



తెలంగాణ తేలంగానా TELANGANA

AV 415343

G. Sreemanth

GOPA SREEMANTH

Licensed Stamp Vendor

Lic. No.15-10-038/2019

RL. No.15-10-072/2022

Shop No.7, Plot No.44, Madhapur,
Serilingampally, Ranga Reddy,

Phone No: 9703416341.

Sl. No: 1280 Date: 19-01-2023

Sold To: T. PRAHALAD

S/o: T.S. VENKATA RAO

R/o: HYD

For Whom: M/s. VAIBHAVI GREEN FIELD

DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY

This Development Agreement Cum General Power Of Attorney Is Made And Executed AT S.R.O., Shamshabad, Ranga Reddy District, Telangana State on this the 08 Day of April 2023, BY AND BETWEEN:-

1. **Sri. CHINTALA SASWITHA PARTHASARATHI S/o. Late CHINTALA GOPAIAH**, Aged about 59 years, Occupation: Business, Resident of Plot No.19, Phase-2, Vasantha Valley, Kondapur, Ranga Reddy District, Telangana State, 500 084. (Aadhaar No. 3196 5297 9904).
2. **Sri. CHINTALA SASHWATHA SIDDHARTH S/o. SRI CHINTALA SASWITHA PARTHASARATHI**, Aged about 28 years, Occupation: Business, Resident of Plot No.19, Phase-2, Vasantha Valley, Kondapur, Ranga Reddy District, Telangana State, 500 084. (Aadhaar No. 9588 2086 1109).

Contd..2.

P. Prahalad

S. K. Sree Varma


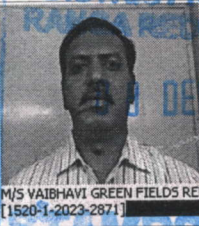
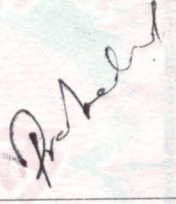




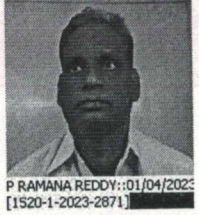
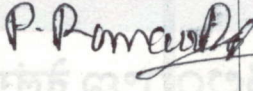


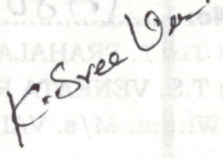

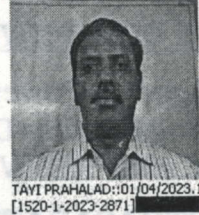







P. Roomey Reddy

For Vaibhavi Green Fields
Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamshabad 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 04 and 05 on the 01st day of APR, 2023 by Sri C Saswitha Parthasarathi

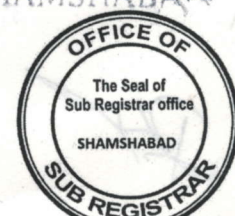
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S VAIBHAVI GREEN FIELDS REP BY ITS MANAGING PARTNER: TAYI PRAHALAD S/O. TAYI VENKATA RAO [1520-1-2023-2871]	M/S VAIBHAVI GREEN FIELDS REP BY ITS MANAGING PARTNER: TAYI PRAHALAD S/O. TAYI VENKATA RAO 15-31-63, PLOT NO. 591 MIG-PHASE-2, BEHIND LITTLE ANGELS, KPHB COLONY, KUKATPALLY,, HYDERABAD.	
2	EX		 RUDRA RAJU KALYANA RAVI V [1520-1-2023-2871]	RUDRA RAJU KALYANA RAVI VARMA S/O. RUDRARAJU VENKATA RAJU PLOT NO. 32, MERIDIAN ENCLAVE, NEAR KOLAN RAGHAVA REDDY GARDENS, PRASHANTH NAGAR, NIZAMPET,, R,R DIST.	
3	EX		 P RAMANA REDDY::01/04/2023 [1520-1-2023-2871]	P RAMANA REDDY S/O. P YELLA REDDY FLAT NO 302, SAI MANIKANTA RESIDENCY, BALAJI NAGAR ROAD NO 1, NIZAMPET, QUTBULLAPUR,, R,R DIST.	
4	EX		 KODALI SREE VEENA::01/04/20 [1520-1-2023-2871]	KODALI SREE VEENA W/O. KODALI SRINIVASA RAO 1-19-79/8, AYODHYA NAGAR, SHARADA THEATRE, KAPRA,, SECUNDERABAD.	
5	EX		 TAYI PRAHALAD::01/04/2023.1 [1520-1-2023-2871]	TAYI PRAHALAD S/O. TAYI VENKAT RAO 15-31-63, MIG-591, PHASE-2, BEHIND LITTLE ANGELS, KPHB COLONY, KUKATPALLY,, HYDERABAD.	
6	EX		 CHINTALA SASWITHA HARSHA [1520-1-2023-2871]	CHINTALA SASWITHA HARSHA SAKET S/O. CHINTALA SASWITHA PARTHASARATHI PLOT NO 19, PHASE-2, VASANTHA VALLEY, KONDAPUR,, R,R DIST.	
7	EX		 CHINTALA SASHWATHA SIDDH [1520-1-2023-2871]	CHINTALA SASHWATHA SIDDHARTH S/O. CHINTALA SASWITHA PARTHASARATHI PLOT NO 19, PHASE-2, VASANTHA VALLEY, KONDAPUR,, R,R DIST.	

Bk - 1, CS No 2871/2023 & Doct No 2763/2023. Sheet 1 of 31 Sub Registrar Shamshabad

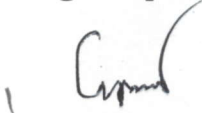
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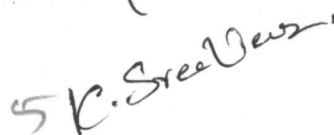
3. **Sri. CHINTALA SASWITHA HARSHA SAKET, S/o. CHINTALA SASWITHA PARTHASARATHI**, Aged about 31 years, Occupation: Business, Resident of Plot No.19, Phase-2, Vasantha Valley, Kondapur, Ranga Reddy District, Telangana State, 500 084. **(Aadhaar No.5461 3729 0217)**.
4. **Sri. TAYI PRAHALAD S/o. Sri. TAYI VENKAT RAO**, Aged about 38 years, Occupation: Business, Resident of 15-31-63, MIG-591, Phase-2, Behind Little Angles, K.P.H.B. Colony, Kukatpally, Hyderabad, Telangana State, 500 072. **(Aadhaar No.5245 5077 1613)**.
5. **Smt. KODALI SREE VEENA W/o. Sri KODALI SRINIVASA RAO**, aged about 48 years, Occupation: Housewife, Resident of H.No.1-19-79/8, Ayodhya Nagar, Sharada Theatre, Kapra, Secunderabad, T.S, 500062. **(Aadhaar No.3762 1799 5282)**.
6. **Sri. P. RAMANA REDDY S/o. Sri. P. YELLA REDDY**, aged about 52 years, Occupation: Business, Resident of Flat No.302, Sai Manikanta Residency, Balaji Nagar, Road No.1, Nizampet, Qutbullapur, Ranga Reddy District, Telangana State, 500090. **(Aadhaar No.4677 2742 8917)**.
7. **Sri. RUDRARAJU KALYANA RAVI VARMA S/o. Sri. RUDRARAJU VENKATA RAJU**, aged about 41 years, Occupation: Business, R/o. Plot NO.32, Meridian Enclave, Near Kolan Raghava Reddy Gardens, Prashanth Nagar, Nizampet, Ranga Reddy District Telangana State, 500072. **(Aadhaar No.9996 8512 6935)**.

Hereinafter collectively called as **"OWNERS/PARTY OF FIRST PART/LANDLORDS"** which expression shall mean and include their heirs, legal representatives, successors, nominees etc as the context may require.

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K. Sree Varma


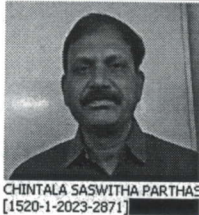
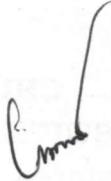
6. 
P. Ramana

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For Vaibhavi Green Fields

Managing Partner






SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
8	EX		 CHINTALA SASWITHA PARTHASARATHI [1520-1-2023-2871]	CHINTALA SASWITHA PARTHASARATHI S/O. LATE CHINTHALA GOPAIAH PLOT NO 19, PHASE-2, VASANTHA VALLEY, KONDAPUR,, R,R DIST.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 P CHENNA REDDY ::01/04/2023 [1520-1-2023-2871]	P CHENNA REDDY AZIZ NAGAR ,RR DIST ,HYD	
1		 R GANDHI ::01/04/2023.16:38 [1520-1-2023-2871]	R GANDHI GUNTUR, A .P	

01st day of April,2023

Signature of Sub Registrar
Shamshabad

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8684 Name: Rusumu Gandhi	S/O Rusumu Sambaiah, Pedakakani, Guntur, Andhra Pradesh, 522509	
2	Aadhaar No: XXXXXXXX1853 Name: Patlolla Chenna Reddy	S/O Patlolla Malla Reddy, Aziznagar, K.v. Rangareddy, Telangana, 500075	
3	Aadhaar No: XXXXXXXX9904 Name: Chintala Saswitha Parthasarathi	C/O Late Chintala Gopaiah, Greater Hyderabad(m.corp), Hyderabad, Telangana, 500033	
4	Aadhaar No: XXXXXXXX6935 Name: Rudraraju Kalyana Ravi Varma	C/O Rudraraju Venkata Raju, Kukatpally, Medchal Malkajgiri, Telangana, 500072	
5	Aadhaar No: XXXXXXXX8917 Name: P Ramana Reddy	S/O Yella Reddy Pallem, Nizampet, K.v. Rangareddy, Telangana, 500090	

SUB-REGISTRAR
SHAMSHABAD

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A N D

M/s. VAIBHAVI GREEN FIELDS (PAN No.AATFV8671M), A Registered Office at Plot MIG -591, KPHB Colony, Kukatpally, Hyderabad, Telangana State 500072, Represented by its Managing Partner:- **Sri. TAYI PRAHALAD S/o. Sri. TAYI VENKATA RAO**, Aged about 38 Years, Occupation: Business, R/o. 15-31-63, Plot No 591, MIG – Phase 2, Behind Little Angles, KPHB Colony, Kukatpally, Hyderabad - 500072, Telangana State. (**Aadhaar No.5245 5077 1613 & PAN No.AEZPT2852E**).

Hereinafter collectively called as **"PARTY OF SECOND PART/DEVELOPER"** which expression shall mean and include its heirs, legal representatives, successors, etc. as the context may require.






WHEREAS, Owner No.1 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey No.106/2/2/1** an extent of **Ac.1-36 Gts.**, equivalent to 9196 Square Yards, and in **Survey No.107to 114/2/2/15** an extent of **Ac.1-08 Gts.**, or 5808 Square Yards, total admeasuring 15004 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered **Sale Deed Document Nos.1336/2014** and **1337/2014** respectively, both **dated 26.04.2014** and both registered at S.R.O., Shamshabad, Ranga Reddy District, Telangana State. And the same land is converted from agricultural to non-agricultural vide **Proceedings No. 2200178695, dated 21/02/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

WHEREAS, Owner No. 2 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey No.106/2/2/1**, an extent of **Ac.1-27 Gts.**, equivalent to 8107 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased through a registered **Sale Deed Document Nos. 2023/2014, dated 30.06.2014**, registered at S.R.O., Shamshabad, Ranga Reddy District, Telangana State (**Pattadar Pass Book No. T05230290438**). And the same land is converted from agricultural to non-agricultural vide **Proceedings No.2200178672, dated 21/02/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

Contd..4.

For Vaibhavi Green Fields
Managing Partner

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
6	Aadhaar No: XXXXXXXX5282 Name: Kodali Sree Veena	W/O Kodali Srinivasa Rao, Secunderabad, Hyderabad, Telangana, 500062	
7	Aadhaar No: XXXXXXXX1109 Name: Siddharth Sashwatha Chintala	C/O C S Parthasarathi, Greater Hyderabad(m.corp), Hyderabad, Telangana, 500033	
8	Aadhaar No: XXXXXXXX0217 Name: Chintala Sashwatha Harsha Saket	C/O Saswitha Parthasarathi Chintala, Greater Hyderabad(m.corp), Hyderabad, Telangana, 500033	
9	Aadhaar No: XXXXXXXX1613 Name: Tayi Prahalad	S/O Tayi Venkata Rao, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	
10	Aadhaar No: XXXXXXXX1613 Name: Tayi Prahalad	S/O Tayi Venkata Rao, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	

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 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	1484000	0	0	0	1484100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	1585000	0	0	0	1585100

Rs. 1484000/- 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. 148395000/- was paid by the party through E-Challan/BC/Pay Order No ,359NZZ310323 dated ,31-MAR-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1585050/-, DATE: 31-MAR-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4567000329332, PAYMENT MODE: NB-1001138, ATRN: 4567000329332, REMITTER NAME: VAIBHAVI GREEN FIELDS, EXECUTANT NAME: CH PARTHASARADHH OTHERS, CLAIMANT NAME: VAIBHAVI GREEN FIELDS).

Date:

01st day of April, 2023

Signature of Registering Officer

Shamshabad



WHEREAS, Owner No.3 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey Nos.106/2/2**, an extent of **Ac.3-00 Gts.**, equivalent to 14520 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered **Sale Deed Document Nos. 2022/2014, dated 30.06.2014**. Registered at S.R.O., Shamshabad, Ranga Reddy District, Telangana State. And the Land is converted from agricultural land to non-agricultural vide **Proceedings No.2200178683, dated 21/02/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

WHEREAS, Owner No.4 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey Nos.106/2/2/1/1**, an extent of **Ac.1-13 Gts.**, equivalent to 6413 Square Yards, **Survey No.106/2/2/2**, an extent of **Ac.1-13 Gts.**, equivalent to 6413 Square Yards, and **Survey No. 106/2/2/1**, an extent of **Ac.0-14 Gts.**, equivalent to 1694 Square Yards, total admeasuring 14520 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered **Sale Deed Document Nos.1500/2021, 1503/2021 & 1502/2021, all dated 22.09.2021** registered in the Office of Tahasildhar of Shamshabad, Ranga Reddy District, Telangana State (**Pattadar Pass Book No. T05230290574**). And the same land is converted from agricultural to non-agricultural vide **Proceedings No.2200178707, dated 26/02/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

WHEREAS, Owner No.5 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey No.106/2/2/1/2**, an extent of **Ac.0-39 Gts.**, equivalent to 4719 Square Yards, **Survey No.106/2/2/1**, an extent of **Ac.0-01 Guntas** equivalent to 121 Square Yards, total admeasuring 4840 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered **Sale Deed Document Nos. 1130/2022, dated 29.04.22 & 1501/2021**,

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5 K. Sra Devi
6 P. Ramuram

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For Vaibhavi Green Fields

Managing Partner

Bk - 1, CS No 2871/2023 & Doct No

2763/2027.

Sheet 4 of 31

Sub Registrar

Shamshabad

Registered Document No. 2763 of
20 27 of Book P on 01 Day of March
20 23/11 Day of chaitra 19 45
SE And Assigned The Identification Number
2763/2027 For Scanning

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dated 22.09.2021 &, registered in the Office of Tahasildhar of Shamshabad, Ranga Reddy District, Telangana State (Pattadar Pass Book No. T05230290575). And the same land is converted from agricultural to non-agricultural vide **Proceedings No.2200479234, dated 12/05/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

WHEREAS, Owner No.6 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey Nos.106/అ/ఓ/2/1/2**, an extent of **Ac.0-20 Gts.**, equivalent to 2420 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered **Sale Deed Document No.1499/2021, dated 22.09.2021**, registered in the Office of Tahasildhar of Shamshabad, Ranga Reddy District, Telangana State (Pattadar Pass Book No. T05230290573). And the same land is converted from agricultural to non-agricultural vide **Proceedings No.2200178726, dated 26/02/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

WHEREAS, Owner No.7 herein is the sole and absolute owner, and peaceful possessor of the Land in **Survey No.106/అ/ఓ/2/2**, an extent of **Ac.0-20 Gts.**, equivalent to 2420 Square Yards, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, having purchased the same through a registered **Sale Deed Document No.1498/2021, dated 22.09.2021**, registered in the Office of Tahasildhar of Shamshabad, Ranga Reddy District, Telangana State (Pattadar Pass Book No. T05230290572). And the same land is converted from agricultural to non-agricultural vide **Proceedings No.2200216949, dated 26/02/2022**, issued by Tahasildhar of Shamshabad, Ranga Reddy District.

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5) K. Sree Varz

P. Ramana Reddy 6

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For Vaibhavi Green Fields
Managing Partner

Bk - 1, CS No 2871/2023 & Doct No
2767 / 2021. Sheet 5 of 31 Sub Registrar
Shamshabad



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WHEREAS the Land owners 1 to 7 herein are the owners and having peaceful, vacant and uninterrupted possession of the immovable property in vacant land mentioned below as per the registered sale deed numbers as under:

SL. NO.	NAME OF THE OWNER	SY. NO.	EXTENACT IN ACRES	EXTENT IN SQ. YDS
1	SRI.CHINTALA SASWITHA PARTHASARATHI	106/అ/ఉ/1	AC. 1.36 GTS	15004
		107to 114/అ/అ/15అ	AC. 1.08 GTS	
2	Sri.CHINTALA SASHWATHA SIDDHARTH	106/అ2/అ/2/1	AC. 1.27 GTS	8107
3	Sri.CHINTALA SASWITHA HARSHA SAKET	106/అ 2/అ	AC. 3.00 GTS	14520
4	Sri. TAYI PRAHALAD	106/అ/ఉ/2/1/1	AC. 1.13 GTS	14520
		106/అ2/అ/2/2	AC. 1.13 GTS	
		106/అ3/అ /1	AC. 0.14 GTS	
5	Smt. KO-DALI SREE VEENA	106/అ/ఁ/1/2	AC. 0.39 GTS	4840
		106/అ3/అ/2/1,	AC. 0.01 GTS	
6	Sri. P. RAMANA REDDY	106/అ/ఉ/2/1/2	AC. 0.20 GTS	2420
7	Sri. RUDRARAJU KALYANA RAVI VARMA	106/అ/ఉ/2/2	AC. 0.20 GTS	2420
TOTAL			AC. 12.31 GTS	61,831

Contd..7.

For Vaibhavi Green Fields
Managing Partner

Bk - 1, CS No 2871/2023 & Doct No
276J / 202J. Sheet 6 of 31 Sub Registrar
Shamshabad



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WHEREAS the First party/owners in order to Develop the Schedule Property for better advantage proposed to the Second Party/Developer who are having vast experience in development of property/construction by laying roads, sewerage, electrical lines, dividing into plots etc., and the Second party have accepted the above offer and agreed to undertake the development of land of proposed Open plots in and over the land of the schedule property by investing their Own funds and under their care and supervision and by obtaining necessary sanction permissions from HMDA and concerned authorities and to develop the land into open plots on the basis of the agreed terms and conditions made by the First Party.

THE parties herein desire to reduce the terms and conditions mutually agreed between them in writing so as to avoid disputes and misunderstandings and abide by accepted terms & conditions.

THAT the PARTY OF THE FIRST PART hereby authorize and empower the DEVELOPER to develop the open plots in the land of the schedule property and the DEVELOPER agreed to take all necessary steps for the development of the schedule property and to develop the Open plots at their costs and expenses.

NOW THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:

1. That the owners hereby covenant, declare and assure that they are the absolute owners and possessors of Land in Survey No. 106/అ/౩/1 , 107to114/అ/అ/15అ, 106/౩2/అ/2/1, 106/౩ 2/ అ, 106/అ/౩/2/1/1, 106/౩2/అ/2/2, 106/౩3/అ /1, 106/అ/౩/1/2, 106/౩3/అ/2/1, 106/అ/౩/2/1/2, and 106/అ/౩/2/2., total admeasuring 61,831 Square Yards equivalent to 51,698.59 Square Meters, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, and except them no other person has any right, authority or competency to deal with the same. The above referred property is more fully described in the schedule of the property hereto below.

1. Owner

2. Agent

3. Contd..8.

P. Ramesh

2. Ramesh

3. C. Sree Devi

P. Ramesh

For Vaibhavi Green Fields
Managing Partner

Bk - 1, CS No 2871/2023 & Doct No
2763 / 2023. Sheet 7 of 31 Sub Registrar
Shamshabad



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2. That the owners hereby further declare that they are entitled to enter into this Agreement with the Developer for the development of the said property and there is no legal embargo or impediment in entering into the present agreement.
3. That the owners hereby declare, affirm and state that the said property is free from encumbrances such as mortgage, charge, lien, demand, surety, interest, prior-sales and development agreement, government or private attachments and any other charges etc., of any nature whatsoever and the same is also not subject to any acquisition, proceedings from any authorities in relation to the whole or any part thereof.
4. In consideration of the owners allowing the developer to develop their property and the rights to the extent acquired by the developer for implementation of this agreement, the developer hereby agrees to compensate the owners by providing plots of the developed area.
5. The owners hereby further undertake that they shall keep the above said property free from all encumbrances, claims or demands and shall not deal, dispose of the said property or enter into any kind of further agreement after the date of this agreement excepting in the manner hereinafter provided. It is made clear by the owners that they have absolute right and marketable title to the schedule property. If on account of lack or defect in the title of the Owners or paramount title being claimed and established by any other person and the developer or persons claiming through developer loses the property conveyed or part thereof, incurs any expenditure in the project, the owners shall indemnify the developer and the purchasers in that regard in all respects. The owners undertake to resolve any claims/issues in this regard at their own expenditure.
6. The developer shall obtain the necessary clearances and permissions from the authorities and all expenses in this connection shall be borne by the developer only and the owners shall not be liable to pay any amount in this regard.

Contd..9.

For Vaibhavi Green Fields
Managing Partner

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7. That the developer shall apply and obtain permissions from the Hyderabad Metro Development Authority/Gram Panchayath/Greater Hyderabad Municipal Corporation and from other requisite authorities for developing the land in plots by leaving requisite spaces as per the norms of the authorities and the owners shall do all the lawful acts and cooperate as per necessity for obtaining permission/s from the authority for the developing the said property. The Mortgage of the plots to HMDA shall be out of the share of owners and developer in proportionate to their sharing area.
8. There will not be any refundable/non-refundable advance for the development of the property.
9. The developed plotted area will be shared between the First Party/Owners and the second Party/developer respectively at 65% : 35% i.e., 65% to First Party/Landlords and 35% to Second Party/Developer. Accordingly the area is shared as per the **Schedule 'A' to Schedule 'H'** of this agreement as per the draft plan for layout. However if any changes are made in the plan by the approving authorities. Then the sharing will be decided by executing a Supplementary Agreement.
10. Sharing will be only for the plots area after netting off the roads, common areas, parks and other mandatory areas earmarked as per HMDA approvals.
11. The First Party shall not interfere in the Development activity in any manner or obstruct the second party in the development. However the First Party continue to have undisputed right to inspect either by himself or by a Third Party, with prior intimation.
12. It is agreed between the owners and the developer that the developer shall be entitled to enter into separate agreements in its name with prospective purchasers for sale of the developed Plot area in respect of developer's share of plots without the written consent of the owners.

Contd..10.

For Vaibhavi Green Fields
Managing Partner

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13. It is further agreed between the Landowners and Developer that the area earmarked for Social Infra Structure shall be maintained by the developer and all the rights on the area shall fall to the share of developer and Landlords at the ratio as per clause no.9 of this Agreement.
14. The developer shall take up the development of the said land as per the applicable norms of the HMDA and other concern authorities.
15. The developer shall take the total responsibility of the development of land to plots of various sizes and the owners shall not in any circumstances be made responsible or liable for acts of the developer in developing the land.
16. It is agreed by the parties that the developer shall complete the development work within period of eighteen (18) months from the date of approval of the plan by Hyderabad Metro development Authority with further grace period of Six (06) months.
17. The developer shall abide by all the prevailing laws applicable to development of the land and on non-compliance of the rules, regulations, law, etc. the developer shall be responsible for all costs and consequences thereof.
18. The owners have agreed to provide the copies of all title deeds, copies of pattedar Title Books and Pass Books with regard to the above said property to the developer and shall also produce the originals whenever the same are required including for raising of loans by the developer or prospective buyers. The owners shall hand over the original title deeds, original pattedar Title Books and Pass Books to the developer after completion of development and after obtaining the final approval from HMDA.
19. The Landowners agree to provide free access and use of common facilities like road etc., to the owners of plots developed by way of development rights or purchase.

Contd..11.

For Vaibhavi Green Fields
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20. The Land Owners hereby agree that Developer is entitled to obtain / raise loans and advances from the Banks, financial institutions or such other entities or individuals of its choice as and when required for the Development and completion of the project by offering their share as security and without affecting the rights of the Land Owners under this Development Agreement and that The Land Owners also agree and have no objection to allow the subsequent / prospective purchaser(s) to raise their respective loans. Further, for the said purpose the Land Owners hereby agree to produce the entire record of Title Deeds, Link documents, Property Tax Receipts, LRS Proceedings, Pattadar passbooks, Title Deed Books, MRO proceedings etc., if any and such other piece of documents that constitute the absoluteness of the marketable and clear Title with such bank or financial institution or lenders as and when required for the verification purpose.
21. The First Party above shall be responsible for payment of all arrears of property tax, electricity bills, water charges in respect of the schedule property to the date of this agreement. They shall pay all these arrears before the commencement of construction.
22. The Landowners agrees that the developer has the right to acquire by way of purchase or by way of development rights at a later date, any additional land from any third party on any terms suitable to the Developer and develop the same along with schedule property as one piece of land and obtain permission accordingly, subject to the terms and conditions of this Agreement. The First Party shall not interfere in such development in any way and shall not claim any additional rights.
23. The developer is responsible for meeting all costs and other expenses towards execution and registration of this agreement and all supplementary agreements, if any, connecting to this agreement.
24. The developer shall indemnify and keep indemnified the owners against all losses, damages, costs, charges, expenses that will be incurred or suffered by the owner on account of or arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during development or otherwise.

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For Vaibhavi Green Fields
Managing Partner

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25. Both the parties have agreed to enter into one or more supplementary agreements if necessary concerning/relating to the development of schedule property and such agreement/s shall form part and parcel of this agreement.
26. It is agreed by both the parties that on refusal by HMDA to grant permission and sanction for developing the schedule property, in those circumstances the Developer shall be entitled to obtain permission and sanction from the concerned Gram Panchayat and develop the property.
27. In case of any disputes arising between the parties hereto touching these presents, the matter shall be referred to the arbitrators one chosen by each party and in case of any difference of opinion between such arbitrators, they shall nominate a common umpire and their award shall be final and binding on both the parties and the relevant provisions of the arbitration act shall apply.
28. This agreement shall be subject to the Jurisdiction of City Civil Courts at Hyderabad.
29. The owners hereby grant to the Developer an irrevocable General Power of attorney subject to the terms and conditions of this agreement for sale of plots allotted to the developer share to the intending purchasers with other powers as detailed below.

COVENANTS OF THE GENERAL POWER OF ATTORNEY

1. To apply for permission and sanction to Hyderabad Metro Development authority and other authorities for developing the schedule property and also to make other application to any other government agencies/authorities for obtaining permission and sanctions for carrying the said development.
2. To enter into agreement of sale in respect of plots falling to the share of the developer share of the developer in the Developed plotted area including identifiable share of land with the prospective purchasers, to receive sale consideration, advance and other amounts and to pass receipts, give acknowledgement to the proposed buyer/s.
3. To execute and register the sale deeds in favour of prospective purchasers to the extent of developer's share in the Developed Plot area.

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For Vaibhavi Green Fields

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4. To appoint/engage Contractors/sub-contractors to complete the work of development of the land, without reference to the Landlords.
5. To appoint/engage any Marketing Agency to market the developed plots falling into the share of developer without reference to Landlords.
6. To engage, remove and appoint any advocate, solicitor or counsel to act and plead on behalf of the owner in relation to any dispute in respect of the schedule property.
7. To sign and present on behalf of the owner Vakalatnama memo of appearance, plaint, petition, counter, written statement, appeal, revision etc., in court of law or any other authority on behalf of the owner in relation to any dispute with respect of the above referred property.
8. To enter into compromise, settlement and to withdraw any suit or proceedings and admit the compromise and the settlement before court of law or any other authority on behalf of owner in respect of above referred property.
9. To borrow, raise advance from any financial institution or banks by mortgaging developer's share.
10. To advertise the project for sale in such a manner as may the Second Party shall feel necessary and to solicit such customers for the purpose of selling the Open Plots.
11. And generally to do all other things and acts incidental or ancillary to the above powers as effectually to all intents and purposes the owners could in their own proper person do had these present not have been made.
12. The owners shall ratify and confirm and agree at all times to allow, ratify and confirm whatever the said attorney shall lawfully do or cause to be done in or about the exercise of powers aforesaid by virtue thereof.
13. The above powers conferred by the owners on the developer are irrevocable.

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For Vaibhavi Green Fields
Managing Partner

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14. That the PARTY OF THE FIRST PART hereby deliver the physical possession of the schedule property to the Second Part/Developer and they further authorize and empower the DEVELOPER to develop the land into Open Plots. The DEVELOPER undertakes to take all necessary steps for laying of roads, marking and division of plots, drainage and electrical etc., It is agreed between the parties herein that, till the project is completed the respective Open Plots will be within the possession of the DEVELOPER.
15. The name of the project shall be **"VAIBHAVI'S VISTAARA"**.
16. The Owner assures that, the land is not an assigned land within the meaning of A.P. Assigned land (Prohibition of transfers) Act No.9 of 1977 and it does not belongs to or under mortgage to Government or their undertaking agencies

SCHEDULE OF THE PROPERTY

All that the Land in Survey No. 106/అ/౪/1, 107to114/అ/అ/15అ, 106/౨2/అ/2/1, 106/౨2/అ, 106/అ/౪/2/1/1, 106/౨2/అ/2/2, 106/౨3/అ/1, 106/అ/౪/1/2, 106/౨3/అ/2/1, 106/అ/౪/2/1/2, and 106/అ/౪/2/2. of Peda Tuphra total admeasuring 61,831 Square Yards equivalent to 51,698.59 Square Meters, situated at PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State, and bounded as under:



ON NORTH BY : Neigh's Land in Survey No.106.
ON SOUTH BY : Neigh's Land in Survey No.107 to 114.
ON EAST BY : Neigh's Land in Survey no.106.
ON WEST BY : Proposed 30 MTRS Wide Road.

Contd..15.

1. 

2. 

3. 

4.  5. 



For Vaibhavi Green Fields

Managing Partner

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::15::

RULE 3

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY

FILED

**UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF
UNDER VALUATION INSTRUMENT RULE 1975**

We the above named parties do hereby declare and state to the best of our knowledge and belief that the market value of the property now being transferred is as follow.

Name of the Village	Sy.No.	Area Square Yards	Value Per Sq.Yard	Total Market Value
PEDDA THUPRA VILLAGE & Gram Panchayat, Shamshabad Mandal, Ranga Reddy District, Telangana State	Survey No. 106/౪ /౬ /1 , 107to114/౪ /౪ /15౪ , 106/౩ 2/౪ /2/1, 106/౩ 2/౪ , 106/౪ /౪ /2/1/1, 106/౩ 2/౪ /2/2, 106/౩ 3/౪ /1, 106/౪ /౪ /1/2, 106/౩ 3/౪ /2/1, 106/౪ /౪ /2/1/2, and 106/౪ /౪ /2/2	61,831	Rs.2,400/-	Rs.14,83,95,000/-

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For Veibhavi Green Fields
Managing Partner

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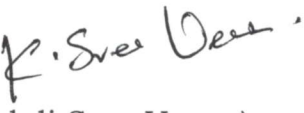
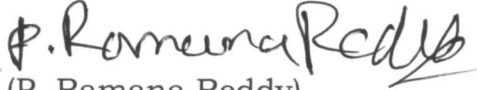


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IN WITNESS WHEREOF the parties to this deed have put their signature on the day, month and year as aforesaid with their own free will, consent and good conscience, without any coercion, undue influence, fraud, misrepresentation and in sound senses and good health after understanding the contents in the language known to them in the presence of the following witnesses:

WITNESSES:-

LAND OWNERS:

1. 	1.  (Chintala Saswitha Parthasarathi)
2. 	2.  (Chintala Sashwatha Siddharth)
	3.  (Chintala Saswitha Harsha Saket)
	4.  (Tayi Prahalad)
	5.  (Kondali Sree Veena)
	6.  (P. Ramana Reddy)
	7.  (Rudraraju Kalyana Ravi Varma)
	 DEVELOPER For Vaibhavi Green Fields Managing Partner

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SCHEDULE – A

S.No.	Plot No.	Plot Size (Sq Mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No. 1
1	3	303.97	363.54	Sri. CHINTALA SASWITHA PARTHASARATHI
2	4	310.37	371.2	Sri. CHINTALA SASWITHA PARTHASARATHI
3	5	317.56	379.79	Sri. CHINTALA SASWITHA PARTHASARATHI
4	29	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
5	31	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
6	34	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
7	36	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
8	39	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
9	41	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
10	44	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
11	46	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
12	49	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
13	51	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
14	81	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
15	83	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
16	94	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
17	96	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
18	121	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
19	123	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
20	130	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
21	136	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
22	139	237.06	283.52	Sri. CHINTALA SASWITHA PARTHASARATHI
23	141	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
24	148	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
25	154	167.23	200	Sri. CHINTALA SASWITHA PARTHASARATHI
TOTAL AREA		4680.79	5598.05	

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For Vaibhavi Green Fields
Managing Partner

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SCHEDULE – B

S.No.	Plot No.	Plot Size (Sq.Mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No 2
1	9	347.49	415.59	Sri. CHINTALA SASHWATHA SIDDHARTH
2	10	355.41	425.07	Sri. CHINTALA SASHWATHA SIDDHARTH
3	33	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
4	38	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
5	43	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
6	48	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
7	80	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
8	93	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
9	105	221.85	265.33	Sri. CHINTALA SASHWATHA SIDDHARTH
10	129	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
11	138	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
12	143	167.23	200	Sri. CHINTALA SASHWATHA SIDDHARTH
TOTAL AREA		2429.82	2905.99	

SCHEDULE – C

S.No.	Plot No.	Plot Size (sq.mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No 3
1	6	324.79	388.44	Sri. CHINTALA SASWITHA HARSHA SAKET
2	7	332.02	397.09	Sri. CHINTALA SASWITHA HARSHA SAKET
3	8	339.57	406.12	Sri. CHINTALA SASWITHA HARSHA SAKET
4	30	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
5	32	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
6	35	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
7	37	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
8	40	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET

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P. Ramesh Babu
For Vaibhavi Green Fields
Managing Partner

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9	42	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
10	45	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
11	47	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
12	50	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
13	52	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
14	82	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
15	84	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
16	95	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
17	97	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
18	122	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
19	128	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
20	133	173.13	207.06	Sri. CHINTALA SASWITHA HARSHA SAKET
21	137	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
22	140	237.06	283.52	Sri. CHINTALA SASWITHA HARSHA SAKET
23	142	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
24	149	167.23	200	Sri. CHINTALA SASWITHA HARSHA SAKET
TOTAL AREA		4583.94	5482.23	

SCHEDULE – D

S.No.	Plot No.	Plot Size (sq.mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No 4
1	1	292.95	350.35	Sri. TAYI PRAHALAD
2	2	297.84	356.21	Sri. TAYI PRAHALAD
3	13	309.05	369.62	Sri. TAYI PRAHALAD
4	15	167.23	200	Sri. TAYI PRAHALAD
5	21	167.23	200	Sri. TAYI PRAHALAD
6	28	309.05	369.62	Sri. TAYI PRAHALAD
7	60	167.23	200	Sri. TAYI PRAHALAD
8	61	167.23	200	Sri. TAYI PRAHALAD
9	62	167.23	200	Sri. TAYI PRAHALAD
10	63	167.23	200	Sri. TAYI PRAHALAD
11	67	167.23	200	Sri. TAYI PRAHALAD
12	68	167.23	200	Sri. TAYI PRAHALAD

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For Vaibhavi Green Fields
Managing Partner

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13	69	167.23	200	Sri. TAYI PRAHALAD
14	75	167.23	200	Sri. TAYI PRAHALAD
15	76	167.23	200	Sri. TAYI PRAHALAD
16	78	167.23	200	Sri. TAYI PRAHALAD
17	85	167.23	200	Sri. TAYI PRAHALAD
18	86	167.23	200	Sri. TAYI PRAHALAD
19	88	190.99	228.43	Sri. TAYI PRAHALAD
20	89	160.47	191.92	Sri. TAYI PRAHALAD
21	90	153.63	183.74	Sri. TAYI PRAHALAD
22	101	153.84	183.99	Sri. TAYI PRAHALAD
23	102	160.55	192.01	Sri. TAYI PRAHALAD
24	103	196.04	234.46	Sri. TAYI PRAHALAD
25	106	185.35	221.68	Sri. TAYI PRAHALAD
26	110	212.38	254.01	Sri. TAYI PRAHALAD
27	113	281.57	336.75	Sri. TAYI PRAHALAD
28	116	175.77	210.22	Sri. TAYI PRAHALAD
29	119	169.77	203.04	Sri. TAYI PRAHALAD
30	127	167.23	200	Sri. TAYI PRAHALAD
31	135	167.23	200	Sri. TAYI PRAHALAD
32	144	167.23	200	Sri. TAYI PRAHALAD
33	147	179.58	214.78	Sri. TAYI PRAHALAD
TOTAL AREA		6271.74	7500.83	

SCHEDULE – E

S.No.	Plot No.	Plot Size (sq mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No 5
1	14	167.23	200	Smt. KODALI SREE VEENA
2	53	167.23	200	Smt. KODALI SREE VEENA
3	54	167.23	200	Smt. KODALI SREE VEENA
4	55	167.23	200	Smt. KODALI SREE VEENA
5	59	167.23	200	Smt. KODALI SREE VEENA
6	70	167.23	200	Smt. KODALI SREE VEENA
7	77	167.23	200	Smt. KODALI SREE VEENA
8	91	167.23	200	Smt. KODALI SREE VEENA
9	100	167.23	200	Smt. KODALI SREE VEENA
10	109	212.38	254.01	Smt. KODALI SREE VEENA
11	114	139.11	166.37	Smt. KODALI SREE VEENA
12	125	237.06	283.52	Smt. KODALI SREE VEENA
TOTAL AREA		2093.62	2503.9	

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P. Ramababu
For Valerian Green Fields
Managing Partner

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SCHEDULE – F

S.No.	Plot No.	Plot Size (sq mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No 6
1	20	167.23	200	Sri. P. RAMANA REDDY
2	25	167.23	200	Sri. P. RAMANA REDDY
3	79	167.23	200	Sri. P. RAMANA REDDY
4	92	167.23	200	Sri. P. RAMANA REDDY
5	98	167.23	200	Sri. P. RAMANA REDDY
6	120	167.23	200	Sri. P. RAMANA REDDY
TOTAL AREA		1003.38	1200	

SCHEDULE – G

S.No.	Plot No.	Plot Size (sq. mtrs)	Plot Size (Sq.Yrds.)	Share of Owner No 7
1	24	167.23	200	Sri. RUDRARAJU KALYANA RAVI VARMA
2	57	167.23	200	Sri. RUDRARAJU KALYANA RAVI VARMA
3	58	167.23	200	Sri. RUDRARAJU KALYANA RAVI VARMA
4	71	167.23	200	Sri. RUDRARAJU KALYANA RAVI VARMA
5	72	167.23	200	Sri. RUDRARAJU KALYANA RAVI VARMA
6	124	167.23	200	Sri. RUDRARAJU KALYANA RAVI VARMA
TOTAL AREA		1003.38	1200	

1. Comm

2. Rvd

3. Surt

P. Ramana Reddy

3) K. Sree Varma

P. Ramana Reddy

2. Rvd

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For Vaibhavi Green Fields
Managing Partner

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SCHEDULE – H

S.No.	Plot No.	Plot Size (sq mtrs)	Plot Size (Sq.Yrds.)	Share of Developer
1	11	372.23	445.18	M/s. VAIBHAVI GREEN FIELDS
2	12	375.04	448.54	M/s. VAIBHAVI GREEN FIELDS
3	16	167.23	200	M/s. VAIBHAVI GREEN FIELDS
4	17	167.23	200	M/s. VAIBHAVI GREEN FIELDS
5	18	167.23	200	M/s. VAIBHAVI GREEN FIELDS
6	19	167.23	200	M/s. VAIBHAVI GREEN FIELDS
7	22	167.23	200	M/s. VAIBHAVI GREEN FIELDS
8	23	167.23	200	M/s. VAIBHAVI GREEN FIELDS
9	26	167.23	200	M/s. VAIBHAVI GREEN FIELDS
10	27	167.23	200	M/s. VAIBHAVI GREEN FIELDS
11	56	167.23	200	M/s. VAIBHAVI GREEN FIELDS
12	64	167.23	200	M/s. VAIBHAVI GREEN FIELDS
13	65	167.23	200	M/s. VAIBHAVI GREEN FIELDS
14	66	167.23	200	M/s. VAIBHAVI GREEN FIELDS
15	73	167.23	200	M/s. VAIBHAVI GREEN FIELDS
16	74	167.23	200	M/s. VAIBHAVI GREEN FIELDS
17	87	167.23	200	M/s. VAIBHAVI GREEN FIELDS
18	99	167.23	200	M/s. VAIBHAVI GREEN FIELDS
19	104	153.84	183.99	M/s. VAIBHAVI GREEN FIELDS
20	107	222.09	265.62	M/s. VAIBHAVI GREEN FIELDS
21	108	221.85	265.33	M/s. VAIBHAVI GREEN FIELDS
22	111	212.38	254	M/s. VAIBHAVI GREEN FIELDS
23	112	241.88	289.29	M/s. VAIBHAVI GREEN FIELDS
24	115	146.13	174.77	M/s. VAIBHAVI GREEN FIELDS
25	117	185.11	221.4	M/s. VAIBHAVI GREEN FIELDS
26	118	161.69	193.38	M/s. VAIBHAVI GREEN FIELDS
27	126	237.06	283.52	M/s. VAIBHAVI GREEN FIELDS
28	131	167.23	200	M/s. VAIBHAVI GREEN FIELDS
29	132	171.01	204.53	M/s. VAIBHAVI GREEN FIELDS
30	134	167.23	200	M/s. VAIBHAVI GREEN FIELDS
31	145	167.23	200	M/s. VAIBHAVI GREEN FIELDS
32	146	174.46	208.65	M/s. VAIBHAVI GREEN FIELDS

1. *[Signature]* 2. *[Signature]* 3. *[Signature]*

[Signature] K. Sree Vasa

[Signature] P. Ramana Reddy

Contd..23

For Vaibhavi Green Fields

[Signature] Managing Partner

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Shamshabad



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33	150	167.23	200	M/s. VAIBHAVI GREEN FIELDS
34	151	167.23	200	M/s. VAIBHAVI GREEN FIELDS
35	152	265.33	317.33	M/s. VAIBHAVI GREEN FIELDS
36	153	184.41	220.55	M/s. VAIBHAVI GREEN FIELDS
37	155	167.23	200	M/s. VAIBHAVI GREEN FIELDS
38	156	191.94	229.56	M/s. VAIBHAVI GREEN FIELDS
39	157	447.08	534.7	M/s. VAIBHAVI GREEN FIELDS
TOTAL AREA		7642.59	9140.34	

ANNEXURE - I

SPECIFICATIONS

- 1 CC or BT Road (40' and 30')
- 2 Compound Wall
- 3 OH Tank
- 4 Power Lines
- 5 Water Supply
- 6 Children Play Area
- 7 Entrance Arch
- 8 Landscaping
- 9 Water Harvesting Pits
- 10 Street Lights
- 11 2 Years Maintenance
- 12 Security
- 13 Drainage
- 14 Curbing Stones

1) Land 2) Arch 3) Gate
 4) K. Sree Var.

5) Patel

6) P. Ramana Reddy

7) For Vaibhavi Green Fields
 Managing Partner

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Shamshabad



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GOVERNMENT OF INDIA

CHINTALA SASWITHA PARTHASARATHI
Chintala Saswitha Parthasarathi

పుట్టిన సంవత్సరం/Year of Birth : 1983
పురుషుడు / Male

3196 5297 9904

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Late Chintala
Gopaliah, Plot No 19, Phase 2, Vasantha
Valley, Kondapur, SERILINGAMPALLY,
RANGAREDDI, ANDHRA PRADESH,
500084

Address: S/O Late Chintala
Gopaliah, PLOT NO 19, PHASE 2,
VASANTHA VALLEY,
KONDAPUR, Serilingampally,
Rangareddi, Andhra Pradesh,
500084

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

డి.ఎ.ఆర్. నెం. 1947,
మొదలైనది - 500084

భారత ప్రభుత్వం
Government of India

Siddharth Sashwatha Chintala
పుట్టిన తేదీ/DOB: 13/02/1994
పురుషుడు/ MALE

9588 2086 1109
VID : 9197 2777 4037 1613

నా ఆధార్, నా గుర్తింపు

Government of India
Enrolment No.: 2017/79805/02361

To:
S/O Late Sashwatha Chintala
S/O C S Parthasarathi
202 Vijay Sai Nilayam
Road No 31
Greater Hyderabad (m.corp)
Jubilee Hills,
Hyderabad Telangana - 500033
9573536306

Signature valid

9588 2086 1109
VID : 9197 2777 4037 1613

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Chintala Saswitha Harsha Saket

పుట్టిన సంవత్సరం/Year of Birth : 1991
పురుషుడు / Male

5461 3729 0217

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Saswitha
Parthasarathi Chintala, PLOT NO
19, PHASE 2, VASANTHA
VALLEY, KONDAPUR,
Serilingampally, Rangareddi,
Andhra Pradesh, 500084

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మొదలైనది - 500084

భారత ప్రభుత్వం
Government of India

Tayi Prahalad
పుట్టిన తేదీ/DOB: 03/04/1984
పురుషుడు/ MALE

5245 5077 1613
VID : 9198 1285 0593 3199

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O తాయి వెంకట రావు, గ్రా-30-ఎ3 ప్లట్ నెం-591,
మి.గి-ఫేజ్-2, బింద్ లిట్ ఆంగిల్స్, క.ప.హి
కోలనీ, కుకాట్ పల్లి, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500072

Address:
S/O Tayi Venkata Rao, 15-31-63 Plot No-591,
MIG-Phase-2, Behind Little Angles, K P H B
Colony, KUKAT PALLY, Hyderabad,
Andhra Pradesh - 500072

5245 5077 1613
VID : 9198 1285 0593 3199

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కొదలి శ్రీ వీణ
Kodali Sree Veena

పుట్టిన తేదీ/Year of Birth: 1974
పులి / Female

3762 1799 5282

ఆధార్ - సామాన్య హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: కొదలి శ్రీనివాస రావు
ఇంట నెంబర్-1-19-79/8, ఆయోధ్యా నగర్
శారద థియేటర్, కౌరా, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500062

Address: W/O: Kodali
Srinivasa Rao, H
NO-1-19-79/8, Ayodhya
Nagar, Sarada theatre,
kupra, Secunderabad, Ecil,
Hyderabad, Secunderabad,
Andhra Pradesh, 500062

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పి.ఎ. బి.ఎ. నెం. 1947,
హైదరాబాద్-500001

IC Sree Veena

భారత ప్రభుత్వం
Government of India

పి. రమణ రెడ్డి
P Ramana Reddy
పుట్టిన తేదీ/DOB: 17/10/1969
పురుషుడు/ MALE

4677 2742 8917
VID : 9196 7665 4903 8143

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: కొదలి శ్రీనివాస రావు
ఇంట నెంబర్-1-19-79/8, ఆయోధ్యా నగర్
శారద థియేటర్, కౌరా, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500062

Address: W/O: Kodali
Srinivasa Rao, H
NO-1-19-79/8, Ayodhya
Nagar, Sarada theatre,
kupra, Secunderabad, Ecil,
Hyderabad, Secunderabad,
Andhra Pradesh, 500062

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పి.ఎ. బి.ఎ. నెం. 1947,
హైదరాబాద్-500001

భారత ప్రభుత్వం
Government of India

రుద్రరాజు కల్యాణ రవి వర్మా
Rudraraju Kalyana Ravi Varma
పుట్టిన తేదీ/DOB: 21/03/1981
పురుషుడు/ MALE

9996 8512 6935
VID : 9175 1077 6255 2168

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: C/O రుద్రరాజు వెంకట రాజు, ప్లాట్ నెం 32, మేరీడియన్
ఎన్క్లేవ్, కొలన్ రాఘవ రెడ్డి గార్డెన్స్, ప్రశాంత్ నగర్
కూకట్పల్లి, మెదచల-మల్కాజ్గిరి, హైదరాబాద్ - 500072

Address: C/O Rudraraju Venkata Raju, Plot NO 32,
Meridian Enclave, Near Kolan Raghava
Reddy Gardens, Prashanth Nagar Nizampet,
Kukatpally, Medchal-malkajgiri,
Telangana - 500072

9996 8512 6935
VID : 9175 1077 6255 2168

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भारत सरकार
GOVERNMENT OF INDIA



పట్టోల్ల చెన్నా రెడ్డి
Patlolla Chenna Reddy
పుట్టిన తేదీ/DOB: 20/08/1974
పురుషుడు Male



7537 5267 1853

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




చిరునామా:
S/O పట్టోల్ల మల్లా రెడ్డి 2-27,
అజిత్ నగర్, గ్రామీణ బ్యాంక్
దగ్గర అజిత్ నగర్, అజిత్ నగర్,
కె.వి.రంగారెడ్డి
తెలంగాణ, 500075

Address:
S/O Patlolla Malla Reddy, 2-27,
aziz nagar, near gramina
bank Aziznagar, Aziz Nagar,
K.v. Rangareddy
Telangana, 500075




7537 5267 1853

భారత ప్రభుత్వం
GOVERNMENT OF INDIA




రుసుము గాంధీ
Rusumu Gandhi
పుట్టిన సంవత్సరం/Year of Birth: 1983
పురుషుడు / Male



8725 4678 8684

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



చిరునామా: S/O సాంబల్య, 5-33,
కొప్పరావూరు,
పెదకాకాని,
గుంటూరు,
ఆంధ్ర ప్రదేశ్,
522509

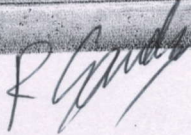
Address: S/O Sambalah, 5-33,
koppuravuru, Pedakakani,
Pedakakani, Guntur, Andhra
Pradesh, 522509

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

స.స. బాక్స్ నెం. 1947,
తెలంగాణ-500001



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Shamshabad



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Application No. 056634/SMD/LT/U6/HMDA/06092022

Applicatoion Date: 06/09/2022

Date : 10/01/2023

To,

TAYI PRAHALAD & OTHERS

Jyothi Celeste, Kavuri Hills Rd, CBI Colony, Jubilee Hills, Hyderabad,
Telangana 500033, HYDERABAD, TELANGANA
Pin Code - 500067

Sir,

Sub: HMDA- Plg.Dept - Application for approval of **Residential, Draft Layout (Open Plotted)** in Survey No. **106/P AND 114/P** of **Peddatoipra** Village, **ShamShabad** Mandal, **Ranga Reddy** District to an extent of **50,337.80** Sq. Mt. - Intimation to pay development and other charges and action to fulfill the precedent conditions for processing the case further - Reg.

With reference to your application cited above, it is to inform that your proposal for approval of **Residential, Draft Layout (Open Plotted)** as mentioned in the subject cited in Survey No. **106/P AND 114/P** of **Peddatoipra** Village, **ShamShabad** Mandal, **Ranga Reddy** District to an extent of **50,337.80** Sq.mt. is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.

To process the application further, the following charges to be remitted through seprate challan in favour of Metropolitan Commissioner, HMDA through online Payment System. To take further action in the matter for approval of yours **Residential, Draft Layout (Open Plotted)**.

The details of charges are as follows:

Development Charges for total site area @ Rs.80/- per sq.mts (50337.8 sq.mts)	:	40,27,024.00 `
Publication charges	:	5,000.00 `
Processing charges for Total Site Area @ Rs.10/- per sq.mts (50337.8 sq.mts)	:	5,03,378.00 `
Capitalization Charges @ 1.5 times of market value	:	65,02,032.00 `
Audit Inspection Charges @ Rs.0/- per sq.mts (0 sq.mts)	:	10,000.00 `
Road Impact Fee @ Rs.0/- per sq.mts (50337.8 sq.mts)	:	40,27,024.00 `
Total :		1,50,74,458.00 `
Initial amount paid by applicant	:	1,00,000.00 `
Balance amount to be paid by applicant :		1,49,74,458.00 `
(Rupees One Hundred Fourty Nine Lacs Seventy Four Thousand Four Hundred Fifty Eight Only.)		

You are requested to pay the above charge within one month i.e. before **10 February, 2023** and submit challan for further necessary action. Further, you are also requested to submit an undertakings in terms of G.O.M's No. 541 MA, dated 17-11-2000 as per the format enclosed.

General Conditions for Compliance:

1. The Applicant shall pay DC, PC and other charges within 30 days.
2. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged.
3. The applicant shall mortgage for plot nos: 133 to 138 , 140 to 157 (total 24 number of plots) i.e. 4471.86 Sq.Mts (15.24%) through registered deed in favour of MC, HMDA and the same shall be submitted to HMDA.
4. The applicant shall not construct the compound wall around the site under reference.

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Shamshabad



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5. The applicant shall handover the area affected under proposed 30Mts wide road to the local body through registered gift deed at free of cost before release of Draft Layout plans by HMDA and the same shall be submitted to HMDA.
6. The applicant shall form the BT road before release of draft layout plans.
7. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 and G.O. Ms. No. 541 MA
8. The applicant shall follow the conditions imposed by HMDA
9. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
10. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved plans may be with-drawn without any notice.
11. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
12. The applicant shall provide the STP and septic tank as per standard specification.
13. Any conditions laid by the authority are applicable.
14. The applicant shall follow the fire service department norms as per act 1999.
15. Any Fees to be paid at the later stage shall be paid by the applicant.
16. Submit Registered Mortgage Deed (ORIGINAL) via Registered Post with Acknowledgement to the undersigned Director, HMDA.
17. The applicant / builder have to mortgage an additional area of 5% built up area / land as an additional security for allowing them for payment of development charges & capitalization charges in instalments.
18. The applicant / promoter / builder has to submit an undertaking on Rs. 100/- stamp paper for compliance of above conditions along with application of request for availing instalment system of payment of development charges & capitalization charges.
19. In case the applicant completes the project / development within the period of allowable instalments, he shall pay the total balance charges along with final layout application /Building application for release of Mortgage.
20. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged along with Interest for instalment payments.
21. In case cheque bounce of post-dated cheques, legal action shall be initiated as per law against the applicant.
22. If any applicant / promoter / builder fails to pay the instalments as per the schedule of post dated cheques, the amount paid till then shall be forfeited and the approval accorded for layout / building project is deemed to be cancelled and the applicant has to apply afresh.

Precedent Conditions for Compliance:

1. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub -Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
2. The applicant shall handover the Layout roads area 15240.68 Sq.mtr (30.28%), Open space area 4488.92 Sq.mtrs (8.92 %) Social infrastructure area 1259.25 Sq.mtr (2.50 %) to the Local Body before release of Final Layout plans by HMDA.
3. The Owner/Developers shall ensure the safety of construction workers.
4. The owner /Developer shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
5. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
6. The Owner/Developers shall be responsible for the safety of construction workers.
7. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
8. The HMWS and SB and A.P Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Your compliance on the above should reach the undersigned within one month i.e., **before 10 February, 2023** failing which further action will be taken as per the extend of law.

This shall not be construed as approval of the proposal and permissions for development.

Note:

1. DC-PC charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
2. FSID charges to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.
3. DO NOT MAKE PAYMENT TO GOVERNMENT TREASURY DIRECTLY. HMDA will remit the collected Environmental Impact Fee to Govt. Treasury.
4. Environment Impact Fee to be paid ONLINE through DPMS using CREDIT CARD/ DEBIT CARD / NET BANKING.

In case of RTGS payments, "ePayment Request Slip" to be used by taking it from DPMS. RTGS payments should not be DIRECTLY made to HMDA-IOB account.

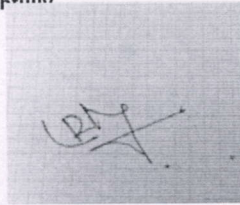
Bk - 1, CS No 2871/2023 & Doct No
2767 / 2023 Sub Registrar
Shamshabad



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Yours faithfully.....



Name : LAKKAM RAM REDDY
Designation : Planning Officer
Date : 10-Jan-2023 16: 23:05

For Metropolitan Commissioner, HMDA
Planning Officer

hmda
Growing Global

RECEIVED
10 JAN 2023 16:23:05
OFFICE OF THE METROPOLITAN COMMISSIONER
HMDA
BANGALORE



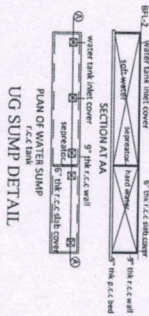
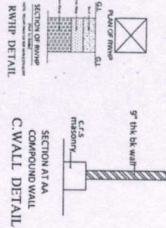
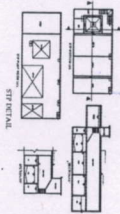
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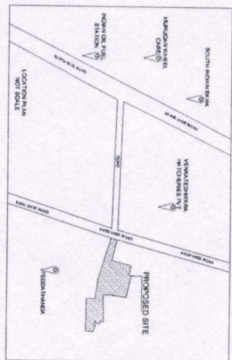
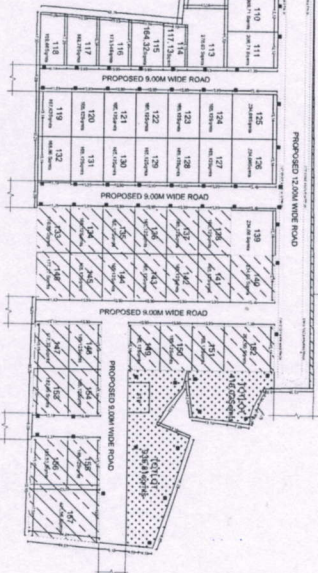
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Shamshabad

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OPEN PLOTS LAYOUT PLAN



PLAN SHOWING THE PROPOSED OPEN PLOTTING LAYOUT IN
S/No 100P & 14P, SITUATED AT PEDACATORA
VILLAGE, SHARABHAD WARD, RANGA REDDY DISTRICT.
BELONGING TO:
SRI JAY PRAKASH & OTHERS
S/O JAY VENKATA RAO.

AREAS DETAILS:

TOTAL SITE AREA : 50,708.91 Sqmts
(or) 6947.35 Sqmts (or) 12.53 Acres
ROAD WEEDING AREA : 371.80 Sqmts
NET SITE AREA : 50,337.11 Sqmts

PLOTTED AREA : 29,286.43 Sqmts 58.18%
SOCIAL INFRA : 1,296.28 Sqmts 2.60%
ROADS AREA : 15,186.03 Sqmts 30.17%
TOTAL LOT AREA : 3,778.48 Sqmts 7.76%
UTILITY AREA : 642.74 Sqmts 1.29%
NET PLOT AREA : 50,336.62 Sqmts 100%

TOTAL NO. OF OPEN PLOTS : 157 NOS.

MORTGAGE:

REQ. MORTGAGE AREA : 15.00 % : 4,402.19 SQ.MTS
PRO. MORTGAGE AREA : 15.24 % : 4,471.88 SQ.MTS
(PLOT NOS. 133 to 138, 140 to 157)

REFERENCE

PLAN NO. 100P & 14P
S/No 100P & 14P
SITUATED AT PEDACATORA
VILLAGE, SHARABHAD WARD, RANGA REDDY DISTRICT.

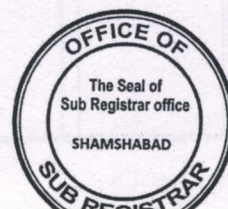
OWNERS SIGN

ARCHITECT'S SIGN

Bk - 1, CS No 2871/2023 & Doct No
2767 / 2021. Sheet 30 of 31 Sub Registrar
Shamshabad



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Registration & Stamps Department

Government of Telangana



Challan No: 359NZZ310323

Bank Code : SBIN

Payment : NB

Remitter Details

VAIBHAVI GREEN FIELDS

AATFV8671M

Name

PAN Card No

Aadhar Card No

Mobile Number

Address

*****844

HYDERABAD

Executant Details

CH PARTHASARADHH OTHERS

HYDERABAD

Name

Address

Claimant Details

VAIBHAVI GREEN FIELDS

HYDERABAD

Name

Address

Document Nature

Development Agreement Cum GPA

Nature of Document

Property Situated in(District)

SRO Name

RANGAREDDY

SHAMSHABAD

Amount Details

1484000

Stamp Duty

Transfer Duty

Registration Fee

User Charges

Mutation Charges

Haritha Nidhi

TOTAL

Total in Words

Date(DD-MM-YYYY)

Transaction Id

Stamp & Signature

Fifteen Lakh Eighty Five Thousand Fifty Rupees Only

31-03-2023

4567000329332



Registration & Stamps Department

Government of Telangana



Challan No: 359NZZ310323

Bank Code : SBIN

Payment : NB

Remitter Details

VAIBHAVI GREEN FIELDS

AATFV8671M

Name

PAN Card No

Aadhar Card No

Mobile Number

Address

*****844

HYDERABAD

Executant Details

CH PARTHASARADHH OTHERS

HYDERABAD

Name

Address

Claimant Details

VAIBHAVI GREEN FIELDS

HYDERABAD

Name

Address

Document Nature

Development Agreement Cum GPA

Nature of Document

Property Situated in(District)

SRO Name

RANGAREDDY

SHAMSHABAD

Amount Details

1484000

Stamp Duty

Transfer Duty

Registration Fee

User Charges

Mutation Charges

Haritha Nidhi

TOTAL

Total in Words

Date(DD-MM-YYYY)

Transaction Id

Stamp & Signature

Fifteen Lakh Eighty Five Thousand Fifty Rupees Only

31-03-2023

4567000329332

e- STAMPS
Document Registrartion eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	VAIBHAVI GREEN FIELDS
Mobile Number	9169168844
Challan Number	359NZZ310323
PassCode	Eaiei

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2767/2023. Sheet 31 of 31 Sub Registrar
Shamshabad

Generated on: 01/04/2023 04:50:51 PM





Government of Telangana
Registration And Stamps Department

SHAMSHABAD

2763/23

Payment Details - Citizen Copy - Generated on 01/04/2023, 04:48 PM

SRO Name: 1520 Shamshabad

Receipt No: 2868

Receipt Date: 01/04/2023

Name: C SASWITHA PARTHASARATHI

CS No/Doct No: 2871 / 2023

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: 359NZZ310323

Chargeable Value: 148395000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 31-MAR-23

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Account Description	Amount Paid By		E-Challan
	Cash	Challan DD	
Registration Fee			100000
Deficit Stamp Duty			1484000
User Charges			1000
Total:			1585000
In Words: RUPEES FIFTEEN LAKH EIGHTY FIVE THOUSAND ONLY			

Prepared By: ANURADHA

[Handwritten Signature]

[Handwritten Signature]
Signature by SR
SUB-REGISTRAR
SHAMSHABAD