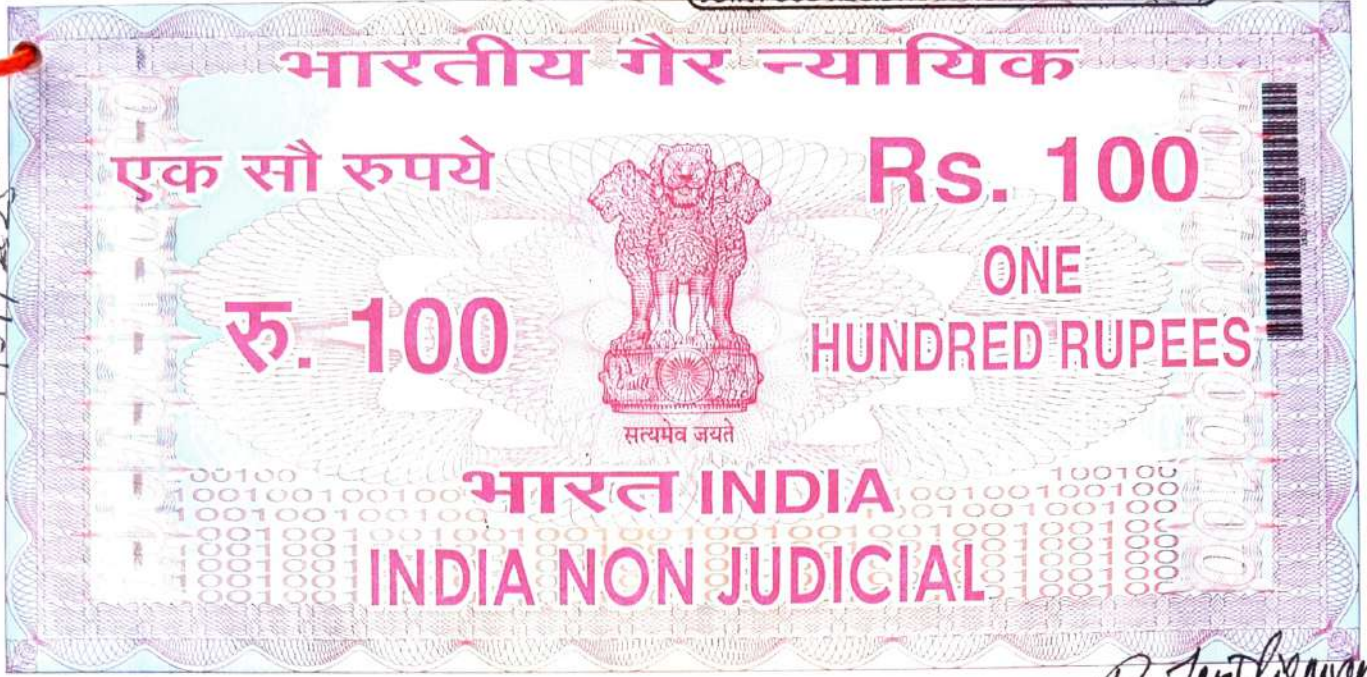




తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250524172948860446
Date: 24 MAY 2025, 05:31 PM
Purchased By:
THANUBODDI SREEKANTH
S/o ROSIREDDY
R/o PRAKASAM DIST, AP
For Whom
M/S. PRATHISHTA CONSTRUCTION AND INFRA DEVELOPERS LLP

B.JYOTHIRMAYE
LICENSED STAMP VENDOR
Lic. No. 15-11-031/2012
Ren.No. 15-11-009/2024
H.NO.2-23-5-9/A/10, FLAT
NO.108, ADITYA HOMES,
ADITYA
NAGAR,KUKATPALLY, M. M.
DISTRIC-500072
Ph 8978081415

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This Development Agreement-Cum-General Power of Attorney is made and executed on this 26th day of May 2025 at R.O, Rangareddy by & between:

1. **Smt PENUGONDA TEJASWINEE, D/O. Sri P.V. NARAYANA**, aged about 36 years, Occupation: House Wife, R/o. H. No. 7-824(13), Mangamur Road, ZP Colony, Ongole, Lawyerpet(o), Prakasam District, Andhra Pradesh State-523002, (Aadhaar No. 5609 7053 2615, PAN No. BZHPP6717L).
2. **Sri TALASILA VENKATA SAMBASIVA RAO, S/O. Sri SURYA NARAYANA TALASILA**, aged about 72 years, Occupation: Service, R/o. House No.12-13-418, Street No. 19, Tarnaka, Nagarjuna Nagar, Secunderabad, Hyderabad- 500017, (Aadhar card No:5380 9503 9035, Pan No: AAGPT2640F).

Tejaswinee

Nam

N. Anusha

P. Sreejith

V. Srijang

T. Geetha

R. Geetha

For Prathishta Construction & Infra developers LLP

T. Srinivas
Krishna
Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Ranga Reddy (R.O) 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 26th day of MAY, 2025 by Sri Penugonda Tejaswinee

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

Sl No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	Aadhar No XXXXXXXX1070 NAME: SREEKANTH THANUBODDI S/O ROSIREDDY DYVALA RAVURU, KORISAPADU, PRAKASAM, ANDHRA PRADESH, 523212	 THANUBODDI SREEKANTH [1510-1-2025-7707] THANUBODDI SREEKANTH(R)/M/S.PRATHISHTA CONSTRUCTION AND INFRA DEVELOPERS LLP PRAKASAM DISTRICT,	 T. Sreekanth
2	CL	Aadhar No XXXXXXXX1933 NAME: MALADI KRISHNAM RAJU C/O MALADI NAGARAJU ADDANKI, PRAKASAM, ANDHRA PRADESH, 523201	 MALADI KRISHNAM RAJU [1510-1-2025-7707] MALADI KRISHNAM RAJU(R)/M/S.PRATHISHTA CONSTRUCTION AND INFRA DEVELOPERS LLP PRAKASAM DISTRICT,	 Krishnam Raju
3	EX	Aadhar No XXXXXXXX2939 NAME: REDDIMOLU GEETHA D/O VENKATESWARA REDDY GANGAVARAM, SANTHANUTHALA PADU, PRAKASAM, ANDHRA PRADESH, 523225	 REDDIMOLU GEETHA [1510-1-2025-7707] REDDIMOLU GEETHA D/O. REDDIMOLU VENKATESWARA REDDY H.NO.1- 111,BODDUVARIPALEM,GANGAVARAM,, PRAKASAM	 R. Geetha
4	EX	Aadhar No XXXXXXXX5338 NAME: TANIPARTHI SUREKHA W/O SRINIVASA REDDY MANGAMURU, SANTHANUTHALA PADU, PRAKASAM, ANDHRA PRADESH, 523225	 TANIPARTHI SUREKHA [1510-1-2025-7707] TANIPARTHI SUREKHA W/O. TANIPARTHI SRINIVASA REDDY H.NO.6-20,REDDY GARI BAZAR,MANGAMURU,, PRAKASAM	 T. Surekha
5	EX	Aadhar No XXXXXXXX8227 NAME: VANGALA SRUJANA C/O KRISHNA CHAITANYA KUKATPALLY, MEDCHAL, MALKAJGIRI, TELANGANA, 500072	 VANGALA SRUJANA [1510-1-2025-7707] VANGALA SRUJANA W/O. KRISHNA CHAITANYA PLOT NO.148,ADITYA NAGAR,KUKATPALLY,, HYDERABAD	 V. Srujana

Generated on: 26/05/2025 01:49:09 PM



3. **Smt. NAGINENI ANUSHA, D/O. Sri NAGINENI VENKATARAO**, aged about 37 years, Occupation: Service, R/o. H. No.1/70A, Main Road, Doddavarappadu, Prakasam, Andhra Pradesh State-523211, (**Aadhaar No.3282 7795 2703, PAN No. AQBPN6978R**).
4. **Sri POCHA DHARMATEJA REDDY, S/O. Sri POCHA BOREDDY**, aged about 41 years, Occupation: Service, R/o. No.94, Ground Floor, Sai Nilayam, 3rd Main Green Garden Phase-2, Banjara Layout, Horamavu, Bengaluru, Karnataka-560043 (**Aadhar card No: 3054 4793 7160, Pan No: ARKPP9879M**).
5. **Smt VANGALA SRUJANA, W/O. Sri KRISHNA CHAITANYA**, aged about 37 years, Occupation: Service, R/o. Plot No.148, Aditya Nagar, Kukatpally, Near HP Gas Godown, KPHB Colony, Medchal-Malkajgiri Dist, Telangana State- 500072, (**Aadhaar No.8929 3901 8227, PAN No. ALGPV0224J**).
6. **Smt TANIPARTHI SUREKHA, W/O. Sri TANIPARTHI SRINIVASA REDDY**, aged about 38 years, Occupation: Service, R/o. House No.6-20, Reddy Gari Bazar, Mangamuru, Prakasam, Andhra Pradesh-523225, (**Aadhaar No.9290 7993 5338, PAN No. TLFPS3520G**).
7. **Smt. REDDIMOLU GEETHA, D/O. Sri REDDIMOLU VENKATESWARA REDDY**, aged about 36 years, Occupation: Service, R/o. House No. 1-111, Bodduvaripalem, Gangavaram, Prakasam, Andhra Pradesh-523225, (**Aadhaar No.3699 3624 2939, PAN No. AVVPR2884H**).

HEREINAFTER called the "FIRST PARTY/LAND OWNERS" which term shall mean and include all their legal heirs, representatives, executors, administrators and assignees etc., of the ONE PART.

AND

M/s. PRATHISHTA CONSTRUCTION AND INFRA DEVELOPERS LLP, (**Pan No: ABEFP4678G**) registered office at Plot No 18 A Sivaram Reddy Nilayam, Sriram Nagar, Kondapur, Serilingampally, Hyderabad-500084, Telangana, India. Represented by its Designated Partners :-

1. **SRI. THANUBODDI SREEKANTH, S/O. ROSIREDDY**, AGED ABOUT 38 YEARS (D.O.B: 30.08.1986), OCC: SOFTWARE EMPLOYEE, R/O. H NO.4-110/A, DYVALA RAVURU, KORISAPADU, PRAKASAM DISTRICT, ANDHRA PRADESH STATE-523212, (**Aadhaar No. 8970 2093 1070, Pan No: AGEPT5994N**)

Tejashwini
Anur

N. Anusha

P. Deepthi
V. Sriyash

T. Sridha

R. Geetha

For Prathishta Construction &
Infra developers LLP
T. Hiba
Krishna Raju
Partner

Bk - 1, CS No 7707/2025 & Doct No 7337/2025.
 Sheet 2 of 14
 Joint SubRegistrar1
 Rangareddy (R.O.)

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
6	EX	Aadhar No XXXXXXXX7160 NAME: POCHA DHARMATEJA REDDY S/O P BOREDDY HORAMAVU, BENGALURU, KARNATAKA, 560043	 POCHA DHARMATEJA R [1510-1-2025-7707]	 P. Dharmateja Reddy
7	EX	Aadhar No XXXXXXXX2703 NAME: NAGINENI ANUSHA C/O MALADI KRISHNAM RAJU ADDANKI, PRAKASAM, ANDHRA PRADESH, 523201	 NAGINENI ANUSHA::: [1510-1-2025-7707]	 N. Anusha
8	EX	Aadhar No XXXXXXXX9035 NAME: TALASILA VENKATA SAMBASIVA RAO S/O SURYA NARAYANA SECUNDERABAD, HYDERABAD, ANDHRA PRADESH, 500017	 TALASILA VENKATA SA [1510-1-2025-7707]	 S. Rao
9	EX	Aadhar No XXXXXXXX2615 NAME: PENUGONDA TEJASWINEE W/O THANUBODDI SREEKANTH DYVALA RAVURU, KORISAPADU, PRAKASAM, ANDHRA PRADESH, 523212	 PENUGONDA TEJASWIN [1510-1-2025-7707]	 Tejaswinee

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX5668 NAME: YERRANAGULA KRISHNA CHAITANYA C/O Y MALLESWARA SWAMY Kukatpally, K.v. Rangareddy, Telangana, 500085	 Y KRISHNA CHAITANYA: [1510-1-2025-7707]	 Y. Krishna Chaitanya
2	Aadhar No: XXXXXXXX1824 NAME: GOTURU PAVAN KUMAR REDDY S/O GOTURU RAMASUBBAREDDY Gotur, Vallur, Cuddapah, Andhra Pradesh, 516293	 G PAVAN KUMAR REDD [1510-1-2025-7707]	 G. Pavan Kumar Reddy

Generated on: 26/05/2025 01:49:09 PM



2. **SRI. MALADI KRISHNAM RAJU, S/O. MALADI NAGARAJU, AGED ABOUT 39 YEARS (D.O.B: 29.06.1986), OCC: PVT EMPLOYEE, R/O. H NO. 34-26-27, SRI NAGAR, 2nd LINE, NEAR INDIAN BANK, ADDANKI, PRAKASAM DISTRICT, ANDHRA PRADESH STATE-523201, (AADHAAR NO. 6246 3124 1933, PAN NO: AWJPM8359F).**

HEREINAFTER called the "SECOND PARTY/DEVELOPER" which term shall mean and include all its heirs, legal representatives, executors, administrators and assignees etc., of the OTHER PART.

WHEREAS the Party of the First Part herein are the sole, absolute owners and peaceful possessors of **Plot No. 38 & 39, Land admeasuring 626 Sq.yards** and **Part of Plot No. 40, Land Admeasuring 265 Sq.yards** out of 292 Square Yards **Total Land Admeasuring 891 Sq.Yards equivalent to 744.98 Sq. Meters** in **Survey No. 48**, Situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, Under GHMC, Ranga Reddy District, Telangana State, having Purchased the same through a registered Sale Deed bearing Document Nos. **2207/2025, Dated: 18/02/2025** registered at **R.O., Rangareddy.**

WHEREAS the Second party approached the First party with a proposal to develop the **Plot No. 38 & 39, Land admeasuring 626 Sq.yards** and **Part of Plot No. 40, Land Admeasuring 265 Sq.yards** out of 292 Square Yards **Total Land Admeasuring 891 Sq.Yards equivalent to 744.98 Sq. Meters** in **Survey No. 48**, Situated at **MADEENAGUDA VILLAGE**, Serilingampally Mandal, Under GHMC, Ranga Reddy District, Telangana State (herein after called the schedule property) for construction of residential complex for mutual benefit of both the parties as per the mutually agreed plan. Further, the Second party shall construct with its own funds and deliver **45.6 %** of the built-up area inclusive of all common areas and balcony areas to the First party in lieu of the development rights given to Second party. And remaining **54.4 %** of built up area comes to the share of the Second party.

WHEREAS the Second party has represented and assured the First party that they are requisite and infrastructure for such development. The parties after mutual deliberations among themselves have agreed to reduce the terms of the Development Agreement in writing and have agreed to abide to the terms and conditions stated herein. The Second party has agreed to develop the Property by investing its own funds and under its care and supervision.

Tejaswini
Anur

N. Anusha

P. Devaraj
V. Saijand

T. Neekha

R. Geetha

For Prathishta Construction & Infra developers LLP

P. Hiba

Krishna

Partner