

Stamp No- 7688 of 2014

Link- (3)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

O. 640 DT: 28/04/2021, Rs. 100/-

1 to V. Venkata Ratta Reddy

1/W/O. V. Venkata Ratta Reddy R/o: Hyd.

2 WHOM Gahan Developers.

M. Sujatha 4/10/2021

M. SUJATHA

LICENSED STAMP VENDOR

L.NO.15-04-029/2018 RL.No.15-04-040/2021

Plot No.A1, Sy. No.1054, Medchal,

MEDCHAL-MALKAJGIRI DISTRICT,

CELL NO.8008902192

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is entered into on this day of 29th April, 2021 by and between:

SRI. GURRALA RAMESH S/o. GURRALA BALANARASIMHA, aged about: 48 years, Occupation: Business, R/o. H. No. 2-4/1, Doolapally Village, Dundigal-Gandimaisamma Mandal, Medchal- Malkajgiri District, T.S. (Aadhaar No. 5920 7278 7333, PAN No. BLOPG5657M, Ph No. 9866469513)

(HEREIN AFTER REFERRED TO AS LAND LORD)

AND

GAHAN DEVELOPERS having its office at Plot No. 30/P, Kakatlya House Winsor Layout, Diamond Heights, Gopanpally Village, Serilingampally Mandal, Ranga Reddy District, Telangana State, Its Firm Register No. 1326 of 2021 regd. at R.O. Ranga Reddy, rep. by Its Authorised Persons :- PAN. NO- AAWFG 6278J

For GAHAN DEVELOPERS

Partner

1.Sri. KUNDAVARAM SRINIVAS REDDY S/o. KUNDAVARAM BHOOPATHI REDDY, aged about: 57 Years, Occupation: Business, R/o. H. No. 123, BHEL Hig Phase-2, Ushodaya Enclave, Madinaguda, Serilingampally, Hyderabad, T.S. -5000050 (Aadhaar No. 3837 9011 0416, PAN No. AHJPK9159Q, Cell No. 9848025198)

2.Sri. MADAMANCHI GANGADHAR S/o. MADAMANCHI RAMANJANEYULU, aged about. 43 Years, Occupation: Business, R/o. Plot No. 162/p, Cyber Enclave, Nallagandla, Serilingampally, Hyderabad, T.S. 500046 (Aadhaar No.4016 0879 3758, PAN No. AHZPM6508K, Cell No. 9553366009)

3.Sri. VINTA JANARDHAN REDDY S/o. VINTA VENKATA RATTA REDDY, aged about. 59 Years, Occupation: Business, R/o. MIG 657, Phase-3, Near Adj to ESI Dispensary, KPHB Colony, Kukatpally, Hyderabad, T.S. -500072 (Aadhaar No. 6355 8426 3671, PAN No. ABMPV2836Q, Cell No. 9391009417)

(HEREIN AFTER REFFERED TO AS DEVELOPERS)

AND WHEREAS, the LAND LORD is the Owner of the OPEN LAND admeasuring Ac. 0-23 Guntas in Survey No. 12 and OPEN LAND admeasuring Ac. 0-5.9 Guntas (Out of Ac. 1-06 Guntas) in Survey No. 13, Total land admeasuring Ac. 0-28.9 Guntas Equivalent to 3496.9 Sq. Yards or 2923.40 Sq. Meters situated at **Kaziguda Village**, Gundlapochampally Municipality, Medchal Mandal, Medchal-Malkajgiri District, T.S. vide Sale Deed Document No. 4424 of 2013 dated 15-03-2013 regd. at R.O. Ranga Reddy.

And same Agricultural Land was converted into Non-Agriculture Land through Procs. No. **B2/1466/2019** dated 06-08-2019 issued by the Revenue Divisional officer Medchal-Malkajgiri District, Keesara Division.

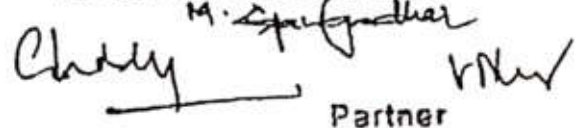
And whereas said LAND LORD sold a Part of Land admeasuring 185.0 Sq. Yards (out of land admeasuring 713.9 Sq. Yards) in Survey No. 13 to Sri. T. Srinivas Reddy vide Sale Deed Document No. **7686/2021** dated 29-04-2021 regd. at SRO Medchal.

And LAND LORD purchased a Part of land admeasuring 185.0 Sq. Yards (out of 1391.5 Sq. Yards) in Survey No.12 from T. Srinivas Reddy Vide Sale Deed Document No. **7687/2021**, dated 29-04-2021 regd. at SRO Medchal.

And same Agricultural Land was converted into Non-Agriculture Land vide Procs. No. **L/1397/2015** dated **09-07-2015** issued by the Revenue Divisional officer Ranga Reddy District, Malkajgiri Division.



For GAHAN DEVELOPERS


Partner

Aadhaar Details		E-KYC Details as received from UIDAI:	
Sl No		Address:	Photo
1	Aadhaar No: XXXXXXXX6125 Name: Madugula Yesobu	S/O Madugula Gopaliah, Gandral, Krishna, Andhra Pradesh, 521175	
2	Aadhaar No: XXXXXXXX2569 Name: Sadanand Reddy Tummala	C/O T Krishna Reddy, Tirumalagiri, Hyderabad, Telangana, 500011	
3	Aadhaar No: XXXXXXXX7333 Name: Gurrula Ramesh Yadav	S/O Gurrula Balanarsimha, Dulapalle, K.v. Rangareddy, Telangana, 500014	
4	Aadhaar No: XXXXXXXX0416 Name: Kundavaram Srinivas Reddy	S/O K Bhoopathi Reddy, Serilingampally, Hyderabad, Andhra Pradesh, 500050	
5	Aadhaar No: XXXXXXXX3758 Name: Madamanchi Gangadhar	S/O M Ramenjaneyulul, Habsiguda, Hyderabad, Andhra Pradesh, 500007	
6	Aadhaar No: XXXXXXXX3671 Name: Vinta Janardhana Reddy	S/O Vinta Venkata Ratta Reddy, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		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	638900	0	0	0	639000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	200	0	0	0	200
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	659100	0	0	0	659200

Rs. 638900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 6389000/- was paid by the party through E-Challan/BC/Pay Order No. 235ELT280421 dated 28-APR-21 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 659100/-, DATE: 28-APR-21; BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1077681264539, PAYMENT MODE: CASH-1001138, ATRN: 1077681264539, REMITTER NAME: VINTA JANARDHAN REDDY, EXECUTANT NAME: G RAMESH, CLAIMANT NAME: VINTA JANARDHAN REDDY AND OTHERS).

Date:
29th day of April, 2021

Signature of Registering Officer
Medchal (R.O)

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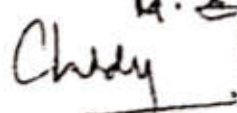
Thus LANDLORD become absolute owner of the land admeasuring 2968 Sq. Yards in Survey No. 12 and land admeasuring 528.9 Sq. Yards in Survey No. 13 total land admeasuring 3496.9 Sq. Yards or 2923.85 Sq. Meters situated at **Kaziguda Village**, Gundlapochampally Municipality, Medchal Mandal, Medchal-Malkajgiri District, T.S.

NOW LAND LORD has offered to entrust his/her land in Survey Nos. 12 and 13, total land admeasuring 3496.9 Sq. Yards or 2923.85 Sq. Meters situated at **Kaziguda Village**, Gundlapochampally Municipality, Medchal Mandal, Medchal-Malkajgiri District, T.S. for development and the Developers herein, who are also interested to develop the said land have agreed to obtain the same on development. The Developers are also reserving their right to obtain the adjacent portions of land for the purpose of development and the Developers have already made known to the LANDOWNER herein that the entire land including the adjacent lands would be developed into an apartment building, structurally integrated and forming part of one single block or more blocks than one and the LANDOWNER herein have agreed to entrust their land for development, to be developed accordingly.

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

1. The Owner hereby and offer his aforesaid property comprising of land in Survey Nos. 12 and 13, total land admeasuring 3496.9 Sq. Yards or 2923.85 Sq. Meters situated at **Kaziguda Village**, Gundlapochampally Municipality, Medchal Mandal, Medchal-Malkajgiri District, T.S. and the Developers herein have also agreed to develop the said property by way of construction of residential apartments thereon in accordance with the sanction to be obtained from appropriate authority.
2. The Owner have entrusted the aforesaid property for being developed as residential apartments by combining the other adjacent lands belonging to various Owner (if the Developers obtain the adjacent portions of land). as may be permitted by the appropriate authority, and the Developers have also agreed to develop the said property in such manner, as may be found profitable in accordance with the sanction to be obtained.
3. The Developers hereby agree to develop the property at their own cost and expenses with all their available resources consisting of parking areas, flats, common ways, staircase and all other common rights and amenities in the said building required for finished item of works as per drawings with quality specifications in accordance with the permission to be obtained from appropriate authority.



For GAHAN DEVELOPERS

 Chedy
 Partner

4. In furtherance of the Development Agreement arrived at between the parties hereto, the owner have delivered possession of the property to the Developers for commencing the development work or other works that may be required to make necessary preparations.

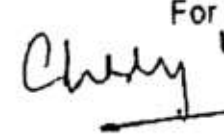
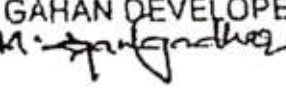
5. The Developers shall have the absolute right and discretion to develop the property with respect to all technical specifications, plans, etc., and the Owner shall not interfere either during the commencement of the work or thereafter in any manner. The building permission would be obtained by the Developers in respect of the land hereby agreed to be developed or by combining the adjacent portions of land, if the Developers so intend to club the entire land for a comprehensive development of the entire area.

6. The Parties further agree that after obtaining the sanction plan, the Owner and the Developers agree for distribution and allotment of the flat/s amongst themselves, as aforesaid.

7. It is specifically agreed that the entire cost and expenditure for the entire development to be made on the said property shall be incurred by the Developers, upto handing over flats to Purchaser/Owner right from the stage of leveling, surveying, demarcation, drawing up of plans, architectural designs, approvals, obtaining all statutory permissions, etc., and the Owner hereby specifically confirm and agree that the Developers shall have the entire discretion for development of the property.

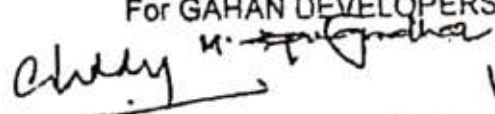
8. The Developers shall apply for necessary sanctions and permissions, etc., to the concerned authorities, at their cost and all such approvals. Permissions and sanctions shall be exclusively at the cost and expenditure of the Developers herein. The Owner specifically agree that all necessary permissions including from G.H.M.C/H.M.D.A. and other statutory authorities shall be obtained by the Developers.

9. The Owner hereby declare, agree and undertake that they shall not interfere in the construction activity or the day-to-day progress of the construction of the apartments, being developed by the Developers herein and however, the Owner shall be entitled to inspect the property at all reasonable times and can discuss if anything goes against specifications etc and shall not cause any obstruction, disturbance during the process of development or in the construction.



 For GAHAN DEVELOPERS

 Partner

10. The Owner and the Developers hereby specifically agree that the Developers shall commence, construct and complete the entire building or in accordance with the sanction plans, within a period of 30 months from the date of release of the sanction plan and obtaining all necessary statutory prior permissions like Environmental clearance and NOC from irrigation department (if required) etc., which are required for obtaining permission and commencing the construction. In case, the Developers are unable to complete the development of the entire project within the aforesaid duration of 30 months, the period of completion of the project shall be extended by another 6 months.
11. The Owner and the Developers hereby specifically agreed that after development and construction of the Building/Apartments the Owner shall have 42% share and Builder shall have 58% share over the built up area including utility areas, parking and balcony areas.
12. In consideration of the Development, the Owner and the Developers specifically agree that the constructed area together with the proportionate undivided share in the land, common areas and parking areas, together with all the common rights, common spaces and terrace rights, in the entire project shall be shared as mentioned above in the Development Agreement cum G.P.A.
13. The Owner and the Developers further agree that the Owner shall not act in any manner inconsistent with or prejudicial to or in any manner detrimental to the interests of the Developers, in any manner, till the conclusion of the entire project and the Owner shall not cause any inconvenience to the Developers in this regard.
14. The Owner and the Developers further specifically agree that during the process of development, in case of requirement of any permission, statutory or otherwise, the Owner hereby fully and agree to co-operate in all matters with the Developers in procuring such permissions at the cost of the Developers.
15. The Owner and the Developers further agree that the Developers shall be totally responsible for qualitative construction and completion of the entire building.
16. It is further agreed that the Developers shall complete all the flats in the said building together with the agreed specifications as set-out in this Development Agreement cum G.P.A.
17. The Developers alone shall meet the entire costs of the construction of apartments, including exteriors of the building in the said building, together with the amenities like Lift Transformer, Drinking Water, Tot-lot areas and car parking spaces in the said building.



For GAHAN DEVELOPERS

 Partner

18. The Developers are hereby authorized by the Owner to specifically represent them in all proceedings before the Greater Hyderabad Municipal Corporation/Hyderabad Metropolitan Development Authority and obtain the necessary permissions with detailed drawings, technical specifications and plans and shall obtain the same for construction of the proposed building.

19. The Owner hereby agrees to handover the original documents of title pertaining to the said property to the Association of Apartments Owner, after completion of the entire project/constructions. However, during the process of construction. The Owner shall produce the original documents as and when required and as and when necessary at the request of the Developers.

20. The Developers alone shall provide all amenities, such as water storage. pumps. sumps. bore-well, overhead tanks, painting (interior or exterior), gates, sanitary, water supply, drainage, parking areas and electrical points etc., at their own cost.

21. The Owner and the Developers hereby specifically agree that the name of the building shall be kept at the sole discretion of the Developers.

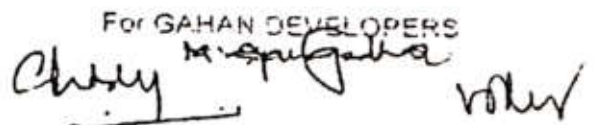
22. The Owner shall not be entitled to interfere in the construction activities in any manner or obstruct the Developers in the construction of or take any decision, enter into commitments etc., and are also specifically precluded from entering into any Agreement of Sale regarding the said land of the Developers share in the constructed building, with any person or body whatsoever, However the owner can enter into Agreement of Sale, Sale Deed for his share of flats with the purchasers.

23. The Owner hereby agree and undertake not to sell, deal with, dispose off, alienate or otherwise enter into any Agreement, in respect of the Developers' share of the property with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of the Agreement of the declaration made by the Owner of this Agreement.

24. The Owner shall co-operate with the Developers and sign on all statements, to file affidavits, reports in all proceedings before any statutory authority, including G.H.M.C., H.M.D.A., C.D.A., U.L.C., authority, water works department, Telangana Transco, Telangana Genco and obtain necessary sanction, permissions and approvals.

25. It is further specifically agreed that G.S.T. and other taxes, if any, payable shall be paid by the Owner/Purchaser from Owner for the flats allotted to his share. G.S.T for all other flats in the share of the Developers shall be charged by the Developers from the prospective purchasers.

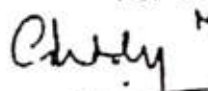


For GAHAN DEVELOPERS

 Partner

26. The Owner and the Developers further specifically agree that in consideration of the Development and to facilitate the Developers to effectually complete the entire project, the Owner has agreed to appoint, nominate and constitute 1. Sri. KUNDAVARAM SRINIVAS REDDY; 2. Sri. MADAMANCHI GANGADHAR and Sri. VINTA JANARDHAN REDDY, as his General Power of Attorney Holders to act in respect of the development of the property and also to enable the Developers to deal with their share of the constructed area in the entire building, which will subsist throughout for the share and entitlement of the Developers and more particularly in the following aspects: -

- i. to apply and obtain sanction plans, permissions, etc., from Greater Hyderabad Municipal Corporation/Hyderabad Metropolitan Development Authority and sign all such applications, forms, affidavits, petitions, papers etc., as may be, whichever and wherever necessary, in respect of the entire property.
- ii. to make statements, file affidavits, reports, before any statutory authority including Greater Hyderabad Municipal Corporation/Hyderabad Metropolitan Development Authority, water works, Electricity Department, government/semi-government, judicial, quassi-judicial and make and obtain all necessary affidavits, file the same before such authorities and obtain all necessary permissions.
- iii. to enter into Agreement of Sale/s with prospective purchaser/s, with respect to the Developers' share of flats, and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipts for payments received.
- iv. to sell the share of the Developers' flats in favour of the prospective purchaser/s in respect of his share and entitlement of the Developers and to execute Sale Deed/s accordingly, any other Conveyance Deed/s in favour of third parties, etc., to present the document/s for registration, admit execution, appear before the Sub-Registrar and complete all the registration formalities.
- v. to institute, sign, file suits, petitions, complaints, appeals, writs or any other legal proceedings in respect of the schedule property and to defend the principals in all courts, quassi-judicial authorities, civil or criminal or in the Honorable High Court of Telangana or in the Supreme Court of India and to sign and verify all applications, affidavits, appeals, complaints, petitions, vakalat etc., from time to time and to give evidence in court of law on behalf of the Principals and to effect compromise in all such legal proceedings.
- vi. to appoint such advocate's or attorney/ies of their choice and to fix such remuneration as our attorney deems fit.
- vii. to appoint or engage such architect or architects, construction engineers, laborers for the construction of the said building.



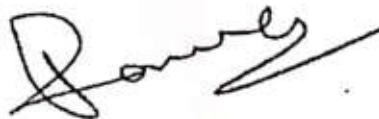
For GAHAN DEVELOPERS

 Partner

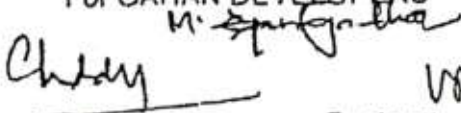
- viii. to advertise the project for sale in such a manner as may our attorney shall feel necessary and to solicit such customers for the purpose of selling the flats.
- ix. to represent before the competent authority, urban land ceilings and if necessary obtain permission to sell the above said property in favour of the prospective purchasers.
- x. to handover peaceful and vacant possession to the prospective purchaser/s of the flats.
- xi. to represent before the competent authority/Urban Land Ceiling and if necessary obtain permission to sell the above said property in favour of the prospective purchasers.
- xii. to represent before the state or central government authorities and obtain necessary permissions to sell the said property;
- xiii. to do all acts and things as may be incidental or necessary to do for transfer of the above said property to the prospective purchasers as fully and effectively in all respects.
- xiv. to enter into Agreement/s of Sale and obtain advances from the customers on the purchase of flats/units/portions, etc., and other spaces falling within the Developers' share only, during the process of construction or after the completion of the construction and also generally to do all acts, deeds and things. During the day-to-day course of business

The Owner hereby agree to ratify and confirm all the acts done by their Power of Attorney and the same shall be binding on them, as if, done by them personally and the Development Agreement cum G.P.A. is irrevocable in nature. Subject to conditions of the G.P.A only. Only it consent legal Acts.

27. The FIRST PARTY hereby agreed and undertake not to sell, deal with, dispose of alienate or enter into agreement, in respect of the property falling to the share of the SECOND PARTY with any person or persons or act in any manner inconsistent with or prejudicial to or in contravention of the agreement or the declaration made by the owner of this agreement. And further the SECOND PARTY also hereby agreed and undertake not to sell, deal, dispose off or enter into agreement in respect of the property falling to the share of FIRST PARTY.

28. The SECOND PARTY shall take total responsibility of the construction of the said Apartments and the FIRST PARTY shall not in any way be made responsible for or a liable or for defects of the SECOND PARTY in construction the said Apartments



For GAHAN DEVELOPERS

 Partner

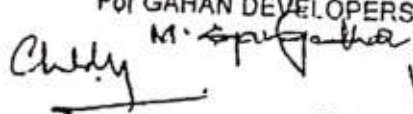
29. That it is hereby agreed that any claims arising out of accident to the Worker or any other mishap occurred related to the construction work at the site during the course of construction activities, the SECOND PARTY shall settle the same alone and the FIRST PARTY no way responsible for the same even if any money is to be paid for settling such claims.

30. That the LAND OWNER herein shall be entitled to hold, possess and enjoy his share of flat/s individually, absolutely without any claim or demand or interruption whatsoever from DEVELOPERS or any other person/s and he/she is entitled to sell, transfer by way of gift, testamentary disposition or mortgage or convey or otherwise use of put to use the said property fell to his respective share absolutely as absolute owner/s thereof.

31. That the Developer has agreed to pay Rs. 50,00,000/- (Rupees Fifty Lakhs only) as advance amount to the Land owner interest free refundable deposit, as same will be refunded after completion of Apartment construction Payment as follows..

1. Rs. 25,00,000/- (Twenty Five Lakhs only) Through RTGS on 28-04-2021
2. Rs. 25,00,000/- (Twenty Five Lakhs only) Through RTGS on 28-04-2021.

As regards to the share of the FIRST PARTY, the party of the First Party can sell the above said area to his chosen parties or transfer or alienate the same for his benefit for which the party of the second party shall not have any claim or objection.

 For GAHAN DEVELOPERS
 M. S. P. G. Partner

SCHEDULE OF THE PROPERTY

All the part and parcels of land of in Survey Nos. 12 , 2923.85 sq.yards and 13. admeasuring 528.9 sq.yards total land admeasuring 3496.9 Sq. Yards or 2923.85 Sq. Meters situated at **Kaziguda Village**, Gundlapochampally Municipality, Medchal Mandal, Medchal-Malkajgiri District, T.S. .which is bounded by :-

NORTH : LAYOUT PLOTS AND LAND IN SY. NO.12 OF T. SRINIVAS REDDY
KAZIGUDA VILLAGE & 40 WIDE ROAD

SOUTH : LAND IN SURVEYNO.8 OF GORANTLA RAMESH DOOLAPALLY
VILLAGE

EAST : LAND IN SURVEY NO. 8 OF T SRINIVAS REDDY KAZIGUDA VILLAGE

WEST : LAND IN SURVEY NO. 13 OF T. SRINIVAS REDDY KAZIGUDA VILLAGE ..

WITNESSES:

1. *S. Sankar*,

2. *A. Sankar*,

[Signature]
LANDLORD

For GAHAN DEVELOPERS
[Signature]
DEVELOPERS
Partner

ANNEXURE 1-A

1. A) NATURE OF ROOF	:	R.C.C.
B) TYPE OF STRUCTURE	:	Pillars.
2. AGE OF THE BUILDING	:	---
3. TOTAL EXTENT OF SITE	:	3496.9 Sq. Yards.
4. BUILT-UP AREA PARTICULARS	:	73434.9. Feets in Five Floors
		Stilt for parking 16155.67 Sq. feet
		First Floor 14686.98 Sq. feet
		Second Floor 14686.98 Sq. feet
		Third Floor 14686.98 Sq. feet
		Fourth Floor 14686.98 Sq. feet
		Fifth Floor 14686.98 Sq. feet
5. ANNUAL RENTAL VALUE	:	
6. MUNICIPAL TAXES PER ANNUM	:	
7. EXECUTANT'S ESTIMATE OF THE MARKET VALUE OF BUILDING	:	Rs.5,58,10,550/- (built-up area) Rs.80,77,850/- (parking area)
Total Value		Rs.6,38,90,000/-

IN WITNESS WHEREOF. the parties herein signed this Development Agreement, on the date, month and year first aforementioned in the presence of the following witnesses.

WITNESSES:

1. *S. Sadana*

2. *A. Gaur*

[Signature]
LANDLORD

For GAHAN DEVELOPERS
[Signature]
Chet
Partner

DEVELOPERS



PROCEEDINGS OF COMPETENT AUTHORITY AND THE REVENUE DIVISIONAL
OFFICER, KEESARA DIVISION, MEDCHAL-MALKAJGIRI DISTRICT.
PRESENT: V. LACHY REDDY

Procs.No. B2/1466/2019

Dated: 06.08.2019

Sub:- Land Conversion Act - Medchal-Malkajgiri District - Keesara Division
Medchal Mandal - Kaziguda Village - Sy.No.12/ a(Ac.00-23 Gts) and
Sy.No.13/a(Ac.00-0590 Gts)- Extent Ac.00-2890 Gts - Requested for
Conversion of Agriculture Land to Non Agricultural Purpose - Orders
Issued - Reg.

Read:- 1) A/o Sri Gurrula Ramesh S/o G.Bala Narsimha, Dated:03.04.2019.
2) Tahsildar Medchal Mandal, Lr.No.B/1409/2019, Dated:16.07.2019.
3) G.O.Ms.No.4 Revenue (Land Matters) Department Dt. 05.01.2016.

&&&

ORDER:

Sri Gurrula Ramesh S/o G.Bala Narsimha has applied for conversion of land
in Sy.No.12/a(Ac.00-23 Gts) and Sy.No.13/a(Ac.00-0590 Gts) total to an extent of
Ac.00-2890 Gts situated at Kaziguda village, Medchal Mandal, Medchal-Malkajgiri
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-agriculture purpose on the following terms and conditions.

1. The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
2. The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
3. The permission confirms that the conversion fee has been paid under the Act in respect of the above Agriculture lands for the limited purpose of conversion into Non-Agricultural purpose.
4. It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
5. 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.
6. The conversion fee paid will not be returned or adjusted otherwise under any circumstances.

[Signature]

[Signature]

FOR GRANT DEVELOPERS
M. S. S. S. S.

Partner

7. The authorities are not responsible for any incidental or consequential action 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.
8. 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.

Revenue Divisional Officer
REVENUE DIVISIONAL OFFICER
 Keesara Division
 Medchal District.

Gurrula Ramesh S/o G.Bala Narsimha.

Copy to the Tahsildar, Medchal Mandal, Medchal-Malkajgiri District with a request to incorporate the necessary changes in the Revenue records as the subject land is converted from agriculture to non-agriculture.

SCHEDULE

Village & Mandal	Sy.No	Total extent	Extent for which permission granted	Remarks
Kaziguda Village, Medchal Mandal	12/2	Ac.00-23 Gts	Ac.00-23 Gts	Paid vide Challan No.7356 , Dated:18.07.2019 , for an amount of Rs.13,005/-
	13/2	Ac.00-0590 Gts	Ac.00-0590 Gts	
Total Extent		Ac.00-2890 Gts	Ac.00-2890 Gts	

Bk - 1, CS No.7985/2021 & Doc No 7688/2021.
 Sheet 12 of 14 Sub Registrar Medchal (R.O)

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c- STAMPS
Document Registration online eChallan

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Online Challan Proforma [SRO copy]

Online Challan Proforma [Citizen copy]

STAMPS

STAMPS

Challan No: 235ELT280421

Challan No: 235ELT280421

Bank Code : SBIN

Payment :
CASH

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name VINTA JANARDHAN REDDY
PAN Card No ABMPV2836Q
Aadhar Card No
Mobile Number *****551
Address HYDERABAD

Executant Details
Name G RAMESH
Address DOOLAPALLY

Claimant Details
Name VINTA JANARDHAN REDDY AND
OTHERS
Address HYDERABAD

Document Nature
Nature of Document Development Agreement Cum GPA
Property Situated in(District) MEDCHAL-MALKAJGIRI
SRO Name MEDCHAL (R.O)

Amount Details
Stamp Duty 638900
Transfer Duty 0
Registration Fee 20000
User Charges 200
Mutation Charges 0
TOTAL 659100
Total in Words Six Lakh Fifty Nine Thousand One Hundred Rupees Only
Date(DD-MM-YYYY) 28-04-2021
Transaction Id 1077681264539

Remitter Details
Name VINTA JANARDHAN REDDY
PAN Card No ABMPV2836Q
Aadhar Card No
Mobile Number *****551
Address HYDERABAD

Executant Details
Name G RAMESH
Address DOOLAPALLY

Claimant Details
Name VINTA JANARDHAN REDDY AND
OTHERS
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Stamp & Signature

Stamp & Signature

Save as PDF

Print

For GAHAN DEVELOPERS

Partner

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