

hereby entrust, transfer and assign all kinds of development, construction and building rights, in favour of the DEVELOPER/BUILDER, in the said property, more particularly described in the schedule written hereunder which shall form the part and parcel of present deed

2. THAT, in view of due negotiations and deliberations between the parties hereto, it is agreed that the DEVELOPER/BUILDER shall pay Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) to the LAND OWNER as stipulated in this agreement and besides that the DEVELOPER/BUILDER, at his cost, shall develop the said land by making construction of the proposed complex comprising of self-contained units/apartments out of which 60% of the total saleable area shall be retained by the DEVELOPER/BUILDER in the form of residential apartments while 40% of the total saleable area shall be retained by the LAND OWNER in the form of residential apartments. The 60% & 40% of the total saleable area of the proposed complex to be retained by the DEVELOPER/BUILDER and the LAND OWNER respectively shall be so bifurcated at each and every floor of the proposed complex. The DEVELOPER/BUILDER will have liberty to allot and sell his 60% share with undivided share in land to any person/s at any terms or price and receive consideration amount from the prospective buyer/s without any claim, demand or objection from the LAND OWNER. Similarly, the LAND OWNER will have liberty to allot and sell his 40% share with undivided share in land to any person/s at any terms or price and receive consideration amount from the prospective buyer/s without any claim, demand or objection from the DEVELOPER/BUILDER. The ground floor space shall be utilized for common services, facilities, amenities for all the apartments' owners including parking etc.
3. THAT, the above referred consideration amount of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) payable by the DEVELOPER/BUILDER to the LAND OWNER has been paid in the following manner of payment.

MANNER OF PAYMENT

- i. Rs. 20,00,000/- Paid by way of Cheque No. 098792 dated 22/10/2013 of HSBC Bank, Raj Bhavan Road, Somajiguda, Hyderabad.
- ii. Rs. 65,00,000/- Paid by way of Cheque No. 060729 dated 18/11/2013 of Axis Bank, Hyderabad.
- iii. Rs. 40,00,000/- Paid by way of Cheque No. 645552 dated 18/11/2013 of Axis Bank, Hyderabad.

Total Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only)

