

2489

DOU#10: 2451 of 2014

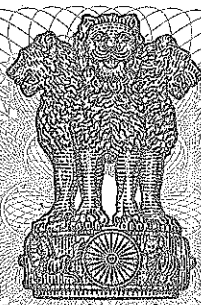
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SL.No: 807 Date: 7/5/14 Rs 100/-

Sold To: B. Usha sri w/o B. Anand Kumar

For Whom: M/s Home-Line Builders & Developers

BE 436741  
Smt. KALPANA

Licensed Stamp Vendor  
License No: 15-12-002/2012  
H.No: 26-117/2, BN-435, Balram Nagar  
Safilguda, R.R.DIST-500047  
Cell: 9666007308,

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

This DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is executed on this 2<sup>nd</sup> day of July 2014, at Vallabhnagar, R.R.Dist, by and between:

1. Col. VIKRAM BARU, S/O. LATE P. KRISHNA RAO, aged about 60 years, Occupation : Retired Army Officer.
2. SMT BARU VIJAYALAKSHMI W/o. Col. VIKRAM BARU, aged about 53 Years, Occupation : Service, both are Residing at Plot No.925, Defence Colony, Sainikpuri, Secunderabad, A.P. - 500094.

Hereinafter referred to as the OWNERS/FIRST PARTY which expression where the context so permits shall mean and include her legal heirs, representatives, successors, administrators, assigns, etc.

**AND**

M/s. HOME-LINE BUILDERS & DEVELOPERS, having its office at House No.6-48, Plot.No. 17 & 18, Sree Laxmi Nagar, Dammaiguda, Nagaram, Keesara Mandal, R.R.District, represented by its Partners 1. SMT B. USHA SRI W/O. SRI. B.ANAND KUMAR, aged about 43 years, Occupation: Business, R/o. House No.6-48, Plot.No. 17 & 18, Sree Laxmi Nagar, Dammaiguda, Nagaram, Keesara Mandal, R.R.District, and 2. SMT K. PUSHPALATHA W/o. SRI K. SRINIVASA REDDY, aged about 45 years, Occupation: Business, R/o: Flat.No.103, Crest Residency, Naya Kranthi Nagar, A.S.Rao Nagar, Hyderabad-500062.

B. Usha sri

Vijayalakshmi

B. Usha sri K. PuspPalatha

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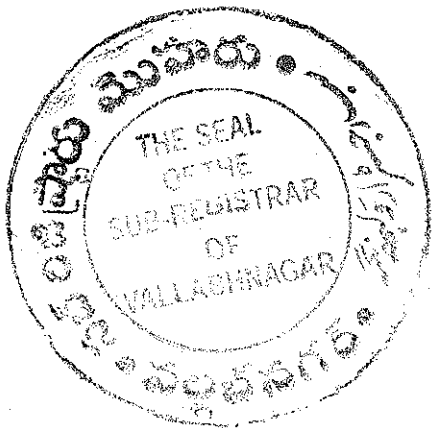
**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Vallabhnagar 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 3 and 4 on the 02nd day of JUL, 2014 by Sri Col.Vikram

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 K.PUSHPALATHA::02 [1508-1-2014-2489]	REP BY K.PUSHPALATHA W/O. K.SRINIVASA REDDY P.NO.103,CREST, RESIDENCY,NAYA KRANTHI NAGAR,A.S.RAO NAGAR, HYD-500062	
2	CL		 LINE BUILDERS & DE [1508-1-2014-2489]	M/S HOME-LINE BUILDERS & DEVELOPERS REP BY B.USHA SRI W/O. B.ANAND KUMAR H.NO.6-48,P.NO.17,18,SREE LAXMI NAGAR,DAMMAIGUDA,NAGA RAM,KEESARA ,AMDAL, R.R.DIST	
3	EX		 BARU VIJAYALAKSHMI [1508-1-2014-2489]	BARU VIJAYALAKSHMI W/O. COL.VIKRAM BARU P.NO.925,DEFENCE CLY,SAINIKPURI, SEC- BAD,A.P.-500094	
4	EX		 COL.VIKRAM BARU:: [1508-1-2014-2489]	COL.VIKRAM BARU S/O. LATE P.KRISHNA RAO P.NO.925,DEFENCE CLY,SAINIKPURI, SEC- BAD,A.P.-500094	

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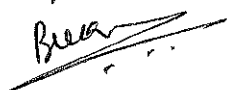
Hereinafter called the DEVELOPER/SECOND PARTY which expression where the context so permits shall mean and include its legal heirs, representatives, administrators, executors, partners, assigns etc.




WHEREAS the OWNERS/FIRST PARTY are the sole, and absolute owners and peaceful possessors of the Open plot bearing Nos. 55 and 54 Part, in Survey Nos. 161 Part and 185, admeasuring 625 Sq.Yards or equivalent to 522.5 Sq. Mtrs., Situated at **YAPRAL VILLAGE**, erstwhile Alwal Municipality now within the limits of GHMC, Alwal Circle and Malkajgiri Mandal, Ranga Reddy District, hereinafter called SCHEDULE PROPERTY., having purchased the same from Sri G. Narsimha Reddy S/o. Late Venkat Reddy through a Sale Deed dated 30<sup>th</sup> December 2003, registered as Doct. No. **4315 of 2003**, in the office of the Sub-Registrar of Vallabhnagar, Ranga Reddy District, and Sri G. Narsimha Reddy inturn purchased the same from Sri Parmodh Bansal S/o. Sri S.H.Mohan Lal and Sri Arun Bansal S/o. Sri Arun Bansal S/o. Sri S.H. Jaswant Rai Bansal through a Sale Deed dated 29<sup>th</sup> October 2003, registered as Doct. No. **3443 of 2003**, in the office of the Sub-Registrar of Vallabhnagar, Ranga Reddy District, and Sri Parmodh Bansal inturn purchased Plot No.55 from Sri Sadhuram B. Patel S/o. B.B.Patel and others rep. by their G.P.A. Holder Sri Sadhuram B. Patel through a Sale Deed dated 21<sup>st</sup> February 1991, registered as Doct. No. **856 of 1991**, and Sri Arun Bansal inturn purchased Plot No.54 from Sri Sadhuram B. Patel S/o. B.B.Patel and others rep. by their G.P.A. Holder Sri Sadhuram B. Patel through a Sale Deed dated 21<sup>st</sup> February 1991, registered as Doct. No. **858 of 1991**, both registered in the office of the Sub-Registrar of Vallabhnagar, Ranga Reddy District.


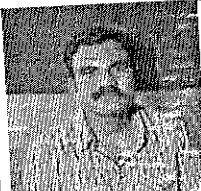
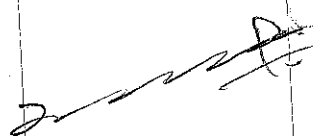

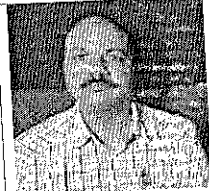
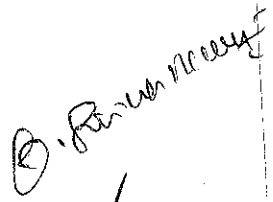
AND WHEREAS the Developer/Second Party is engaged in the business of development and construction of complexes, having the necessary finance and infrastructure and the Developer/Second Party has offered to develop the said schedule property belonging to the OWNERS/FIRST PARTY by constructing of Multi Storied Residential Complex consisting of Stilt for parking and Five upper Floors, entirely with its own funds, and the OWNERS/FIRST PARTY have agreed to the said offer and parties have mutually agreed that the development shall be on the following terms and conditions.

1. The OWNERS/FIRST PARTY hereby specifically agree, declare and assure the Developer/Second Party that he is the absolute owner and is in full possession of the said Schedule Property and that no other persons have any title, right, claim, interest etc., of whatsoever nature in and over the said property and the same is not governed by Urban Land Ceiling Act.
2. In consideration of the OWNERS/FIRST PARTY granting to the Developer/Second Party the exclusive right and authority to develop the said property, entirely with the funds of the Developer/Second Party. The Developer/Second Party agrees to construct and covenants to hand over 45% of the proportionate constructed area out of the schedule property to the Owners/First party on completion.

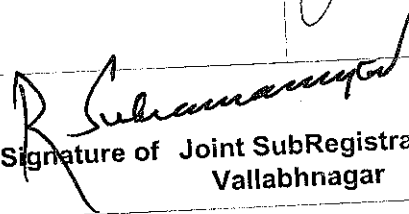
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Identified by Witness:		Name & Address		Signature
SI No	Thumb Impression	Photo		
1		 B. ANAND KUMAR NO: [1508-1-2014-2489]	B. ANAND KUMAR P.NO.869,DEFENCE CLY,SAINIKPURI,SEC-BAD	
2		 K. SRINIVASA REDDY [1508-1-2014-2489]	K. SRINIVASA REDDY F.NO.103,CREST RESIDENCY,A.S.RAO NAGAR,HYD	

02nd day of July, 2014

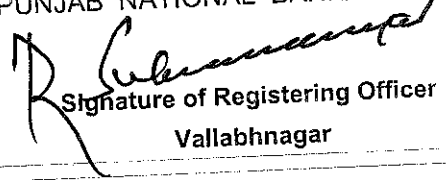
  
Signature of Joint SubRegistrar15  
Vallabh Nagar

Bk - 1, CS No 2489/2014 & Doct No 2451/2014. Sheet 2 of 14 Joint SubRegistrar15 Vallabh Nagar

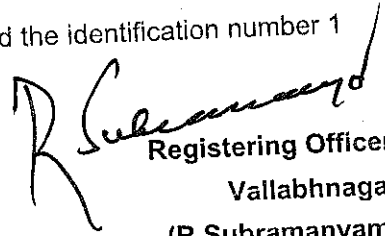
Endorsement:		In the Form of				
Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0		161740	161840
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	0	0		20000	20000
User Charges	NA	0	0		160	160
<b>Total</b>	100	0	0		181900	182000

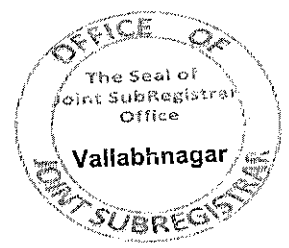
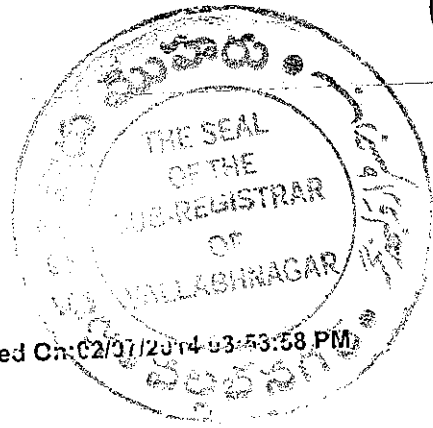
Rs. 161740/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 16179000/- was paid by the party through DD No ,467926 dated ,02-JUL-14 of PUNJAB NATIONAL BANK/A.S.RAO NAGAR,KAPRA

Date  
02nd day of July, 2014

  
Signature of Registering Officer  
Vallabh Nagar

**Certificate of Registration**  
Registered as document no. 2451 of 2014 of Book-1 and assigned the identification number 1 - 1508 - 2451 - 2014 for Scanning on 02-JUL-14 .

  
Registering Officer  
Vallabh Nagar  
(R.Subramanyam)



- a) The Developer/Second Party agrees to construct the whole project as per the specifications contained in Schedule "C" annexed entirely with its own funds and undertake to complete the project within **18 months** duration with a grace period of **3 months** from the date of GHMC sanctioning plan.
- b) It is mutually agreed that after completion of the project Developer/Second Party agree to allot to the OWNERS/FIRST PARTY as follows:-

**OWNERS/FIRST PARTY CoI. VIKRAM BARU, SMT BARU VIJAYALAKSHMI SHARE 45%**

STILT FLOOR	:	45 % PARKING AREA
FIRST FLOOR	:	FLAT NO. 101& 102
THIRD FLOOR	:	FLAT NO. 301 & 302
FIFTH FLOOR	:	FLAT NO. 502 (50%)

**DEVELOPER/SECOND PARTY SHARE 55%**

STILT FLOOR	:	55 % PARKING AREA
SECOND FLOOR	:	FLAT NO. 201& 202
FOURTH FLOOR	:	FLAT NO. 401 & 402
FIFTH FLOOR	:	FLAT NO. 501 and 502 (50%)

3. That in pursuance of the understanding arrived between the OWNERS/FIRST PARTY and the DEVELOPER/SECOND PARTY, the First Party shall deliver to the Second Party the actual, physical vacant possession of the Schedule Property enabling the Second Party to make constructions thereon. That the Second Party shall be entitled to construct a single apartment consisting of **10 flats** as per the plans that may be approved by the concern municipal authorities and as may be modified and regularized by it from time to time and as per the changes that may be necessary to conform to any bye-laws, rules, regulations, ordinance, Acts etc., that may be framed/made/passed from time to time by the Government/GHMC/Municipality or any competent authority, on the condition that it shall construct the same as per the specifications contained in Schedule "C" annexed hereto.
4. That, the Developer/Second Party undertakes to develop the plot and to construct and complete construction of the apartment as per the specifications mentioned in Schedule "C" as per the sanction received from the various authorities, municipal, GHMC, Governmental and Quasi Governmental bodies without any deviation and contravention and holds itself responsible and liable to the exclusion of the Owners/First Party, for any damages or liability occurring due to deviations or omissions and commissions on its part and shall always keep the Owners/First Party indemnified in that regard.

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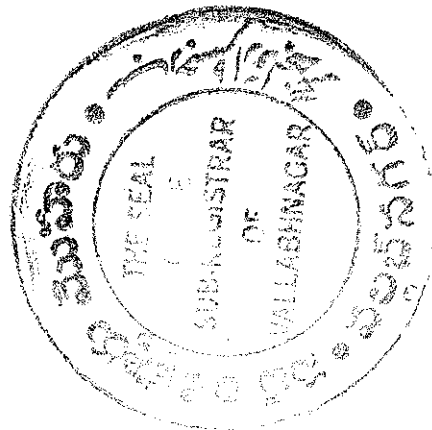


B. Usha Sri R. Pushpalatha

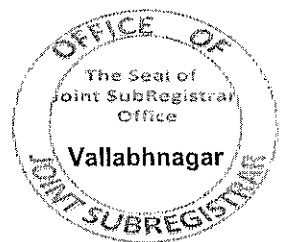


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Joint SubRegistrar15  
Vallabh Nagar

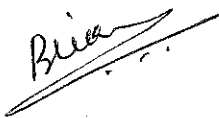


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5. The OWNERS/FIRST PARTY hereby grant the Developer/Second Party exclusive right and authority of the development of the said schedule property and the second party hereby accept such right on the terms and conditions herein after mentioned.
6. The OWNERS/FIRST PARTY had delivered the vacant and physical possession of the schedule property to the Developer/Second Party. The Copies of title deeds and Link documents of the Schedule Property had been handed over to the Developer/Second Party.
7. Each Party shall have a right and shall be entitled to sell, dispose alienate their respective share of constructed area as designated to them along with proportionate undivided share in the land.
8. The OWNERS/FIRST PARTY declares that their holding are with in the ceiling limits as prescribed under the Urban Land Ceiling Act.
9. In case any exemption/permission for development of the schedule property is required from the competent authority under Urban Land Ceiling Act or any other Authority, the OWNERS/FIRST PARTY shall apply and obtain the same at the cost of Developer/Second Party and deliver the same to the Developer/Second Party.
10. The OWNERS/FIRST PARTY undertakes to keep the schedule property free from all encumbrances claims and demands, and shall not deal or dispose or encumber the said property or part with in any manner or sell any portion of the property during the subsistence of this agreement.
11. The Developer/Second Party shall have right and shall be entitled to develop the schedule property by constructing Multi Storied Residential Complex at its own cost and responsibility.
12. The Developer/Second Party shall be entitled to apply for and obtain all necessary and required permissions and clearances etc., in the name of the OWNERS/FIRST PARTY from the Municipal Corporation and all other Government Departments/Authorities, bodies, offices etc., for construction of the complex on the Schedule Property and the OWNERS/FIRST PARTY shall facilitate the Developer/Second Party in all respects and shall do everything that is required by signing necessary documents as and when required.
13. The Developer/Second Party shall appoint competent Architects, Engineers, Masons, Workmen and others as may be necessary for the purpose of undertaking construction of complex in the schedule property.

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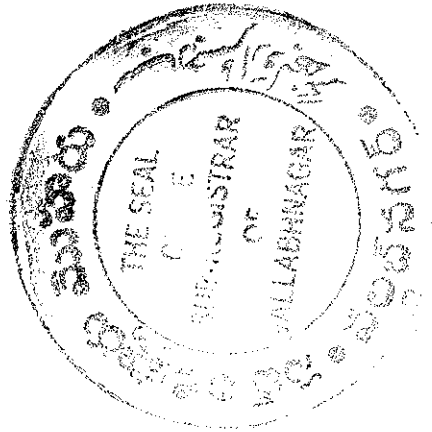


B. Gisha Sri

K. Pushkalatha



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Joint SubRegistrar15  
Vallabh Nagar

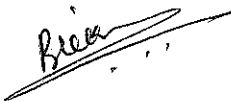


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14. It is agreed between the parties that the Developer/Second Party on its own accord shall be entitled to enter into a separate agreement as it is mentioned in this agreement in respect of his share of constructed area and undivided share in the land for sale or otherwise including receipt and appropriation of sale proceeds and other consideration from the prospective purchaser etc., for the built up area to be sold to various prospective purchasers in the said complex to be constructed on the said property except first party property share.
15. The Developer/Second Party shall be solely responsible for the construction of the complex in the said schedule property and the first party shall not be in any way be made responsible for construction of the said complex.
16. The Parties here in agree, that the construction of the complex on the schedule property shall be as per super deluxe flat specification.
17. The extra costs for any additions or alterations in the plan as may be needed by the OWNERS/FIRST PARTY shall be borne by the OWNERS/FIRST PARTY. It is understood that changes shall only be possible during construction stage and shall not involve any major structural change.
18. The OWNERS/FIRST PARTY shall be liable to pay all Municipal taxes and other taxes, till the date of delivery of possession of the property to Developer/Second Party till the complex is finally completed. Thereafter the parties here in shall be liable to pay taxes as per their respective shares.
19. The OWNERS/FIRST PARTY hereby agree, declare and confirm that if any defect is found, discovered or established in the title of the said property, the OWNERS/FIRST PARTY shall rectify such defects at her own costs and give valid, perfect marketable title to the Developer/Second Party in respect of the schedule property. The OWNERS/FIRST PARTY further agree, admit, confirm, and acknowledge that he had not done any act whereby he is prevented from granting the right in the schedule property or any part whereof.
20. The OWNERS/FIRST PARTY agree to join with Developer/Second Party in executing one or more deed or deeds for the transfer of share in the schedule property to other parties with whom the OWNERS/FIRST PARTY or the Developer/Second Party may have entered into an agreement for sale of built up areas etc., in the said building complex on completion of the project, provided however that the duty and regulation charges if any, in respect of such deed or deeds of transfer on account of sale shall be payable by the prospective purchaser/s.
21. Both the parties hereby agree to enter into supplemental agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this Agreement or to meet the needs of the time but such supplemental agreement shall be in conformity with the spirit of this main agreement.



B. Asha Sri

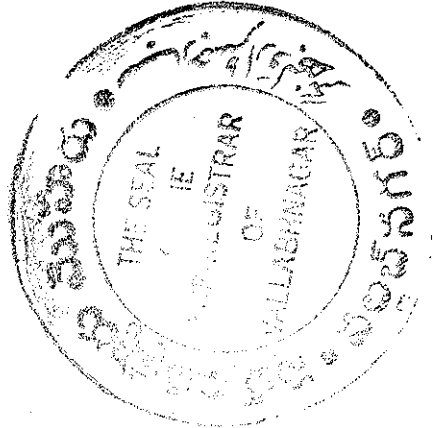
K. Pushpalatha

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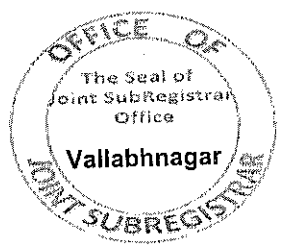


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Joint SubRegistrar15  
Vallabh Nagar

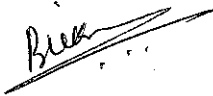


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22. The OWNERS/FIRST PARTY agree that Developer/Second Party shall have right and shall be entitled to appear and represent the OWNERS/FIRST PARTY, before all courts, authorities concerned from time to time in relation to the said schedule property and the development and disposal thereof and to accept service of any writ, summons etc., on behalf of the OWNERS/FIRST PARTY after due consultation with the later construction should bear by the Developer/Second Party.
23. In case of any dispute arising between parties hereto at a later date, the same shall be referred to Arbitrator, appointed by both the parties and his/her decision shall be final. The reference shall be governed by the Arbitration and Conciliation Act, 1996.
24. Each party hereto default of the other party in complying and fulfilling their part of performance and obligation agreed herein shall be entitled to seek specific performance of this agreement against the defaulting party with costs as assessed by an Arbitrator.
25. It is also understood and agreed that all the terms and conditions mentioned herein shall also apply with equal force to all the nominees, transferees etc., of the parties herein.
26. The Developer/Second Party shall take all such precautions and measures for the safety of the workers, residents of the area and all such claims if any by third party shall be purely to the account of the Developer/Second party and the OWNERS/FIRST PARTY shall be in no way be liable or responsible for the same.
27. All the common spaces, lift, water connection/bore well/pump set and other common facilities shall be held commonly for the benefit of the entire complex without any exclusive right. The maintenance charges shall however be borne by all the Owners/users jointly. These charges will be calculated in accordance with supplemental agreement between the parties.
28. The OWNERS/FIRST PARTY and DEVELOPER/SECOND PARTY has decided the name of the Multi Storied Residential Complex is **"HOME-LINE DHRUVA HEIGHTS"**.
29. The Developer/Second Party undertakes and assures the OWNERS/FIRST PARTY that they will ensure that in all its actions, they will take care to protect and safeguard the legal title of the OWNERS/FIRST PARTY to the property and to protect the interest of the OWNERS/FIRST PARTY in every way and all its actions under this Agreement will be governed accordingly. The Developer/Second Party further undertakes that it shall not permit any person to enter and use the schedule property except their workmen and staff for construction.

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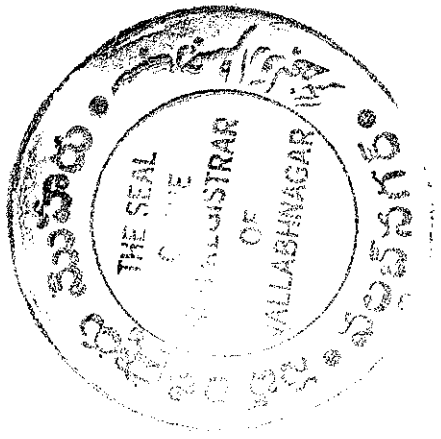




B. Resha Sri

K. Pushpalatha

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Joint SubRegistrar15 Vallabh Nagar



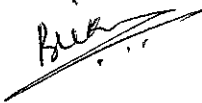
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30.The OWNERS/FIRST PARTY hereby appoint and constitute:

**M/s. HOME-LINE BUILDERS & DEVELOPERS**, having its office at House No.6-48, Plot.No. 17 & 18, Sree Laxmi Nagar, Dammaiguda, Nagaram, Keesara Mandal, R.R.District, represented by its Partners 1. **SMT B. USHA SRI** W/O. SRI. B.ANAND KUMAR, aged about 43 years, Occupation: Business, R/o. House No.6-48, Plot.No. 17 & 18, Sree Laxmi Nagar, Dammaiguda, Nagaram, Keesara Mandal, R.R.District, and 2. **SMT K. PUSHPALATHA** W/o. SRI K. SRINIVASA REDDY, aged about 45 years, Occupation: Business, R/o: Flat.No.103, Crest Residency, Naya Kranthi Nagar, A.S.Rao Nagar, Hyderabad-500062., as his lawful attorney to all or any of the acts directly related to the construction and for more clarity mentioned hereunder in respect of Schedule Property.

- a.To manage construction and to supervise the schedule property during construction and to attend all matters pertaining thereto.
- b.To appoint and engage architects, builders, constructors and/or any other persons for any new construction and for drawing up plans for construction of building.
- c.To submit plans and apply with competent authority departments etc., for raising any new construction and for drawing up plans for construction of buildings.
- d.To pay all taxes, cess, other charges including the fees and charges for obtaining permissions for demolition and construction and obtain valid receipts for such payments.
- e.To enter into and execute such sale-deeds and other instruments and documents in respect of the building, the parking area spaces/garages etc., and undivided share in the land, which represent 55% share of Developer/Second party as demarked and identified by the parties.
- f. To take necessary legal action and initiate/defend any proceeding in respect of the schedule property in all courts, civil and criminal, High Courts, Supreme Court, Revenue Department and all other Government and Quasi Government offices etc., and to engage any Advocates, Solicitors, Chartered Accountants and other practitioners in case there is a need and to do any/all acts with regard to safeguarding / protecting the schedule property.
- g.To sign and verify complaints, written statements, counter petitions, affidavits, appeals, all applications, forms, declaration, and all other papers etc., and to initiate and take further proceedings, including giving evidence which may be necessary for protecting the said schedule property by Developer/Second Party.





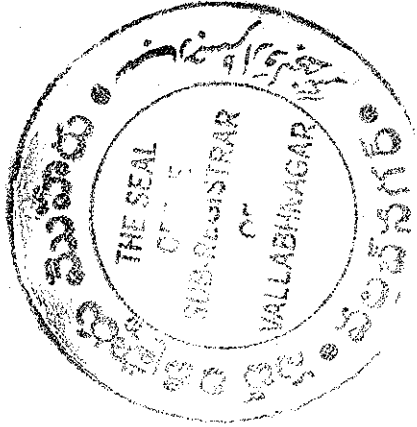
B. Usha Sri

K. Pushpalatha

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Joint SubRegistrar15  
Vallabh Nagar



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- h. To negotiate Compound, Compromise and to withdraw all or any complaints, suits, appeals etc., filed by or against, in any court or departmental offices, etc.,
- i. To execute Sale Deeds or any documents, conveyance deeds, instruments for conveying and transferring the property as per development agreement in favour of the prospective purchaser/s as a whole or in part or undivided shares in the land herein as may be required under the law with power to deliver the possession, there of and present the same for registration before the competent authorities and admit the execution thereof, only in respect **55% share** of the Developer/Second party along with **55%** undivided share of land , which is already marked and identified.
31. The OWNERS/FIRST PARTY hereby ratify and confirm and agree to ratify and confirm whatsoever our attorney shall lawfully do or purports to do by virtue of these presents and the same shall be binding on us and shall be treated as.
32. The Stamp duty and registration charges and other expenses relating to the execution and registration of the sale deed/s in respect of Developer's share out of schedule property allotted to the Developer/Second Party and the stamp duty and registration fee of this Development Agreement shall be borne by the Developer/Second Party or its nominees as the case may be.
33. The Developer/Second Party at the request of the OWNERS/FIRST PARTY shall co-operate and join in the execution of the sale deeds in respect of the share of the OWNERS/FIRST PARTY to give valid perfect and marketable title to the prospective purchasers. However, all the costs etc., shall be borne by the OWNERS/FIRST PARTY or her transferees.
34. The OWNERS/FIRST PARTY can not interfere in the day-to-day construction activities including the mode, type and design of the complex and the same shall be at the discretion of the Developer/Second Party.
35. The Second Party shall rectify all defects in the construction of the building found and noticed within a period of **12 months** from the date of completion of the housing complex.
36. The Second party shall construct the building on the schedule property, strictly according to the approved building plan and if any minor deviations are made, the First and Second party shall get them regularized and rectified, and the fees and charges shall be borne by the both parties as per their respective shares.
37. It is agreed by both the parties that completion of the housing complex means completion of the entire construction of the said complex with all amenities such as electricity, water supply, drainage etc., as per the conditions of this agreement and obtaining the Occupancy Certificate from the concerned authority and handing over the physical possession of the premises allotted to the share of the First Party.



Contd..9..

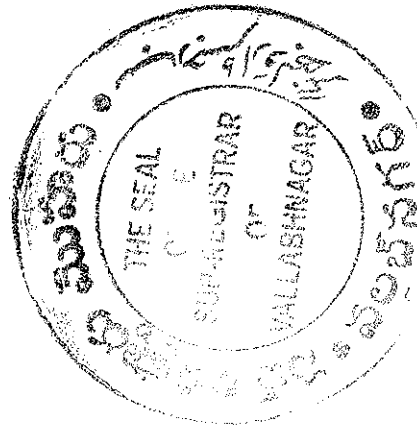
B. Usha Sri

K. Pushpalatha



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Vallabh Nagar



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38. During the course of construction of the building complex all the materials and machinery used shall be kept at the SCHEDULE PROPERTY at the cost and risk of the Second Party alone and the Second Party alone shall be liable for any damages, injury, loss or destruction caused to any person or machinery used. The First party is not liable for the same in any way. In case during the construction any damage is done to either individuals, labours or property of others, the Second Party alone shall be liable to compensate and the First Party shall not be liable to compensate or share the loss in any way, since the construction is being done at the sole discretion of the Second Party.

39. The Second Party shall be responsible for maintenance of standard in the construction of the housing complex and shall be responsible for the defective construction thereon and the First Party shall not be responsible and not liable in any way to anyone including the purchasers of Flats from out of the share of the Second Party.

40. Amenities like Bore well, LIFT and Generator to be borne by the FIRST AND SECOND PARTY as per their respective shares except one Flat allotted to the OWNERS/FIRST PARTY.

#### **SCHEDULE OF PROPERTY**

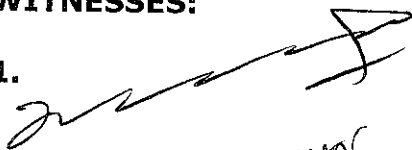
All that the Open plot bearing Nos. 55 and 54 Part, in Survey Nos. 161 Part and 185, admeasuring 625 Sq.Yards or equivalent to 522.5 Sq. Mtrs., Situated at **YAPRAL VILLAGE**, within the limits of GHMC, Alwal Circle and Malkajgiri Mandal, Ranga Reddy District., and bounded by:

NORTH BY : PART OF PLOT NO. 54  
SOUTH BY : PLOT NO. 56  
EAST BY : PLOT NOS. 59 & 60  
WEST BY : 30'-0" WIDE ROAD

In WITNESS WHEREOF the parties hereunder have signed this deed of DEVELOPMENT AGREEMENT-CUM-G.P.A. on this the 2<sup>nd</sup> day of July 2014.

#### **WITNESSES:**

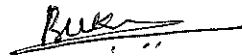
1.



2.

B. Pushpalatha

1.



2.



**OWNERS/FIRST PARTY**

B. Usha Sri

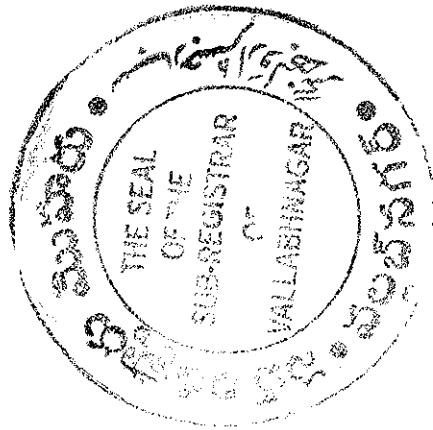
K. Pushpalatha

**DEVELOPER/SECOND PARTY**

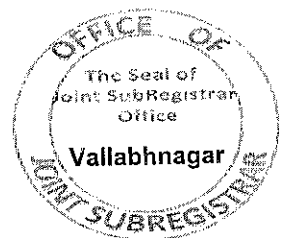


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**SCHEDULE -C  
SPECIFICATIONS**

STRUCTURE	Earthquake resistant RCC framed structure. TMT bar steel of Fe-415 grade of JAIRAJ/ DHANA LAXMI / SARVOTHAM / SAIL shall be used Rock sand (Robo-sand) and Blended Cement of companies like JSW, RAMCO, shall be used.
WALLS	Well burnt light weight Red mud Brick / AAC BLOCK Walls. The outer walls will be constructed to 9" / 6" width and internal partition-walls to 4" width, with cement mortar.
PLASTERING	Two coats Cement mortar with lappam finish in all rooms except kitchen and toilets, with sponge finish for all the other walls.
DOOR FRAMES	Main door frame shall be of best quality seasoned teakwood and remaining door frames shall be of medium quality teak wood.
DOORS	Main entrance door paneled best quality teak wood shutter and other doors with 1.5" thickness water proof Paneled skin flush doors.
WINDOWS	UPVC/ ALLUMINIUM windows with MS Safety grills.
TOILETS	Anti-skid Ceramic flooring and wall cladding upto the height of door level. Premium quality sanitary fittings of Parryware / Hindware/ CERA make. All toilets shall have washbasin, provision for geyser point and exhaust fan.
FLOORING	Vitrified tiles of size 2 * 2 FEET in all the rooms.
KITCHEN	Black Granite top cooking platform with built in S.S. sink . Black Granite dado upto a height of 2 Feet above the platform.
ELECTRICAL	Will provide 3-Phase power supply. Concealed copper wiring with FR-PVC cables of reputed firms with adequate size - rating (min. size 1.5 Sq.mm). Shall use good copper wire for earthling and provide adequate Copper-plate Earthling both for the House wiring and the transformer - separately. Shall provide ABB/ Hager / Legrand / Siemens / L & T make Residual Current circuit Breaker with over-load protection (RCBO) and 3-pole, 40 amps MCB Isolator' along with the 3 Phase - 6 way DB. Shall provide adequate light, power, fan points of ABB/ 'Anchor-Roma' make and provision for Refrigerator, Washing machine, geysers, Split A.C and exhaust fans (list of electrical points is specified) Separate wiring for loads on Genset power. Generator Back-up for Lift/ all common points and 1 KVA back-up for each Flat.
PAINTING	Plastic emulsion in all rooms. Anti-fungal, water & weather proof exterior coatings for outer walls & enamel paints for wood work. All shall be of ICI/ 'Asian' make.
PLUMBING & WATER SUPPLY	Concealed CPVC( Ashirwad make) piping and fittings for water lines. PVC pipes (finolex / Sudhakar make) for sanitary lines.
TELEPHONE & TV	Telephone and T.V. points in two bedrooms in addition to Living room, telephone & cable TV wiring should run in separately without clubbing with Electrical Lines.

*B. S. Srinivasan*

*Vijayalakshmi*

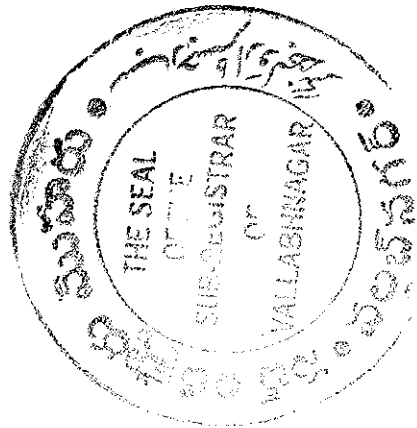
B. Susha sri

K. Pushpalatha



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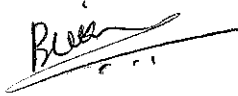
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LIFT	Energy efficient low power consuming lift of Johnson or equivalent make.
HARDWARE	Standard quality Brass fittings for Main Door and Door set /Godrej make cylindrical round locks for internal doors.
GENERATOR	MAHINDRA/KIRLOSKAR make silent diesel generator for common lighting and 1 KVA backup for Flats.
WATER SUPPLY	Adequate water supply through bore well over head water tank and Manjeera water connection with a separate bifurcated tank and 12000 liters under ground sump for storage purpose.



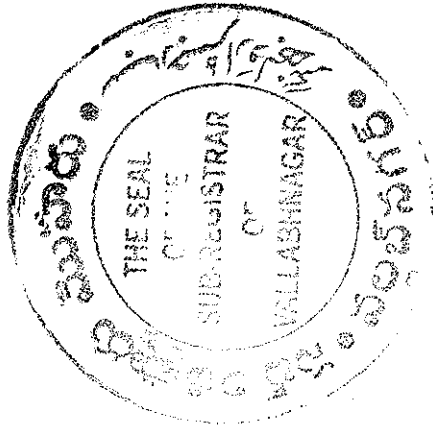


B. Susha sri K. Pushpalatha



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### **ANNEXURE-1A**

All that proposed Residential building to be constructed on plot bearing Nos. 55 and 54 Part, in Survey Nos. 161 Part and 185, Situated at **YAPRAL VILLAGE**, within the limits of GHMC, Alwal Circle and Malkajgiri Mandal, Ranga Reddy District.

- |   |   |                        |
|---|---|------------------------|
| 1) Description of the Building                          | : | Stilt + 5 Upper Floors |
| a) Nature of Roof                                       | : | R.C.C. Roof            |
| b) Type of Structure                                    | : | Framed Structure       |
| 2) Total Extent of the Site                             | : | 625 Sq.yds.,           |
| 3) Built up area particulars<br>(Proposed construction) | : |                        |
| Stilt Floor (for Parking)                               | : | 2963 Sq.Feet.,         |
| First Floor   | : | 2963 Sq.Feet.,         |
| Second Floor  | : | 2963 Sq.Feet.,         |
| Third Floor   | : | 2963 Sq.Feet.,         |
| Fourth Floor  | : | 2963 Sq.Feet.,         |
| Fifth Floor   | : | 2963 Sq. Feet          |
| 4) Annual Rental Value                                  | : | NIL                    |
| 5) Municipal Taxes per Annum                            | : | NIL                    |
| 6) Market Value of the Building                         | : | <u>161,79,000/-</u>    |

### **CERTIFICATE**

Do hereby declare that what is stated above is true to the best of my/our knowledge and belief.



Signature of the Executants

Date: 02/07/2014.

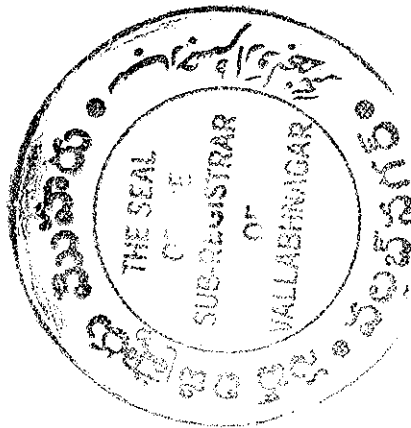
B. Susha Sri  
K. Pushpalatha  
Signature of the Claimant



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2451/2014.

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Vallabh Nagar





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భారత ఎన్నికల సంఘము  
గుర్తింపుకార్డు  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZDR0500348

ఓటరు పేరు / పేరు బరు  
Elector's Name : Vikram Baru  
తండ్రి పేరు : కృష్ణ రావు లేట్ బరు  
Father's Name : Krishna Rao Late Baru  
లింగము / Sex : పు / M  
పుట్టిన తేదీ / Date of Birth 30/04/1954

*Baru*

చిరునామా : ZDR0500348  
37-18/72/3, PLOT NO # 925  
డే ఫెన్సి కాంటి,  
సైనికపూరి, సైనికపూరి, సైనికపూరి,  
రంగారెడ్డి, 500094

Address:  
37-18/72/3, PLOT NO # 925  
Defency Colony,  
Sainikpuri, Sainikpuri, Sainikpuri,  
Rangareddy, 500094


Date: 20/03/2009

ప్రతిరూప సంతకము  
ఓటరు రిజిస్ట్రేషన్ అధికారి  
44...మల్కాజిగిరి శాసనసభ నియోజక వర్గం

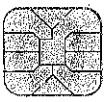

Facsimile Signature of  
Electoral Registration Officer  
44 - Malkajgiri Assembly Constituency

చిరునామాలో మార్పు ఉన్నట్లయితే మారిన చిరునామాతో పు  
పేరు జాబితాలో చేర్చుటకై మరియు అదే సంబంధిత కార్డు  
పొందుకై సంబంధిత ఫారంలో ఈ కార్డు నంబరు తెలుపవలెను.  
In case of change in address, mention this Card No. in the  
relevant form for including your name in the Roll at the  
changed address and to obtain the card with same number

189 / 1273

  
INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH

B VIJAYALAKSHMI  
B VIKRAM  
PNO.925 DEFENCE COLY  
SAINIKPURI  
R R DIST  
MALKAJIRI  
RANGA REDDY

Issued On: 23/05/2011 RTA MEDCHAL

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity 22/05/2016

Transport

Date of Validity Badge No.


Reference No. AP02920110008557


Original LA. RTA MEDCHAL

Date of First Issue 23/05/2011

Date of Birth 07/06/1959

Blood Group


  
భారత ప్రభుత్వం  
GOVERNMENT OF INDIA




Kathi Pushpa Latha

పుట్టిన సంవత్సరం/Year of Birth: 1970  
స్త్రీ / Female

6191 3810 9633





ఆధార్ - సామాన్యని హక్కు


  
భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


Address: W/O K Srinivasa Reddy, 1-7-91/184/305  
Kanthimala Apts, KAMALA NAGAR, Near Raghavendra Hospital, ECIL POST, KAPRA R.R DIST, Hyderabad, Andhra Pradesh, 500062

K. Pushpalatha

 1947  
1800 180 1947


 help@uidai.gov.in


 www.uidai.gov.in

 పి.ఎ. బాక్స్ నెం. 1947,  
హైదరాబాద్ - 560001

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
**7479 0546 3004**  
ఆధార్ - సామాన్యని హక్కు

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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



భాష్యాకర్ల ఉషా శ్రీ  
Bhashyakarla Usha Sri


పుట్టిన సంవత్సరం/Year of Birth: 1968  
స్త్రీ / Female

7479 0546 3004



*B. Usha Sri*

- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందించేందుకు సహాయపడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

  
భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O భాష్యాకర్ల అనంద్ కుమార్,  
జై సాయి నియాయం ప్లాట్ నెం. 869 డి.బి. 37-18/869,  
డెఫెన్స్ కాలనీ,  
5వ ఎమ్మెల్యే బస్టి,  
సైనికపూరి, సైనికపూరి,  
సైనికపూరి,  
రంగారెడ్డి,  
హైదరాబాద్,  
500094

Address: W/O Bhashyakarla Anand Kumar, JAI SAI NILAYAM PLOT NO 869 H NO 37-18/869, DEFENCE COLONY, 5TH AVENUE BAKERY, SAINIKPURI POST, MALKAJIRI, Hyderabad, Andhra Pradesh, 500094



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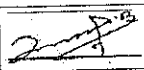
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**AENPB5288E**

नाम / NAME  
**ANAND KUMAR BHASHYAKARLA**

पिता का नाम / FATHER'S NAME  
**NARASIMHA RAMULU**

जन्म तिथि / DATE OF BIRTH  
**29-07-1968**


हस्ताक्षर / SIGNATURE  


मुख्य आयकर आयुक्त, आंध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh


इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
 मुख्य आयकर आयुक्त,  
 आयकर भवन,  
 बशीर बाग,  
 हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :  
 Chief Commissioner of Income-tax,  
 Aayakar Bhavan,  
 Basheerbagh,  
 Hyderabad - 500 004.

*(Handwritten signature)*




భారత ప్రభుత్వం  
 GOVERNMENT OF INDIA




Kathi Srinivasa Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1963  
 పురుషుడు / Male

6606 7753 2865



ఆధార్ - సామాన్యుని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O K Venkat Reddy, 1-7-91/184/305 Kanthimala Apts, KAMALA NAGAR, Near Raghavendra Hospital, ECIL POST, KAPRA R.R DIST, Hyderabad, Andhra Pradesh, 500062

1847  
 1800 180 1947

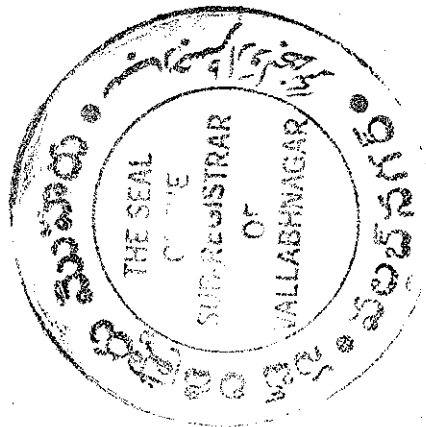
help@uidai.gov.in

www.uidai.gov.in

ఓ.ఎ. హెల్ప్ లైన్. 1947.  
 తెలంగాణ - 560001

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2451/2014.

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Vallabh Nagar



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