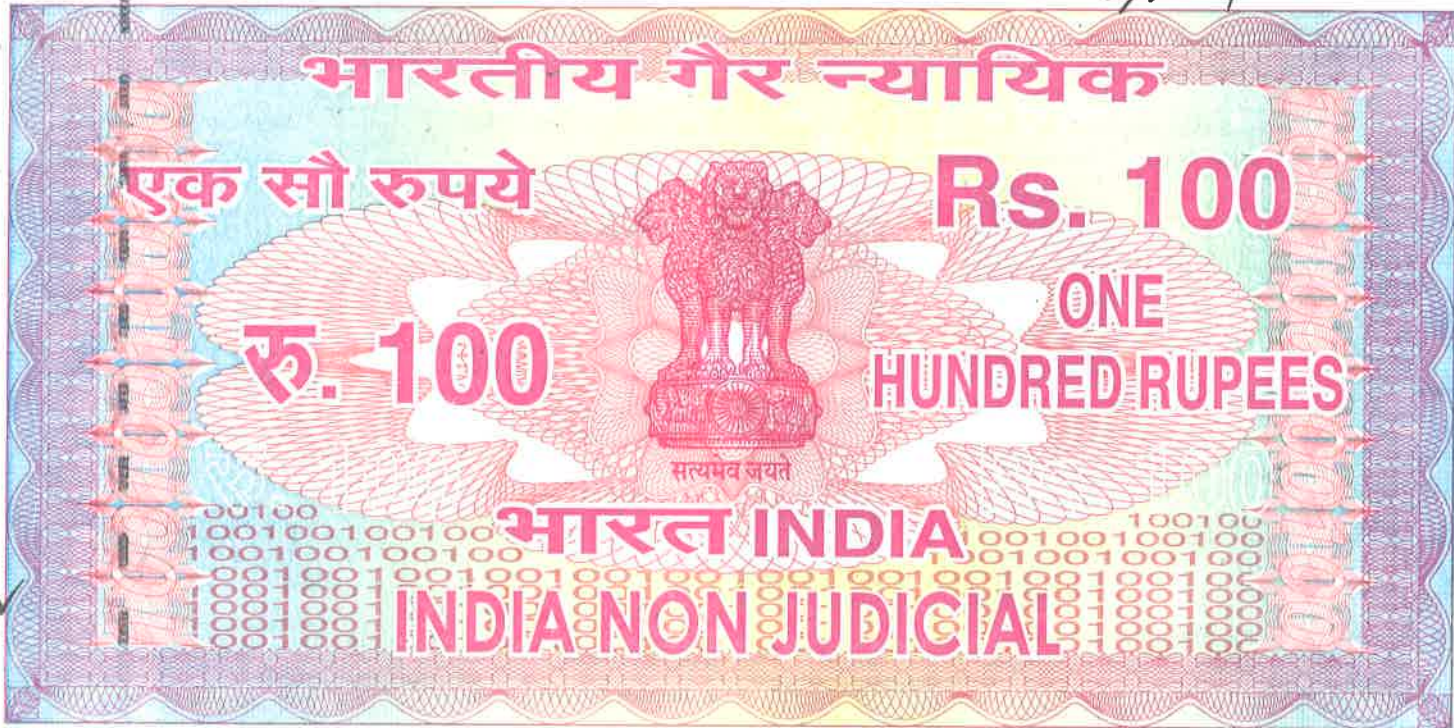




తెలంగాణ తెలంగాణ TELANGANA

Y 410424

Date: 05/02/2020

03:30 PM

Serial NO. 2,626

Denomination: 100

Purchased By:

J SRINIVAS

S/O J G K MURTHY

R/O HYD

For whom

SUBHAGRUHA PROJECTS (INDIA) PVT LTD.

Sub Registrar

Ex. office stamp vendor

SRO: RANGA REDDY (R.O)

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement-Cum-General power of Attorney is made and executed on this the **26th day of May 2022**, at Sub Registrar, Sadasivpet, Sangareddy District, Telangana by and between:

SRI. KAITHA SRINIVAS REDDY , S/O. KAITHA NAVAZ REDDY, Aged about 56 years, Occupation: Business, R/o.H NO,1-5-1086/4,P NO 16, Mangapuram Colony, Old Alwal, Secunderabad, Hyderabad - 500010. (Aadhaar No.4955 3122 2763). (Hereinafter called the **OWNER**, which expression shall, unless repugnant to the context or meaning thereof be deemed to include their successors and assigns) of the **FIRST PART**.

AND

M/s. SUBHAGRUHA PROJECTS INDIA PRIVATE LIMITED ,, (PAN No. AAPCS0362R) Represented by its Managing Director : **SRI. JAVVADI SRINIVAS, S/O. SRI. J. GOPALA KRISHNA MURTHY**, Aged about 38 years, Occupation: Business, R/o. 4th Floor, Limbini Jewel Mall, Road No. 2, Banjara Hills, Hyderabad, Telangana State – 500034. (Aadhaar No.9130 2420 2718). (Hereinafter called the **DEVELOPER**, which term shall mean and include all its legal representatives, executors, administrators and assignees etc.,) of the **SECOND PART**.

Contd...2...

Reddy

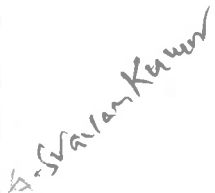
J. V. V.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Sadasivpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 76300/- paid between the hours of _____ and _____ on the 26th day of MAY, 2022 by Sri Srinivas

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL			JAVVADI SRINIVAS[R]M/S SUBHAGRUHA PROJECTS INDIA PRIVATE LIMITED HYDERABAD, HYDERABD
2	EX			KAITHA SRINIVAS REDDY S/O. KAITHA NAVAZ REDDY H NO.1-5-1086/4,P NO.16,MANGAPURAM COLONY, OLD ALWAL SECUNDRABAD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			G. SRAVAN KUMAR R/O KRISHNA	
1			P. SAIBABU R/O NELLIPAKA	

26th day of May, 2022

Signature of Sub Registrar
Sadasivpet**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2763 Name: KAITHA SRINIVAS REDDY	S/O Kaitha Navaz Reddy, SECUNDERABAD, Hyderabad, Andhra Pradesh, 500010	

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Whereas, the First Part herein is the absolute owner and possessor of the Land as follows:

Sl. No.	Survey No	Extent (Ac - Gnts)	Extent (Sq. Yards)
1.	754/2	4-20	21780.00

Situated at **VELTOOR** Village, **SADASIVAPET** Mandal, **SANGAREDDY** District, **TELANGANA** State., and the same was mutated their name in revenue records vide Pattadar Passbook and Title Deed bearing No. **T09220150783** and Khata No.1148, issued by Tahsildar Sadasivpet.

The said lands was converted from agriculture to Non agriculture purpose vide proceedings No. 2200453335, Dated: 26/05/2022, issued by the Thasildhar & Joint Sub Registrar Office Sadasivpet.

Now that first part intended to develop the property through a suitable developer. In the course of search the first part found that the second part. The developer is the more competent firm to develop the property. Therefore both the first and second parties have agreed on certain terms and conditions to develop the schedule property by converting the same into house site plots by obtaining permissions from the DTCP authorities. Having come to a conclusion to develop the property parties herein has reduced their terms and conditions into writing which are as follows:

THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY FURTHER WITNESSTH AS FOLLOWS:

1. That the Developer has agreed to develop the said property by converting the agricultural land into residential use and developed into house plots and thereby both the parties will share the plotted area and the FIRST PART agreed to take 65% of the net plotted area out of total land area for an extent of **Ac. 04-20 Gnts** or **21780.00 Sq. yards** in the said layout and remaining area will fall into the share of the DEVELOPER /SECOND PART. And the parties herein agreed to execute supplementary deed for allocation of plots.
2. The total developed net plotted area in and over the schedule land shall be shared by both the OWNER and DEVELOPER in the ratio of **65 : 35**, i.e., **65 %** of the net plotted area to the OWNER and **35 %** of the net plotted area to the developer. And also the net plotted area shall be shared by both the OWNER and DEVELOPER in the ratio of **65 : 35** with plot sizes, dimensions, facing like east, west, north and south with extent of survey numbers wise areas.

Contd...3...



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	152400	0	0	0	152500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	76300	0	0	0	76300
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	800	0	0	0	800
Total	100	0	230000	0	0	0	230100

Rs. 152400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 76300/- towards Registration Fees on the chargeable value of Rs. 15246000/- was paid by the party through E-Challan/BC/Pay Order No ,813FWW260522 dated ,26-MAY-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 230050/-, DATE: 26-MAY-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7615612648835,PAYMENT MODE:NB-1001138,ATRN:7615612648835,REMITTER NAME: J SRINIVAS,EXECUTANT NAME: K SRINIVAS REDDY,CLAIMANT NAME: J SRINIVAS).

Date:
26th day of May,2022

Signature of Registering Officer
Sadasivpet

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Sub Registrar
Sadasivpet

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5348/2022

Register as document

No: 5348 of 2022 (1942 S.E.)

Number 1708 5348 of 2022

Date: 26.05.2022

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3. That the DEVELOPER /SECOND PART shall develop the venture within a period of **2 years (24 months)** from the date of draft layout approval from the DTCP authorities.
4. The Developer shall undertake the development of the land i.e., All black top roads, over head water tank, sump, septic tank, drainage system, electricity, avenue plantation and rain water harvesting pits strictly as per the approved /sanctioned layout plan to be obtained from DTCP.
5. The Land Owner will deliver the vacant physical possession or the Schedule mentioned property to the Developer for obtaining necessary permissions from various concerned authorities from the date of this DAGPA.
6. The Developer shall undertake any development by joining / clubbing the schedule property with any adjacent / neighboring properties or land which is continuous or otherwise to the schedule property.
7. The Developer is duly authorized by the Land Owner to enter into agreements with the prospective purchasers, receive advances, and submit copies of the documents concerned with the development of the schedule property which will be required by the purchasers in respect of the Developers share of the developed area.
8. The developer shall take total responsibility of the development of the said land i.e. All black top roads, over head water tank, sump, septic tank, drainage system, electricity, avenue plantation and rain water harvesting pits within a period of **2 years (24 months)** from the date of draft layout approval from the DTCP authorities and further will discharge loans and charges incurred and the Land Owner shall not in any way made responsible or liable to the third parties or financial institutions / banks from which the builder raised loans.
9. The stamp duty of this agreement and registration charges payable on any deed of conveyance to be executed in favor of the Developer or its nominees in pursuance of this DAGPA shall be borne and paid by the Developer or its nominees.
10. The Developer shall pay all amounts, charges, fees etc which will be payable to the various authorities / departments for the purpose of obtaining Power connection, Drainage and water connections and the Land Owner need not contribute towards such expenses incurred.
11. That the Developer is alone to allot the plots as per their respective shares to both the Developer and Land Owner after obtaining the layout permission from the concern authorities.

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12. That the Developer and the Land Owner will be entered into a registered supplementary agreement with showing allotment of open plots with plot numbers for both separately after obtaining the layout permission from the concern authorities.
13. The Developer will register the Roads area and Open space area in favour of Grampanchayath through registered Gift deed and also register the mortgaged plots in favour of Grampanchayath through registered Mortgage deed after obtaining the layout permission from the concern authorities.
14. The Land Owner hereby confers power on the Developer to apply to obtain transformer from Telangana TRANSCO, water connection, drainage connection etc towards development of the proposed site.
15. The Land Owner herein appoint, retain, and nominate the Developer to do the following acts, deeds for development of the aforesaid project.
 - a. To enter into agreement of sale with intending purchaser, and to execute the sale deed/s or any other deeds in favour of prospective purchaser/s and to receive sale consideration, acknowledge the receipt of the payments and pass valid receipts for payments received in respect of their share of the developed area.
 - b. To institute, sign or file suits, Petitions, Plaints, Appeals, writs or any other Legal Proceedings in respect of the schedule property and to defend the Principal in all courts, Quasi Judicial Authorities, Civil or Criminal or High Court, at Hyderabad and to sign and verify all applications, Affidavits, Appeals, Plaints, Petitions, Vakalats etc, from time to time and to give evidence in court of law on behalf of the Principal and to effect, compromise in all such Legal Proceedings. The cost of such acts shall be borne by the Developer and the Land Owner may not contribute for such expenditure incurred.
 - c. If any contingency, litigation or hindrance over the property mentioned hereunder arises before any court of law or before any quasi judicial authority the litigation, hindrance will be solved exclusively by the Land Owner by meeting the required expenditure and the developer is nothing to do with that litigation. Moreover the amount likely to be incurred is more it has to be borne from the share of the Land Owner himself and non else.

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- d. The Developer is at liberty to name the project for the purpose of promoting, advertising and marketing of plots in the present venture as the entire cost for development and marketing has been incurred by the Developer.
- e. To hand over peaceful possession and vacant possession to the purchasers of the plots in respect of their share of the developed area.
- f. The cost of the stamps, T.P. Tax, Registration fees and other incidental charges for sale of the respective shares of each of the party shall be borne by the parties herein above or their Nominees / Purchasers etc.
- g. In case of any disputes arising between the parties hereto, 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.

That the parties estimate the value of the SCHEDULED PROPERTY is **Rs.700/-** only per 1 sq. yard, the total market value of **Rs.1,52,46,000/-** only, Developmental charges **Rs.21,78,000/-**.

Urddy

J. Ling

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Sadasivpet

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SCHEDULE PROPERTY

Sl. No.	Survey No	Extent (Ac - Gnts)	Extent (Sq. Yards)
1.	754/2	4-20	21780.00

Situated at **VELTOOR** Village, **SADASIVAPET** Mandal, **SANGAREDDY** District, **TELANGANA** State.

Boundaries for survey no. 754/2 to an extent of Ac 4-20 Gnts:

NORTH : LAND OF C SRINIVAS REDDY.
SOUTH : LAND OF ULLIGADDALA NAGU AND SUBHA GRUHA.
EAST : LAND OF SHARNAPPA AND VERANNA.
WEST : LAND OF Y RAJAPPA AND OTHERS.

In witnesses where of the OWNER have signed on these papers with free will and consent on this the day, month and year mentioned above.

WITNESSES

1. *G. Srinivas Kumar*

2. *P. Subbarao*

Reddy

OWNER/FIRST PART:

Trinity

DEVELOPER /SECOND PART:

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**Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Sadasivpet**

NALA Order

Proceedings of the Competent Authority & Tahsildar Sadasivpet Mandal Sangareddy District

Present: PARAKKA ASHA JYOTHI

Dated: 26/05/2022

Proedgs. No. 2200453335

Subj. NALA Order

Ref:

Order:

Sri కాంత్ శ్రీనివాస్ రెడ్డి సవాళ్ రెడ్డి R/o Veltur, Sadasivpet, Sangareddy has applied for conversion of agriculture land situated in Sy.No 754/2 extent 4.3900 of Veltur Village, Sadasivpet Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Sadasivpet

To

Sri కాంత్ శ్రీనివాస్ రెడ్డి

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Vellur , Sadasivpet & Sangareddy	754/2	4.3900	4.2000	

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Sadasivpet

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Sadasivpet



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आयकर विभाग
INCOME TAX DEPARTMENT
SUBHA GRUHA PROJECTS
INDIA PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

26/11/2010
Permanent Account Number
AAPCS0362R

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीआरए :
आयकर वैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

జవాద్రి శ్రీనివాస్
Javvadi Srinivas

పుట్టిన సంవత్సరం/Year of Birth : 1983
పురుషుడు / Male

9130 2420 2718

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O జవాద్రి గోపాల కృష్ణ
మూర్తి, ప్లాట్ నెంబర్ 18, జస్టిస్ కాలనీ,
రోడ్ నెం 10 బంజారా హిల్స్,
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500034

Address: S/O Javvadi Gopala
Krishna Murthy, Plot No 18,
Justice Colony, Road No 10
Banjara Hills, Hyderabad, Andhra
Pradesh, 500034

ఆధార్ - సామాన్యని హక్కు

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

స.ఎ. హక్కు పం. 1947,
రెజిస్ట్రేషన్-560091

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కాయల శ్రీనివాస్ రెడ్డి
KAITHA SRINIVAS REDDY

పుట్టిన సంవత్సరం/Year of Birth: 1968
పురుషుడు / Male

4955 3122 2763

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O కాయల నవాజ్ రెడ్డి
1-5-1086/4 ప్లాట్ 16, మంగపురం కాలనీ,
లోల్ అల్వల్, పశ్చిమగూడ, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500010

Address: S/O Kaitha Navaz
Reddy, 1-5-1086/4 P NO 16,
MANGAPURAM COLONY,
OLD ALWAL,
SECUNDERABAD,
Hyderabad, Andhra Pradesh
500010

ఆధార్ - సామాన్యని హక్కు

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

స.ఎ. హక్కు పం. 1947,
రెజిస్ట్రేషన్-560091

Reddy

[Handwritten Signature]

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Sadasivpet



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आधार
सर्वोच्च प्राधिकरण
GOVERNMENT OF INDIA

S/O మధవ రావు, 30-45, శివాలయం
బజార్, శివాలయం బజార్, పామర్రు,
కృష్ణా, ఆంధ్ర ప్రదేశ్, 521157

Address:
S/o Madhava Rao, 30-45,
Sivalayam Bazar, Sivalayam Bazar,
Pamarru, Krishna, Andhra
Pradesh, 521157

1847
1800 300 1947

help@uidai.gov.in

www

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आधार
GOVERNMENT OF INDIA

घण्टासाल स्रवान कुमार
Ghantasala Sravan Kumar
DOB: 05-02-1984
Gender: Male

7923 9229 6797

आधार - आम आदमी का अधिकार

G. Sravan Kumar

भारत सरकार
Government of India

పుట్టి సాయిబాబు
Putti Saibabu
పుట్టిన తేదీ/DOB: 12/08/1993
పురుషుడు/ MALE

4288 2751 2657

నా ఆధార్, నా గుర్తింపు

आधार
Unique Identification Authority of India

Address:
S/O Putti Ramesh Babu, 2-63/A,
NELLIPAKA VILLAGE, YATAPAKA
MANDALAM, Nellore, East
Godavari,
Andhra Pradesh - 507129

విరునామా:
S/O పుట్టి రమేష్ బాబు, 2-63/ఏ, నల్లపాక
గ్రామం, యాతాపాక మండలం, నెల్లూరు,
తూర్పు గోదావరి,
ఆంధ్ర ప్రదేశ్ - 507129

4288 2751 2657

P. Saibabu



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Sub Registrar
Sadasivpet

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