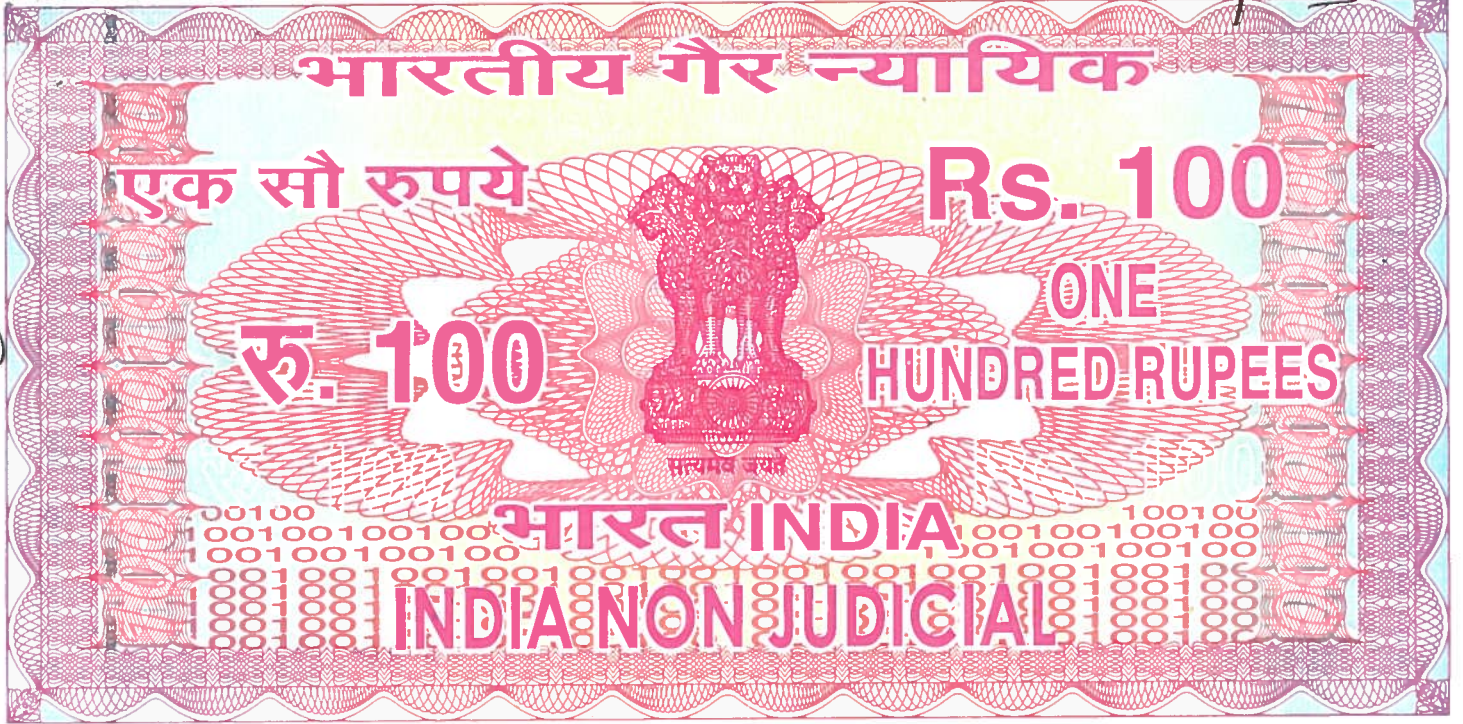


SCANNED

27/03/2023



తెలంగాణ తెలంగాణ TELANGANA

Sl.No: 3573 Date: 17/03/2023  
Sold To: S. Subendra Kumar S/o Seetharamaiah  
R/o: Hyderabad  
For Whom: SSL Fortune Village

AS 966367  
MOHD. GHOUSEUDDIN  
Licenced Stamp Vendor  
L.No. 17-10-006/2021  
Ranjole, Zaheerabad  
Cell : 9490096700

**DEVELOPMENT AGREEMENT CUM**  
**GENERAL POWER OF ATTORNEY**

This Development Agreement cum General Power of Attorney is made and executed on this **20<sup>th</sup> day of March, 2023**, at S R O, Zahirabad, Sangareddy District, by:-

**Sri. PURNA CHANDER RAO TURAGA S/O. TURAGA RAMA KRISHNA RAO**, aged about 50 years, (25.06.1972), Occupation: Business, R/o. 22-10, R.K. Nagar, Street No:01, Malkajgiri, Medchal Malkajgiri District - 500047, (T.S.), **Aadhar No.530199112451**, **PAN No: ADXPT0884H**, **Mobile No.9901075577**.

(Hereinafter referred to as the "**LAND OWNER/PRINCIPAL**" which expression unless repugnant to the context or meaning therefore shall mean and include his/her heirs, executors, administrators, legal representatives, assignees, agents & attorneys etc).

T.P. Rao

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Zaheerabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 4 and 5 on the 21st day of MAR, 2023 by Sri Purna Chander Rao Turaga

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                                                                           | Address                                                                              | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  | <br>SIVAPURAM SURENDRA K<br>[1710-1-2023-2848] | SIVAPURAM SURENDRA<br>KUMAR[R]/M/S SSL FORTUNE<br>VILLAGE<br><br>R/O HYDERABAD.      |  |
| 2     | EX   |  | <br>PURNA CHANDER RAO<br>[1710-1-2023-2848]    | PURNA CHANDER RAO TURAGA<br>S/O. TURAGA RAMA KRISHNA RAO<br>R/O MALKAJGIRI, MEDCHAL. |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                   | Photo                                                                                                                          | Name & Address                  | Signature                                                                            |
|-------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------|
| 2     |   | <br>V VENKATESH::21/03/<br>[1710-1-2023-2848] | V VENKATESH<br><br>AADHAAR CARD |   |
| 1     |  | <br>SAICHARAN::21/03/<br>[1710-1-2023-2848]  | SAICHARAN<br><br>AADHAAR CARD   |  |

21st day of March, 2023

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

| SI No | Aadhaar Details                                            | Address:                                                                       | Photo                                                                                 |
|-------|------------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX2451<br>Name: Purna Chander Rao Turaga | S/O Turaga Rama Krishna Rao,<br>Malkajgiri, K.v. Rangareddy, Telangana, 500047 |  |

Bk - 1, CS No 2848/2023 & Doct No  
27001 2023 Sheet 1 of 15 Sub Registrar  
Zaheerabad

Generated on: 21/03/2023 04:29:21 PM



**AND**

**M/s. SSL FORTUNE VILLAGE**, Rep by **SRI. SIVAPURAM SURENDRA KUMAR S/o. SRI SEETHA RAMAIAH**, aged about 47 years, (18.08.1975), R/o Flat No.101, Aruna Nilayam, Near Udipi Hotel, Srinagar Colony, Hyderabad, Telangana-500 073, **Adhaar No. 528487929613, PAN No.AERFS8575H, Mobile No. 9700739999.**

(Hereinafter referred to as the **DEVELOPER / G.P.A HOLDER** which expression unless repugnant to the context or meaning therefore shall mean and include its heirs, executors, administrators, legal representatives, assignees, agents & attorneys etc).

**RECITALS:**  
**WHEREAS:**

- A) The Land Owner/Principle herein is the absolute owner and possessor of land admeasuring Ac.0.10gnts, in Survey No.194/3/1/1, in Kasimpur Village, Zahirabad Mandal, Sangareddy District, Telangana having purchased the same through a Registered **SALE DEED** vide Document No:2464 of 2022, **Book-I**, Date: 11.12.2022, Registered in the Office of the Tahsildar & Jt. Sub-Registrar, Zahirabad Mandal, Sangareddy District
- B) Pursuant to the said sale deed, the Tahsildar, Zahirabad Mandal issued Pattedar Pass Book / Title Deed Pass Book vide **No: T09260121268, Khata No: 60685.**
- C) The Competent Authority and Mandal Revenue Officer, Zahirabad Mandal has issued **NALA Order Proceeding No: 2201119805**, Date: 17.12.2022, converting the above said land from agricultural purpose to non-agricultural purpose.
- D) The DEVELOPER/G.P.A HOLDER, who is in the business of real estate development, has required expertise, financial and managerial capabilities, men and machinery to undertake the development of the properties.
- E) The Land Owner has approached the DEVELOPER/G.P.A HOLDER and intended to Develop the property all that land admeasuring Ac.0.10gnts, out of which the Land Owner is entitled to the land admeasuring **266.66 Sq. Yds**, (out of the above land admeasuring Ac.0.10gnts or 1210 Sq. Yds), wherein the DEVELOPER/G.P.A HOLDER shall develop and handover the said property hereinafter referred to as

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 |                          |           |      |                             |                  |       |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|-------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order | Total |
| Stamp Duty              | 100            | 0                        | 8470      | 0    | 0                           | 0                | 8570  |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Reg. Fee                | NA             | 0                        | 5000      | 0    | 0                           | 0                | 5000  |
| User Charges            | NA             | 0                        | 1000      | 0    | 0                           | 0                | 1000  |
| Mutation Fee            | NA             | 0                        | 0         | 0    | 0                           | 0                | 0     |
| Total                   | 100            | 0                        | 14470     | 0    | 0                           | 0                | 14570 |

Rs. 8470/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 847000/- was paid by the party through E-Challan/BC/Pay Order No ,566HLB210323 dated ,21-MAR-23 of ,ICICIC/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 14520/-, DATE: 21-MAR-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 8459909731728, PAYMENT MODE: NB-1001138, ATRN: 8459909731728, REMITTER NAME: SSL FORTUNE VILLAGE REP BY SIVAPURAM , EXECUTANT NAME: PURNA CHANDER RAO TURAGA, CLAIMANT NAME: SSL FORTUNE VILLAGE REP BY SIVAPURAM ) .

Date:

21st day of March, 2023

Signature of Registering Officer  
Zaheerabad

Bk - 1, CS No 2848/2023 & Doct No  
270012023 Sheet 2 of 15 Sub Registrar  
Zaheerabad

15 వ పుస్తకము 2023 సం (శక!..944)

సం. 2700 సంవత్సరము లెక్కకు చేయబడి

సాక్షిలగు విమర్శకు ముద్రలను సంవత్సరము

1710-12700-2023 సం. 21 మార్చి 2023

2023 సం. 21 మార్చి 2023

S. Rajesh Kumar  
SUB REGISTRAR  
ZAHEERABAD

Generated on: 21/03/2023 04:29:21 PM



the **Schedule Property** and more fully described in the Schedule annexed hereto, for development into residential layout and the DEVELOPER/G.P.A HOLDER has agreed to develop the same as per the norms of the Directorate of Town and Country Planning and Competent Statutory Authorities.

- F) In the premises, representations and warranties provided hereinafter and on the various terms stipulated in this Agreement, the parties have negotiated and have arrived at an Agreement with regard to the **DEVELOPER/G.P.A HOLDER** undertaking the Development of the Schedule Property which terms are reduced into writing as under:-

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

**1. DEFINITIONS:**

- 1.1 It is expressly agreed between both the parties that the following words and phrases whenever they occur in this agreement, unless repugnant to the context shall be deemed to mean as hereunder:

- i. **Agreement:** means this agreement including Schedules, Annexure/s and any amendments, addendums, thereto and any supplementary agreements made pursuant to and agreed upon by the parties and in accordance with the provisions of this Agreement shall be read as part and parcel of this Agreement.
- ii. **Applicable Laws:** shall mean any statute, law, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of or determination by or any interpretation, policy or administration having the force of law or any of the foregoing, issued by Government of India, Government of Telangana, including regulations and rules made there under and judgments, decrees, injunctions, writs and orders of any court, whether in effect as of the date of this Agreement or thereafter;
- iii. **Applicable Permits:** means all clearances, permits, authorizations, consents, approvals, No Objection Certificates, Sanctions etc., under or pursuant to any laws, rules, regulations, instructions of the Government of India, Government of Telangana, any local authority or body or any other government agency required to be obtained and maintained by the DEVELOPER/G.P.A HOLDER in order

T.P. Rao

Bk - 1, CS No 2848/2023 & Doct No  
2700/1 2023 Sheet 3 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



to implement the Project in accordance with this Agreement; the Developer intends to apply for Layout approval and post that for construction approvals from the concerned authorities commencing in Jan, 2023

- iv. **Approvals:** shall mean all present confirmation, ratification, or assent, provided by a governmental body, required for development and implementation of the Project on the Schedule Property;
- v. **Commencement Date:** means the date of this Agreement;
- vi. **Development:** The division of the Schedule Property into Residential Plots as per the approvals by the Directorate of Town and Country Planning.
- vii. **GOI:** means the Government of India.
- viii. **GOTS:** means the Government of Telangana State.
- ix. **Parties :** means and includes all the parties as referred to in the agreement;
- x. **Schedule Property:** means and includes all that pieces and parcels of lands as per this agreement and more particularly referred in the **Schedule** of this Agreement;
- xi. **Supplementary Agreement:** means and includes all agreements, MOUs, addendums to this agreement for clarification or such agreements entered into for effective completion of the project; however the supplementary agreement shall be in consonance with the main agreement.

## 2. **CONSIDERATION & RATIO OF SHARING:-**

- 2.1 The **DEVELOPER/G.P.A HOLDER** agrees that in consideration of the Schedule Property being given for development under this Development Agreement cum General Power of Attorney, **LAND OWNER/PRINCIPAL** shall be the piece and parcel of Land **266.66 Square Yards** (out of Open Land admeasuring Ac.0-10Guntas or 1210 Sq.Yds), situated at Kasimpur Village, Zahirabad Mandal, Sangareddy District, Telangana in the future developed areas of residential plots and right to use undivided share in the roads and common areas proposed to be developed in the Schedule Property.

T.P. Rao

Bk - 1, CS No 2848/2023 & Doct No  
2700/2023 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



- 2.2 That in lieu of the **DEVELOPER/G.P.A HOLDER** undertaking the development of the Schedule Property at its cost and effort, the **DEVELOPER/G.P.A HOLDER** shall be entitled to remaining developed areas via residential plots, commercial areas and amenities and right to use undivided share in the roads and common areas proposed to be developed in the Schedule Property.
- 2.3 That it is always agreed between the Parties that after receipt of approvals from the authorities concerned pursuant to and consequent upon the Development Agreement, the share of the plots proposed to be developed in terms of this Agreement between the **LAND OWNER/ PRINCIPAL** and the **DEVELOPER/G.P.A HOLDER** shall be as set out above in proportion to the respective entitlements of **LAND OWNER/PRINCIPAL** on one hand, and the **DEVELOPER/G.P.A HOLDER** on the other and that all necessary further documentation including the execution of Supplementary Agreements, posterior to the Development Agreement would be executed between the **LAND OWNER/ PRINCIPAL** and the **DEVELOPER/G.P.A HOLDER** for effectuating the above sharing of ratios in accordance with the intent of the parties hereto.
- 2.4 Both the **LAND OWNER/PRINCIPAL** and the **DEVELOPER/G.P.A HOLDER** have agreed upon that the land allotment is subject to the Layout permission from DTCP and till such time, the land which is assumed as Land Locked thereby as per the terms and conditions of the concerned authorities, all roads and amenities shall be in compliance to the sanction of the Layout from the concerned authorities.
- 2.5 Both the **LAND OWNER/PRINCIPAL** and the **DEVELOPER/G.P.A HOLDER** have agreed that the development would as 266.66 Sq. Yds., from the land of Ac.0.10gnts, only. Thereby the Land Owner/Principal agreed to retain the specified area of plot admeasuring 266.66 sq. Yds (out of the Ac.0.10gnts) registered on his name vide Regd. Sale Deed No: 2464 of 2022, dated 11.12.2022 for his share in the above land and agreed to transfer, convey, alienate the remaining plotted area to the Developer or its nominees as and when required by the Developer and the Owner has given GPA to the Developer in respect of the remaining plots in the said land to enable them to register the said plots with land of share to its nominees as desired. The present owner agreed that he shall not claim rights, title, interest and ownership on the remaining plotted area.

T. B. Rao



Bk -1, CS No 2848/2023 & Doct No  
2200 / 2023 Sheet 5 of 15 Sub Registrar  
Zaheerabad

Generated on: 21/03/2023 04:29:21 PM



- 2.6 Both the **LAND OWNER/PRINCIPAL** and the **DEVELOPER/G.P.A HOLDER** have agreed that the Developer shall complete the development the land admeasuring 266.66 Sq. Yds, in Sy. No: 194/2 /1/1, situated at Kasimpur Village, within a stipulated period of 24 months from obtaining necessary Layout Permission from DTCP with a grace period of 03 months thereon.

**3. REPRESENTATIONS & OBLIGATIONS OF LAND OWNER:**

- 3.1 That the **LAND OWNER/PRINCIPAL** is the sole, absolute and has exclusive title and possession holders of the **Schedule Property** and has good marketable and subsisting title and possession over the **Schedule Property** and that no other person has any right, title and interest or share therein.
- 3.2 That there are no court orders, attachments, disputes or litigations or any tax and or revenue attachments or notices of requisitions from government on tax or other authorities in respect of the **Schedule Property** or relating thereto and it is free from all encumbrances.
- 3.3 That the **LAND OWNER** is in possession, enjoyment and personal occupation of the **Schedule Property** and that there are no tenant(s).
- 3.4 That the **Schedule Property** is not proposed to be acquired by the Government for any public purpose and that there are no minerals, water channels, public wells or tanks in the **Schedule Property**.
- 3.5 That there is no pending proceeding in any Forum/Court/ Authority/Tribunal nor is there any threat of any appeal from any orders passed in favour of the **LAND OWNER/PRINCIPAL** in any of the proceedings concerning the **Schedule Property**.
- 3.6 That there are no attachments of whatsoever nature with regard to the **Schedule Property** or any part thereof under any law including the Income Tax Act, 1961, Wealth Tax or Sales Tax or any other Taxing Statutes.
- 3.7 Any liability, on and off, the **LAND OWNER/PRINCIPAL** towards any income tax including GST or relevant direct/indirect taxes or tax on capital gains consequent to any of the agreements entered into in respect of the **LAND OWNER's/PRINCIPAL** share of developed area shall be the responsibility of the **LAND OWNER/PRINCIPAL** and the **DEVELOPER/G.P.A HOLDER** does not bear any responsibility for the same.

T. B. Rao

Bk - 1, CS No 2848/2023 & Doct No  
2700/2023 Sheet 6 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



- 3.8 That the **DEVELOPER/G.P.A HOLDER** has entered into this Development Agreement on the basis of the aforesaid representations of the **LAND OWNER/PRINCIPAL**. The **OWNER/PRINCIPAL** agrees that if any encumbrances or demands or claims are found to be existing or made in respect of the **Schedule Property**, the **LAND OWNER/PRINCIPAL** shall indemnify and keep indemnified the **DEVELOPER/G.P.A HOLDER** against the same and the said claims/disputes shall be resolved by the **LAND OWNER/PRINCIPAL** with the costs of the **LAND OWNER/PRINCIPAL** from their sharing ratio.
- 3.9 That the **LAND OWNER/PRINCIPAL** hereby agrees to allow the Staff/Workmen of the **DEVELOPER/G.P.A HOLDER**, its agents, employees, labourers, contractors, consultants and the other persons deputed by the latter, license to have ingress into, egress from and regress into the **Schedule Property** herein for the purpose of developing the same as stated in these presents.
- 3.10 The **LAND OWNER/PRINCIPAL** hereby agrees to execute, maintain and cause to be registered simultaneously herewith an irrevocable power of attorney in favour of the **DEVELOPER/G.P.A HOLDER**, so as to enable the **DEVELOPER/G.P.A HOLDER** to perform all its obligations and entitlements as stated under this Development Agreement. The **LAND OWNER/PRINCIPAL** also agree and undertake not to cancel, revoke or modify the said power of attorney and to keep the same in full force and effect till the completion of the project stated later in this agreement. The power of attorney will also confer on the **DEVELOPER/G.P.A HOLDER** the right of acting as an Attorney towards executing the documents of sale / transfer /allotment of the developed area and the undivided share of the **DEVELOPER/G.P.A HOLDER** share in the **Schedule Property**.
- 3.11 The **LAND OWNER/PRINCIPAL** hereby agrees to execute/sign the Supplementary Agreement within a period of 15 days from the date of receiving Final approval/plan from the DTCP.
- 3.12 The **LAND OWNER/PRINCIPAL** hereby covenants with **DEVELOPER/G.P.A HOLDER** that the developed areas in the proposed Residential Layout and, which are required to be mortgaged to DTCP for the purpose of obtaining required permissions for development, shall mortgage from the areas falling to the share of both **LAND OWNER/PRINCIPAL** and **DEVELOPER/G.P.A HOLDER**.

T-8.000  
/

Bk - 1, CS No 2848/2023 & Doct No  
2700 / 2023 Sheet 7 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



- 3.13 The **LAND OWNER/PRINCIPAL** hereby expressly undertakes indemnify the **DEVELOPER/G.P.A HOLDER** in respect of all claims, actions or proceedings referable or relatable to the title of the **Schedule Property**.
- 3.14 The **DEVELOPER/G.P.A HOLDER** is authorized, entitled and will be at liberty to club and do amalgamation the Schedule Property with other neighboring adjacent and abutting properties for the purpose of joint development of the total land for more advantages/benefits.
- 3.15 The **DEVELOPER/G.P.A HOLDER** may at his discretion enter into tie ups for planning/financing/ constructing and marketing with other builders/ funding agencies etc., and the **LAND OWNER/PRINCIPAL** hereby undertakes to co-operate with the **DEVELOPER/G.P.A HOLDER** for the same and ratify any such act or deal as and when required.
- 3.16 The facilities/utilities provided by the **DEVELOPER/G.P.A HOLDER** in the Layout shall be owned by the **DEVELOPER/G.P.A HOLDER** until handing it over to the Plot Owner's Association formed by the owners of the Plots in the project. As regards the amenities and facilities to be provided, the discretion of the **DEVELOPER/G.P.A HOLDER** shall be final.
- 3.17 The **LAND OWNER/PRINCIPAL** hereby agrees to join as a member of the society to be formed by all the owners of the plots in the project, and shall abide by the rules and by-laws of the society.
- 3.18 In the event, the **DEVELOPER/G.P.A HOLDER** develop the abutting properties of the Schedule Property in phase wise manner in future, the plot purchasers of such projects shall have the right to use common amenities and facilities in the proposed project and the **LAND OWNER/PRINCIPAL** or its purchasers shall not object for the same.
- 3.19 The **DEVELOPER/G.P.A HOLDER** shall have the right to assign its development rights in the Schedule Property in favour of any other company/firm etc., and the **LAND OWNER/PRINCIPAL** shall not object for the same.
- 3.20 The **LAND OWNER/PRINCIPAL** shall not interfere with the day to day developmental activities viz., construction activities, roads, amenities, electricity and water connections, drainage lines etc., in the Schedule Property.

T.P. Rao

Bk - 1, CS No 2848/2023 & Doct No  
27001 2023 Sheet 8 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



- 3.21 That the **LAND OWNER/PRINCIPAL** is also executing registered GPA in favour of the **DEVELOPER/G.P.A HOLDER** to enable them to carry out the developmental activities peacefully and to transfer their share as per agreed terms in Clause 2.5 above, in the proposed layout as agreed in favour of the prospective purchaser or nominees as per the agreed terms, after the allotment of the plot in accordance to the layout permitted by DTCP. It is to be noted that the construction permission shall be obtained in accordance to the rules and regulations governed by TS-bPASS, Govt. of Telangana.

#### **4. REPRESENTATIONS & OBLIGATIONS OF THE DEVELOPER/G.P.A HOLDER:**

- 4.1 Pursuant to this Development Agreement-cum-GPA the **DEVELOPER/G.P.A HOLDER** shall meet all the cost of development of the Schedule Property into residential plots/commercial plots and develop the land as per norms fixed by DTCP.

#### **5. PERIOD OF COMPLETION:**

- 5.1 The DEVELOPER/G.P.A HOLDER shall complete the development of layout of residential plots in the Schedule Property within a period of Twenty Four (24) months with a grace period of Three (3) months from the date of draft layout approval from DTCP authorities.
- 5.2 However, it is agreed between the Parties that if there is a stoppage of the work due to any prohibitory order or injunction / restraint orders from any court arising out of any dispute of the **LAND OWNER's/PRINCIPAL** title or possession, or change of rules and guidelines by the DTCP, or due to force majeure events which are including but not limited to acts of God such as severe floods, cyclone, heavy rains, earth quake, or war, terrorism ("Force Majeure" conditions), which are not within the reasonable control of the **DEVELOPER/G.P.A HOLDER**, and which has resulted in its inability to perform despite due diligence, thus period will be excluded from the period of development and completion of the residential plots and the period to obtain the approvals to the plans, stipulated herein above.

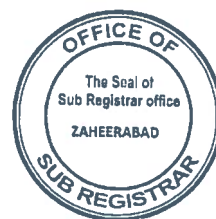
#### **6. ORIGINAL DOCUMENTS:**

- 6.1 It is expressly understood and confirmed by the **LAND OWNER/PRINCIPAL** and **DEVELOPER/G.P.A HOLDER** that the Original Documents of the **Schedule Property** shall be kept in the custody of **DEVELOPER/G.P.A HOLDER** and such Original Documents

Bk - 1, CS No 2848/2023 & Doct No  
220012023 Sheet 9 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



shall be made available to the Society after the project work is completed and society is formed.

**7. STAMP DUTY:**

- 7.1 The stamp duty and registration fee on this Development Agreement shall be borne by the **DEVELOPER/G.P.A HOLDER**.

**8. NOTICE:**

- 8.1 Any notice required to be given hereunder shall be in writing and shall be deemed sufficient when delivered by registered or certified mail, return receipt requested, or by Tele-fax to either party at its location as set out in the preamble.

**9. JURISDICTION & ARBITRATION:**

- 9.1 This Agreement shall be governed by and construed in accordance with the Laws of India. The competent Courts in Ranga Reddy District alone to the exclusion of all other Courts shall have jurisdiction to try and decide any claim, dispute or difference arising out of or in relation to this agreement.
- 9.2 Any dispute, controversy or claim arising out of or relating to the Agreement or breach thereof, that the Parties are not able to settle in a satisfactory manner, shall be finally settled by arbitration by a sole arbitrator being any retired High Court judge. The place of Arbitration will be Hyderabad and the Arbitration shall be conducted as per The Indian Arbitration & Conciliation Act, 1996. The Arbitration shall be in English Language. The cost of Arbitration including the fees of the Arbitrator etc., shall be paid equally. The award shall, except for reasons recorded in writing by the Tribunal shall be passed within a period of six months.

**10. FORCE MAJEURE:**

- 10.1 Neither party shall be liable to the other party for any failure or delay or otherwise performing the terms and provisions or conditions of this agreement if such performance is hindered or prevented, directly or indirectly by act of God.

*T. B. Rao*

Bk -1, CS No 2848/2023 & Doct No  
22001 2023 Sheet 10 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



## 11. MARKETING AND SELLING:

- 11.1 Both parties hereby agreed that marketing and selling the Plots shall be done by the **LAND OWNER/PRINCIPAL** and **DEVELOPER/G.P.A HOLDER** in respect of the plots falling to their share only after obtaining all necessary permissions and clearances from the competent authority.

## 12. GENERAL POWER OF ATTORNEY:

12.1 The **LAND OWNER/PRINCIPAL** represent that to enable the **DEVELOPER/G.P.A HOLDER** to attend the various works concerning the development and to enable the **DEVELOPER/G.P.A HOLDER** to exercise all its rights in respect of its share of the developed property allotted to it share under this Development Agreement, the **LAND OWNER/PRINCIPAL** hereby nominate and appoint **SRI. Sri SIVAPURAM SURENDRA KUMAR S/o SRI Seetha Ramaiah**, aged about 47 years, R/o Flat No.101, Aruna Nilayam, Near Udipi Hotel, Srinagar Colony, Hyderabad, Telangana-500 073. (Adhaar No. 5284 8792 9613) and he is duly appointed, nominated, retained and constituted as General Power of Attorney Holder under this agreement to do the following acts:-

- i) To make sign suitable applications sign affidavits, vakalat etc. for obtaining suitable sanctions, permissions, permits, approvals, exemptions etc. from the DTCP, TS TRANSCO, Government, Local or any authority, etc for obtaining necessary permissions, sanctions, connections etc., for the proposed project in the name and on behalf of the OWNERS.
- ii) To represent the **OWNERS/PRINCIPAL** before the Government Offices, Corporations, etc., in connection with the above development.
- iii) To make sign suitable applications for permissions, regularizations, relaxation, zoning regulations for construction etc.
- iv) To execute and register any deeds like, Agreement of Sale, Sale Deeds, Conveyance deeds etc. and receive moneys in respect of the **DEVELOPER/G.P.A HOLDER** share of the developed area from the prospective purchasers.
- v) To do all necessary acts for sale or mortgage of the plots falling to the share of **DEVELOPER/G.P.A HOLDER**.

T.B. Rao

Bk - 1, CS No 2848/2023 & Doct No  
2700/2023 Sheet 11 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



- vi) To execute and register the Mortgage Deed, Gift Deed etc., in the Schedule Property in favour of local bodies, gram panchayats etc., as per the conditions stipulated by the DTCP.
- vii) To avail the loan facilities/project loan from any Bank or Financial Institutions for the purpose of funds required for undertaking the development of Schedule Property and is hereby further authorized and empowered to create charge/security on the plots along with proportionate undivided share of land falling to the share of the **DEVELOPER/G.P.A HOLDER** in favour of such creditors as a security for repayment of the loan facilities availed.
- viii) To initiate/defend any proceedings as may become necessary before the Court, Tribunal or authority whatsoever so as to protect and preserve the property and also to manage and develop the interest of the **OWNERS/PRINCIPAL** in the **Schedule Property** and/or prosecute and defend any such litigations or proceedings as may become necessary.
- ix) The Power of Attorney shall have authority in the name and on behalf of the **LAND OWNER/PRINCIPAL** to appoint a counsel or change/remove the counsel and incur such expenses, as it may deem fit and necessary in his absolute discretion.
- x) The Power of Attorney shall do all such other acts, deeds and things which are ancillary and incidental to the power hereinabove conferred and the same shall be ratified by the **OWNERS/PRINCIPAL** as if they have been done by him in his name and on his behalf.
- xi) To give further Power of Attorney or Special Power of Attorney to any / third person for the purpose of carrying out any of the above acts by and on behalf of the LAND OWNER, which shall be binding on the LAND OWNER.

#### **SCHEDULE OF THE PROPERTY**

ALL THAT land admeasuring Ac.0.10 gnts, {wherein a Plotted land admeasuring **266.66 Sq. Yds**, would be handed over to the possession of the Land Owner} (out of the above land admeasuring Ac.0.10 gnts or 1210.00 Sq. Yds) in Survey No.194/2/1/1/2, in Kasimpur Village, Zahirabad Mandal, Sangareddy District, Telangana, Registration at Sub Register Office, Zahirabad Mandal, Sangareddy District, and bounded by:

T.B. Rao

Bk - 1, CS No 2848/2023 & Doct No  
2700 12023 Sheet 12 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



**NORTH** :: Survey Number: Agriculture Land in Sy. No: 194 Part  
**SOUTH** :: Survey Number: Agriculture Land in Sy. No: 194 Part  
**EAST** :: Survey Number: Agriculture Land in Sy. No: 192 Part  
**WEST** :: Survey Number: Agriculture Land in Sy. No: 195

Total Market Value of Rs.8,47,000/- (Rupees Eight Lakhs Forty Seven Thousand Only).

The Development charges for total extent Ac.00-10 Gnts is approximately Rs.25,000- (Rupees Twenty Five Thousand Only)

IN WITNESS OF THE ABOVE THE PARTIES HERETO HAVE SET THEIR HANDS UNDER THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

**WITNESSES:**

1. *V. Venkatesh*

*T. B. Rao*  
**SIGN. OF THE LAND OWNER/PRINCIPAL**

2. *Y. S. Srinivas*

*S. Srinivas*  
**SIGN. OF THE DEVELOPER/G.P.A HOLDER**

Bk - 1, CS No 2848/2023 & Doct No  
2700/2023 Sheet 13 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM



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

**NALA Order**

**Proceedings of the Competent Authority & Tahsildar Zahirabad Mandal Sangareddy District**

**Present:** K PRAVEEN KUMAR

**Dated:** 17/12/2022

**Proedgs. No.** 2201119805

**Sub:** NALA Order

**Ref:**

**Order:**

సీ పూర్వ వందన రావు తురగా తురగా రామ కృష్ణ రావు R/o Kasimpur, Zahirabad, Sangareddy has applied for conversion of agriculture land situated in Sy.No 194/a/1/1/2 extent 0.1000 of Kasimpur Village, Zahirabad 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,  
Zahirabad

**To**

సీ పూర్వ వందన రావు తురగా

**Schedule**

| Sl.No. | Village Mandal & District         | Sy.No.      | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|-----------------------------------|-------------|----------------------------|--------------------------------------|---------|
| 1      | Kasimpur , Zahirabad & Sangareddy | 194/a/1/1/2 | 0.1000                     | 0.1000                               |         |

Bk - 1, CS No 2848/2023 & Doct No  
2700/2023 Sheet 14 of 15 Sub Registrar  
Zaheerabad

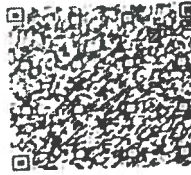


Generated on: 21/03/2023 04:29:21 PM





**భారత ప్రభుత్వం**  
**Government of India**  
 పూర్ణ చందర్ రావు తురగా  
 Purna Chander Rao Turaga  
 పుట్టిన తేదీ / DOB: 25/06/1972  
 పురుషుడు / Male



5301 9911 2451

నా ఆధార్, నా గుర్తింపు



**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
**Unique Identification Authority of India**

**ఆధార్**  
**విరువామా:**  
 S/O తురగా రామ కృష్ణ రావు, ఇంటి  
 నంబర్ - 22-10, ఆర్ కే నగర్, స్టేట్ నంబర్  
 -1, మల్కాజిగిరి, కె.వి.రంగారెడ్డి, మల్కాజిగిరి  
 గిరి, తెలంగాణ, 500047

**Address:**  
 S/O Turaga Rama Krishna Rao,  
 HNO-22-10, R K NAGAR,  
 STREET NO-1, Malkajgiri, K.v.  
 Rangareddy, Malkajgiri,  
 Telangana, 500047

5301 9911 2451



**భారత ప్రభుత్వం**  
**Government of India**



**శివాపురం సురేంద్ర కుమార్**  
 Sivapuram Surendra Kumar  
 పుట్టిన తేదీ/DOB: 18/08/1975  
 పురుషుడు/ MALE

5284 8792 9613  
 VID : 9107 1641 8977 3738

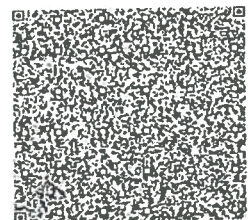
నా ఆధార్, నా గుర్తింపు



**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
**Unique Identification Authority of India**



**విరువామా:**  
 సీతా రామయ్య, 8-3-1027/2/డి, ఫ్లాట్ నెంబర్ 101, ఆరుణ నిలయం, ఉడిపి హోటల్ దగ్గర, ఖైరతాబాద్, తెలంగాణ - 500073  
**Address:**  
 C/O: Seetha Ramaiah, 8-3-1027/2/D, Flat No 101, Aruna Nilayam, Near Udipli Hotel, Khairatabad, Hyderabad, Telangana - 500073



5284 8792 9613

VID : 9107 1641 8977 3738

1947 | help@uidai.gov.in | www.uidai.gov.in



**భారత ప్రభుత్వం**  
**Government of India**



**వల్లంపేటి వెంకటేశ్**  
 Vallamsetti Venkatesh  
 పుట్టిన తేదీ/DOB: 23/06/1998  
 పురుషుడు/ MALE

5655 5065 7451

VID : 9124 4978 5206 2411

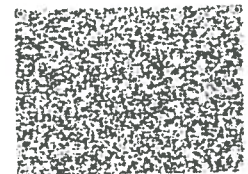
నా ఆధార్, నా గుర్తింపు



**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
**Unique Identification Authority of India**



**విరువామా:**  
 లక్ష్మణ్మి నారాయణ్, 15-297-8-4, చిన్నా బస్ స్టాండ్, పొదిలి, ప్రకాశం, ఆంధ్ర ప్రదేశ్ - 523240  
**Address:**  
 S/O: Lakshmi Narayana, 15-297-8-4, CHINNA BUS STAND, I.O.C. PERTOL BANK OPP, Podili, Prakasam, Andhra Pradesh - 523240



5655 5065 7451

VID : 9124 4978 5206 2411

1947 | help@uidai.gov.in | www.uidai.gov.in



**భారత ప్రభుత్వం**  
**Government of India**



**యెలూరి సాయి చరణ్**  
 Yeluri Sai Charan  
 పుట్టిన తేదీ/DOB: 01/10/1999  
 పురుషుడు/ MALE

4231 6780 3984

VID : 9124 2257 3015 7686

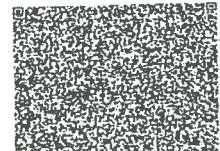
నా ఆధార్, నా గుర్తింపు



**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
**Unique Identification Authority of India**



**విరువామా:**  
 S/O: శ్రీనివాస రావు, 15-297-8-4, చిన్నా బస్ స్టాండ్, పొదిలి, ప్రకాశం, ఆంధ్ర ప్రదేశ్ - 523240  
**Address:**  
 S/O: Srinivasa Rao, 15-297-8-4, CHINNA BUS STAND, I.O.C. PERTOL BANK OPP, Podili, Prakasam, Andhra Pradesh - 523240



4231 6780 3984

VID : 9124 2257 3015 7686

Bk - 1, CS No 2848/2023 & Doct No  
2700 / 2023 Sheet 15 of 15 Sub Registrar  
Zaheerabad



Generated on: 21/03/2023 04:29:21 PM

