

SCANNED

Doc No. 204/2025



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250106104447864088
Date: 06 JAN 2025, 10:47 AM
Purchased By:
KANDI KANTI ASHOK KUMAR GOUD
S/o LATE KANDI KANTI BALAIAH
R/o M M DIST

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

BM 816840
M. Parashuram
LICENSED STAMP VENDOR
Lic. No. 15-29-010/2023
Ren.No. New License
3-50, Vivekananda Nagar,
Medipally, Medchal Malkajgiri
Dist. Medchal Malkajgiri
Pin-500098

This DEED OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is made and executed on this the 06th day of Jan 2025 by and between:

SRI. SATHVAI BALA KRISHNA, S/o. SRI. S. BHADRAIAH, aged about 54 years, Occupation: Business, R/o. H.No.2-3-776/11/1, Golnaka, Amberpet, Hyderabad. (Aadhaar No.XXXX XXXX 3284) [PAN No. AMGPS0124F]

HEREINAFTER referred to as 'THE FIRST PARTY' or 'THE LANDOWNER'.

AND

M/s. KAP INFRA, A Registered partnership firm vide No. 3750 of 2021 at Medchal-Malkajgiri District having its regd. office at H.No.2-3-38/1/NR, Shanthi Nagar, Uppal Kalan, Medchal-Malkajgiri District, [PAN No.AAYFK1825F] Rep. by its **Managing Partners**:

- 1. SRI. KANDI KANTI ASHOK KUMAR GOUD, S/o. LATE. KANDI KANTI BALAIAH**, aged about 61 years, Occupation: Business, R/o. H.No. 3-11/1, Hanumasai Nagar, Uppal Village and Mandal, Medchal-Malkajgiri District - 500 039. (Aadhaar No.XXXX XXXX 8587) [PAN No.BJMPK4767L]

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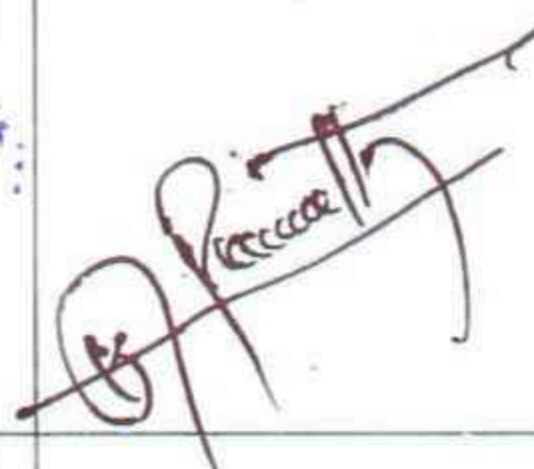
For M/s.KAP INFRA

Partner

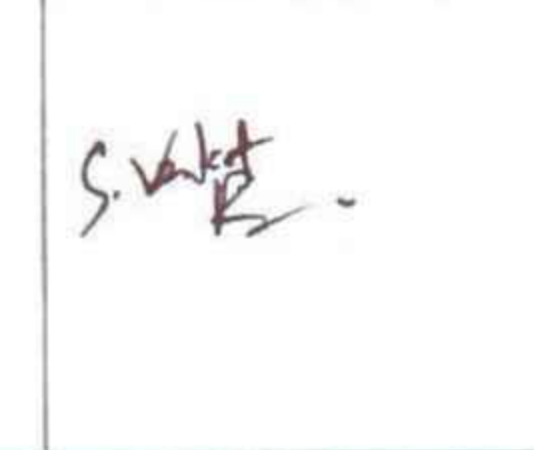
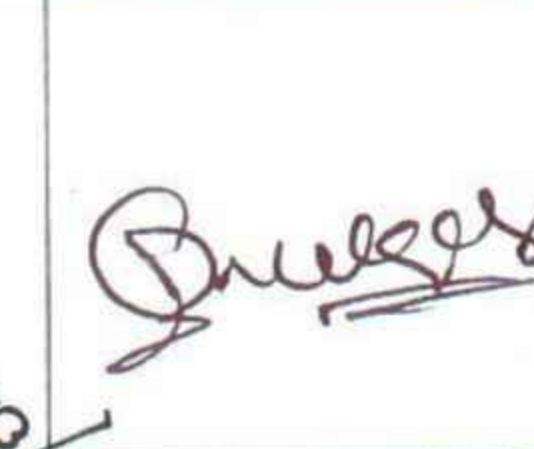
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Narapalli 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 3 and 09 on the 06th day of JAN, 2025 by Sri S Bala Krishna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S. KAP INFRA REP E [1529-1-2025-209]	M/S. KAP INFRA REP BY (MP) KANDI KANTI PUNEET KUMAR GOUD S/O. KANDI KANTI ASHOK KUMAR GOUD H NO.3-11/1 HANUMASAI NAGAR UPPAL, MM DIST	
2	CL		 M/S. KAP INFRA REP B [1529-1-2025-209]	M/S. KAP INFRA REP BY (MP) KANDI KANTI ASHOK KUMAR GOUD S/O. LATE KANDI KANTI BALAJI H NO.3-11/1 HANUMASAI NAGAR UPPAL, MM DIST	
3	EX		 SATHVAI BALAKRISHNA [1529-1-2025-209]	SATHVAI BALAKRISHNA S/O. S BHADRAIAH H NO.2-3-776/11/1 GOLNAKA, AMBERPET HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 VENKAT RAMANA SATHVAI [1529-1-2025-209]	VENKAT RAMANA SATHVAI R/O HYDERABAD	
2		 T PRAKASH::06/01/20 [1529-1-2025-209]	T PRAKASH R/O UPPAL	

Biometrically Authenticated by
SRO SRIDEVI
on 06-JAN-2025 15:13:19

06th day of January, 2025

Signature of Sub Registrar
Narapalli

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9784 Name: Venkat Ramana Sathvai	S/O Sathvai Bala Krishna, Amberpet, Hyderabad, Andhra Pradesh, 500013	
2	Aadhaar No: XXXXXXXX5508 Name: Tikka Prakash	S/O T Rajaratnam, Uppal, Uppal, K.v. Rangareddy, Telangana, 500039	

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2. SRI. KANDI KANTI PUNEET KUMAR GOUD, S/o. KANDI KANTI ASHOK KUMAR GOUD, aged about 30 years, Occupation: Business, R/o. H.No.3-11/1, Hanumasai Nagar, Uppal Village and Mandal, Medchal-Malkajgiri District - 500 039. (Aadhaar No.XXXX XXXX 2371) [PAN No.DPUPK6208G]

HEREINAFTER referred to as 'THE SECOND PARTY' or 'THE DEVELOPER'

The terms LANDOWNER/FIRST PARTY and DEVELOPER/SECOND PARTY shall mean and include their respective legal heirs, nominees, executors, administrators, representatives etc.,

WHEREAS the **First Party/Landowner** is the absolute owner and possessor of the following properties:

i. **Agricultural Land in Survey No.17**, admeasuring **Ac.0-10 Gts.**, or **0.10 Hectors**, Situated at **Medipally Village and Mandal**, under **Peerzadiguda Municipal Corporation, Medipally Mandal, Medchal-Malkajgiri District** (formerly Medipally Village and Gram Panchayat, Ghatkesar Mandal, Ranga Reddy District), by virtue of **Regd. Doct. No.5172/2009, Regd. at S.R.O. Uppal** and entered into **Pattedar Passbooks**, vide **Passbook No.T06110070046 and Khata No.60178**, issued by the **Tahsildar & Jt. Sub Registrar, Medipally Mandal**.

WHEREAS the First Party has converted the above said Agricultural land in **Non-Agricultural admeasuring Ac.0-10 Gts.**, equivalent to **1210 Sq.Yds.**, in **Survey No.17/2**, of **Medipally Village**, vide **Proceedings No.2400544316, Dt: 03/09/2024**, issued by the **Tahsildar & Joint Sub Registrar, Medipally Mandal** and the same regularized by the **Peerzadiguda Municipal Corporation, under Layout regularization scheme-2020**, vide **Application No.C/PEER/010692/2020, Dated: 03/12/2024**.

ii. **Agricultural Land in Survey No.18/3**, admeasuring **Ac.0-11 Gts.**, Situated at **Medipally Village and Mandal**, under **Peerzadiguda Municipal Corporation, Medipally Mandal, Medchal-Malkajgiri District** (formerly Medipally Village and Gram Panchayat, Ghatkesar Mandal, Ranga Reddy District), by virtue of **Regd. Doct. No.8069/2007, Regd. at S.R.O. Uppal**.

WHEREAS the First Party has converted the above said Agricultural land in **Non-Agricultural admeasuring Ac.0-632 Gts.**, equivalent to **764 Sq.Yds.**, in **Survey No.18/1**, vide **Proceedings No.2400567897, Dt: 25/09/2024**, of **Medipally Village**, issued by the **Tahsildar & Joint Sub Registrar, Medipally Mandal** and the same regularized by the **Peerzadiguda Municipal Corporation, under Layout regularization scheme-2020**, vide **Application No.C/PEER/010682/2020, Dated: 03/12/2024**.

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For M/s.KAP INFRA

Wsr

Partner

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E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:				Photo	
3	Aadhaar No: XXXXXXXX3284 Name: Sathvai Bala Krishna	S/O Sathvai Bhadraiah, Amberpet, Hyderabad, Andhra Pradesh, 500013					
4	Aadhaar No: XXXXXXXX2371 Name: Kandi Kanti Puneet Kumar Goud	S/O Kandi Kanti Ashok Kumar Goud, Hyderabad, Rangareddi, Andhra Pradesh, 500039					
5	Aadhaar No: XXXXXXXX8587 Name: Kandi Kanti Ashok Kumar Goud	C/O Balaiah Goud, Uppal, Uppal, Medchal Malkajgiri, Telangana, 500039					

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	519670	0	0	0	519770
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	620170	0	0	0	620270

Rs. 519670/- 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. 51977000/- was paid by the party through E-Challan/BC/Pay Order No ,702NFL060125 dated ,06-JAN-25 of ,ICICIC/

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 620220/-, DATE: 06-JAN-25, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 5952026047517, PAYMENT MODE: NB-1001138, ATRN: 5952026047517, REMITTER NAME: K ASHOK KUMAR GOUD, EXECUTANT NAME: S BALA KRISHNA, CLAIMANT NAME: KAP INFRA REPLY K ASHOK).

Date: 06th day of January, 2025

Signature of Registering Officer
Narapalli

Certificate of Registration
Registered as document no. 204 of 2025 of Book-1 and assigned the identification number 1 1529 - 204 2025 for Scanning on 06-JAN-25 .

Registering Officer
Narapalli
(A Sridevi)

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AND WHEREAS the Second Party is developer and is in the field of construction of houses/apartments and is having sufficient infrastructure and expertise in the field of construction.

AND WHERE as the Land Owner/First Party with an intention to develop his/her property and to yield sufficient benefits there from offered the **Open Land, in Survey Nos.17 & 18/2 (as per pass book and Nala Survey Nos.17/2 & 18/1), admeasuring 1757.33 Sq.Yds., or 1469.12 Sq.Mtrs., (Out of 1974 Sq.Yds.,)** Situated at **Medipally Village and Mandal, under Peerzadiguda Municipal Corporation, Medchal-Malkajgiri District** (for brevity's sake hereinafter referred to as the SCHEDULE PROPERTY and more specifically described in the SCHEDULE at the foot of this document), to the Developer for construction of an apartment on the schedule property as per the standard specifications annexed herewith; AND WHEREAS the developer agreed for the proposal of the owner and after due deliberations and discussions among the parties it is mutually agreed upon by and between the parties as under:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the Landowner hereby declares, confirm, assure and covenant with the developer that they got absolute right, title and interest over the schedule property and that the schedule property is free from all encumbrances, charges, mortgages, court attachments and liens etc., The owner further assure unto the developer that there is no legal impediment in entering into the present agreement with the Developer.

2. That the Landowner hereby expressly undertakes to indemnify the developer and or any one claiming through the developer if any loss is sustained by them due to the defective title of the scheduled property or on account of any claim, action or proceedings that may arise against the developer. The Landowner further declare that he/she has not concealed any material fact affecting the title and incidents thereof.

3. That it is agreed by and between the parties that the developer shall obtain necessary permissions, clearance, no objections from the concerned authorities for the construction of the building on the name of owners, it has been agreed by and between the parties that the Developer shall bear their all expenses for obtaining permission from the concerned authorities for construction of the building. And it is agreed by and between the parties the developer shall construct the building with a period of **24 months from the date of sanction of permission for construction of the building** and with a **grace period of 06 months**, according to the specifications annexed herewith. It is mutually agreed by the both parties that the deviation charges will be borne by the both parties as per their respective shares.

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For M/s.KAP INERA
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Partner



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4. That in the event of any dispute arises with regard to the title of the schedule property, the Landowners shall be responsible to defend and prosecute such matters at their own cost. The period consumed for settlement of such disputes shall be excluded from the agreed **period of 24 months and grace period of 06 months**. And that in the event of any dispute with regard to the construction arises. i.e., disputes with the workers, with any department, authority the Developer shall be responsible to defend and prosecute such matters at their cost. The period consumed in such litigations and proceedings shall be excluded from the agreed **period of 24 months and grace period of 06 months**.

5. That the Second Party has agreed to pay a sum of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** to the First Party, which is refundable advance amount in following Manner:

- i. **Rupees 10,00,000/-(Ten Lakhs Only) paid through Cash on 10.07.2024.**
- ii. **Rupees 10,00,000/-(Ten Lakhs Only) paid through Vide Cheque No.465641, Dated: 11.04.2024 drawn on SBI Bank, Uppal Branch.**

6. That First Party has agreed to repay the Refundable advance amount to the Second party at the time of completion of construction.

7. That it is hereby agreed that any claims arising out of the accident to the workers or any other mishap related to the construction work at the site during the course of development activities by the Developer shall be settled by the Developer alone and the Landowner are no way responsible for the same and to pay any money for settlement of any claim.

8. That the Landowner hereby grant license to the Developer and authorize and empower to develop the schedule property into apartment and to undertake all necessary and incidental works in respect thereof i.e., to survey the land, engage architects, contractors, workers, agents and any other required for the purpose of construction activities.

9. That it is agreed by and between the parties that the parties hereto are entitled to the constructed apartment including common spaces and parking spaces together with proportionate share in land from and out of the total land (proposed builtup area)

10. That the Landowner shall be entitled to retain **42%** share and the Developer shall be entitled to retain **58%** share in the building shall be entitled to retain by the Developer.

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For M/s.KAP INFRA

[Signature]
Partner



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11. That the Landowner shall pay all taxes, cess and demands etc., in respect of the schedule property up to the date of this agreement and from this day till the date of handing over the possession to the Landowner and the respective purchasers it is the responsibility of the Developer and thereafter it is responsibility of the respective flat holders.

12. That in consideration of the Developer undertaking development of the schedule property into the building, the Developer shall be entitled to retain **58%** of the constructed building including common areas and facilities together with proportionate share in land.

13. That after completion of the construction and after apportionment of the respective flats, the Landowner shall become the absolute owner of his **42%** share of building with all common facilities and amenities together with proportionate share in undivided land from and out of the entire land. So, also the Developer shall become the absolute owner of his **58%** share of apartment with all common facilities and amenities together with proportionate share in undivided land from and out of the entire land.

14. That the Developer shall not create any mortgages, charges or any other encumbrances over the schedule property. However, the Developer and his nominee/s are entitled to obtain any loans from the financial institutions in respect of the apartment to be allocated to the Developer.

15. That the Developer is entitled to erect its name board/s on the schedule property and to make advertisement of the development, construction and sale of the flats allocated to him.

16. That the Developer shall provide the requisite amenities to the entire building including the flats earmarked to the share of the owners, such as electricity, water, sewerage connections etc.,

17. That the Developer is entitled to deal with and sell his **58%** builtup areas together with undivided share of land at his discretion.

18. That the Landowner and Developer shall be entitled to deal with and to enter into agreements with regard to the flats to be allocated to them.

19. That the schedule property is not an assigned land as defined in A.P. Assigned Land (Prohibition of Transfers) Act IX of 1977.

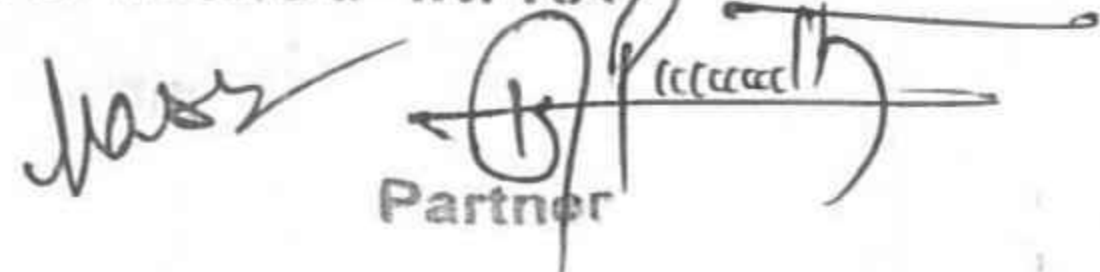
20. The building will be named as **"SATHVAI's ASHOK JUBILANT", a Project by M/s. KAP INFRA.**

21. That the Landowner/First Party and Developer/Second Party had agreed that the Name of the building will be named on their mutual consent.

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For M/s.KAP INFRA


Partner

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22. That if it required that it has been agreed by and between the parties, Second/Developer has bought the TDR and produced it while applying for the HMDA for the extra floor and parties they shall enter into supplementary deed/s respectively.

23. That the both the parties are agreed that, the flats fallen to the share of Second Party/Developer to be mortgage to the H.M.D.A/Municipal authorities to obtain construction permission.

AND WHEREAS, in view of the nature of the transaction by and between the parties and for expedient, conducive and efficient administration of development of the schedule property the parties deemed it reasonable and desirable that the first party authorised the second party and delegated all the powers IN RESPECT OF THE SCHEDULE PROPERTY.

AND WHEREAS as such the First Party herein to do hereby constitute, appoint and retain the Second Party i.e., **M/s. KAP INFRA**, having its Regd. office at H.No.2-3-38/1/NR, Shanthi Nagar, Uppal Kalan, Medchal-Malkajgiri District, Rep. by its **Managing Partners: (1). SRI. KANDI KANTI ASHOK KUMAR GOUD, S/o. LATE. KANDI KANTI BALAIAH**, aged about 61 years, Occupation: Business, R/o. H.No.3-11/1, Hanumasai Nagar, Uppal Village and Mandal, Medchal-Malkajgiri District - 500 039. (Aadhaar No.XXXX XXXX 8587) [PAN No.BJMPK4767L] and

(2). SRI. KANDI KANTI PUNEET KUMAR GOUD, S/o. KANDI KANTI ASHOK KUMAR GOUD, aged about 31 years, Occupation: Business, R/o. H.No.3-11/1, Hanumasai Nagar, Uppal Village and Mandal, Medchal-Malkajgiri District - 500 039. (Aadhaar No.XXXX XXXX 2371) [PAN No.DPUPK6208G] as their POWER OF ATTORNEY HOLDER, to do all the following acts, deeds and things IN RESPECT OF THE SCHEDULE PROPERTY for an in the name of the Landowner/first party apart from the acts, deeds and things conferred on the second party by virtue of the above DEVELOPMENT AGREEMENT, without detriment to the interest of the first party.

1. To enter upon the schedule property and to deal with the same at their discretion.

2. To sign, execute, verify and present all the documents, petitions, memorandum, no objection affidavits, declarations etc., before the authorities concerned and to admit the execution thereof.

3. To pay and receive money to/from any person/authority and to obtain acknowledgement for the payments and to issue for the amounts received.

On

For M/s.KAP INFRA

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[Signature]
Partner

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4. To represent the first party before any authority, departments, court, tribunal etc., in respect of the schedule property.

5. To undertake construction activities over the schedule property and to submit and obtain all necessary permissions, clearances, no objections etc., from the authorities concerned including sanctions from HMDA and concerned Municipal Corporation there for.

6. To appoint, retain and remove any agents, architects, contractors, advocates and other practitioners etc.,

7. To file, prosecute and defend case, proceedings etc., before the courts/tribunal etc., and to sign, verify and present any vakalatnama, pleadings, plaint, written statements, affidavit and counter etc., and to represent and depose.

8. To enter into any compromise agreement, settlement etc., and to sign and present the same before the authorities concerned.

9. To deal with the **58%** share of apartment from and out of the entire apartment and to execute and register sale deed/s and any other conveyance deed in favor of third parties conveying the sale **58%** of flats with common areas, facilities together with proportionate share in land and to receive the consideration in respect thereof.

10. That in view of the nature of transaction the powers delegated hereunder is IRREVOCABLE.

GENERALLY, to do all the acts, deeds and things in day-to-day course of business and the first party hereby undertake to ratify all the acts, deeds and things done by the POWER OF ATTORNEY holder in pursuance to these presents and shall be deemed that the same had been done by him in person.

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For M/s.KAP INERA

[Signature]
Partner



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SCHEDULE OF THE PROPERTY

All that the **Open Land**, in Survey Nos.17 & 18/2 (as per pass book and Nala Survey Nos.17/2 & 18/2), admeasuring 1757.33 Sq.Yds., or 1469.12 Sq.Mtrs., (Out of 1974 Sq.Yds.,) Situated at **Medipally Village and Mandal**, under **Peerzadiguda Municipal Corporation**, **Medchal-Malkajgiri District**, under S.R.O. Narapally and bounded as follows:

NORTH :: Neighbour's Land.

SOUTH :: Neighbour's Land.

EAST :: 30' Wide Road.

WEST :: Neighbour's Land.

IN WITNESS WHEREOF the Parties have executed this Deed on the date, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. *S. V. V. S.*

2. *S. V. S.*

for

SIG. OF THE FIRST PARTY/OWNER

For M/s.KAP INFRA

[Signature]

[Signature]
Partner

SIG. OF THE SECOND PARTY/DEVELOPER



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ANNEXURE - 1 - A

Description of Property	: Open Land, in Survey Nos.17 & 18/2 (as per pass book and Nala Survey Nos.17/2 & 18/1), Situated at Medipally Village and Mandal, under Peerzadiguda Municipal Corporation, Medchal-Malkajgiri District.
Total extent of site	: 1757.33 Sq.Yds.,
Proposed total construction	: Stilt+ 5 Upper Floors
Stilt Floor for Parking	: 8316.25 Sft.,
First Floor	: 8316.25 Sft.,
Second Floor	: 8316.25 Sft.,
Third Floor	: 8316.25 Sft.,
Fourth Floor	: 8316.25 Sft.,
Fifth Floor	: 8316.25 Sft.,
Proposed construction value	: Rs.5,19,77,000/-

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 06/01/2025

Signature of the Executants

[Handwritten Signature]

For M/s.KAP INFRA

[Handwritten Signature]

Partner



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SPECIFICATIONS

STRUCTURE : RCC Framed Structure

WALL : Table Molded Red bricks as brick with cement mortar
outer wall 9 inches & inner wall 1/52 inches.

PLASTERING : all internal and external walls with double sponges finish.

DOORS : Main Door of Teak wood frame with vinyl finish/teak wood
shutter and others doors of teak wood frames with flush
doors.

WINDOWS : all windows shall be UPVC FRAMES WITH GLASS & Safety
iron Grills.

PAINTING : All inner walls with Luppum & finishing with Tractor
emulation paint & outside walls with Asian /ACE Paints.

FLOORING : 2'X2' WIDE BEST Quality vitrified Flooring and glazed
ceramic tiles to wall up to 6'-9" height. Standard sanitary
ware with CP FITTING cera/Hindware.

KITCHEN : Granite topped cooking platform with built in stainless steel
sink, glazed tiles dado of 2' heights and storage racks
Separate taps for drinking water.

ELECTRICAL : Concealed copper wiring with adequate points for lights,
plug Points for AC, fridge, plug, in sockets for telephones
and cable, T.V. Modular switches of anchor/GM or any.

LIFT : One Number of Standard 6 passenger lift will be
Provided.

TRANSFORMER: required/Suitable KVA

over

For M/s.KAP INFRA

[Signature]

[Signature]
Partner



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

NALA Order

Proceedings of the Competent Authority & Tahsildar Medipally Mandal Medchal-Malkajigiri District

Dated: 03/09/2024

Present: S M HASINA

Proedgs. No. 2400544316

Sub: NALA Order

Ref:

Order:

Sri సాతవీ బాల కృష్ణ SATHAVI BHADRAIAH R/o Medipally, Medipally, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy No 17/అ/2 extent 0.1000 of Medipally Village, Medipally Mandal, Medchal-Malkajigiri 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.

S. M. Hasina
Tahsildar & Jt. Sub Registrar Office,
Tahsildar & Jt. Sub Registrar
Medipally Mandal

To

Sri సాతవీ బాల కృష్ణ

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Medipally, Medipally & Medchal-Malkajigiri	17/అ/2	0.1000	0.1000	



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

NALA Order

Proceedings of the Competent Authority & Tahsildar Medipally Mandal Medchal-Malkajigiri District

Present: S M HASINA

Dated: 25/09/2024

Proedgs. No. 2400567897

Sub: NALA Order

Ref:.

Order:

Sri SATHAVI BALA KRISHNA S/O SATHAVI BHADRAIAH R/o Medipally, Medipally, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 18/e/1 extent 0.2200 of Medipally Village, Medipally Mandal, Medchal-Malkajigiri 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:

- The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
- The proposed land transfer is not in contravention of the following Laws:
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - The Telangana Scheduled Area Land Transfer Regulation, 1959
 - The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
- The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
- 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.
- This permission does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
- 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.
- The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
- 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.
- 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,
Medipally

Tahsildar & Jt. Sub Registrar
Medipally Mandal

To
Sri SATHAVI BALA KRISHNA
Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Medipally Medipally & Medchal-Malkajigiri	18/e/1	0.2200	0.0632	

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Unique Identification Authority of India

అధిష్టాన సంఖ్య / Enrollment No.: 0636/01320/01108

To
కండి కంటి పునీత్ కుమార్ గౌడ్
Kandi Kanti Puneet Kumar Goud
S/O Kandi Kanti Ashok Kumar Goud,
3-11/1 Hanumasai Nagar, Uppal,
VTC, Hyderabad.

District: Rangareddi,
State: Andhra Pradesh,
PIN Code: 500039,
Mobile: 9912345125



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మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

8581 8396 2371

నా ఆధార్, నా గుర్తింపు



Issue Date: 29/11/2011

కండి కంటి పునీత్ కుమార్ గౌడ్
Kandi Kanti Puneet Kumar Goud
పుట్టిన తేదీ / DOB: 23/06/1993
పురుషుడు / Male

8581 8396 2371

నా ఆధార్, నా గుర్తింపు



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Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధిష్టాన సంఖ్య / Enrollment No.: 1190/10277/04320

To
Kandi Kanti Ashok Kumar Goud
కండి కంటి అశోక్ కుమార్ గౌడ్
3-11/1 Hanumasai Nagar
Uppal
Hyderabad
Rangareddi
Andhra Pradesh - 500039



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మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

6704 9917 8587

ఆధార్ - సామాన్య ని హక్కు



కండి కంటి అశోక్ కుమార్ గౌడ్
Kandi Kanti Ashok Kumar Goud
పుట్టిన సంవత్సరం / Year of Birth: 1962
పురుషుడు / Male

6704 9917 8587

ఆధార్ - సామాన్య ని హక్కు



భారత ప్రభుత్వము
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధిష్టాన సంఖ్య / Enrollment No.: 2081/40011/10800

To
Sathval Bala Krishna
సాథ్వాల్ బాల కృష్ణ
S/O Sathval Bhadrachala,
2-3-776/11/1,
Shanti Nagar,
Golnaka,
VTC: Amberpet,
District: Hyderabad,
State: Andhra Pradesh, PIN Code: 500013,
Mobile: 9393221180

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మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2097 7474 3284

నా ఆధార్, నా గుర్తింపు



Issue Date: 31/08/2011

సాథ్వాల్ బాల కృష్ణ
Sathval Bala Krishna
పుట్టిన తేదీ / DOB: 31/08/1970
పురుషుడు / Male

2097 7474 3284

నా ఆధార్, నా గుర్తింపు

Issue Date: 14/03/2013



భారత ప్రభుత్వము
Government of India

Bk - 1, CS No 209/2025 & Doct No
204/2025.
Sheet 12 of 12 Sub Registrar
Narapalli

తిక్క ప్రకాష్
Tikka Prakash
పుట్టిన తేదీ/DOB: 08/03/1976
పురుషుడు/ MALE

2222 3241 5508
VID : 9110 3036 9549 3614

అధార్ - నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No.: 2081/30069/90127

To
Venkat Ramana Sathvai
పెంజేల ఎమ్మల సత్యయ
S/O Sathvai Bala Krishna,
2-3-776/1/1,
Shanti Nagar,
Golnaka,
VTC: Amberpet,
District: Hyderabad,
State: Andhra Pradesh, PIN Code: 500013,
Mobile: 9703418151

02980016



S. Venkat

మీ అధార్ సంఖ్య / Your Aadhaar No.:

2823 7684 9784
నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: టి రాజారత్నం, 2-3-135, శాంతి నగర్, ఉప్పల్,
ఉప్పల్, కే.వి. రంగారెడ్డి,
తెలంగాణ - 500039
Address:
S/O: T Rajaratnam, 2-3-135, Shanti Nagar,
Uppal, Uppal, K.v. Rangareddy,
Telangana - 500039
2222 3241 5508
VID : 9110 3036 9549 3614



పెంజేల ఎమ్మల సత్యయ
Venkat Ramana Sathvai
పుట్టిన తేదీ / DOB: 10/10/1975
పురుషుడు / Male



Issue Date: 31/08/2011

2823 7684 9784

నా అధార్, నా గుర్తింపు

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