

1399/2024

SCANNED

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తెలంగాణ తేలంగానా TELANGANA

Tran Id: 240302121400808870
Date: 02 MAR 2024, 12:16 PM
Purchased By:
S. SAI KIRAN
S/o NARSIMHA CHARY
R/o RANGA REDDY DISTRICT
For Whom
M/S. ANMOL URBAN TOWNS

BC. 997464

M.V.N. CHARY
LICENSED STAMP VENDOR
Lic. No. 3/1997
Ren.No. 15-07-045/2024
13-111/A/1, Srinivasapuram Colony,
Ramanthapur, Uppal Mandal,
Medchal-Malkajgiri District
Ph 7036013160

DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY

This Development Agreement Cum General Power of Attorney (Hereinafter to be referred as "Agreement") is made and executed on this the 02nd day of March, 2024, at Medchal-Malkajgiri District by and between:

Mr. Kaleru Issaji Rao, S/o. Late Kaleru Sudharshanam, aged about: 60 years, Occupation: Government Employee, R/o. Quarters No. 22579, Ordnance Factory, Yeddumailaram, Sangareddy District, Telangana State-502205.
Aadhaar No. 2240-1070-0503 PAN: ADFPK0811K.

(Hereinafter to be called as the "Land Owner" which expression shall mean and include all its legal heirs, nominees, Successors in interest, executors, administrators, agents, representatives, assignees, etc).

[Signature]

For ANMOL URBAN TOWNS

[Signature]
Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ghatkesar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 76000/- paid between the hours of _____ and _____ on the 02nd day of MAR, 2024 by Sri Kaleru Issaji Rao

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. ANMOL URBAN TOWNS [1517-1-2024-1426]	M/S. ANMOL URBAN TOWNS REP BY SANGAREDDYPETA SAI KIRAN S/O. NARSIMHA CHARY O/O. F NO.203 HEMADYRGA PLAZA ABOVE SUPER MARKET MIYAPUR X ROADS HYD,	
2	EX		 KALERU ISSAJI RAO:01 [1517-1-2024-1426]	KALERU ISSAJI RAO S/O. LATE KALERU SUDHARSHANAM Q NO.22579 ORDINANCE FACTORY YEDDUMAILARAM SANGAREDDY DIST,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 M OM PRAKASH GOUD:01 [1517-1-2024-1426]	M OM PRAKASH GOUD R/O ANNAPURNA COLONY UPPAL	
1		 K VENKATA SESHAGIRI BABU [1517-1-2024-1426]	K VENKATA SESHAGIRI BABU R/O GANDHI NAGARS ECUNDERABAD	

02nd day of March,2024

Signature of Sub Registrar
GhatkesarBiometrically Authenticated by
SRO G. JAGAN MOHAN RAJU
on 02-MAR-2024 16:43:40**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0503 Name: Kaleru Issaji Rao	Lat Kaleru Sudharshanam, Tirumalagiri, Hyderabad, Telangana, 500011	
2	Aadhaar No: XXXXXXXX9756 Name: Sangareddypeta Sai Kiran	S/O S Narsimha Chary, Balanagar, Balanagar, K.v. Rangareddy, Telangana, 500018	

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AND

M/s. Anmol Urban Towns, [PAN: ABWFA1822H] a Partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at Flat No.203, Hemadurga Plaza above Super Market, Miyapur X roads, Telangana State-500049 and represented by its authorised signatory **Mr. Sangareddypeta Sai Kiran**, S/o. Narsimha Chary, aged about 37 years, Occupation: Project Head-Anmol Urban Towns, R/o. H. No. 7-2-1735, 1813/5/A, Flat No. 209, Lakshmi Nivas, Czech Colony, Sanath Nagar, Balnagar Mandal, Rangareddy District, Telangana State-500 018.

[Aadhaar No.9643-1437-9756]. MOBILE NO. 9502771734.

(Hereinafter to be called as the “**Developer**” which expression shall mean and include its partners and their legal heirs, nominees, executors, administrators, representatives, permitted assignees, etc).

WHEREAS:

A. WHEREAS, the **Land Owner** is the absolute owner and peaceful Possessor of land admeasuring **Ac-01-14.50-Gts** in Sy No. 41/అ/అ/1/2 to an extent of Ac-0.02.50-Gts, in Sy No. 41/అ/ఆ/2 to an extent of Ac-0.18.50-Gts, Sy No. 55/అ/ఆ/2 to an extent of Ac-00-18-Gts, Sy No. 55/అ/ఠ/1/1/1 to an extent of Ac-00-05-Gts, Sy No. 57/అ/ఆ/1/1 to an extent of Ac-00-08-Gts and Sy No. 57/అ/ఆ/1/1 to an extent of Ac-00-02.50-Gts situated at Edulabad Village, Ghatkesar Mandal, Medchal-Malkajgiri District (Hereinafter to be referred as “**Schedule Property**” and more fully mentioned in the Schedule Property of this Agreement).

B. WHEREAS, the Schedule Property has been converted in Non-Agricultural land by the **Land Owner** through vide NALA Proceedings No. 2400112271, dated 26/02/2024 issued by Tahsildar, Ghatkesar.

C. WHEREAS, the **Developer** herein is engaged into the business of real estate and possesses a considerable expertise & reputation, the required expertise, finance, clout, men and machinery in the field of Development and Construction activities. The **Developer** has already developed various prestigious residential and commercial projects in and around Hyderabad.



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For ANMOL URBAN TOWNS

Authorised Signatory

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	152000	0	0	0	152100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	76000	0	0	0	76000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	229000	0	0	0	229100

Rs. 152000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 76000/- towards Registration Fees on the chargeable value of Rs. 15167500/- was paid by the party through E-Challan/BC/Pay Order No .894LDY020324 dated .02-MAR-24 of .ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 229050/-, DATE: 02-MAR-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 5064277510339, PAYMENT MODE: NB-1001138, ATRN: 5064277510339, REMITTER NAME: S SAI KIRAN, EXECUTANT NAME: K ISSAJI RAO, CLAIMANT NAME: ANMOL URBAN TOWNS).

Date:

02nd day of March, 2024

Signature of Registering Officer
Ghatkesar

Certificate of Registration

Registered as document no. 1399 of 2024 of Book-1 and assigned the identification number 1 - 1517 - 1399 - 2024 for Scanning on 02-MAR-24 .

Registering Officer
Ghatkesar
(G Jagan Mohan Raju)

Bk - 1, CS No 1426/2024 & Doct No 1399/2024.
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- D. WHEREAS,** The **Land Owner** are desirous of developing the Schedule property along with adjoining land of the other **Land Owner** into Premium Residential Plots as may be permissible by the local/concerned authorities by laying Roads, water and drainage Lines, Street Lights, and other common amenities and a comprehensive detailed layout plan to be prepared by the **Developer** and that should form part of this Development Agreement and in view of the same, the **Land Owner** have approached the **Developer**. The **Land Owner** has agreed to permit the **Developer** to develop the Schedule Property from the terms and condition hereinafter.
- E. WHEREAS,** based on the above representation, the **Developer** has agreed to develop the Schedule Property into premium residential plots at its cost and expenses by clubbing the Schedule Property herein with abutting, contiguous and neighbouring parcels of land of other **Land Owner**.
- F. WHEREAS,** pursuant to the offer made by **Land Owner**, to develop the Schedule Property, the **Developer** has agreed and accepted to develop the Schedule Property into Premium Residential Plots after arranging the approach Road.
- G. WHEREAS,** the parties herein above have deemed fit and proper to reduce the terms and condition and reached among themselves into writing and hence this Development Agreement cum General Power of Attorney.

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


1. RECITALS:

The aforesaid recitals shall form an integral part of this agreement.

2. GRANT OF DEVELOPMENT RIGHTS:

- 2.1. The **Land Owner**, subject to terms and conditions of this agreement, hereby grants permission to the **Developer** to develop the Schedule Property and the **Developer** hereby agrees to develop the Schedule Property, at their own cost, efforts and expenses.



For ANMOL URBAN TOWNS

Authorised Signatory