

Doc No:- 487/2022



DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney is executed on 22 July 2022 by and between:
Sri/Smt./Kumari BADDAM SUJATHA, W/O SURESH, aged 60 years, Occ: House Wife, R/o. 1-94/1/3, LAXMINAGAR COLONY, Puppalguda, Gandipet, Rangareddy, Telangana, 500089.
Hereinafter referred as "LANDLORD"

AND

Sri/Smt./Kumari M/S ABINANDANA INFRA REALTY LLP (CIN/ Firm/ Society/Trust No. - AAX-7581) Represented by VEERABOMMA VENKATESH, LATE VEERABOMMA ESWARIAH, aged 48 years, Occ: , R/o. SRI VENKATESWARA NILAYAM LAXMI NAGAR COLONY BESIDE MARRI CHETTU JUNCTION, LAXMI NAGAR COLONY, Manikonda (Jagir), Gandipet, Rangareddy, Telangana, 500089.

(Hereinafter referred as " DEVELOPER - Authorized Person"

(The terms " Landlord" and " Developer - Authorized Person" herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives administrators and assignees etc)

Whereas the Landlord is the absolute owner and possessor of land admeasuring 0.2800 Ac.Gts, Survey Number 406/ఈ/3/1, situated at Velmula Village, Ramachandrapuram Mandal, Sangareddy District.

Whereas the Landlord has offered to give the above said property which is hereinafter referred to as schedule property on Development basis to the Developer - Authorized Person in the ratio of 62% i.e., _____ of the developed/constructed area to the Landlord and 38% of the developed/constructed area to the Developer - Authorized Person.

The Developer - Authorized Person has accepted the offer of the Landlord and agreed to take the Schedule property on Development basis for development of a layout/construction of residential apartments to the Developer - Authorized Person in the ratio of 38% i.e., _____ of the area to the Landlord and 62% of the area to the Developer - Authorized Person.

In pursuance of offer and acceptance both the parties herein have entered into this Development Agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:

I. Layout Permission :

- The Developer - Authorized Person shall bear the expenses incurred for obtaining layout/construction permission from GHMC/HMDA/CDMA and other Statutory authorities.
- The Landlord shall sign on all applications, plans, affidavits, undertakings, declarations, and any other documents required for obtaining development/construction permission from GHMC/HMDA/CDMA.
- The Landlord shall cooperate with the Developer - Authorized Person in submitting the plans and documents with GHMC/HMDA/CDMA, for obtaining development/construction permission.
- The Developer - Authorized Person shall develop as per approved plan.

II. Statutory Clearances :

- The Landlord is alone responsible for obtaining land conversion proceedings including payment of land conversion fee to the concerned authorities and any other NOC's required.
- The Landlord/ Developer - Authorized Person is alone/jointly responsible for obtaining any other relevant statutory permission, conversions that may be required for obtaining construction permission from GHMC/HMDA/CDMA.
- The Landlord/ Developer - Authorized Person shall bear all the relevant fee, charges, deposits required for land conversion proceedings and all other statutory clearances.

III. Percentage:

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B. Sujatha

For Binandana Infra Reality LLP

Designated Partner

Binandana Infra Reality LLP

Designated Partner

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Ramachandrapuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.77195.00/- paid between the hours of ___ and ___ on the 22th day of July, 2022 by Sri

Execution admitted by (Details of all LANDLORD/DEVELOPER under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	LL:INDIVIDUAL	Aadhaar Verified		BADDAM SUJATHA, Address: 1-94/1/3, LAXMINAGAR COLONY, Puppalguda, Gandipet, Rangareddy, India	B. Sujatha
2	DL: Authorized Person	Aadhaar Verified		VEERABOMMA VENKATESH Authorized by M/S ABINANDANA INFRA REALTY LLP, Address: Manikonda (Jagir), Gandipet, Rangareddy, India	

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		G SRINIVAS REDDY, Address: HYDERABAD,	
2	WIT.	Aadhaar Verified		BADDAM SRIKANTH REDDY, Address: HYDERABAD,	

Date
23 July 2022

Signature Of Registering Officer
Ramachandrapuram

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- a. The total layout area/constructed area and plots/constructed area in and over the schedule property shall be shared by both the parties along with the proportionate undivided share of land in the ratio of 38% i.e., 62% to the Landlord and 62% to the Developer - Authorized Person.
- b. Both the parties shall have proportionate rights in the common areas, amenities, common facilities, parking areas.
- c. The super built up area of the each flat shall be inclusive of the plinth area, common areas, corridors, balconies etc.
- d. The Developer - Authorized Person shall develop the lay out/construct the building as per the construction approval plan issued by GHMC/HMDA/CDMA.

IV. Title and possession:

- a. The Landlord hereby declare that they are the absolute owners and possessors of the schedule property and no other person or persons have got any right, title and interest over the same.
- b. The Landlord covenant that the schedule property is free from all encumbrances, mortgages, charges, prior sales, third Party claims etc.
- c. The Landlord is in peaceful, physical Possession of schedule property without any interference or hindrance from any other person or persons
- d. The Landlord shall deliver/has delivered the vacant possession of the schedule property to the Developer - Authorized Person.

V. Indemnity:

- a. The Landlord has agreed to indemnify the Developer - Authorized Person against any loss or damages due to defect in title, family disputes third party claims, prior sales, charge, Mortgage, etc. over the Schedule property.

VI. Completion of work:

- a. The Developer - Authorized Person shall complete the work in all aspects as agreed upon within 38 months from the date of obtaining construction permission from GHMC/HMDA/CDMA and further period of 08 months shall be given as a grace for the valid reasons for finishing works.
- b. The Developer - Authorized Person shall bear the expenses incurred towards electricity, water, and watchmen salary during the development/construction period.
- c. The Landlord is not responsible for any loss, defects, claims, workman compensation, etc. during the time of development/construction work and all the claims shall be the sole responsibility of the Developer - Authorized Person.
- d. The Developer - Authorized Person is alone liable and answerable for any defects in development of layout /construction, deficiency in service if any arise in future and the Developer - Authorized Person alone at its own cost and consequence shall redress the grievances of the prospective purchasers of plots of entire building.

VII. General:

- a. The Landlord shall co-operate with the Developer - Authorized Person in signing all documents, agreements, which are necessary for the prospective purchasers in obtaining housing loans from banks and financial institutions.
- b. The Landlord shall clear all taxes, charges which are payable to the statutory authorities up to the date of delivery of possession of schedule property.
- c. That all the original documents of title shall be in the custody of the Landlord and the Landlord shall make available all the original title documents as and when required by the Developer - Authorized Person or its nominees for perusal.

VIII. Sharing Of Plots/flats:

- a. Both the parties shall share their respective share of plots/flats in the ratio of 38% i.e., 62% to the Landlord and 62% to the Developer - Authorized Person and their respective plots/flats shall be incorporated in the Supplement Agreement which shall be registered after obtaining construction permission from GHMC/HMDA/CDMA.

X. Irrevocable General Power of Attorney:

- a. The Landlord hereby constitutes, appoint and retain the Developer - Authorized Person. i.e., Sri/Smt./Kumari M/S ABINANDANA INFRA REALTY LLP (CIN/ Firm/ Society/Trust No. - AAX-7581) Represented by VEERABOMMA VENKATESH, LATE VEERABOMMA ESWARAI AH as its lawful attorney in its name and on its behalf to do all the following lawful acts, things and deeds in its name and on its behalf with respect to the 62% share allotted to the Developer - Authorized Persons share.
- b. To enter into sale agreements with any prospective purchasers of the plots/flats allotted to the share of Developer - Authorized Person in the proposed venture and to receive the sale consideration amount.

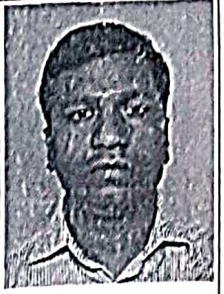
B. Sujata

Abinandana Infra Reality LLP

Designated Partner

For Abinandana Infra Reality LLP

Designated Partner

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5480 Venkatesh Veerabomma	Venkatesh Veerabomma, Address: S/O Eshwaraiah Veerabomma, 1- 94/1/3 Flat No 202 Sri Venkateswara Nilayam, laxmi Nagar Colony, NA, K.v. Rangareddy, INDIA	
2	Aadhaar No: XXXXXXXX2777 Baddam Sujatha	Baddam Sujatha, Address: W/O: Suresh, 4-81, bhagya nagar colony, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX9440 Gadda Srinivas Reddy	Gadda Srinivas Reddy, Address: S/O: Gadda Narayana Reddy, 6, pulumamidi, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX7285 Baddam Srikanth Reddy	Baddam Srikanth Reddy, Address: S/O Baddam Bhoopal Reddy, H No 2-57, NA, NA, Medak, INDIA	

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- c. To sell and register the sale deeds in respect to the plots/flats of the Developers share in favour of developer's nominees or prospective purchasers of Developer's share.
- d. To sign all the documents and papers necessary for execution and presentation of sale deeds before Registration Authorities.
- e. To generally do all acts, things and deeds with respect to the plots allotted to the Developer - Authorized Person as perfectly in all aspect as if the owner would do if personally present.
- f. To file and prosecute all civil, criminal, revenue and other legal proceedings to sign plaints, written statements, petitions, applications, Vakalatnama, to give evidence and to compromise any type of legal proceeding in order to safeguard the interest of owner over the schedule property.
- g. The owner hereby agree to ratify and confirm all the acts, deeds, things lawfully done by the said attorney i.e. developer, for the above said purposes.
- h. To appoint, retain and remove any agents, architects, engineers, labour, labour contractors, workmen etc.
- i. To sign all applications, declarations etc. with the statutory authorities for obtaining electricity, water and drainage connections.
- j. The Power of Attorney hereby given in favour of the Developer - Authorized Person for sale of plots/flats shall be applicable to the plots/flats of Developer - Authorized Person entitlement only.
- k. To sign on all relevant and required plans, affidavits, documents, declarations for obtaining layout/construction permission from GHMC/HMDA/CDMA and also to remit permission fee and charges.
- l. To sign the deed of mortgage in respect to _____ of area in favour of GHMC/HMDA/CDMA during the plan approval and to sign all relevant Affidavits. Declarations and other documents after completion of development/construction for obtaining occupancy certificate and to get the mortgaged area released from GHMC/HMDA/CDMA
- m. If Developer - Authorized Person fails to fulfill terms and conditions of the agreement within the stipulated period the Landlord has right to cancel the Agreement - cum - Irrevocable G.P.A.

XIII. That one duplicate copy of this development Agreement-cum-Irrevocable General Power of Attorney is registered along with the original and Landlord shall retain duplicate copy and Developer - Authorized Person shall retain the original copy

SCHEDULE OF PROPERTY

All that land admeasuring 0.2800 Ac.Gts in Velmula Village, Ramachandrapuram Mandal, Sangareddy District, and bounded as follows:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	406/3/1	0.2800	OTHERS:ESWARIAH AGRI LAND AND APPROACH ROAD TO VELEMELA	OTHERS:OTHERS LAND	OTHERS:VITTALAIAH AGRI LAND	SURVEY NUMBER:406/PART

IN WITNESS WHEREOF, the LANDLORD and DEVELOPER - Authorized Person have set their hands to this Deed with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

witness

- ① Asy (B. Srikanth Reddy)
- ② G. Sridhar (G. Srinivas Reddy)

B. Suba

Abinandana Infra Reality LLP

Designated Partner

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	51430	0	0	0.00	0	51430
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	25715	0	0	0	0	25715
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	0	0	0	0	0	0
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	77195	0	0	0.00	0	77195

Total Deficit amount for document is Rs. 0/-.

Rs. 51430 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 25715/- towards Registration Fees on the chargeable value of Rs 5143000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200737031 dated 22-07-2022 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 77195.00/- DATE: 22-07-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0170794124, PAYMENT CODE: ,ATRN: 6834639483720,REMMITER NAME: VEERABOMMA VENKATESH Authorized by M/S ABINANDANA INFRA REALIY LLP, EXECUTANT NAME: BADDAM SUJATHA, CLAIMANT NAME: M/S ABINANDANA INFRA REALIY LLP.

Date
23 July 2022

Signature Of Registering Officer
Ramachandrapuram

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LANDLORD

Signature

Name

Aadhar Number

Address

B. Sujatha

BADDAM SUJATHA

xxxxxxxx2777

1-94/1/3, LAXMINAGAR COLONY, Puppalguda, Gandipet, Rangareddy, Telangana, 500089

DEVELOPER - Authorized Person

Signature

Name

Aadhar Number

Address

For Abinandana Infra Reality LLP

M/S ABINANDANA INFRA REALITY LLP (CIN/ Firm/ Society/Trust No. - AAX-7581) Represented by
VEERABOMMA VENKATESH

xxxxxxxx5480

SRI VENKATESWARA NILAYAM LAXMI NAGAR COLONY BESIDE MARRI CHETTU JUNCTION,
LAXMI NAGAR COLONY, Manikonda (Jagir), Gandipet, Rangareddy, Telangana, 500089

Certificate of Registration

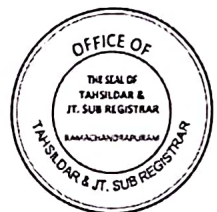
Registered as document no. 487 of 2022 of Book1 and assigned the identification number 1-6180-487-2022 for Scanning on 23 July 2022.

Signature Of Registering Officer
(Ramachandrapuram)
K SHIVA KUMAR

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1. The Developer shall construct a Residential Villas with the permission of Hyderabad Metropolitan Development Authority (HMDA), at the Developer's cost as per the specifications giving to all other villas construction in the proposed Layout with Housing project in the schedule property. The Residential Villas will be shared through a separate supplementary agreement between the land owners and the Developers as per the below mentioned.

Owner Name.	Villas Allotting	Villa Type	Villas Count	East Face Villas Count	West Face Villas Count
Sujatha Baddam W/o Suresh	3	Duplex	1	1	2
		Triplex	2		

VILLAS ALLOTING TO OWNER.

Name Of the Owner	Villa Type	Face	Layout House / Villa Plot Extent	Carpet Area of Building
Sujatha Baddam W/o Suresh Baddam	Duplex	West	220 Sq.yds	3040 SFT
	Triplex	West	230 Sq.yds	3880 SFT
	Triplex	East	230 Sq.yds	3880 SFT

2. The DEVELOPER shall provide and select only 3 (Three) villas as mentioned above to the land owner. The choice of villas should be taken by the DEVELOPER alone.
3. No Percentage is mentioned in the agreement to the Land Owner other than giving 3 villas as mentioned above tables.

B. Sujata

For Abinandana Infra Reality LLP

Designated Partner

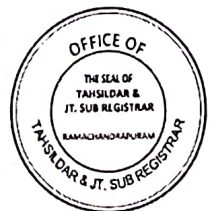
For Abinandana Infra Reality LLP

Designated Partner

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Ramachandrapuram



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తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాని, హిమ్మేటర్

జిల్లా: సంగారెడ్డి

డివిజన్ : సంగారెడ్డి

మండలం: రామచంద్రాపురం

గ్రామం : వెలిమల

పాస్ బుక్ నెం. :



ఖాతా నెం. : 1142



1. పట్టాదారు పేరు ఇంటిపేరుతో: బద్దం సుజాత
2. తండ్రి/భర్తపేరు : సురేష్
3. స్త్రీ/పురుషుడు : Female
4. చిరునామా : వెలిమల
5. కులము : BC-B
6. ఆధార్ సంఖ్య : XXXXXXXX2777
7. పట్టాదారు సంతకం ఎడమ /కుడి చేతి వేలిముద్ర

01



తహశీల్దార్ సంతకం

04

వర్తనసాధు భూమి వివరములు (ఖాతా నెం. : 1142)

తేదీ 24-02-2022

క్ర.సం.	సర్వేనెం./ సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ. గు.	భూమి పొందిన పద్ధతి	రిమాండలు	సహకార సంతకం
1	హిమ్మేటర్	0.0050	పట్టాదారుడు	ఏళ్ళా	
	వూల్చి విస్తీర్ణము	0.0050			

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Ramachandrapuram



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भारत सरकार
GOVERNMENT OF INDIA



బద్దం సుజాత
Baddam Sujatha
పుట్టిన తేదీ/ DOB: 21/07/1962
స్త్రీ / FEMALE



7531 6151 2777

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

భర్త పేరు: సురేష్ 4-81, భాగ్య
నగర్ కాలనీ, హైదరాబాద్ కోట్, రజేంద్ర నగర్ మండల్, హైదరాబాద్, తెలంగాణ - 500091

W/O: Suresh, 4-81, bhagya nagar colony, hyderaba kote, rajendra nagar mandal, Hyderashahkote, Hyderabad, Telangana - 500091

7531 6151 2777



భారత ప్రభుత్వం
Government of India



వెంకటేశ్ వీరబమ్మ
Venkatesh Veerabomma
పుట్టిన తేదీ/DOB: 04/08/1974
పురుషుడు/ MALE

Issue Date: 08/05/2015

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VID : 9146 0546 6536 1147

నా ఆధార్, నా గుర్తింపు

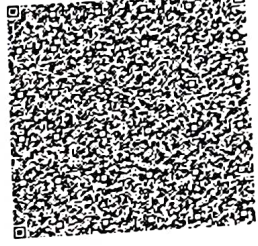


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా:
S/O ఈశ్వరయ్య వీరబమ్మ, 1-94/1/3 ఫ్లాట్ నెం 202 శ్రీ వెంకటేశ్వర నిలయం, లక్ష్మీ నగర్ కాలనీ, మర్రి చెట్టు ప్రక్కన, మణికోండ జాగిర్, పుప్పలగూడ, కె.వి. రంగారెడ్డి, తెలంగాణ - 500089

Address:
S/O Eshwaraiah Veerabomma, 1-94/1/3 Flat No 202 Sri Venkateswara Nilayam, laxmi Nagar Colony, Beside Marri Chettu, Manikonda Jagir, Puppallaguda, K.v. Rangareddy, Telangana - 500089



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VID : 9146 0546 6536 1147

1947

help@uidai.gov.in

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GOVERNMENT OF INDIA



బద్దం శ్రీకాంత్ రెడ్డి
Baddam Srikanth Reddy
పుట్టిన తేదీ/ DOB: 05/05/1990
పురుషుడు / MALE



8805 6188 7285

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O బద్దం భూపాల్ రెడ్డి, ఇంటి నెం 2-57,
రామచంద్రపురం మండలం, వేల్మూల,
మెదక్,
ఆంధ్ర ప్రదేశ్ - 502300

Address

S/O Baddam Bhoopal Reddy,
H No 2-57,
Ramachandrapuram Mandal,
Velmulla, Medak,
Andhra Pradesh - 502300

8805 6188 7285



1847
1800 180 1847



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P.O. Box No. 1947,
Bengaluru-560 001

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గడ్డా శ్రీనివాస్ రెడ్డి
Gadda Srinivas Reddy

పుట్టిన సంవత్సరం: Year of Birth 1984
పురుషుడు / Male



9045 8764 9440

ఆధార్ - సామాన్యుని హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: గడ్డా నారాయణ రెడ్డి
L. పులుమామిడి, పులుమామిడి
పులుమామిడి, పూర్వ మామిడి
కె.వి.రంగారెడ్డి, ఆంధ్ర ప్రదేశ్
501111

Address: S/O: Gadda
Narayana Reddy, 6,
pulumamidi, pulumamidi,
Pulumamidi, K.V.
Rangareddy, Pulmamidi,
Andhra Pradesh, 501111

9045 8764 9440



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M/S. ABINANDANA INFRA REALITY LLP

DATE: 22/07/2022

Authorization Letter

I, Swapna Veerabomma, Designated Partner of "Abinandana Infra Reality LLP", hereby authorize, Mr. Venkatesh Veerabomma, S/o. Late Veerabomma Eswaraiiah Designated partner, to represent as on behalf of "Abinandana Infra Reality LLP" for Registration in the Survey No: 406/3/1, it admeasuring about 0.2800 Guntas in the village Velimala, Mandal, Ramachandrapuram District Sanga Reddy in the state of Telangana.

Sincerely



(Swapna Veerabomma)
Partner
M/s. Abinandana Infra Reality LLP

For Abinandana Infra Reality LLP

(Venkatesh Veerabomma) Partner
Deignated Partner
M/s. Abinandana Infra Reality LLP

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