

② Amilcar

Logo has to be put

Green Habitat.

PRICING & PAYMENT TERMS

Rate for Luxury Apartment	Rs. 9,499/- ^{9999/-} per sft.
Car parking charges – 2 cars	Rs. 5,00,000/-
Amenity charges + solar power	Rs. 6,00,000/-
Water & electricity charges	Rs. 1,50,000/-

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Deluxe
3 bedroom	3,350	330.72 lakhs

Schedule date of completion	3 months from date of signing agreement
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Payment Terms

Booking amount	Rs. 1,00,000/- on booking
I Installment	Rs. 10,00,000/- within 15 days of booking
II Installment	15% of sale consideration to be paid within 30 days.
III Installment	75% of sale consideration within 90 days.
IV Installment	On completion/ possession – Balance amount

Terms & Conditions

1. Offer valid upto 31st January, 2018.
2. Corpus fund extra.
3. No GST.
4. Stamp duty & registration charges extra.

[PPT-101]

Don't be 1,800/- per sq ft.

1. Doc # 2069/75

2. 'Doc # 2401/49

3. Sachin plan

4. From Reg. chsl.

5. Parker map level 1.

26/12/17

Schedule of refunds:

Customers are being given an option for customizing their flats. They may choose to bring the material and execute the work at their cost and refunds based on measured/fitted area shall be made as follows:

Sl. No	Item	Refund for material	Refund for laying/fitting charges	Refund for cement mortar
1.	Italian marble	240 ✓	60 ✓	20
2.	Granite for staircase and common passages	100	30	20
3.	Tiles for kitchen, toilets & balcony	11060	20	20
4.	Parking area tiles	35	10	20
5.	Sit-out flooring – wooden deck	340	60	0
6.	Hardwood flooring	160	40	0
7.	CP & Sanitary ware	On actuals:		

For further details or site visit contact:

Mr. Ashok, Sales Manager

+ 91 99499 93587

Ms. Swetha Madani, Sales Executive

+ 91 ____.

No refund for...

AND

M/s. Green Habitat, G-1,P.No.1159,Gateway Apartments, Ayappa Society,Madhapur,Hyderabad-500081,represented by **P M K Varma S/o. P Rama Krishnaraju**, Flat No.501,RamaKrishna nivas,247/3RT,S R Nagar, Hyderabad, Telangana PIN-500038.

Hereinafter referred to as "**DEVELOPER**".

The Owner and Developer shall mean and include their respective legal Heirs,Legal representatives, Administrators, Executors, Assignees, Successors-in-Interest, Nominees etc.

Whereas the OWNER herein is the sole and absolute owner and peaceful possessor of land in **Sy.Nos.129/8-2-335,Plot.No.4 Measuring 535.1 Square Mts or 640 Square Yards.**,situated at ELKA MOZA, Shaikpet, Banjara Hills, Dist. Hyderabad having purchased the same under sale Deed vide registered document No:2069/75 Dated 18-07-1975,registered from there previous Owner **Smt. Seta Devi W/o. Dr.Jamna Das G Kapurani**, VIDE REGISTERED SALE DEED Bearing document No.2401 dated 18-06-1949.

Whereas the Owner desired to give 640 sq. yards or 535.1 sq. mts and more fully desired in the schedule property annexed hereto, offer the Developer to develop the same into an residential complex Still +3 upper floors building(i.e. Ground, first and second) as per the approvals of the Hyderabad municipal corporation(GHMC). The Developer has agreed to abide the terms and conditions stated herein. The Developer has agreed to develop the property by investing its own Funds and its care and Supervision.

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

1. That the Developer shall develop the schedule 'A' property in accordance with the terms and Conditions contained in this Development Agreement and as per Specifications as mentioned in the Schedule 'D' property.

① *Bhima Raju Kalidindi*

② *[Signature]*

2. That in Consideration of the Owner giving "schedule 'A' Property" for Development to the Developers – Schedule 'A' property for construction of residential complex i.e., Still + three upper floors including parking area, terrace, compound wall, and Watchman Room. Sinking of borewell. The total built up areas shall be as per the approved plan, that the Owner and Developers are mutually agreed to share the built up area at the ratio of 55% to the Owner share and 45% to the Developers share.
3. That the owner's 55% share is described as schedule 'B' property and developer's 45% share is described as schedule 'C' property annexed hereunder.
4. That the Developers shall construct Residential Apartments as per the Plans Approved by the GHMC and as may be modified and regularized by it from time to time and as per the Changes that may be necessary to confirmed to any BYE Laws rules, Regulations, Ordinances, Acts etc., that may be framed /made passes from time to time by the Government/Municipal Corporation of Hyderabad or any other Competent authority.
5. That it is specially agreed between parties that the Owner shall at no point of time be required or liable to contribute any money for the construction and completion of the said complex in all respects as per the Specifications mentioned duly providing all the amenities and facilities and all the costs for executing the entire project being the exclusive responsibility and liability of the developers it includes the cost of the electrification including the provision of meters, water, and sewerage supply.
6. That the developers under take to construct and complete construction of the said Complex as per the sanction received from the various authorities municipal Governmental and Quasi Governmental bodies and in conformity with the approved Plan.
7. The OWNER shall not be held responsible for any defects in the construction and the DEVELOPER shall alone be responsible for such defect and shall be answerable to the Third parties, Government authorities, including the OWNER. The DEVELOPER shall keep the OWNER Indemnified against any of the action /claim/ purchase / fine/penalty/impositions on account of the DEVELOPER violating any provisions of law rule/regulations/bye-laws regarding the construction or any claims from the intending buyers or any third parties and against any and all acts of commissions/omissions of the DEVELOPER.

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amenities and facilities fully provided and deliver the Premises in a tenable Conditions to the owner within 18 months and a grace period of 3 months(18 months plus 3 months for grace period) from the date of sanction of plan.

9. It is agreed between the parties here to that if the delay caused due to any litigation or any problem that may arise with State or Central Government authorities, neighbors, etc., shall be excluded from the computation of the period for completion of work.

10. It is Agreed between the parties that after completion and handing over of the allotted area to the Owner, the developers shall still be liable for one year only for all the defects in the construction like cracks, Shrinkage, Leakages, Seepages, etc., and the Developers shall rectify the same of their own costs without any liability to the Owner or their successors in interest.

11. It is Agreed between the parties here to that the Owner shall at all times fully co-operate with the Developers for completion of the construction work within the stipulated time framed (18 months plus 3 months for grace period) from the date of sanction of plan from GHMC authorities and likewise the developers under takes to employ all possible measures to complete the building within the stipulated time.

12. It is mutually Agreed that the Owner shall share the area in each Floor or Floor wise in all three floors including Parking and terrace Areas, of the building in the ratio of 55%: 45% However after obtaining the sanctioned Plan the Owner may execute a supplement agreement, or any valid Document specifying the allotment of the area in each Floor of the building to the Owner and the Developers.

That the parties herein agree that the Owner shall be entitled to 55% of the total built-up area together with 55% undivided share of land (as described in Schedule 'A') including common area, balcony area, circulation areas, parking areas etc. in lieu of the Development Rights granted by the Owner. The remaining 45% of the total built-up area together with 45% undivided share of land (as described in Schedule 'A') including common area, balcony area, circulation areas, parking areas etc. shall be entitled to the Developers.

It is clearly agreed between both parties that the built-up area to be mortgaged to the Government shall be proportionately made out of the share of both the parties and such mortgaged property will be handed over to the Owner after releasing by the concerned authorities.

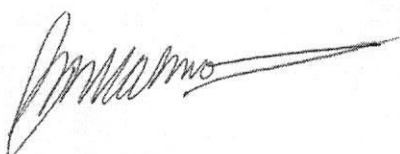
① *Bhina Raju Kalidindi*

② *[Signature]*

13. That all taxes, levies, present and arrears and other out goings payable in respect of the Schedule 'A' Property till date shall be paid by the Owner and developers shall have nothing to do with the same till the date of entering into this Development Agreement and thereafter the Development shall be solely responsible for the same.
14. The Owner shall deliver this day all the Photostat copies of documents relating to the schedule 'A' property in their possession and undertake to produce original documents as and when required by the Developers before the concerned authorities..
15. It is agreed between both the parties that the owner will be allowed to inspect the construction, their supervisors, Engineers and nominees to keep abreast o the progress of construction work, as per the specifications enclosed herein and the Development should not have any objection for the same.
16. The Developers are at liberty to enter into separate contracts in his Own Name and style with Building Contractors, Labour Contractors and Architects and such similar person for the expeditious completion of the project and Owner shall have no liability in that regard.
17. The developers shall be at liberty to arrange the drain pipes, cables water courses and wires and other convenience and necessary for proper utility and service of the Building Complex as prescribed in specifications annexed and cost of the same shall be born entirely by the Developers.
18. That the Developers shall bare all the expenses and preparation of the said plan shall pay the necessary fees to the Municipal and the Other Concern authorities.
19. That the expenses towards stamp Duty and Registration charges in respect of this Agreement, any future liability to pay any additional stamp duty registration charges and other Expenditure and Penalties shall be borne by the developers.
20. That the Developers during the course of construction, shall be entitled to raise finance and create mortgage to the extent of 45% of the land and construction area which they are entitled in favor of the financial institutions or banks and any such loan or liabilities exclusively for the benefit of the Developers and the Owner shall not be held responsible or liable for any such finance etc. and flats allotted to the Owner mentioned in the clause above shall not be attached or sold for realizing the amount due by the Developers to any financial institution.
21. Both the parties Mutually agree that in the event of any Doubt or dispute arising the parties between herein, any dispute arising out of this Agreement shall be subject to the exclusive Jurisdiction of the Court at

21. Both the parties Mutually agree that in the event of any Doubt or dispute arising the parties between herein, any dispute arising out of this Agreement shall be subject to the exclusive Jurisdiction of the Court at Hyderabad only. However the construction work shall not be stopped by either party.
22. That the parties hereto shall not use the premises for any immoral acts nor shall stock or permit to be stocked any inflammable substances or explosions in the said premises as more clearly defined in the related rules.
23. That the owner shall join the welfare Association and shall be bound by the Bye Laws and resolution of such Association.
24. It is agreed between the parties that after obtaining all the permissions the parties shall enter in separate Agreement to specifically identify their portions comprising proportionate of 55% of the Owner and 45% of the Developers.
25. The Owner declare that they are absolute owner of the schedule 'A' property and it is free from all encumbrances, attachments, disputes and claims of the third parties and he have full and absolute rights to convey and transfer the same.
26. That the developers shall be entitled and authorized to approach the Government, State, Central or Local or Authorities in respect of Schedule 'A' Property in the name of and on belief of the Owner and for the said Purpose, the Owner hereby appoints and constitutes Developers as Lawful Attorney to Act on his/her behalf and in his/her name to do the Following acts:
- a) To prepare plans, drawing, layout etc., submit and to apply before the authorities of GHMC and other Authorities for necessary permissions, sanction, permits for the purpose of making construction over the said property and also apply for necessary exemptions, and permissions for making construction, alterations change of land in use, and to obtain the requisite permissions, sanctions and exception etc., and other order there under from Competent authorities include the state and Central Government Authorities to develop the said Property.
 - b) To enter schedule 'A' property and construct thereon as developers, building consisting of residential apartments in accordance with the building plans sanctioned and approved by the authorities concerned including GHMC.

① Bhimsa Raju Kalidindi

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- c) To deal with the developer's share of 45% in the built up area i.e., to say sell, transfer, to enter into agreement, to receive advance sale consideration, discharge satisfaction receipts, register and allot space undivided share in land and parking space.
 - d) To make applications and payments to the T.S.E.B. for power supply connections and telephone Department for telephone connection and to the Metropolitan Water supply board for water/sewage connections to the said premises and also for obtaining permits, quotas for cement, steel and other controlled materials necessary in connection with the construction from the concerned authorities.
 - e) All the liabilities arising, during the Course of construction and costs of the constructions and payment to the services hired and personally employed for execution of the said project shall be the responsibility of the Developers.
 - f) And generally to do, execute and perform all and every other act, matter and thing whatsoever necessary or expedite to be done for the purpose of completing the construction of the complex.
 - g) And the Owner agrees to confirm and ratify all and whatsoever our said attorney shall lawfully do or cause to be done for us by virtue of this power hereby given.
- 27) That the Developers shall be entitled to sell their 45% of the built-Up area hereto along with the proportionate share in the common areas and amenities including parking and terrace areas and proportionate undivided share of land in the schedule 'A' property to third parties and he is empowered to enter into agreements, receive consideration, issue receipts therefore without having to account for the same to the owner, execute sale deeds or enter into agreements or other conveyance in favor of such third party purchasers and present the same for registration subject to execution of the supplementary agreement referred to supra.
- 28) That as Schedule 'A' property is to be developed in to residential Complex as specified in "Schedule 'D' Property (Annexure)". The owner hereby grant license to the developers for the said purpose to develop the schedule property.

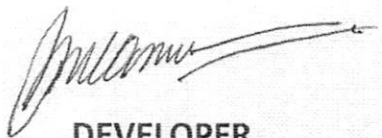
parties or intending purchasers so far as share of the total constructed area along with, parking terrace and the undivided share of land without any intervention of the Developers including execution of Sale Deeds or any other documents to perfecting the title over the property in favor of the third parties or intending purchasers.

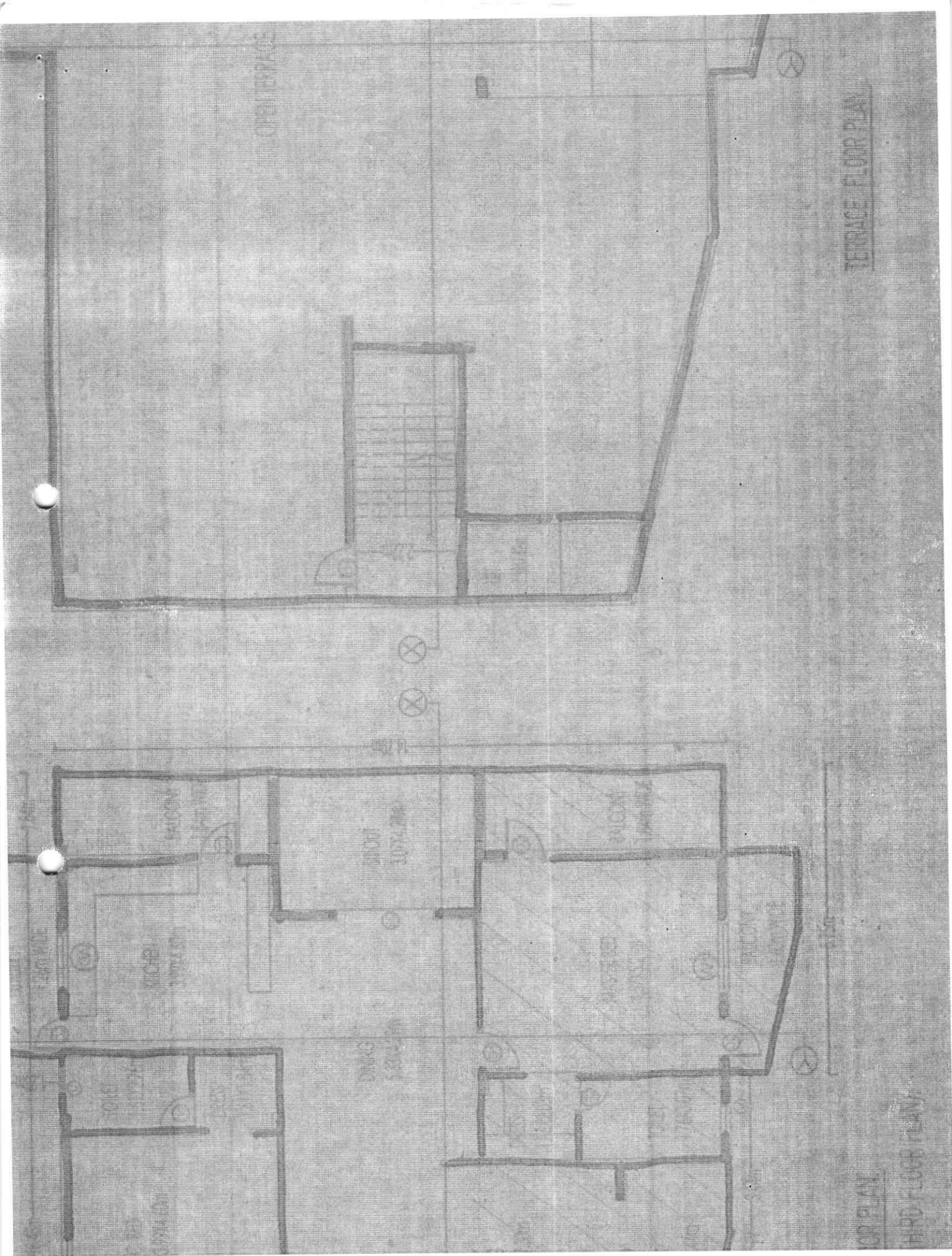
30) This Development Agreement cum G.P.A is executed and registered in duplicate on payment of the Stamp Duty and Registration. Fee which shall be borne by the DEVELOPER. The original shall be with the DEVELOPER and duplicate copy with the OWNER.

WITNEESS :

1. K. R ————— Ru
K. RANGA RAJU
Sd Rammurthy Raju
- 2.

Bhima Raju Kalidindi
OWNER


DEVELOPER



Sir / Madam,

Sub: Building Permission - Sanctioned - Reg.

Ref: Your Application dated:18-DEC-2014. u/s 388, 428 & 433 of HMC Act, 1955 and A.P.Urban Areas (Dev), Act, 1975.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A. Applicant And Licensed personnel Details

1.Applicant Name:	K.V.L.N. BHIMA RAJU		
2.Developer/Builder/Owner:	0	Lic.No.:	0
3.Architecture/Surveyor/Civil Engg:	Sri P.M.K. Varma	Lic.No.:	CA/97/22416
4.Structural Engineer:	0	Lic.No.:	0
5.Others:	0		

B. Site Details

1.Sy.No.:	Sy. no. 129
2.Door.No.:	8-2-335
3.Plot No.:	Plot no.4
4.Loacality:	BANJARAHILLS,10

C. Details of Permission Sanctioned:Usage=Residential;Parking=Stilt;Ground Floors=;Other Floors=3

1.Floors:	+3	2.Total Builtup Area:	824.16	
3.Parking Floors:	Stilt	4.Area of parking floors:	274.72	
5.Setbacks(m):	Front	Rear	SideI	Side II
	3.00 to 3.20	2.00 to 3.64	3.00	3.64 to 4.01
6.Site Area(m2):	535.1	7.Tot-lot Area(m2):	0	
8.Road affected area(m2):	0	9.Height(m):	10	
10.Net Site Area(m2):	535.1	11.Others:	0	

D. Details of Fees Paid (Rs.) :

1.Building Permit Fee:	64690	2.City level Infrastructure impact fee:	0
3.Development charges:	113200	4.CDA Charges:	0
5.Betterment charges(builtup area):	87100	6.Open space Constribution Charges:	0
7.R.W.H charges:	6970	8.Others:	0
9.V.L.T charges:	134400	10.Ext. Betterment Charges(onsite area):	0
11.Sub-Division charges:	0	12.Impact fee:	0
13.Compounding Fee:	0	14.Layout regulation charges:	0
15.Challan No:	974/28 & 35		
16.Challan Date:	19-MAR-2015	17.Total Fee:	406360

E. Other Details

1.Contractor's all Risk Policy No.:	0	Date:	24-MAR-2015	Valid Upto:	24-MAR-2015		
2.Notarised Affidavit No.:	119789	Date:	02-DEC-2014	Floor Handed Over:	First Floor	Mortigage Area(m2):	82.41
3.Entered in PPWR SI.No.:	S no 1740 Vol no 3 Page no 32	Date:	18-MAR-2015	S.R.O:	Hyderabad(South)		

F. Construction to be Commenced Before Tuesday, March 24, 2015

G. Construction to be Completed By:

Note on Rehabitat, Banjara Hills

Date: 28.06.2017

1. Plans required – site plan, parking plan, presentation plan, working drawing.
2. Fix a grill/door on second floor flat and shift all material to the second floor.
3. Level entire site – 6 to 12" below FFL.
4. Complete compound wall and gates.
5. Sample of window, door frame and door.
6. List of items along with detailed specifications like flooring, bathroom tiles, grills, door frames, doors, hardware, railing, French windows, electrical wiring, electrical switches to be made. Details of quantity and estimate is required. Separate cost of labour and material. This is to enable the customer to purchase bare shell.
7. Make one or two labour quarters and remove rest of the temporary quarters.
8. Remove all material from terrace, first and 3rd floor.
9. Modi Consultancy services consultancy charges shall be 3% of sale consideration + GST. This includes brokerage payable to third party brokers.
10. Quote Rs. _____/- per sft. Discount Rs. _____/-. Amenity charges Rs. 5 lakhs. Car parking charges Rs. 2.50 lakhs x 3 = 7.50 lakhs. Discount on charges Rs. 2.50 lakhs.

Varma Consultancy Services Architects & Interior Designers

Ar.P.M.K.Varma

B.Arch., M.Arch., AIIA., RACA

Flat No.G1, Plot No.1159, The Gateway Apartments,
Ayyappa Society, Madhapur, Hyderabad - 500 081,
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