

15801/2021

14871/2021

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SCANNED



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Sl. No. 6106, Date: 08/11/2021, Rs. 100/-SOLD TO: Sri. K. Madhuram Reddy, Son of Late. K. Bhadra Reddy,FOR WHOM: M/s. Gangothri Developers,R/o. Hyd.

AD 735106

B. PAVAN KUMAR
 Licensed Stamp Vendor
 License No. 15-25-032/2012
 Renewal No. 15-25-072/2021
 7-3/1/IIA, Puppalguda (V), Gandipet(M)
 R.R. Dist., Cell: 9985488000

DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY

This **DEVELOPMENT AGREEMENT-cum-IRREVOCABLE GENERAL POWER OF ATTORNEY** is made and executed on this the **8th** day of **NOVEMBER 2021** at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between:-

1. **SRI. BANDARI PRITHVI RAJ, S/O. SRI. BANDARI VENKAT RAM**, aged about 73 years, Occupation: Business, Resident of H.No.8-2-684/3/73, Banjara Green Colony, Road No.12, Banjara Hills, Hyderabad-500 034, Telangana State (AADHAAR No.4836 1914 6296).
2. **SRI. BANDARI HEERA LAL, S/O. LATE. BANDARI MOHAN LAL**, aged about 61 years, Occupation: Business, Resident of Flat No.204, Surya Kiran Apartments, Block B, Opp. Bala Sai Baba Mandir, Gagan Mahal, Domalguda, Hyderabad-500 029, Telangana State (AADHAAR No.8047 3125 3302).

Hereinafter referred to jointly and collectively as the **PARTIES OF THE FIRST PART/ LAND OWNERS**, which term unless repugnant to the context shall mean and include their respective heirs, legal representatives, assigns, administrators, successors, attorneys and transferees-in-interest of the First Part.

B. Pavan Kumar

B. Pavan Kumar

B. Pavan Kumar

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of _____ and _____ on the 08th day of NOV, 2021 08th day of NOV, 2021 by Sri B. Prithvi Raj

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S GANGOTHRI DEVELOPERS R/P BY K. MADHURAM REDDY S/O. LATE K. BHADRA REDDY VIDYANAGAR, HYD	
	EX			BANDARI HEERA LAL S/O. LATE BANDARI MOHAN LAL DOMALGUDA, HYD	
3	EX			BANDARI PRITHVI RAJ S/O. BANDARI VENKAT RAM BANJARA HILLS, HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			N KANAKARAJU AADHAAR NO XXXX XXXX 5442	
1			B RAJ KUMAR AADHAAR NO XXXX XXXX 5087	

08th day of November, 2021

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6296 Name: Bandari Prithvi Raj	S/O B Venkat Ram, HYDERABAD, Hyderabad, Andhra Pradesh, 500034	
2	Aadhaar No: XXXXXXXX3302 Name: Bandari Heeralal	S/O Late Bandari Mohan Lal, HYDERABAD, Hyderabad, Andhra Pradesh, 500029	

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AND

M/s. GANGOTHRI DEVELOPERS, having its Regd. Office at Door No.12-5-35/A/9, T-9, 3 rd Floor, Ballad Estate, Tarnaka, Secunderabad-500 017. PAN No. AARFG1508L, Rep. by its Managing Partner: **SRI. K. MADHURAM REDDY, SON OF LATE. K. BHADRA REDDY**, aged about 52 years, Occupation: Business, Resident of H.No.1-9-295/17, Flat No.202, Trialinga Arcade, Vidyanagar, Hyderabad – 500 044. [Aadhaar No.3275 2280 4943).

Hereinafter referred to as the **PARTY OF THE SECOND PART/DEVELOPERS**, which term unless repugnant to the context shall mean and include their heirs, legal representatives, assigns, administrators, successors and transferees-in-interest of the Second Part.

WHEREAS the Above named land owner No .1 Sri B. Prithviraj is the true, lawful and absolute, unencumbered owner and Pattedar of all that landed property covered by Survey No.**50@/1**, admeasuring Ac. 1-28 Gts (out of Ac. 1-33 Guntas) and Survey No.**51@/1**, admeasuring Ac.0-0750 gts (out of Ac. 0-25 Guntas), totally admeasuring Ac.1-35.50Gts or 9135.5 square Yards, Situated at **NEKNAMPUR VILLAGE**, Gandipet Mandal Ranga Reddy District, having acquired the same by virtue of succession/ ancestral property ,more specifically shown in the schedule annexed hereto, The Revenue authorities in recognition of the Right, Title and Authority of the land owner in respect of the said landed property have also issued pattedar passbook No : **T05070130009 & Katha No:35** issued by Tahasildhar, Gandipet Mandal Ranga Reddy District, Telangana State in respect of the said extent of the property to the above named land owner No .1 became the lawful absolute owner and pattadar of the said extent of land property more specifically mentioned as item No .1 in the schedule annexed here to. Out of the said property admeasuring Acre 1.35.50 Guntas the Land Owner executed a Gift Deed in favor of Manikonda Municipality admeasuring Acre 0.16 Guntas in Survey No. **50@/1** and Ac. 0.02 Guntas in Survey No. **51@/1** total admeasuring Ac. 0.18 Guntas or 2178 Square yards towards Buffer Area vide DOC. No. 37/2021 at MRO Gandipet and also another Gift Deed admeasuring Ac. 0.01.05 Guntas or 126 Square Yards in Survey No. ~~50@/1~~ towards Road Area vide Doc.No.38/2021 at MRO Gandipet. He also executed a Gift deed in favor of Manikonda Municipality towards Road Area vide Doc. No.13943/2019 to an extent of 0.03.27 Guntas or 396.85 Square Yards Total admeasuring Acre 0.22.32 Guntas or 2701 Square Yards. **Thus the Land Owner No.1 now having an total extent of Acre 1.13.18 Guntas or 6434.50 Square Yards, having obtained Nala Conversion, vide No.2100459614, issued by Tahsildar & Jt. Sub-Registrar Office, Gandipet Mandal, Ranga Reddy District, Telangana State.**

B. Prithviraj

B. Prithviraj

B. Prithviraj

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX4943 Name: Kunchala Madhu Ram Reddy	S/O Late K Bhadhra Reddy, Hyderabad, Hyderabad, Andhra Pradesh, 500044	

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

Description of Fee/Duty	In the Form of						DD/BC/ Pay Order	Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	4656740	0	0		0	4656840
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	1000	0	0		0	1000
Total	100	0	4758740	0	0		0	4758840

Rs. 4656740/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 454256000/- was paid by the party through E-Challan/BC/Pay Order No 346N74300621,D91M70081121 dated ,30-JUN-21,08-NOV-21 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3159600/-, DATE: 30-JUN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1902870086827,PAYMENT MODE:CASH-1001138,ATRN:1902870086827,REMITTER NAME: GANGOTHRI DEVELOPERS,EXECUTANT NAME: B PRITHVI RAJ SON OF B VENKAT RAM,CLAIMANT NAME: GANGOTHRI DEVELOPERS) .(2). AMOUNT PAID: Rs. 1599140/-, DATE: 08-NOV-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3777554684523,PAYMENT MODE:CASH-1001138,ATRN:3777554684523,REMITTER NAME: GANGOTHRI DEVELOPERS,EXECUTANT NAME: B PRITHVI RAJ SON OF B VENKAT RAM,CLAIMANT NAME: GANGOTHRI DEVELOPERS) .

Date:

08th day of November,2021

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 14871 of 2021 of Book-1 and assigned the identification number 1 - 1525 - 14871 - 2021 for Scanning on 08-NOV-21 .

Registering Officer

Gandipet

(S.Sahadev)



WHEREAS the Above named land owner No .2 Sri B. Heeralal is the true, lawful and absolute, unencumbered owner and pattadar of all that landed property covered by Survey No. **50@/1**, Ac 0-32 Gts and in survey No. **51@/1**, admeasuring Ac. 0-0750 Gts, totally admeasuring Ac. 0-39.50 Gts or 4779.50 Square Yards situated at Neknampur Village, Gandipet Mandal Ranga Reddy District, having acquired the same by virtue of succession/ ancestral property ,more specifically shown in the schedule annexed hereto, The Revenue authorities in recognition of the Right, Title and Authority of the land owner in respect of the said landed property have also issued by **Katha No:112** issued by Tahasildhar, Gandipet Mandal, Ranga Reddy District, Telangana State, in respect of the said extent of the property to the above named land owner No.2 and thus the land owner No:2 became the lawful and absolute owner and pattadar of the said extent of land property more specifically mentioned as item No.2. And **obtained Nala Conversion, vide No.2100556495, for an extent of Acre 0-0750 Guntas, in Survey No.51@/1 and Nala Conversion No.HS2100000216, for Acre 0-32 Guntas, in Survey No.50@/1, issued by Tahsildar & Jt. Sub-Registrar Office, Gandipet Mandal, Ranga Reddy District, Telangana State**

Out of the said property admeasuring Acre 0.39.50 Guntas the Land Owner executed a Gift Deed in favor of Manikonda Municipality admeasuring Acre 0.08 Guntas or 968 Square yards in Survey No. **50@/1** and Ac. 0.01.66 Guntas or 201 Square yards in Survey No. **51@/1** total admeasuring Ac. 0.09.66 Guntas or 1169 Square yards towards Buffer Area vide DOC. No. 7596/2021 at SRO Gandipet and also another Gift Deed admeasuring Ac. 0.00.82 Guntas or 100 Square Yards in Survey No. **50@/1** towards Road Area vide Doc.No.7595/2021 at SRO Gandipet. He also executed a Gift deed in favor of Manikonda Municipality towards Road Area vide Doc. No.13943/2019 to an extent of 0.01.63 Guntas or 198 Square Yards in Survey No.50@/1. Total Gifted area is admeasuring Ac. 0.12.12 Guntas or 1467 Square Yards. **Thus the Land Owner No.2 now having an total extent of Ac. 0.27.37 Guntas or 3312.50 Square Yards,**

f) And whereas, the abovenamed Land Owners of the schedule mentioned property, for effective and beneficial enjoyment of their schedule mentioned property and as their said landed property being adjacent to each other, mutually decided among themselves to develop the schedule mentioned property in **SY. NOS. 50@/1, 51@/1, 50@/1 and 51@/1** total extent **80.55 Gunats or 9747 square yards situated in NEKNAMPUR VILLAGE**, Gandipet Mandal Ranga Reddy District into a multi storied residential complex duly entrusting the same to a reputed Developers on mutually agreed terms and conditions.

AND the above named Land Owners herein have already obtained construction permission for **Cellar + Ground + Five (05) Upper Floors**, vide **File No.020354/SKP/R1/U6/HMDA/14022019**, Dated: 04/10/2019, issued Hyderabad Metropolitan Development Authority, and paid an amount of Rs.1,14,17,527/-.

B. Heeralal

[Signature]

[Signature]

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g) And whereas, the above named Developers are carrying on business in construction of apartments, residential flats, commercial complexes and independent row / duplex houses etc. and also contractors, in and around the city of Hyderabad and Ranga Reddy Districts and the above named Land Owners having satisfied the competency of the Developers named above in developing their said landed property into Construction of **2Cellars, Ground + Fourteen (14) Upper Floors** residential complex have approached the Developers for development of their schedule mentioned landed property into a multi storied residential complex on mutually agreed terms and accordingly offered the scheduled land for such development and the above named Developers have agreed and accepted to develop the schedule mentioned landed property belonging to and owned and possessed by the Land Owners into a multi storied residential complex on mutually agreed terms.

h) And whereas, the, above named Land Owners and the Developers have had detailed discussions with each other and finalized the contract and mutually decided and agreed between themselves to reduce the same into writing the terms and conditions of the Development of the Schedule Mentioned Property by the Developers, into a multi storied residential complex, to avoid unnecessary complications and to maintain cordial and mercantile relations among themselves and to avoid any ambiguity in future and to adhere to strictly by them.

NOW THIS DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSETH:

1) That, in terms of this Development Agreement, the Land Owners do hereby entrust the Schedule Mentioned Property to the Developers for the purpose of development of the Schedule Mentioned Property into **2Cellars, Ground + Fourteen (14) Upper Floors** Residential Complex.

2) That, as a consideration of this Development Agreement, the Developers shall at its own cost and expenses, shall construct and develop the Schedule Mentioned Property into 2 Cellars, Ground + 14 Upper Floors residential complex ~~in accordance with the permission accorded and granted by the HMDA authorities~~ and the Land Owners need not invest or pay any amount for the same.

3) That, it is mutually agreed between the parties hereto that as a consideration of this Agreement for development of the Schedule Mentioned Property by the Developer in terms of this Agreement, the Developer shall be entitled to the 64% of undivided share of land in the Schedule Mentioned Property out of its total extent and the Developers shall also be entitled to 64% of the including common areas / tenements constructed in the Schedule Mentioned Property, i.e. in the proposed multi storied residential apartments together with parking areas, common areas, terrace areas etc. to be constructed in the Schedule Mentioned Property, with absolute right to enter into Agreement/s of Sale, Execute and Register the requisite deed/s of sale in favour of the prospective purchasers of the said extent of built up areas during the tenure of construction and even after completion of construction of the said building complex and the said 64% of built up areas mentioned above and retained by the Developers towards their share shall at all times be treated to be the absolute property of the Developers with full rights of disposition thereof and the Developers shall be entitled to deal with the said areas in any manner as they deem fit, however, subject to handing over of the constructed areas to the extent of 36% thereof belonging to the Land Owners completed in all aspects as per the specifications attached hereto.

B. S. R. M.

B. S. R. M.

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4) That, it is further declared and agreed between the parties hereto that, Land Owners shall be entitled to 36% of undivided share of land out of total extent of the schedule mentioned property together with 36% of the including common areas/tenements constructed in the Schedule Mentioned Property, i.e. in the proposed multi storied residential apartments together with parking areas, common areas, terrace areas etc. to be constructed in the Schedule Mentioned Property, with absolute right to enter into Agreement/s of Sale, Execute and Register the requisite deed/s of sale in favour of the prospective purchasers of the said extent of built up areas and for all purposes the said including common areas so fallen to the share of the Land Owners shall always and at all times be treated to be the absolute property of the Land Owners for their absolute use and beneficial enjoyment and they are free to deal with the same in any manner they desire as per their choice

5) That, the Developers at their own cost and expense shall alone obtain the necessary and requisite permissions and sanctions for construction of multi storied building complex in the Schedule Mentioned Property together with and as well as the requisite permissions for all amenities relating thereto such as water, drainage, electricity, elevators etc. from the concerned HMDA authorities and all such authorities relating thereto and from all the Departments concerned thereto.

6) That, the Land Owners do hereby grant and allow the Developer, and Authorize and Empower the Developer to sign and verify all such necessary papers, petitions, affidavits etc. required for the purpose of obtaining all such permissions and sanctions mentioned in para 5 supra required for development of Schedule Mentioned Property in terms of this Agreement and for the purpose of commencement of the construction work in terms of this Development Agreement and for the said purpose of development of the Schedule Mentioned Property, the Land Owners do hereby grant to the Developers and entrust to the Developers the Schedule Mentioned Property to excavate it and commence the construction work and to do and perform all necessary acts relating thereto.

7) That, the Developers shall alone bear the necessary fee and expenditure for obtaining all such permissions mentioned in para 5 supra which are required for development of the Schedule Mentioned Property in terms of this Agreement.

8) That, it is mutually agreed between the parties hereto that, the Developers shall commence the construction work within 30 days from the date of final approval from concerned authorities. And complete the construction work as per the sanctioned plan and in accordance with the specifications hereto annexed and in terms of this Agreement within a period of 36 months from the date of final approval with a grace period of 6 months (if, there is any Legal disputes extra time may be allowed for construction) and deliver the built up areas so fallen to the share of the Land Owners in terms of this Agreement, to the Land Owners. In case, the Developers failed to complete the said construction work of the said building complex in the Schedule Mentioned Property in terms of this Agreement within the above mentioned stipulated period, the owners shall be eligible and entitled to receive a compensation of Rs.5 per month from the Developers for such delayed period.

B. B. B.

B. B. B.

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- 9) That, the multi storied residential apartment / complex / including common areas proposed to be constructed in the Schedule Mentioned Property by the Developers in terms of this Agreement as per the norms of the HMDA authorities an extent of **4,12,960 Sq. feet** including common areas and car parking the said constructed areas / tenements shall be shared and apportioned between the parties hereto in terms of this Agreement as per their entitlement i.e. **64%** thereof by the Developers and **36%** thereof by the Land Owner.
- 10) That, the parties hereby mutually agree between themselves that, any excess or shortage in such allotment of the builtup areas to both the parties herein, shall be settled by way of such cash compensation to be paid by the Party securing such additional area to the other party receiving such lesser area.
- 11) That, the plans for the proposed building complex to be constructed in the Schedule Mentioned Property, when once finalized after due discussions and agreement of the parties hereto and permissions so obtained shall be final and shall not be re-opened or changed under any circumstances. However, minor changes can be done if the same are required by the prospective purchasers of such tenements of such parties hereto to suit their convenience.
- 12) That, the Land Owners do hereby declare and assure the Developers that, the Schedule Mentioned Property is free from all encumbrances, disputes, attachments and claims of third parties and the Land Owners have full and absolute right, title and authority to convey and transfer the Schedule Mentioned Property and to develop the Schedule Mentioned Property in terms of this Agreement and it is further agreed by the Land Owners that in case of any adverse / third party claim by any third party or any dispute of any nature raised by any such claimant and defect in the title of the Land Owners in respect of the Schedule Mentioned Property, the Land Owners shall alone at their own cost and expense settle the same and shall indemnify the Developers.
- 13) That, it is further agreed by and between the parties hereto that, during the course of the construction of the proposed building complexes and until the requisite areas are to be delivered to the Land Owners by the Developers in terms of this Agreement, all construction materials and machinery use in the course of such construction work shall be at the risk and responsibility of the Developers and the Developers shall be liable for all such damages, compensation or injuries or losses caused to any person/s during the course of such construction works and the Land Owners shall not be liable to pay any such amounts in that regard.
- 14) That, the Developers do hereby undertake to use all reasonable and good quality materials required for the construction and completion of the tenements and assure the quality of the said work as per the specifications hereto annexed.
- 15) That, it is further agreed between the parties hereto that, the specifications hereto annexed to this Agreement regarding construction of including common areas in the multi storied residential building / complex in the Schedule Mentioned Property in terms of this Agreement in respect of the including common areas comprising the entitlement of the Land Owners and the Developers, shall be of first class construction throughout and the said specifications in respect of entitlement of areas of the Land Owners shall not be of inferior quality in any respect as compared to those areas of entitlement of the Developers and shall be of fully habitable.







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16) It is further agreed by the parties hereto that, the Developers are entitled to sell their 64% of constructed areas together with car parking areas and undivided share of land in the total extent of the Schedule Mentioned Property, fallen to their share in terms of this Agreement, only after the commencement of the construction work of the said residential building complex in the Schedule Mentioned Property.

17) That, it is further agreed by and between the parties hereto that, time stipulated in this Development Agreement for completion of the construction work shall be the essence of this Agreement and it is further agreed that the Developers shall handover the possession of the tenements so fallen to the share of the Land Owners i.e. 36% of such including common areas as specified in the Supplementary Agreement (including all common areas), together with 36% of parking areas duly completing the construction thereof in all aspects and as per specifications hereto annexed and upon obtaining the requisite occupancy certificate from concerned authority.

18) That, it is mutually agreed by the parties hereto that, the Land Owners are entitled to inspect the construction work being carried by the Developers in the Schedule Mentioned Property in terms of this Agreement at all regular intervals and also shall be entitled to suggest such improvements relating to their share.

19) That, it is mutually agreed by the parties hereto that, neither party shall be entitled to act or shall act in any manner which will be inconsistent or prejudicial to any of the terms of this Development Agreement and neither party shall do any act which will jeopardize the interest of the other party and undertake to extend all possible co-operation for achieving the objectives of this Development Agreement.

20) That, the Stamp Duty and Registration Charges payable on the Deed/s of Conveyance or any Sale Deed/s to be executed in favour of the Developers or their prospective purchasers, nominees in pursuance of this Development Agreement in respect of the built up areas fallen to the share of the Developers in terms of this Agreement shall be borne and paid by the Developers or their nominees or prospective purchasers etc. of such tenements.

21) That, in case of any tax liability arising out of sale of their share of constructed areas by the Developers, the same shall be borne and paid by the Developers only and the Land Owners shall not be liable to the extent of such tax liability if any, for such constructed areas falling to the share of the Developers. All the taxes (such as Capital Gains, Service Tax, Sales Tax & GST etc.,) as applicable should be paid by the Land Owners towards their share of flats.

22) That, the Land Owners and the Developers have mutually agreed to name the multi storied residential building complex being constructed in the Scheduled Property to be named as "**PRITHVI TOWERS**".

23) That, the Developers shall carry on construction of the said multi storied residential building complex strictly in accordance with the specifications hereto annexed and the same shall form part and parcel of this Agreement.



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24) That, it is further mutually agreed by and between the parties hereto that, in so far as the transformer, generator, lift, Club House and intercom facility to be installed in the said building complex are concerned the parties hereto and hereby agree to bear the said expenses by the Developer Only.

25) That, the covenants of this Agreement shall be binding upon and inured to the benefit of the Land Owners and the Developers and each of their legal representatives, successors and assignees etc.

26) That, the validity, Construction and performance of this Agreement shall be governed by the laws of the land.

27) That, this Development Agreement constitutes the entire understanding and Agreement in between the parties hereto in respect of Development of Schedule Mentioned Property and the terms hereto contained shall only be modified by subsequent amendments in writing.

28) That, this Development Agreement cum Irrevocable General Power of Attorney is executed in duplicate on requisite stamp and registered simultaneously and the original of the same shall be with the Developer and the copy thereof simultaneously executed and registered shall be retained by the Land Owners and both of the same shall treated as original copies for all purposes

29) That, in the event of any dispute arising with regard to the interpretation, scope and ambit of various clauses stipulated hereinabove and in respect of this Contract, the parties hereto shall seek the redressal of the same through Arbitration under the provisions of the Arbitration and Reconciliation Act, 1996 and the Award passed by the Arbitrator shall be treated as final and binding on the parties and any such proceedings shall not interfered with the progress of construction and the place of Arbitration shall be at Hyderabad. That, subject to the above clause of Arbitration, the parties hereto unconditionally and irrevocably agree to submit to the exclusive jurisdiction of the competent courts in Ranga Reddy District.

30) That, the Landowners hereby agree to Handover the original documents relating to their title to the Schedule Mentioned Property to the Developers, to enable the Developers to produce the same before the concerned Authorities to facilitate the Developers to complete the project and to produce the same for verification before financial institutions in the event of the prospective flat purchasers availing any housing loans for purchase of such apartments.

31) That, the Land Owners do hereby declare and covenant with the Developers that, the Land Owners or any one claiming through or under them shall join in a Society or Association that may be formed for proper upkeep and maintenance of the proposed building and they shall do and cause to be done all necessary acts and deeds relating thereto and in pursuance of presents hereto contained.

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32) And the Developer has deposited an amount of **Rs.1,66,67,000/- (Rupees One Crore Sixty Six Lakhs Sixty Seven Thousand Only)** towards Security Deposit to the Land Owner No.1 as follows:

- a) **Rs.50,00,000/-** paid through Cheque bearing No.167726, drawn on State Bank of India, Jubilee Hills Branch, Hyderabad
- b) **Rs.50,00,000/-** paid through Cheque bearing No.167727, drawn on State Bank of India, Jubilee Hills Branch, Hyderabad
- c) **Rs.66,67,000/-** paid through Cheque bearing No.167729, drawn on State Bank of India, Jubilee Hills Branch, Hyderabad

which is refundable without any interest after Completion of the brick work.

And the Developer has deposited an amount of **Rs.83,33,000/- (Rupees Eighty Three Lakhs Thirty Three Thousand Only)** towards Security Deposit to the Land Owner No.2 as follows:

- a) **Rs.50,00,000/-** paid through Cheque bearing No.167730, drawn on State Bank of India, Jubilee Hills Branch, Hyderabad
- b) **Rs.33,33,000/-** paid through Cheque bearing No.167731, drawn on State Bank of India, Jubilee Hills Branch, Hyderabad

which is refundable without any interest after Completion of the brick work.

33) That, the Developer are at liberty to invite Public in general to purchase the proposed flats falling into their share by way of Advertisement and such other modes and for the same the Land Owners shall not have any objection.

34) Whereas the Second party i.e. Builder has obtained the construction permission from HMDA for Construction of **2Cellar + Ground + Fourteen (14) Upper Floors** in the above mentioned Scheduled land admeasuring **4,12,960 Square Feet**.

35) Whereas the developer herein as per sanctioned plan have developing the said property by constructing **4,12,960. Sft.** of plinth area (including common area) consisting of 2 Cellar + Ground + Fourteen Upper Floors consisting of 212 flats under the name of "**PRITHVI TOWERS**". Which are clearly mentioned below:

GROUND FLOOR	FLAT NOS. G1, G2, G3, G5, G6, G8, G9, G14 and G15. (9 FLATS)
FIRST FLOOR	FLAT NOS. 101, 102, 103, 105, 106, 107, 108, 109, 113, 114 and 115 (11 FLATS)
SECOND FLOOR	FLAT NOS. 201, 202, 203, 204, 205, 206, 207, 208, 209, 213, 214 and 215. (12 FLATS)
THIRD FLOOR & All Typical Floors	FLAT NOS. 301 TO 315 Similarly all 11 Floors numbers like same as above

And whereas the said Flats i.e. Flat no. G1,101,201,301 to 1401 starts from South West to clock wise directions.



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The land owner and developers are further mutual agreed that they will enter into supplementary agreement after getting permission from concerned authorities for their proportionate shares and flats allotted to the share of the parties in the constructed area and shall be part of this Agreement Cum GPA entered into Today.

That, the parties of the First Part / Land Owners in pursuance and in terms of this Agreement, do hereby empower, authorize, nominate, constitute and appoint: **M/s. GANGOTHRI DEVELOPERS**, having its Regd. Office at Door No.12-5-35/A/9, T-9, 3rd Floor, Ballad Estate, Tarnaka, Secunderabad-500 017. PAN No. AARFG1508L, Rep. by Managing Partner: **SRI. K. MADHURAM REDDY, SON OF LATE. K. BHADRA REDDY**, aged about 52 years, Occupation: Business, Resident of H.No.1-9-295/17, Flat No.202, Trialinga Arcade, Vidyanagar, Hyderabad – 500 044. [Aadhaar No.3275 2280 4943). As their lawfully empowered, authorized, nominated, constituted and appointed Irrevocable General Power of Attorney to do the following acts, deeds and things on their behalf i.e. to say

- (a) To enter into, execute and register Agreements of Sale with intending purchasers and to receive the sale consideration for the same, acknowledged the receipt of earnest money and such consideration and pass valid receipts for such payments received in respect of constructed areas / such including common areas / flats fallen to the share of the Developers ie. 64% of constructed areas all such including common areas / together with related parking spaces and proportionate undivided share of land out of total extent of Schedule Mentioned Property ie., to say that, the Developers are entitled to execute Agreements of Sale in respect of all such Residential Flats, parking spaces together with proportionate undivided share of land out of total extent of scheduled property.
- (b) To sign, execute and register requisite Sale Deed/s on behalf of the Land Owners duly alienating and transferring and conveying the Residential Flats fallen to the share of the Developers i.e. 64% of constructed areas all such including common areas / tenements so fallen to the share of the Developers in terms of this Agreement together with common areas and parking spaces relating thereto and proportionate undivided share of land in favour of the prospective Purchasers and to receive the sale consideration from them, to present such Sale Deed/s, Conveyance Deeds before the concerned Registering Authorities and admit the execution of the same and acknowledged the receipt of the total sale consideration and get the Sale Deed/s registered and to complete all the requisite formalities thereto.
- (c) To handover the peaceful and vacant possession of the Residential Flats / tenements fallen to the share of the Developer as mentioned the undivided share in the land to the prospective Purchasers as per the terms and to the extent of powers hereto granted.
- (d) To make statements, file affidavits, reports in all proceedings before any statutory authorities including Hyderabad Urban Development Authority, GHMC authorities, HMWW&SB, TSSPDCL and obtain necessary sanctions, permissions and approvals for the construction and successful completion of the entire project.



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- (e) To institute, sign, file suits, petitions, complaints, appeals, written statement or any other legal proceedings in respect of the scheduled property in all courts and to sign and verify all application, affidavits, appeals, complaints, petitions, vakalats, etc. from time to time and to give evidence in court of law on behalf of the Land Owners of First Part and to appoint advocates as and when required under intimation to the Land Owners.
 - (f) To appoint or engage architect or architects, construction structural Engineers/Consultants, Labour/Contractors for the construction of the complex.
 - (g) To do, perform and execute all such things, acts and deeds as may be incidental or necessary to do for alienating, convening and transferring the constructed areas comprising of residential flats, parking areas and proportionate undivided share of land allotted to the share of the Developers in favour of the prospective purchasers as fully and effectively in all respects.
 - (h) If required the Land Owners of First Part / Principals herein do hereby agree and undertake to ratify and confirm all or whatever acts, deeds and things that may be performed, executed and done by the Attorney Holder herein in exercise of powers conferred above for the purpose of carrying out the objects of the Development Agreement.
 - (i) For and on behalf and in the name of the Land Owners to accept service of any writ or summons or other legal process and to enter an appearance in and defend or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such relief as the said attorney shall think necessary for protection of the Scheduled Property or rights and to prosecute, discontinue or compromise any such action or proceedings and to prefer appeal against any such judgment or decision of any court or tribunal in any such proceedings.
-
- j) To approach and apply for obtaining the requisite building permission for construction of multi storied residential building complex in the Schedule Mentioned Property to the concerned HMDA authorities or any such specified authority relating thereto and for the said purpose shall sign and verify all such applications, plans, affidavits etc. in respect of proposed construction of the building to be constructed in the Schedule Mentioned Property by the Developers in terms of this Agreement.
 - k) To avail such financial assistance from Banks and financial institutions by way of mortgaging or encumbering the extent of built up areas fallen to the share of the Developers in terms of this Agreement for the purpose of completion of proposed construction of the residential complex in the Scheduled premises.
 - l) To apply to TSPDCL for requirement of electricity connections, to the Hyderabad Metro Water Works and Sewerage Department for water connection, to the drainage department for drainage department or any other Government authority for such connections



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- m) To advertise, to erect its name board, sign board at the site and make publicity about the project for sale in such manner as the Attorney feel necessary to solicit such customers/ prospective purchasers for the purpose of selling the 64%share of constructed areas together with proportionate undivided share of land and amenities fallen to the share of the Developers.
 - n) To give on lease, rent relating to 64%of the constructed units (including staircase, corridors and other common areas) together with 64% of the Car Parking areas provided in the Cellar floor and Ground floor along with Residential Complex to be constructed over the Schedule mentioned property, to execute and register Rental Agreement/s, lease deed/s, to receive rents, security deposit(s) etc. and pass receipts thereof. The sale deed in favour of purchasers of such flats shall be registered and possession delivered only after the owners share is delivered.
 - o) To mortgage 64% of the constructed units (including staircase, corridors and other common areas) together with 64% of the Car Parking area provided in the cellar floor and ground floor along with 64% undivided right and share in the land thereto, during the course of Development or after completion of the said Residential complex and raise loans from Banks and other public and private financial institutions etc. and to execute all the mortgage deeds and other documents, provided that Land Owners shall not be held liable or responsible for any repayment or reimbursement thereof.
 - p) In exercise of the powers conferred herein, every act, deed and things done and executed by the Developers in respect of the Schedule Mentioned Property shall be deemed and construed as if done by the Land Owners and as if they were personally present, done and executed and the same are conclusively binding on the Land Owners.
 - q) That, this General Power of Attorney is Irrevocable under any circumstances.
-

IN GENERAL to do all other acts, deeds, matters and things whatsoever in or above the Scheduled Property and its affairs, either particular or generally describe have amply and effectually to all intents and purposes as the Land Owners could do.

AND GENERALLY to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the DEVELOPERS share in the manner aforesaid, without any restrictions, reservations or conditions.



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AND GENERALLY to sign all letters, correspondence and other documents and to execute and perform any act, deed or thing whatsoever which ought to be done, executed or performed or which in the opinion of the attorney or to be done, executed or performed in or about the Land Owners concerned and engagements of every nature and kind whatsoever lawfully and effectually to all intents and purposes as they could do if they were personally present and did the same it being their intent and desire that all matters and things respecting the same shall be under the full management and directions of the said Attorney AND ALL and whatsoever the said attorney shall lawfully do or cause to be done in or about the Scheduled Property, the Land Owners do hereby for themselves and their heirs, executors and administrators allow to ratify and confirm the same.

And Generally to do all such acts, deeds, matters and things as may be necessary as the Developers shall think fit and proper, notwithstanding no express power or authority in that behalf is hereinabove provided, provided however the same shall be incidental to the powers conferred hereinabove.

And the land owners do 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 Have Fully Conveyed All The Developers Share In Favour Of The Developers / Nominee/S Or In Favour Of The Third Parties As Stated Above.

FOR EFFECTIVELY performing and executing all the matters and things aforesaid, the LAND OWNERS hereby further grant unto the DEVELOPERS full power and absolute authority to substitute and appoint in their place on such terms as they shall think fit, one or more attorney to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint and other/s in place of such attorney as the DEVELOPERS shall, from time to time, think fit and proper.

AND THE LAND 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 LAND OWNERS and the LAND OWNERS undertake to ratify and confirm all and whatsoever that the DEVELOPERS shall lawfully do or cause to be done for the LAND OWNERS by virtue of the power/s herein above

SCHEDULE OF PROPERTY **(Entrusted for Development)**

Item No.1 - All that, the landed property covered by **Survey No. 50@/1** admeasuring **5769 Square Yards** or Ac. 1.07.67 Guntas and **Survey No 51@/1 665.50 Square yards** admeasuring Ac.1-13.17 Gts or 6434.5 Square Yards, Situated at **NEKNAMPUR VILLAGE**, Under Manikonda Municipality, Gandipet Mandal Ranga Reddy District, Telangana State, owned and possessed and belonging to the Land Owner No.1, namely **Sri. B. Prithvi Raj**



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Item No.2 – All that the **Survey No 50@/1** admeasuring Ac.0.21.54 Guntas or 2606.34 Square yards and **Survey No 51@/1** admeasuring **706.50 Square Yards** or Ac. 0.5.84 Guntas, admeasuring **3312.5 Square Yards** or Ac.0-27.37 Gts, Situated at **NEKNAMPUR VILLAGE**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, owned and possessed and belonging to the Land Owner No.2, namely **Sri. B. Heera Lal**.

The above properties mentioned hereinabove as Item Nos. 1 and 2 in totally **admeasuring 80.55 Gunats or 9747 square yards** bounded by:

North : Neighbor's Land.
South : Neighbor's Land and Villas.
East : Owners remaining Land/Lake.
West : Existing Road.

IN WITNESS WHEREOF the above named **LAND OWNERS** and **DEVELOPERS** have signed and executed this Development Agreement cum Irrevocable General Power of Attorney with their own free will, accord and consent and without coercion in the presence of the following witnesses, on the day, month and year first above written at Gandipet Ranga Reddy District, Telangana State.

WITNESSES: -

1) 



LAND OWNER NO.1

2) 



LAND OWNER NO.2



DEVELOPER

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SCHEDULE SPECIFICATIONS

Foundation/Structure	:	Reinforced cement concrete framed Walls structure by ready-mix concrete
Super Structure	:	Good quality table mould clay brick 9"/4.5" thick Single/double walls. Two coat waterproof external plaster. Two coat internal plaster.
Doors	;	Main Door Teak wood frame and teak Wood shutters, S.S Hardware with suitable locking arrangement.
Internal Doors	:	Teak wood frame with commercial Flush shutters with aluminium coated hardware fittings.
Windows	;	UPVC Windows
Flooring	:	Hall, Dining, Bedrooms & Kitchen Vitrified Tiles minimum size of 2'x2' with 4" skirting, Balconies & Utility Ceramic Tiles minimum size of 1'x1', Common Area Stair cased 2'x1' Granite Flooring & Stainless Steel Railing.
Kitchen	:	Polished Black granite top platform with 2' height dado and stainless steel sink.
Shelves	:	Provision for masonry shelves in Kitchen
Toilets	:	Standard Fittings, Standard Sanitaryware, glazed tile dado upto door height and non-skidd flooring tiles.
		Flowguard CPVC piping for water supply supply and Sudhakar PVC pipes for drainage
Painting	:	Internal walls Emulsion paint with luppam finish, based paint for External walls, Main Door polish and Internal Doors Enamel Paint.
Electrical	:	Concealed copper wiring with modular switches 100% safety Main MCB, Three Phase Meter connection and provision of Inverter wiring.
Lift	:	1 Variable frequency drive lifts of 6 passengers of Kone or jhonson





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ANNEXURE – 1-A

- | | | | |
|----|---|-----|---|
| 1. | Description of Building | ::: | Proposed Residential Building Complex on the Part of Open Land bearing in Survey Nos. 50@/1, 51@/1 and 50@/1 AND 51@/1 , Situated at: NEKNAMPUR VILLAGE , Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State. |
| 2. | Nature of Roof | : | R.C.C., |
| 3. | Total extent of site | : | Admeasuring 9747.00 Sq Yds or equivalent to 8134.82 Square Meters, |
| 4. | Proposed Built-up area | : | 4,12,960 Square Feet or Square Meters including parking area. |
| 5. | Party's own estimate for the Construction | : | Rs.45,42,56,000/- |
| 6. | Total Value of the Property | : | Rs.45,42,56,000/- |

Date: 08/11/2021

SIGN. OF THE LANDOWNERS

1. 
2. 

CERTIFICATE

I/We do hereby declare that the above stated particulars are true and correct to the best of my/our knowledge and belief.

SIGN. OF THE LANDOWNERS

1. 
2. 

SIGN. OF THE DEVELOPER



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ತೆಲಂಗಾಣ ಪ್ರಭುತ್ವ
ಪಟ್ಟದಾರು ಪಾಸು ಪುಸ್ತಕ
ಭೂಮಿ ಯೋಜನಾ ನಿರ್ದೇಶನ

ಜಿಲ್ಲಾ: ರಂಗ ರೆಡ್ಡಿ

ದಿವಿಜನ್ : ರಾಜೇಂದ್ರ ನಗರ

ಮಂಡಲಂ: ಗಂಡಪೆಟ್

ಗ್ರಾಮ : ನೆಕ್ ನಾಂಪೂರ್



ಪಾಸ್ ಬುಕ್ ನಂ. :

ಖಾತಾ ನಂ. : 35



1. ಪಟ್ಟದಾರು ಪೆರು ಇಂಟಿಮಿರತೆ: ಪ್ಯರೈರಾಜ್
2. ಲಿಂಗ/ಭರಪುರು : ವೆಂಕಟರಾಂ
3. ಸ್ತ್ರೀ/ಪುರುಷರು : Male
4. ವಿರುನಾಮಾ : ನೆಕ್ ನಾಂಪೂರ್
5. ಕುಲನು : SC
6. ಆಧಾರ್ ಸಂಖ್ಯೆ : XXXXXXXX6296

7. ಪಟ್ಟದಾರು ಸಂತಕಂ ಎಡಮ / ಕುಡೆ ಚೆಲಿ ವೆಲಿಮುರ್ರ
13.11.2020



01



ತಹಶೀಲ್ದಾರ್ ಸಂತಕಂ

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తెలంగాణ ప్రభుత్వము

02

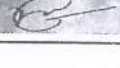
జిల్లా : రంగారెడ్డి

డివిజన్ : రాజేంద్ర నగర్

మండలం : గండిపెట్

గ్రామం : నెక్ నాంపూర్

వ్యవసాయ భూమి వివరములు తేది : 09-01-2019

క్ర.సం.	సర్వే నెం./ సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	51ఆ	0.2500	పట్టాదారుడు	పట్టా	
2	50ఆ	1.3300	పట్టాదారుడు	పట్టా	
పూర్తి విస్తీర్ణము		2.1800			

తెలంగాణ ప్రభుత్వము

తెలంగాణ ప్రభుత్వము

03

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తెలంగాణ ప్రభుత్వం
తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం, Gandipet , రంగారెడ్డి

రిజిస్ట్రేషన్ సారాంశం

బదిలీ చేయబడిన భూమి యొక్క వివరాలు

లావాదేవీ రకం: Gift

పిపిటి నెంబి T05070130009 దాక్యుమెంట్ నెంబి 37/2021
జిల్లా Rangareddy మండలం Gandipet
గ్రామం Neknampur ఖాతా నెంబి 35

క్రమసం	సర్వే నెంబి	విస్తీర్ణం ఉన్నది (ఎం గుంబి)	బదిలీ చేయబడిన విస్తీర్ణం (ఎం గుంబి)	ధర (ఎకరానికి రూబిలో)	మొత్తం లావాదేవీ విలువ (రూబిలో)
1	50ఆ/1	1.2800	0.1600	15000000	6747000
2	51ఆ/1	0.0750	0.0200	15000000	6747000

విక్రేత వివరాలు

పిపిటి నెంబి T05070130009
పేరు పుద్గిరాజ్ ఆధార్ నెంబి xxxxxxxx6296
చిరునామా 8-2-684/3/73,, BANJARA GREEN COLONY ROAD NO 12 HYDERABAD, Hyderabad, తెలంగాణ, Pincod - 500034 తండ్రి / భర్త పేరు వెంకటరాం

లావాదేవీకి ముందు విక్రేత యొక్క పిపిటి

క్రమసం	సర్వే నెంబి	విస్తీర్ణం (ఎం గుంబి)	పొందిన రకం
1	40ఆ	0.3800	వట్టాదారుడు
2	41ఆ	1.0500	వట్టాదారుడు
3	50ఆ/1	1.2800	వట్టాదారుడు
4	51ఆ/1	0.0750	వట్టాదారుడు
5	52ఆ	0.0450	వట్టాదారుడు

లావాదేవీ తర్వాత విక్రేత యొక్క పిపిటి

క్రమసం	సర్వే నెంబి	విస్తీర్ణం (ఎం గుంబి)	పొందిన రకం
1	50ఆ/1/1	1.1200	వట్టాదారుడు
2	51ఆ/1/1	0.0550	వట్టాదారుడు

కొనుగోలుదారు వివరాలు

పిపిటి నెంబి T05070130012
పేరు డి కమలవనర్ ఆఫ్ మనికొండ మూన్సిపాలిటీ గండిపేట్ మండల్ రంగారెడ్డి జిల్లా ఆధార్ నెంబి
చిరునామా MANIKONDA, MANIKONDA, Manikonda (Khalsa), Gandipet, Rangareddy, తెలంగాణ, Pincod - 500089 తండ్రి / భర్త పేరు

లావాదేవీకి ముందు కొనుగోలుదారు యొక్క పిపిటి

క్రమసం	సర్వే నెంబి	విస్తీర్ణం (ఎం గుంబి)	పొందిన రకం
--------	-------------	-----------------------	------------

లావాదేవీ తరువాత కొనుగోలుదారు యొక్క పిపిటి

క్రమసం	సర్వే నెంబి	విస్తీర్ణం (ఎం గుంబి)	పొందిన రకం
1	51ఆ/1/2	0.0200	దానము / బహుమానం
2	50ఆ/1/2	0.1600	దానము / బహుమానం

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తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం, Gandipet , రంగారెడ్డి

రిజిస్ట్రేషన్ సారాంశం

బదిలీ చేయబడిన భూమి యొక్క వివరాలు

లావాదేవీ రకం: Gift

పిపిబి నెంబి T05070130009

డాక్యుమెంట్ నెంబి

38/2021

జిల్లా Rangareddy

మండలం

Gandipet

గ్రామం Neknampur

ఖాతా నెంబి

35

క్రమసంఖ్య	సర్వే నెంబి	విస్తీర్ణం ఉన్నది (ఎంబి గుంబి)	బదిలీ చేయబడిన విస్తీర్ణం (ఎంబి గుంబి)	ధర (ఎకరానికి రూబిల్)	మొత్తం లావాదేవీ విలువ (రూబిల్)
1	50ఆ/1	1.2800	0.0105	15000000	393000

విక్రేత వివరాలు

పిపిబి నెంబి T05070130009

పేరు వృద్ధిరాజ్

ఆధార్ నెంబి

xxxxxxxx6296

చిరునామా 8-2-232, BANJARA GREEN COLONY,
Hyderabad, Telangana, Pincode - 500034

తండ్రి / భర్త పేరు

వెంకటరాం

లావాదేవీకి ముందు విక్రేత యొక్క పిపిబి

క్రమసంఖ్య	సర్వే నెంబి	విస్తీర్ణం (ఎంబి గుంబి)	పొందిన రకం
1	40ఆ	0.3800	పట్టాదారుడు
2	41ఆ	1.0500	పట్టాదారుడు
3	50ఆ/1/1	1.1200	పట్టాదారుడు
4	51ఆ/1/1	0.0550	పట్టాదారుడు
5	52ఇ	0.0450	పట్టాదారుడు

లావాదేవీ తర్వాత విక్రేత యొక్క పిపిబి

క్రమసంఖ్య	సర్వే నెంబి	విస్తీర్ణం (ఎంబి గుంబి)	పొందిన రకం
1	50ఆ/1/1/1	1.1095	పట్టాదారుడు
2	51ఆ/1/1	0.0550	పట్టాదారుడు

కొనుగోలుదారు వివరాలు

పిపిబి నెంబి T05070130012

పేరు డి కమిషనరీ ఆఫ్ మనికొండ మూన్సిపాలిటీ గండిపేట్
మండల్ రంగారెడ్డి జిల్లా

ఆధార్ నెంబి

చిరునామా MANIKONDA, MANIKONDA, Manikonda
(Khalsa), Gandipet, Rangareddy,
Telangana, Pincode - 500089

తండ్రి / భర్త పేరు

లావాదేవీకి ముందు కొనుగోలుదారు యొక్క పిపిబి

క్రమసంఖ్య	సర్వే నెంబి	విస్తీర్ణం (ఎంబి గుంబి)	పొందిన రకం
1	51ఆ/1/2	0.0200	దానము / బహుమానం
2	50ఆ/1/2	0.1600	దానము / బహుమానం

లావాదేవీ తరువాత కొనుగోలుదారు యొక్క పిపిబి

క్రమసంఖ్య	సర్వే నెంబి	విస్తీర్ణం (ఎంబి గుంబి)	పొందిన రకం
1	51ఆ/1/2	0.0200	దానము / బహుమానం
2	50ఆ/1/2	0.1600	దానము / బహుమానం
3	50ఆ/1/1/2	0.0105	దానము / బహుమానం

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14871/2021. Sub Registrar
Gandipet

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Gandipet

NALA Order

Proceedings of the Competent Authority & Tahsildar Gandipet Mandal Rangareddy District

Present: A RAJA SEKHAR

Dated: 12/07/2021

Proedgs. No. 2100556495

Sub: NALA Order

Ref:.

Order:

Sri హీరాలాల్ మోహన్ లాల్ R/o Nekkampur, Gandipet, Rangareddy has applied for conversion of agriculture land situated in Sy.No 51e/1 extent 0.0750 of Nekkampur Village, Gandipet Mandal, Rangareddy 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,
Gandipet
TAHSILDAR & JT. SUB REGISTRAR
Gandipet Mandal, Ranga Reddy Dist

To

Sri హీరాలాల్

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Nekkampur : Gandipet & Rangareddy	51e/1	0.0750	0.0750	

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