



Government of Telangana
Registration And Stamps Department

10024/25

Payment Details - Citizen Copy - Generated on 11/06/2025, 02:27 PM

SRO Name: 1525 Gandipet

Receipt No: 10762

Receipt Date: 11/06/2025

Name: RANVEER PRASAD DUBEY

Transaction: Development Agreement Cum GPA

CS No/Doct No: 10480 / 2025

Chargeable Value: 0

DD No:

DD Dt:

Challan No:

E-Challan No: D54TUE090625

Bank Name:

Challan Dt:

E-Challan Dt: 09-JUN-25

E-Challan Bank Name: HDFC

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

User Charges

Cash

Challan

DD

E-Challan

Total:

2000

In Words: RUPEES TWO THOUSAND ONLY

2000

Prepared By: AALEEM



Signature by SR

[Handwritten signature]

1000000

CS 10480 Original

BOOK - 1 DOC NO. 10024/2025
SUB REGISTRAR : GANDIPET

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

BP 877831

Tran Id: 250606184109404609
Date: 06 JUN 2025, 06:42 PM
Purchased By:
P. VENKATA SIVARAM
S/o P. VENKATA KRISHNAIAH
R/o RANGA REDDY DIST
For Whom
M/S. ISHAA DEVELOPERS

D. MANJU LATHA
LICENSED STAMP VENDOR
Lic. No. 15-25-010/2014
Ren.No. 15-25-015/2023
H.No.5-1-148/A, Yadavmitra
Nagar Colony, Banilaguda Jagir,
Rajendranagar (M) Old, Gandipet
(M) New, Ranga Reddy District,
T.S.
Ph 9701449545

DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY

This **DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY** is made and executed on this the 11th day of **June, 2025**, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between:

SRI. RANVEER PRASAD DUBEY, S/O. LATE. LAKSHMINARAYANA PRASAD DUBEY, aged about 77 years, Occupation: Business, Resident of H.No.1-8, Near Govt.School, Neknampur Village, Gandipet Mandal, Ranga Reddy District, Telangana State-500 089. (Aadhar No.6251 6642 5675 & PAN No. AHYPD2891B).

SRI. YOGESH PRASAD DUBEY, S/O. SRI. RANVEER PRASAD DUBEY, aged about 50 years, Occupation: Business, Resident of Flat No.303, Erica Block in Ananda Poetree, Narsingi Village, Gandipet Mandal, Ranga Reddy District, Telangana State (Aadhar No.2276 6811 7184 & PAN No. AIGPD4919F).

HEREINAFTER referred to as the "LAND OWNER/FIRST PARTY" which term shall mean and include all their legal heirs and legal representatives, and other successors in title, of the **FIRST PART**.

R. Prasad *S. Prasad* *Yogesh* *Srinivas*
N.P. Dubey *कुसुम दुबे* *Ranveer*

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Gandipet 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 11th day of JUN, 2025 11th day of JUN, 2025 by Sri Ranveer Prasad Dubey

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 XXXXXXXX1338 NAME: POSA VENKATA SIVARAM S/O POSA VENKATA KRISHNAIAH NEKNAMPUR, K.V. RANGAREDDY, TELANGANA, 500089	 POSA VENKATA SIVARAM [15/05-1-2025-1148]	 POSA VENKATA SIVARAM [15/05-1-2025-1148]
2 EX	Aadhar No XXXXXXXX9884 NAME: NILESH PRASAD DUBEY S/O RANVEER PRASAD DUBEY RAJENDRA NAGAR, RANGAREDDY, ANDHRA PRADESH, 500089	 NILESH PRASAD DUBEY [15/05-1-2025-1148]	 NILESH PRASAD DUBEY (CONSENTING PARTY) S/O. RANVEER PRASAD DUBEY NARSINGI R.R. DIST.
3 EX	Aadhar No XXXXXXXX7986 NAME: KAVITHA DUBEY C/O PRADEEP KUMAR NEKNAMPUR, GANDIPET, K.V. RANGAREDDY, TELANGANA, 500075	 KAVITHA DUBEY (CONSENTING PARTY) [15/05-1-2025-1148]	 KAVITHA DUBEY (CONSENTING PARTY) D/O. RANVEER PRASAD DUBEY 1-9, NEKNAMPUR VILL., GANDIPET MDL., RANGAREDDY DIST., TELANGANA, 500089
4 EX	Aadhar No XXXXXXXX1189 NAME: YOGITA MISHRA W/O MAHAVIR MISHRA JALNA, JALNA, MAHARASHTRA, 431203	 YOGITA MISHRA (CONSENTING PARTY) [15/05-1-2025-1148]	 YOGITA MISHRA (CONSENTING PARTY) D/O. RANVEER PRASAD DUBEY 1-15-180, PANCHASHEEL HOSPITAL, RAMNAQAR VILL., JALNA MDL., JALNA DIST., MAHARASHTRA, 431203,
5 EX	Aadhar No XXXXXXXX4097 NAME: KUSUM DUBEY W/O RANVEER PRASAD DUBEY NEKNAMPUR, RANGAREDDY, ANDHRA PRADESH, 500075	 KUSUM DUBEY (CONSENTING PARTY) [15/05-1-2025-1148]	 KUSUM DUBEY (CONSENTING PARTY) W/O. RANVEER PRASAD DUBEY 1-8, GOVY SCHOOL, NEKNAMPUR VILL., GANDIPET MDL., RANGAREDDY DIST., TELANGANA, 500089.

Bk - 1, CS No 10480/2025 & Doct No
10024/2025. Sheet 1 of 18 Joint SubRegistrar1
Gandipet

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- 1) **Smt. KUSUM DUBEY, W/o. SRI RANVEER PRASAD DUBEY**, aged about 73 years, Occupation: House Wife, Resident of H.No.1-8, Near Govt. School, Neknampur Village, Gandipet Mandal, Ranga Reddy District, Telangana State-500 089 (Aadhar No.3412 2723 4097 & PAN No.CJPD5924P) – CONSENTING PARTY-1
- 2) **Smt. YOGITA MISHRA, D/o. Sri RANVEER PRASAD DUBEY, W/o. Late Mahavir Mishra**, aged about 53 years, Occupation: House Wife, Resident of H.No.1-15-180, Near Panchasheel Hospital, Rahaman Gunj, Jalan, Maharashtra – 431 203 (Aadhar No.3054 9697 1189 & PAN No. DCVPM4930B) – CONSENTING PARTY-2
- 3) **Smt. KAVITA DUBEY, D/o. Sri RANVEER PRASAD DUBEY, W/o. Sri Pradeep Kumar**, aged about 49 years, Occupation: House Wife, Resident of H.No.1-9, Neknampur, Gandipet Mandal, Rangareddy District, Telangana State-500075 (Aadhar No.7053 0582 7986 & PAN No. BYCPD6097H) – CONSENTING PARTY-3
- 4) **SRI NILESH PRASAD DUBEY, S/O. SRI RANVEER PRASAD DUBEY**, aged about 47 years, Occupation: Business, Resident of Flat No.203, Erica Block in Ananda Poetree, Narsingi Village, Gandipet Mandal, Ranga Reddy District, Telangana State (Aadhar No.3395 6304 9884 & PAN No. AJLPD4713F) – CONSENTING PARTY-4

HEREINAFTER referred to as the "**CONSENTING PARTIES**" which term shall mean and include all his legal heirs, legal representatives, and other successors-in-Office, executors, assigns, administrators wherever the context permits of the **CONSENTING PARTY**.

A N D

M/s. ISHAA DEVELOPERS, having its registered office at Flat No.403, Block" B" Ananda Bay Hills, Road No.29, Hyderabad, Rangareddy, Telangana State-500089, represented by its Proprietor: **SRI POSA VENKATA SIVARAM, S/O. SRI POSA VENKATA KRISHANAIAH**, aged about 48 years, Resident of Flat No.104, Block-A, Ananda Bay Hills, Narsingi, Ranga Reddy District, Telangana State - 500089. (AADHAAR No.6007 8475 1338 & PAN No: ASEPP8497N).

HEREINAFTER referred to as the "**DEVELOPER/ SECOND PARTY**" which term shall mean and include all his legal heirs, legal representatives, and other successors-in-Office, executors, assigns, administrators wherever the context permits of the **SECOND PART**.

WHEREAS, the Land Owner herein is the sole, absolute lawful Owner and peaceful possessor of the properties mentioned hereunder:

- i) **LAND OWNER-1 Land of House bearing Nos.1-7 and 1-8**, total admeasuring **447.77 Square Yards** or equivalent to 374.33 Square Meters, (Out of 1533 Sq.Yards, Situated at **Neknampur Village**, Under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State. Having acquired the same by virtue of a **Registered Partition Deed, bearing Document No.1620 of 2011**, Book-I, dated: 4th June 2011, registered in the Office of the Sub-Registrar, Gandipet, Ranga Reddy District. Later, the Land Owner has re-assessed to House Tax to the Manikonda Municipality and the said Manikonda Municipal Authorities have allotted the **New House No.1-7** (PTIN No.1261000006) & **New House No.1-8** (PTIN No.1261000007).

