

2529/2008

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 572002
K VI

21.6.08 Date: 28/06/08 Rs: 100/-

M. Naveem Reddy, S/o. T. R. Reddy, Mody &

M/s Royal Home Constructions Regd

Development Agreement-cum-General Power of Attorney

This Development Agreement cum General Power of Attorney is made and executed on this 5th day of June, 2008 at Hyderabad.

By

1. Smt. Janaki Bai, W/o Sri. Mohan Rao, aged about 62 years, Occupation : Household, R/o. No. 10-2-289/120, Shantinagar, Hyderabad and
2. Smt. Rani Bai, W/o Late Sri Gauri Shanker alias Shankaer Babu, aged about 54 years Occupation : Household, R/o. No. 10-2-289/120, Shantinagar, Hyderabad.

Hereinafter jointly called the OWNERS / GRANTORS which expression shall mean and include their respective heirs, executors, administrators, legal representatives, nominees and assigns as the case may be.



GTI JANAKIBAI

[Handwritten signatures of grantors]

ATTESTED

[Signature of K. Narasimha Rao]
K. NARASIMHA RAO, B.A., LL.B
ADVOCATE/NOTARY
Appointed by the Govt. of A.P.
10-1-891/401, A.C.Guards
Khairatabad, HYDERABAD

Certified as True Copy of the Original and attested

TRUE

[Handwritten Signature]
 Hyderabad



Certified that the following
 of this document are:

- I. Stamp Duty
1. In the shape of Stamp Duty
 2. In the shape of Cash (S. 41 of I.S. Act, 1999)
 3. In the shape of Cash (S. 41 of I.S. Act, 1999)
 4. Adhesive Stamp (S. 41 of I.S. Act, 1999)
- Transit
1. In the shape of Challan
 2. In the shape of Cash
- Registration Fees:
1. In the shape of Challan
 2. In the shape of Cash
- User Charges:
1. In the shape of Challan
 2. In the shape of Cash

అక్షయ సంస్థానం వారికి
 - 1988 కే.కా.క. కేసు నం. 15-16
 గుంటూరు జిల్లా గుంటూరు మండలం
 గుంటూరు సబ్-డివిజన్ లోని అక్షయం
 డి.ఎ.ఎ.ఎ.ఎ. డివిజన్ లోని అక్షయం
 కట్టెము 1908 లోని సెక్షన్ 32.ఎ.సి.
 అనుసరించి సమర్పించవలసిన ఛోలోగ్రాఫులు
 మరియు వేలిముద్రలతో సహా దాఖలు చేసే
 సుము రూ. *[Handwritten Amount]* లు చెల్లించినా

డాన్ యిచ్చినట్లు ఒప్పుకోనట్టి
 ఛోలోగ్రాఫులు *[Handwritten Signature]*

JANALI BAI W/O MOHAN. RAO.
 OCL-Household R/o 10-2-289/120 SHANTHINAGAR
 HYD



అక్షయ బొటన ఫ్రీలు

[Handwritten Signature] RANI BAI W/O GADRI SHAN
 OCL-Household R/o 10-2-289/120 SHANTHINAGAR
 HYD



అక్షయ బొటన ఫ్రీలు *[Handwritten Signature]* K. RANGA. RAO I/O K. RAMA. RAO
 R/o 124 PEARL APTS BECOMPET HYD



[Handwritten Signature]



In favour of

M/s. Royal Home Constructions, a Partnership firm registered under the Indian Partnership Act 1932 and carrying on business at # 8-2-699/1, 2nd Floor, Road No.12, Banjara Hills, Hyderabad (8552/02-07-2003) entered by its Managing Partners (i) Sri. K. Ranga Rao, S/o. K. Rama Rao, aged about 44 years, R/o. Flat No.124, Pearl Apartments, Begumpet, Hyderabad and (ii) Sri. P. Nithur, S/o. Sri. P. Suresh, aged about 32 years, R/o. Flat No. A-403, Natarajan Residency, Padmarao Nagar, Hyderabad

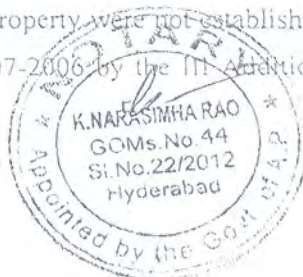
Hereinafter called as the DEVELOPER / ATTORNEY which expression shall mean and include all its partners their respective heirs, executors, administrators, legal representatives, nominees and assigns as the case may be.

Whereas the Owners / Grantors above named are lawfully seized and possessed of 740 Sq. yds (619 Sq.mtrs.) with a residential building thereon in the premises bearing Door No. 10-2-289 / 120 situated at Shantinagar, Mallepally, Hyderabad by virtue of the Will dated 11-10-1993 executed by their mother Late Smt. Gangamma W/o. Late Venkata Swamy in their favour with equal shares, consequent of her demise on 16-3-1994. The said Late Smt. Gangamma the testatrix became entitled to the same by virtue of the Will dated 28-04-1983 executed by Late Sri Shankar Singh S/o. Ramsingh her ^{BROTHER} for the said property consequent on his demise on 26-4-1987

And whereas the said Late Sri Shankar Singh Originally purchased 1000 Sq. yds. (836 Sq. mtrs.) in the premises bearing Door No. 10-2-289 / 120 with the building thereon occupying 740 Sq. yds. at Shantinagar, Mallepally, Hyderabad under the Sale Deed dated 01-06-1965 registered as Document No. 1329 / 65, Book-1 of Sub-Registrar, Khairatabad read with the Registered Sale Deed being the link Document No. 446 / 1961, Book -1 of the Sub-Registrar, Khairatabad obtained by Sri M.A. Hameed, I.A.S the Vendor of Late Sri Shankar Singh.

And whereas the said Late Sri Shankar Singh sold 260 Sq. yds. of open area in the said premises which was assigned a separate Door No. 10-2-289 / 120 / A, by the M.C.H. under Permit No. 168 / 74, File No. 357, C.S.C. / T.P.2 / 2003 dated 21-05-2003, retaining to himself the balance of 740 Sq.yds. which is morefully described in Schedule-I hereunder and hereinafter called the Schedule-I property which was bequeathed to his daughter Late Smt. Gangamma mentioned above.

And whereas the claims of Sri Santhosh Kumar S/o. Ravi Kumar and grand son of Late Smt. Raghuvamshi for the Schedule -I Property were not established by him and the Suit in O. S. No. 555 / 2001 was dismissed on 20-07-2006 by the III Additional Chief Judge, City Civil Court,



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2008 సంవత్సరం... దస్తావేజు

దాఖలు చేయబడిన తేదీ

సంఖ్య

[Handwritten Signature]
నో. 00

నామ దాఖలు చేయబడినది *[Signature]* P. NITHIN S/O P. SUBBIAH OCC-B
R/O. A-403 NATRABAN RESIDENCY DADMARONAI

నామ దాఖలు చేయబడినది

[Signature] T. NAYEEN. REDDY S/O T.R. REDDY OCC-BOWY R/O
NEW KOLLURKUNTA HYD

అ. నా. A. Shankar S/O Mahan R/O OCC: Business: R/O 129 Shankarapuram
Majab Dind 450

2008 సంవత్సరం... 05 వది
18... నామ దాఖలు చేయబడినది

[Handwritten Signature]
నో. 00



Hyderabad, with the result the Owners / Grantors continue to enjoy the Schedule -I property for more than 42 years, through their predecessors.

And whereas the Owners / Grantors above named have decided to construct a modern residential building complex on the Schedule-I property and is on the look out for a competent builder to undertake the construction at its cost and expense and provide them built up spaces in 60:40 ratio as between the Owners and Developer respectively duly provided with all the amenities and facilities for comfortable living.

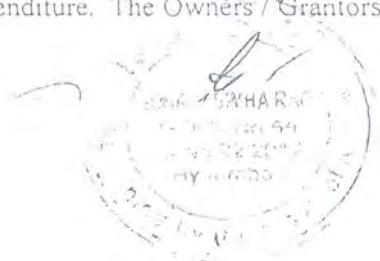
And whereas the Developer / Attorney herein have come forward to undertake the envisaged development of the Schedule-I Property.

And whereas both the parties have after detailed discussions concluded the development contract on the terms and conditions hereunder appearing.

Now therefore this Development Agreement cum General Power of Attorney witnesses as follows

A) Development Covenants

1. The Owners / Grantors herein, hereby and hereunder grant the developmental rights over the Schedule I property admeasuring 740 Sq. yards. (619 Sq. mtrs.) in the premises bearing M.C.H. No. 10-2-289 / 120 situated at Shantinagar, Mallepally, Hyderabad together with service facilities attached to it and hereby entrust the said Schedule- I property to the Developer / Attorney herein for construction of a modern residential building complex of Apartments and provide the same with the modern facilities and amenities at its entire expenses towards plan sanction, water supply, electricity, and transformer as per the specifications contained in the annexure and the plans to be sanctioned by the Greater Municipal Corporation of Hyderabad.
2. The Developer / Attorney is hereby authorized to survey and demarcate the schedule I property, make architectural designs and plans, submit the plans to the Municipal Corporation of Hyderabad for sanction, at its cost and expense. Similarly the Developer / Attorney is also permitted to seek at its cost and expense sanction of required Electricity, Metro water supply, Sewerage and drainage from the concerned authorities.
3. The Developer / Attorney shall obtain all the necessary permissions / approvals / sanctions etc. from all the regulatory authorities to develop the property as agreed between the Owners / Grantors and the Developer / Attorney. The Owners / Grantors need not contribute any part of such expenditure. The Owners / Grantors shall sign all applications,



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2008 B.O.O.B

[Signature]

18 of 1980
I hereby certify that the value stamp duty of
Rs. 241500
has been paid in respect of this instrument
from Shri. B. B. B.
on the basis of agreed market value of
Rs. 2414000
being higher than the consideration

[Signature]
Collector of Stamp Duty
and Sub-Registrar,
Golconda

an amount of Rs. 241500 towards stamp duty
including transfer duty and Rs. 2000 towards
Registration fee was paid by the party through challan
Receipt Number 2221 Dated 14/11/18
State Bank of Hyderabad Shanthinagar Branch, Hyderabad

[Signature]
Sub-Registrar
Golconda

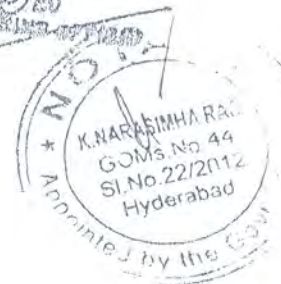
2529/2008 B.O.O.B

2529/2008 సంవత్సరం దస్తావేజు నం.
ప్రతిబంధించే దఫాను పరిచయ కారితమం నంబు
సర్ రిజిస్ట్రేషన్ అనుబంధము కంప్యూటర్ ద్వారా వచ్చిన
సెక్షన్ 32 A ఫిరమం నంబు
నిజాం కాలనీ నంబు

[Signature]



REGISTERED AS DOCUMENT No. 2529 of 2008
BOOK OF BOOK LAND ASSIGNED THE IDENTIFICATION
NUMBER 2529 ON SCANNING.





Date : 02-07-2009 Serial No. 20AA 991459 Denomination : 20

पुर्चसेद्वारा
A. SHANKAR
S/O. LATE. MOHAN RAO
UPPER PALLY

20AA 991459

[Signature]
Sub Registrar
Ex. Officio Stamp Vendor
S.R.O. GOLCONDA

For whom :
JANAKI BAI
W/O. LATE. MOHAN RAO
UPPER PALLY

certified copy of Rs. 2000/2500/-

2009

*Scanned copy
surgarally
K. Narasimha Rao
Agency*

[Signature]
SHANKAR

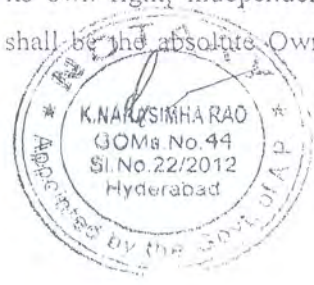




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affidavits, declarations etc. in this regard but all the expenditure for securing sanctions shall be borne by the Developer / Attorney only.

4. The Developer / Attorney shall pay the fees, charges, voluntary contributions, deposits to secure electricity, transformer etc. from the A.P. Transco, water, drainage and sewerage from the Hyderabad Metro Water Supply & Sewerage Board at its cost and expense.
5. The Developer / Attorney shall complete the construction of the residential complex on the Schedule I Property in accordance with the specifications in the annexure within a period of 15 months with a grace period of 3 months from the date of release of plans by the Greater Municipal Corporation of Hyderabad and deliver 60% out of the Total Built-up spaces, parking and terrace area to the Owners / Grantors and be entitled to the remaining units, parking and terrace to the extent of 40%.
6. The Developer / Attorney may name of the building complex as per its choice. The Developer / Attorney has also been authorised to erect its name boards / sign boards at the site of Schedule-I Property, make publicity of the project, advertise for sale of areas falling to its share
7. The Owners / Grantors undertake to pay and discharge up to date taxes, levies, cess, non-agricultural land tax etc. and clear all arrears or other out-standings of electricity and water bills if any on Schedule-I Property till the date of registration of this instrument. Similarly the NOCs if any required in respect of the Schedule-I property from the Collector and U.L.C. Authorities as well as all the original title deeds and link documents shall be made available for seeking sanction of plans from the Greater Municipal Corporation of Hyderabad,
8. After the plans are released by the Greater Municipal Corporation of Hyderabad, the Developer / Attorney shall undertake construction of the Building Complex as per specifications in Annexure duly demolishing the existing structures at its cost and expense.
9. On receipt of sanctioned plans released by the M.C.H, the units falling to the share of the Owners and the Developer shall be identified and reduced into writing in a Supplemental Agreement which shall be deemed as forming part and parcel of this instrument.
10. It is clearly understood by both the parties that 40% of the constructed units which the Developer / Attorney is entitled shall be the absolute property of the Developer / Attorney alone and can be dealt with in its own right, independent of the Owners / Grantors. Likewise the Owners / Grantors shall be the absolute Owners / Grantors of their 60%



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[Signature]

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share of the constructed units belonging to them and shall be entitled to deal with the same in their own right independent of the Developer / Attorney.

- 11. The Owners / Grantors covenant with the Developer / Attorney that the Schedule-I Property entrusted for development is free from encumbrances, charges, liens, tenancies, litigations, attachments, prior or subsisting agreements of sale or development or for other rights and none else has any right, title except the Owners / Grantors over the same.
- 12. The Owners / Grantors shall indemnify and keep the Developer / Attorney and the purchasers of the built up units or any body claiming under or through it, indemnified for any loss or damage suffered by them on account of any defect or deficiency in the title of the Owners / Grantors over the Schedule-I Property or any part thereof.
- 13. The Owners / Grantors will not have any claim whatsoever on undivided share 296 sq. yards of land and 40% of the constructed units that have fallen to the share of the Developer / Attorney vide Schedule II hereunder.
- 14. The cost of stamps, T.P. Tax, Registration charges and other incidental charges for sale of undivided share of the land in relation to 296 Sq. yards and the 40% built units of the Developer / Attorney shall be entirely borne by the Developer / Attorney and / or the prospective buyers from the Developer / Attorney.
- 15. Similarly in the case of sales, if any in the hands of the Owners / Grantors to the extent of undivided share 444 sq. yards and their share of 60% share of units out of the total constructed area such cost of stamps, T.P. Tax, Registration and other incidental charges will be borne by the prospective buyer of Owner's share.
- 16. The Developer / Attorney shall construct the Building Complex as per the specifications given in the annexure with best quality of construction and will maintain good standards. The Owners / Grantors are entitled to inspect the quality and progress of construction from time to time but without interfering in any other manner. If desired, changes in the specifications will be carried out by the Developer / Attorney at extra cost payable therefor by the person concerned.
- 17. The Developer / Attorney shall alone be responsible for defective workmanship and other consequences, shall repair and make good all defects or deficiencies if pointed out within 2 months from taking delivery of the possession by the Owners / Grantors herein or the purchasers of the units in the building complex, and be answerable to the competent

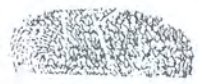


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authorities for any infringement relating to the soundness of construction of the building complex.

18. Any accidental compensation payable to the labour / workmen or any such demands for compensation for injury during the construction on the Schedule-1 Property shall be borne by the Developer / Attorney only and the Owners / Grantors shall not be responsible or liable for any such claims whatsoever.
19. The Owners / Grantors or other interested parties are not concerned with nor shall they call in question the accounts or details of the expenditure, income or the profits and other particulars relating to the project, from the Developer / Attorney.
20. One or more supplemental agreements concerning any matters relating to the Development may be entered into by the parties and the same shall also be deemed as forming part and parcel of this instrument.
21. The Owners / Grantors or their successors shall be entitled to use and enjoy the common areas and amenities along with all the occupants in the building complex and shall pay monthly maintenance charges to the body / Association looking after the same for proper up keep, security, watch and ward etc.
22. The sale of the residential units and other accommodation to the prospective purchasers shall be subject to the conditions clearly incorporated in the sale documents that they shall not demand partition of the undivided shares of land nor make any changes nor make new constructions but be entitled to the use of common and joint utilities along with Co-Owners / Occupants and shall not make any encroachment by parking their vehicles etc. in common areas. Each of the buyers shall be exclusive owner of the respective residential space with marketable title and shall pay the monthly maintenance charges for proper up keep, cleanliness and sanitation in the complex, bear and pay for municipal tax assessed for their Ownership areas, and for electricity and water consumed by them.
23. Under the powers conferred in Clause No.24 below, the Developer / Attorney shall be entitled to enter into agreements of sale, receive advances or sale monies from the intending purchasers and also deliver possession of the units sold to them by the Developer / Attorney from its share.



Rip *N. Narasimha Rao* *N. Narasimha Rao*

TRUE COPY

B. General Power of Attorney

24. We, Smt. Janaki Bai W/o. Sri. Mohan Rao, aged about 62 years, Occupation: Household, R/o. No. 10-2-289/120, Shantinagar, Hyderabad and Smt. Rani Bai W/o. Late Sri Gauri Shankar alias Shankar Babu, aged about 54 years, Occupation: Household, R/o. No. 10-2-289/120, Shantinagar, Hyderabad do hereby appoint, nominate, constitute and grant (i) Sri. K. Ranga Rao, S/o. K. Rama Rao, aged about 43 years, R/o. 124, Pearl Apartments, Begumpet, Hyderabad and (ii) Sri. P. Nithin, S/o. Sri. P. Suresh, aged about 31 years, R/o. Flat No. A-403, Natarajan Residency, Padmarao Nagar, Hyderabad as our lawful attorneys and Agents to do the following acts, deeds and things namely.

(a) to appear before and represent us before the Greater Municipal Corporation of Hyderabad, Urban Development Authority, U.L.C., Collector, A.P Transco and Hyderabad Metro Water Supply and Sewerage Board and all other government offices, corporations, statutory bodies and other authorities constituted or prescribed by any law for the time being in force with power to verify and sign all declarations, forms, affidavits and statements as may be required to deal with any matter pertaining to the Schedule-I Property.

(b) to make plans, revise them if necessary and present the same to the Greater Municipal Corporation of Hyderabad and other competent authorities for sanction with power to sign statutory forms and declarations and affidavits as provided under law for the time being in force, pay fees, charges and other out-goings.

(c) to enter into agreements of sale, gift etc. for the Schedule-II Property admeasuring undivided share of 296 sq. yds. or any part thereof and the built up areas in his share by virtue of these presents for such consideration, terms and conditions and covenants as he may deem fit and proper.

(d) to execute, sign and present for registration the Sale Deed(s), Gift Deeds, Settlement Deeds and other conveyances and indentures, interalia conveying the whole or any part of the Schedule-II Property admeasuring undivided share of 296 sq. yds. with or without built up areas.

(e) to receive and appropriate the sale consideration, advances, rents and other monies and acknowledge and pass receipts therefor from the buyers, lessees and other person or persons entering into any kind of transaction in respect of the Schedule-II Property.



[Handwritten signature]



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(f) to hold, enjoy, possess and deal with either by keeping for themselves or letting out on long term lease, sale or otherwise the Schedule-II Property and constructions made thereon

(g) to surrender the area if any required for the road widening to the Greater Municipal Corporation of Hyderabad and to obtain the benefits of additional PSI therefor for the construction of the permissible building complex on the Schedule-I Property or any part thereof.

(h) to institute suits and other legal proceedings or as the case may be, defend any suit institute or proceedings initiated under any law for the time being in force pertaining to or in any manner touching any matter in respect of the Schedule-I Property with power to sign and verify plaints, written statements, petitions, affidavits and to file caveat petitions and prefer appeals, revisions, review petitions under Article 226 of the Constitution of India, special leave petitions and other remedies provided under any law for the time being in force upon such grounds as they may deem fit and proper in respect of the Schedule-I Property and to carry into effect any order or judgment delivered in any matter pertaining to the Schedule-I Property with power to refer to arbitration.

(i) to appoint and or remove advocates, vakils, pleaders and other legal practitioners and to sign their vakalat or letter of authority and to fix their remuneration and other conditions.

(j) to apply for the mutation in concerned records of assessments in favour of the prospective purchasers of the Schedule-II Property.

(k) to do all acts, deeds or things as may be incidental or necessary for construction and handing over the built up floor spaces due to the Owners / Grantors and for the transfer in relation to the Schedule-II Property in favour of the prospective buyers from the share of the Developer / Attorney.

25. We the above named Owners herein agree and undertake to ratify and confirm all and whatever the said attorneys and agents shall do execute, perform or cause to be done, executed on our behalf in exercise of the power or authority hereunder conferred upon or otherwise expressed or intended

26. Any dispute or difference arising out of this Agreement shall be settled by the parties through Arbitration as per provisions of the Arbitration and Conciliation Act, 1996, Hyderabad.



[Handwritten signature]

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[Handwritten signature]

27. This Development Agreement-cum-General Power of Attorney shall be irrevocable and be binding on the heirs, executors, administrators, legal representatives, agents and assigns of the Owners / Grantors

Schedule-I Property
(Site for Construction of Residential Building Complex)

All that piece and parcel of residential property measuring 740 Sq. yards. (619 Sq. mtrs.) of the premises bearing M.C.H. No. 10-2-289 / 120 situated at Shantinagar, Mallepally, Hyderabad and bound on :

- East : Existing 50' wide Road
- South : Existing 40' wide Road
- West : Premises No. 10-2-289/20/A
- North : Premises No. 10-2-289/119

Schedule-II Property
(The Property authorized to be sold or otherwise disposed by the Developer / Attorney)

All that undivided share of land equivalent to 296 sq yards (247 Sq. mtrs.) out of the scheduled Property and 40% built up units constructed by the Developer / Attorney,

together with rights, liberties, easements, appurtenances attached thereto and all facilities for electricity, water, drainage and sewerage attached to the site

In witness whereof this Development Agreement-cum-General Power of Attorney has been signed and delivered by the parties out of their free will and consent for their best advantage on the day, month and year first above written in the presence of the following witnesses.

For Royal Home Constructions

[Handwritten signatures]

K. Ranga Rao / P. Nithin
Managing Partners
Developer / Attorney

[Circular stamp]
Janki Bai

[Handwritten signature]
Rani Bai
Owners / Grantors

Witnesses with Addresses:

- 01. *[Handwritten signature]*
- 02. *[Handwritten signature]*

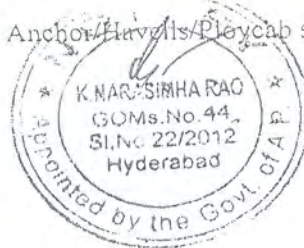
[Circular stamp]
K. NARASIMHA RAO
GOMs.No.44
Sl.No.22/2012
Hyderabad
Appointed by the Govt. of A.P.

TRUE COPY

[Handwritten signature]

ANNEXURESPECIFICATIONS OF CONSTRUCTIONS

1. R.C.C. framed structure.
2. Table moulded good quality brick walls with external 9" and internal 4".
3. All internal walls will be double coated sponge finish.
4. Kitchen with Granite platform with Built-in / Steel sink.
5. Provision for ward robes in bedrooms and loft in kitchen.
6. All internal and main door frames will be teak.
7. All internal door shutter's will be flush type with O.S.T. for bedrooms and fitted with necessary fittings.
8. Teak paneled shutter for main entrance door with view mirror and necessary designed brass fittings.
9. All window frames and shutter's will be teak with glass panels and safety grills.
10. Marble slabs flooring with skirting in hall & dining, bedrooms and kitchen.
11. Ceramic flooring in toilets and wash area.
12. NCL Altek finish in all rooms (Excluding common area, balconies and toilets).
13. POP cornice border would be provided in hall & dining.
14. External surface will be painted with cement based paint.
15. Internal walls of the flat will be painted with acrylic emulsion.
16. Toilets will be provided with 6' dado colour glazed tiles with one IWC, EWC with 50 liter tanks and one bathtub in M. Bedroom.
17. Kitchen will be provided with 2' dado colour glazed tiles for above platform.
18. Kitchen will be provided with two water connections one for Municipal water and other for Bore water with provision for Aqua Guard.
19. Wash Basin on granite platform in Hall will be given.
20. Concealed P.V.C. pipes shall be provided.
21. Anchor ROMA/Legrand switches, with metal box will be provided with one A/c points in all Bedrooms; Geyser points in all bathrooms; Chimney, fridge, microwave oven, mixer points in kitchen; T.V. & Stereo points; MCB- MDS Legrand.
22. Wiring would be done with Anchor/Havells/Polycab standard copper metal wire.



11/11/12

07-2009]

23. One lift (Kone/Jhonson) with standby soundproof generator (Kirloskar) would be provided. Generator backup would be for corridors, parking area, terrace and each flat.
24. All sanitary fittings would be of Parryware / Hindware make
25. All sides in the stilt and terrace greenery would be developed.
26. All C.P. fittings would be of Marc/Jaguar make.
27. Intercom Security system would be provided. Telephone points in all Bed Rooms
28. Stilt and terrace would be aesthetically designed and developed with good landscaping and lighting in the stilt.
29. Rain water harvesting with accumulation provision would be provided.
30. Internet cable / wi-fi provision would be provided.
31. All the flats would be planned as per Vasthu.



Developer



CTI SANAKI SAI



Owners



TRUE COPY

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908

FINGER PRINT
IN BLACK INK
(LEFT THUMB)

PASSPORT SIZE
B / W PHOTOGRAPH

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/BUYER



Smt. Janaki Bai,

W/o Sri. Mohan Rao,

H.No. 10-2-289/120,

Shantinagar,

Hyderabad.



Smt. Rani Bai,

W/o Late Sri Gauri Shanker,

H.No. 10-2-289/120,

Shantinagar,

Hyderabad.



Sri. K. Ranga Rao,

S/o Sri. K. Rama Rao,

Flat No. 124, Pearl Apartments,

Begum pet,

Hyderabad.

SIGNATURE OF WITNESSES

M. Srinivas

Ch. Sankar

SIGNATURE OF THE EXECUTANT/S

[Signature]

[Signature]

[Signature]



TRUE COPY

[Signature]
SUB-REGISTRAR

07-2009

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 17A OF
REGISTRATION ACT, 1908

REGISTRATION NO. _____

APPLICANT'S NAME _____

RESIDENCE _____ HYDR.



Sri. P. Nithin,
S/o Sri. P. Suresh,
Flat No. A-403, Natarajan Residency,
Padmarao Nagar,
Hyderabad.



SIGNATURE OF WITNESSES

[Handwritten signatures of witnesses]

SIGNATURE OF THE EXECUTANT/S



[Handwritten signature of the executant]



TRUE COPY

[Handwritten signature]

* 07-2009] DE WELLS READING TECH ...
AT BHARATHINAGAR KALLIDAILY HYDERABAD



04-06-2008
5:30 PM

- 1) [Redacted]
- 2) R. S.
- 3) K. S.
- 4) A. S.

PRINCEPAL
BHARATHINAGAR

[Signature]



TRUE COPY

[Signature]

ANNEXURE I - A

- 1. Description of the Building : Premises bearing MCH No.10-2-289/120, Situated at Shantinagar, Mallepally, Hyderabad.
- a. Nature of roof : R C C
- b. Type of structure : Pillars
- 2. Age of the Building : old
- 3. Total Extent of Site : 740 Sq.yds (or) 619 Sq.mtrs
- 5. Proposed Built-up area of Site with Breakup Floor Wise : 2500 sft stilt floor for parking
2500 sft First Floor
2500 sft Second Floor
2500 sft Third Floor
2500 sft Fourth Floor
2500 sft Fifth Floor
- 6. Executant's estimate of the MV of the Building : Rs. 2,41,48,000/-



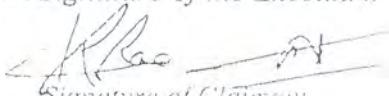
Date: 05.06.2008

 
Signature of the Executant
LITANAKK RAO

CERTIFICATE

We do hereby declare that what is stated above is true to the best of our knowledge and belief

Date :05.06.2008

 
Signature of the Executant

Signature of Claimant



TRUE COPY


LITANAKK RAO

07-2009



Family Members Details

Sr	Name	Relation	Date of Birth
1	Jayashree	Wife	01/07/54
2	Sanjay Kumar	Son	25/09/80
3	Shruti Kumar	Daughter	10/08/77

HOUSING CARD

Civil No: 1002289/120
 CH Stamp No: 136
 Date: 10/01/2012

Name of Head of Household: Jayashree Bheem
 Address: 136/136

Father/Husband name: Mysaiah
 Date of Birth: 01/01/1920
 Age: 86
 Occupation: Retired Employee

No./House No.: 1002289/120
 Street: Sham Nagar
 Colony: Vijaya Nagar
 Ward: 10
 Circle: 1002289/Circle V
 District: Hyderabad

Annual Income (Rs.): 17000
 Consumer No (1): 13477 (Single)
 Dealer Name (1): Sanyasi Agencies, HPC
 Consumer No (2):
 Dealer Name (2):

D. P. B. INCHARGE
 1002289 - CH Play Ground
 Sham Nagar Colony, Hyderabad



TRUE COPY



Name of Applicant: _____
 Address: _____
 Date of Birth: _____
 Occupation: _____
 Group: _____
 District: _____
 State: _____
 Signature: _____
 Date: _____

Date





PERMANENT ACCOUNT NUMBER
WAFN1030P



ROYAL LIME CONSTRUCTIONS

25/11/2011

Chief Commissioner of Income Tax Andhra Pradesh

N I

PERMANENT ACCOUNT NUMBER

ACIPR6887H



NAME
SURESH PALLEWAR

RESIDENTIAL ADDRESS
SURESH PALLEWAR

DATE OF BIRTH
05-11-1975

SIGNATURE

Suresh

Chief Commissioner of Income Tax Andhra Pradesh



TRUE COPY

[Signature]

Photographs and FingerPrints As per Section 32A of Registration Act 1908

Year: 002558/2008 of SRO: 1610(GOLCONDA)

Presentant Name(Capacity): J.BAI(EX)

Report Date: 05/06/2008 16:40:05

This report prints the Photos and FPs taken on 05/06/2008 16:37:13

S/N	Thumb Impression	Photo	Name and Address of the Party	Party Signature
1			(CL) K. RANGA RAO[R]M/S.ROYAL HOME CONSTRUCTIONS	
2			(CL) P. NITHIN[R]M/S.ROYAL HOME CONSTRUCTIONS	
3			(EX) JANAKI BAI 10-2-289/120, SHANTI NAGAR, HYDERABAD	

Identified by
 Witness 1
 Witness 2

Photos and TIs captured by me

Capture of Photos and TIs done in my presence

Photographs and FingerPrints As per Section 32A of Registration Act 1908

C.S.No./Year: 002558/2008 of SRO: 1610(GOLCONDA)



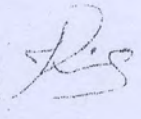
Presentant Name(Capacity): J.BAI(EX)

05/06/2008 16:40:05

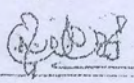
This report prints the Photos and FPs taken on 05/06/2008 16:37:13



TRUE COPY

No. / Fingerprint	Photo	Name and Address of the Party	Party Signature
		(EX) RANI BAI 10-2- 289/120, SHANTI NAGAR, HYDERABAD	

Captured by _____
 Witness 1 _____
 Witness 2 _____

Photos and TIs captured by me


Capture of Photos and TIs done in my presence



OFFICE OF THE
 REGISTRAR
 CONDA, HYD

TRUE COPY

- ① Sale deed - 4460/61 - AP Govt to
M.A. Hameed IAS
- ② Sale deed 1329/65 - M.A. Hameed to
To Shankar Singh
- ③ Shankar Singh given will to Sister
Gangamma though will dt - 20/4/83
Death - 5/5/87
- ④ Gangamma given will to her daughters
 - ① Janaki
 - ② Rani
- ⑤ Development agreement 40% - 60%
DACRP - 2529/2008
Janaki & Rani → Royal home construction
- ⑥ Sale deed Royal homes to A. Uma Ram
866/2011 - D. Mahesh Rao
- ⑦ EC -