

1594

1585/2025

Original

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE

HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

Tran Id 250303124228161073

Date: 03 MAR 2025, 12:46 PM

Purchased By:

ANNAPUREDDY RAVI KUMAR REDDY

S/o LATE A. DAMODAR REDDY

R/o R. R. DIST.

For Whom

M/S. INFINITE BUILDERS

BM 044304

Y SATYANARAYANA

LICENSED STAMP VENDOR

Lic. No. 15-02-030/2013

Ren No. 15-02-020/2025

H.NO.4-8-255/174, PLOT NO.174,

SUBRAHMANYAM NAGAR

COLONY, HAYATHNAGAR,

RANGA REDDY DIST-501505

Ph 9666744579

DEVELOPMENT AGREEMENT CUM
GENERAL POWER OF ATTORNEY
(WITH POSSESSION)

THIS DEED OF DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY is made and executed on this the 04th day of March, 2025 by and between:

Smt.PANDIRI ANURADHA, W/o. P.UPENDER REDDY, aged About 46 years, Occupation: Housewife, R/o. H.No.11-14-8/1/203, Laxmi Vydehi Residency, Shivapuri Colony, Behind Papadam Restaurant, NTR Nagar, Saroornagar, Ranga Reddy District-500 074, Telangana. (Aadhaar No.XXXX XXXX 6522.PAN NO. COXPP9950H).

(HEREINAFTER referred to as 'THE FIRST PARTY' or 'THE LAND OWNER')
AND

M/s.INFINITE BUILDERS, (Regd.No.2418 of 2024), (PAN NO. AAKFI9197E), a Partnership firm registered with the Registrar of Firms, Ranga Reddy District, under the Indian Partnership Act, 1932, having its Office at: H.No.4-1/186, Plot No.186, Sadashiva Heavens, Koheda Road, Pedda Amberpet Village, Abdullapurmet Mandal, Ranga Reddy District-501 505, Telangana.

P Anuradha

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Pedda Amberpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 79375/- paid between the hours of 12 and 1 on the 05th day of MAR, 2025 05th day of MAR, 2025 by Sri Pandiri Anuradha

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 XXXXXXXX7117 NAME: PANDIRI UPENDER REDDY PAN IRI UPENDER REDDY PEDDA AMBERPET, K.V. RANGAREDDY, TELANGANA, 501505	 PANDIRI UPENDER R [1515-1-2025-1594] PANDIRI UPENDER REDDY (MANAGING PARTNER) S/O. PANDIRI PULLA REDDY HNO.4-1/86,VILLA NO.186,SADASIVA HEAVENS,KOHEDA ROAD,PEDDA AMBERPET VILLAGE., ABDULLAPURMET,R.R.DIST.	 <i>[Signature]</i>
2 CL	Aadhar No XXXXXXXX0195 NAME: ANNAPUREDDY RAVI KUMAR REDDY C/O ANNAPUREDDY DAMODAR REDDY SAROORNAGAR, SAROORNAGAR, K.V. RANGAREDDY, TELANGANA, 500035	 M/S.INFINITEE BUILD [1515-1-2025-1594] M/S.INFINITEE BUILDERS,ANNAPUREDDY RAVI KUMAR REDDY (MANAGING PARTNER) S/O. LATE ANNAPUREDDY DAMODAR REDDY HNO.23-126/1,FLAT NO.201,ETERNAL RAVINDRA APARTMENTS,TYAGARAYA NAGAR., SAROORNAGAR POST & MANDAL,R.R.DIST.	 <i>[Signature]</i>
3 EX	Aadhar No XXXXXXXX6522 NAME: PANDIRI ANURADHA C/O PANDIRI UPENDER REDDY PEDDA AMBERPET, ABDULLAPURMET, RANGAREDDY, TELANGANA, 501505	 PANDIRI ANURADHA [1515-1-2025-1594] PANDIRI ANURADHA W/O. P.UPENDER REDDY HNO.11-14-8/1/203,LAXMI VYDEHI RESIDENCY,SHIVAPURI COLONY,BEHIND PAPADAM RESTAURANT,NTR NAGAR., SAROORNAGAR,R.R.DIST.	 <i>P.Anuradha</i>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX6814 NAME: KOTHA MADHAV REDDY S/O KOTHA BUCHI REDDY Saroornagar, Saroornagar, K.v. Rangareddy, Telangana, 500060	 K MADHAV REDDY::0 [1515-1-2025-1594] K MADHAV REDDY R/O DILSUKHNAGAR, HYD	 <i>madharreddy</i>
2	Aadhar No: XXXXXXXX0307 NAME: KADARI RAMESH YADAV S/O KADARI VEERA MALLU Hayathnagar, Rangareddi, Andhra Pradesh, 501505	 K RAMESH YADAV::0 [1515-1-2025-1594] K RAMESH YADAV R/O HAYATHNAGAR, R R DIST	 <i>[Signature]</i>

Generated on: 05/03/2025 12:09:04 PM



Bk - 1, CS No 1594/2025 & Doct No 1585/2025. Sheet 1 of 16 Sub Registrar Pedda Amberpet

Represented by its Managing Partners:-

1. **Sri ANNAPUREDDY RAVI KUMAR REDDY, S/o. Late ANNAPUREDDY DAMODAR REDDY**, aged about 53 years, Occupation: Business, Resident of House No.23-126/1, Flat No. 201, Eternal Ravindra Apartments, Tyagaraya Nagar, Saroornagar Post and Mandal, Ranga Reddy District-500 035, Telangana. (Aadhaar No.XXXX XXXX 0195, PAN:AILPA5014B).
2. **Sri PANDIRI UPENDER REDDY, S/o. PANDIRI PULLA REDDY**, aged about 50 years, Occupation: Business, Resident of H.No.4-1/186, Villa No.186, Sadasiva Heavens, Koheda Road, Pedda Amberpet Village, Abdullapurmet Mandal, Ranga Reddy District-501 505, Telangana. (Aadhaar No.XXXX XXXX 7117, PAN:AQFPP8417M, Mobile No.91774 44982).

(HEREINAFTER referred to as "THE SECOND PARTY" or "THE DEVELOPER")

(The terms OWNER/FIRST PARTY and DEVELOPER/SECOND PARTY, shall unless repugnant to the context always mean and include not only themselves but also all their respective legal heirs, partners, nominees, executors, assignees, successors, administrators, and representatives etc.,)

WHEREAS the Land Owner is the sole and absolute owner and peaceful possessor of the **Open Land bearing Plot No.38 EASTERN PART**, admeasuring an area of **415 Sq.Yards, equivalent to 346.98 Sq.Mtrs.**, in Survey Nos.60 and 62 Part, Situated at **PEDDA AMBERPET Village, Abdullapurmet Revenue Mandal, (Erstwhile Hayathnagar Revenue Mandal), Ranga Reddy District, under Pedda Amberpet Municipality, (Erstwhile Pedda Amberpet Nagara Panchayath)**, having purchased the same from **Sri BANDI RAJESWARA RAO, S/o. BANDI RAMA KOTIAH**, through a Sale Deed bearing Document No. 5481/2016, of Book I, Dated:02-09-2016, registered in S.R.O.PEDDA AMBERPET, and since then the Land Owner has been in continuous physical possession and enjoyment of the said plot uninterruptedly without any demur.

WHEREAS the First party/Land Owner with an intention of developing the **Plot No.38 EASTERN PART**, in Survey Nos.60 and 62 Part, Admeasuring **415 Sq.Yards or 346.98 Sq.Mtrs.**, Situated at **PEDDA AMBERPET Village, Abdullapurmet Revenue Mandal, (Erstwhile Hayathnagar Revenue Mandal), Ranga Reddy District, under Pedda Amberpet Municipality**, had approached the Second party/Developer and offered it the said property and the First party/Land Owner after due discussions and negotiations with the Second party/Developer has arrived at conclusion, that the schedule property has been given to the Second party/ Developer for developing in accordance with their choice and at the cost of Developer as per the negotiations between the parties and after obtaining necessary permissions at its cost and incorporated in this agreement to obviate future disputes to the intents, the terms and conditions mutually agreed upon and set forth below.

P Amuradha.

05th day of March, 2025

Signature of Sub Registrar
Pedda Amberpet

Biometrically Authenticated
SAR, 1585-1585
on 05-MAR-25 at 12:01

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	158700	0	0	0	158800
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	79375	0	0	0	79375
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	240075	0	0	0	240175

Rs. 158700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 79375/- towards Registration Fees on the chargeable value of Rs. 15875000/- was paid by the party through E-Challan/BC/Pay Order No .743LJX030325,D96K30030325 dated .03-MAR-25,03-MAR-25 of ,HDFS/,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 239125/-, DATE: 03-MAR-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0144989738839, PAYMENT MODE: NB-1001138, ATRN: 0144989738839, REMITTER NAME: A.RAVI KUMAR REDDY, EXECUTANT NAME: PANDIRI ANURADHA, CLAIMANT NAME: INFINITE BUILDERS). (2). AMOUNT PAID: Rs. 1000/-, DATE: 03-MAR-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 3165180029819, PAYMENT MODE: NB-1001138, ATRN: 3165180029819, REMITTER NAME: A.RAVI KUMAR REDDY, EXECUTANT NAME: PANDIRI ANURADHA, CLAIMANT NAME: INFINITE BUILDERS).

Date:

05th day of March, 2025

Signature of Registering Officer
Pedda Amberpet

Certificate of Registration

Registered as document no. 1585 of 2025 of Book-1 and assigned the identification number 1 - 1515 - 1585 - 2025 for Scanning on 05-MAR-25 .

Registering Officer

Pedda Amberpet

(L. Ravinder)

NOTE: one document have been Registered along with original

Signature of Sub-Registrar

Pedda Amberpet, R R Dist

Generated on: 05/03/2025 12:09:04 PM



WHEREAS it is mutually agreed that the First party/Land Owner and the Developer shall be entitled to undivided share in the land only after the development of the Residential Apartment area in the ratio of **40% : 60%** respectively, i.e. (Land owner: 40% and Developer:60%)

WHEREAS the First party/Land Owner is executing this Development Agreement-cum-General Power of Attorney in favour of the party of the Second part, who is the Developer/Builder by authorizing/empowering it to construct a Multistoried Residential Apartment consisting of the **Stilt Floor For Parking + 5 upper floors**, under the name and style of "**INFINITEE EAST**".

WHEREAS the Party of the First Part had applied for permission to the Pedda Amberpet Municipality/HMDA for constructing the Residential Apartment consisting of **Stilt Floor for Parking + 5 upper Floors**, comprising of **Two residential flats in each floor** and obtained the permission from TG-bPASS Vide Application/Permit No.012002/BP/HMDA/3189/GHT/2024, Dt:23-01-2025, issued by the Commissioner, Pedda Amberpet Municipality.

WHEREAS the Developer has assured the Land Owner that it shall develop and allot free of cost **40%** of the total developed area as per specifications on the property mentioned in the schedule hereto in consideration of the Land lord conveying her **60%** undivided share of land in favour of the Developer. Both the parties have deemed fit and proper to reduce the terms and conditions of this Development Agreement into writing.

REFUNDABLE DEPOSIT: There is no Refundable Deposits and there is no advance amount or good will paid to the Landowner towards this DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY FOR THE SCHEDULE OF PROPERTY.

NOW THIS INDENTURE WITNESSETH AS IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

01. That the First party/Land Owner hereby declares that she is the absolute Owner and Possessor of the schedule property and she is desirous to give the schedule Plot for development as Residential Apartment. The schedule property is free from all sorts of encumbrances, charges, liens, mortgages, court attachments and acquisition proceedings and the Land Owner has not entered into any agreement whatsoever in respect of the schedule property with any other third party.
02. The First party/Land Owner hereby authorizes and empowers the Developer to develop the Schedule property into a building/Complex comprising of Residential Apartment with working Plan as per Engineers design, and the Land Owner shall sign the plan and other necessary documents as may be required for the purpose of execution of such proposed plan or design.

P. Anyracha.

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 3 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM



03. The Land Owner hereby expressly undertakes to indemnify the Developer/Second party or anyone claiming through the Developer if any loss is sustained by it due to the defective title of the Land Owner or on account of any claim, action of proceedings that may arise against the Developer. The Land Owner/First party further declares that she has not concealed any material fact effecting the title and incidents thereof.
04. It is hereby agreed that the Developer/Second party shall construct the proposed building on the schedule property as it's own expenses and cost. The Developer shall alone to be held responsible for all workmen and others engaged in the construction work in the schedule property. The Land Owner/First party shall not be liable and accountable for any claim made by any third parties arising out of the construction work. The Developer/second party shall construct the proposed the building on the schedule property as per the working plan.
05. That the First party/Land Owner and the Second party/Builder shall be entitled to 40% and 60% of the built-up area respectively in the proposed building. It is further made clear that the Land Owner/First party and Developer/Second party shall be entitled to the Parking area in the Stilt Floor for parking in the same ratio of 40% : 60% respectively.
06. That as the schedule property being developed by the party of the Second part/Developer by constructing Residential Apartment at its own cost and effort, in the schedule of the property belonging to the party of the first part, in lieu of the same, that the parties of the first part and party of the Second part have mutually agreed to distribute/divide their respective ratios in the following manner:

PARTICULARS/DETAILS OF FLATS FALLEN TO THE SHARE OF LAND OWNER i.e., Smt. PANDIRI ANURADHA, W/o. P.UPENDER REDDY, (PARTY OF THE FIRST PART).

Sl. No.	Flat No.	Plinth Area	U.D.S. OF LAND
1.	101	1270 Sq.feet	41.5 Sq.Yards
2.	102	1270 Sq.feet	41.5 Sq.Yards
3.	501	1270 Sq.feet	41.5 Sq.Yards
4.	502	1270 Sq.feet	41.5 Sq.Yards
	Total	5080 Sq.feet	166 Sq.Yards

P. Anuradha.

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 4 of 16 Sub Registrar
Peddap Amberpet

Generated on: 05/03/2025 12:09:04 PM



**PARTICULARS/DETAILS OF FLATS FALLEN TO THE SHARE OF
M/s INFINITE BUILDERS, DEVELOPER (PARTY OF THE SECOND PART).**

Sl. No.	Flat No.	Plinth Area		U.D.S. OF LAND
1.	201	1270	Sq.feet	41.5 Sq.Yards
2.	202	1270	Sq.feet	41.5 Sq.Yards
3.	301	1270	Sq.feet	41.5 Sq.Yards
4.	302	1270	Sq.feet	41.5 Sq.Yards
5.	401	1270	Sq.feet	41.5 Sq.Yards
6.	402	1270	Sq.feet	41.5 Sq.Yards
	Total	7620	Sq.feet	249 Sq.Yards

07. All the taxes, cesses, demands including any levies payable in respect of the schedule property up to the date of entering into this Development Agreement are to be duly discharged by the Land Owner and if any such demand if found payable, shall be duly discharged by the Land Owner or by the Developer on account of the Land Owner.
08. That the Party of First Part/Land Owner has already Mortgaged the 10% Mortgage area of 99.20 Sq.Mtrs, or 1067.81 Sq.Ft in First Floor in Favour of the HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA), HYDERABAD, Vide Simple Mortgage Deed baring Doct.No.02/2025, of Book I, Dated:30-12-2024, Registered in S.R.O. PEDDA AMBERPET, as per the norms prescribed by the HMDA to Obtain the building permission for 1 Stilt Floor for Parking + 5 Upper Floor. And the same shall be Released after completion of project from the HMDA Authority with the effort and funds of the Party of the Second Part i.e Developer.
09. That the Residential Flats proposed to be constructed in the proposed building shall be constructed in accordance with the specifications detailed in the Annexure of the D.A.G.P.A. The same shall form part and parcel of this Agreement. If the Land Owner or any of her nominees desire to undertake any additional items of work the same shall have to be entrusted to the Developer. The consideration payable in respect of the additional items of work shall be arrived by negotiations.
10. That the Developer shall obtain all further necessary permissions and sanctions from HMDA/GHMC/Municipality, apart from the Permission obtained by the Owner, or from other relevant regulating agencies for the construction of the proposed building as its own cost and expense.
11. That the Developer shall deliver the built up area falling into the share of the Land Owner in the proposed Building within **EIGHTEEN (18)** months from the date of execution of this D.A.G.P.A. It is further agreed that the Developer will be entitled to **Four (4)** months grace period after expiry of the said 18 months period.

P.Amradha.

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 5 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM



12. That the Land Owner/First party has this day delivered the vacant possession of the schedule property to the Developer/Second party and the Developer hereby confirms the same.

The Developer shall pay @ Rs.5,000/- to the 2BHK, to the Land Owner per month towards rent for the Flats fell to the share of the Land Owner if the Developer fails to deliver the Flats to the Land Owner within 18 months as agreed above. Those rents to be paid to the Land Owner immediately from the next month after completion of said 18 months stipulated in the Agreement, till handing over the Flats to the Land Owner under proper receipt.

13. The Land Owner/First party and the Developer/Second party are entitled to the constructed areas as per the aforesaid ratio of 40%:60%. They shall have right to sell their respective Flats independently to their prospective purchasers and to register sale deeds in favour of purchasers or their nominees and the other party shall have no objection for the same.

14. That the Land Owner/First party or any one claiming through her shall join in any society or association that may be formed for proper upkeep and maintenance of the proposed Building. The Land Owner and the purchasers of Flats shall do the cause to be done all necessary acts and deeds in pursuance of these presents.

15. The Land Owner/First party is at liberty to make inspection of the construction work during the course of the work at all reasonable times. However, the Land Owner/First party shall not cause any hindrance or obstruction whatsoever to the construction work. The Developer/Second party being in actual possession of the schedule property by virtue of these presents shall be exclusive in charge of the entire construction of the proposed building without any let or hindrance or interference by the Land owner/First party or any others claiming through the Land Owner.

16. The Developer/Second party is at liberty to invite public in general to purchase the proposed Flats falling into the share of the Developer/Second party by way of advertisement in Print, Electronic Media, through Agents, and any such other mode. The Land Owner/First party shall not have any objection for the same.

17. After completion of the said building and after apportionment of their respective shares in the construction Flats as agreed in this agreement, the open land forming part of schedule property and the common stairs and passages and the common amenities shall be owned in common by all the prospective purchasers of areas and the Land Owner/First party if they retain any areas jointly. However, subject to the condition that each area owners would be entitled to proportionate rights over the land depending upon the extent of the area to the total constructed area excluding the garage space, parking space.

P. Amritha.

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 6 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM



18. It is further agreed that parties to this agreement shall be bound by all the terms herein contained. If any of the parties to this agreement commit breach of any of the terms herein contained, then such other party as the case may be entitled to enforce specifically the terms herein contained then such party as the case may be entitled to enforce specifically the terms of this contract and also to claim damages in respect of the loss sustained from the party commitment the breach.
19. That the party of the First part hereby authorizes the party of the Second part i.e., the Developer to approach any Financial Institution/Nationalized Bank/s for obtaining Project Finance, in such case the Developer/Party of the Second part is at liberty to mortgage the schedule mentioned property to/with the said financiers/bank/s, in such case the parties of the first part shall give No Objection for mortgaging the property with the said financier/s/banker/s and also shall join and execute all necessary agreements with the said financier/s/banker/s on their part.
20. That the Developer/Builder/party of the Second part shall construct the Residential Apartment under the name and style of "**INFINITEE EAST**", consisting of Stilt Floor for parking areas of four wheelers/two wheelers and First, Second, Third, Fourth and Fifth upper floors Residential Flats as per HMDA/MUNICIPALITY Approval.
21. That the Developer/party of the Second part shall complete the construction of Residential Apartment in the schedule property and handover the 40% share constructed Flats completely to the party of the First part towards the Owner's share.
22. The developer shall carry out the entire construction work at its sole cost, risk and responsibility and the land owner shall not at any time be made liable for any acts, commissions or omissions legal/illegal, defaults or negligence of the developer or their employee or their subordinates. The land owner shall not be liable to any third party for any loss, damage, inconvenience, injury or demise caused to third parties during or on account of, or arising out of the said construction works under any circumstances and in such circumstances the developers shall make good of the loss if any sustained by the owner on account of above said acts and omissions of the developers.
23. The Developer shall take entire responsibility of the construction of the said complex and land owner shall not in any way be made responsible for or liable for any construction defects in constructing the said complex.
24. The penalties levied by the HMDA/GHMC, for permissible levels of deviation by the HMDA/Municipality, are herein agreed to be divided 40% and 60% between Land owners and Developer. If any other construction is made by the developer over and above the permissible levels, those penalties, levied by the HMDA, the developer shall be liable to pay.

P. Anuradha.



Bk - 1, CS No 1594/2025 & Court No
1585/2025

Sheet 7 of 16 Sub Registrar
Puducherry

Generated on: 09/03/2025 12:00:04 PM



25. The Second party/Developer shall be entitled to avail loan from Banks/Financial Institutions and for that purpose to create mortgage in respect of their share of 60% of built up area in their proposed building and the First Party/Land Owner hereby accordingly authorizes and empowers the Second party/Developer.
26. That both the parties are hereby agreed and undertake to bear wherever the GST, and Income Tax, etc., are applicable for their share of areas.
27. **DOCUMENTS OF TITLE:** The First Party/Landowner shall handover all the original documents of title relating to the Schedule Property as and when required by the Second Party/Developer, and the same shall be returned over to the First Party/Landowner on same day. That after the completion of construction of Apartment and its allotments, all the Original documents and plans shall be handed over to the Society of the Apartment to be formed in future.
28. **CUSTODY:** This Development Agreement-Cum-General Power of Attorney is executed in Two Copies and same shall be registered in Sub Registrar Office accordingly, and one Set of Copy i.e. original document will be with the Land Lord and Other Set of Copy i.e. Duplicate document will be with the Second Party/Developer.

GENERAL POWER OF ATTORNEY:-

That the First party/Land Owner does hereby expressly appoint, retain and constitute the Second party/Developer i.e. **M/s.INFINITE BUILDERS**, (Regd.No.2418 of 2024), (PAN NO. AAKFI9197E), a Partnership firm registered with the Registrar of Firms, Ranga Reddy District, under the Indian Partnership Act, 1932, having its Office at: H.No.4-1/186, Plot No.186, Sadashiva Heavens, Koheda Road, Pedda Amberpet Village, Abdullapurmet Mandal, Ranga Reddy District-501 505, Telangana.

Represented by its Managing Partners:-

1. **Sri ANNAPUREDDY RAVI KUMAR REDDY, S/o. Late ANNAPUREDDY DAMODAR REDDY**, aged about 53 years, Occupation: Business, Resident of House No.23-126/1, Flat No. 201, Eternal Ravindra Apartments, Tyagaraya Nagar, Saroornagar Post and Mandal, Ranga Reddy District-500 035, Telangana. (Aadhaar No.XXXX XXXX 0195, PAN:AILPA5014B).
2. **Sri PANDIRI UPENDER REDDY, S/o. PANDIRI PULLA REDDY**, aged about 50 years, Occupation: Business, Resident of H.No.4-1/186, Villa No.186, Sadasiva Heavens, Koheda Road, Pedda Amberpet Village, Abdullapurmet Mandal, Ranga Reddy District-501 505, Telangana. (Aadhaar No.XXXX XXXX 7117, PAN:AQFPP8417M, Mobile No.91774 44982).

P. Anuradha.



Bk - 1, CS No 1594/2025 & Doct No
1585/2025.

Sheet 8 of 16 Sub Registrar
Pedda Amberpet

Generated on: 05/03/2025 12:09:04 PM



as her lawful attorney to exercise all powers referred to below, however, it is made clear that the power of alienation shall be restricted to the Second party's share i.e. 60% constructed Flats of the entire land.

- a. To enter into an Agreement of Sale in respect of 60% share allotted to the Second party/Developer with intending purchasers and to receive the sale consideration, acknowledge the receipt of the earnest money and pass valid receipts for payment received.
- b. To sign and execute the Sale Deeds in respect of 60% of share allotted to the Second party/Developer and such other documents in respect of the schedule property and present such sale deeds, conveyance deeds before the registering authority, admit the execution and acknowledge the receipt of the total sale consideration and get the sale deed registered.
- c. To sell the schedule property as in full or part in respect of 60% of share allotted to Second Party/Developer in favour of the prospective purchasers, and to execute Registered Sale Deed/s accordingly.
- d. To apply and obtain sanctioned plans and permissions etc., from the Municipal Authorities for the construction of residential units and the other structures on the schedule property and to sign all such applications, forms, affidavits or petitions and papers as may be necessary.
- e. To make statements, file affidavits, reports in all proceedings before any statutory, including H.M.D.A, Municipality, U.L.C. Authority, Water Works Departments, T.G.S.S.P.D.C.L. and obtain necessary sanctioned permissions and approvals.
- f. To appoint or engage such architect or architects, construction engineers laborers from the construction of the said building.
- g. To advertise the project for sale in such a manner as may our attorney shall feel necessary and to solicit such customers for the purpose of selling the flats/areas.
- h. To handover peaceful and vacant possession to the prospective purchasers of the flats/areas.
- i. To represent before the income Tax Department and if necessary obtain income tax clearance certificate to alienate the above said flats/areas.
- j. To represent before Competent Authority, Urban Land Ceilings and if necessary obtain permission to sell the above said property in favour of prospective purchasers.

P. Anuradha.



Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 9 of 16 Sub Registrar
Peddapamperpet

Generated on: 05/03/2025 12:09:04 PM



- k. To represent before the State or Central Government Authorities, and obtain necessary permissions to sell the above said property.
- l. To do all acts and things as may be incidental or necessary to do for transfer of the above said property to the prospective purchasers as fully and effectively in all respects.

That the Developer is authorized to do and execute all assurances, deeds or do all such acts as may be necessary incidental, appropriate or expedient to effectuate the above said purpose.

That the Land Owner hereby agrees to ratify all acts, deed or assurances done or executed on their behalf by the Developer pursuant to power hereby conferred as it the same was done or made by the Land Owners personally.

It is further expressly made clear that the powers hereby conferred are restricted only to the schedule property and also for the terms and conditions of this Development Agreement.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the **Open Land** bearing **Plot No.38 EASTERN PART**, admeasuring an area of **415 Sq.Yards**, equivalent to **346.98 Sq.Mtrs.**, in **Survey Nos.60 and 62 Part**, Situated at **PEDDA AMBERPET Village**, **Abdullapurmet Revenue Mandal**, **Ranga Reddy District**, under **Pedda Amberpet Municipality**, **Registration Sub-District**, **Pedda Amberpet** and bounded by:-

NORTH	:	NEIGHBOURS PLOTS.
SOUTH	:	PLOT NO.37.
EAST	:	30' WIDE ROAD.
WEST	:	PLOT NO.38 WESTERN PART.

As clearly shown in RED colour in the Diagram written below:-

P-Anuradha.

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 10 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM



IN WITNESS WHEREOF the parties herein have set their hands and subscribed their signatures with seal on this DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY with possession, with their own free will, volition, consent and sound disposing state of mind and health, without any coercion, fraud, duress, cajole, capriciousness or undue influence on the day, month and year first above mentioned in presence of the following witnesses.

WITNESSES:

1. *madhusudhan*

2. *David*

P. Anuradha
FIRST PARTY/LAND OWNER

1. *Al*

2. *Yusuf*

SECOND PARTY/DEVELOPER

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 11 of 16 Sub Registrar
Peddap Amberpet



Generated on: 05/03/2025 12:09:04 PM



SPECIFICATIONS

STRUCTURE	:	R.C.C. Framed Structure (R.M.C) (Steel TMT Steel with ISI)
SUPER STRUCTURE:		Outside 9" walls and Internal walls 4½" Walls (Light Weight Red Brick)
MAIN DOOR	:	Teak Wood with Polish
INTERNAL DOORS	:	Teak Frames, with Flush Doors with Enamel Paint.
WINDOWS	:	Teak wood Window Shutters with Glass Paneling & Protective Grills with Enamel Paint for UPVC
FLOORING	:	2 X 2 Vitrified Tiled in all Rooms
KITCHEN		Black Granite Platform with Steel Sink Ceramic Tiles Dado upto 2 feet height.
TOILETS	:	Ceramic Tiles Flooring and wall dadding Up to Two wash basins with Cera Company each flat provision for Geyser,
PAINTING	:	Internal Walls 2 coats of Ultra tech Lappam with Asian Paint Oil Bond Distemper and External Walls with ACE Asian Paint and Texture.
ELECTRICAL	:	Concealed Finolex Copper wiring with Adequate Points, one Computer Point, one A.C. Points in living room and bed rooms, one washing machine and aqua point.
LIFT/ELEVATER	:	Good Quality Elevator any standard make (Six Persons)
GENERATOR	:	Quality Generator

NOTE:

Any alteration or modification made in existing work, the extra work's cost shall be borne by the First Party/Land owner.

P. Anuradha.

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 12 of 16 Sub Registrar
Peddya Amberpet



Generated on: 05/03/2025 12:09:04 PM



ANNEXURE - 1A

1. Description of Building : Proposed Residential Apartment, on Plot No.38 **EASTERN PART**, in Survey Nos.60 and 62 Part, Admeasuring 415 Sq.Yards or 346.98 Sq.Mtrs., Situated at **PEDDA AMBERPET** Village, Abdullapurmet Revenue Mandal, Ranga Reddy District, under Pedda Amberpet Municipality.
- (a) Nature of Roof : R.C.C.
- (b) Type of Structure : With Pillars.
2. Age of building : Proposed.
3. Total extent of site : 415 Sq.yards
4. Built-up Area : Stilt Floor 2540 Sq.Feet
for Parking
- First Floor :2540 Sq.Feet,
- Second Floor :2540 Sq.Feet,
- Third Floor :2540 Sq.Feet,
- Fourth Floor :2540 Sq.Feet,
- Fifth Floor :2540 Sq.Feet,
- Total 12700 Sq.Feet
(Proposed Area).(Excluding the Parking Area).
5. Party's estimate of Market Value of the Building : Rs.1,58,75,000/-

P. Amuradha
SIGN. OF THE EXECUTANT/S

CERTIFICATE

We, hereby declare that what is stated above is true and correct to the best of our knowledge and belief.

P. Amuradha
SIGN. OF THE EXECUTANT/S

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 13 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM



SHOWING THE REGISTRATION PLAN OF PLOT NO.38 EASTERN PART, IN
SURVEY NOS. 60 and 62 Part, SITUATED AT: PEDDA AMBERPET VILLAGE,
ABDULLAPURMET REVENUE MANDAL, RANGA REDDY DISTRICT, UNDER
PEDDA AMBERPET MUNICIPALITY.

LAND OWNER: Smt.PANDIRI ANURADHA, W/o. P.UPENDER REDDY.

DEVELOPER: M/s.INFINITE BUILDERS, Rep by its Managing Partners:

1.Sri ANNAPUREDDY RAVI KUMAR REDDY, S/o. Late
ANNAPUREDDY DAMODAR REDDY.

2.Sri ANNAPUREDDY RAVI KUMAR REDDY, S/o. Late
ANNAPUREDDY DAMODAR REDDY.

REFERENCE:

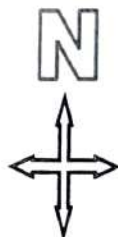
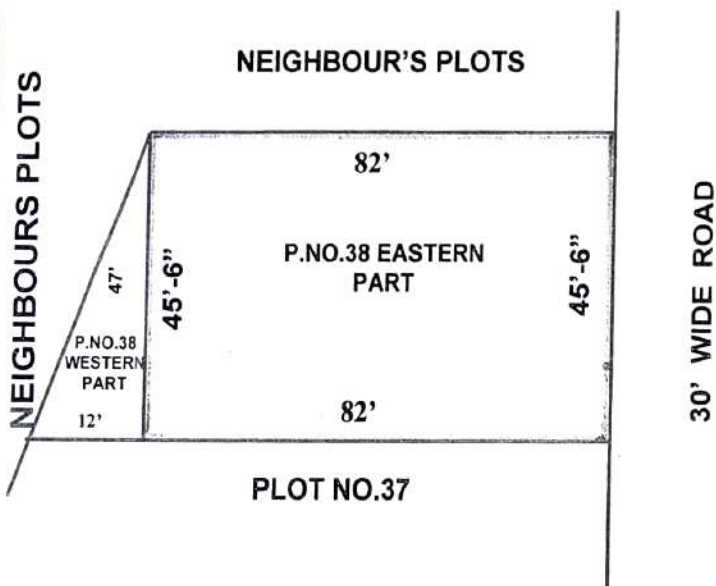
SCALE: 1"=Not to scale

INCLL:

ECXL:

AREA : 415 Sq.yards

Or 346.98 Sq.Mts



WITNESSES:

1) madhanreddy

① [Signature]

2) [Signature]

② [Signature]

SIGN. OF THE DEVELOPERS

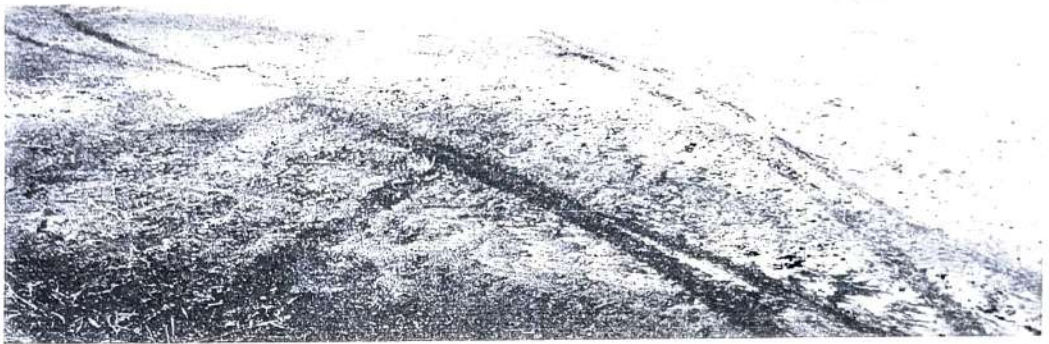
P.Anuradha
SIGN. OF THE LAND LORD

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 14 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM





LATITUDE 17°19'51.4"N

LONGITUDE: 78°38'21.0"E

https://www.google.com/maps/place/17%C2%B019'51.4%22N+78%C2%B038'21.0%22E/@17.3309422,78.6365776,17z/data=!3m1!4b1!4m4!3m3!8m2!3d17.3309422!4d78.6391525!5m1!1e1?hl=en&entry=tту&g_ep=EgoyMDI1MDlyNi4xIKXMDSoASAFQAw%3D%3D



P. Anuradha

Bk - 1, CS No 1594/2025 & Doct No
1585/2025. Sheet 15 of 16 Sub Registrar
Pedda Amberpet



Generated on: 05/03/2025 12:09:04 PM





भारत सरकार
Government of India



పందిరి అనురాధ
Pandiri Anuradha
పుట్టిన తేదీ / DOB 18/06/1979
లింగం / Female

P Anuradha

6406 1785 6522

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India



పందిరి అనురాధ పందిరి రెడ్డి, గిరి-నగర్
14-8/1/203 laxmi vydehi residency, shiva
putri colony, behind papdam restaurant, N T
R Nagar, Saroornagar, Rangareddi,
Andhra Pradesh, 500074

Print Date: 02/09/2022

Address: W/O Pandiri Upender Reddy, 11
14-8/1/203 laxmi vydehi residency, shiva
putri colony, behind papdam restaurant, N T
R Nagar, Saroornagar, Rangareddi,
Andhra Pradesh, 500074



6406 1785 6522

1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Unique Identification Authority of India

అన్నపూర్ణ రవి కుమార్ రెడ్డి, 23-126/1,
ఎటర్నల్ రింద్రా అపార్ట్‌మెంట్స్, ట్యాగరాయ
నగర్, సారూర్‌నగర్, రంగారెడ్డి,
తెలంగాణ - 500035

Print Date: 08/07/2024

Address:
C/O: Annapureddy Damodar Reddy, 23-
126/1, Flat No 201, Eternal Rvindra
Apartments, Tyagaraya Nagar, Saroornagar,
PO: Saroornagar, DIST: K.v. Rangareddy,
Telangana - 500035



2910 3147 0195

VID : 9111 9521 5472 5929



भारत सरकार
Unique Identification Authority of India



పందిరి ఉపేందర్ రెడ్డి, వ-న/నల్ల, పూర్వ
కే నల్ల, కోహెడా రోడ్, సదాసివా హెవెన్స్, పద్మా
అంబర్పేట్, కె.వి. రంగారెడ్డి, తెలంగాణ, 501505
Address: Pandiri Upender Reddy, 4-1/186,
Villa no 186, Koheda road, Sadasiva
Heavens, Pedda Amberpet, K v
Rangareddy, Telangana 501505

Print Date: 29/05/2023



6711 1621 7117

1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Unique Identification Authority of India



కొత్త మాధవ రెడ్డి, 17-142/2, కనియాల రోడ్ నం
3, సినెకేట్ బ్యాంక్ దగ్గర, చైతన్యనగర్, సారూర్
నగర్, పి. & టి కలనీ, రంగారెడ్డి,
తెలంగాణ - 500060

Print Date: 22/01/2023

Address:
S/O Kotha Buchi Reddy, 17-142/2, Kaniala
Nagar, Road No 3, Near Syndicate Bank,
Chaitanyanagar, Disukhnagar, Saroornagar,
PO: P & T Colony, DIST: K.v. Rangareddy,
Telangana - 500060



9634 4640 6814

VID : 9121 4914 4483 6552

1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
Government of India



అన్నపూర్ణ రవి కుమార్ రెడ్డి
Annapureddy Ravi Kumar Reddy
పుట్టిన తేదీ / DOB: 12/08/1971
లింగం / MALE

Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

2910 3147 0195



भारत सरकार
Government of India



పందిరి ఉపేందర్ రెడ్డి
Pandiri Upender Reddy
పుట్టిన తేదీ / DOB 17/07/1975
లింగం / Male

6711 1621 7117

मेरा

हचान



కొత్త మాధవ రెడ్డి
Kotha Madhav Reddy
పుట్టిన తేదీ / DOB: 25/05/1982
లింగం / MALE

madhavreddy

9634 4640 6814



కడరి రమేష్ యాదవ్
Kadari Ramesh Yadav
పుట్టిన తేదీ/DOB: 09/11/1976
పురుషుడు/ MALE
Mobile No. 9032305555

6767 6105 0307
VID:9154264468179111



ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
Unique Identification Authority of India

వయస్సు:
S/O కడరి వీర నల్లు, పి.ఎ. 28 ప్లాట్ నెం-143, విజయ నగర్ కాలనీ, హయత్ నగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ - 501505
Address
S/O Kadari Veera Nallu 4-9-76 plot no-143
vijaya nagar colony hayath nagar Hayathnagar
Rangareddi Andhra Pradesh - 501505

6767 6105 0307
VID:9154264468179111

నా ఆధార్, నా గుర్తింపు

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PANDIRANURADHA
SATYANARAYANA KUMBAM

18/07/2024

COXFP9950H

Anuradha.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKFI9197E



नाम / Name
INFINITE BUILDERS

निगमन/गठन की तारीख
Date of Incorporation/Formation
24/07/2024

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AILPA5014B

नाम / Name
ANNAPUREDDY RAVI KUMAR REDDY

पिता का नाम / Father's Name
ANNAPUREDDY DAMODAR REDDY

जन्म की तारीख /
Date of Birth
12/08/1971

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UPENDER REDDY PANDIRI

PULLAREDDY PANDIRI

17/07/1975

Permanent Account Number

AQFP8417M

P. Upendrakaly

Signature



Generated on: 05/03/2025 12:09:04 PM



1585/2025

Online Challan Proforma [SRO copy]

Online Challan Proforma [Citizen copy]

Challan No: 743LJX030325

Challan No: 743LJX030325

Bank Code	HDFS	Payment : NB
Remitter Details		
Name	A RAVI KUMAR REDDY	
PAN Card No	AILPA5014B	
Aadhar Card No		
Mobile Number	*****306	
Address	RANGAR REDDY DIST	
Executant Details		
Name	PANDIRI ANURADHA	
Address	RANGA REDDY DISTRICT	
Claimant Details		
Name	INFINITEE BUILDERS	
Address	REP BY ITS MANAGING PARTNERS A.RAVI KUMAR REDDY, AND ANOTHER, RANGA REDDY DISTRICT	
Document Nature		
Nature of Document	Development Agreement Cum GPA	
Property Situated in(District)	RANGAREDDY	
SRO Name	PEDDA AMBERPET	
Amount Details		
Stamp Duty	158700	
Transfer Duty	0	
Registration Fee	79375	
User Charges	1000	
Mutation Charges	0	
Haritha Nidhi	50	
TOTAL	239125	
Total in Words	Two Lakh Thirty Nine Thousand One Hundred and Twenty Five Rupees Only	
Date(DD-MM-YYYY)	03-03-2025	
Transaction Id	0144989738839	
Stamp & Signature		

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

Bank Code	HDFS	Payment : NB
Remitter Details		
Name	A RAVI KUMAR REDDY	
PAN Card No	AILPA5014B	
Aadhar Card No		
Mobile Number	*****306	
Address	RANGAR REDDY DIST	
Executant Details		
Name	PANDIRI ANURADHA	
Address	RANGA REDDY DISTRICT	
Claimant Details		
Name	INFINITEE BUILDERS	
Address	REP BY ITS MANAGING PARTNERS A.RAVI KUMAR REDDY, AND ANOTHER, RANGA REDDY DISTRICT	
Document Nature		
Nature of Document	Development Agreement Cum GPA	
Property Situated in(District)	RANGAREDDY	
SRO Name	PEDDA AMBERPET	
Amount Details		
Stamp Duty	158700	
Transfer Duty	0	
Registration Fee	79375	
User Charges	1000	
Mutation Charges	0	
Haritha Nidhi	50	
TOTAL	239125	
Total in Words	Two Lakh Thirty Nine Thousand One Hundred and Twenty Five Rupees Only	
Date(DD-MM-YYYY)	03-03-2025	
Transaction Id	0144989738839	
Stamp & Signature		

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

e- STAMPS
Document Registrartion eChallan Slip

Remitter / SRO / District-Registrar Details

Name	A.RAVI KUMAR REDDY
Mobile Number	9396462306
Challan Number	743LJX030325
PassCode	AHIsx



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 05/03/2025, 11:09 AM

1585/2025
Duplicate

SRO Name: 1515 Pedda Amberpet

Receipt No: 1655

Receipt Date: 05/03/2025

Name: PANDIRI ANURADHA

CS No/Doct No: 1594 / 2025

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: D96K30030325

Chargeable Value: 15875000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 03-MAR-25

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFC

E-Challan Bank Branch:

Account Description

Amount Paid By

User Charges

Cash

Challan

DD

E-Challan

1000

Total:

1000

In Words: RUPEES ONE THOUSAND ONLY

Prepared By: NARESH

Signature by SR