

11369/2023



తెలంగాణ తేలంగానా TELANGANA

Trn id: 230704163834801366
 Date: 04 JUL 2023, 04:40 PM
 Purchased By:
 T VENKATESWAR REDDY
 S/o T BAL REDDY
 R/o MEDICAL MALKAJGIRI
 For Woom
 SELF AND OTHERS

AJ 186472
 Sainath
 S SAINATH
 LICENSED STAMP VENDOR
 Lic. No. 15-19-0247071
 Ren. No. NA
 H.No.8-99, Maheshwaram
 Village And Mandal, Ranga
 Reddy Dist-501355
 Ph 9668990779

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is made and executed on this the 05th day of July, 2023 at Maheshwaram, Ranga Reddy Dist., by and between:

1. **Sri. POTLAKAYALA KRISHNA CHAITANYA, S/o. Sri. POTLAKAYALA HANUMANTHA RAO**, aged about 40 years, Occupation: Business, Resident of H.No.8-3-224/9/30, Plot No.H/60, Madhura Nagar, Ameerpet, Near Krishna Kanth Park, Ameerpet, Sanjeeva Reddy Nagar, Hyderabad, T.S-500 038. Aadhaar No.3068 1458 1142. Pan No.BFXPP8306M.

2. **Sri. PININTY INDRASENA REDDY, S/o. Sri. PININTY SATHI REDDY**, aged about 41 years, Occupation: Business, Resident of H.No.1-4-144/1/62, Mangapuram, Old Alwal, Tirumalagiri, Hyderabad, T.S-500 010. Aadhaar No.6558 9957 0413. Pan No.AQAPP58970.

1. 3. 5. 7. 9. 11. 13. 15.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Maheswaram along with the Photographs & Thumb Impressions as Under Section 22-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 12 and 1 on the 05th day of JUL 2023 by Sri P. Krishna Chaitanya

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

Signature/Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address
1	CL			KANCHARLA SREE VENKATA PRASAD S/O. K. NAGENDRA BABU FLAT NO 308, RADUN ACE ELYSIUM, KANEJAN NAGAR, KONDAPUR, HYD
2	CL			CHINTALAPALLI PATTU VIJAYA SHASKARA VARMA S/O. C. P. SREE RAMA RAJU DEFENCE COLONY, SANKPURI, THIRUMALAGIRI, HYD
3	CL			SAMANURI CHANDRA SEKHAR RAJU S/O. S. KRISHNAM RAJU MARUTHI MY HOMES, YENDAMURY GREENARY, GAJULAHAMARAM, OUTUBULLAPUR MEDCHAL, MALAKGIRI DIST
4	CL			T. VENKATESWAR REDDY S/O. T. BAL REDDY MARUTHI HOMES, YENDAMURY LAYOUT, GAJULAHAMARAM ROAD, MEDCHAL, MALAKGIRI DIST
5	EX			V.V.R. SIVA PRASAD PRIODIS S/O. P. SUBRAHMANYESWARA RAO AMEENPUR LAKE, SAI AMBKA COLONY, AMEENPUR, SANGA REDDY DIST
6	EX			CHINTAKUNTA RAMAKRISHNA YULU S/O. CH. CHENNAIAH KONDAPETA, DHONE, KURNOOL DIST
7	EX			PIMUTY INDRASENA REDDY S/O. P. BATHI REDDY MANGAPURAM, OLD ALWAL, THIRUMALAGIRI, HYD

Bk - 1, CS No 11369/2023 & Doct No 10810/2023.

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3. **Sri. CHINTAKUNTA RAMANJANEYULU, S/o. Sri. CHINTAKUNTA CHENNAIAH**, aged about 40 years, Occupation: Business, Resident of H.No.25-41-4, Kondapeta, Dhone, Kurnool, Andhra Pradesh-518222. Aadhaar No.3154 5881 0959. Pan No.AJBPR6272M.

4. **Sri. V.V.N. SIVA PRASAD PRUDHI, S/o. Sri. P. SUBRAHMANYESWARA RAO**, aged about 43 years, Occupation: Business, Resident of Plot No.325, Ameenpur Lake, Sai Ambika Colony Phase-I, Ameenpur, SANGAREDDY, T.S-502 032. Aadhaar No.8807 6753 9953. Pan No.AQAPP5920G.

Hereafter called as "**OWNERS/VENDORS**" which term and expression shall mean and include their legal heirs, legal representatives, agents, successors, administrators, executors and assignees etc., of the First Part

AND

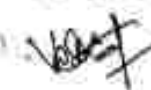
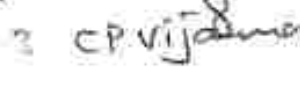
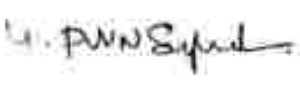
1. **Sri. T. VENKATESWAR REDDY, S/o. Sri. T. BAL REDDY**, aged about 50 years, Occupation: Business, Resident of 55-56, Flat No.102, Maruthi Homes, Yendamury Layout, Gajularamaram Road, Gajularamaram, Medchal-Malkajgiri Dist, T.S-500 055. Aadhaar No.3970 7826 8765. Pan No.AOOPT9430P. Ph.No.9866777898.

2. **Sri. SAMANURI CHANDRA SEKHAR RAJU, S/o. Sri. SAMANURI KRISHNAM RAJU**, aged about 51 years, Occupation: Business, Resident of Flat No.402, 4th Floor, Maruthi My Homes, Yendamury Greenary, Gajularamaram, Qutubullapur, Medchal-Malkajgiri Dist, T.S-500 055. Aadhaar No.5352 4365 9428. Pan No.CJOPS3921D.

3. **Sri. CHINTALAPALLI PATTI VIJAYA BHASKARA VARMA, S/o. Sri. C P SREE RAMA RAJU**, aged about 58 years, Occupation: Business, Resident of 37-18/19 Plot No.817, Flat No.201, Sri Jaya Sai Brindavan, Defence Colony, Sector-4, Sainikpuri, Tirumalagiri, Hyderabad, T.S-500 094. Aadhaar No.7883 9203 4610. Pan No.AAUPV0852D.

4. **Sri. KANCHARLA SREE VENKATA PRASAD, S/o. Sri. KANCHARLA NAGENDRA BABU**, aged about 55 years, Occupation: Business, Resident of Flat No.306, Rasun Ace elysian, Hanuman Nagar, Kondapur, Hyderabad, T.S-500 084. Aadhaar No.2490 2551 0488. Pan No.AMPPK1127M.

(Hereinafter referred to as the "**DEVELOPERS**" which term shall mean and include all their partners, attorneys, successors, administrators, executants, nominees etc., of the Other Part.

1.  2.  3.  4. 
5.  6.  7.  8. 

SI No. Code

Thumb Impression

Photo

Address

Signature/Thumb Impression

8 EX



POTAKAYALA KRISHNA CHAITANYA
S/O. P. HANUMANTHA RAO
MAHIDRA NAGAR, AMEERPET,
S. U. NAGAR, HYD

[Signature]

Identified by Witness:

SI No.

Thumb Impression

Photo

Name & Address

Signature

2



B. RAJENDER

HYD

B. Rajender

1



U. RAMESH

WARANQAL

U. Ramesh

05th day of July, 2023

Signature of Sub Registrar
Maheswaram

Remotely Authenticated by
SRO Mahender
on 05-JUL-2023 12:35:49

E-KYC Details as received from UIDAI:

SI No. Aadhaar Details

Address:

Photo

1

Aadhaar No: XXXXXXXX9953
Name: V V N Siva Prasad Prudhvi

S/O P Subrahmanyeswara Rao,
Ameerapur, Medak, Telangana, 502032



2

Aadhaar No: XXXXXXXX1142
Name: Potlakayala Krishna Chaitanya

S/O Potlakayala Hanumantha Rao,
Ameerpet, Hyderabad, Telangana, 500038



3

Aadhaar No: XXXXXXXX0413
Name: Pininti Indrasena Reddy

C/O Pininti Sathi Reddy,
Tirumalagiri, Hyderabad, Telangana, 500010



4

Aadhaar No: XXXXXXXX0959
Name: Chintakunta Ramanjaneyulu

S/O Chintakunta Chennalaiah,
Dhone, Kurnool, Andhra Pradesh, 518222



5

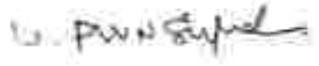
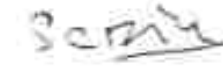
Aadhaar No: XXXXXXXX9765
Name: Talakanti Venkateswar Reddy

C/O Talakanti Bal Reddy,
Gajularamaram, Medchal-malkajgiri, Telangana, 500055



Whereas the OWNER/VENDOR No.1 is the absolute OWNER and possessor of the land bearing in **Survey No.313/8/2/1/1/2** admeasuring Acres 0-10 Gts equivalent to **1,210 Sq.Yds**, **Survey No.313/2/2** admeasuring Acres 0-21 Gts equivalent to **2,541 Sq.Yds**, **Survey No.313/2** admeasuring Acres 0-21 Gts equivalent to **2,541 Sq.Yds**, **Survey No.313/2/2** admeasuring Acres 0-02 Gts equivalent to **242 Sq.Yds**, **Survey No.313/2/1/1** admeasuring Acres 1-02 Gts equivalent to **5808 Sq.Yds** and **Survey No.313/2/2/1** admeasuring Acres 0-02 Gts equivalent to **242 Sq.Yds**, **Total admeasuring Ac.2-24 Gts equivalent to 12,584 Sq.Yds**, Situated at Kadthal Revenue Village under Gram Panchayath of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District, Telangana, Having purchased the same through a registered **Sale Deeds Vide Documents No.999/2022, No.1000/2022, No.1011/2022, and No.1004/2022**, all are dated: 11-05-2022, registered in the Office of the Tahsildar & Jt. Sub Registrar Office Kadthal, Ranga Reddy Dist., And subsequently the same is mutated in the revenue records under Pattedar's Vide Patta No.61491, Pass Book and Title Deed No.T05100114428, issued by Tahsildar Kadthal, Ranga Reddy Dist and same land Conversion (NALA) was done with the competent authority with Proceedings No.2300343738, dt:08/5/2023.

Whereas the OWNER/VENDOR No.2 is the absolute OWNER and possessor of the land bearing in **Survey No.313/2/2/2** admeasuring Acres 0-05 Gts equivalent to **605 Sq.Yds**, **Survey No.313/2** admeasuring Acres 0-12 Gts equivalent to **1452 Sq.Yds**, **Survey No.313/2/2/1/1/1** admeasuring Acres 0-20 Gts equivalent to **2,420 Sq.Yds**, **Survey No.313/2/2/2** admeasuring Acres 0-10 Gts equivalent to **1,210 Sq.Yds** and **Survey No.313/2/1/2** admeasuring Acres 0-10 Gts equivalent to **1210 Sq.Yds**, **Total admeasuring Ac.1-17 Gts equivalent to 6897 Sq.Yds**, Situated at Kadthal Revenue Village under Gram Panchayath of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District, Telangana, Having purchased the same through a registered **Sale Deeds Vide Documents No.1003/2022, No.1005/2022, No.1009/2022, and No.1010/2022**, all are dated: 11-05-2022, registered in the Office of the Tahsildar & Jt. Sub Registrar Office Kadthal, Ranga Reddy Dist., And subsequently the same is mutated in the revenue records under Pattedar's Vide Patta No.61494, Pass Book and Title Deed No.T05100114431, issued by Tahsildar Kadthal, Ranga Reddy Dist and same land Conversion (NALA) was done with the competent authority with Proceedings No.2300343786, dt:08/5/2023.

1.  2.  3. CK Rayappa  4. CPVijayana  5.  6. P. N. S.  7. S. S.  8. 

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
6	Aadhaar No: XXXXXXXX4610 Name: Chintalapalli Patta Vijaya Shankara Varma	S/O C P Sree Rama Raju, Sainikpuri, Hyderabad, Telangana, 500094	
7	Aadhaar No: XXXXXXXX9428 Name: Samanuri Chandra Sekhar Raju	S/O Samanuri Krishnam Raju, Qutubullapur, K.v. Rangareddy, Telangana, 500055	

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	574185	0	0	0	574285
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	675185	0	0	0	675285

Rs. 574185/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1959 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 58918500/- was paid by the party through E-Challan/DD/Pay Order No. 108CKF050723 dated 05-JUL-23 of SBIN.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 675235/-, DATE: 05-JUL-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1115547828235, PAYMENT MODE: CASH-1001138, ATRN: 1115547828235, REMITTER NAME: T VENKATESWAR REDDY, EXECUTANT NAME: P KRISHNA CHAITANYA AND OTHERS, CLAIMANT NAME: T VENKATESWAR REDDY AND OTHERS).

Date:
05th day of July, 2023

Signature of Registering Officer
Maheswaram

Certificate of Registration

Registered as document no. 10810 of 2023 of Book-1 and assigned the identification number 1 - 1510 - 10810 - 2023 for Scanning on 05-JUL-23.

Registering Officer
Maheswaram
(K Mahender)

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Maheswaram



Whereas the OWNER/VENDOR No.3 is the absolute OWNER and possessor of the land bearing in Survey No.313/6a/6s admeasuring Acres 0-10 Gts equivalent to 1,210 Sq.Yds, Survey No.313/6a/1 admeasuring Acres 0-09 Gts equivalent to 1089 Sq.Yds and Survey No.313/6a admeasuring Acres 0-21 Gts equivalent to 2541 Sq.Yds, Total admeasuring Ac.1-00 Gts equivalent to 4840 Sq.Yds, Situated at Kadthal Revenue Village under Gram Panchayath of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District, Telangana, Having purchased the same through a registered Sale Deeds Vide Documents No.1001/2022 and No.1008/2022, both are dated: 11-05-2022, registered in the Office of the Tahsildar & Jt. Sub Registrar Office Kadthal, Ranga Reddy Dist., And subsequently the same is mutated in the revenue records under Pattedar's Vide Patta No.61492, Pass Book and Title Deed No.T05100114429, issued by Tahsildar Kadthal, Ranga Reddy Dist and same land Conversion (NALA) was done with the competent authority with Proceedings No.2300343915, dt:08/5/2023.

Whereas the OWNER/VENDOR No.4 is the absolute OWNER and possessor of the land bearing in Survey No.313/6b/6/2/1/2 admeasuring Acres 0-05 Gts equivalent to 605 Sq.Yds and Survey No.313/6b/6/1 admeasuring Acres 0-18 Gts equivalent to 2178 Sq.Yds, Total admeasuring Ac.0-23 Gts equivalent to 2783 Sq.Yds, Situated at Kadthal Revenue Village under Gram Panchayath of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District, Telangana, Having purchased the same through a registered Sale Deeds Vide Documents No.1002/2022 and No.1007/2022, both are dated: 11-05-2022, registered in the Office of the Tahsildar & Jt. Sub Registrar Office Kadthal, Ranga Reddy Dist., And subsequently the same is mutated in the revenue records under Pattedar's Vide Patta No.61493, Pass Book and Title Deed No.T05100114430, issued by Tahsildar Kadthal, Ranga Reddy Dist and same land Conversion (NALA) was done with the competent authority with Proceedings No.2300343689, dt:08/5/2023.

WHEREAS the DEVELOPERS approached the OWNERS and offered to develop the above-mentioned entire extent of admeasuring Acres 5-24 Gts equivalent to 27,104 Sq.Yds, in Survey Nos. Survey Nos.313/6b/6/2/1/1/2, 313/6a/6/2, 313/6a, 313/6a/2, 313/6b/1/1, 313/6b/2/1, 313/6b/2/2, 313/6b, 313/6b/6/2/1/1/1, 313/6b/6/2/2, 313/6b/1/2, 313/6a/6, 313/6a/1, 313/6a, 313/6b/6/2/1/2, 313/6b/6/1, into residential plots and share the net plotted area in the ratio of 37:63 i.e., 37% to the DEVELOPERS and 63% to the Land OWNERS. The OWNERS have agreed to the same, subject to the terms and conditions hereinafter contained which the parties have mutually accepted amongst themselves after a thorough discussion and understanding.

3. C.K. Raju

1. V. S. Ravi

3. C.P. Vijay Kumar

4. P. Venkatesh

2. S. C. Ravi

4. M. Ravi

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Maheswaram

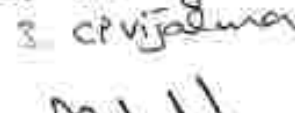
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WHEREAS both the parties decided to reduce the terms of their agreement into writing and accordingly this Indenture is made and executed in the following manner:

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

1. That the Intention and basic purpose of this Development Agreement cum GPA is to complete Development of the said residential layout, as jointly proposed by the Parties herein and as per the permissions to be obtained from DTCP, within the specified time frame stated herein and at the cost of the DEVELOPERS who will take up the development of the Scheduled Property.
2. That the OWNERS hereby entrust to the DEVELOPERS the entire extent admeasuring Acres 5-24 Gts equivalent to **27,104 Sq.Yds,** in **Survey Nos. Survey Nos.313/8/2/1/1/2, 313/2/2,313/8, 313/2/2,313/2/1/1,313/2/2/1,313/2/2/2, 313/2,313/8/2/1/1/1, 313/8/2/2, 313/2/1/2, 313/2/2, 313/2/1,313/2, 313/8/2/1/2, 313/8/1,,** situated at Kadthal Revenue Village under Gram Panchayat of Gangumarla Thanda, Kadthal Mandal, Ranga Reddy District, Telangana, which is more fully described in the schedule of property and hereinafter referred to as "schedule described property" for development into residential plots.
3. That the DEVELOPERS alone shall get the necessary plans/layouts/designs prepared and obtain requisite permissions/sanctions/approvals/TSRERA for development of residential layout in schedule described property from DTCP and other authorities if any and develop the same according to the sanctioned layout by providing all amenities like C.C. Roads, underground drainage, underground electricity, underground water, Compound wall, Arch, avenue plantation, etc.
4. That the entire cost of Development of the said residential layout including the cost of securing all sanctions, approvals and clearances from Government, DTCP, and all Statutory Authorities and Departments, Payment and fees will be incurred by the DEVELOPERS alone.
5. That the fee payable for CHANGE OF LAND USE / CONVERSION FROM AGRICULTURAL TO NON AGRICULTURAL, U.L.C CLEARANCES, if any shall be borne exclusively by the DEVELOPERS.

1.  3. C. K. Lakshmi
2.  4. S. C. K. Lakshmi
5.  6. S. C. K. Lakshmi
7.  8. S. C. K. Lakshmi
9.  10. S. C. K. Lakshmi

6. That in the layout so developed, after provisioning for the statutory requirements etc., the OWNERS are jointly entitled to **63%** of the net-plotted area and the entitlement of the DEVELOPERS shall be balance **37%** of the net-plotted area.
7. That the DEVELOPERS shall complete the entire developmental work in respect of the schedule described property within a period of Twelve Months from the date of approval of the sanctioned layout provided that in case of necessity, the OWNERS agreed to give the DEVELOPERS a grace period of further Three Months.
8. That the parties hereby agree to enter into a separate supplementary agreement showing their respective share of entitlements in the form of allotment of plots after sanctioning of the layout.
9. That the DEVELOPERS having agreed to deposit **Refundable Advance** amount of Rs.25,00,000/- (Rupees Twenty five Lakhs only) by way of Cheques/cash to the OWNERS in the above mentioned schedule property covered by this registered Development Agreement cum General Power of Attorney as interest free refundable deposit, has deposited the same with OWNERS by issuing the cheques in their respective names as desired by them as detailed here under and the OWNERS hereby acknowledge receipt of the same.
10. That the said refundable advance amount has to be repaid /refunded on or final layout or at the time of selling of their respective plots, whichever is earlier.
11. That the DEVELOPERS and OWNERS agrees to mortgage the Areas required to be mortgaged to the DTCP for the purpose of sanctions / permissions from DTCP Layout.
 - i. However, if the DTCP require to mortgage any area irrespective of any OWNERS share in the mortgaged portion, then the concerned OWNERS shall accept for such mortgage, and it shall be the responsibility of DEVELOPERS to get the areas released from the DTCP at the time of handing over / obtaining final layout permission.

1. 

2. C. K. Bhatnagar 1. 

3. C. P. V. Jadhav

2. 

4. P. V. S. Chavhan 2. S. C. Bhatnagar

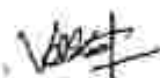
4. 

ii. The DEVELOPERS shall be entitled development of the Project as a whole against the rights granted to the DEVELOPERS under this Agreement, in relation to the Schedule Property. The DEVELOPERS shall be entitled to offer the DEVELOPERS Allocated area in the schedule property under above referred Supplementary Deed entered into by the parties after securing approval of layout from DTCP, as security for obtaining any credit facilities from banks and financial institutions through pledge, mortgage or in any other manner, or sign and execute requisite mortgage deeds and other documents required therefore on such terms and conditions as the DEVELOPERS deems fit and to get the same registered, if necessary in the manner prescribed under law, solely for the purposes of meeting the Project/Construction costs associated with the Project. It is clarified that in the event of availing any credit facilities by the DEVELOPERS, the DEVELOPERS alone shall be liable for the repayment of all such borrowings including interest, penalty and The OWNERS shall NOT be responsible/ liable in any manner for the repayment of such borrowings including interest/penalty etc. The OWNERS agree to provide necessary support and co-operation for the aforesaid approvals. The First Party shall not be made personally liable for such borrowings in any manner.

12. The DEVELOPERS shall develop the layout in accordance with the prevailing rules and regulations pertaining to layouts and abide by the conditions, if any, that may be laid by the authorities by the time of sanctioning layout and in case of any violations, the DEVELOPERS alone shall be responsible and liable for the costs and consequences thereof.

1. 

3. C.K. Ramesh

1. 

3. C.P. Vijadima

2. 

4. P. Srinivas

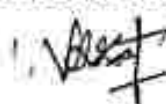
2. S.C. Ramesh

4. 

13. The OWNERS hereby agree and undertake not to sell, deal or dispose off or alienate or otherwise enter into any agreement, in respect of their respective extents in the schedule described property with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of this agreement. This stipulation however shall not take away the right of the OWNERS to deal with their respective allocated entitlements in any manner they desire once the individual allocations are made and crystalized by way of registered Supplementary Agreement after the DEVELOPERS obtains approved layout from DCTP.
14. The parties hereby agree that the DEVELOPERS is free to deal with the developed residential plots falling to its share and is also free to receive advances for the same and to alienate the same unto the prospective purchasers and induct them into possession of such plots. However the OWNERS are not liable in any way to such purchasers from the DEVELOPERS in respect of the plots allocated to the DEVELOPERS.
15. The OWNERS hereby declare that they are the sole and absolute OWNERS of their respective extents in the schedule described property and further assure the DEVELOPERS that no other person or persons have any manner of right, title, share or interest over the said property.
16. The OWNERS hereby declare that the schedule described property is not subject matter of any existing agreement/s, court orders, attachments or litigations, third party claims and it is not subjected to any requisitions or acquisitions from Government or from any other Authorities. Further, the said property is not an assigned property either by Govt. or any other institution/authority.
17. The OWNERS shall indemnify and keep the DEVELOPERS Indemnified for any loss or damage suffered by the DEVELOPERS on account of deficiency or defect in title of the OWNERS over their respective extents in the schedule described property entrusted for development.
18. The OWNERS shall cooperate with the DEVELOPERS and sign all papers necessary for securing requisite sanctions, approvals, clearances etc., for development of the schedule described property.

1. 

3. G.K. Banerji

1. 

3. C. Vijay Kumar

2. 

4. P. N. Singh

2. S. C. Patil

4. 

19. Any delay in completion of the project on account of Natural Calamities/War/Legal Hurdles beyond the control of the DEVELOPERS, the time so consumed shall be excluded from the period stipulated for completion of development of the layout.
20. The DEVELOPERS shall alone be liable to all expenses and costs of transfer/conveyance/Stamp Duty/Registration charges in respect of DEVELOPERS's allocated plots for securing transfer either in its name or in the names of its nominee purchasers.
21. That any amendments / rectifications to any clauses in this Development Agreement can be carried out with mutually consent of all the OWNERS and the DEVELOPERS by executing separate rectifications/supplementary agreement in continuation thereof.

23. The OWNERS covenants

- a) That the Scheduled Property is free of (i) any mortgage, charge, pledge, lien, encumbrance, hypothecation or other security interest or security arrangement of any kind, litigation and does not form part of any decree passed by a civil court, attachment by court or any other authority in any manner; or (ii) any easement or right of way affecting the Project; or (iii) any contractual right of set-off; or (iv) the interest of a Land owners under any conditional sale agreement, lease, leave or license agreement or other title retention arrangement.
- b) All taxes/cess with respect to the Schedule Property have been paid in full as of the date and any liability or claim relating to the period prior to the date of this Development Agreement shall be borne by the OWNERS.
- c) They shall do and cause to be done all acts, deeds, matters and things as are necessary or required for the purpose of making out a marketable title to the Schedule Property free from all encumbrances.
- d) Ensure that the Project site / Scheduled Property remains free from all encroachments and take all steps necessary to remove encroachments, arising out of title disputes to the Scheduled property or parts thereof and settle all or any litigation/s or claim/s arising out of the third party claimants, if any at their own cost and expense. In the event of any litigation or third party claim cropping up during the construction or after the completion of the Project, the DEVELOPERS shall be entitled to with hold the delivery of possession of proportionate plot areas from the respective OWNERS Allocation in the Project till litigation or third party claim is cleared by the OWNERS.

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4. P. R. R. R.

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- e) That they shall not perform any act in violation of any of the terms contained herein in respect of Schedule Property, which may adversely affect the implementation of the Project.

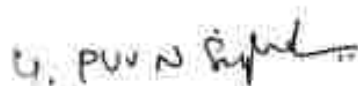
24. The DEVELOPERS covenants that it shall

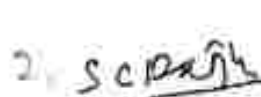
- i. Abide by all the terms and conditions of this Development Agreement.
- ii. Apply for and obtain all necessary approvals and permissions from the relevant Government Authority as are required for the development of the Project over the Schedule Property
- iii. Construct the Project at its own cost and expense in accordance with the provisions of this Development Agreement and Applicable Laws.
- iv. Procure and maintain, in full force and effect, as may be necessary, appropriate, proprietary rights, leases, agreements and permissions for materials, methods, processes and systems used in or incorporated into the Project.
- v. Be responsible for safety, soundness and durability of the Project including all structures forming part thereof and their compliance with the specifications and standards as specified herein above and as per the specifications of the DTCP.
- vi. Keep the Schedule Property, during the development period, in a reasonably neat and clean condition and in conformity with the Applicable Laws and applicable permits.
- vii. During the development of the Project all the relevant applicable laws in force more particularly in relation to the labour law shall be complied with.

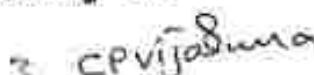
25. The DEVELOPERS shall keep the OWNERS fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings that may arise against the OWNERS or against the OWNERS Allocations due to the acts done / committed by the DEVELOPERS or its representatives.

26. The DEVELOPERS alone shall be responsible for any damages, compensation, penalties, third party / neighbours' claims, etc., payable in relation to the development, and shall keep the OWNERS indemnified from any such liability. Further, the DEVELOPERS alone shall also be responsible for any accidents or injuries or loss of life caused to any of the workers or other persons during the development of the scheduled property.

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33. For the purposes stated herein above and for realizing the objectives set out and specified herein after, all the OWNERS jointly do hereby constitute, nominate, appoint and retain:

1. **Sri. T. VENKATESWAR REDDY, S/o. Sri. T. BAL REDDY**, aged about 50 years, Occupation: Business, Resident of 55-56, Flat No.102, Maruthi Homes, Yendamury Layout, Gajularamaram Road, Gajularamaram, Medchal-Malkajgiri Dist, T.S-500 055.

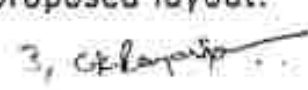
2. **Sri. SAMANURI CHANDRA SEKHAR RAJU, S/o. Sri. SAMANURI KRISHNAM RAJU**, aged about 51 years, Occupation: Business, Resident of Flat No.402, 4th Floor, Maruthi My Homes, Yendamury Greenary, Gajularamaram, Qutubullapur, Medchal-Malkajgiri Dist, T.S-500 055.

3. **Sri. CHINTALAPALLI PATTI VIJAYA BHASKARA VARMA, S/o. Sri. C P SREE RAMA RAJU**, aged about 58 years, Occupation: Business, Resident of 37-18/19 Plot No.817, Flat No.201, Sri Jaya Sai Brindavan, Defence Colony, Sector-4, Sainikpuri, Tirumalagiri, Hyderabad, T.S-500 094.

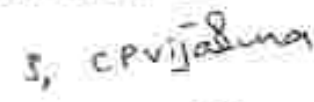
4. **Sri. KANCHARLA SREE VENKATA PRASAD, S/o. Sri. KANCHARLA NAGENDRA BABU**, aged about 55 years, Occupation: Business, Resident of Flat No.306, Rasun Ace elysian, Hanuman Nagar, Kondapur, Hyderabad, T.S-500 084.

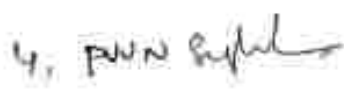
As their Lawful Attorney to do and perform the following acts and deeds on their behalf and in their name:

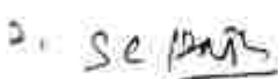
- a. To enter upon the schedule described property on behalf of the OWNERS and to take all actions for development of the same as per the terms of this Agreement and nothing herein shall be construed as parting with or delivery of the exclusive possession of the schedule described property by the OWNERS.
- b. To sign all applications and correspondence to be made or addressed to the HMDA, HMWS & SB and all other Municipalities, Electricity Department etc., Competent authority and/or the Government of Telangana or to any Government body or authority for permissions, approvals for developing the schedule described property into residential layout in the manner envisaged in this Agreement.
- c. To engage such Architects, Engineers and other professionals for the purpose of preparation, submission, approval/modification and sanction of layout and for providing the requisite amenities in the proposed layout.

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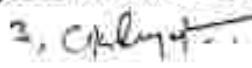
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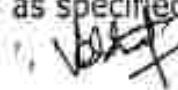
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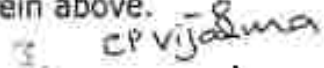
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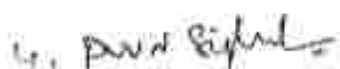
- d. To appear before the Government of Telangana, HMDA and all other competent authorities, Departments etc., in connection with the Approval / modification, sanction of the proposed layout and for grant of renewal of any license or permission or for any other purpose or concerned with the proposed development of the schedule described property as may be necessary under the local acts or rules and regulations and to carry on all correspondence with the said offices and/or other authorities concerned and in connection therewith.
- e. To enter into Agreements to sell with prospective purchasers in respect of the DEVELOPERS's allocated 37% share in the net plotted area in the proposed residential layout and to receive consideration and to transfer and convey fully developed residential plots falling to it's share to such purchaser or purchasers by executing appropriate sale deed or deeds or any other appropriate conveyance deed or deeds and for said purpose to appear before registering authorities and to admit the execution of such conveyances.
- f. That the DEVELOPERS, as aforesaid, has the right to hold, enjoy, possess and deal with the areas falling to its share of net plotted area in the proposed layout for it's own use or to dispose off to prospective purchasers.
- g. To receive and appropriate the sale consideration advances, and other monies in respect of the DEVELOPERS 37% allocated share of plots out of net-plotted area and to pass receipts there for and to execute, sign and present for registration Sale deed(s), conveyances in favour of prospective buyers of such plots from the DEVELOPERS allocated share.
- h. To obtain refund of deposits made with local and other government authorities.
- i. To apply for the mutation of OWNERS hip into concerned records of assessment in favour of the prospective purchasers.
- j. To appoint and or remove Advocates, Vakils, Pleaders, and other Legal Practitioners and to sign their Vakalat or Letter of Authority, fix remuneration and other conditions.
- k. The OWNERS agree to ratify and confirm all lawful acts done by their Attorney pursuant to this Agreement and powers delegated to the DEVELOPERS as specified herein above.

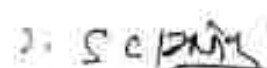
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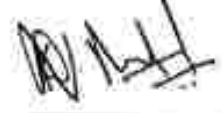
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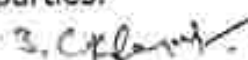
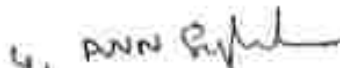
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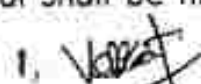
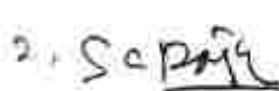
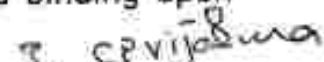
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- l. That the power conferred on the DEVELOPERS is irrevocable in the nature and shall not be cancelled, revoked or modified under any circumstances as long as this Development Agreement is in force and the DEVELOPERS performs and fulfils its part of obligations under this Agreement. The power conferred shall be binding on the legal heirs of the OWNERS or their successors-in-interest.
 - m. That the OWNERS hereby agree that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the DEVELOPERS has fully conveyed all the DEVELOPERS Allocation in favour of the DEVELOPERS/ nominee/s or in favour of the third parties as stated above subject to the DEVELOPERS adhering to the terms and conditions of this agreement.
 - n. That the OWNERS do hereby agree that all acts, deeds and things lawfully done by the DEVELOPERS shall be construed as acts, deeds and things done by the OWNERS and the OWNERS undertakes to ratify and confirm all and whatsoever that the DEVELOPERS shall lawfully do or cause to be done for the OWNERS by virtue of the power/s granted herein above.
 - o. To do all acts, deeds or things as may be incidental or necessary to do for the transfer of respective share in the areas on the Scheduled Property in favour of the prospective Purchasers, buyers, customers and clients.
 - p. This Development Agreement cum GPA executed and registered shall be kept with the DEVELOPERS in its original and certified original copies with the respective OWNERS.
 - q. The OWNERS hereby declare that all powers and authorities and discretions hereby conferred up on to the Attorney shall be available for exercise by the DEVELOPERS for the purposes specifically mentioned and authorized herein above.
- 32) In the event of any dispute arises between the parties, the same shall be resolved amicably. If the parties fails to resolve the dispute amicably, the matter should be referred to arbitration and the provisions of Arbitration and Conciliation Act, shall apply to the arbitration proceedings. Each party shall appoint their own arbitrator. The arbitrators thus appointed shall appoint the third arbitrator as the chairman of the tribunal. The place of arbitration shall be Hyderabad and the courts situated in the Hyderabad District, alone shall, have the territorial jurisdiction to entertain the dispute. The Award of the tribunal shall be final and binding upon the parties.

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- 33) Only Courts of City Civil Courts of Hyderabad and Courts superior thereto shall have jurisdiction to entertain and try all proceedings between the parties arising out of this Agreement.
- 34) The parties hereto depending upon the circumstances and exigencies with mutual consent may enter into Supplementary Agreements to meet all such situations and all such terms incorporated in Supplementary Agreements shall be treated as part and parcel of the principal Development Agreement.

SCHEDULE OF PROPERTY

All that property admeasuring Acres 5-24 Gts equivalent to 27,104 Sq.Yds, in Survey Nos. 313/8 /2/1/1/2, 313/3/2/2, 313/4, 313/5/2, 313/6/1/1, 313/6/2/1, 313/6/2/2, 313/6, 313/6 /2/1/1/1, 313/6 /2/2, 313/6/1/2, 313/6/6, 313/6/1, 313/6, 313/6 /2/1/2, 313/6/1, situated at Kadthal Revenue Village under Gram Panchayat of Gangumaria Thanda, Kadthal Mandal, Ranga Reddy District, Telangana, and bounded by as follows:

North : 33'-0" Wide Road.
 South : Land of N.Janya.
 East : Land of N.Somla.
 West : Land of N.Raju and N.Pattya.

IN WITNESS WHEREOF, the OWNERS and the DEVELOPERS above named set their respective hands unto this Development Agreement cum General Power of Attorney, on the day, month and year first above written.

WITNESSES:

1. B. Rajender

2. A. Ramesh

1. [Signature]
 2. [Signature]
 3. C. Rajender
 4. P. N. S. [Signature]

OWNERS/VENDORS

1. [Signature]

2. C. P. Vijayamma

2. S. C. Raju

DEVELOPERS

భారత ప్రభుత్వం
Government of India

విధాని పి. ఇంద్రసేన రెడ్డి
Pininty Indrasena Reddy
పుట్టిన తేదీ/DOB: 24/12/1982
పురుషుడు/MALE

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వి.ఎ. 1142 1142 1142

వా ఆధార్, వా గుర్తింపు

భారత ప్రభుత్వం
Government of India

విధాని:
S/O. Pininty Indrasena Reddy, P-3-224/1/62,
234/1/62, Plot No 234, Madhuk Reddy
Sangam, Near Krishna Nagar Park,
Amrampet, Hyderabad,
Telangana - 500018

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

విధాని పి. ఇంద్రసేన రెడ్డి
Pininty Indrasena Reddy
పుట్టిన తేదీ/DOB: 24/12/1982
పురుషుడు/MALE
Mobile No: 8328514296

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వి.ఎ. 9106 7405 6523 1173

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

విధాని:
పి. ఇంద్రసేన రెడ్డి, పి.ఎ. 1-4-144/1/62,
మంగపూరి, ఓల్డ్ ఆల్వర్, తిరుమలగూడెం,
తెలంగాణ - 500010

Address:
C/O: Pininty Sathu Reddy, 1-4-144/1/62,
Mangapuram, Old Alwar, Tirumalagudi,
Hyderabad,
Telangana - 500010

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ఆధార్ - సామాన్యుని హక్కు

వి.ఎ. 0959

ఆధార్ నెంబర్ / Your Aadhaar No.:

0959

ఆధార్ నెంబర్ / Your Aadhaar No.:

0959

ఆధార్ నెంబర్ / Your Aadhaar No.:

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ఆధార్ నెంబర్ / Your Aadhaar No.:

0959

భారత ప్రభుత్వం
Government of India

విధాని పి. ఇంద్రసేన రెడ్డి
Pininty Indrasena Reddy
పుట్టిన తేదీ/DOB: 24/12/1982
పురుషుడు/MALE

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భారత ప్రభుత్వం
Government of India

విధాని:
S/O. P. Subrahmanyam Reddy, Plot
Number 325, Amrampet Lake, Sri
Amrampet Colony Phase 1, Amrampet,
Madhyam,
Telangana - 502012

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