

536/2024

తెలంగాణ ప్రభుత్వం  
ధరణి



GOVERNMENT OF TELANGANA  
DHARANI

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

This Development Agreement cum General Power of Attorney is executed on 21 March 2024 by and between:

Sri/Smt./Kumari LOTHUKUNTA JANARDHAN GOUD, S/O BALAIAH, aged 76 years, Occ: Business, R/o.2-212, KONGARA KALAN, Kongara Kalan, Ibrahimpatnam, Rangareddy, Telangana, 501510.  
Hereinafter referred as "LANDLORD"

**AND**

Sri/Smt./Kumari JALLALA LAXMAIAH, S/O IBRAHIM, aged 50 years, Occ: Business, R/o. 6-51, KONGARAKHURDU, Raviryal, Maheshwaram, Rangareddy, Telangana, 501510.  
(Hereinafter referred as " DEVELOPER"

(The terms " Landlord" and " Developer" herein used shall wherever the context so admits mean and includetheir respective heirs, executors, successors, legal representatives administrators and assignees etc)

Whereas the Landlord is the absolute owner and possessor of land admeasuring 0.2800 Ac.Gts, SurveyNumber 49E/1/1/1/1, 48A, situated at Ferozguda Village, Ibrahimpatnam Mandal, Rangareddy District.

Whereas the Landlord has offered to give the above said property which is hereinafter referred to as schedule property on Development basis to the Developer in the ratio of 27% i.e., 73% of the developed area to the Landlord and 23% of the developed area to the Developer.

The Developer has accepted the offer of the Landlord and agreed to take the Schedule property on Development basis for development of a layout to the Developer in the ratio of 27% i.e., 73% of the area to the Landlord and 27% of the area to the Developer.

In pursuance of offer and acceptance both the parties herein have entered into this Development Agreement.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:**

**I. Layout Permission :**

- The Developer shall bear the expenses incurred for obtaining layout permission from HMDA and other Statutory authorities.
- The Landlord shall sign on all applications, plans, affidavits, undertakings, declarations, and any other documents required for obtaining development/construction permission from HMDA.

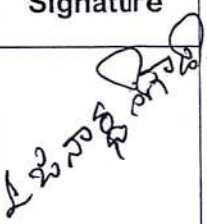
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J. Ravi

## Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.12925.00/- paid between the hours of \_\_\_\_ and \_\_\_\_ on the 7th day of March, 2024 by Sri

Execution admitted by (Details of all LANDLORD/DEVELOPER under Sec 32A):

| S. No. | Code          | Thumb Impression | Photo                                                                              | Address                                                                                                   | Signature                                                                           |
|--------|---------------|------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1      | LL:INDIVIDUAL | Aadhaar Verified |   | LOTHUKUNTA JANARDHAN GOUD, Address: 2-212, KONGARA KALAN, Kongara Kalan, Ibrahimpatnam, Rangareddy, India |  |
| 2      | DL:INDIVIDUAL | Aadhaar Verified |  | JALLALA LAXMAIAH, Address: 6-51, KONGARAKHURDU, Raviryal, Maheshwaram, Rangareddy, India                  |  |

| Identified by Witness: |      |                  |                                                                                     |                                                                              |                                                                                       |
|------------------------|------|------------------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No.                 | Code | Thumb Impression | Photo                                                                               | Address                                                                      | Signature                                                                             |
| 1                      | WIT. | Aadhaar Verified |  | LOTHU KUNTA SRI RAMULU, Address: CHAMPAPET, SAROORNAGAR, RANGAREDDY, 500079, |  |
| 2                      | WIT. | Aadhaar Verified |  | TURURPU JAYARAJU, Address: 2-22, RAVIRYALA, MAHESHWARAM, RANGAREDDY, 501510, |  |

Date  
22 March 2024

Signature Of Registering Officer  
Ibrahimpatnam

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- c. The Landlord shall cooperate with the Developer in submitting the plans and documents with HMDA, for obtaining development permission.
- d. The Developer shall develop as per approved plan.

## II. Statutory Clearances :

- a. The Landlord is alone responsible for obtaining land conversion proceedings excluding payment of land conversion fee to the concerned authorities and any other NOC's required.
- b. The Landlord/ Developer is alone/jointly responsible for obtaining any other relevant statutory permission, conversions that may be required for obtaining construction permission from HMDA.
- c. The Landlord/ Developer shall bear all the relevant fee, charges, deposits required for land conversion proceedings and all other statutory clearances.

## III. Percentage:

- a. The total layout area and plots area in and over the schedule property shall be shared by both the parties along with the proportionate share of land in the ratio of 27% i.e., 73% to the Landlord and 27% to the Developer.
- b. The Developer shall develop the lay out as per the approval plan issued by HMDA.

## IV. Title and possession:

- a. The Landlord hereby declare that they are the absolute owners and possessors of the schedule property and no other person or persons have got any right, title and interest over the same.
- b. The Landlord covenant that the schedule property is free from all encumbrances, mortgages, charges, prior sales, third Party claims etc.
- c. The Landlord is in peaceful, physical Possession of schedule property without any interference or hindrance from any other person or persons
- d. The Landlord shall deliver/has delivered the vacant possession of the schedule property to the Developer.

## V. Indemnity:

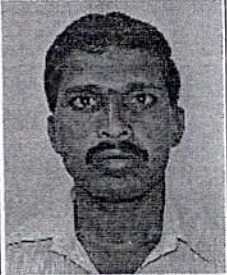
- a. The Landlord has agreed to indemnify the Developer against any loss or damages due to defect in title, family disputes third party claims, prior sales, charge, Mortgage, etc. over the Schedule property.

## VI. Completion of work:

- a. The Developer shall complete the work in all aspects as agreed upon within 18 months from the date of obtaining permission from HMDA and further period of 6 months shall be given as a grace for the valid reasons for finishing works.
- b. The Developer shall bear the expenses incurred towards electricity, water, and watchmen salary during the development period.
- c. The Landlord is not responsible for any loss, defects, claims, workman compensation, etc. during the time of development work and all the claims shall be the sole responsibility of the Developer.

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S. Singh

| E-KYC Details as received from UIDAI: |                                                       |                                                                                                                                                 |                                                                                       |
|---------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| S. No.                                | Aadhar Details                                        | Address                                                                                                                                         | Photo                                                                                 |
| 1                                     | Aadhaar No: XXXXXXXX5640<br>Jallala Laxmaiah          | Jallala Laxmaiah,<br>Address: Jallala<br>Ibrahim, H No 6-51,<br>Kongara Khurd, NA,<br>Rangareddi, INDIA                                         |    |
| 2                                     | Aadhaar No: XXXXXXXX5022<br>Lothukunta Janardhan Goud | Lothukunta<br>Janardhan Goud,<br>Address: S/O L<br>Balaiah Late, NA, NA,<br>NA, Rangareddi,<br>INDIA                                            |    |
| 3                                     | Aadhaar No: XXXXXXXX5325<br>Lothu Kunta Sri Ramulu    | Lothu Kunta Sri<br>Ramulu,<br>Address: S/O: Lothu<br>Balaiah, 17-1-<br>382/V/2/64, vaishali<br>nagar, Saroornagar,<br>K.v. Rangareddy,<br>INDIA |   |
| 4                                     | Aadhaar No: XXXXXXXX5437<br>Turupu Jayaraju           | Turupu Jayaraju,<br>Address: Turupu<br>Maisaiah, H NO 2-22,<br>Raviryala, NA,<br>Rangareddi, INDIA                                              |  |

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

| In the form of                 |                |                                |               |      |       |                                      |                     |       |
|--------------------------------|----------------|--------------------------------|---------------|------|-------|--------------------------------------|---------------------|-------|
| Descripti<br>on of<br>Fee/Duty | Stamp<br>Paper | Challan<br>u/S 41 of<br>Is Act | E-<br>challan | Cash | T-App | Stamp<br>duty u/S<br>16 of Is<br>Act | DD/BC/P<br>ay Order | Total |
| Stamp<br>Duty                  | 0.00           | 0                              | 7875          | 0    | 0     | 0.00                                 | 0                   | 7875  |
| Transfer<br>Duty               | 0              | 0                              | 0             | 0    | 0     | 0                                    | 0                   | 0     |
| Reg Fee                        | 0              | 0                              | 5000          | 0    | 0     | 0                                    | 0                   | 5000  |
| User<br>Charges                | 0              | 0                              | 0             | 0    | 0     | 0                                    | 0                   | 0     |
| PPB<br>Charges                 | 0              | 0                              | 0             | 0    | 0     | 0                                    | 0                   | 0     |
| Mutation<br>Charges            | 0              | 0                              | 0             | 0    | 0     | 0                                    | 0                   | 0     |
| Haritha<br>Nidhi               | 0              | 0                              | 50            | 0    | 0     | 0                                    | 0                   | 50    |
| Total                          | 0.00           | 0                              | 12925         | 0    | 0     | 0.00                                 | 0                   | 12925 |

Total Deficit amount for document is Rs. 0/-.

Rs. 7875 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 5000/- towards Registration Fees on the chargeable value of Rs 787500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2400171584 dated 20-03-2024 of SBIN/.

#### Online Payment Details received from SBI e-PAY

(1). AMOUNT PAID Rs: 12925.00/- DATE: 20-03-2024, BANK NAME: SBIN, BRANCH NAME:, BANK REFERENCE NO: 1394816701, PAYMENT CODE: , ATRN: 5965933450423, REMMITER NAME: JALLALA LAXMAIAH, EXECUTANT NAME: LOTHUKUNTA JANARDHAN GOUD, CLAIMAINT NAME: JALLALA LAXMAIAH.

Date  
22 March 2024

  
Signature Of Registering Officer  
Ibrahimpatnam

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I. To sign the deed of mortgage in respect to 10% of area in favour of HMDA during the plan approval process. Declarations and other documents after completion of and to sign all relevant documents for obtaining Final Layout Permission and to get the mortgaged area released from HMDA

II terms and conditions of the agreement within the stipulated period. If Developer fails to fulfil the conditions, the Landlord has right to cancel the Agreement - cum - Irrevocable G.P.A.

XIII. That one duplicate copy of this development Agreement-cum-Irrevocable General Power of Attorney is registered along with the original and Landlord shall retain duplicate copy and Developer shall retain the original copy

#### SCHEDULE OF PROPERTY

All that land admeasuring 0.2800 Ac.Gts in Ferozguda Village, Ibrahimpatnam Mandal, Rangareddy District, and bounded as follows:

| S.No. | Survey No.  | Extent Transferred (Ac.Gts) | NORTH            | SOUTH            | EAST                          | WEST                  |
|-------|-------------|-----------------------------|------------------|------------------|-------------------------------|-----------------------|
| 1     | 49£/1/1/1/1 | 0.2500                      | SURVEY NUMBER:44 | SURVEY NUMBER:51 | SURVEY NUMBER:NEIGHBOURS LAND | SURVEY NUMBER:48 PART |
| 2     | 48£         | 0.0300                      | SURVEY NUMBER:45 | SURVEY NUMBER:51 | SURVEY NUMBER:49              | SURVEY NUMBER:48      |

IN WITNESS WHEREOF, the LANDLORD and DEVELOPER have set their hands to this Deed with their first above mentioned in the presence of the following free will and sound mind on the day, month and year witnesses.

#### LANDLORD

Signature

Name

LOTHUKUNTA JANARDHAN GOUD

Aadhar Number

xxxxxxx5022

Address

2-212, KONGARA KALAN, Kongara Kalan, Ibrahimpatnam, Rangareddy, Telangana, 501510

#### DEVELOPER

Signature

Name

JALLALA LAXMAIAH

Aadhar Number

xxxxxxx5640

Address

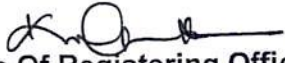
6-51, KONGARAKHURDU, Raviryal, Maheshwaram, Rangareddy, Telangana, 501510

Details of payments of consideration

| S.No. | Date       | Amount | Mode Of Payment | Bank Name | Branch Name | Account Number | IFSC Code | Remarks            |
|-------|------------|--------|-----------------|-----------|-------------|----------------|-----------|--------------------|
| 1     | 20/03/2024 | 520000 | Cash            |           |             |                |           | Refundable Advance |

## Certificate of Registration

Registered as document no. 536 of 2024 of Book1 and assigned the identification number 1-6085-536-2024 for Scanning on 22 March 2024.

  
Signature Of Registering Officer  
(Ibrahimpattam )  
K SRINIVAS

Book1, CS No. 2400146175 & Doct No 536 / 2024 \_ Sheet 4 of 5 Tahsildar & Jt Sub Registrar  
Ibrahimpattam



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भारत सरकार  
GOVERNMENT OF INDIA

లోతుకుంట జనార్ధన్ గౌడ్  
Lothukunta Janardhan Goud  
పుట్టిన తేదీ/DOB: 05/05/1947  
పురుషుడు/ MALE

3965 6504 5022  
VID : 9176 9385 1333 5145

నా ఆధార్ - నా గుర్తింపు

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O ల బాలయ్య లేట్, కంగారకలాన్, హ.నా.2-002,  
జబ్బాపల్లెం, రంగారెడ్డి,  
ఆంధ్ర ప్రదేశ్ - 501510

Address :  
S/O L Balaiah Late, Kongarakalan, h.no.2-  
102, Ibrahimpatnam, Rangareddi,  
Andhra Pradesh - 501510

1947  
1200 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

జల్లాల లక్ష్మయ్య  
Jallala Laxmaiah

పుట్టిన సంవత్సరం / Year of Birth : 1974  
పురుషుడు / Male

4505 8631 5640

ఆధార్ - సామాన్యుని హక్కు

To : Jallala Laxmaiah  
(జల్లాల లక్ష్మయ్య)  
C/O Jallala Ibrahim  
H No 6-51, Kongara Khurd  
Maheshwaram Mandal, Raviryal  
Rangareddi, Andhra Pradesh, 501510

Date: 06/11/2010

Ref No : 06112010-00035

EY 00055850 5 IN

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GOVERNMENT OF INDIA

లోతు కుంట శ్రీ రామలక్ష్మి  
Lothu Kunis Sri Ramulu

పుట్టిన తేదీ/DOB: 12/03/1959  
పురుషుడు / Male

8063 8151 5325

ఆధార్ - సామాన్యుని హక్కు

మూడు సంవత్సరం / Enrollment No. : 1190/82123/03204

To  
Lothu Kunis Sri Ramulu  
లోతు కుంట శ్రీ రామలక్ష్మి  
S/O Lothu Balaiah  
47-1-952N/2/54  
valentia nagar  
beside water storage  
champapet  
Sardarnagar  
Vishalnagar K.V Rangareddy  
Andhra Pradesh - 500076  
9300514302

22/08/2012

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GOVERNMENT OF INDIA

తురుపు జయరాజు  
Turupu Jayaraju

పుట్టిన సంవత్సరం / Year of Birth : 1969  
పురుషుడు / Male

4186 4172 5437

ఆధార్ - సామాన్యుని హక్కు

To  
Turupu Jayaraju  
(తురుపు జయరాజు)  
Turupu Mahesh  
H NO 2-22  
Raviryal  
Maheshwaram Mandal  
Raviryal  
Rangareddi  
Andhra Pradesh - 501510

Date: 22/11/2010

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Ibrahimpattanam



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