

C98/9923

Doc. no. 9566/2022



తెలంగాణ తెలంగాణ TELANGANA

SI.NO: 2629 Date: 04/06/2022

Sold to: G. Ramakoti Reddy

S/o. W/o. D/o: G. Basu Reddy R/o. Hyd.

For Whom: M/L SRI CHAITANYARAM BUILDERS

AP 252171

YENGALA RAMU

LICENCED STAMP VENDOR

Licence No: 15-11-029/2015 Renewal No 15-11-065/2021

H.No: 14-20-427/A, Kothuru Sitaiah Nagar, Kukatpally Village & Mandal,

Medchal-Malkajgiri Dist. Ph. 9392927598

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Deed of Development Agreement cum General Power of Attorney is made and executed on this 4th day of June 2022, at R.O., Ranga Reddy District, by and between:-

SMT.MEKA PAPAYAMMA Alias PAPAMMA MEKA,
W/O: SRI M.NARASIMHA RAO, aged about 72 years, Occupation: House wife,
Resident of H.No.9, Tahir Villa, Yousufguda Check Post, Hyderabad-500045.
PAN: AAQPM6958F, Aadhaar No.6091 1799 8138.

Hereinafter called the "FIRST PARTY/LAND OWNER" which term shall mean include all her legal heirs, executors, legal representatives, administrators and assignees, etc, of the first part.

Contd...2.

M. Papamma

For SRI CHAITANYARAM BUILDERS

(Signature)

Managing Partner

For SRI CHAITANYARAM BUILDERS

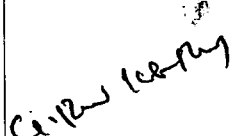
(Signature)

Managing Partner

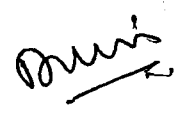
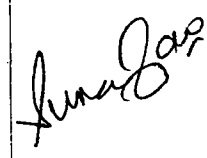
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 87500/- paid between the hours of 12 and 1 on the 04th day of JUN, 2022 by Sri Meka Papayamma

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

SI No	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1			M/S. SRI CHAITANYARAM BUILDERS REP BY G. RAMAKOTI REDDY S/D. G BGSU REDDY F NO 401 LAKSHMI CHAITANYA ELITE HIG 300/6 KPHB KUKATPALLY, HYD	
2			MEKA PAPAYAMMA ALIAS PAPAMMA MEKA W/O. M NARASIMHA RAD H NO 9 TAHIR VILLA YOUSUFGUDA CHECKPOST, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			B GURUVA REDDY HYD	
2			SUMA RAD GAMNGA HYD	

04th day of June, 2022

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6615 Name: Bonthu Guruva Reddy	Yousufguda, Hyderabad, Telangana, 500045	
2	Aadhaar No: XXXXXXXX6767 Name: Suma Rao Ganga	W/O Srinivasa Rao Ganga, Serilingampally, K.v. Rangareddy, Telangana, 500084	
3	Aadhaar No: XXXXXXXX8138 Name: Papamma Meka	C/O Suma Rao Ganga, Serilingampally, K.v. Rangareddy, Telangana, 500084	



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9566/2022.

Joint SubRegistrar2
Ranga Reddy (R.O)
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IN FAVOUR OF

M/s. SRI CHAITANYARAM BUILDERS (PAN:ADHFS3993A), Represented by its Managing Partner: **SRI.G.RAMAKOTI REDDY**, S/O. G. BOSU REDDY, aged about 44 years, Occ:Business, Resident of Flat No.401, Lakshmi Chaitanya Elite, HIG-300/6, 6th Phase, KPHB Colony, Kukatpally, Hyderabad-500085, Aadhaar No.5822 8759 1483, Phone No.8309408319.

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

Whereas the First Party is the sole and absolute owner and peaceful possessor of the **Plot bearing No.29**, in **Survey Nos.38, 39 & 42, admeasuring 440.0 Sq.yards or 367.64 Sq.meters**, Situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, having Purchased the same from its previous owner through Registered Sale Deed **Document No.7537/1998**, Dated: 05/10/1998, Registered at R.O., Ranga Reddy District.

Whereas the First Party is intended to develop the abovesaid property and approached the Second Party to develop the **Plot bearing No.29**, in **Survey Nos.38, 39 & 42, admeasuring 440.0 Sq.yards or 367.84 Sq.meters**, Situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District.

Whereas the Second Party has agreed to develop and construct a residential complex in the name and style of "**CHAITANYA ARCADE**" in the above said schedule property of land total admeasuring 440.0 Sq.yards or 367.84 Sq.meters.

Whereas the first party in order to develop the schedule property and proposed to the second party who is having experience in construction to undertake the construction of residential complex in the schedule property.

Contd...3.

M Papamma

For SRI CHAITANYARAM BUILDERS

G. Ramakoti Reddy

Managing Partner

For SRI CHAITANYARAM BUILDERS

G. Ramakoti Reddy

Managing Partner

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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX1483 Name: Guntaka Ramakoti Reddy	S/O Guntaka Bosu Reddy, Kukatpally, K.v. Rangareddy, Telangana, 500085	

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	175000	0	0	0	175100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	87500	0	0	0	87500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	263500	0	0	0	263600

Rs. 175000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 87500/- towards Registration Fees on the chargeable value of Rs. 17500000/- was paid by the party through E-Challan/BC/Pay Order No ,5801HL030622 dated ,03-JUN-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 263550/-, DATE: 03-JUN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4126637969513, PAYMENT MODE: NB-1001138, ATRN: 4126637969513, REMITTER NAME: SRI CHAITANYARAM BUILDERS, EXECUTANT NAME: MEKA PAPAYAMMA ALIAS PAPAMMA MEKA, CLAIMANT NAME: SRI CHAITANYARAM BUILDERS).

Date: 04th day of June, 2022 1944 SE Jyeshtha 15th

Signature of Registering Officer
Ranga Reddy (R.O)

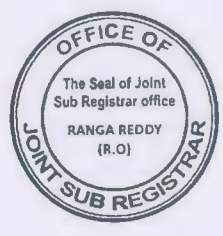
Certificate of Registration

Registered as document no. 9566 of 2022 of Book-1 and assigned the identification number 1 - 1510 - 9566 - 2022 for Scanning on 04-JUN-22 .

Registering Officer
Ranga Reddy (R.O)
(J. Srikanth Reddy)



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Whereas the second party has accepted the abovesaid offer to undertake the construction of the proposed residential complex over the land of the schedule property by investing their funds under their care and supervision now it is agreed between them as follows:-

NOW THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-

1. The second party shall prepare comprehensive plan for construction of the residential complex to be constructed by them over the land of schedule property and submit the plans along with necessary application forms, papers to municipal authorities and get them sanctioned apartment of construction.
2. The second party shall bear all expenses and preparation of said plan shall pay necessary fees to the municipal and other concerned authorities.
3. The first party is entitled to make necessary suggestions by them or through their agent regarding construction activity to the second party shall be entitled to inspect the site during course of construction.
4. The first party hereby agreed and undertake not to sell, deal with dispose of alienate or otherwise enter into agreement in respect of schedule property with prejudicial in contravention of the agreement of declaration made by the owner of this agreement.
5. The second party shall take total responsibility of the construction of said complex and the first parties shall not in any way be made responsible and liable for defect in construction of the complex.

The first party hereby assures and covenants with the second party as follows:-

- i. That the **FIRST PARTY** are the sole, absolute and exclusive owner herein there is no other person having any manner or rights, title, share, claim or interest in the said property.
- ii. That there is no prior agreement, court orders, attachments disputes, litigations, tax revenue attachments notice of requisitions of acquisitions from government tax and other authorities in respect of the said property or relating thereto.

Contd...4..

M. Papamma

For SRI CHAITANYARAM BUILDERS

C. R. S. S. S. S.

Managing Partner

For SRI CHAITANYARAM BUILDERS

C. R. S. S. S. S.

Managing Partner

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The first party having granted rights to the second party to develop the property.

- a) Further the second party shall construct with its own funds and deliver **6800 Sq. feet** Of super built up area in municipal approved floors to **FIRST PARTY** with material specifications given annexure along with proportionate undivided share of land. The remaining built up area shall be the property of the second party has rights to alienate the same to the prospective purchasers.

FIRST PARTY (SMT.MEKA PAPAYAMMA Alias PAPAMMA MEKA) is entitled for the following flats towards their share of the built up area as per agreement

FLAT NO.	FLOOR	BUILT UP AREA (including common area)	CAR PARKING	U.D.S. OF LAND (out of 440 Sq.yards)
201	SECOND	1200 SQ.FEET	80 SQ.FEET	38 SQ.YARDS
202	SECOND	1600 SQ.FEET	80 SQ.FEET	50 SQ.YARDS
401	FOURTH	1200 SQ.FEET	80 SQ.FEET	38 SQ.YARDS
402	FOURTH	1600 SQ.FEET	80 SQ.FEET	50 SQ.YARDS
501	FIFTH	1200 SQ.FEET	80 SQ.FEET	38 SQ.YARDS

SECOND PARTY (M/s. SRI CHAITANYARAM BUILDERS) is entitled for the following flats towards their share of the built up area as per agreement.

FLAT NO.	FLOOR	BUILT UP AREA (including common area)	CAR PARKING	U.D.S. OF LAND (out of 440 Sq.yards)
101	FIRST	1200 SQ.FEET	80 SQ.FEET	38 SQ.YARDS
102	FIRST	1600 SQ.FEET	80 SQ.FEET	50 SQ.YARDS
301	THIRD	1200 SQ.FEET	80 SQ.FEET	38 SQ.YARDS
302	THIRD	1600 SQ.FEET	80 SQ.FEET	50 SQ.YARDS
502	FIFTH	1600 SQ.FEET	80 SQ.FEET	50 SQ.YARDS

And in the STILT FLOOR parking area will be 50:50 car parking spaces to the Both **FIRST PARTY and SECOND PARTY.**

Contd..5..

For SRI CHAITANYARAM BUILDERS

M Papamma

C. R. V. R. V.

Managing Partner

For SRI CHAITANYARAM BUILDERS

Managing Partner

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6. The entire cost of the construction of the residential complex till it is completed and all cost of proceedings in relation to the proposed construction shall borne by the second party and the first party shall have nothing to do with the same.
7. The first party hereby authorizes the second party to procure prospective buyers for flats, garage and proportionate undivided share of land falling share of the second party to enter into agreement of sale with such buyers, collect advance and issue valid receipt to such purchasers flats.
8. The second party either during the construction or after the completion of construction shall be entitled to enter into agreement of sale and obtain advance from the prospective buyers in respect of their respective shares.
9. That the second party shall allot common built up area for mortgaging the same in favour of GHMC as per G.O.M.S.No.86 & 168, till it is cleared from GHMC and after obtaining the clearance certificate from GHMC both the aforesaid parties shall take their respective share each. The second party shall take the responsibility of getting clearance certificate from GHMC at the earliest.
10. The second party shall complete the construction of proposed building after obtaining permission from GHMC within 15 months with grace period of 3 months.

The first party authorizes and empowers the second party to do the following:-

- a). To sign and submit application, petitions, appeals, letters, etc, to obtain requisite permissions, sanction, clearance as may be needed to develop property from GHMC authorities, government and semi-government organizations.
 - b). To apply to TSSPDCL for requirement of electricity connection transformer, water works department for water connection drainage department for drainage connection or any governmental authority.
11. All expenses and costs of transfer of the portions allotted to second party including stamp and registration charges of such sale deed shall borne either by second party or nominees.
 12. Both parties hereby agree to enter into supplemental agreement in event of such contingency existing for incorporation or clarification of necessary clause of this agreement to meet the need of time but such supplemental agreement shall be in conformity with the spirit of this main agreement.

Contd..6..

M. Papamma

For SRI CHAITANYARAM BUILDERS

C. R. V. Reddy

Managing Partner

For SRI CHAITANYARAM BUILDERS

C. R. V. Reddy

Managing Partner

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13. The first party above shall be responsible for payment of all arrears of property tax, electricity bill, water charges, LRS, ULC, etc, in respect of the schedule property till the date of this agreement they shall pay all the arrears before commencement of construction.
14. The first party declare that they are absolute owner of the schedule property is free from all encumbrances, attachments, dispute, claim of third party shall have full and absolute rights to convey and transfer the same.
15. The first party hereby appoint, retain, nominate and constitute the second party as their lawful attorney only in respect of the area out of total constructed area which is allotted to second parties along with proportionate undivided share of land to do following acts, deeds, things in their name on their behalf:-
 - a) To enter into agreement of sale in respect of the area of share allotted to the second party with intending purchasers and receive the sale consideration acknowledge the receipt of earnest money and pass valid receipt for payment received.
 - b) To sign and execute the sale deeds in respect of the area of share allotted to second party and such other documents in respect of the schedule property and present such sale deeds conveyance deeds before registering authority, admit and execution and acknowledge the receipt of the total sale consideration and get the sale deed registered.
 - c) To sell the schedule property full or part in respect of the area of share allotted to the second party in favour of prospective purchasers and execute registered sale deed accordingly.
 - d) To apply obtain sanctioned plans and permissions, etc, from municipal authorities for construction of multistoried building and other structure on the scheduled property and sign all such application forms, affidavit, petition and papers as may be necessary.
 - e) To raise and avail finance by way of mortgage flats from share of second party for construction of the schedule property from such financial institution, financiers and bankers for purpose of investments for making the construction.
 - f) To make statements, file affidavits, reports in proceedings before statutory authority including municipality, ULC authority, water work department, TSSPDCL and obtain necessary sanctioned permission and approvals.

Contd..7..

M. Papamma

For SRI CHAITANYARAM BUILDERS

C. R. S. S. S. S.

Managing Partner

For SRI CHAITANYARAM BUILDERS

C. R. S. S. S. S.

Managing Partner

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- g) To institute, sign, file, suits, petitions, complaints, appeals, writs or any other legal proceedings in respect of the schedule property to defend principal in court, quasi judicial authorities civil/criminal or in High Court for the state of Telangana and the State of Andhra Pradesh or in Supreme Court of India to sign and verify applications, affidavits, appeal complaints, petitions, vakalat, etc, from time to time and give evidence in court of law on behalf of the principal and effect to compromise in all such legal proceedings.
 - h) To appoint such advocate of our attorney choice to fix such remuneration as our attorney deems fit.
 - i) To appoint or engage such architect construction engineers, labours for construction of the said building.
 - j) To advertise the project for sale in such manner as may our attorney shall feel necessary to solicit such customers for the purpose of selling the flats.
 - k) To hand over peaceful and vacant possession to the prospective purchasers of the flat.
 - l) To represent before income tax department and if necessary obtain income tax clearance certificate to alienate the above said flats.
 - m) To represent before competent authority urban land ceilings if necessary obtain permission to sell the above said property in favour of the prospective purchasers.
 - n) To represent before state or central government authorities and obtain necessary permission to sell the above said property.
 - o) To do all acts and things as may be incidental or necessary to transfer of above said property to the prospective purchasers as fully and effectively in respect.
16. Any profit by such construction shall entirely to the benefit of the second party and first party shall have no claims thereon the first party shall not call into question in any account of expenditure or other sums spent for building purpose.
17. In case of any dispute arise between parties hereto touching these present the matter shall be referred to arbitrator one chosen by each party in case of any difference of opinion between such arbitrator they shall nominate common umpire and their award shall be final and binding on both parties and relevant provision of arbitration act shall apply.

Contd..8..

M. Papamma

For SRI CHAITANYARAM BUILDERS

G. Ravi Kumar

Managing Partner

For SRI CHAITANYARAM BUILDERS

G. Ravi Kumar

Managing Partner

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18. The first party hereby agrees to join as member of the society to be formed by all flat owners of building complex shall abide by rules and bye-laws of society.
19. The first party agrees to use and enjoy all common amenities in the building complex along with other owners of flat.
20. The second party shall be entitled to enter into separate contracts in his own name with building contractors, architects and others for carrying out the said construction at his own risk and cost.
21. The second party shall pay all the expenses towards the cost of providing Manjeera Water Connection and 20KV Diesel Power Generator, power transformer, lift with 6 passenger capacity, cable wires, panel boards, water, and drainage sewerage connections in the complex.

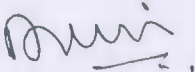
SCHEDULE OF THE PROPERTY

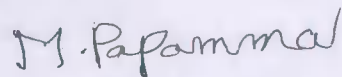
All that the Plot bearing No.29, in Survey Nos.38, 39 & 42, admeasuring 440.0 Sq.yards or 367.84 Sq.meters, Situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District and bounded by:-

NORTH	:	40'-0' ROAD
SOUTH	:	PLOT NO.46
EAST	:	PLOT NO.30
WEST	:	PLOT NO.28

In witnesses whereof the BOTH PARTIES have signed with their own free will and consent on this the day, month and year first above mentioned before the following witness.

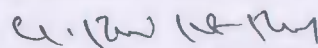
WITNESSES:-

1. 



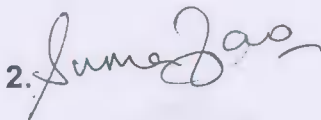
FIRST PARTY/LANDOWNER

For SRI CHAITANYARAM BUILDERS



SECOND PARTY/DEVELOPER

Managing Partner

2. 

For SRI CHAITANYARAM BUILDERS

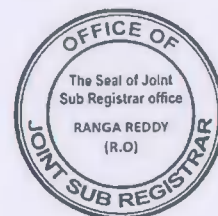


Managing Partner

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Ranga Reddy (R.O)



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ANNEXURE I-A

1. Description of property : Proposed construction on
Plot bearing No.29,
in **Survey Nos.38, 39 & 42,**
Situated at **MADEENAGUDA**
VILLAGE, Serilingampally Mandal,
under GHMC Serilingampally Circle,
Ranga Reddy District
- a) Nature of roof : R.C.C
b) Type of structure : With Pillars / Framed Structure
2. Age of building : Proposed
3. Total extent of site : 440.0 Sq.Yards
4. Built up area particulars
- (i) Proposed built up area
- | | |
|--------------|----------------|
| First Floor | : 2800 Sq.feet |
| Second Floor | : 2800 Sq.feet |
| Third Floor | : 2800 Sq.feet |
| Fourth Floor | : 2800 Sq.feet |
| Fifth Floor | : 2800 Sq.feet |
| | ----- |
| | 14000 Sq.feet |
- (ii) Parking area (in Stilt floor) : 2800 Sq.feet
5. M.V of the Proposed Construction : Rs.1,75,00,000/-

CERTIFICATE

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

M. Papamma

FIRST PARTY/LANDOWNER
For SRI CHAITANYARAM BUILDERS

C. N. Lakshmy

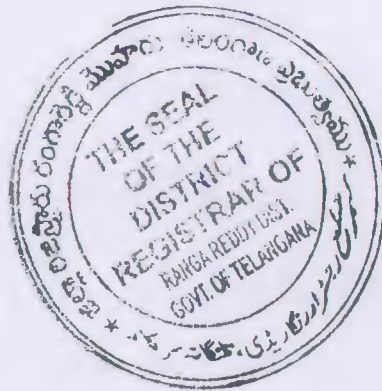
Managing Partner
SECOND PARTY/DEVELOPER

For SRI CHAITANYARAM BUILDERS

C. N. Lakshmy

Managing Partner

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Government of India

Download Date: 07/02/2020

Issue Date: 28/10/2019

పాపమ్మ మేకా
Papamma Meka
పుట్టిన తేదీ/DOB: 15/07/1949
స్త్రీ / FEMALE

M-Papamma

8091 1799 8138
VID : 9157 2628 8002 1926

నా ఆధార్, నా గుర్తింపు

భారత సర్కార్
Government of India

గుంటక రామకోటి రెడ్డి
Guntaka Ramakoti Reddy
పుట్టిన తేదీ / DOB: 09/08/1976
పురుషుడు / MALE
Mobile No.: 9848226060

5822 8759 1483

నా ఆధార్, నా గుర్తింపు

C. Ravi Kumar

భారత సర్కార్
Government of India

Issue Date: 04/08/2011

బొంతు గురువా రెడ్డి
Bonthu Guruva Reddy
పుట్టిన తేదీ / DOB: 02/06/1958
పురుషుడు / Male

3264 8064 6815

मेरा आधार, मेरी पहचान

Bonthu

భారత సర్కార్
Government of India

Issue Date: 14/02/2016

సుమ రావ్ గంగ
Suma Rao Ganga
పుట్టిన తేదీ / DOB: 15/09/1970
స్త్రీ / FEMALE

6782 3938 6767

मेरा आधार, मेरी पहचान

Suma

For SRI CHAITANYARAM BUILDERS

C. Ravi Kumar

Managing Partner

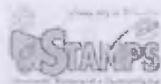
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Ranga Reddy (R.O)



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Online Challan Proforma [SRO copy]



Registration & Stamps Department

Challan No: 5801HL030622

Bank Code : SBIN

Payment :
NB

Remitter Details
 Name SRI CHAITANYARAM BUILDERS
 PAN Card No ADHFS3993A
 Aadhar Card No
 Mobile Number *****319
 Address FLAT NO.401, LAKSHMI
 CHAITANYA ELITE, HIG-300/6, 6TH
 PHASE, KPHB COLONY,
 KUKATPALLY, HYD

Executant Details
 Name MEKA PAPAYAMMA ALIAS
 PAPAMMA MEKA
 Address H.NO.9,TAHIR VILLA,
 YOUSUFGUDA CHECK POST,
 HYDERABAD

Claimant Details
 Name SRI CHAITANYARAM BUILDERS
 Address FLAT NO.401, LAKSHMI
 CHAITANYA ELITE, HIG-300/6, 6TH
 PHASE, KPHB COLONY,
 KUKATPALLY, HYD

Document Nature
 Nature of Document Development Agreement Cum GPA
 Property Situated in(District) RANGAREDDY
 SRO Name RANGA REDDY (R.O)

Amount Details
 Stamp Duty 175000
 Transfer Duty 0
 Registration Fee 87500
 User Charges 1000
 Mutation Charges 0
 Haritha Nidhi 50
 TOTAL 263550
 Total in Words Two Lakh Sixty Three Thousand Five
 Hundred Fifty Rupees Only
 Date(DD-MM-YYYY) 03-06-2022
 Transaction Id 4126637969513

Stamp & Signature _____

Online Challan Proforma[Citizen copy]



Registration & Stamps Department

Challan No: 5801HL030622

Bank Code : SBIN

Payment :
NB

Remitter Details
 Name SRI CHAITANYARAM BUILDERS
 PAN Card No ADHFS3993A
 Aadhar Card No
 Mobile Number *****319
 Address FLAT NO.401, LAKSHMI
 CHAITANYA ELITE, HIG-300/6, 6TH
 PHASE, KPHB COLONY,
 KUKATPALLY, HYD

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Stamp & Signature _____

For SRI CHAITANYARAM BUILDERS

Managing Partner



CONFIDENTIAL
2-1-79
CONFIDENTIAL



Registration & Stamps Department Government of Telangana

STATEMENT OF ENCUMBRANCE ON PROPERTY

Application Number: 811217

Cash Receipt No : 18141 of Year 2022

Statement Number: 86681826

Sri/Smt. G.RAMA KOTIREDDY having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MADEENAGUDA or MADEENAGUDA, Ward - Block:0 - 0 Plot Number:,29, SURVEY Number: ,38,39,42,, Bounded by NORTH: 40 ROAD, SOUTH: PLOT NO 46, EAST: PLOT NO 30, WEST: PLOT NO 28

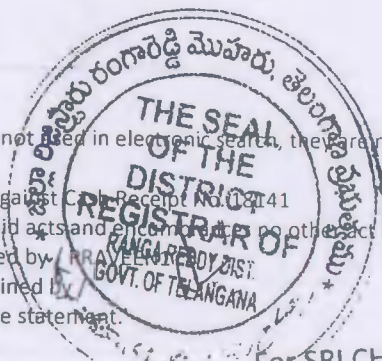
Search has been made in Book 1 and in the indexes relating to for 39 years from 01-01-1983 to 07-06-2022 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature & Mkt. Value Con. Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
1/3	VILL/COL: MADEENAGUDA/MADEENAGUDA W-B: 0-1 SURVEY: 38 39 42 PLOT: 29 EXTENT: 440SQ.Yds BUILT: 16800SQ. FT Boundaries: [N]: 40' ROAD [S] PLOT NO 46 [E]: PLOT NO 30 [W]: PLOT NO 28 Link Doct: 7537/1998 of SRO 1510	(R) 04-06-2022 (E) 04-06-2022 (P) 04-06-2022	0110 Development Agreement Cum GPA Mkt.Value:Rs. 11748000 Cons.Value:Rs. 17500000	1.(EX)MEKA PAPAYAMMA ALIAS PAPAMMA MEKA 2.(CL)M/S.SRI CHAITANYARAM BUILDERS REP BY G.RAMAKOTI REDDY	0/0 9566/2022 [1] of SRO RANGA REDDY (R.O)(1510)
2/3	VILL/COL: MADEENAGUDA W-B: 0-0 SURVEY: , 38, 39, 42, PLOT: , 29, EXTENT: 440 Y / 367.84 M Addl.Desc : OPEN PLOT PR NO 1097/95 Boundaries: [N]: 40' WIDE ROAD (44'0") [S] PLOT NO 46 (44'0") [E]: PLOT NO 30 (90'0") [W]: PLOT NO 28 (90'0")	(R) 05-10-1998 (E) 05-10-1998 (P) 05-10-1998	5A SALE Mkt.Value:Rs. 264000 Cons.Value:Rs. 220000	1.(E)VENKAT REDDY G AND 13 OTHERS 2.(R)GPA BAL REDDY G AND SIVARAMA KRISHNA K.V. 3.(C)MEKA PAPAYAMMA	3832/311 7537/1998 [@] of SRO RANGA REDDY (R.O)(1510)
3/3	VILL/COL: MADEENAGUDA W-B: 0-0 SURVEY: , 39, 42, PLOT: , 29, EXTENT: , 440.000 Y, 367.840 M, Boundaries: [N]: 40' WIDE ROAD [S] PLOT NO 46 [E]: PLOT NO 30 [W]: PLOT NO 28	(R) 05-10-1998 (E) 05-10-1998 (P) 05-10-1998	5A SALE Mkt.Value:Rs. 264000 Cons.Value:Rs. 220000	1.(E)VENKAT REDDY.G AND 13 OTHERS 2.(R)BALREDDY.G 3.(C)MEKAPAPAYAMMA	3832/311 7537/1998 [1] of SRO RANGA REDDY (R.O)(1510)



Application No. : 811217
Statement No. : 86681826
Cash Receipt No.: 18141 of Year 2022
Sub-Registrar : RANGA REDDY (R.O) 1510

- Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
- Received Rs. 1000 towards EC Fee against Cash Receipt No. 18141
- I also certify that except the aforesaid acts and encumbrances, no other acts and encumbrances affecting the said property have been found
- Search made and certificate prepared by RANGA REDDY DIST. GOVT. OF TELANGANA
- Search verified and certificate examined by
- Result: '3 out of 3 are included in the statement.



For SRI CHAITANYARAM BUILDERS

Joint Sub-Registrar-II

R.O. R.R. Dist. TS.

Signature of 08-06-2022

Managing Partner

OFFICE SEAL & DATE

