



Government of Telangana Registration And Stamps Department

1631/2025

Payment Details - Citizen Copy - Generated on 12/03/2025, 06:20 PM

Receipt No: 1856

Receipt Date: 12/03/2025

SRO Name: 1610 Golconda

Name: **BOMMINENI BHASKAR REDDY**

CS No/Doct No: 1697 / 2025

Transaction: **Development Agreement Cum GPA**

Challan No:

E-Challan No: 827T6C120325

Chargeable Value: 63477000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 12-MAR-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description	Amount Paid By		
	Challan	DD	E-Challan
Registration Fee			100000
Deficit Stamp Duty			635620
User Charges			1000
Total:			736620

In Words: RUPEES SEVEN LAKH THIRTY SIX THOUSAND SIX HUNDRED TWENTY ONLY

**DOCUMENT
RETURNED ON**
17/3/25
S.P.O. GOLCONDA

Prepared By: MDNOMAN

SUB REGISTRAR
GOLCONDA
HYDERABAD (SOUTH)

ORIGINAL

BOOK-2

1631/2025

1697

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SCANNED

తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250312122033958371
Date: 12 MAR 2025, 12:24 PM
Purchased By:
PYREDDY PRASHANTH REDDY
S/o PYREDDY AROGYAM REDDY
R/o HYDERABAD
For Whom
VESSELLA PROJECTS PRIVATE LIMITED

BK 482053

S. RAJAN KUMAR
LICENSED STAMP VENDOR
Lic. No. 16-10-017/2011
Ren.No. 16-10-032/2023
13-2-402 JALI HANUMAN
NEAR RAHIMPURA JHANDA
HYDERABAD
Ph 9849508548

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

This Deed of Joint Development Agreement Cum General Power of Attorney ("Agreement") is made and executed on 12th MARCH, 2025 ("Effective Date") at Hyderabad, between:

SRI. BOMMINENI BHASKAR REDDY, S/o. SRI. GOPAL REDDY, aged about 62 years, Occ: Business, R/o. Villa No. 54, Meenakshi Bamboos, Gachibowli, R.R. District, Telangana (Aadhar No: XXXX XXXX 1895) (PAN: AAFPB1658L).

(Hereinafter referred to as "LANDOWNER" which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his legal heirs, executors, administrators, successors, representatives, assigns, nominees and agents);

Vessella Projects Pvt Ltd

Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Golconda 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 7 and 7 on the 12th day of MAR, 2025 by Sri Bommineni Bhaskar Reddy

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	Aadhar No XXXXXXXX6863 NAME: PYREDDY PRASHANTH REDDY C/O PYREDDY AROGYAM REDDY IBRAI IIM BAGH, HYDERABAD, TELANGANA, 500031	 PYREDDY PRASHANTH REDDY II [1610-1-2025-1697] PYREDDY PRASHANTH REDDY(R)VESSELLA PROJECTS PRIVATE LIMITED	 <i>Prashanth</i>
2	EX	Aadhar No XXXXXXXX1895 NAME: BOMMINENI BHASKAR REDDY C/O GOPAL REDDY GACHIDOWLI, SERILINGAMPALLY, K.V. RANGAREDDY, TELANGANA, 500032	 BOMMINENI BHASKAR REDDY: [1610-1-2025-1697] BOMMINENI BHASKAR REDDY S/O. GOPAL REDDY VILLA NO.85, MEENAKSHI BAMBOOS, GACHIBOWLI,, R.R.DIST.	 <i>Bhaskar</i>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX4645 NAME: BEGARI SURESH BABU S/O BEGARI ANAND Vijayawada (Urban), N. T. R, Andhra Pradesh, 520003	 B.SURESH BABU:12/03/2025, [1610-1-2025-1697] B.SURESH BABU 4-107/16, PRASHANTH NAGAR COLONY, RAJENDRA NAGAR, R.R.DIST	 <i>Suresh</i>
2	Aadhar No: XXXXXXXX0315 NAME: NALALAVEERAKANTI RAVIKUMAR S/O NALALAVEERAKANTI NARASIMHA Sanathnagar, Hyderabad, Telangana, 500018	 N.V.RAVI KUMAR:12/03/202 [1610-1-2025-1697] N.V.RAVI KUMAR 13-9-14, PANDU RANGA NAGAR, SANATH NAGAR, HYDERABAD	 <i>Ravi</i>

12th day of March, 2025

Biometrically Authenticated by
SRO NEMMIKANTI SRINIVASULU
on 12-MAR-2025 18:32:41

Signature of Sub Registrar
Golconda

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AND

VESSELLA PROJECTS PRIVATE LIMITED, (Pan Card No. AAJCV8374N) a private limited company registered under the provisions of Companies Act, 2013 with corporate identity number U68100TS2023PTC180060 and having its Registered Office at 1st Floor, East Block, Cyber Meadows, Kondapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana -500084. Represented by its Authorized Signatory: **SRI. PYREDDY PRASHANTH REDDY, S/o.SRI. PYREDDY AROGYAM REDDY**, aged about 38 years, Occ: Business, R/o. Villa No.255A, Vessella Meadows, Ibrahimbagh, Golconda, Hyderabad, Telangana. (Aadhar No. XXXX XXXX6863) (Pan Card No.AVCP7502K).

(Hereinafter referred to as "**DEVELOPER**" which expression shall mean its successors-in-interest, permitted assigns, and administrators).

The LANDOWNER and the Developer shall collectively be referred to as **Parties** and individually as **Party**.

WHEREAS:

- A. Sri. Bommineni Bhaskar Reddy, i.e., the Landowner herein became the sole and absolute owner of house bearing Municipal No.**9-5-1/194**, on land admeasuring **5203 Sq. Yards** in Survey No.**194** of Ibrahimbagh Village, Golconda Mandal, Hyderabad District, Telangana, having Purchased the same vide registered **SALE DEED** dated 27.07.2017 bearing Document No.**3305 of 2017** in the office of Sub-Registrar, Golconda from Sri. K. Parmesh Reddy and 6 others.
- B. The said house on land extent of 5203 Sq. Yards is referred to as the **Schedule Property** and is described in detail in the **Schedule** hereto.
- C. The Developer is a company involved in the business of real estate construction and development. The Developer's team has a rich experience of developing residential villas/apartments and commercial projects.
- D. The Developer has approached the Landowner with a proposal to develop the Schedule Property by clubbing the Schedule Property with the adjacent lands into a residential project consisting of villas.
- E. The LANDOWNER and the Developer have entered into discussions and have agreed that the Developer shall undertake the development of the Project with respect to Schedule Property on the terms and conditions set out in this Agreement.

Vessella Projects Pvt Ltd




Director

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	635620	0	0	0	635720
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	736620	0	0	0	736720

Rs. 635620/- 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. 63477000/- was paid by the party through E-Challan/BC/Pay Order No .827T6C120325 dated .12-MAR-25 of ,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 736670/-, DATE: 12-MAR-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6704357860137, PAYMENT MODE: CASH-1001138, ATRN: 6704357860137, REMITTER NAME: PYREDDY PRASHANTH REDDY, EXECUTANT NAME: BOMMINENI BHASKAR REDDY , CLAIMANT NAME: VESSELLA PROJECTS PRIVATE LIMITED).

Date:
12th day of March, 2025

Signature of Registering Officer
Golconda

Certificate of Registration

Registered as document no. 1631 of 2025 of Book-1 and assigned the identification number 1 - 1610 - 1631 - 2025 for Scanning on 12-MAR-25 .

Registering Officer
Golconda
(N Srinivasulu)

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THE PARTIES AGREE TO THE FOLLOWING:

1. Definitions and construction:

- a. In this Agreement, unless the context otherwise requires:
- (i) **"Agreement"** shall mean this Agreement including all its annexure, recitals, schedules and terms and conditions.
 - (ii) **"Force Majeure"** shall mean any act of God, war, pandemic, civil disturbance, strike, breakdown or interruption of infrastructure, non-availability of cement, steel or other construction materials, or any law, rule, notification or regulation of the State or Central Government, or any other circumstances beyond the reasonable control of a Party.
 - (iii) **"HMDA"** means the Hyderabad Metropolitan Development Authority.
 - (iv) **"GHMC"** means the Greater Hyderabad Municipal Corporation.
 - (v) **"Maintenance Charges"** means the maintenance charges payable by each Landowner or villa owner to the Developer or owners' association to be established by the Developer, but does not include; (a) the charges for actual consumption of utilities including electricity, water which shall be charged based on actual consumption on monthly basis or such other periods as specified by the maintenance agency; (b) Infrastructure Charges as set out in this Agreement; and (c) any statutory payments, taxes etc. with regard to the Project.
 - (vi) **"Project"** shall mean the proposed residential villa project to be developed by the Developer on the Schedule Property by clubbing the Schedule Property along with the adjacent lands.
 - (vii) **"Sanctioned Plan"** shall mean the plan for the Project as approved by the Hyderabad Metropolitan Development Authority and shall include the building permissions to be obtained from the relevant statutory authority.

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- b. Unless the context otherwise requires in this Agreement:
- (i) the use of words importing the singular shall include the plural and masculine shall include feminine gender and vice versa;
 - (ii) reference to any law shall include such law as from time to time enacted, amended, supplemented or reenacted;
 - (iii) reference to the words "include" or "including" shall be construed without limitation; and
 - (iv) reference to this Agreement, or any other agreement, deed or other instrument or document shall be construed as a reference to this Agreement or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.

2. **Development of the Schedule Property:**

- a. The Landowner entrusts the Schedule Property to the Developer, for the construction and development of the Project.
- b. The Landowner hereby grant, assign, convey, transfer, deliver, and contribute to Developer all the development rights, title, and interest of whatever kind accrued to Landowner on the Schedule Property and the Project, together with all benefits, privileges, goodwill and all rights to sue for past, present and future including but not confined to the villas/saleable area/built-up area falling to it.
- c. The Developer agrees to develop the Schedule Property at its own cost and expense and with the resources at its command, by construction of the Project as the Developer may deem fit, after obtaining the necessary permissions under the existing building rules from the concerned authorities.
- d. The Landowner hereby delivers the vacant and physical possession of the Schedule Property to the Developer on the date of this Agreement, for the development of the Project.



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- e. The Landowner shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Landowner make do acknowledge, execute and perform all such future and/or other lawful and reasonable acts, deeds and things whatsoever for further better or more perfectly and absolutely assuring the rights hereby granted unto the Developer; and execute all documents, papers, forms and authorizations that may be necessary for securing, completing, or vesting in Developer full rights in consequence of this Agreement.
- f. The Landowner explicitly, irrevocably and unconditionally authorize and grant specific power of attorney to the Developer to take necessary steps to get the required permissions/ relaxations/ exemptions and clearances for this Project, including No Objection Certificate from the Irrigation Department, Airports Authority of India/ Civil Aviation Department, Layout Approvals, Building Plan Approvals etc. and do all other acts and deeds as may be required to be undertaken by Developer for successful completion and delivery of the Project, on behalf of the Landowner.

3. Allotment of the Saleable Area and Supplementary Agreement:

- a. The Landowner and Developer shall be entitled to a share of **50%** and **50%** respectively in the Project and the Schedule Property.
- b. In terms of the said Agreement thereof, the Developer as the Developer/Promoter of the Project by virtue of this Agreement, is hereby lawfully empowered to collect all sale receivables or any statutory taxes including GST from the Purchasers or Landowner that is/are levied/will be levied against the construction services provided to them from time to time
- c. The Landowner and the Developer shall enter into a Supplementary Agreement in relation to the allotment of the villas after obtaining permissions from the HMDA/GHMC. The villas shall be allotted in the Project on a mutually agreeable basis.

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4. Representations and Obligations of the Landowner:

- a. The Landowner declares that he is the absolute owner and physical possessor of the Schedule Property.
- b. The Landowner has delivered the possession of the Schedule Property to the Developer, free of all encumbrances and obstructions, for the purposes contemplated in this Agreement. The Developer shall, from the date of execution of this Agreement, enter upon the Schedule Property as contemplated in this Agreement to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works shall be continuous and irrevocable. The Landowner will not interfere in the development of the Schedule Property in any manner.
- c. The Landowner represents that he has handed over the originals of the title deeds in respect of the Schedule Property, including linked documents, which establish his rights, title and interest to the Schedule Property in order to enable the Developer to obtain the requisite approvals from the appropriate authorities as well as raising any funding/loan/financial assistance as per Clause 6 of this Agreement. The Developer shall ensure that the said original documents are kept in safe custody. The Landowner shall be entitled to access such original documents upon written intimation to the Developer Subject to consent of lenders/financiers.
- d. The Landowner expressly and unconditionally authorize, and appoint the Developer as their attorney to submit applications to, and negotiate and liaise with, the Government, HMDA, GHMC, Revenue, ULC and other authorities, for permissions to develop the Project, on behalf of the Landowner. The Landowner authorises the Developer to apply for the Sanctioned Plan and other permissions required for development of the Project. For this purpose, the Landowner agrees to give statements, applications, and presentations when necessary, to enable the Developer to obtain the requisite permissions, including the Sanctioned Plan.



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- e. The Landowner covenants, represents and warrants that:
- (i) The Landowner has been in continuous, peaceful and physical possession of the Schedule Property without any hindrance, impediment etc., whatsoever and that the Schedule Property is free from all encumbrances and that it has a clear marketable title of the Schedule Property.
 - (ii) The Landowner has not entered into any agreements of sale, lease, development, or any other agreement and that it has not created any mortgage or charge or any other encumbrances on the Schedule Property in favor of any financial institution or to any third party.
 - (iii) The Landowner is entitled to enter into this Agreement with the Developer and has full rights and authority to sign and execute the same.
 - (iv) The Schedule Property constitutes the independent property of the Landowner and there are no claims from any other person.
 - (v) The Landowner is in peaceful possession and enjoyment of the Schedule Property and there are no tenants including protected tenants.
 - (vi) There is no legal impediment for the LANDOWNER to hold or sell the Schedule Property under any law including the Urban Land (Ceiling & Regulation) Act, 1976.
 - (vii) The Schedule Property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act, 1977 (Act 9 of 1977) and that the said property does not belong to, and is not under mortgage to, the Government or its agencies or undertakings.
- f. The Landowner hereby confirms and declares that the land use and other related categorization of the Schedule Property is fit and suitable in all respects for developing the Project.



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- g. In the event of the Developer paying any refundable deposits to the HMDA/GHMC and other concerned authorities in the course of the development of the Schedule Property, the Developer shall be entitled to the refund of such deposit in its own name, and the Landowner shall not have any claim on the same.
- h. The Landowner will be responsible for payment of all arrears of taxes, including property tax, electricity bills, and water charges in respect of the Schedule Property till the date of this Agreement, and shall be responsible to clear dues of any claims that may arise in future, for the period preceding this Agreement.
- i. The LANDOWNER shall be solely responsible and liable for clearing, if any, any claims, disputes etc. in relation to the Schedule Property and the Developer shall not have any responsibility or liability for the same and any settlement of such disputes shall fall to the account of the Landowner only. In the event the developmental works are in any manner affected as a result of any such interference or disputes by third parties, the Landowner shall be responsible for clearing the same, at their cost, and the time period for completion shall be automatically extended for such period.

5. Obligations of the Developer:

- a. The Developer shall be solely responsible to obtain all the requisite permissions and exemptions from the Governmental and statutory authorities, including approvals of Sanctioned Plan. The Developer shall do so at its own cost and in the name of the Landowner. The Developer shall not call upon the Landowner to pay or contribute to the fund required for the development of the Project, except as otherwise set out in this Agreement.
- b. In the event of the Parties mutually agreeing to provide for any additional/extra infrastructure or any superior specifications to the Project in addition to the specifications contained in Schedule A, to satisfy the requirement of prospective purchasers, such extra/additional costs shall be incurred for providing the same and shall be borne by the Landowner and the Developer respectively in proportion to their respective entitled share of constructed areas in the Project.



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- c. The Developer shall be solely responsible for expeditious and proper execution of the Project and obtain completion/occupancy certificate.
- d. The Developer shall be responsible and liable to the Government, Municipality, RERA and other authorities concerned and to the purchasers or acquirers of the saleable area in the Project.

6. **Mortgage:**

- a. The Developer, during the process of development of the Schedule Property, shall be entitled to raise resources in the form of funding/loan/financial assistance from a bank, non-banking financial institution or any other financial institution, by creating a mortgage or charge on the entire Schedule Property. The Landowner covenant to cooperate in this regard at the request of the Developer. However, only the Developer shall be responsible for repayment of such loans and the Landowner shall in no way be responsible for the repayment of the same. The Landowner shall, however, furnish the required documents.
- b. In so far as mortgage of the area to the HMDA/GHMC is concerned for obtaining sanctions as per relevant rules and regulations, only the Developer is liable to mortgage the areas falling to its share.

7. **Specific conditions for development of the Project:**

- a. The development of the Project shall be at the discretion of the Developer and the development shall be carried out in a most efficient manner.
- b. The Developer shall provide the specifications as set out in **Schedule A** hereto for the Project.
- c. The Developer entitled to sell, transfer, and allot the villas, common areas, common amenities and other areas in the proposed Project without any consent of the Landowner.
- d. It is agreed that the Developer alone shall be responsible and liable for the development of the Project and for the workers employed. The men and material to be deployed at the construction site shall be under the absolute control of the Developer. The LANDOWNER shall not have any liability in respect of any claims arising out of or relating to the construction activity.



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- e. The Landowner authorizes the Developer to make statements, file affidavits, report in all proceedings before any statutory authority including HMDA/GHMC, Water Works Department & Sewerage Board, T.S. Transco for obtaining the necessary sanctions, permissions and approvals etc. for the Project, on behalf of the Landowner.
- f. The Landowner is responsible to settle the objections, if any, received with reference to the approvals or a public notice about the proposal for the Project, limited to the ownership rights.

8. Completion and Handover:

- a. The Developer agrees and undertakes to handover the Project within 72 months from the date of obtaining the HMDA/GHMC permissions, along with an additional grace period of 6 (Six) months (**Development Period**). The handover of the villas is not linked to the Developer obtaining an occupancy certificate or completing the Project in its entirety.

The Developer shall not be liable for any delay in the construction if such delay is caused by an act of Force Majeure or due to any reasons beyond the control of the Developer, which in any manner restricts or prevents the Developer from undertaking its obligations under this Agreement. It is further agreed that delay caused by any of the factors above shall be excluded from the Development Period.

- b. Upon completion of the construction of the villas, the Developer shall issue a notice in writing to the Landowner intimating about the completion of the construction of the villas and call upon the Landowner to take possession of the villas. If the Landowner do not take possession of the villas within a period of 15 days from the date of the notice, the delivery of possession of the villas is deemed to have been completed and the Developer shall not have any further liabilities in respect of the said villas. From such date, the respective Landowner and/or any persons claiming through them shall be liable for payment and maintenance of the villas, including payment of Maintenance Charges.

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9. **Owners' Welfare Association, Infrastructure Charges, Club House, Corpus Fund, Maintenance Charges:**

- a. The Landowner (with respect to the villas retained by it on the date of the handover or completion of the project, whichever is earlier) or the purchasers of the villas from the share of the Landowner shall become a part of the association to be formed by the Developer for proper upkeep and maintenance of the common facilities and common areas for the residential buildings in the Project (**Owners' Welfare Association**), in accordance with the provisions of the Real Estate Regulation and Development Act, 2016.
- b. The Landowner (with respect to the villas retained by it on the date of the handover or completion of the project, whichever is earlier) or the purchasers of the villas from the share of the Landowner shall be entitled to use the common amenities and areas and shall be subject to the same restrictions as the other villa owners in the residential buildings in the Project.
- c. The Landowner shall ensure that the purchaser of the villas (if applicable) becomes a member of the Owners' Welfare Association and that such purchaser abides by the bye-laws of the Owners' Welfare Association in all respects. Appropriate conditions shall be incorporated in the transaction documents to be executed between the such Landowner and the purchaser.
- d. The Developer shall provide **Club House** and amenities in the Project such as swimming pool, gym, indoor function hall etc. All villa/apartment owners, including the purchasers, shall automatically become members of this Club House and are entitled to avail the Club House facilities as per bye-laws of the Association to be formed among all villa owners in the Project. A one time membership fee for the Club House and a one year user charges shall be collected from the purchasers prior to the handover/registration or completion of the project of the unit. The date of payment of this Club House membership fee and one year usage charges by the purchasers shall be intimated by the Developer. The Landowner and Developer shall collect the amounts from their respective purchasers (and with respect to the villas/apartments retained by them) and deposit the same with the Developer.

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- e. It is hereby agreed by the Parties to float a **Corpus Fund** for the entire Project which is payable by the ultimate purchasers (and the Landowner or the Developer with respect to the villas/apartments retained by any of them) prior to the execution of the Sale Deeds. The Corpus Fund shall be fixed at **Rs.5,00,000/- (Rupees Five Lakhs Only)** of plotted area, and such fund shall be paid to Developer and the Developer shall further handover the said amount to the Owners' Welfare Association without any interest and whenever the Owners' Welfare Association is ready to take up the maintenance, the same will be utilized to meet capital expenses to be incurred for repairs and replacement of the major items relating to the common amenities such as generators, motors, water pumps, common lawns/open areas, laying of roads, pipelines, club house equipment, etc. If at any point, such said amount is not sufficient to meet such expenditure, the deficit required shall be contributed by all the villa owners in the same proportion in which they contribute the monthly maintenance charges. The date of payment of this Corpus Fund by the villa owners/occupants shall be intimated by the Developer. The Landowner and the Developer shall collect this Corpus Fund from their respective purchasers (and with respect to the villas retained by them) and deposit the same with the Developer.
- f. After completion of the project and handing over of the villas, the purchasers/occupants of the Project shall pay the proportionate **Monthly Maintenance Charges** to the Developer during the initial period and subsequently to the Association formed among the owners of the villas, to meet the expenses for day-to-day regular maintenance of the common amenities of the Project and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance. The start date of this maintenance period and the amount to be contributed by the villa owners/occupants shall be intimated by the Developer. This amount shall be paid for a period of 12 months, and the charges for these 12 months shall be paid upfront before handover/registration of the villa. The monthly maintenance charges payable during the period of 12 months shall be fixed by the Developer, and if the maintenance period by the Developer is extended, the Developer shall revise the maintenance charges. The Landowner and the Developer shall collect this maintenance charges from their respective purchasers (and with respect to the villas retained by them) and deposit the same with the Developer. It is further agreed between the Parties that, the Maintenance Charges shall be non-refundable and no such additional amount with respect to the Maintenance Charges shall be levied upon the Landowner. The Developer shall not be liable to show any such accounts with respect to the Maintenance Charges to the Landowner.

Vessella Projects Pvt Ltd

Director

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- g. It is further agreed between the Parties that, if the Landowner requires any additional specifications or exercises a preference with respect to the allocation of the villas to the Landowner, the LANDOWNER shall be charged as per the applicable premium set out in the Supplementary Agreement.

10. **Payment of Taxes, Stamp Duty, Registration Charges and Other Duties:**

- a. The LANDOWNER or prospective purchasers of villas in the Project from the LANDOWNER shall bear and pay the Goods and Services Tax or any applicable taxes as levied by the authorities, including in respect of the developmental works and services provided by the Developer under this Agreement. The Landowner shall be liable to pay the income tax and capital gains tax arising out of the transaction contemplated under this Agreement.
- b. The cost of stamp, registration fees and other incidental charges of the villas shall be borne and paid by the prospective purchasers of the respective parties herein.
- c. Any liability on/of the LANDOWNER herein towards any Income Tax or tax on capital gains consequent to any agreements entered into in relation to the Schedule Property shall be the responsibility of the Landowner and the Developer shall not bear any responsibility of the same. Similarly, any liability on/of the Developer towards any income tax consequent to any of the agreements entered into in relation to the Schedule Property shall be the responsibility of the Developer, and the Landowner does not bear any responsibility for the same.
- d. The stamp duty to be incurred in relation to this Development Agreement shall be borne by the Landowner.

11. **Miscellaneous:**

- a. Notwithstanding any other term of this Agreement, the Landowner and the Developer shall be responsible solely towards any tax liability (including Goods and Services Tax) for sale of the individual villas falling to their shares respectively in favour of prospective purchasers or any other taxes as may be applicable as per applicable law. The Landowner shall also be liable for payment of any goods and services tax that is applicable towards the developmental works and services provided by the Developer under this Agreement.

Vessella Projects Pvt Ltd



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- b. The Developer shall undertake and execute the Project in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the applicable rules therein.
- c. The Parties agree that this Development Agreement-cum-General Power of Attorney is irrevocable.
- d. If any provision of this Agreement is held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Law, such provision or part shall to that extent be deemed not to form part of this Agreement, and the legality and enforceability of the remainder of this Agreement shall not be affected.
- e. No modification, amendment or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by each of the Parties.
- f. This Agreement constitutes and represents the entire agreement between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, negotiations, brochures, format of legal papers or any marketing materials, and discussions, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.
- g. If any term of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining terms shall not be affected or impaired.
- h. This Agreement and the obligations of the Parties in this Agreement may not be assigned to any third party, without the written consent of both Parties.
- i. This Agreement herein shall not be construed as creating any agency, partnership, joint venture or other form of joint enterprise between the Parties.

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12. **General Power of Attorney:**

- a. The LANDOWNER hereby expressly appoint, constitute and nominate the Developer, i.e., **M/s VESSELLA PROJECTS PRIVATE LIMITED**, as his lawful attorney to carry out, execute and perform any one or all of the following lawful acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property on behalf of the LANDOWNER:
- i) To enter into, execute Agreements to Sell / Sale Deeds, Agreement to / of lease, and / or other contracts, agreements, deeds of conveyance or documents that may be required to transfer by way of sale or otherwise in any manner deemed fit by the Developer, the Developer's share of the saleable or built up area (together with the undivided share in the land) in favour of itself (*i.e.* in favour of the Developer), intending purchasers, and/or other persons nominated by the Developer, conveying the Developer's share in whole or in parts and/or in an undivided manner and /or the accretions thereon, and/or rights thereto;
 - ii) To present all such agreements/deeds of sale or any other conveyances in respect of the Developer's share for registration before the concerned Sub-Registrar / District Registrar having jurisdiction, and admit execution thereof;
 - iii) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the Developer's share;
 - iv) To hand over physical possession of the Developer's share to the concerned purchaser/s, lessee/s, licensee/s etc.;
 - v) For appointing contractors, civil engineers, architects, consultants, etc. as desired by the Developer;

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- vi) To appear for and represent before the concerned Development Authority, and Municipality, HMDA/GHMC/Gram Panchayat, TCPDCL and/ or other state/private power distribution/supply companies, Gram panchayat Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of the Project on the Schedule Property and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;
- vii) To appear for and represent before revenue authorities, town planning authorities, and urban development authority in connection with any of the matters connected with the Schedule Property;
- viii) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent the Owners before any or all authority/ies set out in clauses hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer;
- ix) To apply for and obtain the financial assistance and loans from banks and financial institutions by creating an encumbrance or security interest over the Project and the Schedule Property.

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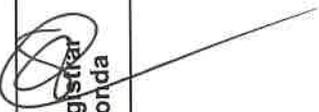
- x) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project, from the concerned authorities;
 - xi) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;
 - xii) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court or before any Tribunal, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings and also to present any Memorandum of Appeal, to accept service of summons, notices, and other legal processes, enforce judgment, execute any decree or order, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as attorneys think fit and proper and to adjust, settle all accounts, to refer to arbitration all disputes and differences, to compromise cases, to withdraw the same, to be non-suited and to receive delivery of documents or payments of any money or monies from any court, office or opposite party either in execution of decree or order or otherwise as they shall think fit and proper; and do all acts, deeds and things, that may be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof; and
 - xiii) And generally, to do all such acts, deeds, matters and things as may be necessary as the Developer shall think fit and proper, notwithstanding that no express power or authority in that behalf is hereinabove provided, provided however, the same shall be incidental to the powers conferred hereinabove.
- b. For effectively performing and executing all the matters and things aforesaid, the Landowner hereby further grant unto the Developer full power and absolute authority to substitute and appoint in their place on such terms as they shall think fit, one or more attorneys 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 any other/s in place of such attorney as the Developer shall, from time to time, think fit and proper.

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- c. The Power of Attorney so executed shall be irrevocable and cannot be revoked by the Landowner in whatsoever manner. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the Landowner. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney are irrevocable and cannot be unilaterally cancelled.
- d. The Landowner hereby agrees that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the Developer has fully conveyed all the Developer's share in favour of the Developer/nominee/s or in favour of the third parties as stated above. Subject to fulfillment of all the conditions under this Agreement, The Landowner do hereby agrees that all acts, deeds and things lawfully done by the Developer shall be construed as acts, deeds and things done by the Landowner and the Landowner undertake to ratify and confirm all and whatsoever that the Developer shall do.

13. **Governing Law and Dispute Resolution:**

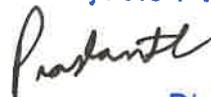
- a. This Agreement shall be governed by the laws of India. The courts of Hyderabad shall have exclusive jurisdiction in connection with any dispute arising under this Agreement between the LANDOWNER and the Developer.
- b. Any dispute, failing amicable resolution, shall be referred to and finally resolved by arbitration to be conducted in accordance with the Arbitration and Conciliation Act, 1996. The arbitration shall be conducted in English by a sole arbitrator who shall be mutually appointed by the Landowner and the Developer. The seat, venue and place of arbitration shall be Hyderabad, India. Any award made by the arbitrator shall be binding on the parties.

14. **Refundable Security Deposite :**

The Developer shall pay the Land owner a Refundable Security Deposit of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** which shall be returned to the Developer upon completion of the project, handing over of the villas and Settlement of all accounts between the Developer and Land Owner to their Mutual satisfaction.



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SCHEDULE OF PROPERTY

ALL THAT the House Bearing Municipal No.9-5-1/194, (PTIN NO.1210900412), LAND admeasuring **5203 Sq. Yards**, in SURVEY NO.194, Situated at: **IBRAHIMBAGH VILLAGE, GOLCONDA MANDAL, HYDERABAD DISTRICT, TELANGANA**, within the GHMC Ward No.9, Block No. 5 and bounded by:

NORTH :: Nala.
SOUTH :: Survey No. 192.
EAST :: Survey No. 193 & Nala.
WEST :: Survey No. 195.

- | | | |
|---|---|--|
| 1) Nature of Roof | : | R.C.C. |
| 2) Total extent of site | : | 5203 Sq. Yards. |
| 3) Built up area of Particulars | : | 100 Sq. Feet-A.C.C.
(Demolished Structure). |
| 4) Proposed Built up area | : | 38945 Square Feet. |
| 5) Party's Own estimate of Market value of the Building | : | Rs.6,35,52,000/- |

CERTIFICATE

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



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Therefore, the Parties are executing this DAGPA on the Effective Date, in the presence of witnesses:



For and on behalf of the LANDOWNER:
BOMMINENI BHASKAR REDDY

Vessella Projects Pvt Ltd



Director

For and on behalf of the Developer:
VESSELLA PROJECTS PRIVATE LIMITED

WITNESSES:

1. 

2. 

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ANNEXURE-A
Specifications and List of Amenities

Specifications :

1. Foundation & Structure:

- RCC Framed structure with red brick /aerocon blocks /fly ash/ solid block masonry.
- Floor to ceiling clear height of 12'

2. Plastering:

- Internal : Sand faced cement plaster finish
- External: Double coat cement plastering

3. Flooring:

- Italian Marble in foyer, living, family and dining area
- Laminated flooring in bed rooms and Home theatre
- Vitrified/Ceramic tiles for toilet floor and walls
- Anti-skid flooring for balconies
- Ceramic tile flooring with dado for domestic staff room

4. Toilets:

- Pressure tested CPVC Piping for internal water lines ,PVC piping for internal
- Drain/sewage line and shaft plumbing systems
- Water efficient sanitary ware and CP fittings of premium make like grohe/duravit/kohler or equivalent to ensure saving in potable water

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- Provision for exhaust fans in toilets and kitchen
- Granite counter for wash basin in all toilets

5. Plumbing system:

- Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure
- External Sewage plumbing lines and rain water piping in PVC
- Water treatment plant and solid waste management
- Rain water recharge system
- R.O. water provision for each villa separately

6. Doors and windows:

- Main Door: Teak wood frame and shutter with polyurethane finish as per approved design
- Internal Door: Hard wood frame and flush shutter with polyurethane finish as per approved design
- Door Hardware : Hafele/Yele/Dorma or equivalent
- Windows and French doors: UPVC frame with toughened glass sliding/casement/fixed shutters
- Magnetic/concealed door stoppers for main door and all bed rooms

7. Paint:

- External: two coats of acrylic exterior emulsion paint with texture finish as per approved design.
- Internal: two coats of acrylic premium emulsion paint over smooth putty finish



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8. Electrical fixture:

- Wires: fire retardant low smoke wire of reputed make (Finolex/RR kable/Lapp or equivalent)
- Switches: Modular switches of reputed make(Legrand /Schneider/Panasonic or equivalent)
- Power distribution: Through underground cabling
- Power quality: Regulated power to the entire complex along with surge suppressors
- Backup power: 100% back up with DG sets
- Individual earthing system for villas
- Metering: Both normal and DG power metered through energy meter. Other systems viz. water metering system for water usage

9. Security Network:

- CC TV cameras in identified common areas and club house with monitoring and recording from security/maintenance room
- Boom barriers with long range readers at entry and exit for tenant's unobstructed movement
- Solar powered security fence on compound wall

10. Communication Net work:

- Telephone points in all bed rooms and living area
- Intercom facility throughout the property
- Broadband connectivity to all bed rooms/living area
- TV Provision in all bed rooms and living area with DTH connectivity
- Wi-Fi connectivity in Club house

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11. Landscaping:

- Professionally planned executed landscape

12. Elevator:

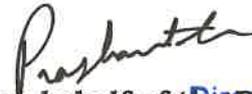
- Provision for MRL/ hydraulic lift will be made

Therefore, the Parties are executing this Agreement on the Effective Date, in the presence of witness:



For and on behalf of the LANDOWNER:
BOMMINENI BHASKAR REDDY

Vessella Projects Pvt Ltd



For and on behalf of the Developer:
VESELLA PROJECTS PRIVATE LIMITED

WITNESSES:

1. 

2. 



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google.com/maps/place/17°22'42.6"N+78°22'39.6"E/@17.3785095,78.3750001,7.30m/data=!3m1!1e3!3m1!1s30m2!1s17.3785095!1s78.3776557!1s-ew2/enk...

17°22'42.6 N 78°22'39.6 E

Restaurants Hotels Things to do Transit Parking Pharmacies

17°22'42.6"N 78°22'39.6"E
12.378510, 78.377655

Directions Save Nearby Send to phone Share

99HH-C32 Hyderabad, Telangana

Add a missing place

Add your business

Add a label

Your Maps activity

Vessella Meadows Rd
Shankarappa Ji Hyderabad Rd
Tarameti Baradar Report
Vessella Projects Pvt Ltd

Shashant

Poojanth Director

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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 827T6C120325 	
Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	PYREDDY PRASHANTH REDDY
PAN Card No	AAJCV8374N
Aadhar Card No	
Mobile Number	*****150
Address	HYDERABAD
Executant Details	
Name	BOMMINENI BHASKAR REDDY
Address	HYDERABAD
Claimant Details	
Name	VESELLA PROJECTS PRIVATE LIMITED
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	HYDERABAD
SRO Name	GOLCONDA
Amount Details	
Stamp Duty	635620
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	736670
Total in Words	Seven Lakh Thirty Six Thousand Six Hundred Seventy Rupees Only
Date(DD-MM-YYYY)	12-03-2025
Transaction Id	6704357860137
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

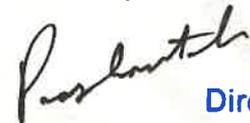


Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 827T6C120325 	
Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	PYREDDY PRASHANTH REDDY
PAN Card No	AAJCV8374N
Aadhar Card No	
Mobile Number	*****150
Address	HYDERABAD
Executant Details	
Name	BOMMINENI BHASKAR REDDY
Address	HYDERABAD
Claimant Details	
Name	VESELLA PROJECTS PRIVATE LIMITED
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	HYDERABAD
SRO Name	GOLCONDA
Amount Details	
Stamp Duty	635620
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	736670
Total in Words	Seven Lakh Thirty Six Thousand Six Hundred Seventy Rupees Only
Date(DD-MM-YYYY)	12-03-2025
Transaction Id	6704357860137
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.



Vessella Projects Pvt Ltd



Director

Toll Free No for Enquiries : ☐ 1800 599 4788

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REGISTRATION & STAMPS DEPARTMENT Government of Telangana

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Registration & Stamps Department Government of Telangana	
Remitter / SRO / District-Registrar Details	
Name	PYREDDY PRASHANTH REDDY
Mobile Number	9298011150
Challan Number	827T6C120325
PassCode	9derC

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