

Duplicate

2:1762/2006



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

No. 6724 / 18/7/2006 / 100 / 2006  
 S/o G. HARONDA BUILDERS & Developers  
 S/o R. N. V. Srinivasulu Reddy, Hyderabad  
 Hyderabad G. HARONDA BUILDERS & Developers, H-77

C 425985  
**B. BHASKER**  
 STAMP VENDOR  
 L.No. 90/96 R. No. 46/2005  
 B.No. 4-3-425 Beside Central Cafe,  
 Bank Street, Kotha, Hyderabad

DEVELOPMENT AGREEMENT - CUM - GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT - CUM - GENERAL POWER OF ATTORNEY is made and executed on this the 2<sup>nd</sup> day of DECEMBER 2006 by and between:-

1. SHRI. SRIRAMOJU SAMBESHWAR RAO, S/o SHRI. S.RAMABRAHMAM, aged 44 Years, Occupation : Business, R/o. Flat No. 601, 6<sup>th</sup> Floor in Gharonda Mahima Apartments, situated at Padmarangar, Secunderabad-25, Andhra Pradesh.

1. <i>[Signature]</i>	2. <i>S. Ramadri</i>	3. <i>S. Manoj Kumar</i>	4. <i>[Signature]</i>
5. <i>K. Uma</i>	6. <i>Chandray</i>	7. <i>[Signature]</i>	8. <i>[Signature]</i>
9. <i>[Signature]</i>	10. <i>N.V. Kumar</i>	11. <i>[Signature]</i>	12. <i>[Signature]</i>
13. <i>[Signature]</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	<i>[Signature]</i> Builder cum Developer.

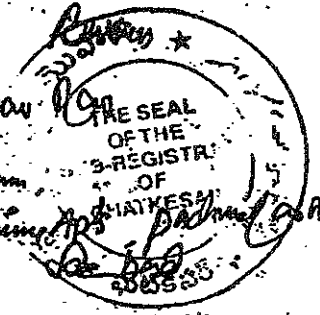
2006 వ. సం. 12-11-2006 నెల 21 తేదీ  
 1927 వ. శా. క. సీ. గ్రా. మా. సం. 1. తే. 1  
 పగలు... మరయు... గంబల మధ్య  
 సబ్-రిజిస్ట్రార్ ఫుటేజీస్ ఆఫీసులో  
 Samsel  
 సెక్షన్ నెట్టుము, 1908 లోని సెక్షన్  
 12-1 ను అనుసరించి సమర్పించవలసిన  
 టో గ్రాఫ్(లు) మరియు ఫోటోగ్రాఫ్  
 నా దాఖలు చేసే రుసుము రూ. 2000  
 లింపినవారు

1వ పుస్తకం 27/11/06  
 దస్తవేజుల మొత్తం కాగితముల  
 సంఖ్య: 5  
 కాగితముల వరస సంఖ్య: 1  
 01 SEP 2006  
 సబ్-రిజిస్ట్రార్

వ్రాసి యిచ్చినట్లు ఒప్పకున్నది. ①  
 ఎడమ బొటన వ్రేలు



S. Ramani  
 S. Sambeswar Rao  
 No. 2, Rama Brahmanam  
 No. 1st floor, Charanda Mahima Apts, padme Lgo Nagar,  
 Sec bad



ము బొటన వ్రేలు ②



S. Ramani  
 S. Ramani, W/o. S. Sambeswar Rao,  
 No. padme Lgo Nagar, Sec bad.

ము బొటన వ్రేలు ③



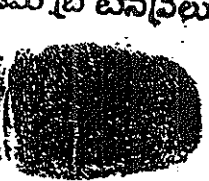
S. Manjula  
 S. Manjula, W/o. S.S. prasad.  
 No. 1st floor, Charanda Mahima Apts, padme Lgo Nagar,  
 Sec bad

ము బొటన వ్రేలు ④



V. Pallika  
 V. Mallika, W/o. V. Somaswami  
 No. Vinnalota vari Street, Mangamma Lgo,  
 Sec bad - 2

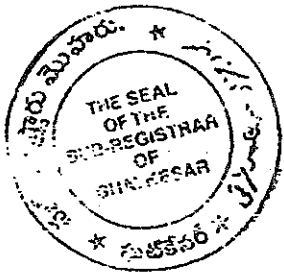
ము బొటన వ్రేలు ⑤



K. Uma Devi  
 K. Uma Devi,  
 No. 4-3-197, Kandaswamy, Kame,  
 Sultan Bazar, H/o.

2. SMT.SRIRAMOJU RAMADEVI W/O. SHRI.SRIRAMOJU SAMBESHWAR RAO, aged 39 Years, Occupation : House Maker, R/o. Flat No. 601, 6<sup>th</sup> Floor in Gharonda Mahima Apartments, situated at Padmaraongar, Secunderabad-25, Andhra Pradesh.
3. SMT.SRIRAMOJU MANJULA, W/O. SHRI.S.SHIVA PRAKASH, aged 28 Years, Occupation: House Maker, R/o Flat No.601, 6<sup>th</sup> Floor in Gharonda Mahima Apartments, situated at Padmaraongar, Secunderabad-25, Andhra Pradesh.
4. SMT.VINNAKOTA MALLIKA, W/O.SHRI.VINNAKOTA SRINIVAS, aged 33 Years, Occupation : House Maker, R/o. Vinnakotavari Street, Mangamoor Road, Ongole-2-Andhra Pradesh.
5. SMT.KASULA UMA DEVI, W/o.SHRI. Y.S.N.MURTHY, aged 44 Years, Occupation House Maker, R/o. 4-3-147, Kandaswamy Lane, Sultan Bazar, Hyderabad-95, Andhra Pradesh.
6. SHRI.CHANDAN GUNDA, S/O.SHRI.G.RAMULU, aged 42 Years, Occupation : Business, R/o. Mantri Paradise, No. 201, B.G.Road, Bangalore-560076, Karnataka.
7. SMT.G.HEMASRI, W/O. SHRI.G.CHANDAN, aged 38 years, Occupation : doctor, R/o. Mantri Paradise, No. 201, B.G.Road, Bangalore-560076, Karnataka.
8. SHRI.GOVIND BHASKAR AGNIHOTRI, S/O.Shri.A.Krishna Chary, aged 33 Years, Occupation : Engineer, R/o.H.No.2-3-763/3/A/1, Sri Sai Apartments, Flat No.301, Tulasinagar Colony, Golnaka, Hyderabad-13, Andhra Pradesh.
9. SHRI.MUKKU VENKAT RATNA PRASAD, S/O.SHRI.M.VENKATESH, aged 35 Years, Occupation : Software Engineer, R/o.H.No.1-10-117, Street No.11, Ashok Nagar, Hyderabad-20, Andhra Pradesh.
10. SHRI.NAMA VENKATA RAMANA RAO, S/O.SHRI.N.NARAYANA RAO, aged 42 Years, Occupation: Engineer, R/o.304 Raghavendra's Golden Heights, Ahobilamutt, Durgabhai Deshmukh Colony, Hyderabad, Andhra Pradesh.

1. <i>[Signature]</i>	2. <i>S. Ramadevi</i>	3. <i>S. Manjula</i>	4. <i>V. Mallika</i>
5. <i>K. Uma</i>	6. <i>Chandan</i>	7. <i>G. Hemasri</i>	8. <i>Govind</i>
9. <i>M. Venkatesh</i>	10. <i>N. V. Gunda</i>	11. <i>S. Krishna Chary</i>	12. <i>Chandan</i>
13. <i>B. Venkatesh</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	<i>[Signature]</i> Builder cum Developer



1వ పుస్తకం 27/6/05 సం||పు  
దస్తవేజల మొత్తం కారితముల  
సంఖ్య 5 కు  
కారితముల వరస సంఖ్య 2

3  
సబ్-రిజిస్ట్రార్

ఎడమ బ్రావనప్రతులు

6 Chandan

Chandan Gumbo, s/o. G. Nymulu  
No. Mantaparaadise No. 20,  
B.P. Road, Mangalade Nagarathu

ఎడమ బ్రావనప్రతులు

7 G. Henani

G. Henani, w/o. C. Chandan, Docto  
No. Mantaparaadise No. 20, B.P. Road, Mangalade Nagarathu

ఎడమ బ్రావనప్రతులు

8 (Special power holder)  
Smt. J. Sachdev

Smt. J. Sachdev, s/o. J. L. Sachdev  
No. 3-6-175, Ishpradam, Hyderabad, Andhra Pradesh.

ఎడమ బ్రావనప్రతులు

9 M. V. Prasad

M. V. Prasad, s/o. M. Venkatesh Software Engineer  
No. 1-10-117, Street No. 11, Akh Nagar, Hyderabad.

ఎడమ బ్రావనప్రతులు

10 (Special power holder)  
Smt. J. Sachdev

Smt. J. Sachdev, s/o. J. L. Sachdev  
No. 3-6-175, Ishpradam, Hyderabad, Andhra Pradesh.

ఎడమ బ్రావనప్రతులు

S. N. 7 - N/4  
S. Niranjan Reddy, s/o. N. Srinivasan Reddy Advocate  
No. 6-3-34/22, Dhanalakshmi Nagar, Panjagutta,  
Hyderabad.

ఎడమ బ్రావనప్రతులు

11 (Special power holder)  
Smt. J. Sachdev

Smt. J. Sachdev, s/o. Jayantlal J. Sachdev  
No. 3-6-175, Ishpradam, Hyderabad, Andhra Pradesh.

11. SHRI.S.NIRANJAN REDDY, S/O.SHRI.S.VIDYASAGAR REDDY, aged 36 Years, Occupation : Advocate, R/o. Flat No.4A, Pradhan Apartments, H.No. 6-3-347/22, Dwarakapuri Colony, Panjagutta, Hyderabad, Andhra Pradesh.
12. SHRI.MAHESH KUMAR CHADALAVADA, S/O.SHRI.SUBBAIAH NAIDU CHADALAVADA, aged 32 years, Occupation: Engineer, R/o.H.No.2-3-763/3/A/1, Sri Sai Apartment, Flat No.301, Tulasinagar Colony, Golnaka, Hyderabad.
13. SRL.BOGGARAPU CHINNA ROSHAIAH, S/o.SHRI.RANGANAYAKULU, aged 38 Years, Occupation : Business, R/o.202, Raja Soudha Apartments, Motinagar, Hyderabad-18, Andhra Pradesh.
14. SHRI.KODIYALAM KRISHNA, S/O.SHRI.K.VARDAN, aged 42 Years, Occupation : Business, R/o.44/2, Vaithyanathan Street, Nungambakkam-600034, Chennai, Tamil Nadu.
15. SHRI.VIJAY KUMAR BAJAJ, S/O.SHRI.K.L.BAJAJ, aged 54 years, Occupation : Business, R/o.A/4B, Anugraha Apartment, No.41(old-19), Nungambakkam High Road, Chennai-600034.
16. SHRI.CHALUVADI SRINIVAS, S/O.SHRI.CHALUVADI KRISHNA MURTHY, aged 44 Years, Occupation : Engineer, R/o.189, Kalyan Nagar-3, Apartment 404, Sanathinagar, Hyderabad-18.
17. SHRI.N.S.R.MURTHY, S/O.SHRI.NARSAIAH, aged 55 Years, Occupation :Service, R/o.H.No.7-1-222, A&B Pragathi Apartments, Balkampet, Hyderabad., Andhra Pradesh.
18. SMT.GEETHA VANAM, W/o.Shri.SRIDHAR VANAM, aged 34 Years, Occupation : House Maker, R/o.Flat No.211, 2<sup>nd</sup> Floor Ramakrishna Paradise, Near SVIMS Circle, Giripuram Tirupathi-517501, Andhra Pradesh.
19. SMT.PASUPULETI HEMAVATHI, W/O.SHRI.PASUPULETI PRASAD, aged 44 Years, Occupation : House Maker, R/o.Flat No. 23 & 24, Garden of Hearts, Manapakkam, Chennai.

[HEREINAFTER referred to as the "LAND OWNERS" which term shall mean and include, unless, the context otherwise specifies, their respective legal representatives; successors-in-interest, assignees, etc., of the First Part]

1. <i>K. Srinivas</i>	2. <i>S. Chandu</i>	3. <i>S. Mani</i>	4. <i>V. Lakshmi</i>
5. <i>K. Uma</i>	6. <i>Chandru</i>	7. <i>G. Kumar</i>	8. <i>A. Prabh</i>
9. <i>M. Venkatesh</i>	10. <i>N. V. Lakshmi</i>	11. <i>S. S. S. S.</i>	12. <i>Chandru</i>
13. <i>Rasiah</i>	14. <i>Chandru</i>	15. <i>Chandru</i>	16. <i>Srinivas</i>
17. <i>Chandru</i>	18. <i>Chandru</i>	19. <i>Chandru</i>	Builder cum Developer

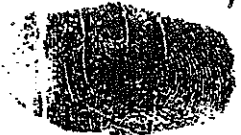


పుస్తకం 276/05  
దస్తవేజల మొత్తం కారితముల సంఖ్య  
52  
3  
కూడాగితముల వరుస

3  
సహాయ-దాఖలు  
D. Chinnai

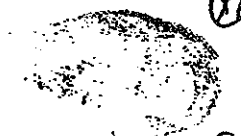
ఎడమ బ్రాహ్మణులు (13)  
13

Resident  
D. Chinnai, s/o. Ranginayudu  
No. 202, Raj's Soudha Apts, Motlunaga, Hyd.



ఎడమ బ్రాహ్మణులు (14)  
14

Inter. K.  
K. Krishna, s/o. K. Vardan, Chennai  
No. 44/2, Vaithyanandh Street, Nungamballam,  
Chennai, Tamilnadu



ఎడమ బ్రాహ్మణులు (15)  
15

Vijay Kumar Bajaj  
s/o. K.L. Bajaj, s/o. Sengrahal Apts, No. 41,  
Nungamballam, Hyderabad, Chennai



ఎడమ బ్రాహ్మణులు (16)  
16

(Special Power Holder)  
Smit J. Sakhari, s/o. Jagantihal, L. Sakhari  
No. 5-6-175, Oshpradam, Hyderabad, Hyderabad



ఎడమ బ్రాహ్మణులు (17)  
17

Dr. D. D. D. D.  
s/o. Anasahar, s/o. Smit  
No. 71-22, AVB, Pragathi Apts,  
Dulampet, Hyd.



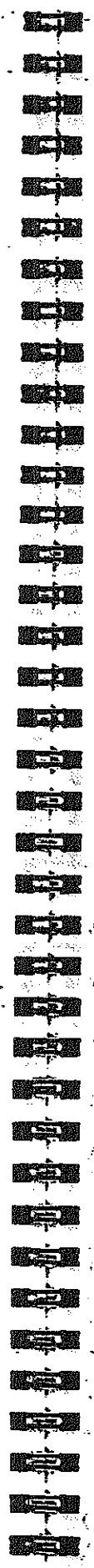
ఎడమ బ్రాహ్మణులు (18)  
18

(Special Power Holder)  
Smit J. Sakhari, s/o. J.L. Sakhari  
No. 5-6-175, Oshpradam, Hyderabad, Hyderabad



ఎడమ బ్రాహ్మణులు (19)  
19

P. Hanavathi  
P. Hanavathi, No. P. Prasad, Anamalai  
No. 23284, Canton of Aet, Mangaluru  
Chennai



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, SHRI. SUNIL J. SACHDEV, S/O SHRI. JAYANTILAL L. SACHDEV, aged 48 Years, Occupation: Business, R/o.3-6-175, ISHPRADAN, Hyderguda, Hyderabad-29.

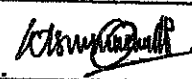
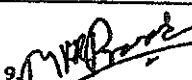
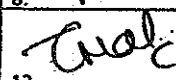
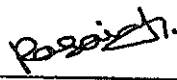
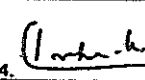
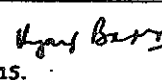
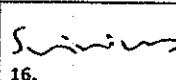



[Hereinafter called the 'BUILDERS CUM DEVELOPER' (and shortly as B.C.D), which expression wherever the context admits herein shall mean and include not only the said firm of M/s. Gharonda Builders and Developers, but all its partners, successors-in-interest, firm, assigns; etc., of the Second Part]

WHEREAS the LANDOWNERS are the absolute owners and possessors of Agricultural Land admeasuring Ac 1 - 28 Guntas, or 68 Guntas, or 0.6885 Hectares, in Sy.No.27, (Part), situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District A.P., as described in greater detail in the Scheduled A hereto hereinafter referred to as the Scheduled Agricultural Land.

WHEREAS Originally One Sri.Mettu Ashi Reddy Alias Mettu Ashaiah was the Original Pattadar, absolute owner and possessor of the Agricultural Land admeasuring Ac15-00 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 Pahani Patrikas from year to year till the Pahani Patrika of the year 1990-91, and the said Sri.Mettu Ashi Reddy alias Ashaiah was 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 legal heirs and thus they have succeeded 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/virasath in their favour and pursuant to the same in the Pahani Patrika of the year 1994-95 their names were entered.

WHEREAS 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	113528	28571
2.	Sri.Mettu Yella Reddy	as per Pahanies	as per Pahanies

1. 	2. S. Ramadani	3. S. Marudani	4. V. Palli
5. K. Thun	6. Chandu	7. G. Hanu	8. Appala
9. 	10. N.V. Subbarao	11. S. H. N. N. N.	12. 
13. 	14. 	15. 	16. 
17. 	18. 	19. 	Builder cum Developer

పం. 2176/07  
 రసవేణల మొదల కారితముల నగర  
 దనవ: 32  
 కారితముల: 0  
 4

ఎడమ బ్రాహ్మణులు

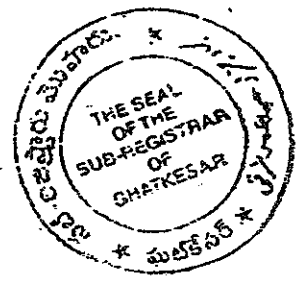
Muni. J. Rao  
 Smit J. Saikrish. s/o. P.L. Saikrish  
 No. 3-6-175, Chakravarthi, Hyderabad, Andhra Pradesh



నిరూపించినది.

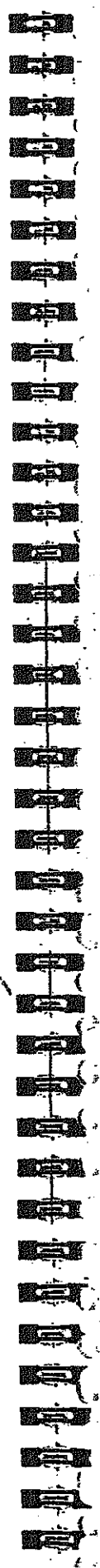
Sannurth s/o. L. K. Sannurth  
 (Sannurth)  
 No: 346, Tilak Nagar  
 Nizam, Hds

P. RAHUL.  
 s/o. P. Venkateshwar Rao  
 2-16-138/402, Anand vilayam s/o.  
 prasadnagar Road no. 3, Uppal, Hyd-39.



2006 వ. సం. 11వ తేది  
 1927 వ. సం. 11వ తేది.

సబ్ రిజిస్ట్రారు





3.	Sri.Mettu Ram Reddy	113529	28572
4.	Sri.Mettu Anji Reddy	110149	176501

WHEREAS said Sri.Mettu Ram Reddy, alienated conveyed and transferred the land admeasuring Ac.0-34 guntas in favour of Smt. A. Srimathi and said Sri. Mettu Anji Reddy transferred, alienated and conveyed the land admeasuring Ac.0-34 guntas in favour of Smt. M Lavanaya.

WHEREAS since the lands owned by said Smt. A. Srimathi and Smt. M. Lavanya i.e., Ac.0-34 guntas each are abutting, adjacent and continuous to each other and for their convenience, they have joined together and alienated, conveyed and transferred the total land admeasuring Ac.1-28 guntas in Sy.No.27 (Part) in favour of Sri. Sriramoju Sambeshwar Rao and 18 others i.e., Landowners of the First Part hereinabove through a Sale Deed dated 07-08-2006 bearing registered document No.12451 of 2006 with the O/o Sub-Registrar, Ghatkesar, Ranga Reddy District.

WHEREAS thus in the above manner, the Landowner Nos.1 to 19 of the First Part hereinabove became the joint owners of the total land admeasuring Ac.1-28 guntas [Morefully described in the Schedule "A" Property hereunder] with their respective percentage of undivided ownership out of the same as mentioned in the said Sale Deed dated 07-08-2006 bearing registered document No.12451 of 2006, which is as follows:-

SL.No.    Name of Landowners    Extent / Percentage of Undivided ownership

1.	Shri.Sriramoju Sambeshwar Rao,	19.25%
2.	Smt.Sriramoju Ramadevi,	4.25%
3.	Smt.Sriramoju Manjula,	4.25%
4.	Smt.Vinnakota Mallika,	4.25%
5.	Smt.Kasula Uma Devi,	4.25%
6.	Shri.Chandan Gunda,	4.25%
7.	Smt.G.Hemasri,	4.25%
8.	Shri.Govind Bhaskar Agnihotri,	4.25%
9.	Shri.Mukku Venkat Ratna Prasad,	8.50%
10.	Shri>Nama Venkata Ramana Rao,	4.25%
11.	Shri.S.Niranjan Reddy,	4.25%
12.	Shri.Mahesh Kumar Chadalavada,	4.25%
13.	Shri.Boggarapuchinnarshaiah,	4.25%
14.	Shri.Kodiyalam Krishna,	4.25%
15.	Shri.Vijay Kumar Bajaj,	4.25%
16.	Shri.Chaluvadi Srinivas.,	4.25%
17.	Shri.N.S.R.Murthy,	4.25%
18.	Smt.Geetha Vanam,	4.25%

1.	<i>[Signature]</i>	2. S. Ramadevi	3. S. Manjula	4. V. Malika
5.	<i>[Signature]</i>	6. Chandan	7. G. Hemasri	8. <i>[Signature]</i>
9. <i>[Signature]</i>	10. N.V. <i>[Signature]</i>	11. <i>[Signature]</i>	12. <i>[Signature]</i>	
13. <i>[Signature]</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>	
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	<i>[Signature]</i> Builder cum Developer	

పుస్తకం 21760/16 నంబర్  
 దస్తవేజుల మొత్తం కాగితముల సాబ్జెక్టు  
 ఈ కాగితముల పుస్తకం  
 సంఖ్య

సబ్-రెజిస్ట్రార్

Endorsement U/S 41 & 42 of ACT II of 1890  
 Doc No. 21760 Dated 21/1/2006

I here by certify that the specific Stamp duty  
 of Rs. 493.00  
 has been paid by the applicant from  
 Sri. Suresh Kumar  
 on the basis of the consideration being higher the  
 consideration agreed market value.

S.R.O Ghatkesar Sub-Registrar  
 and Collector U/S 41 & 42  
 of Indian Stamp Act  
 Date

An Amount of Rs. 493.00/- to wards  
 Stamp Duty and Fee Has Been  
 Paid  
 Receipt: Cured  
 S. B. H. C. B. inch.

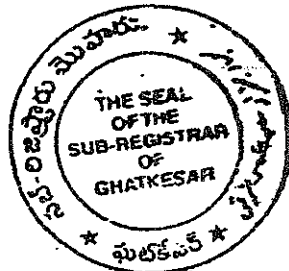
Sub-Registrar  
 Ghatkesar

వస్తువుల మొత్తం కాగితముల సాబ్జెక్టు  
 182 గానం 21760/16 నంబరుగా  
 రిజిస్ట్రార్ కు సాబ్జెక్టు  
 పుస్తకం నంబరు 21760/16  
 1-15-17 చివరకు ఉన్నది.  
 2006 వ సంవత్సరం నంబరు 16

Difference between the original  
 and the Duplicate -  
 Interlineations, blanks, alterations  
 erasures in this.

Reader M.V.  
 Compared by Examiner J.A.

21/1/06 Sub-Registrar



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19. Smt. Pasupuleti Hemavathi.	4.25%
<b>Total Land is Ac. 1-28 Guntas</b>	<b>100%</b>

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 on 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 Landowners and the Landowners have agreed to the said proposal and 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..

AND WHEREAS the Landowners have 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 Landowners shall keep the Schedule property free from all encumbrances(s) till the duration and full implementation of these presents.

AND WHEREAS the BCD who has 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 Landowners hereby assures and covenants with the B.C.D. that they are the absolute and unencumbered Landowners and possessors of the Scheduled Agricultural Land and that they are not restrained or prevented by any law nor have 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 landowners, the Landowners undertakes to get it released from such encumbrances, attachments and liabilities

1. <i>K. Srinivasulu</i>	2. <i>S. Ramesh</i>	3. <i>S. Manjula</i>	4. <i>V. Lakshmi</i>
5. <i>K. Uma</i>	6. <i>Chandray</i>	7. <i>G. Hanumanth</i>	8. <i>Appala</i>
9. <i>M. Lakshmi</i>	10. <i>N. V. Lakshmi</i>	11. <i>S. Srinivas</i>	12. <i>Chandray</i>
13. <i>Ramesh</i>	14. <i>Chandray</i>	15. <i>K. Srinivas</i>	16. <i>Srinivas</i>
17. <i>Chandray</i>	18. <i>G. Srinivas</i>	19. <i>Pasupuleti Hemavathi</i>	Builder cum Developer

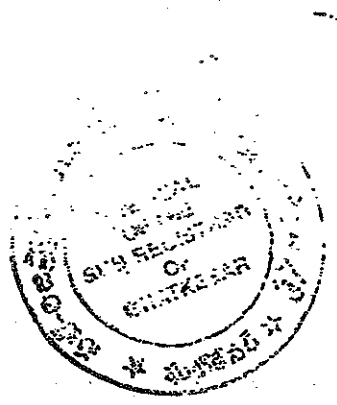
పంపునం 2176/4

దస్తవేదిక నంబరు 100/2000

సంఖ్య 5

పంపునం

సబ్-రిజిస్ట్రార్



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at their Own cost and expenses and absolve and indemnify the BCD for any cost, loss, expenses caused or incurred.

2. The Landowners covenants that they are competent to enter into and execute this Development Agreement -cum- G.P.A. of the Scheduled Agricultural Land and further empowered the B.C.D. as their constituted General Power of Attorney for the purpose of Development of the Schedule Agricultural Land with all rights as enumerated below and that no other person / Persons / party association or trust have any interest, title or like to claim by any authority to enter into this Development Agreement.
3. The Landowners upon execution of this Agreement, hereby allow the Builder cum Developer of second part to enter upon the Schedule Land admeasuring Ac.1-28 guntas and hereby permit and authorize the Builder cum Developer to develop the same by constructing Multi-Storied Residential Apartment Complex as permitted under the building regulations of Hyderabad Urban Development Authority, Gram Panchayat and other concerned Authorities. For the purpose of obtaining the permission and sanctions, the Landowners have 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.
4. The BCD has also entered into another Development Agreement -cum- GPA with adjoining Landowner viz., Sri. Sriramoju Sambeshwar Rao who is the owner of the land admeasuring Ac.0-31 1/2 guntas in Sy.No.27 (Part), which is abutting and adjoining towards southern side of the Schedule "A" Land herein below admeasuring Ac.1-28 guntas vide Development Agreement -cum- GPA, dated 2<sup>nd</sup> Dec 2006 which is simultaneously executed and registered along with this document, whereunder, the said adjoining land admeasuring Ac.0-31 1/2 guntas or 0-3189 Hectares or 3811.5 Sq.yds was entrusted for development to the BCD. The undivided and unspecified percentage of land in Sq.yds shall be divided out of the total land of Ac.2-19.5 guntas or 99.5 Guntas of land for Landowners hereinabove, adjacent Landowner and Builder -cum- Developer and the Landowners hereinabove expressed their no objection for development of the Schedule "A" Land by clubbing the same with the said adjoining land admeasuring Ac.0-31 1/2 guntas for the purpose of common development of Residential Apartments/Multi-storied Apartment Complex on the total land.
5. The Landowners hereinabove are entitled to 37% of constructed area and the Builder cum Developers is entitled to 63% of constructed area out of the constructed area to be allotted in proportion to the Schedule "A" Land admeasuring Ac.1-28 guntas out of the total constructed area to be constructed on the total land admeasuring Ac.2-19 1/2 guntas [i.e., Schedule "A" Land

1. <i>K. Srinivasulu</i>	2. <i>S. Ramakrishna</i>	3. <i>S. Manoj Kumar</i>	4. <i>V. Lalitha</i>
5. <i>K. Uma</i>	6. <i>Chandray</i>	7. <i>G. Lakshmi</i>	8. <i>A. Lakshmi</i>
9. <i>M. R. Basu</i>	10. <i>N. V. Lakshmi</i>	11. <i>J. V. N. N. N.</i>	12. <i>Chand</i>
13. <i>Rasajith</i>	14. <i>(Signature)</i>	15. <i>K. S. R. S.</i>	16. <i>Srinivas</i>
17. <i>(Signature)</i>	18. <i>(Signature)</i>	19. <i>(Signature)</i>	Builder cum Developer

*(Signature)*

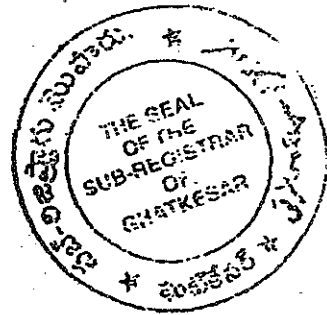
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దస్తవేజుల మొత్తం కాగితముల సంఖ్య

52 ఈ కాగితముల వరుస

సంఖ్య 7

సబ్ రిజిస్ట్రార్



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admeasuring Ac.1-28 guntas covered under this Development Agreement and the adjoining bit of land admeasuring Ac.0-31 1/2 guntas covered under another Development Agreement referred supra]. The Landowners hereinabove and the Builder cum Developers are in the same proportion are entitled to 37% and 63% respectively of undivided share of land out of the Schedule "A" Land.

6. However since the Builder cum Developers 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 parties hereinabove are now able to identify and calculate the total constructed area coming up on the schedule land and other bit of land, the respective entitlement of Landowners and the Builder cum Developers towards constructed areas in proportion to their entitled percentage of ownership is identified.

7. The total constructed area i.e., propose to come up on the schedule land admeasuring Ac.1-28 guntas and the adjoining bit of land of land admeasuring Ac.0-31 1/2 guntas, thus totaling to Ac.2-19 1/2 guntas is worked out at 4,69,565 Sq.ft and the constructed area being allotted in proportion to the schedule land admeasuring Ac.1-28 guntas out of the total land admeasuring Ac.2-19 1/2 guntas is worked out to 3,20,908 Sq.ft. *for Ac.0-31 1/2 guntas 1,48,657 Sq. feet.*

8. Out of the constructed area of 3,20,908 Sq.ft of super built-up area i.e., Plinth, Balcony, Common Area and Parking Areas in the Residential Apartment / Multi-storied Complex consisting of Cellar, Stilt plus Twelve Upper Floors allotted towards the schedule "A" land, towards the 37% entitlement of the Landowners, the Landowners are entitled to constructed area admeasuring 1,18,736 and the Builder cum Developers towards its entitlement of 63% is entitled to constructed area admeasuring 2,02,172 Sq.ft and like-wise, the Landowners and Builder cum Developers are entitled to the undivided share of land out of the schedule 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 each of the Landowner Nos.1 to 19 and the Builder cum Developers share are accurately and in detail are incorporated herein below and also in the Schedule "B" Property hereunder mentioning the Sq.ft. of constructed area and the Sq.yds of undivided share of land entitled towards their share.

(i) Shri.Sriramoju Sambeshwar Rao, shall be entitled to 23,736.0 Sq.Feet Super Built Up Area together with Undivided share of Land to the Extent of 608.70 Sq.Yards.

1. <i>[Signature]</i>	2. S. Pandey	3. S. Manjula	4. N. Halli kg.
5. K. Uma	6. Chandras	7. G. Kumar	8. Appank
9. <i>[Signature]</i>	10. N.V. Rao	11. S. Prasad	12. Chaudhary
13. Prasad	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. P. Suresh	Builder cum Developer

*Shri. Sambeshwar Rao*

పుస్తకం 2176/04

దస్తవేజుల మొత్తం కాగితముల సంఖ్య

52 ఈ కాగితముల బిటిన

సంఖ్య 3

సబ్-రెజిస్ట్రార్



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- (ii) Smt.Sriramoju Ramadevi shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq. Yards.
- (iii) Smt.Sriramoju Manjula shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.0 Sq. Yards.
- (iv) Smt.Vinnakota Mallika, shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq. Yards.
- (v) Smt.Kasula Uma Devi shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq. Yards.
- (vi) Shri.Chandan Gunda, shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq. Yards,
- (vii) Smt.G.Hemasri, shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq. Yards,
- ✓ (viii) Shri.Govind Bhaskar Agnihotri shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq. Yards,
- ✓ (ix) Shri.Mukku Venkat Ratna Prasad, shall be entitled to 10,000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 256.4 Sq. Yards,
- ✓ (x) Shri.Nama Venkata Ramana Rao shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq. Yards,
- (xi) Shri.S.Niranjan Reddy shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq. Yards,
- ✓ (xii) Shri.Mahesh Kumar Chadalavada, shall be entitled to 5000. 0 Sq.Feet of Super Built up Area together with undivided share of Land to the Extent of 128.20 Sq. Yards,

1. <i>[Signature]</i>	2. <i>S. Chandan</i>	3. <i>S. Manjula</i>	4. <i>V. Mallika</i>
5. <i>K. Uma</i>	6. <i>Chandan</i>	7. <i>G. Hemasri</i>	8. <i>A. Prasad</i>
9. <i>[Signature]</i>	10. <i>N. V. Rao</i>	11. <i>[Signature]</i>	12. <i>[Signature]</i>
13. <i>[Signature]</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	Builder cum Developer

*[Handwritten mark]*

పుస్తకం..... 2176/04 ..... సంగ్రహం

దస్తవేదిక..... 52 ..... కార్యకర్తల సంఖ్య

సంఖ్య..... 9 ..... కార్యకర్తల వరుస

సబ్-రజిస్టర్



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- (xiii) Shri.Boggarapu Chinna Roshaiab, shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq.Yards,
- (xiv) Shri.Kodiyalam Krishna, shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq.Yards,
- (xv) Shri.Vijay Kumar Bajaj, shall be entitled to 5000. 0 Sq.Feet of Super Built Up area together with undivided share of Land to the Extent of 128.20 Sq.Yards,
- (xvi) Shri.Chaturvadi Srinivas shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq.Yards,
- (xvii) Shri.N.S.R.Murthy, shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq.Yards,
- (xviii) Smt.Geetha Vanam shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with undivided share of Land to the Extent of 128.20 Sq.Yards,
- (xix) Smt.Pasupuleti Hemavathi shall be entitled to 5000. 0 Sq.Feet of Super Built Up Area together with Undivided share of Land to the Extent of 128.20 Sq.Yards,

Out of the total land of Acl-28 Guntas or 68 Guntas or 0.6885 Hectares or 8228.0 Sq. Yards. The Undivided share of land will be measured with road widening area i.e. out of 8228.0 Sq. Yards in the Proposed residential Apartment / Complex. The terrace rights in the Pent House or terrace flats and all upper floors above 12<sup>th</sup> floor of the proposed residential apartment complex flats unit's space shall be as follows

Landowners 37 %  
Developer 63 %

After the construction plans are sanctioned, it is agreed that in the event of proportionate constructed area in respect of the Schedule "A" Land falling below 3,20,908 Sq.ft as tentatively arrived at now, it is made clear that the Landowner Nos.2 to 19 are entitled to only 5,000 Sq.ft of constructed area even if the said

1. <i>Krishna</i>	2. <i>S. Ramakrishna</i>	3. <i>S. Manikanta</i>	4. <i>V. Lakshmi</i>
5. <i>K. Uma</i>	6. <i>Chandana</i>	7. <i>G. Lakshmi</i>	8. <i>Agarwal</i>
9. <i>S. Prasad</i>	10. <i>N. V. Ramesh</i>	11. <i>S. V. Ramesh</i>	12. <i>T. Ramesh</i>
13. <i>R. Srinivas</i>	14. <i>C. Srinivas</i>	15. <i>K. Srinivas</i>	16. <i>S. Srinivas</i>
17. <i>C. Srinivas</i>	18. <i>S. Srinivas</i>	19. <i>P. Srinivas</i>	Builder cum Developer

*Builder cum Developer*

అనుకం 21780/03

దస్తవేజుల మొత్తం 12

సంఖ్య 10

3  
సబ్ రిజిస్ట్రార్



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tentative constructed area become less or more. In the event the constructed area as per the plans comes to more than 3,20,908 Sq.ft, out of such excess area, only the Landowner No.1 is entitled to 37% of such excess area. It is further agreed that in the event of the constructed area becoming lesser than 3,20,908 sq.ft, the above-mentioned Landowner Nos.1 to 19-entitled constructed area automatically becomes less than 1,18,736 Sq.ft. In such an event, out of the total constructed area i.e., 37% of Landowners entitled area, firstly 5,000 sq.ft of constructed area shall be allotted to each of the Landowner Nos.2 to 19 and only the balance left over area shall be towards the share of the Landowner No.1.

9. The BCD shall be entitled to the ownership of 63% of the constructed area out of the total constructed area of 3,20,908 Sq.ft proportionately allotted towards the Schedule "A" Land as stated supra which is worked out to 2,02,172.0 Sq.Feet Super Built Up Area which will vest with the BCD as shown in Schedule-B.
10. The Landowners are satisfied with the 37% share given to them 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 Huda, & Municipal Corporation of Hyderabad and all other concerned authorities for the construction of Residential / Apartment / Complex / units / spaces / etc., shall be borne exclusively by the BCD and the Landowners 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.
12. The Landowners upon execution of this Agreement hereby permit the BCD to enter upon the Schedule "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, Gram Panchayaths or concerned authorities and the BCD shall become the absolute owner and possessor of the 63% 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.

1. <u>[Signature]</u>	2. <u>S. Ramulu</u>	3. <u>S. Manjula</u>	4. <u>V. Lakshmi</u>
5. <u>K. Uma</u>	6. <u>Chandru</u>	7. <u>G. Howard</u>	8. <u>[Signature]</u>
9. <u>[Signature]</u>	10. <u>N.V. Subba</u>	11. <u>[Signature]</u>	12. <u>[Signature]</u>
13. <u>Rosaiah</u>	14. <u>[Signature]</u>	15. <u>[Signature]</u>	16. <u>[Signature]</u>
17. <u>[Signature]</u>	18. <u>[Signature]</u>	19. <u>[Signature]</u>	<u>[Signature]</u> Builder Developer cum



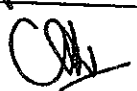


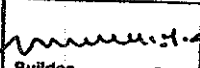
పుస్తకం 2 గిరిబ/05 నామో  
దస్తవేజాల మొత్తం కాగితముల సంఖ్య  
52 ఈ కాగితముల పుస్తక  
సంఖ్య 1

3  
సబ్-రెజిస్ట్రార



పుస్తకం నంబరు 2 గిరిబ/05 నామో దస్తవేజాల మొత్తం కాగితముల సంఖ్య 52 ఈ కాగితముల పుస్తక సంఖ్య 1 సబ్-రెజిస్ట్రార పట్టణము పుస్తకం పుట్టణము

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 till 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 only be borne by the Builder cum Developer.
14. The Landowners assures the BCD/Developer that they have paid upto date all taxes levies, 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 landowners 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 Landowners 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 Landowners shall deliver all or any necessary permissions to the BCD such as A.P.Agricultural Land (Ceiling and Holdings) Act, Income Tax Clearance and NOC 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 LANDOWNERS 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 LANDOWNERS shall Sign applications affidavits and petition etc., and co-ordinate with the "BUILDERS CUM DEVELOPERS" in this regard.
18. The Landowners have simultaneously under this instrument executed and registered a General Power of Attorney in favour of the BCD empowering him to

1. 	2. S. Ramadani	3. S. Maniuk	4. V. Lalika
5. K. Umar	6. Chandan	7. G. Kumar	8. Appala
	10. N. V. Reddy	11. S. N. Reddy	12. C. Reddy
13. P. Srinivas	14. (Signature)	15. (Signature)	16. (Signature)
17. 	18. 	19. 	 Builder cum Developer

పుస్తకం 2/10/05 నంబరు  
దస్తవేజాల మొత్తం కాగితముల సంఖ్య  
52 ఈ కాగితముల వరుస  
సంఖ్య 12

సబ్-రిజిస్ట్రార్



అనుబంధం 2/10/05 నంబరు  
దస్తవేజాల మొత్తం కాగితముల సంఖ్య  
52 ఈ కాగితముల వరుస  
సంఖ్య 12



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 Landowners 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 it's own flats and however the sale consideration in respect of the Landowners entitled constructed shall be paid to the respective Landowners. The Landowners shall release the signed Sale Deeds as and when they receive 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 Landowners shall also be entitled to receive advances, sale considerations etc., of their share.
20. That the LANDOWNERS 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 Pahani, Revenue records / Mutations / encumbrance on property.
  - c) Proof of payment of Revenue Taxes and other taxes paid upto date.
  - d) Any other certificates or document required.

It has been agreed that the Original Title deeds relating to the property shall be retained by the LANDOWNERS, however, the same shall be made available to the intending purchasers for inspection if so required from time to time on due notice by the "Builders cum Developers".

21. That the LANDOWNERS hereby declare and assure that they 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.

1. <i>K. Ramani</i>	2. <i>S. Ramani</i>	3. <i>S. Mani</i>	4. <i>V. Lakshmi</i>
5. <i>K. Uma</i>	6. <i>Chandran</i>	7. <i>G. Kumar</i>	8. <i>A. Prasad</i>
9. <i>M. Ramesh</i>	10. <i>N. V. Ramesh</i>	11. <i>S. Ramesh</i>	12. <i>G. Ramesh</i>
13. <i>R. Ramesh</i>	14. <i>L. Ramesh</i>	15. <i>H. Ramesh</i>	16. <i>S. Ramesh</i>
17. <i>C. Ramesh</i>	18. <i>E. Ramesh</i>	19. <i>R. Ramesh</i>	<i>M. Ramesh</i> Builder cum Developer

*M. Ramesh*

పుస్తకం ౨౭/౧౨/౦౪ ..... సం. ౧౩

దస్తవేజుల మొత్తం కాగితముల సంఖ్య

..... ౧౨ ..... ఈ కాగితములు వరుస

సంఖ్య 13 .....

సబ్ రిజిస్ట్రార్



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22. That the LANDOWNERS hereby agree and covenant that they at their own responsibility shall settle all the third party claims on the land, and if any loss 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 LANDOWNERS.
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 LANDOWNERS 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 it 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 Multi-storied Residential Apartment 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".
26. The "Builders cum Developers" undertake to complete the Multi-storied Residential Apartment Complex and deliver the Landowners allocated constructed area within 30 months (Thirty) months from the date of obtaining permit and sanctions for construction. 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 Landowners, but still if the "Builders cum Developers" fails to complete the construction and deliver the Landowners allocated flats, the BCD hereby agrees and undertakes to compensate the LANDOWNERS by way of liquidated damages an amount equivalent to the 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 LANDOWNERS shall sign the same.

1. <i>[Signature]</i>	2. <i>S. Laxman</i>	3. <i>S. Manjunath</i>	4. <i>A. P. Lakshmi</i>
5. <i>K. Uma</i>	6. <i>Chandras</i>	7. <i>G. Lakshmi</i>	8. <i>A. Lakshmi</i>
9. <i>[Signature]</i>	10. <i>N. V. Ramesh</i>	11. <i>[Signature]</i>	12. <i>[Signature]</i>
13. <i>Rosaid</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	Builder cum Developer

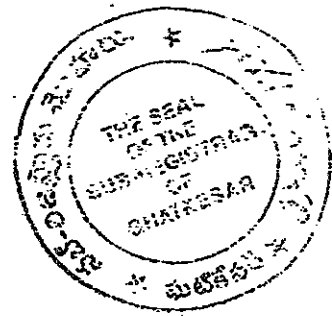
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దస్తవేజుల మొత్తం కా.నె.నె.

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పంఖ 14

సబ్ రిజిస్ట్రార్



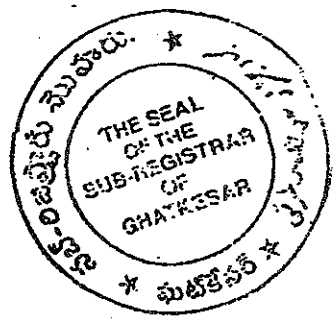
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28. It is specifically agreed and understood by the LANDOWNERS that at no point of time shall the LANDOWNERS be liable to contribute any money required for the construction and completion of the Apartment / Complex.
29. It is hereby agreed between the "Builders cum Developers" and the LANDOWNERS 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 B A A H M A Apartments during the period of Construction will be settled by the "Builders cum Developers" alone and the LANDOWNERS will not be liable to pay any money for settling such claims.
30. The LANDOWNERS shall produce all necessary clearances and permissions as may be required, for the proper conveyance of the Schedule property. The "LANDOWNERS" assure the "BUILDERS CUM DEVELOPERS" that their holdings are within the limits prescribed under the laws of land ceiling. The "LANDOWNERS" assure the "BUILDERS CUM DEVELOPERS" 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 "LANDOWNERS" 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 Apartment complex is delayed by the acts of God, Riot, Civil Commotion, Floods etc., which prevents 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 "LANDOWNERS" and "BUILDERS CUM DEVELOPERS" as per their respective shares shall be liable to pay his / her proportionate share therein as determined.

1.	2. S. Lavani	3. S. Maniula	4. V. Lalitka
5. K. Zinn	6. Chaudary	7. Githwar	8. Apphank
9. Mr. P. ...	10. N. V. ...	11. S. ...	12. ...
13. Pasai...	14. ...	15. ...	16. ...
17. ...	18. ...	19. ...	Builder cum Developer


పుస్తకం..... 21762/04  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
52 ఈ కాగితముల ముద్ర  
సంఖ్య..... 15

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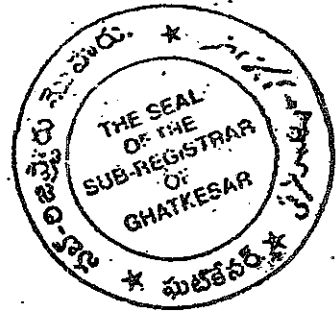
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35. That the "LANDOWNERS" shall become a member of the Co-operative Society or an association registered under the Societies Registration Act that may be formed with the Owners of the flats / unit / space that are proposed to be constructed within 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 "LANDOWNERS" shall pay to the said Society their proportionate share of the amount towards common services and insurance premium and taxes and rates leviable on the entire premises.
36. The LANDOWNERS hereby agreed that the name of the apartment GHARONDA BRAMA APARTMENTS, which the builders cum developers have given to the said building shall be retained by the LANDOWNERS 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 LANDOWNERS 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 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 the share of the Landowners and Builder cum Developer as the case may be. In the event, any of retained flats or subsequently alienated 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 LANDOWNERS 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

1. 	2. S. Lavender	3. S. Mammilla	4. V. Hallike
5. K. Uma	6. Chandan	7. G. H. Srinivas	8. Appanna
9. M. R. Prasad	10. N. V. Lakshmi	11. P. S. Srinivas	12. Chaitanya
13. Prasad	14. Lakshmi	15. K. Srinivas	16. Srinivas
17. Chaitanya	18. Srinivas	19. P. Srinivas	Builder cum Developer

పుస్తకం 27/6/85 సంఖ్య  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
52 ఈ కాగితముల వరుస  
సంఖ్య 16

3  
సబ్-రజిస్ట్రార్



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Electrical transformer Deposit, Water and Drainage Deposit, Generator Cost of Corpus Fund/ Association Deposit Fee etc.,

41. In the Stilt or Cellar or on the terrace if possible the 'BUILDERS CUM DEVELOPERS' 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 LANDOWNERS hereby agree that if the area received by them exceeds 37%, (Super Built Up Area) i.e. Plinth / Balcony, common / Parking the LANDOWNERS will pay to the "Builder cum Developers" 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 LANDOWNERS then in such a circumstances, the LANDOWNERS shall be entitled for compensation at Rs. 1200/- (Rupees One Thousand Two Hundred Only) per Square feet of the shortfall in the area.
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 Feets, 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 demarkable 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 the 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

1. <i>[Signature]</i>	2. <i>S. Ramani</i>	3. <i>S. Mani</i>	4. <i>V. Valli</i>
5. <i>K. Uma</i>	6. <i>Chandras</i>	7. <i>[Signature]</i>	8. <i>[Signature]</i>
9. <i>[Signature]</i>	10. <i>N. V. R.</i>	11. <i>[Signature]</i>	12. <i>[Signature]</i>
13. <i>[Signature]</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	<i>[Signature]</i> Builder cum Developer

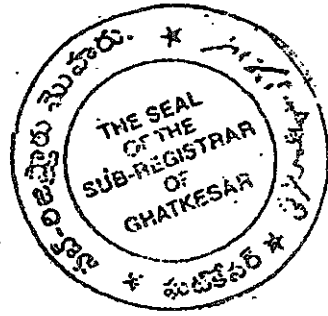
పుస్తకం 21767/05 ..... సంఖ్య

దస్తవేజుల మొత్తం కాగితముల సంఖ్య

82 ఈ కాగితముల వరుస

సంఖ్య 17 .....

సబ్ రిజిస్ట్రేటర్



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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 bad and good qualities of location, vaasthu preference, floor preferences 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 the same shall be final and binding on the parties.

KNOW ALL MEN BY THESE PRESENTS THAT WE:

- i. **SHRISRIRAMOJU SAMBESHWAR RAO**, S/O.SHRIS.RAMABRAHMAM, aged 42 Years, Occupation: Business, R/o. Flat No. 601, 6<sup>th</sup> Floor in Gharonda Mahima Apartments, situated at Padmaraongar, Secunderabad-25, Andhra Pradesh.
- ii. **SMT.SRIRAMOJU RAMADEVI W/O. SHRISRIRAMOJU SAMBESHWAR RAO**, aged 39 Years, Occupation : House Maker, R/o. Flat No. 601, 6<sup>th</sup> Floor in Gharonda Mahima Apartments, situated at Padmaraongar, Secunderabad-25, Andhra Pradesh.
- iii. **SMT.SRIRAMOJU MANJULA, W/O. SHRIS.SHIVA PRAKASH**, aged 28 Years, Occupation : House Maker, R/o. Flat No. 601, 6<sup>th</sup> Floor in Gharonda Mahima Apartments, situated at Padmaraongar, Secunderabad-25, Andhra Pradesh.
- iv. **SMT.VINNAKOTA MALLIKA, W/O.SHRI.VINNAKOTA SRINIVAS**, aged 33 Years, Occupation : House Maker, R/o. Vinnakotavari Street, Mangamoor Road, Ongole-2 Andhra Pradesh.
- v. **SMT.KASULA UMA DEVI, W/o.SHRI Y.S.N.MURTHY**, aged 42 Years, Occupation House Maker, R/o. 4-3-147, Kandaswamy Lane, Sultan Bazar, Hyderabad-95, Andhra Pradesh.
- vi. **SHRI.CHANDAN GUNDA, S/O.SHRI.G.RAMULU**, aged 42 Years, Occupation : Business, R/o. Mantri Paradise, No. 201, B.G.Road, Bangalore-560076, Karnataka.
- vii. **SMT.G.HEMASRI, W/O. SHRI.G.CHANDAN**, aged 38 years, Occupation : doctor, R/o. Mantri Paradise, No. 201, B.G.Road, Bangalore-560076, Karnataka.

1. <i>K. Srinivasulu</i>	2. <i>S. Ramadevi</i>	3. <i>S. Manjula</i>	4. <i>V. Pradika</i>
5. <i>K. Uma</i>	6. <i>Chandana</i>	7. <i>G. Srinivasulu</i>	8. <i>Chandana</i>
9. <i>M. N. Srinivasulu</i>	10. <i>N. V. Srinivasulu</i>	11. <i>P. Srinivasulu</i>	12. <i>Chandana</i>
13. <i>P. Srinivasulu</i>	14. <i>Chandana</i>	15. <i>K. Srinivasulu</i>	16. <i>Srinivasulu</i>
17. <i>Chandana</i>	18. <i>Chandana</i>	19. <i>P. Srinivasulu</i>	Builder cum Developer

పుస్తకం 21762/15 ..... సంఖ్య  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
32 ..... ఈ కాగితముల వరుస  
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- viii. **SHRI.GOVIND BHASKAR AGNIHOTRI**, S/O.Shri.A.Krishna Chary, aged 33 Years, Occupation : Engineer, R/o.H.No.2-3-763/3/A/1, Sri Sai Apartments, Flat No.301, Tulasinagar Colony, Golnaka, Hyderabad-13; Andhra Pradesh.
- ix. **SHRIMUKKU VENKAT RATNA PRASAD**, S/O.SHRLM.VENKATESH, aged 35 Years, Occupation : Software Engineer, R/o.H.No.1-10-117, Street No.11, Ashok Nagar, Hyderabad-20, Andhra Pradesh.
- x. **SHRI.NAMA VENKATA RAMANA RAO**, S/O.SHRI.N.NARAYANA RAO, aged 42 Years, Occupation: Engineer, R/o.304 Raghavendra's Golden Heights, Ahobilamutt, Durgabhai Deshmukh Colony, Hyderabad, Andhra Pradesh.
- xi. **SHRI.S.NIRANJAN REDDY**, S/O.SHRI.S.VIDYASAGAR REDDY, aged 36 Years, Occupation : Advocate, R/o. Flat No.4A, Pradhan Apartments, H.No. 6-3-347/22, Dwarakapuri Colony, Panjagutta, Hyderabad, Andhra Pradesh.
- xii. **SHRI.MAHESH KUMAR CHADALAVADA**, S/O.SHRI.SUBBAIAH NAIDU CHADALAVADA, aged 32 years, Occupation: Engineer, R/o.H.No.2-3-763/3/A/1, Sri Sai Apartment, Flat No.301, Tulasinagar Colony, Golnaka, Hyderabad.
- xiii. **SHRI BOGGARAPU CHINNA ROSHAIAH**, S/o.SHRI.RANGANAYAKULU, aged 38 Years, Occupation : Business, R/o.202, Raja Soudha Apartments, Motinagar, Hyderabad-18, Andhra Pradesh.
- xiv. **SHRI.KODIYALAM KRISHNA**, S/O.SHRI.K.VARDAN, aged 42 Years, Occupation : Business, R/o.44/2, Vaithyanathan Street, Nungambakkar-600034, Chennai, Tamil Nadu.
- xv. **SHRI.VIJAY KUMAR BAJAJ**, S/O.SHRI.K.L.BAJAJ, aged 54 years, Occupation : Business, R/o.A/4B, Anugraha Apartment, No.41(old-19), Nungambakkam High Road, Chennai-600034.
- xvi. **SHRI.CHALUVADI SRINIVAS**, S/O.SHRI.CHALUVADI KRISHNA MURTHY, aged 44 Years, Occupation : Engineer, R/o.189, Kalyan Nagar-3, Apartment 404, Sanathnagar, Hyderabad-18.

1.	2. <u>S. Chandani</u>	3. <u>S. M. M. M. M. M.</u>	4. <u>V. Reddy</u>
5. <u>K. Uma</u>	6. <u>Chandani</u>	7. <u>G. Kumar</u>	8. <u>Apdunk</u>
9. <u>M. V. B. B.</u>	10. <u>N. V. P. P.</u>	11. <u>B. N. - W.</u>	12. <u>Chalc.</u>
13. <u>P. S. S. S.</u>	14. <u>(Ink. h.)</u>	15. <u>Urad B. P.</u>	16. <u>S. S. S.</u>
17. <u>Chlc</u>	18. <u>S. S. S.</u>	19. <u>Chlc</u>	<u>Builder cum Developer</u>

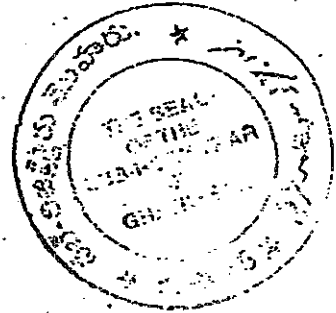
పుస్తకం 21984/05 ..... సంపు

దస్తవేజుల మొత్తం కాగితముల సంఖ్య

52 ..... ఈ కాగితముల వరుస

సంఖ్య 19 .....

సచివరజస్సుక



అంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ సచివాలయం ఆంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ సచివాలయం ఆంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ సచివాలయం

- xvii. SHRI.N.S.R.MURTHY, S/O.SHRI.NARSAIAH, aged 55 Years, Occupation :Service, R/o.H.No.7-1-222, A&B Pragathi Apartments, Balkampet, Hyderabad., Andhra Pradesh.
- xviii. SMT.GEETHA VANAM, W/o.Shri.SRIDHAR VANAM, aged 34 Years, Occupation : House Maker, R/o.Flat No.211, 2<sup>nd</sup> Floor Ramakrishna Paradise, Near SVIMS Circle, Giripuram Tirupathi-517501, Andhra Pradesh.
- xix. SMT.PASUPULETI HEMAVATHI, W/O.SHRI.PASUPULETI PRASAD, aged 44 Years, Occupation : House Maker, R/o.Flat No. 23 & 24, Garden of Hearts, Manapakkam, Chennai.

do hereby appoint and nominate and constitute SHRI. SUNIL J. SACHDEV, S/O.SHRI.JAYANTILAL L. SACHDEV, aged 48 Years, Occupation: Business, R/o.H.No.3-6-175, "Ishpradan", Hyderguda, Hyderabad as our 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 to as our true and lawful GENERAL POWER OF ATTORNEY HOLDERS in our names and on our behalf and to act on our behalf and to do all the acts deeds and things thereof and.

- (a) 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 us and on our 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 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 / Units / Space / over the Schedule Land / Property.
- (b) 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, Hada, 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

1. <i>K. Ramakrishna</i>	2. <i>S. Sankar</i>	3. <i>S. Manjula</i>	4. <i>V. Pallik</i>
5. <i>K. Ram</i>	6. <i>Chandras</i>	7. <i>G. Ganesha</i>	8. <i>Appala</i>
9. <i>M. R. Prasad</i>	10. <i>N.V. Reddy</i>	11. <i>S. N. Reddy</i>	12. <i>Govt.</i>
13. <i>Prasad</i>	14. <i>Govt.</i>	15. <i>K. S. Reddy</i>	16. <i>Srinivas</i>
17. <i>Govt.</i>	18. <i>Govt.</i>	19. <i>P. S. Reddy</i>	Builder cum Developer

*Builder cum Developer*

..... 21/7/05 ..... సంపు  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
..... ౨ ..... ఈ కాగితముల వరుస  
సంఖ్య ..... 20 .....

సచి-ఆధికారి



.....



written statements petitions and application of all kinds and to swear affidavits and to file them in any such court of offices.

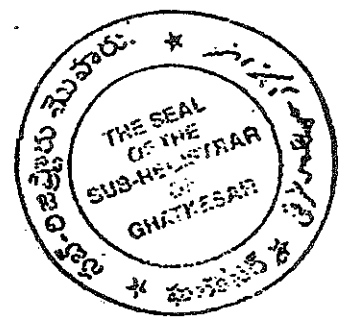
- (c) The Attorney is authorized and empowered to do and execute all assurances, deed or do all such acts, as may be necessary incidental, appropriate to expedient to effectuate the above said purpose.
- (d) To represent us and on our behalf to all such things or deeds in all Govt. or Semi.Govt. Offices 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.
- (e) 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 Landowners 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.
- (f) 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.
- (g) 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 as per the terms and conditions of this Development Agreement and be entitled to as exclusive Landowners of the share falling to the BCD as our attorney deems proper and necessary.
- (h) To execute, sign and file all applications, forms and declarations, etc., necessary for construction and utilizing the scheduled property and to give

1. <i>[Signature]</i>	2. <i>S. Panadevi</i>	3. <i>S. Marina</i>	4. <i>V. Lalitha</i>
5. <i>K. Um</i>	6. <i>Chandras</i>	7. <i>G. Gnanas</i>	8. <i>A. Padma</i>
9. <i>M. Prasad</i>	10. <i>N.V. Reddy</i>	11. <i>S. S. Reddy</i>	12. <i>Chaitanya</i>
13. <i>R. Srinivas</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>Srinivas</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	Builder cum Developer

21

పుస్తకం 2178/02 సంపు  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
52 కు వాసికముల వరుస  
సంఖ్య 21

సబ్-రిజిస్ట్రార్



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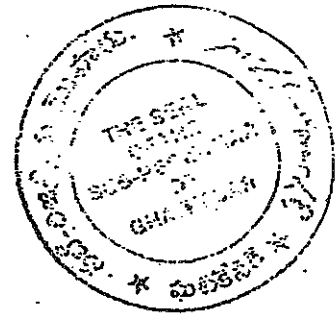
on lease, deliver possession and also to obtain necessary permissions from Huda, Municipal Corporation for building sanction and permission in accordance to the rules or any other authorities whatsoever from time to time.

- (i) 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 our 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 purpose of Development of the Schedule Property.
- (j) 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 we would have done by our self otherwise.
- (k) To present the Sale Deed/Sale Deeds executed by us or to be executed by us and to admit, to execute on our behalf in respect of the share falling to the Landowners in this Multi-storied Residential Apartment Complex/ Flats/Space/Units.
- (l) And to do all such other acts, deeds and things, which our attorney deems expedient, necessary and proper in terms of the powers, given to him under this instrument.
- (m) We hereby for ourselves, our 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 our attorney or any substitute(s) under him for the acts deeds, assurances and things construed to be done by us as if we were personally present and all such deeds done on our behalf by our attorney pursuant to powers hereby conferred as if the same were done or executed by us personally by virtue of these presents.
- (n) It is further expressly made clear that the powers hereby conferred as restricted only to the Schedule Land / Property.

1.	2. S. Sankaran	3. S. Manick	4. V. Hallik
5. K. Uma	6. Chandan	7. G. Kumar	8. Appala
9. Mr. Prasad	10. N. V. Reddy	11. S. N. N. V.	12. G. Reddy
13. Prasad	14. Umesh	15. K. Sankar	16. Srinivas
17.	18.	19. Pullavarathi	Builder cum Developer

పుస్తకం 2194/17 సరిపు  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
52 ఈ కాగితముల వరుస  
సంఖ్య 22

సబ్-రీజిస్ట్రార్



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SCHEDULE 'A' PROPERTY

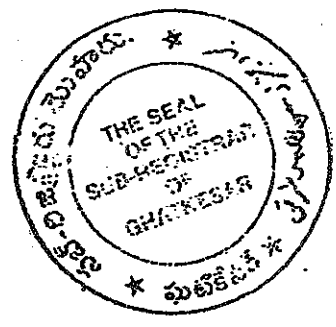
All that the Agricultural land duly fenced covering an area of approximate Acres 1- 28 Guntas, or 68 Guntas or 0.6885 Hectares, or 8228.0 Sq.Yards, in Survey No. 27 ( Part ), Situated at Pocharam Village, Ghatkesar Mandal, Ranga Reddy District, Andhra Pradesh, is bounded as follows :-

- NORTH : Panadhi
- SOUTH : Remaining Land in Sy.No.27 belonging to Mettu. Yadi Reddy & 3 others
- EAST : Land of Sri.Samala Anji Reddy
- WEST : Public Road from Warangal Highway to Pocharam Village.

1. <i>K. S. ...</i>	2. <i>S. ...</i>	3. <i>S. ...</i>	4. <i>V. ...</i>
5. <i>K. ...</i>	6. <i>Chandras</i>	7. <i>G. ...</i>	8. <i>A. ...</i>
9. <i>P. ...</i>	10. <i>N. V. ...</i>	11. <i>S. ...</i>	12. <i>C. ...</i>
13. <i>P. ...</i>	14. <i>L. ...</i>	15. <i>H. ...</i>	16. <i>S. ...</i>
17. <i>O. ...</i>	18. <i>S. ...</i>	19. <i>P. ...</i>	<i>M. ...</i> Builder cum Developer

పుస్తకం 217/107 సంపుట  
దస్తవేజుల జాబితాం కాగితముల సంఖ్య  
52 ఈ కాగితముల తరుసు  
సంఖ్య 23

సబ్-రెజిస్ట్రార్



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SCHEDULE 'B' PROPERTY

All that Super Built Up Area i.e Plinth / Balcony / Common / Parking Area totally admeasuring 320908.0 Sq.Feet, with Undivided share of Land to the extent of 8228.0 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**

1. Shri.Sriramoju Sambeshwar Rao,	23736 Sft	608.7 Sq.Yds
2. Smt.Sriramoju Ramadevi,	5000 Sft	128.2 Sq. Yds
3. Smt.Sriramoju Manjula,	5000 Sft	128.2 Sq. Yds
4.Smt.Vinnakota Mallika,	5000 Sft	128.2 Sq. Yds
5.Smt.Kasula Uma Devi,	5000 Sft	128.2 Sq.Yds
6.Shri.Chandan Gunda, <i>Bangaluru</i>	5000 Sft	128.2 Sq. Yds
7.Smt.G.Hemasri, <i>Bangaluru</i>	5000 Sft	128.2 Sq. Yds
8.Shri.Govind Bhaskar Agnihotri,	5000 Sft	128.2 Sq. Yds
9.Shri.Mukku Venkat Ratna Prasad,	10000 Sft	256.4 Sq. Yds
10. Shri.Nama Venkata Ramana Rao,	5000 Sft	128.2 Sq. Yds
11.Shri.S.Niranjan Reddy, <i>Hyd.</i>	5000 Sft	128.2 Sq. Yds
12.Shri.Mahesh Kumar Chadalavada,	5000 Sft	128.2 Sq. Yds
13.Shri.Boggarapu Chinna Roshaiah,	5000 Sft	128.2 Sq. Yds

1. <i>K. Ramakrishna</i>	2. <i>S. Ramadevi</i>	3. <i>S. Manjula</i>	4. <i>V. Malika</i>
5. <i>K. Uma</i>	6. <i>Chandan</i>	7. <i>G. Hemasri</i>	8. <i>A. Govind</i>
9. <i>M. Ratna</i>	10. <i>N. V. R.</i>	11. <i>S. N. R.</i>	12. <i>C. K.</i>
13. <i>R. S.</i>	14. <i>U. S.</i>	15. <i>H. S.</i>	16. <i>S. S.</i>
17. <i>C. S.</i>	18. <i>S. S.</i>	19. <i>P. S.</i>	20. <i>M. S. Chandra</i> Builder cum Developer

పుస్తకం. 21962/05 సంపు

దస్తవేజాల వెంకటం కాగితముల సంఖ్య

52 ఈ కాగితముల వరుస

సంఖ్య 24

సబ్-జ్యూరీ



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14. Shri. Kodiyalam Krishna,	5000 Sft	128.2 Sq. Yds
15. Shri. Vijay Kumar Bajaj,	5000 Sft	128.2 Sq. Yds
16. Shri. Chaluvadi Srinivas,	5000 Sft	128.2 Sq. Yds
17. Shri. N.S.R. Murthy,	5000 Sft	128.2 Sq. Yds
18. Smt. Geetha Vanam,	5000 Sft	128.2 Sq. Yds
19. Smt. Pasupuleti Hemavathi,	5000 Sft	128.2 Sq. Yds
<b>Total</b>	<b>1,18,736 Sft</b>	<b>3044.5 Sq. Yds</b>
<b>Builder and Developer Share</b>	<b>2,02,172 Sft</b>	<b>5183.5 Sq. Yds</b>

Out of Total Super Built Up Area of the Residential Flat as Multi-storied Apartment / Unit / Space / Complex the LAND OWNERS are eligible for 1,18,736 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.

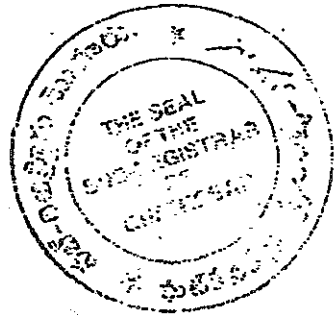
1. <u>[Signature]</u>	2. <u>S. Ravadar</u>	3. <u>S. Manjula</u>	4. <u>V. Kallitsa</u>
5. <u>K. Uma</u>	6. <u>Chandras</u>	7. <u>G. Hanumanth</u>	8. <u>[Signature]</u>
9. <u>[Signature]</u>	10. <u>N.V. Ramesh</u>	11. <u>[Signature]</u>	12. <u>[Signature]</u>
13. <u>[Signature]</u>	14. <u>[Signature]</u>	15. <u>[Signature]</u>	16. <u>[Signature]</u>
17. <u>[Signature]</u>	18. <u>[Signature]</u>	19. <u>[Signature]</u>	<u>[Signature]</u> Builder cum Developer

పుస్తకం..... 2196/05..... (సంఖ్య)

దస్తవేజు..... 52..... (సంఖ్య)

సంఖ్య..... 25..... (సంఖ్య)

సబ్-రెజిస్ట్రార్



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**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.40 to Rs.45/- PER SQ.FEET
- 03. DOORS. ALL DOORS FRAMES IN TEAK WOOK AND INTERNAL DOORS WITH FLUSH SHUTTERS OF STANDARD MAKE WITH REQUIRED NUMBER OF ANODIZED ALLUMINIUM TOWER BOLTS, ALDROP FOR ALL DOORS.
- 04. MAINDOOR / 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 VITEROUS 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. ELECTRICALS CONCEALED COPPER WIRING WITH ADEQUATE LIGHT POWER POINTS, FAN, TV, TELEPHONE POINTS, 3 PHASE METER CONNECTION TO EACH FLAT AND MCB.

1. <i>K. Srinivasulu</i>	2. <i>S. Ramasubramanian</i>	3. <i>S. Manjula</i>	4. <i>V. Kalika</i>
5. <i>K. Uma</i>	6. <i>Chandran</i>	7. <i>G. Srinivasulu</i>	8. <i>Agarwal</i>
9. <i>M. Prasad</i>	10. <i>N. V. Kumar</i>	11. <i>S. N. Srinivasulu</i>	12. <i>Chandran</i>
13. <i>Rajesh</i>	14. <i>Umesh</i>	15. <i>Harish</i>	16. <i>Srinivas</i>
17. <i>Chellu</i>	18. <i>Govind</i>	19. <i>P. Srinivasulu</i>	<i>M. Srinivasulu</i> Builder cum Developer

పుస్తకం..... లిశల్య ..... సరాఫ్ఫి  
దస్తవేజులు మొదల కాగితముల సంఖ్య  
..... 52 ..... అక్షరముల సంఖ్య  
సంఖ్య..... 26 .....

సబ్-రిజిస్ట్రార్



సంఖ్య 1000/2024  
పట్టణము మొదలు  
పట్టణము

- 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 FOR STORING WATER, MUNICIPAL AND BOREWELL SHALL BE PROVIDED AS REQUIRED.
- 12. LIFT  
SHALL BE PROVIDED AS PER PLAN OF REPUTED MAKE
- 13. CORNICE  
6" BORDER CORNICE IN DRAWING / DINNING.
- 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 AND AS PER PLAN
- 19. SEPTIC TANK  
SHALL BE PROVIDED AS REQUIRED AND AS PER PLAN.
- 20. RECREATION CENTER  
WILL HAVE CLUB HOUSE, ASSOCIATION ROOM, GYMNASIUM, BILLARDS, TABLE TENNIS, TENNIS COURT, STEAM BATH, JAQUICIZIE, SWIMMING POOL, FUN POOL FOR CHILDREN, CHILDREN PLAY AREA AND LANDSCAPE GARDENS.

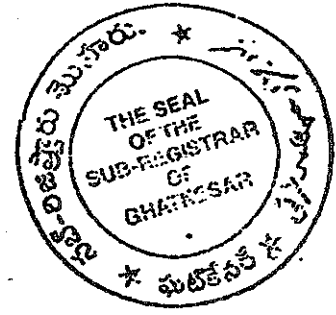
Any Alterations from the above specifications will be provided if possible by the promoters without spoiling overall beauty as desired by the purchasers on payment of different of cost. Extra fittings will be provided at the cost of purchasers.

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

1. <i>[Signature]</i>	2. <i>S. Pandey</i>	3. <i>S. Pandey</i>	4. <i>N. Palitka</i>
5. <i>K. Uma</i>	6. <i>Chandoy</i>	7. <i>G. Kumar</i>	8. <i>Agarwal</i>
9. <i>[Signature]</i>	10. <i>N. V. Kumar</i>	11. <i>[Signature]</i>	12. <i>[Signature]</i>
13. <i>[Signature]</i>	14. <i>[Signature]</i>	15. <i>[Signature]</i>	16. <i>[Signature]</i>
17. <i>[Signature]</i>	18. <i>[Signature]</i>	19. <i>[Signature]</i>	Builder cum Developer

అస్తకం 217/03 సంఖ్య  
దస్తవేజులు నంబరు 100 సంఖ్య  
82 సంఖ్య  
సంఖ్య 27

సబ్-రెజిస్ట్రార్



Handwritten text on the right margin, likely a continuation of the document's content, written in Telugu script.

IN WITNESS WHEREOF THE 'LANDOWNERS' AND 'BUILDER-CUM-DEVELOPER' HEREIN HAVE SIGNED ON THIS THE 2<sup>nd</sup> DAY OF DECEMBER, 2006 AT HYDERABAD

**LANDOWNER Nos.1 to 19 OF FIRST PART:**

1. <u>[Signature]</u>	2. <u>S. Ramani</u>	3. <u>S. Manjib</u>	4. <u>V. Kalita</u>
5. <u>K. Uma</u>	6. <u>Chandru</u>	7. <u>G. Kumar</u>	8. <u>Ashank</u>
9. <u>Mr. Prasad</u>	10. <u>N.V. Reddy</u>	11. <u>Saty - NH</u>	12. <u>Chaitanya</u>
13. <u>Prasanna</u>	14. <u>(Ink.k.)</u>	15. <u>Krishna</u>	16. <u>Srinivas</u>
17. <u>[Signature]</u>	18. <u>[Signature]</u>	19. <u>[Signature]</u>	<b>Builder - cum-Developer</b>

**WITNESSES:**

1. Saamant SAAMANTH
2. [Signature] (P. RAHUL)

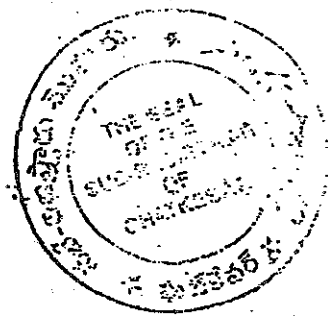
పుస్తకం ౧౨౭౮/౧ సంపు

దస్తవేజుల మొత్తం కార్యముల సంఖ్య

52 అంతాగోతములవారు

సంఖ్య 29



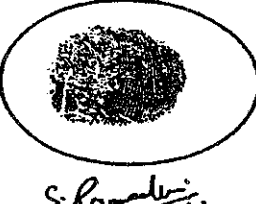
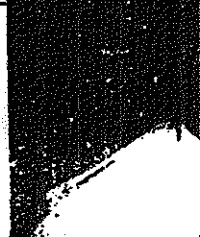

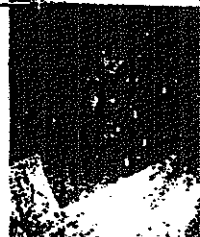

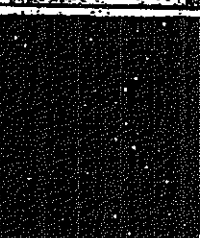


సచి-రెవెన్యూ



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PHOTOGRAPHS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRAION ACT 1908

	Finger Print SL.No In Black Ink (Left Thumb)	Passport Size Photo (Black & White)	Name & Permanent Postal Address of Presentant / Seller/ Buyer
1	 <i>S. Sambeshwar Rao</i>		<u>S. SAMBESHWAR RAO</u> <u>Sh. S. RAMA BRAHMAM</u> <u>Flat. NO. 601,</u> <u>Ghoronda Mahima Apts</u> <u>Padma Rao Nagar,</u> <u>Secunderabad - 500025</u>
2	 <i>S. Rama Devi</i>		<u>SMT. S. RAMA DEVI</u> <u>W/o. S. SAMBESHWAR RAO</u> <u>Flat. NO. 601</u> <u>Ghoronda Mahima Apts</u> <u>Padma Rao Nagar,</u> <u>Secunderabad - 500025</u>
3	 <i>S. Manjula</i>		<u>SMT. S. MANJULA</u> <u>W/o. S. SHIVA PRAKASH</u> <u>Flat. NO. 601</u> <u>Ghoronda Mahima Apts</u> <u>Padma Rao Nagar,</u> <u>Secunderabad - 500025</u>
4	 <i>V. Hallika</i>		<u>SMT. VINNAKOTA MALLIKA</u> <u>W/o. V. SRINIVAS</u> <u>Vinnakota Vari Street</u> <u>Mangamudi Road</u> <u>Orpide - 2</u>
5	 <i>K. Uma</i>		<u>SMT. KASILA UMADEVI</u> <u>W/o. Y. S. N. MURTHY</u> <u>4-3-167 Kandanurthy Lane</u> <u>Sultan Bazar,</u> <u>Hyderabad - 500095</u>

SIGNATURE OF THE WITNESSES

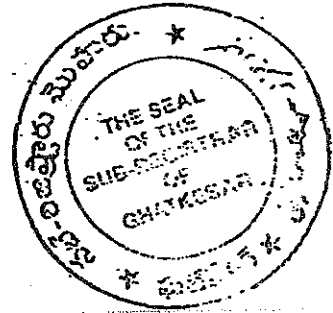
1. *Gannurthi*
2. *K. Uma*

*S. Sambeshwar Rao*  
SIGNATURE OF THE EXECUTANT

SS

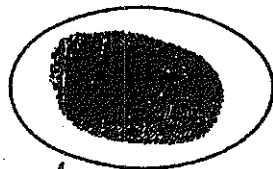

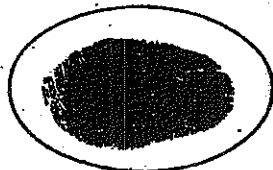

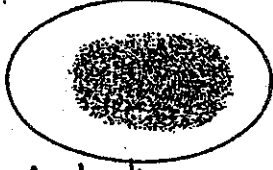




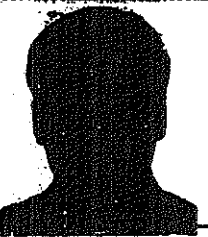
పుస్తకం 21762/10 సంపు  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
51 ఈ కాగితముల వరుస  
సంఖ్య 29

సబ్-రిజిస్ట్రార్



చిత్తూరు సబ్-రిజిస్ట్రారు ముద్ర

PHOTOGRAPS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRAION ACT 1908

	Finger Print SL.No in Black Ink (Left Thumb)	Passport Size Photo (Black & White)	Name & Permanent Postal Address of Presentant / Seller/ Buyer
6	 <i>Chandan</i>		<u>CHANDAN GUNDA</u> <u>Sh. G. RAMULLI</u> <u>Mantri paradise</u> <u>NO. 201, B.G. Road,</u> <u>Bangalore-560076</u>
7	 <i>G. Hemasri</i>		<u>SMT. G. HEMASRI</u> <u>Sh. G. CHANDAN</u> <u>Mantri paradise</u> <u>NO. 201, B.G. Road</u> <u>Bangalore-560076</u>
8	 <i>Shri. Govind</i>		<u>SHRI. GOVIND BHASKAR</u> <u>AGNIHOTRI</u> <u>California</u> <u>U.S.A.</u>
9	 <i>Murek Prasad</i>		<u>MUREK VENKATA RATNA</u> <u>PRASAD</u> <u>1-10-117, Street no. 11,</u> <u>Ashok nagar</u> <u>Hyderabad-500020</u>
10	 <i>N.V.Rao</i>		<u>SHRI. NAMA VENKATA</u> <u>RAMANA RAO</u> <u>heiston</u> <u>U.K.</u>

SIGNATURE OF THE WITNESSES

1. *Saurabh*
2. *Rohit*

SIGNATURE OF THE EXECUTANT

*SS*

*Shri. Nama Venkata Ramana Rao*

అంకం 2176/04 ..... సంగ్రహం

దస్తవేదిక సంఖ్య 92 గాడితముల సంఖ్య

..... దాఖలీతముల వరుస

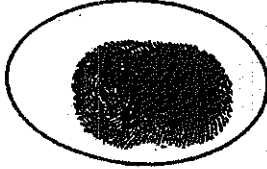







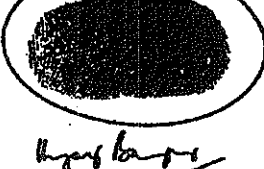

సంఖ్య 30

3  
సబ్-రిజిస్ట్రార్



Handwritten text on the right margin, likely a file number or reference, written vertically in Telugu script.

PHOTOGRAPS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRAION ACT 1908

Finger Print SL.No In Black Ink (Left Thumb)	Passport Size Photo (Black & White)	Name & Permanent Postal Address of Presentant / Seller/ Buyer
11  <i>S. Niranjana Reddy</i>		<i>S. NIRANTAN REDDY</i> <i>Sh. S. VIDYASAGAR REDDY</i> <i>Flat. No. 4A</i> <i>Pradham Apts</i> <i>Dwarakapuri Colony</i> <i>Pampanuta, Hyderabad.</i>
12  <i>Shri Mahesh Kumar</i>		<i>SHRI MAHESH KUMAR</i> <i>CHADALAVADA</i> <i>LONDON</i> <i>U.K.</i>
13  <i>Boggarapu Chinna Roshaiya</i>		<i>BOGGARAPU CHINNA</i> <i>ROSHAIYA</i> <i>202, Raja Soudha Apts</i> <i>Moti Nagar</i> <i>Hyderabad-500018</i>
14  <i>Kodiyalam Krishna Sh. K. Vardan</i>		<i>KODIYALAM KRISHNA</i> <i>Sh. K. VARDAN</i> <i>44/2, Vaityanathan Street</i> <i>Nungambakkam High Road</i> <i>CHENNAI-600034</i>
15  <i>Vitay Kumar Bataj</i>		<i>VITAY KUMAR BATAJ</i> <i>Sh. K.L. BATAJ</i> <i>A/6B Anugraha Apts</i> <i>No. 61 (old 19) Nungambakkam</i> <i>High Road</i> <i>Chennai-600034</i>

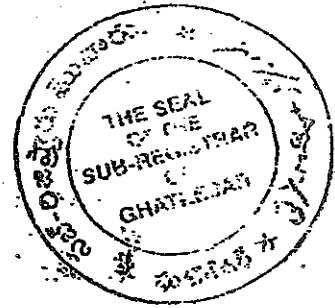
SIGNATURE OF THE WITNESSES

- Sawant*
- Reddy*

*Chinnai. Y. M. Acharya*  
SIGNATURE OF THE EXECUTANT






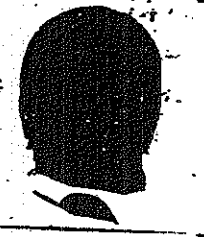




పుస్తకం..... 2976/0 ..... సంపు  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య  
..... 52 ..... ఆకాగితముల వరుస  
సంఖ్య..... 31 .....

సబ్-రిజిస్ట్రార్



పాపాపాతనము భువనగిరి

PHOTOGRAPHS & FINGERPRINTS AS PER SEC-32-A OF REGISTRAION ACT 1908

Finger Print SL.No in Black Ink (Left Thumb)	Passport Size Photo (Black & White)	Name & Permanent Postal Address of Presentant / Seller/ Buyer
16  <i>x Shrinivas</i>		<u>SHRI. CHALIVADI</u> <u>SRINIVAS</u> <u>California</u> <u>U.S.A.</u>
17  <i>N.S.R.</i>		<u>N.S.R. MURTHY</u> <u>S/o. NARSAIAH</u> <u>7-1-222</u> <u>A.P. Pragathi Apts</u> <u>Balkampet</u> <u>Hyderabad.</u>
18  <i>x Geetha</i>		<u>SMT. GEETHA VANAM</u> <u>ESSEY</u> <u>U.A.</u>
19  <i>Pasupuleti</i>		<u>SMT. PASUPULETI</u> <u>HEMAVATHI</u> <u>w/o. P. PRASAD</u> <u>flat no. 23 &amp; 24,</u> <u>Garden of Hearts</u> <u>Mamapakkam, Chennai.</u>
20  <i>Sunil J. Sachdev</i>		<u>SUNIL J. SACHDEV</u> <u>S/o. JAYANTILAL SACHDEV</u> <u>3-6-175</u> <u>ISHPRADAN, Hyderabad</u> <u>Hyderabad - 500629</u>

SIGNATURE OF THE WITNESSES

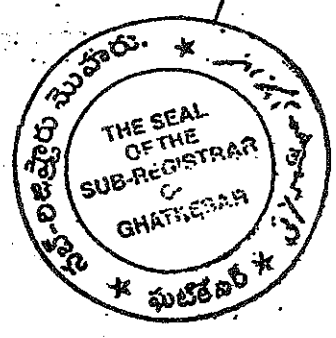
- Gowri*
- Krishna*

*Sunil J. Sachdev*  
SIGNATURE OF THE EXECUTANT

*S. Srinivas Rao*

అంశం 2976/01 ..... సమాప్త  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య ..... 52  
..... కాగితముల వరుస సంఖ్య ..... 30

సబ-రిజిస్ట్రార్

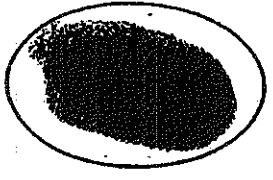

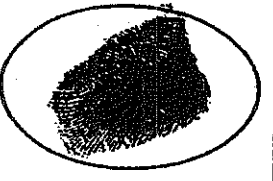

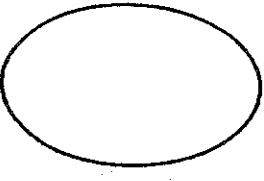
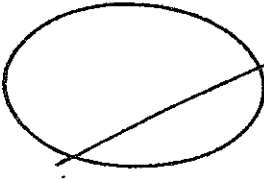


అంశం 2976/01 సమాప్త దస్తవేజుల మొత్తం కాగితముల సంఖ్య 52 కాగితముల వరుస సంఖ్య 30 సబ-రిజిస్ట్రార్ ఫుట్టికేరి



PHOTOGRAPHS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRAION ACT 1908

Finger Print in Black ink (Left Thumb)      Passport Size Photo (Black & White)      Name & Permanent Postal Address of Presentant / Seller/ Buyer

		<u>SHRI. GOVIND BHASKAR</u> <u>AGNIHOTRI</u>  <u>Agnihotri</u> Signature
		<u>SUNIL J. SACHDEV</u> <u>Sp. JAYANTILAL L. SACHDEV</u> <u>3-6-175, UHPRADAN</u> <u>Hydorguda, Hyderabad-29</u> <u>Chandrababu</u> Signature
	PHOTO	_____ _____ _____ Signature
	PHOTO	_____ _____ _____ Signature
SIGNATURE OF THE WITNESSES		

1. \_\_\_\_\_

2. Chandrababu  
SIGNATURE OF THE EXECUTANT/S

NOTE: - If the Buyer (s) is /are not present before the Sub-Registrar the following request should be signed

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed through my representative, Shri. SUNIL SACHDEV, as I/We cannot appear Personally before th Registering Officer in the Office of Sub-Registrar of assurances Ghazal Kesar.

Chandrababu  
Shri.  
SIGNATURE OF THE REPRESENTATIVE

Agnihotri  
SIGNATURE

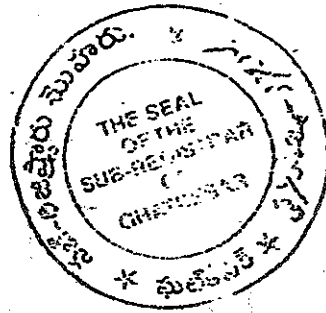
WITNESSES:

1. Chandrababu

2. Agnihotri

పుస్తకం..... 2176/82 ..... సంపు  
దస్తవేజుల తయారీ కారితముల సంఖ్య  
..... 52 ..... ఈ కారితముల వరుస  
సంఖ్య..... 33 .....

నవ్ బిశ్వాక



పుస్తకం నంబరు 2176/82 సంపు 52 ఈ కారితముల వరుస సంఖ్య 33 నవ్ బిశ్వాక

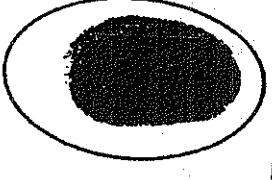
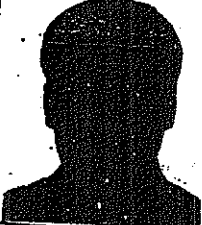
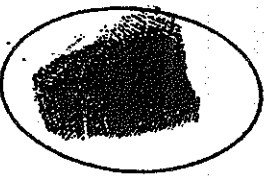

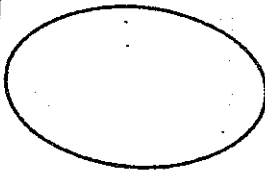
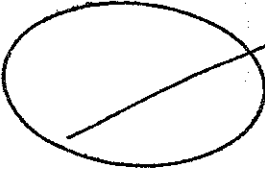
38

**PHOTOGRAPHS & FINGERPRINTS AS PER SEC-32-A OF REGISTRAION ACT 1908**

Finger Print in Black Ink  
(Left Thumb)

Passport Size Photo  
(Black & White)

Name & Permanent Postal Address  
of Presentant / Seller / Buyer

		<p><u>SHRI. NAMA VENKATA</u> <u>RAMANA RAO</u></p> <p>Signature <i>N.V.R.</i></p>
		<p><u>SUNIL J. SACHDEV</u> <u>5/6 JAYANTILALL SACHDEV</u> <u>3-6-175 ISHPRADAN</u> <u>Hyderguda - Hyderabad-28</u></p> <p>Signature <i>Sunil J. Sachdev</i></p>
	PHOTO	<p>_____ _____ _____ Signature</p>
	PHOTO	<p>_____ _____ _____ Signature</p>
SIGNATURE OF THE WITNESSES		
1.		
2.		

*Sunil J. Sachdev*  
SIGNATURE OF THE EXECUTANT/S

NOTE: - If the Buyer (s) is /are not present before the Sub-Registrar the following request should be signed

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed through my representative, Shri. SUNIL SACHDEV, as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of assurances Khatkhasar.

*Sunil J. Sachdev*  
SIGNATURE OF THE REPRESENTATIVE

*N.V.R.*  
SIGNATURE

WITNESSES:

- Ganesh*
- Rohit*

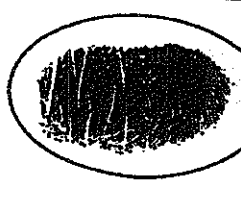

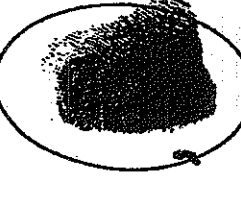

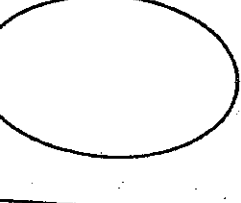
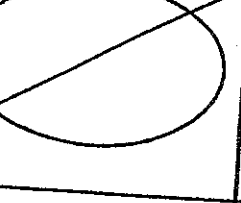
పుస్తకం..... 2178/1..... సంఖ్య  
దస్తవేదాల మొత్తం కాగితముల సంఖ్య  
..... 52..... ఈ కాగితముల వరుస  
సంఖ్య..... 34.....

3  
సబ్-రజిస్ట్రార్



Handwritten text in Telugu script, likely a signature or official note, running vertically along the right edge of the page.

**PHOTOGRAPS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRATION ACT 1908**

Finger Print in Black ink (Left Thumb)	Passport Size Photo (Black & White)	Name & Permanent Postal Address of Presentant / Seller/ Buyer
		<p><u>SHRI MAHES KUMAR</u> <u>CHADALAUADA</u></p> <p>Signature: <i>[Signature]</i></p>
		<p><u>SUNIL J. SACHDEV</u> <u>S/O. JAVANTILAL L SACHDEV</u> <u>3-6-175 ISHPRADAN</u> <u>Hyderguda, Hyderabad-29</u></p> <p>Signature: <i>[Signature]</i></p>
	PHOTO	<p>Signature</p>
	PHOTO	<p>Signature</p>
SIGNATURE OF THE WITNESSES		Signature

- 1.
- 2.

*[Signature]*  
SIGNATURE OF THE EXECUTANT/S

NOTE: - If the Buyer (s) is /are not present before the Sub-Registrar the following request should be signed

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed through my representative, Shri. SUNIL SACHDEV, as I/we cannot appear personally before the Registering Officer in the Office of Sub-Registrar of assurances Chhatkesar.

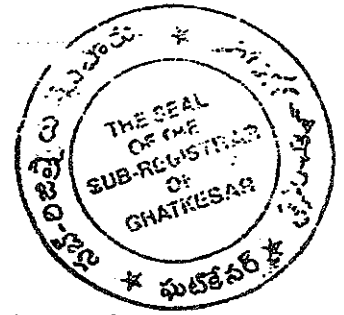
*[Signature]*  
SIGNATURE OF THE REPRESENTATIVE

*[Signature]*  
SIGNATURE

- WITNESSES:
1. *[Signature]*
  2. *[Signature]*

పుస్తకం..... 21764/01 ..... సంపు  
దస్తవేజుల మొత్తం కారితముల సంఖ్య  
..... 52 ..... ఈ కారితముల వరుస  
సంఖ్య..... 35 .....

సబ్-రజిస్ట్రార్







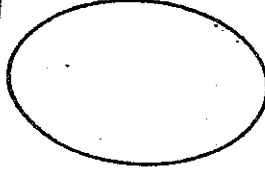
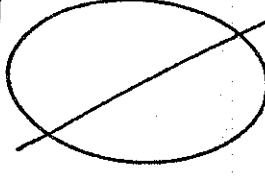
Handwritten text on the right margin, likely a signature or official note, written vertically.


**PHOTOGRAPHS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRAION ACT 1908**

Finger Print in Black Ink  
(Left Thumb)

Passport Size Photo  
(Black & White)

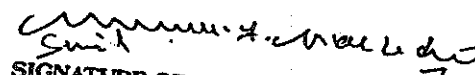
Name & Permanent Postal Address  
of Presentant / Seller/ Buyer

		<p style="text-align: center;"><u>SHRI. CHALUVADI</u> <u>SRINIVAS</u></p> <p style="text-align: center;">Signature <u>x Srinivas</u></p>
		<p style="text-align: center;"><u>SUNIL J. SACHDEV</u> <u>56 JAYANTILAL SACHDEV</u> <u>3-6-175, ISHPRADAN</u> <u>Hyderguda, Hyderabad-50</u></p> <p style="text-align: center;">Signature <u>Sunil J. Sachdev</u></p>
	<p>PHOTO</p>	<p>Signature _____</p>
	<p>PHOTO</p>	<p>Signature _____</p>
<p><b>SIGNATURE OF THE WITNESSES</b></p> <p>1. _____</p> <p>2. _____</p>		

  
**SIGNATURE OF THE EXECUTANT/S**

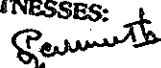

NOTE: - If the Buyer (s) is /are not present before the Sub-Registrar the following request should be signed

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed through my representative, Shri. SUNIL SACHDEV as I/We cannot appear personally before th Registering Officer in the Office of Sub-Registrar of assurances Ghatkesar.

  
**SIGNATURE OF THE REPRESENTATIVE**

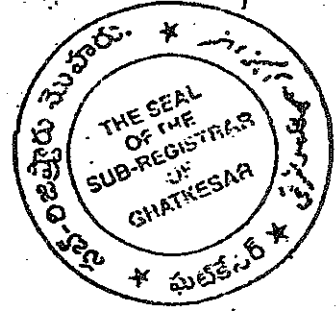
x Srinivas  
**SIGNATURE**

**WITNESSES:**

1. 
2. 

పుస్తకం 2176/12 సంపు  
దస్తవేజుల కేసులకు తాగితముల సంఖ్య  
52 ఈ కారితముల వరుస  
సంఖ్య 36

సబ్ రిజిస్ట్రార్



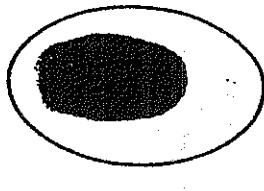



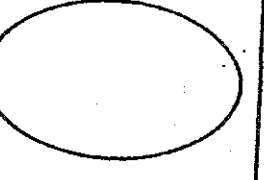
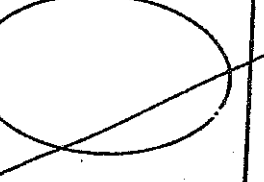
Handwritten text on the right side of the page, likely a signature or official note, written vertically in Telugu script.



37

54

**PHOTOGRAPHS & FINGERPRINTS AS PER SEC- 32-A OF REGISTRAION ACT 1908**

Finger Print In Black Ink (Left Thumb)	Passport Size Photo (Black & White)	Name & Permanent Postal Address of Presentant / Seller/ Buyer
		<p><u>SMT. GEETHA VANAM</u></p> <p>_____</p> <p>_____</p> <p>X Signature: <u>Geetha</u></p>
		<p><u>SUNIL J. SACHDEV</u></p> <p><u>Sh. JAYANTILAL L SACHDEV</u></p> <p><u>3-6-175 LSHPRADAN</u></p> <p><u>Hyderguda, Hyderabad-29</u></p> <p>Signature: <u>Sunil J. Sachdev</u></p>
	PHOTO	<p>_____</p> <p>_____</p> <p>Signature</p>
	PHOTO	<p>_____</p> <p>_____</p> <p>Signature</p>
SIGNATURE OF THE WITNESSES		

- 1.
- 2.

Sunil J. Sachdev  
SIGNATURE OF THE EXECUTANT/S

NOTE: - If the Buyer (s) is /are not present before the Sub-Registrar the following request should be signed

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed through my representative, Shri. SUNIL SACHDEV as I/We cannot appear personally before th Registering Officer in the Office of Sub-Registrar of assurances Ghatkesar.

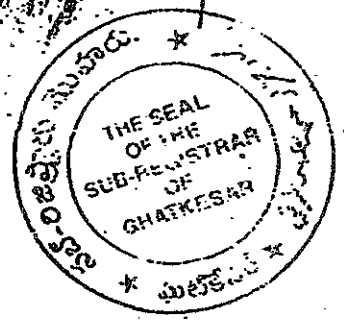
Sunil J. Sachdev  
SIGNATURE OF THE REPRESENTATIVE

X Geetha  
SIGNATURE

- WITNESSES:
1. Sunil
  2. Geetha

పుస్తకం... 21/11/17 ..... సం.పు  
దస్తవేజుల మొత్తం కాగితముల పంఖ్య  
..... 52 ..... ఈ కాగితముల చురుస  
పంఖ్య ..... 37

సబ్-రెజిస్ట్రార్



Handwritten text on the right side of the page, oriented vertically. It appears to be a list of numbers or a serial number sequence, possibly related to the document's entries.