Yards, Agricultural Land and is in enjoyment and possession of the said Land, (Morefully described in the scheduled - "A" property hereunder)

6. AND WHEREAS the Builder Cum Developers, who are engaged in taking up the development work of old buildings or land for construction of residential, Apartments, expressed their willingness to undertake the Development of the Scheduled Agricultural Land into a Multi Storied / High Rise Residential Flats / and other accommodations on the Schedule Agricultural Land for and on behalf of the LANDOWNER and the LANDOWNER also intending to Develop jointly the same have agreed to entrust the said Scheduled Agricultural Land in the hands of Builders cum Developers, and all the parties mutually agree to the terms and conditions as set out in this Development Agreement cum G.P.A..

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పంఖ్య.....3.....

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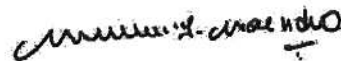
AND WHEREAS the LANDOWNER has declared and represented to the Developer that the Schedule Property is free from all encumbrances charges, gifts, claims and litigation(s) mortgages, liens, attachments and prior agreements of sale or any kind of transfer or other rights and none else has any right, title and ownership and that there are no breaches, or notice or requisition(s) or acquisitions(s) written or verbal from any Government Department, Central or State Government in respect of the Schedule Property and that the LANDOWNER shall keep the Schedule property free from all encumbrances(s) till the duration and full implementation of these presents.

And whereas the BCD who is expertise in the development and construction of multi-storied residential buildings / Flats and is well reputed and experienced in this field.

And whereas it is thought expedient to have written this deed of Development with such terms and conditions set out herein as mutually agreed between the parties.

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

1. That the LANDOWNER hereby assures and covenants with the B.C.D. that he is the absolute and unencumbered LANDOWNER and possessors of the Scheduled Agricultural Land and that he is not restrained or prevented by any law nor has suffered any act, deed or thing whereby or by reason whereof the schedule Agricultural Land is encumbered, effected or impeached in title or otherwise and that the schedule Agricultural Land is not subject to any lien encumbrance, charges, attachments or like. In the event the schedule property is found to attract any dispute or litigation or any liability of the LANDOWNER, the LANDOWNER undertakes to get it released from such encumbrances, attachments and liabilities at his own cost and expenses and absolve and indemnify the BCD for any cost, Landowners, expenses caused or incurred.
2. The LANDOWNER covenants that he is competent to enter into and execute this Agreement for Development cum G.P.A. of the Scheduled Agricultural Land and further empowered the B.C.D. as his constituted General Power of Attorney for the purpose of Development of the Schedule Agricultural Land with all rights and that no other person / Persons / party association or trust have any interest, title or like to claim any authority to enter into this Development Agreement.
3. The LANDOWNER upon execution of this Agreement hereby allow the B.C.D. to enter upon all that open Agricultural Land duly fenced admeasuring about Ac 0-31 1/4 Guntas, or 0.319 Hectares, or 3811.5 Sq. Yards, in Survey No. 27 (Part) situated at Pocharam Village, Ghatkesar Mandal, R.R.District A.P. and hereinafter referred to as the Schedule Agricultural Land which is more fully described in the schedule hereto for construction of Residential Apartment / Multi-storied Complex, as permitted under the building regulations of the Hyderabad Urban Development Authority, Grampanchayat or other Concerned Authorities / etc., The BCD has thus assumed and has entered upon the Vacant and actual physical possession of the schedule Agricultural Land for the purpose of its Development upon the terms and conditions containing herein, for the purpose of obtaining the permission and sanctions the Land Owner has agreed to do all such things necessary including presenting the Original link documents and such other documents as are essential and required for seeking permission and Sanction for construction through the B.C.D.



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4. The BCD has also entered into another Development Agreement cum GPA with adjoining Landowners namely 1. Shri. Sriramoju Sambash, 2. Smt. Sriramoju Ramadevi, 3. Smt. Sriramoju Manjula, 4. Smt. Vinnakota Mallika, 5. Smt. Kasula Uma Devi, 6. Shri. Chandan Gunda, 7. Smt. G. Hemasri, 8. Shri. Govind Bhasakar Agnihotri, 9. Shri. Mukku Venkat Ratna Prasad, 10. Shri. Nama Venkata Ramana Rao, 11. Shri. S. Niranjan Reddy, 12. Shri. Mahesh Kumar Chadalavada, 13. Shri. Boggarapachinnarohalah, 14. Shri. Kodiyalam Krishna, 15. Shri. Vijay Kumar Bajaj, 16. Shri. Chaluvadi Srinivas, 17. Shri. N.S.R. Murthy, 18. Smt. Geetha Vanam, 19. Smt. Pasupuleti Hemavathi, who are the owners of the land admeasuring Ac-1.28 Guntas or 58 guntas, or 8228.0 Sq. Yards, in survey No. 27 (Part) , which is abutting and adjoining towards Northern Side of Scheduled-A Land, herein below admeasuring Ac 0.31 1/2 Guntas, Vide Development Agreement cum GPA dated: [redacted], which was simultaneously executed and will be registered. Whereas the said Ac 1-28 Guntas or 58 Guntas, or 0.6885 Hectares or 8228.0 Sq. Yards, in Survey No. 27 (Part) situated at Focharam Village, Ghatkesar Mandal, Ranga Reddy District A.P. was entrusted for development to the BCD. The Undivided and unspecified Percentage of Land in Sq. Yards, shall be divided out of the total land of Ac 2 - 19.5 Guntas or 99.5 Guntas, of Land for Landowner herein above.

And Adjacent landowner and Builders cum developer. And the Land owner herein above expressed their no objection for Development of Scheduled - "A" Land by clubbing the same with the said adjoining land admeasuring Ac.1.28 guntas, for the purpose of common development of Residential Apartment / Multistoried Apartment Complex on the Total Land admeasuring 12039.5 Sq. Yards i.e. Ac. 2-19.5 Guntas.

5. The Landowners herein above is entitled to 37% of the Constructed Area and the BCD is entitled to 63% of the constructed Area to be allotted in proportion to the Scheduled "A" land admeasuring Ac 0.31 1/2 guntas, out of the total constructed area to be constructed on the Total Land admeasuring Ac 2-19 1/2 guntas (i.e. Scheduled "A" Land admeasuring Ac 0.31 1/2 Guntas covered under this Development Agreement and the adjoining bit of land admeasuring Ac 1.28 guntas covered under another Development Agreement referred supra). The Landowner herein above and Builder Cum Developer are in the same proportion and are entitled to 37% and 63% respectively, of the Undivided share of Land out the Scheduled "A" Land.
6. However since the Builder cum Developer has already prepared the tentative plans to be submitted to the authorities for construction of the Multi-storied Residential Apartment complex on the Schedule land and the adjoining bit of land, the Landowner hereinabove and the BGD are now able to identify and calculate the total Super Built Up Area (constructed area) coming up on the schedule land and other bit of land, the constructed areas in proportion to their entitled percentage of ownership is identified.
7. The Total constructed area i.e. proposed to come up on the Schedule land admeasuring Ac 0.31 1/2 Guntas and the adjoining bit of land admeasuring Ac 1.28 Guntas, thus totaling to Ac 2.19 1/2 Guntas, is worked out at [4,69,565 Sq. Feet, Super Built Up Area) and the constructed area being allotted in the proportion to the scheduled land admeasuring Ac 0.31 1/2 Guntas, out of the total land admeasuring Ac 2-19 1/2 Guntas is worked out to 1,48,657 Sq. Feet.

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8. Out of the constructed area of 1,48,657 Sq.Feet, out Super Built Up Area i.e Plinth, Balcony, common Area, and Parking Areas in the residential apartments / Multi-storied complex consisting of Cellar, Stilt Plus Twelve Upper Floors, allotted towards the scheduled "A" land, towards the 37% entitlement of the landowner, the landowner is entitle to the constructed area admeasuring 55003 Sq.Feet, and the Builder Cum Developer towards its entitlement of 63% is entitle to the constructed area admeasuring 93654.0 Sq.Feet, and like wise. The Landowners and Builder Cum Developer are entitle to the undivided share of land out of the Scheduled Land in the same proportion of 37% :: 63 % respectively. The respective entitlements of constructed area as well as undivided share of land towards the share of landowner and Builder Cum Developer are accurately incorporated herein below and also in the Schedule B property hereunder mentioning the Square Feet of constructed area and the Square yards of the Undivided share of Land entitle towards their share.

1. Shri.Sriramoju Sambeshwar Rao, shall be entitled to 55,003.0 Sq.Feet Super Built Up Area together with undivided share of Land to the Extent of 1410.0 Sq.Yards.

Out of the total land of Ac 0-31 1/2 Guntas or 0.3189 Hectares or 3811.5 Sq.Yards. The Undivided share of land will be measured with road widening area i.e. out of 3811.5Sq.Yards in the Proposed residential Apartment / Complex. The terrace rights in the Pent House or terrace flats and all upper floors above 12th floor of the proposed residential apartment complex / flats / unit's space / shall be as follows

LANDOWNER	37 %
DEVELOPER	63 %

9. The BCD shall be entitled to the ownar ship of 63 % of the constructed area in the proposed Residential / Multi-storied Apartment / complex i.e. 93,654 Sq.Feet Super Built Up Area together with Undivided share of land to the extent of 2401.5 Sq.Yards, will vest with the BCD as in Scheduled "B" and as per Plan enclosed.

10. The LANDOWNER is satisfied with the 37 % share given to him of the constructed area in the proposed project of residential / Multi-storied apartment / Complex / Buildings to be built on the scheduled property as agreed herein and the same is being considered fair and reasonable having regard to the prevailing market conditions and the surrounding circumstances in and around Pocharam Village, Ghatkesar Mandal, Ranga Reddy District A/P.

11. The entire cost of the development of the schedule property leveling surveying, demarcation, making plans, architectural designs and for securing approval from the Hyderabad Urban Development Authority, & Grampanchayat and all other concerned authorities for the construction of Residential / Apartment / Complex / units / spaces / etc., shall be borne exclusively by the BCD and the LANDOWNER shall not bear any part of the said expenditure. The BCD will be free to sell or otherwise to developed land and can enter into Agreement of Sale receive advances and finally convey the same in whole or in part at its discretion to any prospective buyer conveying the clear and marketable title in respect of the share entitled by BCD under due authority and powers to do such act in pursuance of this Development Agreement.



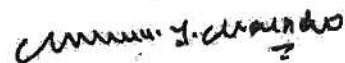
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పద-రిజిస్ట్రారు



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12. The LANDOWNER upon execution of this Agreement here by permit the BCD to enter upon the Scheduled "A" Land for the purpose of Development of the same with full rights and liberty to demarcate, survey level the land, make plans for approval and sanction by the Hyderabad Urban Development Authority & Grampanchayat or Concerned Authorities and the BCD shall become the absolute owner and possessor of 53% of the Constructed Area and 63% of Undivided share of land subject to fulfillment of all the terms and conditions contained in this Development Agreement
13. It shall be lawful for the BCD to employ and deploy necessary manpower, agents, surveyors and such other persons to inspect demarcate and point the entire extent and to get the same surveyed and further to avail the services of Architects and engineers and use necessary plant and machinery to fill the land and make the schedule property suitable for development erection and construction of multistoried complex in terms of the agreement and expenses on such works shall be done by the BCD Developer or in association with other developers.
14. The LANDOWNER assures the BCD/Developer that he has paid upto date all taxes levied, cess, land revenue, non-agricultural tax, if any and all charges till date of this Development agreement and if any demand or claim arising prior to the date of this Agreement the LANDOWNER shall pay and discharge the same forthwith intimating the same to the Developer and absolve the Developer from any demand claim, charge, expense on account of any past liability till the date of the Agreement. The LANDOWNER assures the BCD that there are no outstanding loans due and payable by him to any third party or parties or to any institution or bank and further assures the developer that any claims and demands and creditors shall not hamper the interest of the BCD or the project of construction under this Development Agreement.
15. That the LANDOWNER shall deliver all or any necessary permissions to the BCD such as A.P. Agricultural Land (Ceiling and Holdings) Act, Income Tax Clearance and NQC from Government and other permissions required under any law to effectively implement and carry out the construction work in terms of this Agreement.
16. That in pursuance of the above and with execution of this Agreement the "Builders Cum Developers", shall start the construction after getting the sanction from the Concerned Authorities for construction of the Residential Complex / Apartment.
17. That the LANDOWNER on signing of this Agreement, will accord permission to the "BUILDERS CUM DEVELOPERS", to measure demarcate and obtain necessary permission from the Concerned Authority for construction of the residential apartment /complex. And to install signboards, issue paper advertisement for booking of residential Flats / Units for the purpose of construction of the New Building complex/ Apartment at the Developers expenses. However the LANDOWNER shall Sign applications affidavits and petition etc., and co-ordinate with the "BUILDERS CUM DEVELOPERS" in this regard.
18. The LANDOWNER have simultaneously under this instrument executed and registered a General Power of Attorney in favour of the BCD empowering him to convey in whole or in parts the constructed area falling to the share of the BCD along with undivided share in the land in the context of the Sale of residential / Flat / Unit / space or to let out and lease the same to third parties and likewise for Residential / Units / Flats / Spaces if any constructed over the schedule Agricultural land and other areas to confer title on the prospective buyers. The



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1వ పుస్తకము.....నంబ
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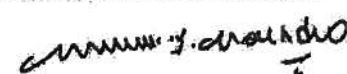


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LANDOWNER if desires to dispose / sell their / his / her share of flats / units through the Builder Cum Developer the BCD shall market the landowners entitled Residential Flats at the same price and conditions at which the BCD alienates its own flats and however the sale consideration in the respect of the LANDOWNER entitled constructed shall be paid to the respective Landowner. the Landowner shall release the signed sale deeds as and when they receives the sale proceeds accordingly

19. The BCD will be free to sell / dispose or other wise deal with its share and entitlement in the constructed area and that the BCD shall be at a liberty to enter into any Agreement of Sale, receive advances and sale consideration and finally convey the same in whole or in part at its discretion conveying / transferring their share in their or their nominee(s) favour and deal with the said area in the manner they chose to and like wise the LANDOWNER shall also be entitled to receive advances, sale considerations etc., of their share.
20. That the LANDOWNER shall produce for inspection verification of title etc., The following documents and certificates as and when required by the "Builders cum Developers."
 - a) All the Original title deeds relating to the property, etc.
 - b) Certificate of Pahan, Revenue records / Mutations / encumbrance on property.
 - c) Proof of payment of Revenue Taxes and other taxes paid upto date.
 - f) Any other certificates or document required.

It has been agreed that the Original Title deeds relating to the property shall be Retained by the LANDOWNER, however, the same shall be made available to the intending purchasers for inspection if so required from time to time on due notices by the "Builders cum Developer".
21. That the LANDOWNER hereby declare and assure he has have unimpeachable marketable title of ownership and possession in respect of the Scheduled Agricultural Land and further assures that the Scheduled Property is not subject to any charge or previous agreements of Sale / Development.
22. That the LANDOWNER hereby agree and covenant that they at their own Responsibility shall settle all the third party claims on the land, and if any Landowners is caused or damages suffered by the "BUILDERS CUM DEVELOPERS" on account the said third party claims in respect of the Scheduled Property the same shall be indemnified By the LANDOWNER.
23. That the "BUILDERS CUM DEVELOPERS" or the nominees of the "Builders cum Developers" shall bear the necessary charges for the stamp duty / fees and the charges incidental thereto for the registration of the Sale Deed or deeds.
24. That the LANDOWNER simultaneously on signing of this Agreement shall sign plans drawn by the "BUILDERS CUM DEVELOPERS" and also sign and execute all documents, plans and affidavits necessary, and make the same available to the "BUILDERS CUM DEVELOPERS" so as to enable him to submit plans and documents to the competent authority for obtaining sanction and permissions etc., for the construction of the Multi Storied Residential Apartment Complex.
25. The "Builders cum Developers" shall pay all charges, fees, and expenses in connection with the preparation and sanction of plans for the New Building complex. The construction of the Building and number of floors will be made as per the working plan prepared by the architect of the "Builders cum Developers.


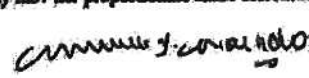
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26. The "Builders cum Developers" undertake to complete the Multi - Storied Residential Apartments complex and deliver the Landowners allocated constructed area within 30 months (Thirty) months, from the date of obtaining Permit and Government Sanctions for constructions. In the event of non-completion of the project by the BCD within the above stipulated time period a grace period of 6 (Six) Months will be given by the LANDOWNER, but still if the "Builders cum Developers" fails to complete the construction and delivers the Landowner allocated flats, the BCD hereby agrees and undertake to compensate the LANDOWNERS by way of liquidated damages an amount equivalent to Rs. 3/- (rupees Three Only) per Sq.Feet of Plinth Area per Month after the Grace Period
27. The "Builders cum Developers" are permitted to give the citations PUBLIC NOTICES in any daily newspapers inviting the objection if any and LANDOWNER shall sign the same.
28. It is specifically agreed and understood by the LANDOWNER that at no point of time shall the LANDOWNER be liable to contribute any money required for the construction and completion of the Apartment / Complex.
29. It is hereby agreed between the "Builders cum Developers" and the LANDOWNER that any claims civil or criminal arising out of accidents to the workers or any other mishaps related to the workers or any other mishaps related to the construction work at GHARONDA BRAHMA APARTMENTS during the period of Construction will be settled by the "Builders cum Developers" alone and the LANDOWNER will not be liable to pay any money for settling such claims.
30. The LANDOWNER shall produce all necessary clearances and permissions as may be required, for the proper conveyance of the Scheduled property. The "LANDOWNER" assures the "BUILDERS CUM DEVELOPER" that their holdings are within the limits prescribed under the laws of land ceiling. The "LANDOWNER" assures the "BUILDERS CUM DEVELOPER" that if they are found to be holding property in excess of ceiling limits, they shall surrender their other properties so that the Scheduled Property is not affected at all.
31. Upon entering the premises of the Agricultural Land / Property, by the "BUILDERS CUM DEVELOPERS" the "LANDOWNER" shall not under any circumstances interfere, disturb, or object to or try to stop or in any way make it difficult for the "BUILDERS CUM DEVELOPERS" to undertake the construction of the building proposed to be constructed by the "BUILDERS CUM DEVELOPERS".
32. The "BUILDERS CUM DEVELOPERS" may be permitted to extend the time agreed upon if the completion of the new Building Apartment complex is delayed by the acts of God, Riot, Civil Commotion, Floods etc., which prevent construction work or any other instances beyond the control of the "BUILDERS CUM DEVELOPERS".
33. Any additional Agreement or undertaking between the parties hereto shall be in writing and shall be signed by all the parties.
34. In case the Electricity Board or Hyderabad Metropolitan Water Supply and Sewerage Board requires loan or any other costs, charges or payments for Electricity, Water, Drainage connection or installation of Transformer or other things the "LANDOWNER" and "BUILDERS CUM DEVELOPERS" as per their respective shares shall be liable to pay his / her proportionate share therein as determined.

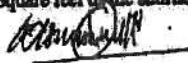
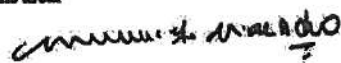
6591/12
1వ పుస్తకము.....
దస్తవేజుల.....
సంఖ్య..... 20
సంఖ్య..... 9

సబ్-రజిస్ట్రారు



:: 10 ::

35. That the "LANDOWNER" shall become a member of the Co-operative Society or an association registered under the Societies Registration Act that may be formed with the Owners of the flats / unit / space that are proposed to be constructed within the premises and shall abide by the rules and bye-laws of the said Society which shall administer and supervise common services (Corridors, Passages, Staircases, Roads, Drainage, water Supply, Electricity and other properties of common enjoyment). The "LANDOWNER" shall pay to the said Society their proportionate share of the amount towards common services and insurance premiums and taxes and rates leviable on the entire premises.
36. The LANDOWNER hereby agreed that the name of the apartment GHANONDA BRAHMA APARTMENTS, which the builders cum developers have given to the said building shall be retained by the LANDOWNER and by the society or the corporate body that may be formed in future by the purchasers of the said tenements in the said building and the same name shall not be changed.
37. All disputes under this Agreement shall be referred to the arbitration of one or two persons to be nominated mutually by the LANDOWNER and Builders cum Developers and the award of the arbitrator shall be final and binding over all the parties. All disputes hereunder shall be subject to the jurisdiction of the City Civil Courts of Hyderabad.
38. Any taxes leviable on account of Sale of the Residential Flats / such as Sales Tax , Vat , commercial Tax , Service, Tax, or any other taxes the same shall be collected from the prospective buyers of the Flats respectively falling to share of the Landowners and Builder Cum Developer as the case May be in the event, any of the retained flats or subsequently / allotted by the Landowners, such taxes shall be collected by the Landowners from such prospective purchasers and the same shall be paid, and the Builder Cum Developer is not liable on that account.
39. It is hereby agreed and understood by the parties that the "Builders cum Developers", will be solely responsible for negotiating and fixing the prices of 63% Super Built Up Area and they alone will realize the Sale proceeds the "Builder cum Developers" will be solely responsible for any income tax liability or any other liability connected with the Sale of their share of 63 % Super Built Up Area.
40. The possession of the Flats / Apartments / Units / space / completed in all respects shall be given simultaneously to the LANDOWNER and the prospective purchasers of the Developer. The possession shall be given on receipt of the deposits amount deposited if any and extra work bills apart from the specifications attached and the cost of Service Tax, VAT, Registration Charges Electrical transformer Deposit, Water and Drainage Deposit, Generator Cost / Corpus Fund, / Association Deposit Fee etc.,
41. In the Stilt or Celler or on the terrace if possible the 'BUILDERS CUM DEVELOPER' shall construct hall for running and conducting the business of the Association / society, after earmarking the parking areas and after making provisions for the same.
42. The LANDOWNER hereby agree that if the area received by them exceeds 37% (Super Built Up Area) i.e. Plinth / Balcony, common / Parking the LANDOWNER will pay to the "Builder cum Developer" for the extra Super Built Up Area at Rs.1200/- (Rupees One Thousand Two Hundred Only) per Sq.Feet, similarly if lesser area than 37 % (Super Built up Area) is made available to the LANDOWNER then in such a circumstances, the LANDOWNER shall be entitled for compensation at Rs. 1200/- (Rupees One Thousand Two Hundred Only) per Square feet of the shortfall in the area.

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సంఖ్య 20..... కార్యకర్త వరుస
సంఖ్య.....

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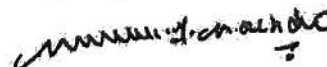
43. Corpus Fund shall be the fund to be paid and/or contributed by each Flat / Unit / Space / Apartment purchasers including their nominees which amount shall be initially held by the BCD in a Separate account. After the Apartment / space / Unit / Complex is completed and the said fund will be transferred and made over to the Association or Society formed among the owners of Apartment / Complex after its formation and the interest earned and generated on the same will be utilized for capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns, gates, laying of roads, pipelines, Swimming Pools, Play areas, equipment for Gymnasium etc., and if at any point of the time such interest generated / earned on the corpus fund and not sufficient to meet such expenditure, the residue / deficit shall be contributed by the owners of Flats / Units / Space / in the same proportion in which they contribute the monthly maintenance charges.

44. The Parties hereinabove declare and confirm that though the constructed area entitlement of each of the parties is tentatively identified in number of Square Feet's, the exact Flat numbers with floor numbers and block numbers in respect of residential flats to be allotted towards the share of the Landowners and the BCD will be ear-marked immediately within 15 days after sanction and approval of the Building Plans from the concerned authorities since the constructed areas become clearly identifiable and demark able at such point of time and the same will be earmarked and incorporated in the Allocation Agreement to be entered into and executed among the Landowners and BCD within 15 days from the date of approval and sanction of plans. Such allocation Agreement to be entered and executed on a future date shall be treated as Supplemental to and integral part and parcel of this Development Agreement and the parties are not only bound by the terms and conditions of this Development Agreement but also bound by the allotments to be made under the said Allocation Agreement. At the time of allocating and allotting the residential flats, such distribution shall be carried out in an equitable manner keeping in view of bed and good qualities of location, vaasthu preference floor preference etc., and if such amicable sharing of flats is not possible or practicable, the allotment of flats towards the entitled share of the parties hereinabove shall be made by way of drawal of lots and same shall be final and binding on the parties.

Know all men by these presents that I

SHRISRIRAMOJU SAMBESHWAR RAO, S/O.SHRIS.KAMABRAHMAM, aged about 44 Years, Occupation : Business, R/o. Flat No. 601, 6th Floor in Gharonda Mahima Apartments, situated at Padmarangar, Secunderabad-25, Andhra Pradesh, hereby appoint and nominate and constitute **SHRI. SUNIL J. SACHDEV, S/O.SHRI.JAYANTILAL L. SACHDEV,** aged about 48 Years, Occupation: Business, R/o.JLNo.3-6-175, "Jahpradan", Hyderguda, Hyderabad, as my **GENERAL POWER OF ATTORNEY** Holder and Deeds in respect of the Schedule Property to sell, present, register and do any other acts in furtherance of this Development Agreement Cum General Power of Attorney as my true and lawful **GENERAL POWER OF ATTORNEY HOLDER** in my name and on my behalf and to act on my behalf and to do all the acts deeds and things thereof and.

1. To enter into agreement or agreements of Sale in respect of the Schedule Property falling to the share of the Developer with any person or persons and to negotiate and receive in part or in full towards the Sale consideration from the intending buyers or from any person or persons and to pass a valid receipt or receipts and to present and subscribe and sign any document or sale deed for me and on my behalf before the Sub-Registrar or any other quasi semi-quasi or judicial authority and to execute and register any document deed or deeds in favour of any person or persons before the competent authority in respect of the constructed area of the



13 వ పుస్తకము.....సంఖ్య
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సంఖ్య.....11.....

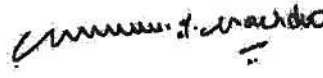
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:: 12 ::

flats and tenements and deliver possession together with the proportionate undivided share in the land in respect of the share falling to the Developer in this Residential flats / Multi-storied Apartments / Units / Space / over the Schedule Land / Property.

2. To appear and act in the courts, civil, criminal revenue whether original or appellate, in the offices of registration and in any other office of Government whether Central or State, Huda, Huda, Gram panchayat, Municipal Corporation of Hyderabad offices, or any other Local bodies or before the Competent Authority under the ceiling act including appellate authority or any other departments concerned and to sign verify plaints written statements petitions and application of all kinds and to swear affidavits and to file them in any such court of offices.
3. The Attorney is authorized and empowered to do and execute all assurances, deed or do all such acts, as may be necessary incidental, appropriate to expedient to effectuate the above said purpose.
4. To represent me and on my behalf to all such things or deeds in all Govt. or Semi.Govt. Offices either Central or State and in any Local Office, including Registration Office, revenue offices, or before any officer or authority functioning under law from time to time and to pay and deposit the required fees and to present, obtain and receive all or any document(s), deed(s) papers etc., from any Govt. or Semi.Govt Offices, officer or any authority governed under law.
5. The Authority hereby conferred upon our Attorney named herein shall not be withdrawn or for any reason or become invalid for any reason whatsoever by the LANDOWNER as also his/her heirs, successors, administrators, trustees, executors, assigns, attorney given herein is irrevocable and in case of any contingency or happening of event the heirs, successors, administrators, executors, trustees, assignees and representatives of the owner are bound by terms of this agreement and the powers conferred to him hereunder towards the share of the Developer.
6. The attorney is authorized to sign and verify plaints, written statements, petitions, claims, deeds, affidavits, memorandums, revisions, of all kinds for the purpose of filing the same before courts, quasi judicial authorities, tribunals, government and semi-government authorities, regulatory authorities and other competent authorities and for such purpose to engage advocates, fix their remuneration and give necessary instruction and also to institute suits, conduct proceedings in the Courts of law and to compromise and compound any matters pending before the courts and do all such necessary acts and deeds for the above purpose.
7. To induct such person(s) into physical possession of the Schedule Property or any portion thereof to hold and enjoy any or all the portion of the schedule property until development work is completed and be entitled to as exclusive LANDOWNER of the share falling to the BCD as my attorney deems proper and necessary.
8. To execute, sign and file all applications, forms and declarations, etc., necessary for construction and utilizing the scheduled property and to give on lease, deliver possession and also to obtain necessary permissions from Huda, Municipal Corporation for building sanction and permission in accordance to the rules or any other authorities whatsoever from time to time.



15 వ పుస్తకము.....
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సంఖ్య..... 20 కాగితపు వరుస
సంఖ్య..... 12

సబ్-రిజిస్ట్రారు



:: 13 ::

9. To apply for the electricity, water connection, drainage, sewerage to the respective departments and for the that purposes to sign such applications in my name and on my behalf and pay such fee or charges and to do all such acts and deeds necessary and incidental thereto and obtain such electricity connection, water connection, sewerage and drainage connections, sanctions and permissions and other ancillary things for the purposes of Development of the Schedule Property.
10. To hand over peaceful and vacant possession to the prospective buyers after conveying the deed of conveyance and Sale Deed(s) to hold the same without any hindrance of let from the owner and generally to do execute and perform all and every other act matter, deeds and things whatsoever in an wise necessary or expedient to be done to give the true meaning to these presents as I would have done by myself otherwise.
11. To present the Sale Deed / Deeds executed by us or to be executed by us and to admit, to execute on my behalf in respect of the share falling to the Landowner in this Multi-storied Residential Apartment complex / Flats / Space / Unit /
12. And to do all such other acts, deeds and things, which my attorney deems expedient, necessary and proper in terms of the powers, given to him under this instrument.
13. I hereby for myself my heirs and successors, executors administrators and trustees, agree to ratify and confirm all or any acts, deeds or assurances and things done or executed or caused to be done by my attorney or any substitute(s) under him for the acts deeds, assurances and things construed to be done by me as if I was personally present and all such deeds done on my behalf by my attorney pursuant to powers hereby conferred as if the same were done or executed by me personally by virtue of these presents.
14. It is further expressly made clear that the powers hereby conferred as restricted only to the Schedule Land / Property.

IN WITNESSES WHEREOF THE PARTIES TO THE DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY HAVE PUT THEIR SIGNATURES OUT OF THE OWN FREE WILL AND CONSENT ON THIS THE _____ IN THE PRESENCE OF THE FOLLOWING WITNESSES: _____

WITNESSES:

1. _____
2. _____

LANDOWNER

BUILDERS CUM DEVELOPERS

1 వ పుస్తకము.....^{6531/17}.....
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సంఖ్య..... 13

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సహ-రజిస్ట్రారు



:: 14 ::

SCHEDULE 'A' PROPERTY

All that the Agricultural land duly fenced covering an area of approximate Acres 0-31 1/2 Guntas, or 0.3189 Hectares, or 3811.5 Sq.Yards, in Survey No. 27 (Part), Situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh, is bounded as follows :-

- NORTH : Land in Sy.No.27(Part) belonging to Shri. Srinamoju Sambaswar Rao
- SOUTH : Remaining Land in Sy.No.27 (Part) belonging to M.Yadi Reddy & Others
- EAST : Land of Sri.Samala Anji Reddy
- WEST : Public Road from Warangal Highway to Pocharam Village.

IN WITNESSES WHEREOF THE PARTIES AFORESAID HAVE AFFIXED THEIR SIGNATURE HEREUNDER ON THIS THE 19th June 2007.

K. Srinamoju

WITNESSES:

- 1. *S. Sammitla*
- 2. *A. K. Sanyal*

K. Srinamoju
LANDOWNER

Witnessed by me on 19/6/07

Witnessed by me on 19/6/07
BUILDERS CUM DEVELOPERS

6531/9
దస్తవేజాల విభాగం కార్యముల
సంఖ్య...20...
వంశ్య...14...

సబ్-రెజిస్ట్రారు



:: 15 ::

SCHEDULE 'B' PROPERTY

All that Super Built Up Area i.e Plinth / Balcony / Common / Parking Area totally measuring 148657 Sq.Feet, with Undivided share of Land to the extent of 3811.5 Sq.Yards, in the Proposed residential Multi-Storied Apartment complex known as GHARONDA BRAHMA APARTMENTS, in Survey No. 27 (Part), Situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh A.P. as follows ;

Landowner Share

Shri.Sriramoju Sambasivar.Rao, 55003 Sft 1410.0 Sq.Yds

Builder and Developer Share 93,654 SR 2401.5 Sq.Yds

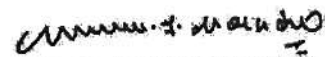
Out of Total Super Built Up Area of the Residential Flat as Multi-storied Apartment / Unit / Space / Complex the LANDOWNER is eligible for 55003 Sq.Feet Only, and the Flats will be allotted in the said Complex the Balance Area and the Flats belongs to the Builder Cum Developer.

IN WITNESSES WHERE OF THE LANDOWNER AND THE BUILDERS AND DEVELOPERS HAVE SIGNED ON THIS AGREEMENT IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES :

1. 
2. 


LANDOWNER


BUILDERS CUM DEVELOPERS

6531/12
I వస్తుకము.....వంపు
ఉపవేణల పుత్రుల వారసులు
సంఖ్య..... 29 ఈ కారితపు వరుస
సంఖ్య..... 15

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:: 16 ::

SPECIFICATIONS

- | | |
|---------------------------|---|
| 01. SUPER-STRUCTURE | R.C.C. FRAME WITH 9" THICK OUTER WALLS AND 4 1/2" THICK 4 1/2" THICK BRICK PARTITION WALLS WITH TWO COATS OF PLASTERING SPONGE FINISH FINAL FOR DRAWING DINNING FOR DRAWING DINNING. SMOOTH ALTEK/LUPPUM FINISH |
| 02. FLOORING | MARBLE FLOORING TILES WITH SKIRTING ALL AROUND-MARBLE WORTH OF Rs.48 to Rs.45/- PER SQ.FEET |
| 03. DOORS | TEAK WOODEN FRAME FLUSH DOOR (COMMERCIAL) WITH REQUIRED NUMBER OF ANODIZED ALUMINIUM TOWER BOLTS, ALDROP FOR ALL DOORS. |
| 04. MAIN DOOR / FITTINGS | MAIN DOOR WITH TEAK FRAME AND TEAK PANEL SHUTTER WITH POLISH WITH MAGIC EYE SAFETY CHAIN AND NIGHT LATCH, GODREJ LOCK, WITH BRASS FITTINGS |
| 05. WINDOWS / VENTILATORS | WOODEN FRAMES WITH GLAZED SHUTTERS AND STEEL GRILLS FOR SECURITY. |
| 06. KITCHEN | GRANITE TOP COOKING PLATFORM WITH 2'-0" HIGH WHITE GLAZED TILE DADO |
| 07. TOILETS | ONE INDIAN W.C. & ONE EUROPEAN W.C. (STANDARD MAKE WHITE VITREOUS SANITARY WARE) PER EACH FLAT WITH GLAZED WITH GLAZED TILES DADOING UPTO 5'-0" HEIGHT, AND CERAMIC TILE FLOORING IN ALL TOILETS. |
| 08. PAINTING | OIL BOUND DISTEMPER FOR INNER WALLS WITH CHOICEST PLEASING SHADES, SANDTEK MATT FOR OUTER WALLS, ENAMEL PAINT FOR WOOD WORK, GRILLS. |
| 09. WIRING | CONCEALED COPPER WIRING WITH ADEQUATE LIGHT POWER POINTS, FAN, TV TELEPHONE POINT. |
| 10. PLUMBING & WATER | CONCEALED PIPING WITH HIGH QUALITY CHROME PLATED FITTINGS ONE DRINKING WATER C.P. TAP IN KITCHEN ONE WALL MIXER IN BATH, CONNECTION FOR GEYSER AND SHOWER, BOREWEL WATER THROUGH OVERHEAD TANK |
| 11. BOREWELLS / SUMPS | BOREWELLS WITH FOR STORING WATER, MUNICIPAL AND BOREWELL SHALL BE PROVIDED AS REQUIRED. |
| 12. LIFT | SHALL BE PROVIDED AS PER PLAN |
| 13. CORNICE | 6" BORDER CORNICE IN DRAWING / DINNING. |



1 వ పుస్తకము 6531/67
దస్తవేజాల మంత్రి కార్యాలయముల
సంఖ్య... 20
సంఖ్య... 16

సహాయక కార్యదర్శి



:: 17 ::

- 14. GENERATOR SHALL BE PROVIDED AT AN EXTRA COST AS THE SAID IS COMPULSORY
- 15. PLAY AREA CHILDRENS PLAY AREA WITH LAWN PLANTERS SITTING AREA, SLIDE, JULLAS, SHALL BE PROVIDED AS PER PLAN.
- 16. EXHAUST FAN PROVISION SHALL BE GIVEN IN KITCHEN AND TOILETS
- 17. WARDROBE ALL BEDROOM PROVIDED WITH ADEQUATE WARDORBE SPACE ONLY
- 18. FIRE./EXTINGUISHER SHALL BE PROVIDED AS REQUIRED AS PER PLAN
- 19. SEPTIC TANK SHALL BE PROVIDED AS REQUIRED AS PER PLAN
- 20. RECREATION CENTRE WILL HAVE CLUB HOUSE, ASSOCIATION ROOM, GYMNASIUM, BILLIARDS, TABLE TENNIS, TENNIS COURT, STEAM BATH, JAQUCIZIE, SWIMMING POOL, AND FUN POOL FOR CHILDREN, CHILDREN PLAY AREA, AND LANDSCAPE GARDEN.

ANY ALTERATIONS FROM THE ABOVE SPECIFICATIONS WILL BE PROVIDED IF POSSIBLE BY THE PROMOTERS WITHOUT SPOILING OVERALL BEAUTY AS DESIRED BY THE PURCHASERS ON PAYMENT OF DIFFERENCE OF COST. EXTRA FITTINGS WILL BE PROVIDED AT THE COST OF THE PURCHASER.

ALL DETAILS SUBJECT TO CHANGE AND ALL OPTIONALS OTHER THAN THE ABOVE SPECIFICATIONS WILL BE CHARGES EXTRA

IN WITNESSE WHERE OF THE 'LANDOWNER' AND 'BUILDERS AND DEVELOPERS' HEREIN HAVE SIGNED ON THIS THE 16th June 2007 AT ~~XXXXXXXXXX~~ *Shahjahan, NADIA*

- WITNESSES:
1. *Governor*
 2. *Army*

[Signature]
LANDOWNER

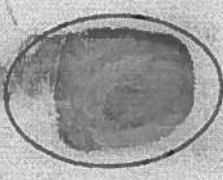

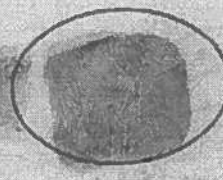

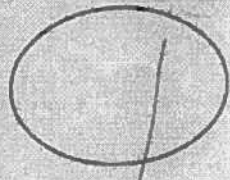
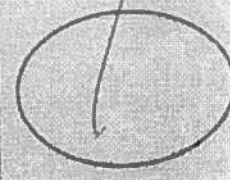
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[Signature]
BUILDERS CUM DEVELOPERS

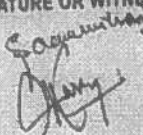
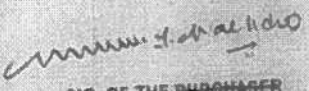
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దస్తవేజాల వివరం కాగితముల
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పంఖ్య... 17...


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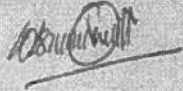
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.			
Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			S. Sambaswar Rao O/o. S. Rama Dhanam R/o. Padmasaagar Nagar, Sec - bad.
			Smt. P. Sreedev O/o. Jayankital L. Sreedev R/o. Hyderabad, Hyd.
		BLACK & WHITE PASSPORT SIZE PHOTOGRAPH	
		BLACK & WHITE PASSPORT SIZE PHOTOGRAPH	

SIGNATURE OR WITNESSES :

1.  

2. 

SIG. OF THE PURCHASER
REVERSE SIDE.

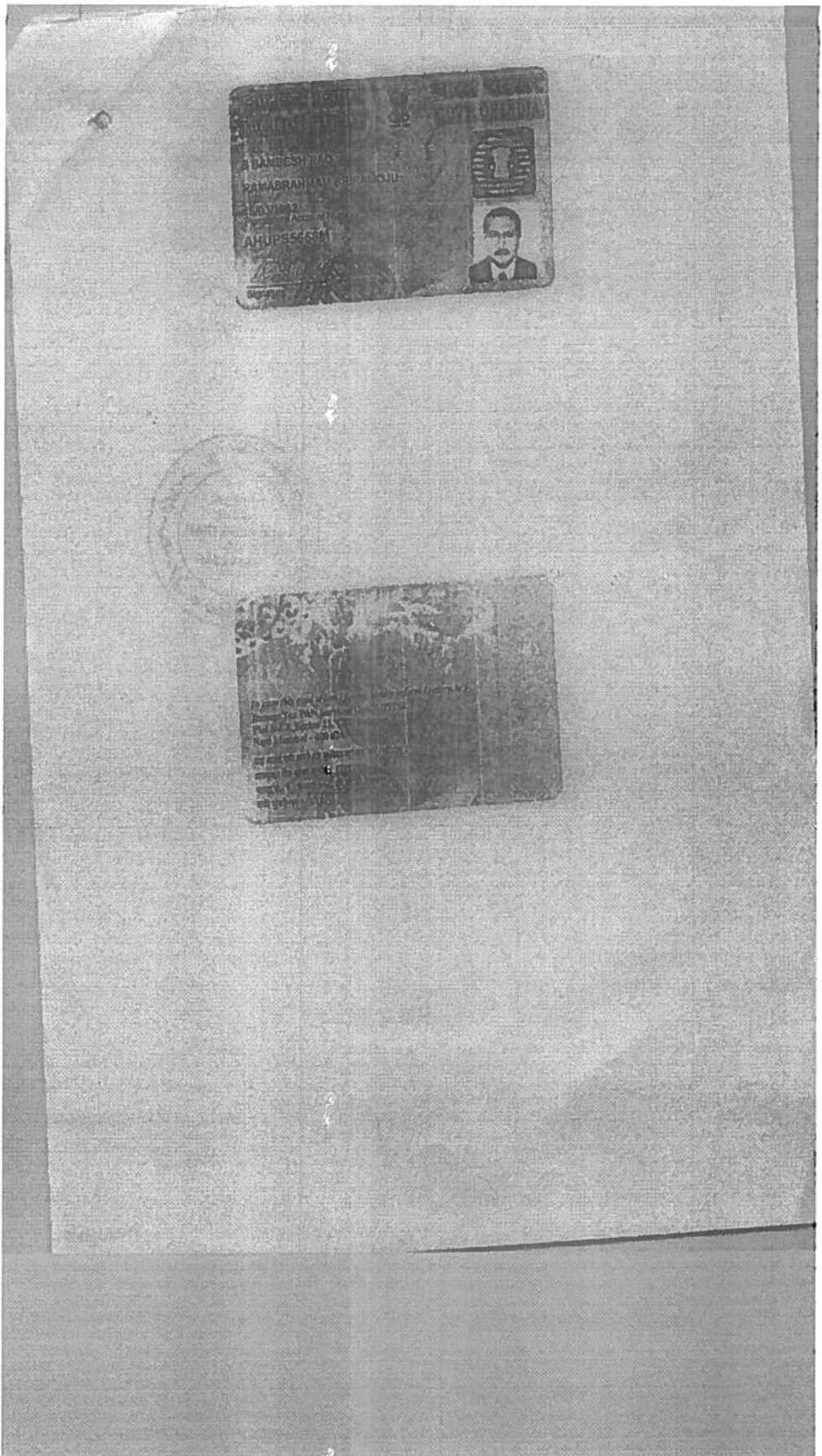


SIGNATURE OF THE EXECUTANT'S

6571/67
[వ] పుస్తకము.....సంఖ్య
దస్తావేజుల నెలవారీ పరిశీలనము
సంఖ్య...29... పుస్తక వరుస
సంఖ్య...18.....

సబ్-రెజిస్ట్రారు



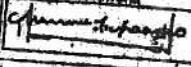


6534/07
దాఖల మొత్తం కార్యముల
నంబరు... ఈ కార్యపు వరుస
సంఖ్య 19

సబ్ రిజిస్ట్రారు



14/11

PERMANENT ACCOUNT NUMBER	AF/PS8205H
NAME	SUNIL JAYANTILAL SACHDEV
FATHER'S NAME	JAYANTILAL SACHDEV
DATE OF BIRTH	19-09-1958
STREET SIGNATURE	

Chief Commissioner of Income-tax, Andhra Pradesh

6531/67
1వ పుస్తకము.....సంఖ్య
దస్తావేజాల మొత్తం కాగితముల
సంఖ్య.....2.0
సంఖ్య.....2.0

సబ్-రెజిస్ట్రారు



STATE BANK OF HYDERABAD POSTA
 BRANCH

CODE NO.: _____
 B No. 297251

Received a Sum of Rs. 50000/-
 Rupees fifty thousand only

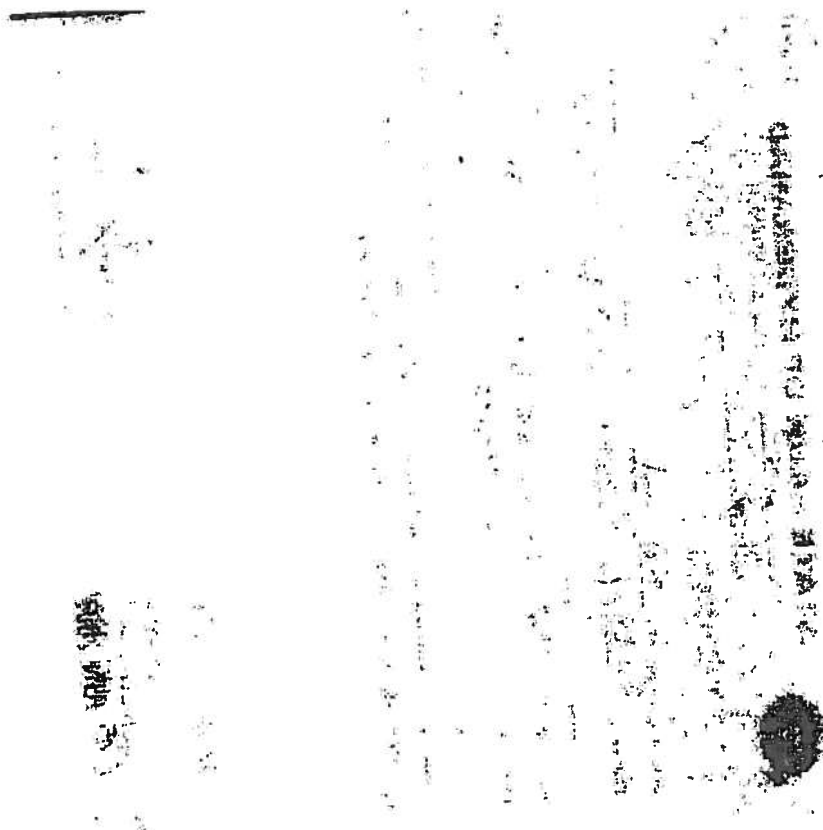
from Smt. / Shri. M/s Gharonda Builders & Developers (only),
 residing at Hydr

for credit of Government of Andhra Pradesh towards Stamp duty/Registration Fee.

05 JUN 2007

Place: CHATTISGARH - 2400
 Date: 05 JUN 2007

[Signature]
 Authorized Signatory
 SS No. _____



Application No. : CC021801249449 Page 42 of 42

Verified by : B SURESH

Application Number : CC021801249449

Certified by :

Name : V SEETHARAM

Designation : SUB REGISTRAR

SRO : GHATKESAR

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

