



Government of Telangana
Registration And Stamps Department

12436/25
-2

Payment Details - Citizen Copy - Generated on 17/07/2025, 05:13 PM

SRO Name: 1525 Gandipet

Receipt No: 13315

Receipt Date: 17/07/2025

Name: ANIL KUMAR

CS No/Doct No: 12943 / 2025

Transaction: Development Agreement Cum GPA

Challan No:

E-Challan No: D69TV6160725

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 16-JUL-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

User Charges

Cash

Challan

DD

E-Challan

Total:

5000

In Words: RUPEES FIVE THOUSAND ONLY

5000

Prepared By: MUNEERUDDIN

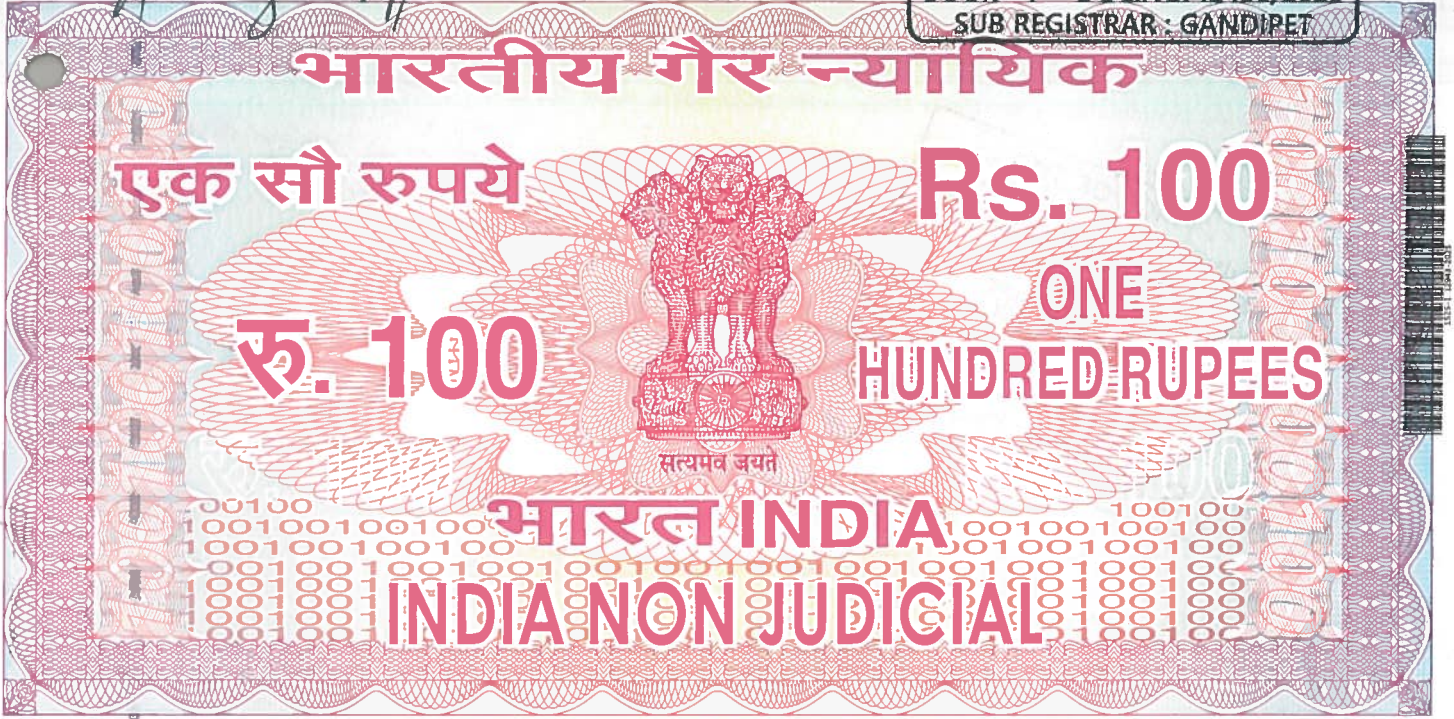
Signature by SR



SUB-REGISTRAR,
Gandipet, R.R. Dist., T.S.

Original

BOOK - 1 DOC.NO.12436/2025
SUB REGISTRAR : GANDIPET



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250703130947812494
Date: 03 JUL 2025, 01:12 PM
Purchased By:
M. ROHAN
S/o M. VENKATA KRISHNA REDDY
R/o HYDERABAD
For Whom
M/S. SRI SREENIVASA INFRA, HYD

BP 990456
Karpura
IKKURTHI KALPANA
LICENSED STAMP VENDOR
Lic. No. 15-10-010/2019
Ren.No. 15-10-072/2024
PLOT NO 1188 SRI SWAMY
AYYAPPA CO-OP HOUSING
SOCIETY MADHAPUR
SERLINGAMPALLY MANDAL
RANGAREDDY DIST
Ph 9490666722

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This **Development Agreement Cum General Power of Attorney** is made and executed on this the **16th day of JULY, 2025**, by and between:

1. **SRI ANIL KUMAR**, S/o. late Sri Mahavir Pershad, aged about 60 Years, Occ: Business, R/o. H.No. 21-7-110, Charkaman, Hyderabad, T.S., (Pan No. ABGPA5723M)(Aadhar No. XXXXXXXXX 5805)
2. **SRI SUNIL KUMAR**, S/o. late Sri Mahavir Pershad, aged about 58 Years, Occ: Business, R/o. H.No. 21-7-110, Charkaman, Hyderabad, T.S., (PAN No. ACFPK7116A) (Aadhar No. XXXX XXXX 1663)
3. **SRI MANISH KUMAR**, S/o. late Sri Mahavir Pershad, aged about 53 Years, Occ: Business, R/o. H.No. 21-7-110, Charkaman, Hyderabad, T.S., (PAN No. ACAPM8728K) (Aadhar No. XXXX XXXX 9811)

1 Anil Kumar

4 Mahavir Pershad

2 Sunil Kumar

5 Pershad Kumar

3 Manish Kumar

For Sri Sreenivasa Infra
M. Rohan
Managing Partner

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 17th day of JUL, 2025 17th day of JUL, 2025 by Sri Anil Kumar

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 XXXXXXXXXXXX NAME: MANDADI ROHAN S/O M VENKAT KRISHNA REDDY KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	M/S. SRI SREENIVASA INFRA [1525-1-2025-12943]	24 JUN 2025
2	EX	Aadhar No XXXXXXXX1265 NAME: PAVAN KUMAR GOEL S/O LATE JAGDISH PRASAD HYDERABAD, HYDERABAD, ANDHRA PRADESH, 500034	PAVAN KUMAR::17/07/2025.1: [1525-1-2025-12943]	23 JUN 2025
3	EX	Aadhar No XXXXXXXX9161 NAME: MAHENDER KUMAR S/O LATE JAGDISH PERSHAD KHAIRATABAD, HYDERABAD, TELANGANA, 500034	MAHENDER KUMAR::17/07/2025 [1525-1-2025-12943]	24 JUN 2025
4	EX	Aadhar No XXXXXXXX9811 NAME: MANISH KUMAR S/O MAHAVIR PERSHAD KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	MANISH KUMAR::17/07/2025.1: [1525-1-2025-12943]	24 JUN 2025
5	EX	Aadhar No XXXXXXXX5805 NAME: KUMAR ANIL S/O PERSHAD MAHAVIR KHAIRATABAD, KHAIRATABAD, HYDERABAD, TELANGANA, 500034	ANIL KUMAR::17/07/2025.17:21 [1525-1-2025-12943]	24 JUN 2025

Identified by Witness:

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4. **SRI MAHENDER KUMAR**, S/o. late Sri Jagdish Pershad, aged about 54 Years, Occ: Business, R/o. 21-2-185, Vallabhadas Building, Charkaman, Hyderabad, T.S., (PAN No. ACAPM8727G) (Aadhar No. XXXX XXXX 9161)
5. **SRI PAVAN KUMAR**, S/o. late Sri Jagdish Pershad, aged about 52 Years, Occ Business, R/o. 21-2-185, Vallabhadas Building, Charkaman, Hyderabad, T.S., (PAN No. ACJPP5576F) (Aadhar No. XXXX XXXX 1265)

(HEREINAFTER called as the "LAND OWNERS" which term and expression shall unless repugnant to the context thereof be deemed to mean and include all their heirs, legal representatives, assignees, administrators, executors, successors, etc.)

IN FAVOUR OF

M/s. SRI SREENIVASA INFRA, a Registered Partnership Firm (Firm Registration No: 837 of 2025) (PAN: AFGFS4633C) (GSTIN: 36AFGFS4633C1Z4), having its registered office at DSR SIGNATURE, 1st and 2nd Floor, Plot No: 506, Road No: 10, Avenue 4, Kakatiya Hills, Madhapur, Hyderabad, T.S. E-Mail: info@srisreenivasa.com, **represented by its Managing Partner, SRI. M. ROHAN**, S/o. Sri. M. Venkata Krishna Reddy, (Pan: AWRPM4353K) (Aadhar No. XXXX XXXX 4422) aged about 35 Years, Occ: Business, R/o. Plot No. 91/B, Road No. 2, Sagar Society, Banjara Hills, Hyderabad -500034 (T.S.).

(HEREINAFTER called as the "DEVELOPER" which term and expression shall unless repugnant to the context thereof be deemed to mean and include all its Successors in office, heirs, legal representatives, assignees, administrators, executors, etc.)

(The LAND OWNERS and DEVELOPER shall, wherever the context may require so, be collectively referred to as "**Parties**" and individually as "**Party**")

1. *Anil Kumar*

4. *Mohand Kumar*

2. *Indira*

5. *Ram Kumar*

3. *Jagdish Pershad*

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No XXXXXXXX0708 NAME: VELISHALA SHARATH LAT VELISHALA MADHU Jeed met a Hyderabad Telangana, 500055	 V SHARATH::17/07/2025:17:29 [1525-1-2025-12943] V SHARATH AADHAAR NO XXXX XXXX 0708	 V. [Signature]
2	Aadhar No: XXXXXXXX2563 NAME: NAMAN GOEL S/O PAVAN KUMAR GOEL hyderabad, Hyderabad, Andhra Pradesh, 500034	 NAMAN GOEL::17/07/2025:17: [1525-1-2025-12943] NAMAN GOEL AADHAAR NO XXXX XXXX 2563	 N P 4002

Biometrically Authenticated by
SRO KALLE ANDANEYULU
on 17-JUL-2025 17:38:14

17th day of July, 2025

Signature of Joint SubRegistrar1
Gandipet

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	62129490	0	0	0	62129590
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	6000	0	0	0	6000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	62235490	0	0	0	62235590

Rs. 62129490/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 6212949000/- was paid by the party through E-Challan/BC/Pay Order No ,857Y8A100725,D69TV6160725 dated ,10-JUL-25,16-JUL-25 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 62230540/-, DATE: 10-JUL-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3870482520122, PAYMENT MODE: CASH-1001138, ATRN: 3870482520122, REMITTER NAME: SRI SREENIVASA INFRA, EXECUTANT NAME: ANIL KUMAR AND OTHERS, CLAIMANT NAME: SRI SREENIVASA INFRA. (2). AMOUNT PAID: Rs. 5000/-, DATE: 16-JUL-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8210951250133, PAYMENT MODE: NB-1001138, ATRN: 8210951250133, REMITTER NAME: SRI SREENIVASA INFRA, EXECUTANT NAME: ANIL KUMAR AND OTHERS, CLAIMANT NAME: SRI SREENIVASA INFRA.

Date:

17th day of July, 2025

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 12436 of 2025 of Book-1 and assigned the identification number 1 - 1525 - 12436 - 2025 for Scanning on 17-JUL-25.

Registering Officer
Gandipet
(K Anjaneyulu)

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