

SCANNED
ORIGINAL 006116.892/2023

p.No. 38/2023

dt 31-10-23

For Stamp Attended

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

SI. NO. 1552 DATE: 30/10/2023, RS. 100/-
NAME OF THE PURCHASER: Veer Pray Walith
S/O. W/O. D/O. Mr. Veer Pray Walith
R/O. Hyderabad
STAMP FOR WHOM: Mr. V.R. Datta Developers.

M.R. AZ 186849

M. RAJASHEKAR GOUD
STAMP VENDOR L.NO.17-08-023/2020
RENEWAL NO.17-08-079/2023
SADASIVPET (T & M), SANGAREDDY DIST.
CELL NO.9542428624.

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY is made and executed on this the 31st day of October 2023 at Sadasivpet, by and between :

SRI ANEEL KUMAR @ V. ANEEL KUMAR GOUD, S/o Late Veeramallaiah Goud @ Veera Malla Goud, aged about 76 years, Occupation : Retd. Employee, R/o. H.No.1-8-385, 386, Soap Factory Lane, Street No.10, Lane-4, Near Venkateswara Temple, Chikkadpally, Hyderabad, T.S. Present Residing at H.No.1-14, Nandikandi Village, Sadasivpet Mandal, Sangareddy District, Telangana State. Aadhar No.5987 8738 4380.

Hereinafter be referred to as the Party of the **"FIRST PART / LAND OWNER"** which term shall mean and include all his legal heirs, successors-in-interest, agents, representatives and Power holders, executors. Administrators, etc.,


R. Datta

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Sadasivpet 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 31st day of OCT, 2023 by Sri Annet Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb
1	CL			SRI VEER PRAJWALITH(R/M/S VR INFRA DEVELOPERS HYDERABAD.	
2	CL			SRI RAGULAPALLY NARESH(R/M/S VR INFRA DEVELOPERS HYDERABAD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature/Ink Thumb
2			THAJUDDINQ R/O SADASIVPET	
1			MD. RAFFIQ R/O HYDERABAD	

31st day of October, 2023

Signature of Sub Registrar
SadasivpetBiometrically Authenticated by
SRO MOHAMMED
on 31-OCT-2023 16:25:36**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	416610	0	0	0	416710
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	517610	0	0	0	517710

Rs. 416610/- 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. 41660500/- was paid by the party through E-Challan/BC/Pay Order No. 757FBX301023 dated 30-OCT-23 of UB/IN/

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A N D


M/s. VR INFRA DEVELOPERS, (Regd. No.886 of 2023) having its office at H.No.1-10-125/44/1A, Mayuri Marg, Begumpet, Balanagar, Medchal Malkajgiri District; **represented by its Managing Partners :**

1. **SRI VEER PRAJWALITH, S/o Late Veer Anand Kumar**
Aged about 46 years, Occ : Business
R/o HIG-II, Block-6, Flat-16, APHB, Baghlingampally, Hyderabad
Aadhar No.2564 1286 9925.
2. **SRI RAGULAPALLY NARESH, S/o Late R. Yadagiri**
Aged about 37 years, Occ : Business
R/o H.No.1-10-125/44/1A, Mayuri Marg, Begumpet, Hyderabad
Aadhar No.5480 2286 6204.

Hereinafter be referred to as the "**PROMOTERS/DEVELOPERS/ MANAGING PARTNERS**" which term shall mean and include all their heirs, executors, administrators, legal representatives, successors-in-interest, nominees etc., of the **SECOND PART**.

WHEREAS the Party of the **First Part** is the absolute owner of the lands covered by Survey No.35, admeasuring Ac. 6.0400 gts., and Sy. No.33/3, admeasuring Ac.3.1500 gts., totally admeasuring Ac.9.18 gts., situated at Nandikandi village and Gram Panchayat, Sadasivpet Mandal, Sangareddy District (hereinafter referred to as schedule property) for brevity, which is more clearly described in the schedule annexed hereunder, and the party of the first part having Pattedar Pass Book No. T09220180187, Khatha No.259 issued by the Tahsildar, Sadasivpet.

WHEREAS the Party of the First Part/ Owner has also approached the competent authorities and after completion all the legal formalities has obtained the NALA Order vide Proceedings No.2300339170, dated 24-05-2023 issued by the Tahsildar and Joint-Sub-Registrar, Sadasivpet for the land in Survey No.35/2 and 33/3/1 admeasuring Ac.8.3300 gts., situated at Nandikandi village and Gram Panchayat, Sadasivpet Mandal, Sangareddy District besides the party of the first part has also obtained DTPC approved Layout from Nandikandi Gram Panchayat vide C.No.16481/2106/2023/H, Ref.No.2106 of PS, Nandikandi G.P. vide TLP No.167/2023/H for the above said property.





..3..

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 517680/-, DATE: 30-OCT-23, BANK NAME: UBIN, BRANCH NAME: , BANK REFERENCE NO: 2039965185212, PAYMENT MODE: NB-1001138, ATRN: 2039965185212, REMITTER NAME: VEER PRAJWALITH AND OTHERS, EXECUTANT NAME: ANEEL KUMAR, CLAIMANT NAME: VEER PRAJWALITH AND (OTHERS)

Date:

31st day of October, 2023

Signature of Registering Officer
Sadasivpet

This document admitting Execution made through pri vat Attendance on 8/11/2023 between 9 to 10 PM at Nandikuruvillu.

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Signature of S/o. veeramallaiiah

S/o. veeramallaiiah

Goud @ veera malla Goud Retel Employee
Rlochikkadpally, Hyderabad.

MDTAJODDIN

MDTAJODDIN

S/o md. Mahenuddin

Rlo Sadasivpet

MD: [Signature]

S/o Late md. Siddique

Rlo Hyderabad

SUB-REGISTRAR
SADASIVPET

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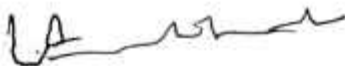
WHEREAS the Developers are carrying on the business in Real Estate and Development of Farm lands, Horticulture Lands providing infrastructural facilities for the Farm Lands and Horticulture lands as builders and developers.

WHEREAS the Parties of the Second Part/Developers have approached the Party of the First Part and expressed their desire to develop the land by making plots according to the approved layout, sanction conditions and to sell the same to prospective purchasers. After due negotiations between them both the parties have decided to proceed ahead with the proposal and the Party of the First Part has agreed to give permission to take possession of the lands Survey No.35/2 admeasuring Ac. **5-33** gts., out of Ac.6.03 gts., and Sy. No.33/3/1 admeasuring Ac. **2.00** gts., out of Ac.3.15 gts., **totally admeasuring Ac.7.33 gts.**, situated at **Nandikandi** village and Gram Panchayat, Sadasivpet Mandal, Sangareddy District to the Party of the Second Part/Developers, who have agreed to develop the land into marketable plots as per the terms and conditions of this agreement.

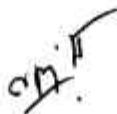
Both the parties have agreed to enter into this Development Agreement-cum-GPA on the following terms and conditions.

NOW THIS DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY WITNESSETH AS UNDER

1.The Party of the **First Part** is the absolute owner of the lands covered by Survey No. **35/2**, admeasuring Ac. 5-33 gts., out of Ac.6.03 gts., and Sy. No.**33/3/1**, admeasuring Ac.2.00 gts., out of Ac.3.15 gts., totally admeasuring Ac. **7.33** Gts, situated at **Nandikandi** Village and Gram Panchayat, Sadasivpet Mandal, Sangareddy District, herein after referred to as Schedule property.



2





One Copies has been drawn
Registered Along with...

Sub-Registrar
Sadasivpet

580801 amount of duty including
Transfer Duty U/s. 41 of U.S. Act 1987 and Rs.
towards Regd. fees on the charitable value of
Rs. 47468200 by the party
W/s. D. Y. S. T. J. 14/11/23
Dated 14/11/2023 at S.H. Sangareddy Br.

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8921
Sub Registrar
Sadasivpet

Register as document

No. 8921 of 2023 (1944 S.E.)

Number 1708 8921 of 2023

Date 03/11/2023

Sub-Registrar
Sadasivpet



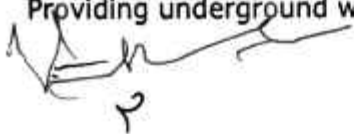
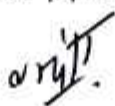
2. That the Party of the First Part/ Owner has already completed legal formalities and obtained the NALA Order vide Proceedings No.2300339170, dated 24-05-2023 issued by the Tahsildar and Joint-Sub-Registrar, Sadasivpet for the land in Survey No.35/5 and 33/3/1

admeasuring Ac.8.3300 gts., situated at Nandikandi village and Gram Panchayat, Sadasivpet Mandal, Sangareddy District besides the party of the first part has also obtained DTCP approved Layout from Nandikandi Gram Panchayat vide C.No.16481/2106/2023/H, Ref.No.2106 of PS, Nandikandi G.P. vide TLP No.167/2023/H for the above said property.

3. That in consideration of development of the schedule property, i.e., land in Sy. No.35/5 admeasuring Ac.5.33 gts., the developer is entitled for **40%** of the developed plots out of the land belonging to the party of the first part and the party of the first part is entitled for **60%** of the developed area belonging to their respective extents. Subsequently the schedule property i.e., land in Sy. No.33/3/1 admeasuring Ac.2.00 gts., the developer is entitled for **40%** of the developed plots out of the land belonging to the parties of the first part and the party of the first part is entitled for **60%** of the developed area belonging to his respective extents.

4. That the Landlord/first part shall hereby issues Permission to take possession of the schedule property by the developers/second part in the form of physical delivery of possession of schedule property, who shall develop the same land into residential plots as per the DTCP approved layout terms and conditions by providing the following amenities

- (a) Formation of main road as per standards
- (b) Providing of electrical power lines to each and every plot in the layout with required electrical transformers
- (c) Fixing of curb stones on both sides of all the roads
- (d) Providing underground drainage pipe line and connecting the same to septic tank constructed in the Layout for that purpose;
- (e) Providing underground water pipe line as per DTCP norms.




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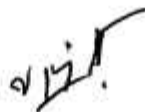
(f) Sufficient tree plantation shall be provided for greenery for selling the same in favour of the third parties/prospective purchasers;

5. That the developers/second part solely shall bear all expenditure that will be required for the development, approximately Rs. 600/- (Six Hundred only) per square yard for the entire schedule property. The landlord/first part shall not be sought to contribute any amounts towards such development activities.

6. That it is specifically agreed by the parties that, time shall be essence of the present DAGPA and that the second part hereby agrees to complete the entire development activity within nine months (9 months) from the date of execution of the present Development Agreement-cum-GPA. However for seeing unwarranted situations which may arise in completion of the Development activity, a grace period of three [3] months is permitted to the developers for completion of the development activity.

7. That the Developers/second part shall complete the development activity strictly as per the layout had been sanctioned by the concerned authorities and without their being any sort of deviation. The first part/owner shall not be held responsible for any action that shall be initiated by the Government authorities for violation of layout plan or any such kind of similar violations.

8. That towards the understanding that is arrived by and between the first part and second part regarding the manner in which the developed area has to be divided between them i.e., **60%** of developed plotted area to the owner/first part and **40%** of the developed plotted area to the developers/ second part which the specific plot numbers shown below that are allotted to owner and developers are demarcated clearly so as to avoid any sort of misunderstanding in future.



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9. It is also agreed that the said sharing ratio of **60% : 40%** in Sy. No. **35/5**, and sharing ratio of **60% : 40%** in Sy. No. **33/3/1**, of

developed plotted area between owner/first part and Developers/second part shall include all sort of plots. None of the party shall seek right over plots which are primly situated and both parties shall arrive to strike balance as far as sharing of the plotted area is concerned.

10. It is agreed by the owner/first part that the developers/ second part shall be at liberty to resort to publicity/advertisement of the layout in whatever form it is without seeking any further permission from the first part/owner.

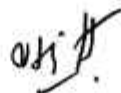
11. That the owner/landlord covenants that he has got free, marketable and subsisting title over the said land and no other person or persons have got any right, title or interest in the same, and the same is also free from encumbrances, mortgages or any other charges. In the event of any defect in title found over the said land, the owner/landlord shall indemnify the developers/second part or their nominees or the prospective purchaser/s.

12. The party of the second part/Developers have right to appoint architects, surveyors, Engineers, contractors or other persons as may be necessary in connection with the development of the property shown in the schedule property.

13. That the party of the first part and Second Part has agreed to pledge or mortgage the plots required by the local authorities in their Proportionate share of Both the Parties as security for approval of layout.



2






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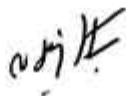
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Sadasivpet

14. The party of the first part hereby declare that he is the only owner and in enjoyment of the property shown in the schedule given below, except he, no other person/s have any sort of rights, title or interest whatsoever in nature in respect of the property entrusted for development that in consideration of the party of the first part having granted irrevocable right to the party of the second part/developers to develop the property and that shall not interfere with the possession of the party of the second part/ developers and shall not interfere in development works of the party of the second part/developers.

15. The party of the first part hereby declare that the property entrusted for development is clear and clean from all aspects and free from all types of encumbrances, such as mortgages disputes, loans, liens, prior agreements of sales, court orders and attachments, litigations etc., if any found, the parties of the first part shall make good of the loss to the party of the second part/developers against all such losses and damages that may be incurred in the said regard.

17. The Developers shall lay the B.T. passages in the schedule property and erect electrical polls on abutting to the passages and will provide common power i.e., transformer to the entire schedule property and the internal power connection have to be obtained by the respective owners.

18. That the party of the first part shall provide all the relevant documents and clear all the outgoing taxes payable to the various authorities and they are also responsible to resolve any boundary disputes with the neighbour owners. If the Developers are prevented from doing any developmental activity due to any dispute or any litigation arising in respect of the whole or part of the schedule property notwithstanding the developers will complete the project after resolving the dispute within a sufficient reasonable time.





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19. That the party of the first part and the Developers and their successors-in-interest will enjoy the common amenities and infrastructural facilities without any hindrance or interference and without claiming any exclusive rights over the common amenities and infrastructural facilities.

20. That both the parties have agreed that they may enter into any supplementary agreement in continuation with this Development Agreement in furtherance of the terms and conditions agreed in this Development Agreement-cum-GPA.

21. That the land affected by this document is not an assigned land within the meaning of Telangana Assigned Lands (Prohibition of Transfers) as defined in Section 2(1) Act 9 of 1977 and it does not belong to and is not under mortgage to Government or their Agencies/undertakings.

22. The party of the second part/developers shall develop the land into residential plots in the schedule mentioned property in accordance with the plans/revised plans sanctioned by the concerned authorities and shall not deviate from them in any manner subject to such variations as are beneficial and permissible and whole making changes with reference to allocation of spaces for various uses including landscaped areas, open spaces and commitment to the Government and the parties of the first part shall cooperate with the party of the second part/developers for the said purpose.

23. The party of the second part/developers borne by the escalation of the cost of development or labour charges and the party of the first part shall no way liable for the same.


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24. The common facilities and services like roads, common parking area, drainage, water supply, electricity and other properties for the common enjoyment in the residential colony shall rest jointly in the owners of the various plots. The maintenance expenditure which shall mean and include the repairs and replacements of the common areas and facilities like water, drainage, electricity, bore wells, tanks pumps, sumps and for the general upkeep for the colony shall be borne by the owners confirming parties also with the other owners of the plots in the residential colony, through the owners association.

25. The party of the second part/Developers shall be entitled to obtain advances against the sale of their share of plots while development is in progress and receive considerations from the prospective purchasers and they can enter into agreement of sale/s only but sale the same absolutely after allocation specific plots to them only.

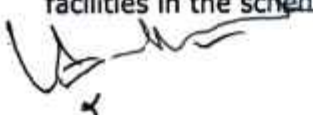
26. If any dispute arises out of this Development Agreement, the same shall be settled by the parties through arbitration under the provision of the arbitration and conciliation Act 1996 and each party nominating one arbitrator and if necessary will appoint an umpire. The venue of the arbitration shall be at Sangareddy District.

The owner i.e., party of the first part do hereby constitute the Developers **M/s. VR INFRA DEVELOPERS, (Regd. No.886 of 2023)** having its office at H.No.1-10-125/44/1A, Mayuri Marg, Begumpet, Balanagar, Medchal Malkajgiri District; **represented by its Managing Partners :**

1. **SRI VEER PRAJWALITH, S/o Late Veer Anand Kumar**
Aged about 46 years, Occ : Business
R/o HIG-II, Block-6, Flat-16, APHB, Baghlingampally, Hyderabad
Aadhar No.2564 1286 9925
2. **SRI RAGULAPALLY NARESH, S/o Late R. Yadagiri**
Aged about 37 years, Occ : Business
R/o H.No.1-10-125/44/1A, Mayuri Marg, Begumpet, Hyderabad
Aadhar No.5480 2286 6204

as his lawful attorneys to do the following acts, deeds and things in respect of the schedule property as under:

- a) To complete the agreed developmental activities and infrastructural facilities in the schedule property.


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R. D. Dand



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- b) To appoint advocate/s and to sign vakalat and to verify pleadings
- c) To initiate legal proceedings both civil and criminal and to defend us in all civil and criminal courts;
- d) To engage or appoint any technical person/s and skilled labour and for providing the required and necessary services, and to obtain the power connection from the competent authorities and also other authorities.
- e) To deal with area fallen to their share as mentioned in Schedule property by executing an agreement of sale/s, but sale deed/s, mortgage to the local bodies after allocation of specific plots to them only.
- f) To represent before all the State/Central Govt. offices and Departments, such as HMDA Planning, Town planning, Gram Panchayat, Municipality, Revenue and police etc.,
- g) In general to do all other acts, deeds, and matters whatsoever which are necessary for the compliance of the terms and conditions of this Development Agreement-cum-GPA and the parties of the first part will affirm and ratify whatever the act and things done by the said Attorney.

SCHEDULE OF THE PROPERTY

ALL THAT agricultural landed property covered by Survey Nos. **35, 33/3**, admeasuring as follows:

Sy. No.	Extent
35/ 2	Ac.05-33 Gts. Or 28193.00 Sq. Yards.
33/3/1	Ac.02-00 Gts. Or 9680.00 Sq. Yards.
Total	Ac. 07-33 Gts. Or 37,873.00 Sq. Yards.

Situated at **Nandikandi** Village and Gram Panchayat, Sadasivpet Mandal, Sangareddy District and bounded by :







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892, Sadasivpet

SURVEY NO.35/D, ADMEASURING AREA Ac.5-33 GUNTAS OR 28193.00

SQ. YARDS :

North : Neighbours Land.
 South : Owners Land.
 East : 12'.0" Wide Passage.
 West : Land of Amarnath Reddy.

SURVEY NO.33/3/1, ADMEASURING AREA Ac.2-00 GUNTAS OR 9680.00

SQ. YARDS :

North : Owners Land.
 South : National Highway Road No.65.
 East : Neighbours Land.
 West : Neighbours Land.

RULE – (3) THE MAIN MARKET VALUE STATEMENT

SY. NO.	VILLAGE.	RATE PER .	EXTENT.	TOTAL VALUE.
35/ D	NANDIKANDI VILLAGE,	RS.1100/-	28193.00	Rs.3,10,12,300/-
33/3/1	SADASIVPET MANDAL,	RS.1700/-	9680.00	Rs.1,64,56,000/-
	SANGAREDDY DIST.			
	T.S.	TOTAL	37873.00	Rs.4,74,68,300/-

The Parties Estimation Value for the Proposed development of site is Rs.2,27,23,800/- i.e., Rs.600/- Per Sq. Yard.

IN WITNESS WHEREOF both the first and second parts of the first part **OWNER** and the second part i.e., **DEVELOPERS** herein have signed this deed of Development Agreement-cum-General Power of Attorney hereby mutually agreed and executing this deed without any force, coercion and undue influence or misrepresentation after having fully understood the contents of this agreement on the day, month and year afore mentioned in the presence of the following witnesses at Sadasivpet.

WITNESSES:

1. M D TAJUDDIN
2. MD: B

OWNER/1ST PART

(1)

(2)

PROMOTERS/DEVELOPERS 2ND PART



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02

తెలంగాణ ప్రభుత్వము

జిల్లా : సంగారెడ్డి




డివిజన్ : సంగారెడ్డి

మండలం : సదాశివపేట

గ్రామం : సందికంపి

వ్యవసాయ భూమి వివరములు

తేది: 30-06-2018

క్ర.సం.	సర్వేసం./ నట్ డివిజన్ సెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
✓ 1	35	6.0300	అనువంశికము	పట్టా	
✓ 2	33/3	3.1500	అనువంశికము	పట్టా	
✗ 3	304/బ	1.1500	అనువంశికము	పట్టా	
మొత్తం విస్తీర్ణం		10.3300			

01



తెలంగాణ ప్రభుత్వము
ప్రజాసేవ విభాగం
భూమి విభాగం, హైదరాబాద్

జిల్లా : సంగారెడ్డి

డివిజన్ : సంగారెడ్డి

మండలం : సదాశివపేట

గ్రామం : సందికంపి

పొసబ్ నెం. :



ఖాతా నెం. : 259



1. పట్టాదారు పేరు ఇంటిపేరుతో : అప్పటి కుమార్ : పేరుమల్లా గార్
2. తండ్రి / భర్త పేరు : Male
3. స్త్రీ / పురుషుడు : సందికంపి
4. దియబాము : BC-B
5. రుబము : XXXXXXXX4380
6. జిల్లా నెంబ్బ : XXXXXXXX4380
7. పట్టాదారు నింతకం ఎదురు / మరే తరీఖ వలెముద్ర



తహశీల్దార్ నింతకం




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

NALA Order

Proceedings of the Competent Authority & Tahsildar Sadasivpet Mandal Sangareddy District

Present: ROKATI MANOHAR CHAKRAVAR PADMA RAO

Dated: 24/05/2023

Proedgs. No. 2300339170

Sub: NALA Order

Ref:

Order:

సీ ఆఫీస్ కుమార్ వీరప్పన్ గారి R/o Nandikandi, Sadasivpet, Sangareddy has applied for conversion of agriculture land situated in Sy.No 35/5, 33/3/1 extent 8.3300 of Nandikandi Village, Sadasivpet Mandal, Sangareddy 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,
Sadasivpet
Sadasivpet, Sangareddy.

To

Sri ఆఫీస్ కుమార్

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Nandikandi, Sadasivpet & Sangareddy	33/3/1	3.0000	3.0000	
2	Nandikandi, Sadasivpet & Sangareddy	35/5	5.3300	5.3300	



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**Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Sadasivpet**

NALA Summary

Details of Converted Land

Type of transaction : NALA

PPB No. T09220180187

District Sangareddy

Village Nandikandi

Mandal

Sadasivpet

Khata No.

259

S.No.	Survey No.	Extent Held (In Ac.Gts.)
1	35/5	5.3300
2	33/3/1	3.0000

Pattadar Details

PPB No. T09220180187

Khata No.

259

Name

అనీల్ కుమార్

Aadhaar Number

XXXXXXXX4380

Address

1-8-385, 386, SOAP FACTORY LANE,
STREET-10, LANE-4, NEAR
VENKATESWARA TEMPLE,
CHIKKADAPALLY, MUSHEERABAD,
Musheerabad, Musheerabad, Hyderabad,
Pincode - 500020, Mobile No - 9908189040

Father's / Husband's Name

విద్యానంద్

PPB of Pattadar before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	33/3/1	3.0000	అనుబంధము
2	35/5	5.3300	అనుబంధము

PPB of Pattadar after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
-------	------------	------------------	---------------

Tahsildar & Jt. Sub Registrar Office,

Sadasivpet

Sadasivpet

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C NO: 16481/2106/ 2023 /H
REF NO 2106 OF PS NANDIKANDI G.P

T.L.P. No.161/ 2023 / H

N

CAUTION:
THIS LAYOUT IS LEGALLY VALID ONLY ON ITS RELEASED APPROVAL BY THE
CONCERNED GRAMPANCHAYAT UNDER SECTION 133B, TELANGANA
PANCHAYAT RAJ ACT, 2013 AND 16.5.2018. AS COMMENCED WORK
G.O. Ms No 22 806 & NO 21 1424 2018 AND UNDER RULE 11 (1) OF G.O. Ms No
RD. DT. 28.03.2002 ON FULFILLMENT OF ALL LAYOUT CONDITIONS AND
TRANSACTIONS PRIOR TO THE ABOVE (14.12.2024).

NANDIKANDI GRAM PANCHAYAT EXTRACT OF VILLAGE MAP

SITE U/R



REFERENCE:

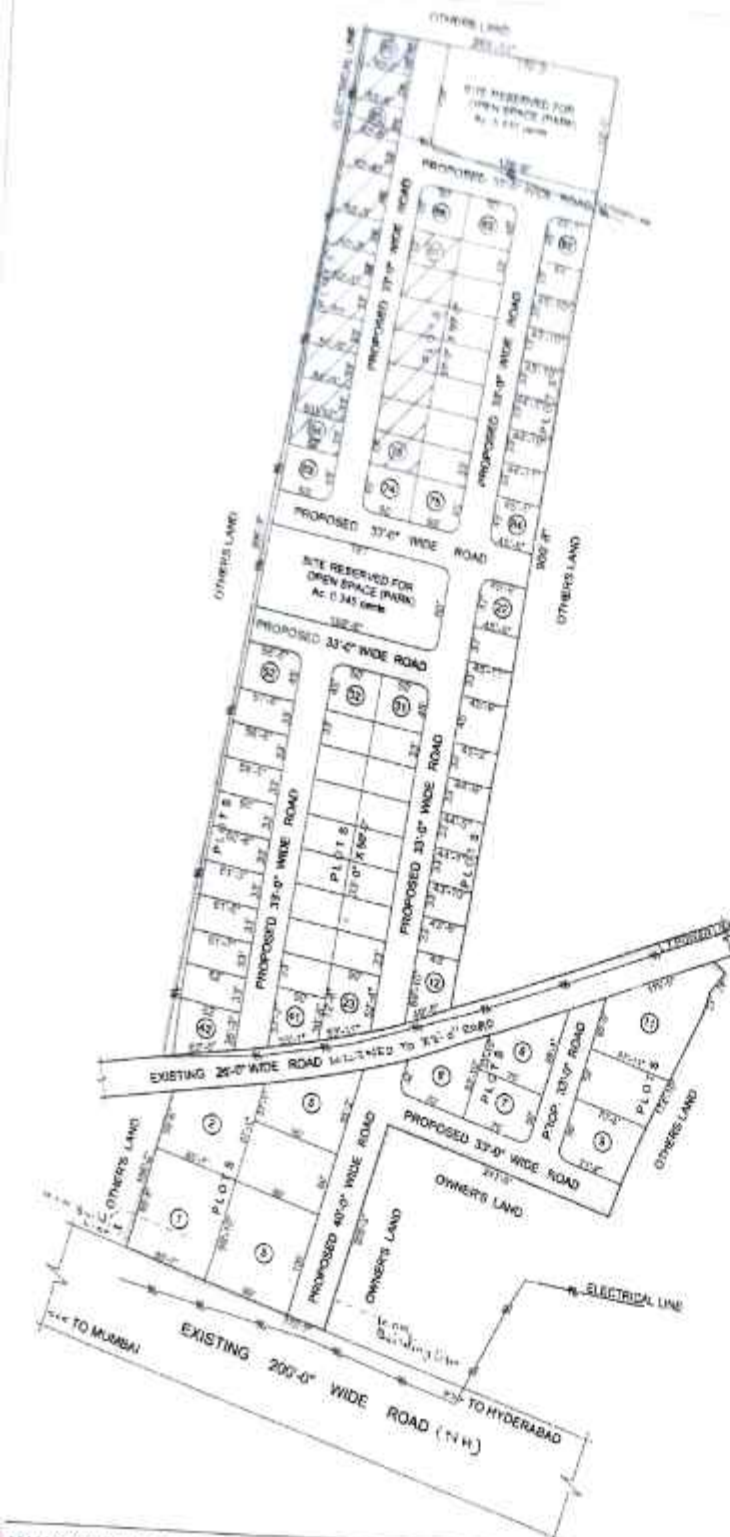
LAYOUT BOUNDARY
EXISTING ROADS
PROPOSED ROADS



AREA STATEMENT:

LAYOUT AREA	AC 7.825 CENTS	37872.00 SQYDS
SITE RESERVED FOR OPEN SPACE (PARK) (10%)	AC 0.782 CENTS	3794.85 SQYDS
ROADS AREA (26.24%)	AC 2.210 CENTS	10296.40 SQYDS
PLOTTED AREA (61.76%)	AC 4.833 CENTS	23381.72 SQYDS
MORTGAGE AREA (15.64%) (FROM PLOT NOS 54 TO 65 AND 67 TO 73)	AC 0.700 CENTS	3699.14 SQYDS
NO. OF PLOTS	82	

NOTE:-
THE BUILDING PERMISSION FOR THE PLOT NO'S 63 SHALL NOT BE PERMITTED UNTIL AND UNLESS THE L.T ELECTRICAL LINE TO BE SHIFTED ALONG THE PROPOSED ROADS.



NANDIKANDI GRAM PANCHAYAT

DRAFT TECHNICAL LAYOUT PATTERN FOR RESIDENTIAL PLOTS IN SY. NO. 33/P & 35/P SITUATED AT NANDIKANDI GRAM PANCHAYATH, SADASIVPET MANDAL, SANGAREDDY DISTRICT.

SCALE = 1" = 100'-0"

[Signature]
16/07/2023
DEPUTY DIRECTOR

[Signature]
16/07/2023
JOINT DIRECTOR

[Signature]
11/7/2023
ADM

[Signature]
16/07/2023
T.P.A

[Signature]
16/07/2023
DIRECTOR OF TOWN & COUNTRY PLANNING
GOVT. OF TELANGANA, HYDERABAD



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Sadasivpet

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భారత ప్రభుత్వ ప్రాథమిక గుర్తింపు సంస్థ

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సంఖ్య / Enrollment No.: 1080/20038/02526

03/12/2017

To
Aneel Kumar
అనిల్ కుమార్
S/O. Veera Mallah Goud
1-8-385,386
Soap Factory Lane, Street-10, Lane-4
Near Venkateswara Temple
Chakradapally
Musheerabad
Musheerabad (delivery) Hyderabad
Andhra Pradesh - 500020
9905189040



KL054098820DF

5409882



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

5987 8738 4380

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అనిల్ కుమార్
Aneel Kumar



జన్మ సంవత్సరం / Year of Birth: 1947
పురుషుడు / Male

5987 8738 4380



ఆధార్ - సామాన్యుని హక్కు

స్థావర సంఖ్య / PERMANENT ACCOUNT NUMBER
ADOPK6938N



నామ / NAME
ANEEL KUMAR

తండ్రి నామ / FATHER'S NAME
VEERAM / LAIAH GOUD

జన్మ తేదీ / DATE OF BIRTH
23-02-1947

జనరల్ సైన్ / SIGNATURE

చీఫ్ అండ్ డిప్యూటీ చీఫ్ ఆఫీసర్
Chief Commissioner of Income-tax, Andhra Pradesh



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భారత ప్రభుత్వం
Government of India



వియర్ పరశ్ వలీత్
Veer Prajwalith

పుట్టిన తేదీ/Year of Birth: 1977
పురుషుడు / Male



2564 1286 9925

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం ప్రత్యేక గుర్తింపు సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: వియర్ అనంద్ కుమార్
హిగ్ 2 బి-6 ఎఫ్-16
బి కలనీ, బాగ్లింగంపల్లి
ముషేరాబాద్, న్యూ నాల్కంట్
ప్రదేశ్, 500044

Address: S/O: Veer Anand
Kumar, hlg 2 b-6 f-16, A P H
B colony, Baghlingampally,
Musheerabad, Hyderabad,
New Nallakunta, Andhra
Pradesh, 500044

2564 1286 9925

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in



భారత ప్రభుత్వం
Government of India



రాగులపల్లి నరేష్
Ragulapally Naresh
పుట్టిన తేదీ / DOB: 12/01/1985
పురుషుడు / MALE



5480 2286 6204

मेरा आधार, मेरी पहचान



భారత ప్రభుత్వం ప్రత్యేక గుర్తింపు సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: లాల్ రాగులపల్లి నరేష్ కుమార్
హిగ్ 1 బి-6 ఎఫ్-16
బి కలనీ, బాగ్లింగంపల్లి
ముషేరాబాద్, న్యూ నాల్కంట్
ప్రదేశ్, 500044



5480 2286 6204

1947

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VEER PRAJWALITH

ANAND KUMAR VEER

15/12/1977

Permanent Account Number

AEMPV9012K



15/12/1977

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AQDPR2883H



नाम / Name

RAGULAPALLY NARESH

पिता का नाम / Father's Name

RAGULAPALLY YADAGIRI

जन्म तिथि / Date of Birth

18/01/1985

हस्ताक्षर / Signature

12838

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 032 - A OF
REGISTRATION ACT 1908

S.NO.	Finger print in Block in [Left thumb]	Pass Post Size Photograph [Block & white]	Name & Permanent postal address of Present / Seller / Buyer
			<u>Ahmed kumar @ V. Ahmed</u> <u>kumar Goud</u> <u>slu lde. Veemannaiah Goud</u> <u>R. Hyderabad</u> <u>Present at Nandikanti (V)</u>
	<u>MDTASUDAIN</u> 		<u>md. Thajuddin</u> <u>slu md. mahinuddin</u> <u>R. Sadasivpet</u> <u>(Witness - 1)</u>
	<u>md. f</u> 		<u>md. Rafiq</u> <u>slu lde. md. Siddique</u> <u>R. Hyderabad</u> <u>(Witness - 2)</u>

SIGN. OF THE WITNESSES

1. MDTASUDAIN

2. md. f


2

SIGNATUTRE OF THE EXECUTENT/S

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