Government of Telangana
Registration And Stamps Department

11762/2025

Payment Details - Citizen Copy - Generated on 31/05/2025, 03:49 PM

SRO Name: 1521 Quthbullapur

Receipt No: 12375

Receipt Date: 31/05/2025

Name: DENDUKURI SRINIVAS RAJU

Transaction: Development Agreement Cum GPA

CS No/Doct No: 12210 / 2025

Chargeable Value: 504860500

DD No:

DD Dt:

Challan No:

Challan Dt:

E-Challan No: 729HJR300525

E-Challan Dt: 30-MAY-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				100000
Deficit Stamp Duty				4853746
User Charges				1000
Total:				4954746

In Words: RUPEES FORTY NINE LAKH FIFTY FOUR THOUSAND SEVEN HUNDRED FORTY SIX ONLY

Prepared By: RAMREDDY

OIP. 859290.

Signature by SR

సబ్-రిజిస్ట్రార్
ఖుతుబుల్లాపూర్

02 JUN 2025

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 31/05/2025, 03:50 PM

SRO Name: 1521 Quthbullapur

Receipt No: **12376**

Receipt Date: **31/05/2025**

Name: **DENDUKURI SRINIVAS RAJU**

Transaction: **Development Agreement Cum GPA**

CS No/Doct No: **12210 / 2025**

Chargeable Value: **0**

DD No:

DD Dt:

Challan No:

Challan Dt:

E-Challan No: **306TBB310525**

E-Challan Dt: **31-MAY-25**

Bank Name:

Bank Branch:

E-Challan Bank Name: **SBIN**

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Deficit Stamp Duty				194860
User Charges				1000
Total:				**195860**

In Words: **RUPEES ONE LAKH NINETY FIVE THOUSAND EIGHT HUNDRED SIXTY ONLY**

Prepared By: **RAMREDDY**

OTP . 859290.

Signature by SR

12210 11762/2025

BOOK - 1 \ DOC.NO. 11762/2025
SUB REGISTRAR : QUTHBULLAPUR

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

BP 860990

Tran Id: 250503200737143140
Date: 03 MAY 2025, 08:10 PM
Purchased By:
M. ROHAN
S/o M. VENKATA KRISHNA REDDY
R/o HYDERABAD
For Whom
M/S. SRI SREENIVASA INFRA, HYD

IKKURTHY KALPANA
LICENSED STAMP VENDOR
Lic. No. 15-10-010/2019
Ren.No. 15-10-072/2024
PLOT NO 1188 SRI SWAMY AYYAPPA CO-OP HOUSING SOCIETY MADHAPUR
SERLINGAMPALLY MANDAL
RANGAREDDY DIST
Ph 9490666722

DEVELOPMENT AGREEMENT- CUM - GENERAL POWER OF ATTORNEY

This Development Agreement – cum- General Power of Attorney is made and executed on this the 31st day of **MAY, 2025,** by and between:

1. **Mr. Dendukuri Srinivas Raju,** S/o. D. Satyanarayana Raju, aged about 57 years, Occupation: Business, (Pan AGVPD3460C Aadhaar No. XXXX XXXX 6508)

2. **Mr. Dendukuri Rohit Raju,** S/o. D. Srinivas Raju, aged about 26 years, Occupation: Business, (Pan no EEIPD8971M) (Aadhaar No.XXXX XXXX 7758)

3. **Mr. Dendukuri Sanjay Raju,** S/o. D. Srinivas Raju, aged about 25 years, Occupation: Business, (Pan ELTPD4969R) (Aadhaar No. XXXX XXXX 5939) Represented by his GPA holder: **Dendukuri Srinivas Raju,** S/o. D. Satyanarayana Raju, aged about 54 years, Occ: Business, (Pan no AGVPD3460C, Aadhaar No.XXXXXXXX6508) (Vide Registered GPA No. 23896 Dated- 10-09-2024 registered by SRO, Quthubullapur, Medchal-Malkajgiri District). Principal is alive and the GPA is still in force.

All the above are R/o. H No.22, NCL Colony, Petbasheerabad Village, Quthubullapur Mandal and Municipality, Medchal-Malkajgiri District

D. Srinivas Raju

1. D. Srinivas Raju 2. 3. D. Srinivas Raju

4. 5.

For Sri Sreenivasa Infra

Managing Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of 3 and 4 on the 31st day of MAY, 2025 31st day of MAY, 2025 by Sri Dendukuri Srinivas Raju

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

Sl No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	Aadhar No XXXXXXXX4422 NAME: MANDADI ROHAN S/O M VENKAT KRISHNA REDDY KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	M ROHAN (MANAGING PARTNER) [1521-1-2025-12210] **M ROHAN (MANAGING PARTNER)** **S/O. M.VENKATA KRISHNA REDDY** R/O.HNO. 8-2-269/S/91/B/1,SAGAR SOCITY, ROAD 2, BANJARA HILLS,HYDERABD	
2	EX	Aadhar No XXXXXXXX4956 NAME: VADLAMANI SRINIVASU S/O LATE VADLAMANI KANAKAYYA GREATER HYDERABAD(M.CORP), HYDERABAD, TELANGANA, 500033	VADLAMANI SRINIVASU (GPA HOL [1521-1-2025-12210] **VADLAMANI SRINIVASU (GPA HOLDER LAND OWNER NO. 4)** **S/O. LATE. VADLAMANI KANAKAYYA** R/O. 134/2,ROAD 74, FILM NAGAR, JUBILEE HILLS,HYD	
3	EX	Aadhar No XXXXXXXX5273 NAME: GUNDIMEDA RAMAKRISHNA S/O G BHASKAR RAO TIRUMALAGIRI, TIRUMALAGIRI, HYDERABAD, TELANGANA, 500011	G.RAMA KRISHNA::31/05/2025 15 [1521-1-2025-12210] **G.RAMA KRISHNA** **S/O. G.BHASKARA RAO** R/O. 40,VAYU NAGAR, CHINNA TOKATT,A NEW BOWENPALLY,SECUND	
4	EX	Aadhar No XXXXXXXX6508 NAME: DENDUKURI SRINIVAS RAJU C/O DENDUKURI SATYA NARAYANA RAJU KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500073	DENDUKURI SRINIVAS RAJU (G [1521-1-2025-12210] **DENDUKURI SRINIVAS RAJU (GPA HOLDER OF LAND OWNER NO. 3)** **S/O. D.SATYANARAYANA RAJU** HNO. 22,NCL COLONY,, PETBASHIRABAD,QUTHBUALPUR,M.M.DIT	
5	EX	Aadhar No XXXXXXXX7758 NAME: DENDUKURI ROHIT RAJU C/O DENDUKURI SRINIVAS RAJU KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500073	DENDUKURI ROHIT RAJU::31/05/20 [1521-1-2025-12210] **DENDUKURI ROHIT RAJU** **S/O. D SRINIVAS RAJU** HNO. 22,NCL COLONY,, PETBASHIRABAD,QUTHBUALPUR,M.M.DIT	

OFFICE OF THE DISTRICT REGISTRAR RANGA REDDY DIST.
24 FEB 2025
STAMPS

District Registrar Stamps Sales Depot Ranga Reddy Dist. T.S.

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4. **Mrs. Lalita Parameswary Vadlamani,** W/o. Mr Vadlamani Srinivasu aged about 59 years, Occupation House Wife, R/o. H No.134/2, Road No 74, Filmnagar, Jubilee Hills, Hyderabad – 500033 Telangana State (PAN no ACKPL4029N, Aadhaar No. XXXXXXXX 0831) Represented by her husband and GPA holder **Mr. Vadlamani Srinivasu** son of late Vadlamani Kanakayya aged about 64 years, Occupation: Consultant, Residing at: R/o. H No.134/2, Road No 74, Filmnagar, Jubilee Hills, Hyderabad – 500033 Telangana State (Aadhaar No. XXXXXXXX 4956) (Vide Registered GPA No.19196/2023 Dated 15-07-2023 registered by SRO, Quthubullapur, Medchal-Malkajgiri District)

5. **Mr. G. Rama Krishna** S/o. G Bhaskara Rao, aged about 62 years, Occupation: Private Employee, R/o. 40, Vayu Nagar, Chinna Tokatta, New Bowenpally, Secunderabad – 500011, Telangana State, (PAN no. ACAPG1654L, Aadhaar No. XXXX XXXX5273)

(Land Owner-1 to Land Owner-5 jointly referred to as "**LAND OWNERS**" which expression unless repugnant to the context shall mean and include their successors-in-interest, authorized representatives, permitted assigns, legal heirs, executors, administrators etc), party of the First Part.

AND

6. **M/s. SRI SREENIVASA INFRA**, (**PAN : AFGFS4633C**), a Partnership Firm Registered under the Indian Partnership Act,1932 of registered No 357 / 2020 , having its registered office at Plot no 506, 1st Floor, DSR Signature, Kakatiya Hills, Madhapur, Hyderabad – 500081,Represented by its Managing Partner **Sri M. Rohan,** S/o. M. Venkata Krishna Reddy, aged about 34 years, Occ :Business, R/o H.No 8-2-269/S/91/B/1.Sagar Society, Road no 2, Banjara Hills, Hyderabad-500034, Telangana

(Hereinafter referred to as "**DEVELOPER**", which terms shall mean and include its heirs, legal representatives, etc. as the context may require), Party of the Second Part.) The Land Owners and Developer shall be jointly referred to as Parties.

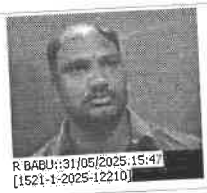
D. Srinivas Rao D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

Sl No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
6	EX	Aadhar No XXXXXXXX6508 	 DENDUKURI SRINIVAS RAJU::31/05 [1521-1-2025-12210] [redacted]	
		NAME: DENDUKURI SRINIVAS RAJU C/O DENDUKURI SATYA NARAYANA RAJU KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500073	DENDUKURI SRINIVAS RAJU S/O. D SATYANARAYANA RAJU HNO. 22,NCL COLONY,, PETBASHIRABAD,QUTHBUALPUR,M.M.DIT	D. Srinivas Raju

Identified by Witness:

Sl No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX3884 	 S SRIHARI::31/05/2025 15:46 [1521-1-2025-12210] [redacted]	
	NAME: SINGEDALA SRIHARI S/O S SATYANARANA Hyderabad, Rangareddi, Andhra Pradesh, 500032	S SRIHARI R/O HYD	Srihari
2	Aadhar No: XXXXXXXX1882 	 R BABU::31/05/2025 15:47 [1521-1-2025-12210] [redacted]	
	NAME: RAYUDU BABU TADI S/O VENKATESWARA RAO Khairatabad, Khairatabad, Hyderabad, Telangana, 500073	R BABU R/O HYD	T. Rayudubabu

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Biometrically Authenticated by SRO P SREENU on 31-MAY-2025 16:05:57

31st day of May,2025

Signature of Joint SubRegistrar2 Quthbullapur

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	5048606	0	0	0	5048706
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	5150606	0	0	0	**5150706**

Rs. 5048606/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 504860500/- was paid by the party through E-Challan/BC/Pay Order No ,729HJR300525,306TBB310525 dated ,30-MAY-25,31-MAY-25 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-Pay :
(1). AMOUNT PAID: Rs. 4954796/-, DATE: 30-MAY-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2989546959315,PAYMENT MODE:NB-1001138,ATRN:2989546959315,REMITTER NAME: M ROHAN,EXECUTANT NAME: DENDUKURI SRINIVAS RAJU AND OTHERS,CLAIMANT NAME: SRI SREENIVASA INFRA REP BY M ROHAN) .(2). AMOUNT PAID: Rs. 195910/-, DATE: 31-MAY-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO:

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SECTION -A: BACKGROUND AND PURPOSE

Whereas the land admeasuring Ac.89-15 guntas in Sy No.25/1 in Petbasheerabad village, Medchal Taluk, Rangareddy District, formerly Andhra Pradesh State was owned by Burra Malliah S/o. Buahanna and his family members who are the assignees from government. The Hyderabad District Collector vide his proceeding number B8/35608/65 dated 10.12.1965 has granted permission under section 58-A of Hyderabad Land Revenue Act to sell the above assigned lands. The Co-operative Industrial Estate Limited, Balanagar, Hyderabad a society registered under Certificate No.IND/6/66, dated 01.04.1966 under provisions of A P (T A) Co-operative Societies Act, 1952 and represented by its Vice Chairman and Administrative Officer purchased this land from the assignees vide sale deed doc.no.694/1965 dated 11.12.1965.

1.1 Later the said Co-operative Industrial Estate Limited, Balanagar, Hyderabad a society registered under Certificate No.IND/6/66, dated 01.04.1966 under provisions of A P (T A) Co-operative Societies Act, 1952 and represented by its Vice Chairman and Administrative Officer sold Acers 9.16 Guntas of the said property in favour of D.Satyanarayana Raju, S/o.Sivarama Raju forming part of above Sy.No.25/1 vide sale deed doc.no.9437/1979 dated 03.08.1979. Later mutation was granted in favour of D. Satyanarayana Raju and his son D.Srinivasa Raju in equal proportion by the revenue department.

1.2 Subsequently D.Satyanarayana Raju and his son D.Srinivas Raju sold Ac.0-36 guntas in survey no. 25/1/Chha in favor of V. Srinivas, S/o. V. Kanakaiah vide sale deed doc.no.8611/2004 dated 20.02.2004 and mutated in his name as per his e-pass book no.T06120060008 and V.Srinivas in turn vested the same in favour of Smt. Lalita Parameswary Vadlamani his wife vide transfer deed doc.no.8266/2017 dated 22.07.2017. D. Satyanarayana Raju and his son D.Srinivasa Raju also sold Ac. 0-16.5 guntas in survey no. 25/1/Chha in favor of G. Rama Krishna S/o.G.Bhaskara Rao vide sale deed doc.no.8612/2004, dated 20.02.2004.

D. Srinivas Raju D. Srinivas Raju

For Sri Sreenivasa Infra

Managing Partner

8022003871813,PAYMENT MODE:NB-1001138,ATRN:8022003871813,REMITTER NAME: M ROHAN,EXECUTANT NAME: DENDUKURI SRINIVAS RAJU AND OTHERS,CLAIMANT NAME: SRI SREENIVASA INFRA REP BY M ROHAN) .

Signature of Registering Officer
Quthbullapur

Date:
31st day of May,2025

Certificate of Registration

Registered as document no. 11762 of 2025 of Book-1 and assigned the identification number 1 - 1521 - 11762 - 2025 for Scanning on 31-MAY-25 .

Registering Officer
Quthbullapur
(P Sreenu)

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1.3 Later D. Satyanarayana Raju executed Will Deed No.55/2015 dated 01.12.2015 bequeathing Ac.4-19 guntas in favor of his grand sons namely D.Rohit Raju for Ac.2-01 Guntas as per e-passbook no.T06120060101 and D. Sanjay Raju for Ac.2-00 as per e-passbook no.T06120060102. D.Srinivasa Raju has retained his extent of Ac. 4-01 guntas as per e-passbook no.T06120060007.

1.4 The above mentioned land owners have got their names mutated in the revenue records and obtained Pattadar Passbooks for their share of land as mentioned below in the tabulation from the Revenue authorities.

S.No	Name	Sy.No	Extent	Total Land Holding
1.	D.Srinivasa Raju	25/1/Ja/1, 25/1/Cha, 25/1/Chha/E/1	1.32, 1.31 & 0.18	4.01
2.	D.Rohit Raju	25/1/cha/1,25/1/Ja/2 ,25/1/cha/AA/1	0.36,0.36 & 0.09	2.01
3.	D.Sanjay Raju	25/1Cha/2, 25/1/Ja/3,25/1/Cha/ AA/2	0.36,0.35 & 0.09	2.00
4.	V. Lalita Parameswary	25/1/Cha/E/2, 25/1/Cha/AA	0.18 & 0.18	0.36
5.	G.Ramakrishna	25/1/Chha	0.16 &1/2	0.16 1/2

1.5 Whereas the above land owners have paid the required fee for conversion of the said agriculture land to non agriculture land, and proceedings were issued to that effect to the below mentioned land as mentioned in the tabulation.

S.No	Name	Proceedings No	Extent	Total Land Holding
1.	D.Srinivasa Raju	2300205018	1.32, 1.31 & 0.10	3.33
2.	D.Rohit Raju	2300205097	0.36,0.36 & 0.0.475	1.36 ¾
3.	D.Sanjay Raju	2300202638	0.36,0.35 & 0.0475	1.35 ¾
4.	V.Lalita Parameswary	2300062142	0.18 & 0.18	0.36
5.	G.Ramakrishna	2300070884, 2300252555 & 2300252655	0.16 &1/2	0.16 1/2

D. Srinivas Raju

D. Srinivas Raju

For Sri Sreenivasa Infra

Managing Partner

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1.6. The Land owners have approached the Developer for construction of Villas in the land owned by them and the total land given for development by the Five land owners is Acres 8 - 22 Guntas in survey No 25/1/Ja/1, 25/1/Cha, 25/1/Chha/E/1, 25/1/cha/1, 25/1/Ja/2, 25/1/cha/AA/1, 25/1Cha/2, 25/1/Ja/3, 25/1/Cha/AA/2, 25/1/Cha/E/2, 25/1/Cha/AA & 25/1/Chha, situated at Petbasheerabad village, Qutubullapur Mandal, Medchal - Malkajigiri District, Telangana. The Land owner intends to develop the aforesaid land into residential villas.

1.7 The Developer herein being in the business of real estate development has the necessary expertise, financial & managerial capabilities men and machinery to undertake the development of properties into plots, Apartments, Residential Flats, Commercial Complex, Independent Row, Villas & Duplex houses etc. in and around the city of Hyderabad and Ranga Reddy District.

1.8 The Developer informed the Land owners that the Developer may pool the adjoining properties with the Schedule - A Land for developing the same into Residential Villas gated community as per the permission granted by the Greater Hyderabad Municipal Corporation (Hereinafter referred to as "GHMC").The land owners agreed for pooling the adjoining properties as long as their interests as delineated in this Agreement are fully protected.

1.9. The Parties have agreed to reduce to writing and incorporate in this Agreement all the terms and conditions that they have mutually agreed upon relating to the said development and construction of Residential Villas on the Schedule-A Land, as per the approved sanctioned plan to be issued by Greater Municipal Corporation of Hyderabad on the following terms and conditions as detailed hereunder.

D. Sreenivas Rao D. Sreenivas Rao

4.

For Sri Sreenivasa Infra

Managing Partner

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JOINT SUB REGISTRAR

SECTION – B: THE AGREEMENT

Now therefore in consideration of the mutual representations, warranties and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Land Owners and the Developer hereto intending to be legally bound, agree as follows:

1.0 **Definitions:**
Unless repugnant or contrary to the context hereof, the following terms shall have the meaning assigned herein when used in this Agreement.

1.1 **"ACT"** means the Real Estate (Regulation and Development) Act 2016 (16 of 2016);

1.2 **"Agreement"** means this Development Agreement Cum General Power of Attorney encompassing all terms and conditions including all annexures, recitals, schedules and any related documentation as may be required;

1.3 **"Appropriate Government "**means the Government of Telangana;

1.4 **"Approvals Prior to Submission of Plans to GHMC"** means approvals, authorisations, licences, permissions, consents, no objection certificates from Pollution Control Board, Telangana State Electricity Board for power connection towards development and construction of the Residential Villas on the Schedule - A Land.

1.5 **"Approvals of Plans by GHMC"** means submission and obtaining approvals of plans, designs, drawings for layout development and construction of villas in accordance with rules and regulations applicable for the project and obtaining occupancy certificate from GHMC for Schedule-A Land.

D. Sreenivas Rao

D. Sreenivas Rao

For Sri Sreenivasa Infra

Managing Partner

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1.6 **"Applicable Law"** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under any Governmental Authority and/ or of statutory authority in India, whether in effect on the date of this Agreement or thereafter.

1.7 **"Architect"** shall mean principal architect of an architect firm, whom the Developer may employ.

1.8 **"Area of Plot"** means area of each plot of land in square yards having defined boundaries on all four sides (Which is also called plot size) and the same is the undivided portion of land for each villa which will be demarcated out of Schedule -A land as per the layout approved by GHMC.

1.9 **"Association"** means association of the villas owners formed for the purpose of management and maintenance of common area and common assets of the project. The association will be formed and registered by the Developer.

1.10 **"Built up Area of Villa"** means saleable built up area in terms of sft of Villa constructed on each Area of Plot. The Area of Plot size and saleable built up area in terms of sft of villa together is one saleable unit.

1.11 **"Common Area"** means the areas in the Gated community covered by:

a) Installation of central services such as electricity, gas, water and sanitation:
b) Water tanks, sumps, motors and all other installation for common use:
c) Parks, play area, open parking spaces and common storage spaces:
d) Club House and its community facilities:

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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e) All community and commercial facilities as provided in the project:

f) All other portions of the project necessary or convenient for its maintenance of safety which are in common use: and

g) The entire land given for development.

1.12 **"Common Maintenance expenses" (CME)** shall mean the common maintenance expenses incurred for maintenance of common area, common facilities and infrastructure of the gated community of villas. The CME has to be contributed by the members of the association who are owners or tenants of the villas. The quantum of monthly contribution of CME shall be decided by the developer till the association is formed and by the association after the association is formed. The CME collected from the residents/ Owners of the villas shall be maintained separately.

1.13 **"Club House"** means a facility to be constructed in Schedule -A land by the developer for common enjoyment of owners of villas.

1.14 **"Club House Facilities"** means facilities and amenities to be provided by the developer in the club house as described in Schedule-C.

1.15 **"Corpus Fund"** shall mean capital deposit to be contributed by each villa owner. The amount of Corpus fund per villa shall be decided by the builder in consultation with the Land owners. The Corpus fund shall be collected from each villa owner by developer at the time of registration of sale deed for the villa. This corpus fund so collected will be ultimately handed over to the association of villa owners who will manage the corpus fund. Corpus fund will be paid for each villa even if the villas coming to the share of the land owner and developer is not sold to any third party.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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1.16 **"Delivery of Villas"** means completion of plotted development and construction of villas as per specifications described in Schedule -B and completion of project in all respects and delivery of villas to the owners after obtaining Occupancy certificate issued by concerned authorities.

1.17 **"Gated Community"** means the residents of independent villas constructed on each plot in the schedule -A land of project.

1.18 **"Project"** means construction of plotted development and villas in the schedule-A land and adjoining land owner's land, if any into a gated community along with construction and development of common area, club house, common facilities, utilities, passage, pathway, tot lot areas and development of open spaces and providing common amenities including construction of compound wall, internal roads, drains, STP, sewerage and water supply system, electricity incoming and distribution services as per specifications in the Schedule -B and C.

1.19 **"Project Costs"** shall include but not be limited to all hard and soft costs associated with the construction and development of the Project, including but not limited to, construction costs, all costs and expenses to be incurred or paid for Approvals, licenses to be taken from respective authorities for the development of the Project, payment of previous and future development charges, deposit as may be payable to authorities for any renewal or change thereto, design costs, marketing cost, architectural and engineering fees, costs of materials and labour, sales agents' fees and financing costs on any Project Financing Loans, if any relating to the Project and all statutory expenses/interest.

1.20 **"Plans"** means the designs, drawings and plans for construction of the project that are prepared by the architect in accordance with applicable rules, building bye laws and regulations as approved by GHMC.

D. Srinivas Rao

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1.21 **"Regulations"** means the regulations made under the Real Estate (Regulation and Development) Act, 2016.

1.22 **"Restrictions"** shall mean various restrictions regarding the usage/ holding of the villas by the owners.

1.23 **"Rules"** means the Telangana State Real Estate (Regulation and Development) (General) Rules, 2016 made under the Real Estate (Regulations and Development) Act, 2016.

1.24 **"Schedule - A Land"** means the land as per Schedule-A given by the Land Owners for development.

1.25 **"Section"** means a section of the Real Estate (Regulations and Development) Act, 2016

1.26 **"SPECIFICATIONS FOR THE CLUB HOUSE AND AMENITIES"** means the specification for common amenities and club house to be provided by the **Developer** in the Project as per Schedule-B and C.

1.27 **"SPECIFICATIONS FOR THE VILLA"** means specifications given in Schedule-B for construction of Villas in the Project.

1.28 **"SHARE Of the Developer/ Developer Share"** means **50%** of total Saleable Plots Area in terms of sq yds and total saleable area in terms of sft of villas.

1.29 **"SHARE Of the Land Owners / Land Owners Share"** means **50%** of total Saleable Plot Area in terms of Sq.Yds and total Saleable Area In Terms of Sft of Villas.

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1.30 **"Total Saleable Plot Area in terms of Sq.Yds and Total Saleable Area In Terms of Sft of Villas"** mean sum total of areas of all Plots in terms of square yards and sum total of Saleable area in terms of sft for all Villas in the Gated Community. The Sharing between Land Owners and the Developer will be on both total Saleable Plot Area in terms of Sq.Yds and total Saleable Area in terms of Sft of Villas of The Project.

2 **INTERPRETATION**

Unless the context of this Agreement otherwise requires:

(i) reference in the singular shall include the reference in the plural and vice-versa;

(ii) Reference to a particular Clause, Schedule and Annexure shall, except where the context otherwise requires, be a reference to that Clause, Schedule and Annexure respectively;

(iii) Terms defined in this Agreement shall be capitalized throughout the text of this Agreement and shall have the meaning assigned to it by way of this Agreement;

(iv) Words importing reference to person or parties shall include firms and corporation and any organization having legal identity;

(v) the words "include" & "including" are to be construed without limitation;

(vi) The schedule and annexure to this Agreement form an integral part of this Agreement and will be of full force and effect as though they were expressly set out in the body of the Agreement;

(vii) Whenever provision is made for the giving of notice, approval or consent by any person, unless otherwise specified such notices, approval or consent shall be in writing and the words "notify" and "approve" shall be construed accordingly; and

(viii) references to this Agreement shall be construed as references to such Agreement as the same may be amended, varied, novated, supplemented or replaced from time to time;

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3. **GRANT OF DEVELOPMENT RIGHTS, CONSTRUCTION AND THE DEVELOPMENT OF THE PROJECT:**

3.1 That the Land Owners and the Developer have mutually discussed and agreed upon the manner in which Schedule-A Land would be developed. On execution of this Agreement, the **Land Owners** hereby grant the development rights for the Project in respect of Schedule-A Land to the **Developer**, and the **Developer** hereby takes over from the **Land Owners**, exclusive rights to develop and construct the Project on the Schedule - A Land as per specifications given in Schedule - B and Schedule - C, at the sole cost, expense and responsibility of the **Developer**, along with such ancillary and incidental rights as set forth in this Agreement for carrying out the development and construction of the Project on the terms and conditions mentioned in this Agreement. The **Land Owners** hereby agree not to revoke this permission / license so granted, except as specified in this Agreement.

3.2 The Land Owners hereby grant to developer, an exclusive licence to enter upon the Schedule-A Land solely for the purpose of development of the project in terms of this Agreement. The Land Owners shall be entitled to enter the Schedule-A Land at any time for inspecting the progress of development / construction of the Project and for ensuring the compliance of terms and conditions of this Agreement.

3.3 The Parties agree that nothing contained herein shall be construed as delivery of possession of land in part performance of any agreement of sale under Section 53-A of the Transfer of Property Act, 1882, and/or such other applicable laws for the time being in force.

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3.4 The Developer is solely responsible for obtaining all Permits, Permissions and Approvals for the development of Project on the Schedule - A Land from any Governmental Authority and the Land Owners shall not be liable for any cost or expenses in relation thereto. The Land Owners will provide all support to the Developer for the same, without any monetary obligations.

3.5 The Land Owners hereby authorize and permit the Developer to utilize and exploit the Schedule-A Land to the maximum possible developable area, in line with Permissions for the Schedule - A Land.

4. CONSIDERATION & RATIO OF SHARING:-

4.1 The Developer agrees that in consideration of the Schedule-A Land being given for development of the Project to the Developer under this Development Agreement cum General Power of Attorney and for performing the Developer's obligations as herein agreed, the share of Land Owners and the Developer in terms of total Saleable Plot Area in terms of Sq. Yds and total Saleable Area in Terms of Sft of Villas shall be **50%** to the Land Owners and **50%** to the Developer. It is proposed to construct 70 villas with a built up area of 3,15,402 Sft in the Schedule-A Land.

4.2 All **Land Owners** who contributed the land for the Project are entitled to its/his/her share of the Villas in proportion to the extent of land contributed by it/him/her for development of the total Project. All **Land Owners** and the **Developer** agree that the Villas allotted to each one of the **Land Owners** need not fall in the land contributed by them. For the avoidance of doubt, the **Land Owners** understand that each one's extent of Villas may not necessarily be allocated in their own land contributed for the Project and it could be in any portion of the Schedule - A Land given for development to the **Developer**. The

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allotment of Villas will be made by the **Developer** in such a way that all the parties sharing Villas will be having equitable distribution of Villas in terms of location, size, quality, or any other parameter to proportionately distribute the Villas.

5. COSTS OF CONSTRUCTION & DEVELOPMENT: -

5.1 The Developer shall bear and pay all the Project Costs, expenses in respect to the development and construction of the Project including but not limited to preparing the necessary plans, drawing and designs for the construction of the Project in accordance with all applicable Laws and obtaining all permissions, clearances, permits, sanctions, plans, revised sanction plans, licenses, approvals, no objection certificates as required from various departments including but not limited to Fire Dept, any other Governmental Authorities, Pollution Control Board, Telangana State Real Estate Regulatory Authority or any other person, as the case may be, for the construction, development, occupancy, operation, management, leasing of equipment and machinery, as may be required for development of the Project and shall include all approvals relating to or pursuant to sanction of layout plans, sanctioned plans, commencement certificates, occupation certificates and or completion certificates (by whatever name called) and also liaising for securing all such Approvals.

5.2 The Land Owners shall sign all necessary papers required for the purpose of all such permissions and sanctions to be obtained from Government Authorities for the development of the Project.

5.3 The Developer alone shall bear and pay for all costs of construction, insurance, statutory or any deposits, wages and salaries of the workmen, fees to be paid to the architects, consultants, fees for sanctioned plan, remuneration paid to the

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engineers, contractors, all fees (including deposits) to be paid to concerned Government Authorities or departments inclusive of works contract tax, etc. and any other amount which is not specifically agreed to be borne by the Land Owners hereunder. The Developer alone shall exclusively follow up with the concerned Authorities for all the required Approvals and the Developer shall comply with all applicable laws including but not limited to labour laws.

6. PLANS AND SPECIFICATIONS/ APPROVAL:

6.1 The Developer shall construct and develop the Project strictly in compliance with the sanctioned Plan and Specification and in compliance with all the Approvals. The Developer shall be entitled to do all things, deeds and matters pertaining to (i) all of the development activities on and in relation to the Schedule-A Land and exercise of its Development Rights, (ii) interact with any Governmental Authority or any other person in respect of any acts, deeds, matters and things which may be done for the Project, and (iii) signing all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may from time to time be required in this regard.

6.2 It is agreed between the Parties that the plans for the proposed Project once finalized after due discussions with Parties and permissions obtained from the Government Authorities shall be final and shall not be changed under any circumstances. However, minor changes can be done if the same is required by the prospective purchaser/s or the Parties hereto to suite their convenience, subject to and after obtaining the required approvals from the Government.

6.3.1 The Developer undertakes that they will use all reasonable and good materials required for the construction and completion of the Project and assure the quality of the work as per the specifications annexed in Schedule – B and C.

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7. COMMENCEMENT OF THE PROJECT

7.1 The Developer shall obtain permissions from GHMC as well as RERA and commence the construction of the Project within 3 (three) months from the date of execution of the Development Agreement cum General Power of Attorney.

7.2 The Developer shall ensure to regularly update the Land Owner the status of applications made to Governmental Authorities and progress in regard thereto.

8. COMPLETION OF CONSTRUCTION:

8.1 The Developer shall complete the construction of the Project on the Schedule – A Land as per the plans approved by the GHMC and along with handing over of the share of the Land Owners as per the specifications mentioned in the Schedule - B and C, within a period of **36(Thirty Six) Months** from the date of obtaining the permissions for layout & construction of Villas on the Schedule - A Land. It is further agreed that the Developer will be entitled to **Six (6) Months grace period**.

It is also further made clear that the timelines stipulated for the completion of construction of the Project on the Schedule - A Land is the essence of the contract and parties have understood the timelines to be essence of the contract.

8.2 The Project shall be constructed in accordance with the specifications detailed as per Schedule - B and C of this agreement. The Schedule - B and C shall form part and parcel of this agreement

8.3 The Developer as per clause 8.1 shall deliver the Villas allotted to the share of the Land Owners as per the schedule time, any further delay than the specified time mentioned in clause 8.1 the Developer shall pay a monthly rental of Rs.50,000/- (Rupees Fifty Thousand Only) per villa to the Land Owners for the unsold villas retained by the Landowners, as liquidated damages as a genuine pre-estimate of the loss suffered by the Land Owners.

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8.4 The Project is deemed to have been completed on receiving of the occupancy certificate and the release of the mortgaged area, if any.

8.5 It is agreed between the Parties that if there is a stoppage of the work due to any prohibitory order or injunction / restraint orders from any court arising out of any dispute of the Land Owners title or possession, or due to force majeure events which are including but not limited to acts of God such as severe floods, cyclone, earth quake, or war, which are not within the reasonable control of the Developer, and which has resulted in its inability to perform despite due diligence, the said period will be excluded from the period of construction and completion of the Project and the period to obtain the approvals to the plans, stipulated herein above.

9. INTEREST FREE REFUNDABLE SECURITY DEPOSIT:-

9.1 The Developer has paid a total sum of Rs. 3,00,00,000/- (Rupees Three Crores Only) as interest free refundable security deposit as detailed below towards due performance of the obligations contained in the Agreement to the Land Owners and the Land owners hereby acknowledge the receipt of the same

Sno	Name	Cheque Nos	Dated	Amount	Drawn On
1	D.Srinivasa Raju	043707	12.01.2023	Rs.15,00,000/-	Union Bank of India
		043729	23.02.2023	Rs.1,13,21,229/-	
2	D.Rohit Raju	043709	12.01.2023	Rs.7,50,000/-	Union Bank of India
		043731	23.02.2023	Rs.56,81,564/-	
3	D. Sanjay Raju	043708	12.01.2023	Rs.7,50,000/-	Union Bank of India
		043730	23.02.2023	Rs.55,97,765/-	
4	V. Lalita Parameswary	043710	12.01.2023	Rs.10,00,000/-	Union Bank of India
		043732	23.02.2023	Rs.20,16,760/-	
5	G Ramakrishna	043711	12.01.2023	Rs.10,00,000/-	Union Bank of India
		043733	23.02.2023	Rs.3,82,682/-	
	Total			**Rs.3,00,00,000/-**	

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10. REPRESENTATIONS & OBLIGATIONS OF THE LAND OWNERS:

10.1 The Land Owners declare and confirm that the Schedule-A Land is free from encumbrance, free from acquisition or requisition proceedings and not subjected to any prior agreements of sale or development agreements and further not subjected to any pending litigation.

10.2 The Land Owners hereby authorize and empower the Developer to apply and obtain sanctioned plans from Greater Hyderabad Municipal Corporation (GHMC) and other concerned authorities for construction of the Project.

10.3 All taxes and levies payable in respect of Schedule-A Land handed over for development up to the date of entering into this Development Agreement are to be duly discharged by the Land Owners including fees/cost payable for conversion of land from Agricultural use to Non-Agricultural use. The Land Owners are responsible to pay GST on their share of Saleable Built up area in terms of sft/Villas of the Project.

10.4 The **Land Owners** shall execute such documents as may be necessary:

(i) for effectively conveying the **Developer** Share of Villas;

(ii) to enable the **Developer** to enjoy the benefits and rights vested in the **Developer** herein;

(iii) Any stamp duty, transfer duty and registration charges for any document in regard to above will be borne by Developer only.

10.5 That the Schedule – A Land is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof;

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10.6 There are no claims, mortgages, charges, lien or encumbrances on the Schedule - A Land except as specifically mentioned herein;

10.7 The **Land Owners** do not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect the title to the Schedule - A Land.

10.8 There are no easements, quasi-easement, restrictive covenants or other rights or servitudes in respect of the Schedule-A Land and that the **Land Owners** have not received any notice of acquisition or requisition in respect of the Schedule-A Land under any Statute or from any authority.

10.9 The Schedule - A Land is not reserved for any public purpose.

10.10 The **Land Owners** of the Schedule-A Land have not made any plotting and the same is not sub-divided previously.

10.11 The **Land Owners** or their authorized representatives, agents/ architect/ engineers shall have the power to inspect from time to time about the progress of the project and quality of the construction and if the **Land Owners** point out that the work is not progressing satisfactorily or the work is not executed as per the agreed quality and specifications as mentioned in this Agreement, the same shall be rectified by the **Developer**. In case of any further dispute on such rectification, the same shall be referred to a mutually agreed independent architect other than the Architect appointed by the **Developer**, whose decision shall be final.

10.12 It is agreed between the parties hereto that the original document and link documents that established title of Schedule – A Land shall be handed over by the Land Owners directly to the association after receipt of the completion certificate. However, during the execution of the project, if the originals have to be shown to any banker / financial institutions, the Land owners shall co-operate and show them for their authentication and verification.

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11. REPRESENTATIONS &OBLIGATIONS OF THE DEVELOPER:

11.1 The **Developer** hereby makes the following representations and warranties, each of which shall be without prejudice to the other and shall be true as of the date of execution of this Agreement:

(a) It has the necessary expertise, experience, capability, infrastructure and financial liquidity to undertake the development of the Project;

(b) It has the requisite management skills to ensure completion of the Project in accordance with the timelines as specified in this Agreement;

(c) It has full rights, powers, authority and capacity under law to enter into this Agreement and perform its obligations pursuant hereto;

(d) Upon execution, this Agreement would constitute legal, valid and binding obligations of the **Developer**;

(e) The entry into and performance of this Agreement does not conflict with any applicable laws and regulations or any agreements or documents to which the **Developer** is a part

11.2 (a) The **Developer** shall be responsible to pay all the statutory costs to GHMC and other government agencies for obtaining all permissions for the Project.

(b) The Developer at its cost shall engage Architects, Engineers, Contractors, workmen and other agencies required for the execution of the project.

(c) The Developer is entirely responsible to meet the cost of materials such as cement, steel other building material and complete cost of construction for the project.

(d) The **Developer** shall be solely responsible for the payment of wages to the laborers employed for execution of construction work including their statutory payments such as PF, ESI, minimum wages, labour cess, etc.

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(e) The **Developer** shall be responsible for any accidents, injuries, loss of life caused to workers or employees or labourers or to third parties and for payment of compensation thereof on account of the construction and the **Land Owners** shall not be responsible for the same.

(f) The **Developer** shall follow all the relevant and Applicable Laws, rules and the conditions imposed by the Competent Authorities from time to time while constructing the project and shall be responsible for payment of all taxes, cess, surcharges including GST on **Developer's** share of built-up area, penalties, fine, compounding fees, etc if any pertaining to the Project.

11.3 Any disputes between the Developer and their Contractors, Architects, Engineers and other workmen, suppliers of materials and other persons so engaged by the Developer shall be settled by Developer without affecting the time schedule mentioned herein below.

11.4 The **Developer** shall maintain uniformity in respect of both the **Land Owners'** share and **Developer**'s share and every part thereof in terms of quality, progress of construction and the inputs used therein.

11.5 The Project shall be constructed in accordance with the drawings approved by GHMC and the Architects and as per the specifications detailed in the schedule "B" & Facilities of Club House and amenities as per Schedule "C" of this agreement. If the **Land Owners** or their Purchasers or nominees require any change in specification, where it is possible to change they are liable to pay for the modification of the same. However, changes or modifications that will require alteration of structural design or general plumbing design shall not be allowed. No changes shall be allowed if such changes affect the elevation of the buildings/ Villas and the changes that will involve encroachment into common areas and setbacks.

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11.6 It is agreed by the Developer that if any Villa(s) have to be mortgaged to Government Authorities or GHMC for obtaining approvals for the project, the same shall be mortgaged out of Developer Share in the Project.

11.7 The non refundable deposit required to be paid to (a) TSSPDCL for obtaining electricity connection including the consumption deposit (b) Gas bank / Cylinder deposit for obtaining gas supply to the villas / Club house, (c)deposit for obtaining fire NOC, (d) deposit to water works and sewerage departments for obtaining water and sewerage connection including water consumption deposit and (e) development charges for bringing all the above services up to project site shall be initially borne by the developer. The Developer shall also bear the cost of connecting all these services to the individual Villas / Street Lighting / Amenities / Club House etc within the Project from the point of termination by the service providers. However the Developer is entitled to seek reimbursement of these costs from all the prospective purchasers of the Villas in the Project except from the Land Owners share of Villas.

11.8 The **Developer** shall ensure that there are no material deviations of any nature in construction compared to the Approvals granted by the competent authority, except to the extent such deviation is permissible. Provided however, the **Developer** shall be solely and absolutely responsible/ liable for the payment of all fines, penalties etc., if any, imposed by the government / concerned authority, as a result of any deviation from Sanctioned Plans or breach of any approvals and applicable laws.

11.9 The Developer hereby agrees and confirms with the Land Owners that the Project shall be constructed in accordance with the specifications detailed as per Schedule-B and C of this agreement. The Schedule-B and C shall form part and parcel of this agreement

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11.10 **Developer** agrees to register the Project at the time of start of construction after obtaining all approvals under the Real Estate (Development and Regulation) Act, 2016 and follow all Rules and Regulations made there under till completion of the Development and construction of the Project. All the costs and consequences in this connection shall be met by the developer.

11.11 The **Developer** shall bear and pay stamp duty, registration charges, legal fees and other expenses for registration of this Agreement.

11.12 The Developer undertakes to use the consideration collected from the prospective purchasers strictly in accordance with The Real Estate (Regulation and Development) Act, 2016 and relevant rules and regulations there under.

11.13 As under the RERA Act, builders are required to set aside 70% of the primary funds in Separate Account for construction of the property prior to the date of the offering or sale of the first Villa in the Project. The Developer shall establish a Separate Account/RERA Account as prescribed under RERA. The RERA Account is to be held, administered, and utilized by the Developer as provided in RERA Act and Rules there under.

11.14 The Developer agree to comply with applicable RERA Act and rules, as may be required.

11.15 It is further agreed between the Parties that, if any additional works have to be undertaken by the Developer on the request of the Land Owners in respect of units falling to their share, the Developer shall be at liberty to make such additional constructions or modifications within the units of Land Owners and in the event of the time limit fixed for completion of the entire Project gets delayed

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on account of this, Land Owners agree that the time consumed in making additional constructions or modifications on the written request of the Land Owners/their nominees/prospective purchasers of the Villas falling into the Land Owners' share shall be proportionately extended for construction of such additional construction.

11.16 The "Delivery of Possession of Villas" shall be intimated by the **Developer** in writing to the **Land Owners** and to the Villas purchasers. The **Developer** shall also clear all the dues to various Government departments such as Electricity board, GHMC, Fire Services Department, etc., and intimate to the **Land Owners** the same in writing along with proof of having cleared all such statutory dues. If the Land Owner or their purchasers do not take delivery of possession of the Villas, they shall pay Rs.10/- per sqft of Saleable Built up area per month as holding down charges to the **Developer** as well as they have to pay monthly maintenance charges to the **Developer** or to the Owners' Association.

11.17 The **Developer** and **Land Owners** are entitled to sell their Villas falling into their respective share and along with share of common amenities and facilities to a prospective purchaser and receive consideration thereof. The developer using his expertise and knowledge will help the land owners in the sale of their respective share of villas

11.18 **Pricing Policy**: As the pricing of the Villas has a direct effect on the overall valuations and branding/positioning of the whole project in the market, both parties will be in consultation with each other in deciding the bench mark price. The Developer and Land Owners shall always adhere to the minimum bench marked price mutually agreed from time to time.

D. Srinivas Rao D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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12. TAXES

12.1 The GST applicable on the **Land Owners** share of Villas that is allocated to **Land Owners** shall be borne by the **Land Owners** as under:

(a) GST on Villas sold by **Land Owners** before issue of Occupancy Certificate for the project;

(i) **GST liability** shall be 5% of sale consideration as per Agreements of Sale entered into with the third party purchaser;

(ii) **Date of liability** shall be the date when full or part sale consideration is paid by the purchaser to the **Land Owners**. 5% of the sale consideration shall be collected as GST and paid to the Developer for onward remittance to the GST Department.

(b) GST on Villas unsold by the **Land Owners**:

(i) **GST Liability shall be based on the following formula**: Saleable area of unsold Villas X rate per sq.ft of the first Villa sold by the Developer after the Development Agreement is registered X 5%.

(ii) **Date of Liability**: The Developer shall send an invoice or a debit note to the **Land Owners** on receipt of Occupancy Certificate towards the GST liability for such unsold Villas based on above formula. This GST liability has to be paid by the **Land Owners** to the Developer within 10 days from the date of receipt of occupancy certificate for the project or at the time of taking over possession of the Villas whichever is earlier so that the Developer could remit the same to the GST Department.

(c) If Government changes the above GST rate of 5% the revised rate shall be applicable.

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13 GENERAL POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER FURTHER WITNESSETH AS FOLLOWS:

The Land Owners hereby appoint, retain, nominate and constitute the Developer "Sri Sreenivasa Infra" Rep by its Managing Partner Mr. Rohan and hereby specifically empower, authorize, the Developer herein as their lawful ATTORNEY and hereby grant powers and authority to carry out, perform, do and execute any or all of the following acts, deeds or things, in their name and on their behalf for the Development of the Project:-

a) To negotiate the price, enter into and execute agreement(s) of sale, mortgage, Agreement to Lease, Lease Deed or other instruments in respect of Developer Share with prospective purchasers and to receive the sale consideration or advance, and acknowledge the receipt of the money and pass valid receipts for payment received in terms of this Development Agreement cum General Power of Attorney.

b) To transfer by way of sale deed, conveyance deed, gift deed to the third party purchasers, mortgage, lease, gift or otherwise of the Villas fallen to the share of the Developer, and to receive consideration in respect thereof and appropriate the same and to execute sale deeds or other conveyance deeds in favour of third party purchasers of Villas and to present the same for registration and to deliver possession of the Villas to such third party purchasers. Also to confer power to its representative to present the above said sale deeds or other conveyance deeds before the registration authorities.

c) To prepare a comprehensive plan for the construction & development of Project on **Schedule-A Land** and to apply and obtain sanctioned plans and permissions etc. from the Greater Hyderabad Municipal Corporation or concerned municipality or any other Government Department, Hyderabad Water Supply and Sewerage Board, Airport Authority Clearance, NOC from

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Fire Department, PCB Clearance for the construction of Project on the **Schedule-A Land** and to sign all such applications, forms, affidavits, petitions and papers as may be necessary from local bodies or authorities, Government Offices as the Developer may deem necessary in the circumstances and to deposit any fee or any other amount which may have to be paid to the Statutory Authorities as may be required for obtaining Approval for construction & Development of the Project.

d) The Land Owners hereby declare and agree that all the said acts, deeds and things that are lawfully done by the said attorney in the name of Land Owners and on behalf of the Land Owners shall be construed as the acts, deeds, and things done by the Land Owners.

e) To advertise, to erect its name board, sign board at the site and make publicity about the Project for sale/lease in such a manner as the attorney shall feel necessary to solicit customers for the purpose of selling the Developer's Share.

f) The Land Owners hereby ratify and confirm and agree to ratify and confirm all and whatsoever their said attorney shall lawfully do or cause to be done about the Schedule - A Land as aforesaid.

g) The Land Owners herein grant power to the Developer to approach any Government, State, Central or Local or other authorities including Gram-panchayat, GHMC, Defence, TS Transco or other private or public body or service provider, for the purpose of obtaining all the necessary permissions, clearances, grants, no objection certificates, change of land use, layout approvals, construction permissions, service connections, modification of plans, or regularization occupancy certificates, or any other purpose in respect of the Project.

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h) The Land Owners herein grant power to the Developer to gift or otherwise transfer the proportionate open spaces and common areas in the Project, in favour of the Association or to Panchayat / local body and execute suitable documents and present the same for registration and comply with all the formalities of registration. The registration charges in this connection shall be borne by the Developer.

i) The Land Owners herein grant power to the Developer to file, prosecute, defend or withdraw any suit or other proceedings in any Courts (including civil & criminal) or appellate courts, Tribunal or other authority, to verify and sign all applications, pleadings, affidavits, plaint, written statement, petition, counters etc., in respect of Project construction or settle the disputes by way of compromise by way or arbitration or otherwise, to sign joint compromise memo, admit the same, and to execute all decrees, orders, etc., and to appoint or remove Advocate/s and to file appeals, revisions, etc.

k) The Land owners herein grant power to the Developer to do all other deeds, things and acts as may be necessary or any way ancillary to the above, notwithstanding the same are not specifically mentioned herein and the Land Owners hereby agree to ratify all such lawful acts done by their attorney or their sub-agent, attorney, etc., in pursuance of these presents.

l) Notwithstanding the delegation of powers as above, the Land Owners shall continue to be liable to discharge all their obligations under this Agreement and shall be liable to cooperate with the Developer in all respects till the entire Project is completed and the entire share or entitlement of the Developer under this Agreement is transferred in favour of the Developer or its nominees and shall not have any claim in respect of the areas fallen to the share of the Developer.

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m) To appoint sub agents, Attorneys, Contractors, Co-Developer etc., for the purpose of this agreement and to sub-delegate all or any of the powers hereunder granted to the Developer to such sub agents, attorneys, contractors, etc.

n) And to do all other deeds, things and acts as may be necessary or any way ancillary to the above notwithstanding the same are not specifically mentioned herein and the Land Owners hereby agree to ratify all such lawful acts done by their attorney or their sub-agent, attorney, etc., in pursuance of these presents.

Provided further that the Power of Attorney shall not be revoked so long as the Developer has complied with the terms and conditions of this Agreement or the Power of Attorney Holders have acted on the Power of Attorney in terms of the power granted and on the basis of the Agreement.

14. **SPECIAL COVENANTS**

14.1 The Land Owners do hereby further covenant to indemnify and to keep the Developer fully indemnified from all or any loss that may be caused to the Developer on account of any defect in the title of the Land Owners or in the event of the aforesaid declarations found false or otherwise. The Land Owners hereby covenant with the Developer that in case of any claim in respect of the Schedule-A Land, the Land Owners shall settle such claims arising in respect of their own extents.

14.2 The Developer covenant that it will complete the development as per the sanctioned plan and terms of this Agreement and deliver the project completed in all respects within the stipulated time.

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14.3 The time stipulated under this Agreement shall not apply in default or in case of force majeure. For the purpose of this Agreement, "force majeure" shall mean and include any natural calamity, including floods, earthquake, draught and riots, civil war, serious economic and adverse market conditions, natural disasters, pandemic, accidents due to natural causes, pendency of applications before various authorities, including sanctioning authorities, injunctions, stays, etc., and those not attributable to the Developer.

14.4 These Special Covenants shall prevail over anything to the contrary in this Agreement and all previous oral/written agreements, understandings, etc., shall stand superseded by this Agreement.

15. DEFECT LIABLITY PERIOD

15.1 The **Developer** shall be responsible to maintain National Building Construction Code existing as on date. The **Developer** shall be responsible for any structural defects and other defects or deficiencies in the civil construction. The **Developer** shall rectify all such defects and deficiencies pointed out during construction period. The **Developer** shall be liable to replace and/or repair such structural defects and other defects in the construction noticed up to a period of five years from the date of Occupancy Certificate. The bought out equipment, such as lifts, generators and other services equipment will be procured from reputed companies who shall provide warranty / guarantee for all such bought out equipment. After the warranty / guarantee the Association of the Owners of the residential Villas may enter into AMC with these companies.

16. ASSOCIATION OF THE OWNERS OF VILLAS:

16.1 The **Developer** shall form an Association of Villa Owners for the purpose of having a common watch and ward (security) and for proper maintenance of common areas and common amenities and facilities including roads in the Gated

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Community. All the owners/Tenants of the Villas shall be members of this Association and they shall abide by bye-laws, resolutions, rules of such Association and shall contribute proportionately towards maintenance charges and other amounts payable to the Association as per such bye-laws, resolutions, etc. In case of alienation of ownership of the Villas, such transfers must be registered with the Association on payment of such fees as may be prescribed by the Association from time to time. The water supply to all the Villas shall be under the exclusive control and maintenance of the Association. The elevation, exterior and front yard landscaping of the Gated Community may be regulated by the association, which shall not be tampered with by the respective owners. The association shall have authority to direct proper maintenance and upkeep of the elevation, exterior painting and landscaping of all the Villas and impose penalties as per bye laws for any violation. The Association shall also provide plumbing, sanitary, electrical, gardening, and other services on such charges as may be prescribed from time to time. The **Developer** is responsible for all activities of the association till such time the association is formed. All the owners of the Villas shall pay maintenance charges to the **Developer** till the association is formed and to the association thereafter.

16.2 The **Developer** shall construct a "Club House" in the Project. All members of the Association are members of the Club House and are liable to pay charges as may be fixed by the Association for usage of club house.

16.3 All common areas and amenities, subject to the usage rights of the Villa owners, shall vest with the Association for management and shall not be alienable. The Association shall have exclusive right to manage and maintain the common areas and amenities.All the owners of the Villas in the gated community shall

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share equally the Common Maintenance Expenses (CME) from the date of handing over of the Villa along with Occupancy Certificate issued by GHMC. The **Developer** shall collect a lump sum amount of **Rs.36 per Sft** of the Saleable built up area of the Villa and GST applicable on the same from the owners of the Villas at the time of respective sale deed registration towards CME. These amounts shall have to be paid within 10 days from the date of Occupancy Certificate even if the Villa is not occupied or not sold by the Land Owners or the **Developer**. These amounts will be deposited in a separate bank account and all CME shall be paid out of this.

16.4 All the owners of the Villas who are members of the association shall pay Corpus Fund to the **Developer** on the date of registration of Sale Deed. All the owners of the Villas shall pay Corpus Fund to the **Developer** at the rate of **Rs.100/- per Sq. Feet** of the saleable area of their respective Villa, at the time of registration of the Sale Deed in their favour. This Corpus Fund shall be paid for the Villa even if the same is not occupied or not sold by the **Developer** or the Land Owners. The **Developer** shall deposit this amount into a separate account in the form of a Fixed Deposit and handover the same to the management of association.

16.5 The Association shall have the first charge on every Villa in the Project for any or all the amounts due to the Association by the owner of the Villa. The Association shall be the owner of all the amenities, but the Association shall not be entitled to sell the same.

16.6 Every member of the Association shall endeavor and strive to be a good neighbor and shall have the community and social spirit. The Member shall jointly enjoy the common areas and amenities, subject to the maintenance, regulation and control by the Association or its agent or contractor to whom the maintenance might be entrusted by the Association. Every owner of the Villa shall be liable to contribute the user charges and other amounts towards the supply of such services as may be fixed by the association from time to time.

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16.7 No Member shall cause any damage to/alter the exterior of the Villas or change the color of the exterior or the landscaping in the Project. No alterations to the exteriors like fixing of grills/mesh or other fixtures, including dish, antennas or any other machinery or devises, which affects the architectural beauty or integrity of the Project, without prior written approval from the General Body of the Association. The Member shall install the air conditioners at the space earmarked / specified by the **Developer**. Window air conditioners are not allowed to be fixed, which will affect the external elevation of the Project. The Association shall have exclusive right to permit the installation of cell towers, dish or such other equipment for the common benefit of all the members of the association. No Member shall have any right to give on hire any Villa for any office purpose.

16.8 Notwithstanding anything hereinabove, the Owner of the Villas shall be liable to pay the taxes, fees and other charges payable in respect of their property to Government or as the case may be to the Service Provider.

16.9 It is agreed by the **Land Owners** and **Developer** that the name of the Gated Community shall be **"FORTUNE CHATEAU"** and this shall not be changed in future for any reason whatsoever.

17. FORCE MAJEURE

17.1 The time schedule stipulated in para 8 is essence of this agreement. The time limit stipulated above shall not be applicable to any delay caused due to "force majeure". The terms "Force Majeure" for the purpose of this Agreement shall mean and include such causes which are beyond the control of **Developer** and prevents the **Developer** from due performance of this Agreement and which cannot (a) by the exercise of reasonable due diligence, or (b) by adoption of reasonable precaution adversely affects the **Developer** ability to perform its obligations under this Agreement, which shall include, but not be limited to

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(a) Acts of God i.e. fire, drought, flood, earthquake, epidemics, tempest or deaths or disabilities;

(b) Explosions or accidents or air crashes;

(c) Strikes or lock outs;

(d) War and hostilities of war, riots or civil commotion;

(e) The amendment in any law, rule or regulation, order, direction, adverse condition in approvals from any Government authority that prevents or restricts a Party from proceeding with implementation of the project as agreed in this agreement.

17.2 The **Developer** shall immediately upon identifying any force majeure situation shall intimate to the **Land Owners** in writing regarding the occurrence of such force majeure situation preventing it from due performance of this Agreement. The **Developer** shall also notify total duration of force majeure situation. Such duration shall be added to the project completion time mentioned in para 8 above.

18. <u>INDEMNITY</u>

18.1 The Developer hereby indemnifies and undertakes to hold harmless the Land Owners from and against any / all losses, liabilities, claims, damages, expenses, costs, charges, fees which may be incurred or suffered, arising out of, or which may arise out of (i) any default in complying with the terms and conditions of the Approvals pertaining to the Project and breach of any terms and conditions including its representation, warranties and covenants under this Agreement by the Developer (ii) any default in repayment of mortgage debt in connection with the mortgage to be created by the Developer on the Project for availing construction finance in relation to the Project; (iii) defending the Land Owners in

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For Sri Sreenivasa Infra

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case of any action by any prospective buyer(s) for any delay, deficiency in service or substandard goods or materials used; (iv) with respect to payment to its Contractor(s); (v) compliance with the welfare legislations in respect of labour employed; (vii) any accidents that may occur during the course of development; (viii) any claims, notices, demands, suits, litigation and proceedings of any nature whatsoever, in respect of this development pursuant to this Agreement or arising out of any contravention by Developer of any procedural or substantive laws, judicial or arbitral decisions, rules, regulations, standards, orders and other requirements (including those relating to the environment, hazardous materials, or health and safety) of any relevant Governmental Authority.

18.2 The Land Owners shall at all times indemnify and keep indemnified the Developer against all actions, proceedings, claims and demands or any litigations relatable to (i) any misrepresentation or any breach of any representation or warranties of Land Owners contained in this Agreement and (ii) the title of the Land Owners to the Schedule-A Land .

18.3 The Land Owners hereby expressly undertake to indemnify and keep indemnified the Developer against any claims whatsoever in nature of any third parties. The Land Owner further hereby undertake to ensure that in the event of any such third party claims, the Developer's share of built up area will not be subjected to any prohibitory Orders and also that no impediment is caused to the proposed construction in the project and for that purpose such claims if any sustainable shall be met from and out of the share of the built up area of the Land Owners. In other words, the Land Owners hereby assure the Developer that there will not be any impediment for the proposed construction of the project and for sale of the share of the built up area/villas of the Developer.

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19 BORROWINGS:

19.1 The Developer shall be entitled to take project loan and financial facilities for the development of the Schedule-A Land at its discretion by furnishing sufficient security. However, it is made clear that the Developer shall be entitled to furnish its Developer's Share in the Project as security upon the compliance of the terms of the Agreement. And any such creation of charge shall always be subject to the compliance of this Agreement. It is expressly agreed that the Developer shall not be entitled to encumber Land Owner's Share, or in any manner jeopardize the entitlement of the Land Owners under this Agreement.

19.2 If the Developer is availing loan as per above clause, the Land Owners shall sign any such document required by the banks, financial institution or such other financing entity.

19.3 The Developer shall be responsible for the loans & mortgages created for the development of the Project and the Land Owners shall bear no liability for repayment of the same.

20. NOTICE

All notices or other communication required or permitted to be given under this Agreement shall be in writing and shall be effectively given and made if (i) delivered personally, (ii) sent by prepaid courier service or registered mail or (iii) sent by facsimile, in each case to the address of the Parties as mentioned above.

21. LEGAL JURISDICTION OF THIS AGREEMENT:

21.1 This Agreement shall be governed and interpreted by, and construed in accordance with the laws of India.

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For Sri Sreenivasa Infra

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21.2 The courts at Ranga Reddy District shall have the exclusive jurisdiction to preside over disputes arising out of this Agreement, in relation to a claim of any of the Parties.

22. BREACH AND CONSEQUENCES:

22.1 The invalidity or unenforceability of any one of the provisions of this Agreement shall not affect the validity or enforceability of other provisions of this Agreement. If one or more provisions of this Agreement are held to be unenforceable under any law, the parties agree to renegotiate such provision in good faith. In the event the parties cannot reach a mutually agreeable and enforceable replacement for such provision, the same shall be excluded from this Agreement and the balance clauses of the Agreement shall be interpreted as if such provision was so excluded and the balance of the Agreement shall be enforceable in accordance with the terms contained therein.

22.2 In the event of breach by either party to this Agreement, the other party shall be entitled to recover any losses, damages and expenses incurred as a consequence of such breach from the other party committing breach.

22.3 In the event of any dispute arising in connection with the interpretation or implementation of this Agreement, the Parties shall attempt to resolve such dispute amicably failing which the dispute shall be referred to arbitration by a single arbitrator mutually appointed by the Parties. The arbitration shall be governed by the Arbitration and Conciliation Act, 1996. The venue of the arbitration shall be at Hyderabad.

D. Srinivas Rao

D. Srinivas Rao

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23. **NOT PARTNERSHIP:**

The development contemplated by this Agreement is not in the nature of a partnership as contemplated either by the Indian Partnership act, 1932, or by the Income Tax Act, 1961 or joint development or contract of employment between the Parties herein and the parties have entered into this Agreement on a principal to principal basis and their rights are strictly governed by the terms of this Agreement.

24. STAMP DUTY AND REGISTRATION COST

The stamp duty and registration charges in respect of this Agreement and the Power of Attorney shall be borne and paid by the Developer.

25. AMENDMENT

Any change, alteration, addition, modification and amendment to this Agreement shall be made by means of a supplementary agreement or by any other writing duly signed and registered by the Parties hereto.

26. **ENTIRE AGREEMENT:**

This Agreement together with all the schedules hereto, constitutes and contains the entire agreement and understanding between the parties with respect to the development of Schedule - A Land and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.

27. COUNTER PART:

This agreement is executed in four originals or counter parts, each of which shall be deemed to be in original and will constitute one and the same instrument

D. Srinivas Rao

D. Srinivas Rao

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Schedule - A Land
(Given for Development)

All that piece and parcel of vacant land **41,382 Sq yards**, or **34,600 Sq. Meters**, in **Survey Nos 25/1/Ja/1, 25/1/Cha, 25/1/Chha/E/1, 25/1/cha/1, 25/1/Ja/2, 25/1/cha/AA/1, 25/1Cha/2, 25/1/Ja/3, 25/1/Cha/AA/2, 25/1/Cha/E/2, 25/1/Cha/AA & 25/1/Chha,** Situated at **Petbasheerabad Village,** Quthbullapur Mandal, Medchal - Malkajigiri District, Telangana, State and bounded by :-

North	:	40 ft Road
South	:	Neighbours Land
East	:	Neighbours Land
West	:	Neighbours Land

IN WITNESS WHEREOF, the Parties hereto have signed and executed this Agreement, with their free will and consent, on the above-mentioned day, month and year in the presence of the witnesses as mentioned below:

LANDOWNERS	**SIGNATURE**
Dendukuri Srinivas Raju	D. Srinivas Raju
Dendukuri Rohit Raju	
Dendukuri Sanjay Raju, GPA Holder Dendukuri Srinivas Raju	D. Srinivas Raju
Lalita Parameswary Vadlamani, GPA Holder Vadlamani Srinivasu	
G.Ramakrishna	
DEVELOPER	**SIGNATURE**
M/s. SRI SREENIVASA INFRA Represented by its Managing Partner Sri M. Rohan	For Sri Sreenivasa Infra M. Managing Partner

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Schedule -B
(Specifications for construction of the Project)

STRUCTURE

- R.C.C. framed structure to withstand Wind and Seismic Loads.
- Super Structure Brick work and plastering

PAINTING

EXTERNAL

- Textured finish with two coats of weather proof exterior emulsion paint of reputed make.

INTERNAL

- Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

SITOUT & DECK

- Weather proof paint of reputed make over external putty finish at utility / sit out walls and ceiling.

MAIN DOOR FRAME & SHUTTER

FRAME

- Main door frame of 8 ft height Engineering Teak wood with premium designer hardware fittings.

SHUTTER

- Flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U polish on both sides.

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INTERNAL DOOR FRAME & SHUTTER

FRAME

- Internal door frame of 8 ft height with premium designer hardware fittings.

SHUTTER

- Flush door shutter made of solid block board core construction, cross bands and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U polish on both sides.

WINDOWS & FRENCH DOOR FRAME & SHUTTER

- **French Doors:** Anodised Aluminium frames with toughened glass panelled sliding shutter with toughened high performance glass and offers advanced thermal to withstand wind loads with mosquito mesh of Alumil or equivalent make.
- **Windows:** Aluminium frames, toughened with energy efficient glass sliding / casement with provision for mosquito track and designer Alumil or equivalent make.
- **Ventilators:** UPVC/Aluminium ventilator for all toilets, store, kitchen, servant room & servant toilet.
- **Balcony Railings:** Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base of Techno Rail or equivalent make.

HARDWARE

- Hard ware in brush finished stainless steel for all doors of Labacha or equivalent make.
- All the doors with towel bolts and a mortise lock or tubular / cylindrical lock of reputed make.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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- Magnetic / Concealed door stoppers of reputed make for the main door and the bedroom doors Labacha or equivalent make.

ELEVATORS / LIFTS

- Provision for lift

DRAWING, DINING, LIVING, KITCHEN AND ALL BEDROOMS

- Flooring: Imported Marble with Skirting as per architect design

MASTER SUITE ROOM, MULTI PURPOSE ROOM

- Premium Wooden flooring of reputed make as per architect design.

INTERNAL STAIRCASE

- Imported Marble with Skirting as per architect design

BATHROOM & POWDER ROOM

- Acid resistant & anti-skid premium, vitrified tiles and wall cladding up to lintel height.

BALCONIES

- All balconies with designer combination of good granite and premium quality tiles.

PARKING AREA

- Combination of wash concrete and granite as per architect design.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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KITCHEN / UTILITY / WASH

- Separate tap connection for municipal water and borewell water.
- Double Stainless Steel sink in the utility and single bowl sink in the kitchen with single lever spout.
- Power plugs for cooking range Chimney, Refrigerator, Microwave Oven, Mixer / Grinder and Aqua Water in kitchen.
- Provision for Dish Washer, Washing Machine with CP Fittings.

SANITARY & FIXTURES

- All sanitary fittings of Villeroy & Bosh / Vitra or equivalent make in all Bathrooms

WATER CLOSETS

- Western Style, porcelain EWC of reputed make in all bathrooms.

HEALTH FAUCETS

- Health faucets of Daniel / Vitra or equivalent make in all bathrooms.

WASH BASINS

- Porcelain wash basins with granite counter top of reputed make.

COCKROACH TRAPS

- A detachable stainless steel cockroach trap of reputed make in all bathrooms.

OVERHEAD SHOWERS

- Overhead showers of Daniel/Sirius or equivalent make in all bathrooms.

FAUCETS

- All faucets (CP), heavy body metal fittings of Villeroy & Bosh / Vitra or Equivalent make.
- Hot water connection to the shower and wash basin in each bathroom.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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ELECTRICAL FIXTURES

- Internal Electrical Fixtures.
- Plug points for T.V & Audio Systems etc.
- Concealed copper wiring of Havells or equivalent make.
- 3 phase Supply for each unit and Energy Meter.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make Legrand / Hager or equivalent make.
- Modular Switches of Legrand or equivalent make.
- LED Light Fixtures for all Common Areas & Landscape Area Lighting

TELECOMMUNICATION, CABLE TV & INTERNET

- Intercom facility to all the units connecting Security.
- DTH Provision for Cable Connection in Living and all Bedrooms.
- Wired internet provision in Drawing, Master Bedroom, Children Bedroom in each floor.

HOME AUTOMATION

- Home automation for controlling lights at specific areas of Legrand or equivalent make.
- Gas leak detector with shut off valve.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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WTP & STP

- Fully treated water made available through exclusive water softening plant of bore well water.

- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, Treated sewage water will be used for the landscaping and flushing.

WATER SUPPLY

- Centralized water distribution by hydro-pneumatic system for all villas with individual water meters for each villa.

CAR PARKING

- 2 Car Parks for Each Villa

PARKING MANAGEMENT

- Parking signage at required places to ease traffic flow.

GENERATOR

- 100% DG set Backup with acoustic enclosure & AMF Panel for all villas and Common area.

LPG

- Provision for supply of gas from centralized Gas bank to all individual villas with gas meter.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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BMS

- Building management software for gas bank, generator power, general power connection.

WASTE MANAGEMENT

- Separate bins to collect dry waste (paper, plastic, glass, & metals), E-waste(batteries, lamps), and wet waste(organic).

RAINWATER HARVESTING

- Rain water harvesting through recharge wells onsite to improve ground water level.

EXTERNAL LIGHTING

- LED Lightings posts with lamp fittings and LED lights, in Landscaping areas

LANDSCAPE & WATER BODIES

- Landscape and water bodies in the landscaped areas wherever feasible and in TOT – LOT areas as per design of landscape consultant.

SECURITY

- Sophisticated round the clock security system
- Video door phone facility at main door
- Intercom from security to all villas
- Boom barriers at entry for vehicles with mechanical operation.

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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COMPOUND WALL

- Aesthetically designed compound wall shall be constructed all around the gated community with fencing.

Schedule -C

Club House and Amenities

INDOOR

- Reception/Waiting Lounge
- Swimming Pool with Deck
- Kids Pool
- Multi-Purpose Hall
- Guest Rooms
- Indoor Games –Table Tennis
- Badminton Court
- Aerobics /Pilates
- Air Conditioned Gymnasium
- Saloon
- Squash Court
- Preview Theatre
- Cafeteria
- Conference Rooms/Business Lounge
- Work Station

D. Srinivas Rao

D. Srinivas Rao

For Sri Sreenivasa Infra

Managing Partner

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0ANNEXURE – 1A

1.	Nature of roof	:	R.C.C.
2.	Total Extent of site	:	Ac.8-22 Guntas (41382 Sqyds)
3.	Proposed Built-up Area	:	3,15,402 sft (Total No of Villas 70)
	Club House	:	30,000 sft
	Total	:	**3,45,402** Sft.
4.	Party's own estimate of Market value of the Land	:	**Rs. 50,48,60,400/-**

DECLARATION

I/We hereby declare that the above stated particular are true and correct to the best of my/our knowledge.

For Sri Sreenivasa Infra

Managing Partner

SIGN OF THE DEVELOPER

SIGN OF THE LAND OWNERS

D. Srinivas Rao

D. Srinivas Rao

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REGISTRATION PLAN OF LAND ADMEASURING 41,382 SQ.YDS DELINEATED IN THE APENDED PLAN IN RED SITUATED AT SURVEY NO. 25/1/JA/1, 25/1/CHA, 25/1/CHHA/E/1, 25/1/CHA/1,25/1/JA/2, 25/1/CHA/AA/1, 25/1CHA/2, 25/1/JA/3, 25/1/CHA/AA/2, 25/1/CHA/E/2, 25/1/CHA/AA & 25/1/CHHA, SITUATED AT PETBASHEERABAD VILLAGE, QUTUBULLAPUR MANDAL, MEDCHAL - MALKAJIGIRI DISTRICT, TELANGANA, STATE

LANDOWNERS:

1) **MR. DENDUKURI SRINIVAS RAJU,** S/O. D. SATYANARAYANA RAJU

2) **MR. DENDUKURI ROHIT RAJU,** S/O. D. SRINIVAS RAJU

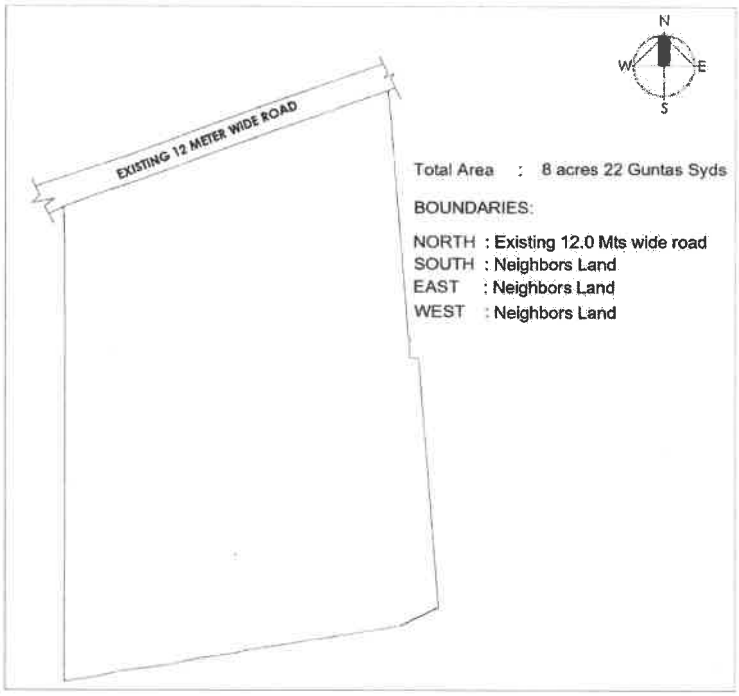
3) **MR. DENDUKURI SANJAY RAJU,** S/O. D. SRINIVAS RAJU

4) **MRS. LALITA PARAMESWARY VADLAMANI,** W/O. MR VADLAMANI SRINIVASU

5) **MR. G. RAMA KRISHNA,** S/O. G BHASKARA RAO

DEVELOPER : SRI SREENIVASA INFRA

REPRESENTED BY ITS MANAGING PARTNER **M. ROHAN,** S/O M.VENKATAKRISHNA REDDY,



N

WITNESSES:
1.
2. T. Raybabu

DEVELOPER:

For Sri Sreenivasa Infra

Managing Partner

LANDOWNERS
1. D. Srinivas
2.
3. D. Srinivas
4.
5.
4.

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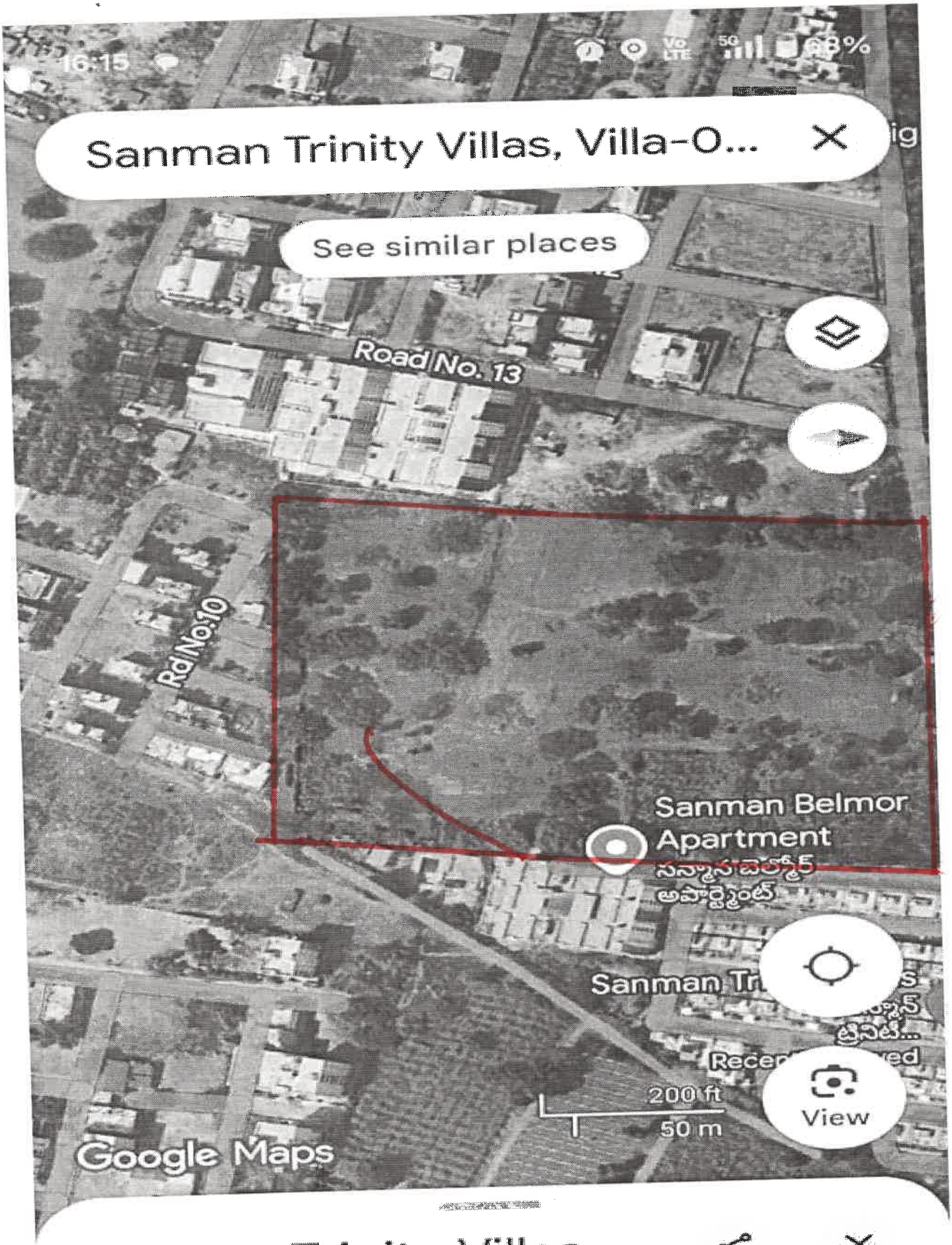

Sanman Trinity Villas

Directions Start Call

For Sri Sreenivasa Infra

Managing Partner

D. Srinivas Rao

D. Srinivas Rao

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LOCATION SKETCH

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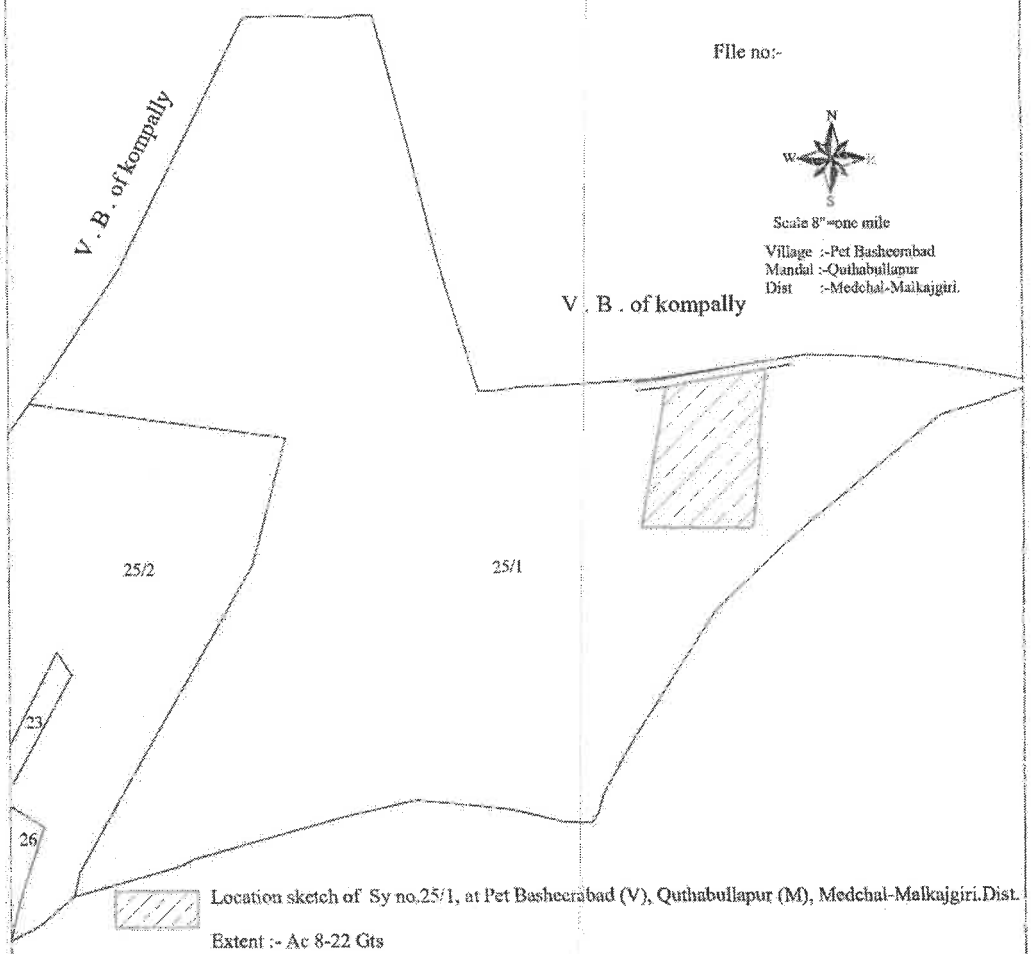

Location sketch of Sy no.25/1, at Pet Basheerabad (V), Quthabullapur (M), Medchal-Malkajgiri.Dist.

Extent :- Ac 8-22 Gts

NOTE

Sketch prepared as per applicant shown land on ground possession

Tahsildar
Quthbullapur Mandal
Medchal District.

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GOVERNMENT OF TELANGANA
REVENUE DEPARTMENT

Office of the
Tahsildar
Quthbullapur Mandal

No.B/ 1776/2024 **Date: -12-2024**

ENDORSEMENT

Sub: - Lands - Medchal - Malkajgiri District - Quthbullapur Mandal -Pet- Basheerabad village - Sy No 25/1/C, 25/1/J- Request for Revenue Sketch- Report called for - submitted- Reg.

Ref: - 1. Application filed by Sri. D. Srinivas Raju, dt: 23.10.2024.
2. Report of Mandal Surveyor Quthbullapur Mandal, dt: 12.12.2024

******

Through the reference 1st cited, the applicant Sri. D. Srinivas Raju has requested to issue Revenue Sketch of the land to an extent of Ac. 8.38 gts in Sy. No. 25/1 situated at Pet-Basheerabad Village Quthbullapur Mandal.

In this regard it is submitted that as per verification of the office records it is revealed that as per pahani from the year 1955-56 the land bearing Sy.No.25 was divided as 25/1 measuring an extent of Ac.195-34gts and Sy.No.25/2 measuring Ac.59-35gts. And De-notified vide GO.Ms.No.663 Rev (Regn-I) Dept., dt: 21.6.2005 & Govt Memo No.57745 (Regn.I) A1/2008, dt. 23.5.2009 in Sy. No. 25/1 for an extent of Ac. 160.35 gts situated at Pet-Basheerabad Village Quthbullapur mandal.

On verification of the documents enclosed by the applicant it is revealed that the land purchased by Sri.D. Sathyanarayana Raju vide executive sale deed from Sri. Burra Mallaiah and others in Sy. No. 25/1 for an extent of Ac. 9-16 gts vide sale deed document no. 694/1965 , dt: 11.12.1965, and the purchaser D. Sathyanarayana Raju has sold the land various persons vide registered documents i.e. to Sri. V. Srinivas to an extent of Ac. 0-36 gts in Sy. No. 25/1 vide document no. 8611/2004, dt: 20.02.2004 and Sri. G. Rama Krishna Raju to an extent of Ac. 0-16 ½ gts vide document no. 8612/2004, dt:' 20.02.2004. and D. Sathyanarayana Raju has executed a will deed to his grand sons to 1.) Sri. Rohith Raju to an extent of Ac. 1-36 ¾ gts in Sy. No. 25/1 and 2.) Sri. D. Sanjay raju to an extent of Ac. 1.35 ¾ gts vide will deed no. 55/Book3/2015, dt: 01.12.2015.

In view of the above the land admeasuring total extent of Ac. 8.38 gts of 1.D. Sathyanarayana Raju (Ac. 3.33 gts), 2. D. Rohith Raju (Ac. 1.36 ¾ gts), 3. D. Sanjay Raju (Ac. 1.35 ¾ gts), 4. V. Lalitha Parameswary w/o V. Srinivas (Ac. 0-36 gts) and 5. G. Ramakrishna (Ac. 0-16 ½ gts are the owners of the land and requested to issue revenue Sketch.

In this regard, vide reference 2nd cited the Mandal Surveyor has enquired and submitted a report with reference to the revenue records and that the land to an extent of Ac. 8.38 gts falls in Sy. No. 25/1 situated at Pet-Basheerabad Village, Quthbullapur Mandal.

Encl: Location Sketch.

Tahsildar,
Quthbullapur Mandal

Tahsildar
Quthbullapur Mandal
Medchal District

To,
Sri. D. Srinivas raju S/o D. Sathyanarayana Raju R/o Sri Nagar Colony, Saidabad, Hyderabad

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Quthbullapur

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajgiri District

Present: PADIRI SANJEEVA RAO **Dated:** 20/07/2023

Proedgs. No. 2300070884

Sub:. NALA Order

Ref:.

Order:

Sri GUNDIMEDA RAMAKRISHNA S/O G BHASKAR RAO R/o Petbashirabad, Quthbullapur, Medchal-Malkajgiri has applied for conversion of agriculture land situated in Sy.No 25/1/ప/ఉ/1 extent 0.1800 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajgiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt Sub Registrar Office,
Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

To

Sri GUNDIMEDA RAMAKRISHNA

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajgiri	25/1/ప/ఉ/1	0.1800	0.0800	

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO **Dated:** 24/07/2023

Proedgs. No. 2300205018

Sub:. NALA Order

Ref:.

Order:

Sri డి శ్రీనివాస రాజు డి సత్యనారాయణ రాజు R/o Petbashirabad, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 25/1/ఫ/ఇ/1/1, 25/1/ఎ, 25/1/ఇ/1 extent 3.3300 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Quthbullapur

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

To

Sri డి శ్రీనివాస రాజు

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ఉ/1	1.3200	1.3200	
2	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ఎ	1.3100	1.3100	
3	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ఏ/ఇ/1/1	0.1000	0.1000	

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24/7

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Quthbullapur

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Proedgs. No. 2300252655 **Dated:** 20/07/2023

Sub:. NALA Order

Ref:.

Order:

Sri GUNDIMEDA RAMAKRISHNA S/O G BHASKAR RAO R/o Petbashirabad, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 25/1/3/e/1 extent 0.0900 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions;

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District,

To

Sri GUNDIMEDA RAMAKRISHNA

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/3/e/1	0.0900	0.0425	

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JOINT SUB REGISTRAR

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 17/04/2023

Proedgs. No. 2300062142

Sub:. NALA Order

Ref:.

Order:

Sri Lalita Parameswary Vadlamani W/O Vadlamani Srinivasu R/o Petbashirabad, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 25/1/ప/2, 25/1/ప/e extent 0.3600 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

17/4

Tahsildar & Jt. Sub Registrar Office,
Quthbullapur

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

To

Sri Lalita Parameswary Vadlamani

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ప/e	0.1800	0.1800	
2	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ప/2	0.1800	0.1800	

Bk - 1, CS No 12210/2025 & Doct No 11762/2025.

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Quthbullapur

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 24/07/2023

Proedgs. No. 2300202638

Sub:. NALA Order

Ref:.

Order:

Sri దెందుకూరి సంజయ్ రాజు దెందుకూరి శ్రీనివాస్ రాజు R/o Petbashirabad, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 25/1/చ/ఆ/2/1, 25/1/చ/2, 25/1/ఙ/3 extent 1.3575 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub-Registrar Office,
Quthbullapur

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

To

Sri దెందుకూరి సంజయ్ రాజు

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ఉ/3	0.3500	0.3500	
2	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ఎ/2	0.3600	0.3600	
3	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ఎ/ఆ/2/1	0.0475	0.0475	

Bk - 1, CS No 12210/2025 & Doct No 11762/2025.
Sheet 57 of 64
Joint SubRegistrar2
Quthbullapur

24/7

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Quthbullapur

NALA Order

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO

Dated: 24/07/2023

Proedgs. No. 2300205097

Sub:. NALA Order

Ref:.

Order:

Sri దెందుకూరి రోహిత్ రాజు దెందుకూరి శ్రీనివాస్ రాజు R/o Petbashirabad, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 25/1/ఎ/1/1, 25/1/ఎ/1, 25/1/ఎ/2 extent 1.3675 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

24

Tahsildar & Jt. Sub Registrar Office,
Quthbullapur

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

To

Sri దెందుకూరి రోహిత్ రాజు

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/ε/2	0.3600	0.3600	
2	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/3/1	0.3600	0.3600	
3	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/3/ea/1/1	0.0475	0.0475	

Bk - 1, CS No 12210/2025 & Doct No 11762/2025. Sheet 58 of 64 Joint SubRegistrar 2 Quthbullapur

24/7

Tahsildar & Joint Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Quthbullapur

Proceedings of the Competent Authority & Tahsildar Quthbullapur Mandal Medchal-Malkajigiri District

Present: PADIRI SANJEEVA RAO **Dated:** 20/07/2023

Proedgs. No. 2300252555

Sub:. NALA Order

Ref:.

Order:

Sri GUNDIMEDA RAMAKRISHNA S/O G BHAASKAR RAO R/o Petbashirabad, Quthbullapur, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 25/1/3/e/2 extent 0.0900 of Petbashirabad Village, Quthbullapur Mandal, Medchal-Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
   a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
   b. The Telangana Scheduled Area Land Transfer Regulation, 1959
   c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub-Registrar Office,
Tahsildar & Jt. Sub-Registrar
Quthbullapur Mandal,
Medchal-Malkajgiri District.

To

Sri GUNDIMEDA RAMAKRISHNA

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Petbashirabad , Quthbullapur & Medchal-Malkajigiri	25/1/3/e/2	0.0900	0.0425	

Bk - 1, CS No 12210/2025 & Doct No 11762/2025.

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Quthbullapur

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Government of India

దెందుకూరి శ్రీనివాస్ రాజు
Dendukuri Srinivas Raju
పుట్టిన తేది/DOB: 10/04/1967
పురుషుడు/ MALE

D. Srinivas Raju

[redacted] 6508
VID : 9135 7070 6550 4976

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
సంబంధీకులు: దెందుకూరి సత్య నారాయణ రాజు, ఫ్లాట్ నం 202,ఫ్లాట్ నం 18,పద్మజ మ్యాన్షన్ 2, శ్రీనగర్ కాలనీ, ఖైరతాబాద్, హైదరాబాద్, తెలంగాణ - 500073

Address:
C/O: Dendukuri Satya Narayana Raju, Flat No 202,Plot No 18,Padmaja Mansion 2, Srinagar Colony, Khairatabad, Hyderabad, Telangana - 500073

[redacted] 6508
VID : 9135 7070 6550 4976

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భారత ప్రభుత్వం
Government of India

దెందుకూరి రోహిత్ రాజు
Dendukuri Rohit Raju
పుట్టిన తేది/DOB: 22/09/1998
పురుషుడు/ MALE

[redacted] 7758
VID : 9180 7687 9789 2919

నా ఆధార్, నా గుర్తింపు

Issue Date: 27/06/2013

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
సంబంధీకులు: దెందుకూరి శ్రీనివాస్ రాజు, 8-3-1027, ఫ్లాట్ నం 18, ఫ్లాట్ నం 202,పద్మజ మ్యాన్షన్-2, రత్నదీప్ సూపర్ మార్కెట్ దగ్గర, శ్రీనగర్ కాలనీ, జుబిలీ హిల్స్, ఖైరతాబాద్, హైదరాబాద్, తెలంగాణ - 500073

Address:
C/O: Dendukuri Srinivas Raju, 8-3-1027, Plot No 18, Flat No 202,Padmaja Mansion-2, Near Ratnadeep Super Market, Srinagar Colony, Jubilee Hills, Khairatabad, Hyderabad, Telangana - 500073

[redacted] 7758
VID : 9180 7687 9789 2919

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भारत सरकार
GOVERNMENT OF INDIA

దెందుకూరి సంజయ్ రాజు
Dendukuri Sanjay Raju
పుట్టిన తేది/DOB: 02/02/2000
పురుషుడు/ MALE
Mobile No: 9550388371

[redacted] 5939
VID : 9137 2647 6801 2292

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

చిరునామా:
సంబంధీకులు: దెందుకూరి శ్రీనివాస్ రాజు, [illegible] 8-3-1027, ఫ్లాట్ నం 18, ఫ్లాట్ నం 202, పద్మజ మ్యాన్షన్-2, రత్నదీప్ సూపర్ మార్కెట్ దగ్గర, శ్రీనగర్ కాలనీ, ఖైరతాబాద్, హైదరాబాద్, తెలంగాణ - 500073

Address :
C/O: Dendukuri Srinivas Raju, [illegible] 8-3-1027, Plot No.18, Flat No.202, Padmaja Mansion-2, Near Ratnadeep Super Market, Khairatabad, Hyderabad, Telangana - 500073

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D. Srinivas Raju

D. Srinivas Raju

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Quthbullapur

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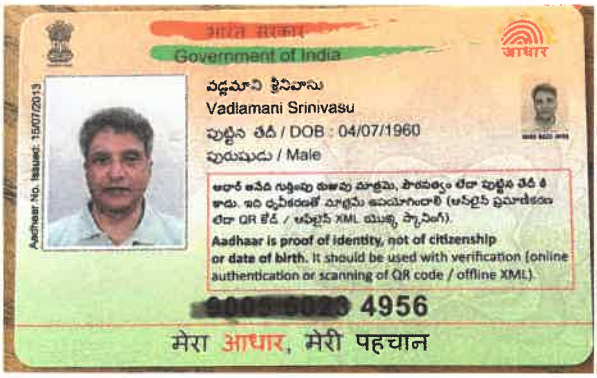

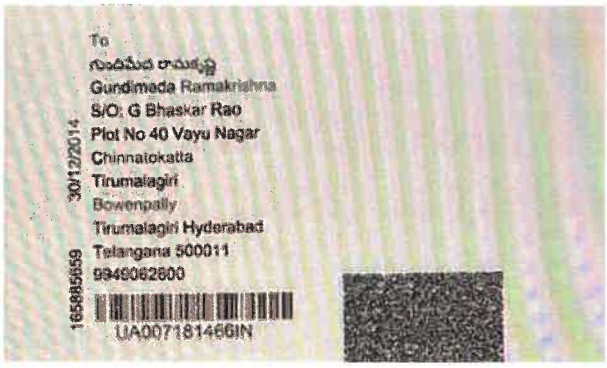

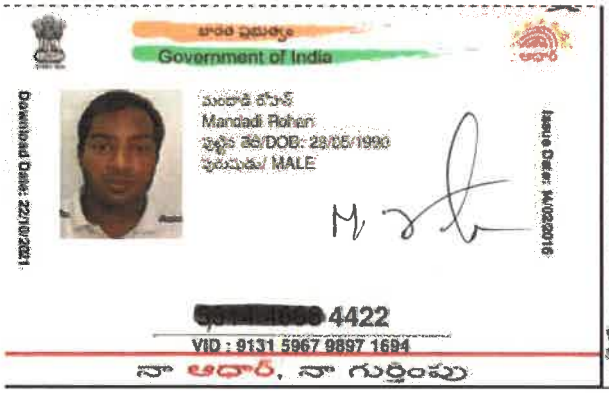

D. Srinivas Rao

D. Srinivas Rao

Bk - 1, CS No 12210/2025 & Doct No 11762/2025.

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Joint SubRegistrar 2
Quthbullapur

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QUTHBULLAPUR
JOINT SUB REGISTRAR

భారత ప్రభుత్వం
Government of India

Aadhaar no. issued: 26/04/2013

సింగిడాల శ్రీహరి
Singedala Srihari
పుట్టిన తేదీ/DOB: 06/08/1982
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కాదు. దీని ధృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML యొక్క స్కానింగ్).

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

[redacted] 3884

నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India

Details as on: 27/02/2024

చిరునామా:
S/O స సత్యనారాయణ, 8-2-269/19/309, ఇందిరా నగర్, బంజారా హిల్స్ రోడ్ నం -2, హైదరాబాద్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ - 500032

Address:
S/O S Satyanarana, 8-2-269/19/309, indira nagar, banjara hills road no -2, Hyderabad, DIST: Rangareddi, Andhra Pradesh - 500032

[redacted] 3884

VID : 9182 5335 6487 6780

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భారత ప్రభుత్వం
Government of India

Issue Date: 21/09/2013

Rayudu Babu Tati
పుట్టిన తేదీ/DOB: 06/01/1983
పురుషుడు/ MALE

[redacted] 1882

VID : 9122 6644 3703 6614

నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India

చిరునామా:
S/O వెంకటేశ్వర్ రావు, H.No. 8-3-977/6/4/2, 1st Floor, Subash Nagar, Yellareddyguda, Khairatabad, Hyderabad, Telangana - 500073

Address:
S/O Venkateswara Rao, H.No. 8-3-977/6/4/2, 1st Floor, Subash Nagar, Yellareddyguda, Khairatabad, Hyderabad, Telangana - 500073

[redacted] 1882

VID : 9122 6644 3703 6614

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Bk - 1, CS No 12210/2025 & Doct No 11762/2025.

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Joint SubRegistrar 2
Quthbullapur

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QUTHBULLAPUR
JOINT SUB REGISTRAR

Online Challan Proforma **[SRO copy]**

Registration & Stamps Deparment
Government of Telangana

Challan No: 729HJR300525

Bank Code : **SBIN**	**Payment : NB**
Remitter Details	
Name	M ROHAN
PAN Card No	AFGFS4633C
Aadhar Card No	
Mobile Number	*******000
Address	HYDERABAD
Executant Details	
Name	DENDUKURI SRINIVAS RAJU AND OTHERS
Address	HYDERABAD
Claimant Details	
Name	SRI SREENIVASA INFRA REP BY M ROHAN
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR
Amount Details	
Stamp Duty	4853746
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	4954796
Total in Words	Forty Nine Lakh Fifty Four Thousand Seven Hundred and Ninety Six Rupees Only
Date(DD-MM-YYYY)	30-05-2025
Transaction Id	**2989546959315**
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund

Online Challan Proforma **[Citizen copy]**

Registration & Stamps Deparment
Government of Telangana

Challan No: 729HJR300525

Bank Code : **SBIN**	**Payment : NB**
Remitter Details	
Name	M ROHAN
PAN Card No	AFGFS4633C
Aadhar Card No	
Mobile Number	*******000
Address	HYDERABAD
Executant Details	
Name	DENDUKURI SRINIVAS RAJU AND OTHERS
Address	HYDERABAD
Claimant Details	
Name	SRI SREENIVASA INFRA REP BY M ROHAN
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR
Amount Details	
Stamp Duty	4853746
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	4954796
Total in Words	Forty Nine Lakh Fifty Four Thousand Seven Hundred and Ninety Six Rupees Only
Date(DD-MM-YYYY)	30-05-2025
Transaction Id	**2989546959315**
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund

Bk - 1, CS No 12210/2025 & Doct No 11762/2025. . Sheet 63 of 64 Joint SubRegistrar2 Quthbullapur

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QUTHBULLAPUR
JOINT SUB REGISTRAR

Online Challan Proforma **[SRO copy]**

Registration & Stamps Deparment
Government of Telangana

Challan No: 306TBB310525

Bank Code : **SBIN**	**Payment : NB**
Remitter Details	
Name	M ROHAN
PAN Card No	AFGFS4633C
Aadhar Card No	
Mobile Number	*******000
Address	HYDERABAD
Executant Details	
Name	DENDUKURI SRINIVAS RAJU AND OTHERS
Address	HYDERABAD
Claimant Details	
Name	SRI SREENIVASA INFRA REP BY M ROHAN
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR
Amount Details	
Stamp Duty	194860
Transfer Duty	0
Registration Fee	0
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	195910
Total in Words	One Lakh Ninety Five Thousand Nine HundredTen Rupees Only
Date(DD-MM-YYYY)	31-05-2025
Transaction Id	**8022003871813**
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma **[Citizen copy]**

Registration & Stamps Deparment
Government of Telangana

Challan No: 306TBB310525

Bank Code : **SBIN**	**Payment : NB**
Remitter Details	
Name	M ROHAN
PAN Card No	AFGFS4633C
Aadhar Card No	
Mobile Number	*******000
Address	HYDERABAD
Executant Details	
Name	DENDUKURI SRINIVAS RAJU AND OTHERS
Address	HYDERABAD
Claimant Details	
Name	SRI SREENIVASA INFRA REP BY M ROHAN
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR
Amount Details	
Stamp Duty	194860
Transfer Duty	0
Registration Fee	0
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	195910
Total in Words	One Lakh Ninety Five Thousand Nine HundredTen Rupees Only
Date(DD-MM-YYYY)	31-05-2025
Transaction Id	**8022003871813**
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Bk - 1, CS No 12210/2025 & Doct No 11762/2025.
Sheet 64 of 64 Joint SubRegistrar2 Quthbullapur

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