

Government of Telangana
Registration And Stamps Department

17462/22

Payment Details - Citizen Copy - Generated on: 14/06/2022, 12:40 PM

Receipt No: 18488

Receipt Date: 14/06/2022

Name: POTLURI RAM BABU

CS No/Doc No: 18455 / 2022

Category: Development Agreement Cum GPA

Challan No:

E-Challan No: 382A5V140622

Property Value: 165326000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 14-JUN-22

Bank Name:

Bank Branch:

E-Challan Bank:

Amount Paid By

E-Challan



Cash

Challan

DD

100000

700000

500

800500

Amount Description

Registration Fee

Stamp Duty

Total

in Words: RUPEES EIGHT LAKH FIVE HUNDRED ONLY

Prepared By: VINODKUMAR

OTP 539984

సబ్ రిజిస్ట్రార్
కృత్తిబల్లపూర్

18455

17467/2022



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 5771 Date 08.04.2022

Name Palle Babhakak Goud

S/o, W/o, D/o Palle Magilalah Goud

For Whom M/s. RNG Infra R/o. Hyderabad.

PAN 038421
MORATHI MANIKYA RAO
LICENCED STAMP VENDORLicence No. 15-21-012/2018RL No: 15-21-034/2021
H.No. 46-230, Bagath Singh Nagar,
Near Community Hall, Chintal, Hyd-500054,
Medchal-Malkajgiri Dist. T.S. Cell. 7032821016

**DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY**

This Development Agreement-Cum-General Power of Attorney is made and executed on this the 14th day of JUNE, 2022 by & between :-

1. Sri POTLURI RAM BABU S/o. Late P.LAXMANADAS, aged about 65 years, Occupation: Business, Resident of Plot No.814/817, Vasanth Nagar, Kukatpally, Hyderabad. (AADHAAR: 82369877 9392)
2. Smt. P.RAMA DEVI W/o. Sri POTLURI RAM BABU, aged about 61 years, Occupation: House Wife, Resident of Plot No.814/817, Vasanth Nagar, Kukatpally, Hyderabad. (AADHAAR: 8335 3243 2174)

HEREINAFTER called the "FIRST PARTY/LAND OWNERS" which term shall mean and include all their legal heirs, representatives, executors, administrators and assignees

P. Rama Devi










For RNG INFRA

Managing Partner







Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as per Order Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of 10:00 AM to 4:00 PM on the 14th day of JUN, 2022 by Sri Potluri Ram Babu

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

SI No	Code	Thumb Impression	Photo	Name & Address	Signature/Ink Thumb Impression
1	EX		 MEDCHAKKAKAJGIRI, HYDERABAD	PALLE PRABHAKAR GGOU (MANAGING PARTNER) W/O. PALLE MOGILAIHAH GOUD R/O. HNO 7-7/B, FLATNO. 503, PLOT NO. 5, LAEK CATGLE, VASANTH NAGAR, HYDERABAD	
2	EX		 P.RAMA DEVI::14/06/ [1521-1-2022-18455]	P.RAMA DEVI W/O. POTLURI RAM BABU R/O. PLOT NO. 814/817, VASANTH NAGAR, KUKATPALLY, HYDERABAD	
3	EX		 POTLURI RAM BABU:: [1521-1-2022-18455]	POTLURI RAM BABU S/O. LATE. P.LAXMANADAS R/O. PLOT NO. 814/817, VASANTH NAGAR, KUKATPALLY, HYDERABAD	



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MANOHAR REDDY::14/06/ [1521-1-2022-18455]	MANOHAR REDDY R/O HYD	
2		 M RAJI REDDY::14/06/ [1521-1-2022-18455]	M RAJI REDDY R/O HYD	

14th day of June, 2022

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5449 Name: Ramireddy Manohar Reddy	S/O Bala Bayapureddy, Nallacheruvupalle, Cuddapah, Andhra Pradesh, 516421	
2	Aadhaar No: XXXXXXXX6401 Name: Malgari Raji Roddy	S/O Malgari Narasimha Reddy, Qutubullapur, K.v. Rangareddy, Telangana, 500055	

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24 MAR 2022

AND

M/s. RNG INFRA, (PAN: AAPFR8664J) having its office at Plot No.1534, 1534, Flat No.203 and 204, Elite Commercial Building, Pragathi Nagar, Hyderabad. **REPRESENT BY ITS MANAGING PARTNER: Sri PALLE PRABHAKAR GOUD S/o. Sri PALLE MOGILAIHAH GOUD**, aged about 42 years, Occupation: Business, Residing at 7-7/b, Flat No.503, Plot No.5, Lake Catle, Lake View Colony, Pragathi Nagar, Hyderabad-500090. (AADHAAR: 2500 1203 6068, PAN: AHDPG9247R, Mobile No: 9701223939)

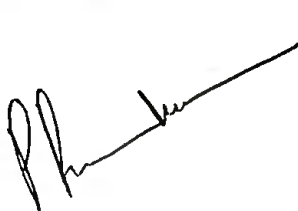
HEREINAFTER called the "**SECOND PARTY/DEVELOPER**" which term shall mean and include all its heirs, representatives, executors, administrators and assignees etc.,

Whereas the First Party herein are the absolute owners and peaceful possessors of the **Open Land admeasuring 4840 Square yards or equivalent to 4046.24 Square Meters in Survey No.146/B**, situated at **BACHUPALLY VILLAGE**, Pragathi Nagar, Bachupally Mandal (Formerly known as Quthbullapur Mandal), Medchal-Malkajigiri District (Formerly known as Ranga Reddy District), having purchased the same through a registered Sale Deed bearing **Document No.5850/2005, Dated: 11/05/2005**, registered at S.R.O., Medchal. Whereas up on the Physical measurement the land extent is 4400 Square Yards only.

Whereas the Land Owner has obtained the permission for the construction on the above said property vide application No.002952/BP/HMDA/0318/MED/2021, Dated: 06/10/2021.

Whereas the Second Party / Developer is carrying on the Business of Development and Construction of Commercial and Residential Complex / Apartments and he possess the adequate infrastructure, Technical Knowledge, Experience in Construction of Apartments and Residential Complexes.

WHEREAS the Second party approached the First party with a proposal to develop the **Open land admeasuring 4400 Square yards or equivalent to 3678.4 Square Meters in Survey Nos.146/B**, situated at **BACHUPALLY VILLAGE**, Pragathi Nagar, Bachupally Mandal (Formerly known as Quthbullapur Mandal), Medchal-Malkajigiri District (Formerly known as Ranga Reddy District), (hereinafter called the Schedule Property) for construction of residential complex for mutual benefit of both the parties as per the mutually agreed plan. Further the Second party shall construct and deliver with its own funds 52.67% of built up area along with terrace rights, inclusive of all common areas, balcony areas, parking area and other facilities, circulation areas etc., or 61000 Square Feet to the First party in lieu of the development rights given to Second party. And remaining 47.33% of built up area along with terrace rights comes to the share of the Second party.






P. Rama Devi

For RNG INFRA


Managing Partner

E-KYC Details as received from UIDAI:

Address:

SI No	Aadhaar Details	Address	Photo
3	Aadhaar No: XXXXXXXX9392 Name: Potluri Rambabu	S/O Late Potluri Lakshman Das, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085	
4	Aadhaar No: XXXXXXXX2174 Name: Potluri Rama Devi	W/O POTLURI RAMBABU, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085	
5	Aadhaar No: XXXXXXXX6068 Name: Palle Prabhakar Goud	S/O P Mogilalah Goud, Bachpalle, K.v. Rangareddy, Telangana, 500090	

Endorsement: Stamp Duty, Transfer 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	1653260	0	0	0	1653360
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	1754260	0	0	0	1754360

Rs. 1653260/- 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. 165326000/- was paid by the party through E-Challan/BC/Pay Order No 382A5V140622,868MVS130622 dated ,14-JUN-22,13-JUN-22 of IDIB/IDIB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 800550/-, DATE: 14-JUN-22, BANK NAME: IDIB, BRANCH NAME: , BANK REFERENCE NO: 4517254358922,PAYMENT MODE:NB-1001138,ATRN:4517254368922,REMITTER NAME: MS RNG INFRA,EXECUTANT NAME: POTLURI RAM BABU AND OTHER,CLAIMANT NAME: MS RNG (NFRA) (2). AMOUNT PAID: Rs. 953810/-, DATE: 13-JUN-22, BANK NAME: IDIB, BRANCH NAME: , BANK REFERENCE NO: 3157617855240,PAYMENT MODE:NB-1001138,ATRN:3157617855240,REMITTER NAME: MS RNG INFRA,EXECUTANT NAME: POTLURI RAM BABU,CLAIMANT NAME: MS RNG (NFRA) .

Date:
14th day of June,2022

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 17467 of 2022 of Book-1 and assigned the identification number 1 - 1521 - 17467 - 2022 for Scanning on 14-JUN-22 .

Registering Officer
Quthbullapur
(V. Jyothi)

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WHEREAS the Second party has represented and assured the First party that he has requisite expertise and infrastructure for such development. The parties after mutual deliberations among themselves have agreed to reduce the terms of the Development Agreement in writing and have agreed to abide strictly to the terms and conditions stated herein. The Second party has agreed to develop the Property by investing its own funds and under its care and supervision.

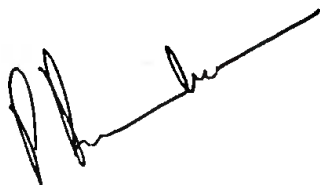
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Second party shall prepare a comprehensive plan for the construction of the residential complex apartment to be constructed by him over the land of the schedule property and shall submit the plans along with necessary application forms and papers to the HMDA/Grampanchayat authorities and get them sanctioned.
- (a). It is agreed between the parties that the Parties that the sharing ratio is 52.67:47.33 of the constructed area including the common and parking areas i.e., 52.67% to the Land Owner (i.e., the Developer has agreed to give 61000 Square Feet per acre to the Land Owner or 52.67 % whichever is higher and 47.33 % to the Developer). And both the parties have agreed to share the flats in the following manner as detailed below:-

FLATS FALLEN TO THE SHARE OF LAND OWNERS

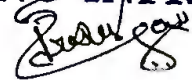
Sri POTLURI RAM BABU and Smt. P.RAMA DEVI

Sl.No.	Flat No.	Floor	Built Up area
1	109	First Floor	1530 Square Feet
2	110	First Floor	1530 Square Feet
3	111	First Floor	1755 Square Feet
4	112	First Floor	1505 Square Feet
5	113	First Floor	1470 Square Feet
6	114	First Floor	1805 Square Feet
7	115	First Floor	1280 Square Feet
8	116	First Floor	1280 Square Feet
9	201	Second Floor	1290 Square Feet
10	202	Second Floor	1295 Square Feet
11	203	Second Floor	1295 Square Feet



P. Rama Devi

For RNG INFRA



Managing Partner

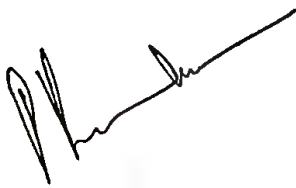
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Quthbullapur



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12	204	Second Floor	1495 Square Feet
13	205	Second Floor	1295 Square Feet
14	206	Second Floor	1295 Square Feet
15	207	Second Floor	1530 Square Feet
16	208	Second Floor	1530 Square Feet
17	306	Third Floor	1295 Square Feet
18	309	Third Floor	1530 Square Feet
19	310	Third Floor	1530 Square Feet
20	311	Third Floor	1755 Square Feet
21	312	Third Floor	1505 Square Feet
22	313	Third Floor	1470 Square Feet
23	314	Third Floor	1805 Square Feet
24	315	Third Floor	1280 Square Feet
25	316	Third Floor	1280 Square Feet
26	401	Fourth Floor	1290 Square Feet
27	402	Fourth Floor	1295 Square Feet
28	403	Fourth Floor	1295 Square Feet
29	404	Fourth Floor	1495 Square Feet
30	405	Fourth Floor	1295 Square Feet
31	406	Fourth Floor	1295 Square Feet
32	407	Fourth Floor	1530 Square Feet
33	408	Fourth Floor	1530 Square Feet
34	509	Fifth Floor	1530 Square Feet
35	510	Fifth Floor	1530 Square Feet
36	511	Fifth Floor	1755 Square Feet
37	512	Fifth Floor	1505 Square Feet
38	513	Fifth Floor	1470 Square Feet
39	514	Fifth Floor	1805 Square Feet
40	515	Fifth Floor	1280 Square Feet
41	516	Fifth Floor	1280 Square Feet
42	505/part	Fifth Floor	1190 Square Feet



P. Rama Devi

For RNG INFRA

Pradeep
Managing Partner

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Channarayana



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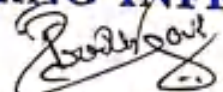
FLATS FALLEN TO THE SHARE OF DEVELOPERS
M/s RNG INFRA

Sl.No.	Flat No.	Floor	Built Up area
1	101	First Floor	1290 Square Feet
2	102	First Floor	1295 Square Feet
3	103	First Floor	1295 Square Feet
4	104	First Floor	1495 Square Feet
5	105	First Floor	1295 Square Feet
6	106	First Floor	1295 Square Feet
7	107	First Floor	1530 Square Feet
8	108	First Floor	1530 Square Feet
9	209	Second Floor	1530 Square Feet
10	210	Second Floor	1530 Square Feet
11	211	Second Floor	1755 Square Feet
12	212	Second Floor	1505 Square Feet
13	213	Second Floor	1470 Square Feet
14	214	Second Floor	1805 Square Feet
15	215	Second Floor	1280 Square Feet
16	216	Second Floor	1280 Square Feet
17	301	Third Floor	1290 Square Feet
18	302	Third Floor	1295 Square Feet
19	303	Third Floor	1295 Square Feet
20	304	Third Floor	1495 Square Feet
21	305	Third Floor	1295 Square Feet
22	307	Third Floor	1530 Square Feet
23	308	Third Floor	1530 Square Feet
24	409	Fourth Floor	1530 Square Feet
25	410	Fourth Floor	1530 Square Feet
26	411	Fourth Floor	1755 Square Feet
27	412	Fourth Floor	1505 Square Feet
28	413	Fourth Floor	1470 Square Feet
29	414	Fourth Floor	1805 Square Feet
30	415	Fourth Floor	1280 Square Feet
31	416	Fourth Floor	1280 Square Feet



P. Rama Devi

For RNG INFRA


Managing Partner

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17467/2022.

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Quthbullapur




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32	501	Fifth Floor	1290 Square Feet
33	502	Fifth Floor	1295 Square Feet
34	503	Fifth Floor	1295 Square Feet
35	504	Fifth Floor	1495 Square Feet
36	506	Fifth Floor	1295 Square Feet
37	507	Fifth Floor	1530 Square Feet
38	508	Fifth Floor	1530 Square Feet
39	505/part	Fifth Floor	105 Square Feet

3. The First party shall not interfere in the construction activity in any manner or obstruct the second party in the construction or take any decision, enter into commitments etc., However the first party are having the right to inspect the quality of the construction by themselves or by the expertise civil engineer and to make periodical visits for ensuring the progress of development work.
4. The First party and Second Party shall be made responsible for any of the taxes such as Income-Tax, GST etc., to be paid in respect of flats sold by the First Party and Second party in their share of 52.67:47.33. The First Party & Second Party or prospective purchasers shall alone be responsible for payment of such taxes.
5. The First party hereby assures and covenants with the Second party as follows:
 - i) That the First party is the sole, absolute and exclusive owner herein there is no other person or persons having any manner or right, title, share, claim or interest in the said property.
 - ii) That there are no prior agreements, court orders, attachments, disputes, or litigations or any tax and or revenue attachments or notices of requisitions or acquisitions from Government or tax or other authorities in respect of the said property or relating thereto.
6. The second party shall take total responsibility of the construction of the said apartment and discharges of the loans and charges related. The first party shall not in any way be made responsible for or liable for any defects of the second party in developing/constructing the said apartment.



P. Rama Devi

For RNG INFRA

P. Rama Devi
Managing Partner

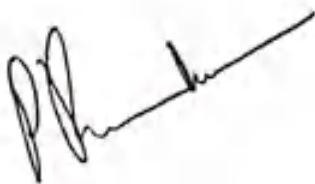
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Gundlupet



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7. The First party hereby authorizes the Second party to procure the customers for flats and other spaces and to enter into Agreement of sale with such customer, collect advances and to issue valid receipts to such purchasers of flats in respect of Second party's share of builtup area along with proportionate undivided share of land.
8. The Second party shall complete the construction and handover the First party's builtup area/flats fallen to their share within 15 months from the date of the Sanction Plan, and 3 months grace period.
9. The First party shall not be held responsible for any defects in construction and second party shall alone be responsible for such defects and shall be answerable to the third parties and also first party.
10. The First party hereby authorizes the said Second party to do the following acts in their name and on their behalf with respect of the share of the second party namely as follows:
 - a) The Second party to sell their share of built up area to the prospective purchasers.
 - b) To execute the sale deed or sale deeds in favour of the prospective purchasers, receive the consideration money to present the sale deed or deed executed by him/them in favour of the prospective purchaser or purchasers before the concerned Registering officer, admit execution and receipt of consideration and procure the registration of said deeds to the extent of Second party's share of built up area along with proportionate undivided share of land.
 - c) To execute, sign and file all the statements, petitions, applications, and declarations etc., necessary for and incidental to the completion of registration of the said sale deed/deeds their share of built up area along with proportionate undivided share of land.
 - d) To complete the sale of the said property and handover the possession of the said property to the sub-purchaser or purchasers.



P. Rama Sugi

For RNG INFRA


Managing Partner

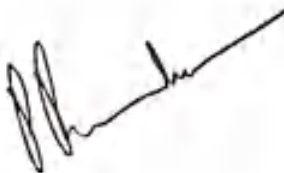
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Chandernagpur



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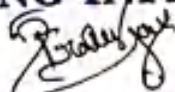


- e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the state and central government and of local bodies in relation to the said property.
- f) To sign and verify plaints, written statements, petitions or claims and objections of all kinds and file them in such courts and offices and to appoint advocates and other legal practitioners to file and receive back documents to deposit and withdraw moneys and grant receipts in relation to the said property.
- g) The Land Owners authorize the Builder/Developer on their behalf to apply for construction permissions and getting plan approved by the HMDA/Grampanchayat and all other concerned authorities. The LAND OWNERS shall hand over the title deeds and relevant documents related to the said land to the BUILDER/DEVELOPER to enable them to obtain necessary Power Supply, etc., and also to deal with any other matters related thereto and to sale sell the flats of their share. The Developer hereby acknowledge for the same.
- h) That the LAND OWNERS hereby authorize and empower the BUILDER/DEVELOPER to apply to GENCO/TRANSCO for requirement of electricity connection, transformer, drainage, Municipal water connection or to any other Government Authority whenever necessary. And also authorize to obtain the individual Electricity Meter connections.
- i) Generally to act as the attorney or agent of the First party in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things, in relation to the said property as fully and effectually in all respects.
11. All expenses and costs of transfer of the portions allotted to the Second party including stamp and registration charges of such sale deeds shall be borne either by the Second party or their nominees.



P. Rama Devi

For RNG INFRA


Managing Partner

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Chubbulpur



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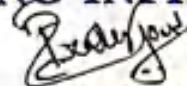


12. Both the parties hereby agree to enter supplemental agreement in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement or to meet the needs of the time, but such supplemental agreement shall be in conformity with the spirit of this main agreement.
13. The First party declare that they are the absolute owners of the schedule property and that it is free from all encumbrances, attachments, disputes and claims of the third parties and they have full and absolute right to convey and transfer the same.
14. Any profits by such construction of the second party's share of built up area shall be entirely to the benefit of the second party and the first party shall have no claim thereon, the First party shall not call into question any account or expenditure or other sums, spent for building purpose by second party.
15. In case of any disputes arises 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.
16. The First party hereby agreed to join the member of the society to be formed by all the flat owners of the building complex, and shall abide by the rules and bye-laws of the society.
17. The First party agreed to use and enjoy all the common amenities in the building complex apartment along with the prospective owners of the flats in the apartment.
18. If any title defect, the First party is sole responsible to clear the same with their own expenses. If any construction problem arises, the Second party is responsible for construction defects like leakages, seepages, etc. and arrange for rectification of the same with their own expenses for a period of two years from the date of handing over the construction completed apartment to the proposed apartment society/association.



P. Rama Devi

For RNG INFRA



Managing Partner



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Quthbullapur

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19.

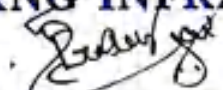
20.

19. The First party hereby agreed to provide all necessary original documents regarding the schedule property for obtaining necessary permissions and also for obtaining loans from financial institutions by the Second party or prospective purchasers.
20. That the Second Party has agreed to pay an amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) to the First Party which is interest free refundable amount. The First Party has paid an advance amount of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) as detailed under:- 1) Rs.7,50,000/- vide Cheque No.000211, Dated: 05/03/2021, Drawn on Adarsh Bank 2) Rs.7,50,000/- vide Cheque No.000212, Dated: 05/03/2021, Drawn on Adarsh Bank. And the Second Party has agreed to pay the balance amount of Rs.60,00,000/- (Rupees Sixty Lakhs Only) which is hereby paid through UTR No. ICICR22022061300013127, Dated:13/06/2022, Upon execution of this DAGPA And the First Party has agreed to return the above said amount i.e., Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) to the Second Party after handing over the share of constructed area entitled by the first party. The Second party will be having lien over 3000 Sft i.e. flat no's: 510 & 512 of the constructed area falling to the share of the first party until refund of the said deposit.
21. The Second party shall take the responsibility to arrange for the Occupancy Certificate from the competent statutory authorities while handing over the completed apartment to the proposed apartment society/association.



P. Ramesh

For RNG INFRA


Managing Partner

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Sub Registrar
Outhullapur



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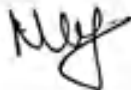
SCHEDULE OF PROPERTY


All that the **Open land** admeasuring **4400 Square yards** or equivalent to **3678.4 Square Meters** in **Survey Nos.146/B**, situated at **BACHUPALLY VILLAGE**, Pragathi Nagar, Bachupally Mandal (Formerly known as Quthbullapur Mandal), Medchal-Malkajgiri District (Formerly known as Ranga Reddy District),and bounded by

NORTH : Land in Survey No.146/B.
 SOUTH : 30 Feet Wide Road.
 EAST : Land in Survey No.148/Part.
 WEST : Land in Survey No.146/B.

IN WITNESS WHEREOF the Parties hereto have signed this Development Agreement-Cum-General Power of Attorney on the date, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. H.P.O.S.


 P. Rana Devi

FIRST PARTY
For RNG INFRA

Managing Partner

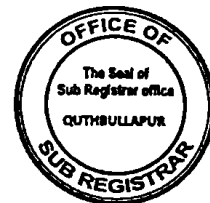
SECOND PARTY

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Quthbullapur



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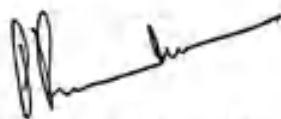


ANNEXURE-I-A

1. Description of the Building : Proposed construction on **Open land** admeasuring **4400 Square yards** or equivalent to 3678.4 Square Meters in **Survey Nos.146/B**, situated at **BACHUPALLY VILLAGE**, Pragathi Nagar, Bachupally Mandal (Formerly known as Quthbullapur Mandal), Medchal-Malkajgiri District (Formerly known as Ranga Reddy District).
- a) Nature of roof : R.C.C.
- b) Type of structure : With Pillars
2. Total Extent of site : 4400Square yards.
3. Builtup area particulars (with breakup floor-wise) :
- In the First Floor : 23180 Sq. feet
- In the Second Floor : 23180 Sq. feet
- In the Third Floor : 23180Sq. feet
- In the Fourth Floor : 23180 Sq. feet
- In the Fifth Floor : 23180 Sq. feet
-
- Total area : 115900 Sq. feet
-
- Parking area in Stilt + Cellar : 50447 Sq. Feet
4. M.V. of the Proposed Construction : Rs.16,53,26,000/-

CERTIFICATE

I/we do hereby declare that what is stated above is true to the best of my/our knowledge and belief.



Signature of Land Owners

P. Rama Devi

For RNG INFRA

Prabhu Gowd
Managing Partner

Signature of Developers.

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Quthbullapur



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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

Enrollment No. : 1111/15274/01753

To
Potluri Rambabu
S/O Late Potluri Lakshman Das
H NO-16-25-814-817 PLOT NO-814-817
Vasanth Nagar
OPP TO BUS STOP
JNTU, KUKATPALLI
KUKAT PALLY
Hyderabad
Andhra Pradesh - 500085
93 99370259



UF0072045901N
750459



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8236 9877 9392

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



పొట్లూరి రామబాబు
Potluri Rambabu
జన్మ సంవత్సరం/Year of Birth : 1955
పురుషుడు / Male

8236 9877 9392



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India



పారో ప్రభాకర్ గౌడ్
Paro Prabhakar Goud
పుట్టిన తేదీ / DOB : 12/10/1978
పురుషుడు / Male



2500 1203 6068

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



రామిరెడ్డి మనోహర్ రెడ్డి
Ramireddy Manohar Reddy
పుట్టిన తేదీ / DOB : 08/06/1991
పురుషుడు / MALE

W.T-1

3679 1716 5449



నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



మల్గారి రాజ్ రెడ్డి
Malgarl Raji Reddy
పుట్టిన సంవత్సరం/Year of Birth: 1955
పురుషుడు / Male

5494 6393 6401



నా ఆధార్ - నా గుర్తింపు

W.T-2

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Oathbhallapur



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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

Enrollment No : 1111/15274/01752

To
Potluri Rama Devi
పొత్లూరి రామ దేవి
W/O POTLURI RAMRABU
H NO 18-29-814-817 PLOT NO-814-817
Veerath Nagar
OPP TO BUS STOP
J.T.U. KUKATPALLI
KUKAT PALLY
Hyderabad
Andhra Pradesh - 500085
2929330077

UP0117125630V

4471256



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8335 3243 2174

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పొత్లూరి రామ దేవి
Potluri Rama Devi

జన్మ సంవత్సరం/Year of Birth: 1959
Female



8335 3243 2174



ఆధార్ - సామాన్యని హక్కు

P. Rama Devi



Unique Identification Authority of India

ఆధార్

దియూమా:

బి మోగిలాల గౌడ్, 7-7/బి, ప్లాట్
నె-503, ప్లాట్ నె-5, లేక్ కాస్టల్, లేక్
వ్యూ కోలనీ, ప్రాగాథి
నగర్, ఓపి జెన్ టి యు,
కె పి బి డి, బాచపల్లి,
బాచపల్లి, కె.వి రంగారెడ్డి, తెలంగాణ,
500090

Address:

S/O, P Mogilalah Goud, 7-7/b, Flat
No-503, Plot No-5, Lake Castle,
Lake View Colony, Pragathi
Nagar, Opp J N T U, K P H B,
Bachpalle, Bachupally, K.V.
Rangareddy, Telangana, 500090

2500 1203 6068



1947



help@uidai.gov.in



www.uidai.gov.in



ఆంధ్ర ప్రభుత్వ ప్రాధికార సంస్థ

Unique Identification Authority of India

దియూమా:

S/O బాల బయ్యారెడ్డి, 2-97,
నాళాచెరువుపల్లి, నాళాచెరువుపల్లి, కడప,
అంధ్ర ప్రదేశ్ - 516421

Address:

S/O Bala Bayapureddy, 2-97,
Nallacheruvupalle,
Nallacheruvupalle, Cuddapah,
Andhra Pradesh - 516421

3679 1716 5449



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భారత ప్రభుత్వ ప్రాధికార సంస్థ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

దియూమా: S/O: మల్గారి నరసింహ
రెడ్డి, 1-62, గజులరామారాం
గజులరామారాం, కుతుబుల్లాపూర్
అంధ్ర ప్రదేశ్, కె.వి.రంగారెడ్డి
అంధ్ర ప్రదేశ్, 500055

Address: S/O: Malgari
Narasimha Reddy, 1-62,
gajularamaram,
gajularamaram,
Qutubullapur, K.V.
Rangareddy, Ida Jeedimetta,
Andhra Pradesh, 500055

5494 6393 6401



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1800 100 1947



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P.O. Box No 1947,
Bengaluru-560 061

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Quthbullapur



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OFFICE OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

TS-bPASS

APPROVAL FOR BUILDING CONSTRUCTION

Application No. : 002952/BP/HMDA/0318/MED/2021

Date : 29 April, 2022

Application Date : 06/10/2021

To,
Sri POTLURI RAM BABU AND OTHERS
PLOT NO 814/817, VASANTHA NAGAR, KUKATPALLY, HYDERABAD
Pin Code : 500072
Telangana.

Sir,

Sub: HMDA- Ptg.Dept - Approval for Construction of Proposed Residential consisting of 1 Cellar + 1 Stilt + 5 upper floors in plot nos. - situated at Survey No. 146/B of Pragathinagar Village, Bachupally Mandal, Medchal-Malkajgiri District to an extent of 3,719.98 Sq. Mt. belonging to Sri POTLURI RAM BABU AND OTHERS - Reg.

- Ref: 1. Application number 002952/BP/HMDA/0318/MED/2021, Date: 06/10/2021
2. This office DC letter addressed to the applicant, Date: 17 January, 2022.

With reference to your application cited, it is to inform that the application submitted by you for technical approval of Residential in Sy.No. 146/B of Pragathinagar Village, Bachupally Mandal, Medchal-Malkajgiri District belonging to Sri POTLURI RAM BABU AND OTHERS an extent of 3,719.98 Sq. Mt. has been examined and technical approved and forwarded to The Commissioner, Nizampet Municipal Corporation Municipality / Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District. vide this office Application No. 002952/BP/HMDA/0318/MED/2021 , Date: 29 April, 2022 for release of Proceedings & plans.

Therefore, the concerned Municipal Commissioner, Nizampet Municipal Corporation Municipality / Municipal Corporation, Pragathinagar Village, Bachupally Mandal, Medchal-Malkajgiri District., will release the Proceedings & Plans.

Yours Faithfully

Name : Yashwantha Rao K.
Date: 04/29/2022 6:06:23 PM
Designation : Planning Officer



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Guthbhallapur



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OFFICE OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
APPROVAL FOR BUILDING CONSTRUCTION

TS-bPASS

Application No. : 002952/BP/HMDA/0318/MED/2021

Date : 29 April, 2022

Application Date : 06 October, 2021

To
The Municipal Commissioner,
Nizampet Municipal Corporation Municipality / Municipal Corporation,
Bachupally Mandal,
Medchal-Malkajgiri District.

Sir,

Sub: HMDA- Plg.Dept - Approval for Construction of Proposed Residential consisting of 1 Cellar + 1 Stilt + 5 upper floors in plot nos. - situated at Survey No. 146/B of Pragathinagar Village, Bachupally Mandal, Medchal-Malkajgiri District to an extent of 3,719.98 Sq. Mt. belonging to Sri POTLURI RAM BABU AND OTHERS - Technical Approval Accorded - Reg.

Ref: 1. Application number 002952/BP/HMDA/0318/MED/2021, Date: 06/10/2021

2. This office DC letter addressed to the applicant, Date 17 January, 2022

With reference to your application cited for technical approval of Residential Bldg/Apartment in plot Nos. - in Sy.No. 146/B of Pragathinagar Village, Nizampet Municipal Corporation Municipality Mandal, Medchal-Malkajgiri District belonging to Sri POTLURI RAM BABU AND OTHERS to an extent of 3,719.98 Sq.Mtr. has been examined with reference to the notified/ sanctioned master plan, zoning regulations and stipulated building rules and technical approval is hereby accorded vide

I. Technical approval No. : 002952/BP/HMDA/0318/MED/2021, Date : 29 April, 2022

II. Name of the Owner and Applicant Address:

Sri POTLURI RAM BABU AND OTHERS

PLOT NO 814/817, VASANTHA NAGAR, KUKATPALLY, HYDERABAD.

Proposed Building	Number of the Block	No. of Floors	Built up Area	Height of the building
Residential	1	1 Cellar + 1 Stilt + 5 upper floors	13888.43	14.69

Applicant has paid all required Fees and charges pertaining to HMDA and Municipal Corporation/Municipality.

The applicant has executed simple mortgage of 10% of built up area in favor of MC, HMDA as per rule 25 (d) of G.O. Ms.No. 168 Dt: 07.04.2012. The same is executed at Sub-Register Quthbuifapur, vide Doc No. 11797, Dt: 19 April, 2022 at joint Sub-Registrar. The mortgage details are as follows:

Block	Proposed Built-up Area	Required 10% Mortgage area	Provided Mortgage area(In Sq.mts)	Total Built up Area (In Sq.mts)
BUILD (1)	9,205.66	920.57	1,422.14	13,888.43
Total	9,205.66	920.57	1,422.14	13,888.43

The Building Permission is sanctioned subject to following conditions:

GENERAL CONDITIONS FOR COMPLIANCE:-

The building plans shall be sanctioned and released by the Municipal Corporation/Municipality.

b) The Municipal Corporation/Municipality shall scrupulously follow the instructions of the Govt. vide Govt. Memo.No.1933/11/97-1 M.A., dated 18-6-97 i.e., ensure the ownership and ceiling clearance aspect of the site under reference

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