

SCANNED

Doc. No. 2927/2025



తెలంగాణ తేలంగానా TELANGANA

BM 820769

Tran Id: 250324173244145665
Date: 24 MAR 2025, 05:34 PM
Purchased By:
Y PRAVEEN KUMAR
S/o Y. NARASIMHA
R/o HYDERABAD
For Whom
M/S. STHIRA CONSTRUCTIONS

M RAVINDER
LICENSED STAMP VENDOR
Lic. No. 15-29-016/2022
Ren.No. 15-29-087/2025
Plot No 53 Ganesh Nagar
Colony Chengi Cherla
Medipally M M Dist
Ph 9848665205

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Deed of Development Agreement-Cum-GPA is made and executed on this the 24th day of March 2025, by and between:

- 1. SRI. E. SREENIVAS RAO, SON OF LATE. E. J. RAMA RAO**, aged about 60 years, Occupation: Advocate, Resident of Flat No. 403, Karthik Residency, H.No. 2-1-232 to 238, Nallakunta, Hyderabad – 500 013, PAN NO.AAFPE6924L, [Aadhaar No. XXXX XXXX 0163].
- 2. SRI. BADDAM SATHI REDDY, SON OF LATE. BADDAM ADIVI REDDY**, aged about 61 years, Occupation: Business, Resident of H.No. 2-28, Pocharam Village, Ghatkesar Mandal, Medchal – Malkajgiri District, PAN NO.AIPPB5981J, [Aadhaar No.XXXX XXXX 0975].

Hereinafter called first party/land owners which expression shall mean and include all their heirs, legal representatives, successors, executors, administrators, and assignees etc., of the one part.

Contd..2...

[Signature]
B Sathi Reddy

[Signature]
Y. Praveen Kumar

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. 73750/- paid between the hours of 4 and

on the 24th day of MAR, 2025 by Sri E Sreenivas Rao

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 XXXXXXXXX5113 NAME: SUDOM PREETHAM S/O NARSING RAO SAROORNAGAR, RANGAREDDI, ANDHRA PRADESH, 500035	 M/S.STHIRA CONSTRUCT [1529-1-2025-3001]	 M/S.STHIRA CONSTRUCTIONS REP BY [P] SUDOM PREETHAM S/O. SUDOM NARSING RAO H NO.1-1-605 STREET NO.5 MOHAN NAGAR KOTHAPET, SAROOR NAGAR RR DIST
2	CL	Aadhar No XXXXXXXXX9718 NAME: YEGGE PRAVEEN KUMAR S/O Y NARASIMHA HYDERABAD, RANGAREDDI, ANDHRA PRADESH, 500068	 M/S.STHIRA CONSTRUCT [1529-1-2025-3001]	 M/S.STHIRA CONSTRUCTIONS REP BY [P] YEGGE PRAVEEN KUMAR S/O. Y NARASIMHA H NO.2-1-2/1 P NO.76 NAGOLE, HYD
3	EX	Aadhar No XXXXXXXXX0975 NAME: BADDAM SATHI REDDY S/O LATE BADDAM ADIVI REDDY POCHARAM, RANGAREDDI, ANDHRA PRADESH, 500088	 BADDAM SATHI RE [1529-1-2025-300]	 BADDAM SATHI REDDY S/O. LATE BADDAM ADIVI REDDY H NO.2-28 POCHARAM GHATKESAR, MM DIST
4	EX	Aadhar No XXXXXXXXX0163 NAME: ETOORI SREENIVAS RAO S/O E.J.RAMA RAO NEW NALLAKUNTA, HYDERABAD, TELANGANA, 500044	 E SREENIVAS RAO [1529-1-2025-300:]	 E SREENIVAS RAO S/O. LATE E J RAMA RAO F NO.403 KARTHIK RESIDENCY H NO.2- 1-232 TO 238 NALLAKUNTA, HYD

Identified by Witness:

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IN FAVOUR OF

M/s. STHIRA CONSTRUCTIONS [PAN No.AFNFS0630J] having office at H.No.2-1-2/1, Plot No.76, Mamatha Nagar Colony, Nagole X Road, Nagole, Uppal Mandal, Medchal-Malkajgiri District, Telangana, a partnership firm, registered with the registrar of Firms, R. R. District vide No.340 OF 2025, represented by its Partners:

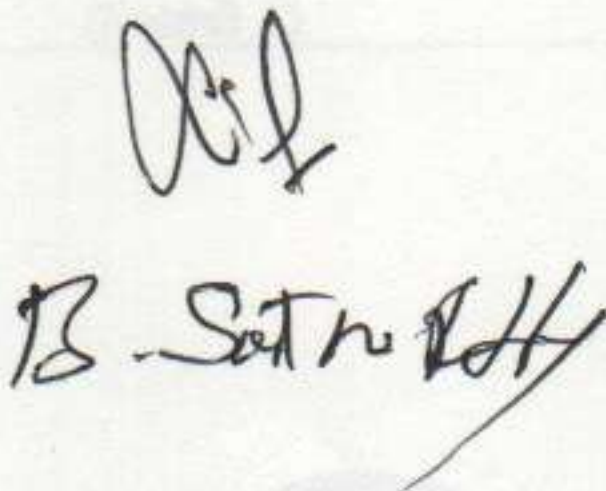
- 1) SRI. YEGGE PRAVEEN KUMAR, SON OF SRI. Y. NARASIMHA, aged about 39 years, Occupation: Business, Resident of H.No. 2-1-2/1, Plot No. 76, Nagole, Hyderabad - 500 068, [Aadhaar No.XXXX XXXX 9718].**
- 2) SRI. SUDOM PREETHAM, SON OF SRI. SUDOM NARSING RAO, aged about 35 years, R/o. H.No.1-1-605, Street No.5, Commercial Tax Colony, Mohan Nagar, Kothapet, Saroornagar, Ranga Reddy, Telangana, Pin code: 500 035. (Aadhaar No. XXXX XXXX 5113)**

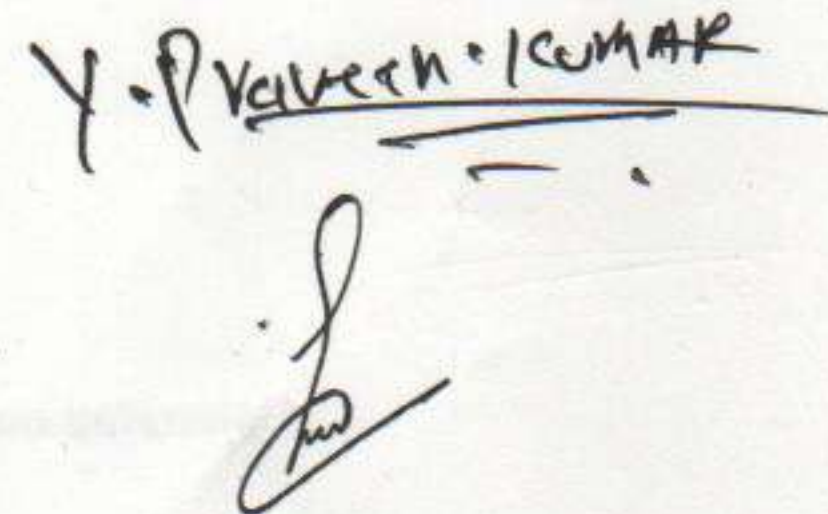
Hereinafter called the second party/developers which expression shall mean and include all their heirs, legal representatives, successors, executors, administrators, and assignees etc., of the other part.

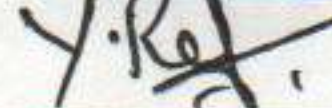
Whereas the **First Party/Owner No.1** was the absolute owner and possessor of the **Open Plot Nos.60 & 61, in Survey Nos.771/9 and 772/9, admeasuring 400 Sq.Yds., or 334 Sq.Mtrs.,** Situated at **Korremula Village, Chowdariguda Gram Panchayath, under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District,** by virtue of **Regd. Doct. No.21950/2006, Regd. at S.R.O. Ghatkesar, Ranga Reddy District** and he has **already sold out an extent of 200 Sq.Yds., bearing Plot No.60, to Sri. Baddam Sathi Reddy (i.e., First Party No.2 herein),** thus he holds remaining **200 Sq.Yds., only bearing Plot No.61.**

Whereas the **First Party/Owner No.2** is the absolute owner and possessor of the **Open Plot No.60, in Survey Nos.771/9 and 772/9, admeasuring 200 Sq.Yds., or 167.2 Sq.Mtrs.,** Situated at **Korremula Village, Chowdariguda Gram Panchayath, under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District** (formerly Ranga Reddy District), by virtue of **Regd. Doct. No.8941/2019, Regd. at S.R.O. Narapally, Medchal-Malkajgiri District**

Contd..3...


B. Sathi Reddy


Y. Praveen Kumar

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX6653 NAME: ALLAKANTI UMAMAHESH S/O LATE A YADAGIRI Uppal, Rangareddi, Andhra Pradesh, 500076	 A UMAMAHESH::24/03/20 [1529-1-2025-3001]	 
2	Aadhar No: XXXXXXXX4117 NAME: YEGGE RAMESH S/O Y NARASIMHA hyderabad, Rangareddi, Andhra Pradesh, 500068	 Y RAMESH::24/03/2025. [1529-1-2025-3001]	 

24th day of March,2025

Signature of Sub Registrar
NarapalliBiometrically Authenticated by
SRO SRIDEVI
on 24-MAR-2025 17:40:49Endorsement: Stamp Duty, Tranfer 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	147400	0	0	0	147500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	73750	0	0	0	73750
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	221650	0	0	0	221750

Rs. 147400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 73750/- towards Registration Fees
on the chargeable value of Rs. 14750000/- was paid by the party through E-Challan/BC/Pay Order No ,609TKB240325 dated
,24-MAR-25 of ,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 221700/-, DATE: 24-MAR-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO:
5072465458723,PAYMENT MODE:NB-1001138,ATRN:5072465458723,REMITTER NAME: E SREENIVAS
RAO,EXECUTANT NAME: E SREENIVAS RAO AND OTHERS,CLAIMANT NAME: STHIRA CONSTRUCTIONS

Date:

24th day of March,2025

Signature of Registering Officer
Narapalli

Certificate of Registration

Registered as document no. 2927 of 2025 of Book-1 and assigned the identification number 1529 - 2927
2025 for Scanning on 24-MAR-25 .Registering Officer
Narapalli
(A Sridevi)

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WHEREAS the **First Party** has decided to give their **Open Plot Nos.60 & 61, in Survey Nos.771/8 and 772/8, admeasuring 400 Sq.Yds. or 334 Sq.Mtrs.,** Situated at **Korremula Village, Chowdariguda Gram Panchayath, under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District, on Development for construction of residential flats.**

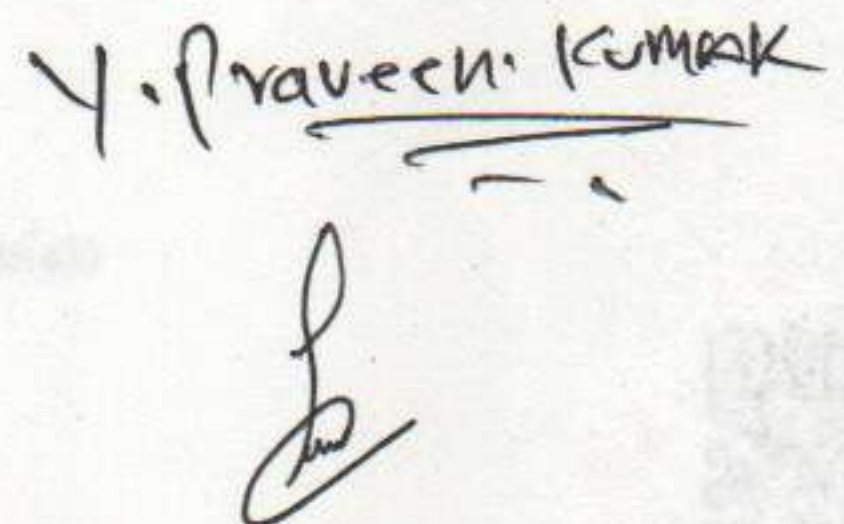
Whereas the second party has accepted the above offer and agreed to undertake the construction of proposed residential complex over the land of the scheduled property by investing its funds and under their care and supervision and now it is agreed between the said parties as follows:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1) The second party shall prepare a comprehensive plan for the construction of the residential complex to be constructed by it over the land of the schedule property and shall submit the plans along with necessary application forms and the papers to Municipal Authorities & HMDA get them sanctioned.
- 2)
 - a) The second party shall bear all expenses and preparation of the said plan, shall pay the necessary fees to the municipal and other concerned authorities and so all things necessary for obtaining the permission at its cost.
 - b) That it is agreed between the parties to construct the fifth floor above the fourth floor for proposed building in strength of provision availed under the Transferable Development Rights (TDR).
- 3). That first party normally shall not be entitled to interfere in the construction activity in any manner or object the second party in the construction activity. However, the First Party reserves the right to watch the progress and the quality of construction to ensure that the agreed specifications and plans are followed. If any deviations/defects found by the First Party there will be brought to notice of the Second Party who shall take the appropriate remedial/rectification action.
- 4). Further, construction of the building complex will be carried out as per the approved plan using standard materials and process conforming quality standards normally specified for the building industry and not use deliberately substandard material/process which may be detrimental to the safety and durability of the building.

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B. Srinivas


Y. Praveen Kumar