



తెలంగాణ తెలంగానా TELANGANA

Tran Id: 251030120611039778
Date: 30 OCT 2025, 12:11 PM
Purchased By:
SRINIVAS VELAGAPUDI
S/o V. RADHAKRISHNA MURTHY
R/o M M DIST
For Whom
M/S. SAI SHRADDHA DEVELOPERS

J RAMA RAO YADAV
LICENSED STAMP VENDOR
Lic. No. 15-27-005/2010
Ren. No. 15-27-009/2025
H NO 8-5-52/1 KARMANGHAT
(V) SAROORNAGAR (M)
RANGA REDDY DIST 500079
Ph 9441618924

DEVELOPMENT
AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney (hereinafter referred to as "Agreement") is made and entered into on this 30th day of OCTOBER, 2025,

BY AND BETWEEN:

1. G.S. BABA EDUCATIONAL SOCIETY, vide Registered No. 2235 of 1989, Represented by SRI. GHAN SHAHEED BABA, S/o. Late AMIR ALI BAIG, aged about 74 years, Occ: Business, R/o House No.3-15-70-B3/27, Sahara Estates Colony, Mansoorabad, L.B. NAGAR, Ranga Reddy District-500074. [PAN:AABTG0622R]
2. SRI. GHAN SHAHEED BABA, S/o. AMIR ALI BAIG, aged about 74 years, Occ: Business, R/o House No.3-15-70-B3/27, Sahara Estates, Mansoorabad, L.B. NAGAR, Ranga Reddy District-500074. [PAN: AFBPG9245H, Aadhaar No.8071 2896 4702].

(Hereinafter referred to as "the Landowner", which expression shall unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators, legal representatives, and assigns) of the FIRST PART;

Presentation Endorsement:

Presented in the Office of the Sub Registrar, L.B.Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid on the 30th day of OCT, 2025 by Sri/Smt. Ghan Shaheed Baba at 13:49

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	<p>Aadhaar No: XXXXXXXXXX2840</p> <p>NAME: VELAGAPUDI SRINIVAS S/O VELAGAPUDI RADHA KRISHNA MURTHY KUKAT PALLY, HYDERABAD, ANDHRA PRADESH, 500072</p>	<p>SRINIVAS VELAGAPUDI [1527-1-2025-9479]</p>	<p>M/S SAI SHRADDA DEVELOPERS .., REP BY ITS MANAGING PARTNER:- SRINIVAS VELAGAPUDI S/O, LATE V RADHAKRISHNA MURTHY FLAT NO 306 PLOT NO 265 , 266 S V RESIDENCY PRAGATHI NAGAR BACHUPALLY MEDCHAL- MALKAJGIRI DIST TG,</p>	<p>Digitally Signed by: Name: M/S SAI SHRADDA DEVELOPERS .., REP B Location: SRO L.B.NAGAR Reason: Admission of Execution Date: Thu Oct 30 14:33:05 IST 2025</p>
2 EX	<p>Aadhaar No: XXXXXXXXXX4702</p> <p>NAME: GHAN SHAHEED BABA S/O AMIR ALI BAIG L.B.NAGAR, RANGAREDDI, ANDHRA PRADESH, 500074</p>	<p>GHAN SHAHEED BABA [1527-1-2025-9479]</p>	<p>GHAN SHAHEED BABA S/O. AMIR ALI BAIG H.NO 3-15-70/B/27, SAHARA ESTATES, MANSOORABAD VILL., SAROORNAGAR MDL., RANGAREDDY DIST., TELANGANA, 500074,</p>	<p>Digitally Signed by: Name: G S BABA EDUCATIONAL SOCIETY .., REP B Location: SRO L.B.NAGAR Reason: Admission of Execution Date: Thu Oct 30 14:33:18 IST 2025</p>
3 EX	<p>Aadhaar No: XXXXXXXXXX4702</p> <p>NAME: GHAN SHAHEED BABA S/O AMIR ALI BAIG L.B.NAGAR, RANGAREDDI, ANDHRA PRADESH, 500074</p>	<p>GHAN SHAHEED BABA [1527-1-2025-9479]</p>	<p>G S BABA EDUCATIONAL SOCIETY .., REP BY:- GHAN SHAHEED BABA S/O. LATE AMIR ALI BAIG H.NO 3-15-70/B/27, SAHARA ESTATES, MANSOORABAD VILL., SAROORNAGAR MDL., RANGAREDDY DIST., TELANGANA, 500074,</p>	<p>Digitally Signed by: Name: G S BABA EDUCATIONAL SOCIETY .., REP B Location: SRO L.B.NAGAR Reason: Admission of Execution Date: Thu Oct 30 14:33:29 IST 2025</p>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	<p>Aadhaar No: XXXXXXXXXX8906</p> <p>NAME: PAMULAPATI SRINIVAS RAO S/O P SAMBASIVA RAO Kukatpally, Tirumalgir, Hyderabad, Telangana, 500072</p>	<p>P.SRINIVAS RAO::30 [1527-1-2025-9479]</p>	<p>P.SRINIVAS RAO R/O KUKATPALLY, HYD</p>	<p>Digitally Signed by: Name: P.SRINIVAS RAO Location: SRO L.B.NAGAR Reason: Witness Signature Date: Thu Oct 30 14:33:47 IST 2025</p>
2	<p>Aadhaar No: XXXXXXXXXX0938</p> <p>NAME: NANGUNOORI KRISHNAMURTHY S/O N NAGAIAH LATE Bachpalle, Qutubullapur, K.v. Rangareddy, Telangana, 500090</p>	<p>N.KRISHNA MURTHY::3 [1527-1-2025-9479]</p>	<p>N.KRISHNA MURTHY R/O NIZAMPAET, RR DIST</p>	<p>Digitally Signed by: Name: N.KRISHNA MURTHY Location: SRO L.B.NAGAR Reason: Witness Signature Date: Thu Oct 30 14:34:08 IST 2025</p>

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Bk - 1, CS No 9479/2025 & Doct No 9356/2025.

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AND

M/s. SAI SHRADDHA DEVELOPERS, registered Partnership firm, holding PAN: AFRFS7006Q, having its registered office at Flat No. 306, Plot No. 265, 266, S V Residency, Pragathi Nagar, Bachupally, Medchal-Malkajgiri District, Telangana State, Represented by its Managing Partner:-SRI SRINIVAS VELAGAPUDI, S/o. Late Sri V. Radhakrishna Murthy, aged about 49 years, holding PAN: ACSPV9105F.

(Hereinafter referred to as "the Developer", which expression shall unless repugnant to the context or meaning thereof, include its successors-in-interest and assigns) of the **SECOND PART**.

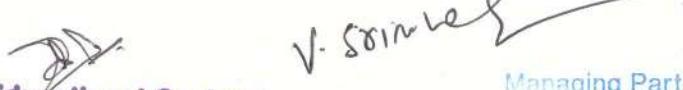
(The Landowner and the Developer are hereinafter collectively referred to as "the Parties" and individually as "Party").

WHEREAS:

A. Part one of the **FIRST PART** Land owner is the absolute owner and is in peaceful possession of the immovable property the House bearing No.8-7-93/kn/54/1, (PTIN No.1030813069), on Open Land open land admeasuring 4840 sq.yds or 4046.856 Sq.Mts. but physically available land is an extent of 4826.88 Sq yds or 4035.886 Sq mtrs in Survey No.58 part, Situated at **KARMANGHAT VILLAGE** Saroornagar revenue Mandal, Rangareddy dist, under Greater Hyderabad Municipal Corporation, within the limits of L.B. Nagar circle, having got the same from **SRI. B.NARSIMHA REDDY, S/o .B.LAXMA REDDY**, through a regd. sale deed dated: 24/10/1989, vide Document No. 14467/1989 of book -1 registered in the office of the sub registrar, Hyderabad east and Regd. Rectification Deed Document No.5464/1997, Book-I, Dt:13-11-1997, Registered in the Office of the Sub-Registrar, Champapet, Ranga Reddy District., and Obtained the LRS Proceeding from GHMC Vide Proceeding No.LRS/2131/CR-3/East-Zone/2012, dt:12-03-2013. Whereas party of **FIRST PART** here in Gifted the land admeasuring 268.478 Sq yds or 224.482 Sq mtrs for the purpose of storm water line through a registered Gift Deed document No.9173/2025 in favour of **The COMMISSIONER GHMC**. And net area available after executing the Gift Deed is 4558.402 Sq yds or 3811.404 Sq mtrs more fully described in Schedule A.

For SAI SHRADDHA DEVELOPERS

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V. Srinivas

Managing Partner


G.S.Baba Educational Society
Mansoorabad, L.B.Nagar
Hyderabad, T.S.

30th day of October,2025

Endorsement: 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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	1667000	0	0	0	1667100
Transfer Duty	NA	0	0	0	0	0	100000
Reg. Fee	NA	0	100000	0	0	0	1000
User Charges	NA	0	1000	0	0	0	0
Mutation Fee	NA	0	0	0	0	0	1768100
Total	100	0	1768000	0	0	0	

Rs. 1667000/- 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. 143062000/- was paid by the party through E-Challan/BC/Pay Order No. 788RBJ291025 dated ,29-OCT-25 of ,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 1768050/-, DATE: 29-OCT-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4650698837839, PAYMENT MODE: CASH-1001138, ATRN: 4650698837839, REMITTER NAME: SRINIVAS VELAGAPUDI, EXECUTANT NAME: G S BABA EDUCATIONAL SOCIETY , CLAIMANT NAME: SAI SHRADDAHAA DEVELOPERS SRINIVAS V.

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Date:

30th day of October,2025

Certificate of Registration

Registered as document no. 9356 of 2025 of Book-1 and assigned the identification number 1 - 1527 - 9356 - 2025 for Scanning on 30-OCT-25 .

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Part Two of the FIRST PART Land Owner is absolute Owner and is in peaceful possession of 484 Sq Yds. or 404.68 Sq mtrs. As per Document No.5462/1997 the area is mentioned as 513 Sq Yds. or 428.933 Sq mtrs. which is Excess in 29 Sq Yds. In addition to this excess land, the Land Owner further surrendered 22.21 sq. yds., Thus total 51.24 sq. yds. or 42.82 Sq.Mts. through LRS Proceeding No. LRS/2133/CR-3/EAST ZONE/2008 Dated 13/03/2013. The same is Gifted to The COMMISSIONER GHMC for the purpose of road usage through Gift Deed document No. 9173/2025 and net area available after Gift Deed is 461.79 Sq. yds. or 386.056 Sq mtrs. more fully described in Schedule B.

Thus, the total land for the development Admeasuring 5020.192 Sq yards or 4197.46 Sq Mtrs. (hereinafter referred to as "the Said Property").

B. The Schedule Property is free from all encumbrances, charges, liens, mortgages, attachments, or any other claims whatsoever, and the Landowner has clear, marketable, and undisputed title thereto.

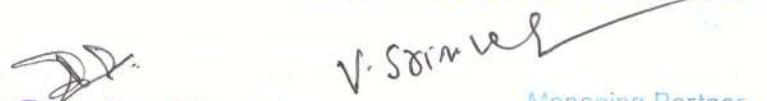
C. The Developer is in the business of real estate development, construction and has requisite expertise, financial and managerial capabilities, men and machinery to undertake the development of the properties.

D. The Landowner in desirous of developing the Said Property obtained building permission from GHMC vide File No. 007731/GHMC/03608/SWBP/LBN1/2025, Dt. 08.10.2025 and Permit No. 1618/GHMC/SWBP/LBN1/2025, Dt: 29.10.2025 for constructing a residential building thereon and has approached the Developer for such development and the developer herein evinced interest in development of schedule property into residential building by obtaining requisite Permissions from the concerned government authorities/department etc., for the proposed Residential Project.

E. The Parties have, after mutual discussions and negotiations, agreed to enter into this Development Agreement on the terms and conditions hereinafter appearing, including a sharing of the constructed area/revenue as detailed herein.

F. To facilitate the smooth and efficient development of the Said Property, the Landowner has agreed to grant a General Power of Attorney in favor of the Developer, authorizing the Developer to undertake various acts necessary for the development, construction, marketing, and sale of the residential units in the proposed building.

For SAI SHRADDHA DEVELOPERS


V. Srinivas

Managing Partner



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NOW THIS DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY
WITNESSETH AS FOLLOWS:

1. DEFINITIONS:

Unless the context otherwise requires, the following terms shall have the meanings assigned to them hereunder:

1.1. "Said Property" shall mean the immovable property described in Schedule A & B hereto.

1.2. "Proposed Building" shall mean the residential building to be constructed on the Said Property, as per the Sanctioned Plan.

1.3. "Sanctioned Plan" shall mean the building plan, layout plan, and all other necessary approvals, sanctions, permits, and licenses obtained from the competent authorities for the construction of the Proposed Building.

1.4. "Residential Units" shall mean flats, and any other residential spaces constructed in the Proposed Building.

1.5. "Landowner's Share" shall mean the portion of the constructed area or revenue from the sale of Residential Units allocated to the Landowner.

1.6. "Developer's Share" shall mean the portion of the constructed area or revenue from the sale of Residential Units allocated to the Developer.

1.7. "Development Period" shall mean the period commencing from the date of this Agreement until the completion of construction and obtaining of Occupancy Certificate/Completion Certificate for the Proposed Building.

1.8. "Common Areas and Facilities" shall mean all areas and facilities in the Proposed Building and on the Said Property that are intended for common use by the owners/occupants of the Residential Units, including but not limited to passages, lobbies, staircases, lifts, parking areas, open spaces, utilities, etc.

2. GRANT OF DEVELOPMENT RIGHTS:

2.1. The Landowner hereby grants to the Developer the sole and exclusive right, license, and authority to enter upon the Said Property free of all encumbrances and obstructions and develop the same to construct a residential building thereon, in accordance with the terms and conditions of this Development Agreement.

2.2. The Landowner shall not, during the existence of this Agreement, enter into any other agreement for development, sale, transfer, or creation of any third-party rights in respect of the Said Property or any part thereof.



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3. SCOPE OF DEVELOPMENT & COST:

3.1. The Developer shall, at its own cost, risk, and expense, undertake the entire development of the Said Property, which shall include, but not be limited to:

- a. Preparation of architectural, structural, and other necessary plans for the Proposed Building.
- b. Obtaining all necessary approvals, sanctions, permissions, licenses, and clearances from the Greater Hyderabad Municipal Corporation (GHMC) and any other relevant government or statutory authorities (hereinafter collectively referred to as "Approvals").
- c. Construction of the Proposed Building as per the Sanctioned Plan, using good quality materials and workmanship, in accordance with the industry standards.
- d. Obtaining the Occupancy Certificate/Completion Certificate for the Proposed Building.

3.2. The Developer shall construct a residential complex consisting of Cellar, Stilt plus 5 upper floors as per sanction plan, along with Common Areas and facilities and as per the plans & Specifications as mutually agreed upon.

4. DEVELOPMENT PERIOD:

4.1. The Developer shall commence construction work on the Said Property immediately after obtaining all necessary Approvals and vacant possession of the Said Property.

4.2. The Developer shall complete the construction of the Proposed Building and obtain the Occupancy Certificate/Completion Certificate within 36 months with a grace period of 6 months from the date of commencement of construction, subject to force majeure events as defined in Clause 13.

4.3. Time is of the essence of this Agreement with respect to the Developer's obligations for obtaining approvals and completing construction.

5. CONSIDERATION AND SHARING RATIO:

5.1. In consideration of the Landowner granting the development rights to the Developer, the Developer has agreed to pay non refundable Goodwill amount of Rs.1,30,00,000/- (Rupees One crore Thirty lakhs only). The Developer has already paid Rs.1,00,00,000/- (Rupees One Crore only) as advance amount through partners accounts and balance amount of Rs.30,00,000/- (Rupees Thirty lakhs only) will be paid after obtaining RERA Regn. Number from RERA authorities. Further Parties agree to share the constructed Residential Units in the Proposed Building in the following ratio:



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- a) **Landowner's Share:** The Landowner shall be entitled to a Percentage of 40% of the total saleable built-up area of the Residential Units in the Proposed Building.
- b) **Developer's Share:** The Developer shall be entitled to a Percentage of 60% of the total saleable built-up area of the Residential Units in the Proposed Building.

FLOOR NO.	LAND OWNER 1 G.S. BABA EDUCATIONAL SOCIETY	LAND OWNER 2 GHAN SHAHEED BABA	DEVELOPER M/s. SAI SHRADDHA DEVELOPERS
1ST FLOOR	114, 115, 116	110, 117, 118, 119	101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 112, 113
2ND FLOOR	202, 203, 204, 205	201, 206, 207	208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219
3RD FLOOR	314, 315, 316, 318, 319	310, 311, 317	301, 302, 303, 304, 305, 306, 307, 308, 309, 312, 313
4TH FLOOR	405, 406, 407, 412	401, 402, 403, 404	408, 409, 410, 411, 413, 414, 415, 416, 417, 418, 419
5TH FLOOR	516, 517, 518, 519	510, 511, 514, 515	501, 502, 503, 504, 505, 506, 507, 508, 509, 512, 513

5.2. If there is any further relaxation in FSI / FAR by the authorities to built further floors, both parties shall share the same in the ratio as mutually agreed and subsequently with the supplementary agreement for allotments of flats. Further it is agreed that if any additional area is allowed by the authorities other than the sanctioned area with an additional fee while obtaining the Occupancy Certificate, this fee will be shared among both the parties proportionately as per their sharing ratio.

5.3. Both the parties will enter into a separate Supplementary Agreement to clearly define any ambiguities or any amendments to this Development Agreement., The same will be treated as part and parcel of this Principle Development Agreement cum GPA.

5.4. The Landowner & Developer shall execute all necessary documents, including but not limited to sale deeds, agreements for sale, and to receive advances and sale considerations, and transfer documents, and shall sign all the documents required for mutation in favor of the prospective purchasers for their respective Share of units.



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G.S.Bape Engineers Society
Mangalorepura, L.B.Nagar
Hyderabad, T.S.



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5.5. Both the parties shall bear the expenses of HMWW&SB water connection charges, Lift, Generator, C.R.M.P. Fee and Transformer amount of the above said proposed residential building according to their proportionate shares.

5.6. The Developer shall execute any mortgage deeds or shall pledge the residential units comes under its share to any Banks or Financial Institutions for obtaining project loans if required.

5.7. The Developer shall be solely responsible for all costs, expenses, and charges related to the construction, marketing, and sale of the Residential Units falling under its share.

5.8. All taxes, duties, and levies applicable to the Landowner's Share (e.g., capital gains tax on transfer of development rights, & GST) shall be borne by the Landowner. All taxes, duties, and levies applicable to the Developer's Share (e.g., GST on construction, income tax on profits) shall be borne by the Developer.

6. OBLIGATIONS OF THE LANDOWNER:

The Landowner hereby covenants and agrees with the Developer as follows:

6.1. The Land Owner is the sole, absolute and exclusive owner and has clear, marketable, subsisting title and vacant physical possession of the Schedule Property set out in the Schedule below and to provide clear, vacant, and peaceful possession of the Said Property to the Developer for the purpose of development.

6.2. To cooperate fully with the Developer in obtaining all necessary Approvals by signing applications, affidavits, and other documents as may be required by the authorities.

6.3. To execute the General Power of Attorney in favor of the Developer as provided in Clause 16 of this Agreement.

6.4. To not create any encumbrance, charge, lien, or third-party right on the Said Property or any part thereof during the subsistence of this Agreement.

6.5. To not have any pending liabilities, such as, income tax, wealth tax, gift tax or any other tax which would affect his title to the Schedule Property in any manner, whatsoever.

6.6. To Sign and execute all necessary document/s and papers as may be required for the purpose of perfecting the title vested with the Developer and or prospective purchasers, if any.

6.7. The Land Owners understand and agree that the powers conferred under the Development Agreement cum Irrevocable General Power of Attorney are final, irrevocable and are binding on the Land Owners. The Land Owners further undertake



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that they will not dispute / challenge the power conferred, granted to the Developer under the Development Agreement cum Irrevocable General Power of Attorney under any circumstances.

7. OBLIGATIONS OF THE DEVELOPER:

The Developer hereby covenants and agrees with the Landowner as follows:

7.1. The Developer is entitled and authorized under Applicable Laws and under its constitution documents to enter into this Agreement and to perform its obligations under this Agreement.

7.2. To obtain all necessary Approvals for the construction of the Proposed Building at its own cost and expense.

7.3. To construct the Proposed Building in a professional manner with good workmanship, using good quality materials, and in strict adherence to the Sanctioned Plan and all applicable laws and regulations.

7.4. To bear all costs, expenses, and charges related to the development, construction of the Residential Units, including but not limited to architectural fees, structural fees, legal fees, registration charges for development agreement, stamp duty, labor costs, material costs, electricity connection charges.

7.5. To ensure that the construction activities do not cause any damage to the adjoining properties.

7.6. To obtain the Occupancy Certificate/Completion Certificate for the Proposed Building upon completion of construction.

7.7. To hand over the Landowner's Share to the Landowner or to its prospective purchasers upon completion of construction and obtaining of Occupancy Certificate/Completion Certificate, free from all encumbrances and charges created by the Developer.

8. REPRESENTATIONS AND WARRANTIES:

8.1. The Landowner represents and warrants that:

- a. He/She is the absolute and undisputed owner of the Said Property and has full right, title, and authority to enter into this Agreement.
- b. The Said Property is free from all encumbrances, charges, liens, mortgages, attachments, litigation, or any other claims whatsoever.
- c. There are no disputes, litigations, or proceedings pending or threatened against the Said Property.

For SAI SHRADDHA DEVELOPERS


V. Srikrishna

Managing Partner



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d. He/She has not entered into any agreement for sale, development, or transfer of the Said Property with any third party prior to this Agreement.

8.2. The Developer represents and warrants that:

- a. The Developer is fully authorized to enter into this Agreement.
- b. It has the technical expertise, and resources to undertake and complete the development of the Said Property.
- c. It shall comply with all applicable laws, rules, and regulations in relation to the development and construction of the Proposed Building.

9. ORIGINAL DOCUMENTS:

9.1. The Land owner shall produce all the Original Title Deeds, link documents of the Schedule Property and the Developer shall produce all the original sanction plans, drawing, clearances, NOC's pertaining to construction in respect of this project before the concerned authorities for verification to obtain necessary sanctions and permissions and to get loans to the prospective purchasers / Allottees for housing loans

9.2. After completion of the project, the Land Owner and Developer shall handover the all the originals documents to the Proposed Welfare Association to be formed by the prospective purchasers of the said Residential Project.

10. NAME OF THE PROJECT:

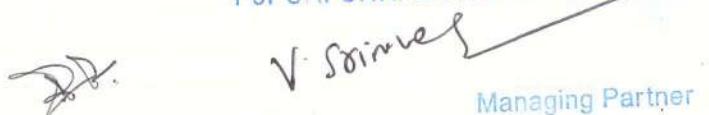
The Residential Project is mutually agreed and shall be named as "SAI PRESTIGE TOWER" and such name shall not be changed.

11. BORROWINGS:

11.1. The Parties are entitled to obtain loans and advances from the banks or financial institutions and/or other persons to the extent of their respective shares in the Schedule Property as may be required by them. To further clarify, the Developer is entitled to obtain loans, by mortgaging, creating charge, lien, giving collateral security of undivided interest in the Schedule Property to the extents of its share and obtaining sums from Financial Institutions, Banks, etc., for the purpose of construction of the Project.

11.2. The Owner is entitled to obtain loans by mortgaging and/or giving collateral security of undivided interest in the Schedule Property only to the extent of his proportionate share without impacting or affecting the Developer's share; and obtain advance sums from financial institutions, banks, etc.

For SAI SHRADDHA DEVELOPERS


V. Srinivas

Managing Partner



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12. INDEMNITY:

12.1. The Developer shall indemnify and keep indemnified the Landowner against all losses, damages, costs, expenses, and liabilities (including legal fees) incurred by the Landowner due to any breach of this Agreement by the Developer, or any act, omission, or negligence of the Developer.

12.2. The Landowner shall indemnify and keep indemnified the Developer against all losses, damages, costs, expenses, and liabilities (including legal fees) incurred by the Developer due to any breach of this Agreement by the Landowner, or any defect in the title of the Said Property, or any misrepresentation or breach of warranty by the Landowner.

13. FORCE MAJEURE:

13.1. Neither Party shall be liable for any delay or failure in performance of its obligations under this Agreement if such delay or failure is due to a Force Majeure event.

13.2. "Force Majeure" shall mean any event beyond the reasonable control of the affected Party, including but not limited to acts of God, war, hostilities, riots, civil commotion, earthquakes, floods, epidemics, pandemics, government restrictions, strikes, lockouts, or any other unavoidable cause.

13.3. The Party affected by a Force Majeure event shall promptly notify the other Party in writing of the commencement and cessation of such event. The time for performance of the affected obligation shall be extended for a period equal to the duration of the Force Majeure event.

14. ADVERTISEMENT FOR SALE:

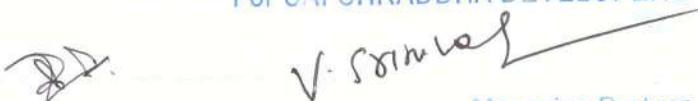
The Developer shall be solely entitled to erect boards in the Schedule Property or to advertise in newspapers or any other media for marketing the Project in the best possible manner.

15. TERMINATION:

15.1. This Agreement may be terminated under the following circumstances:

- a. By mutual written agreement of both Parties.
- b. By either Party, if the other Party commits a material breach of any of the terms or conditions of this Agreement and fails to remedy such breach within 90 days of receiving a written notice from the non-defaulting Party specifying the breach.

For SAI SHRADDA DEVELOPERS


V. Srinivas

Managing Partner



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Bk - 1, CS No 9479/2025 & Doct No 9356/2025.

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Digitally Signed by:
Name: D JYOTHI
Location: SRO L.B.NAGAR
Reason: Endorsement Sign
Date: Thu Oct 30 14:36:26 IST 2025



15.2. In the event of termination due to unforeseen situations:

- a. The Developer shall hand over vacant possession of the Said Property to the Landowner.

15.3. In the event of termination:

The Landowner shall compensate the Developer for all costs incurred by the Developer in relation to the development up to the date of termination, as compensation to the Goodwill paid by the Developer, the Land owner should give 450 sq yds. Of Land from schedule property or equivalent amount as per market value of the schedule property and any other costs should be compensated as mutually agreed upon by both the parties.

16. DISPUTE RESOLUTION:

16.1. Any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach, termination, or invalidity thereof, shall first be attempted to be resolved amicably through good faith negotiations between the Parties.

16.2. If the dispute cannot be resolved amicably within 60 days, it shall be referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof.

16.3. The arbitration shall be conducted by a sole arbitrator mutually appointed by the Parties. If the Parties fail to agree on a sole arbitrator, each Party shall appoint one arbitrator, and the two arbitrators so appointed shall appoint a third presiding arbitrator.

16.4. The seat and venue of arbitration shall be Hyderabad, Telangana.

16.5. The language of the arbitration shall be English.

16.6. The decision of the arbitrator(s) shall be final and binding on both Parties.

17. GOVERNING LAW AND JURISDICTION:

17.1. This Agreement shall be governed by and construed in accordance with the laws of India.

17.2. The Courts in Hyderabad, Telangana shall have exclusive jurisdiction to entertain any suit or proceeding arising out of this Agreement.

18. ENTIRE AGREEMENT:

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior discussions, negotiations, and agreements, whether written or oral, relating thereto.

For SAI SHRADDA DEVELOPERS

V. Srinivas

Managing Partner

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19. GENERAL POWER OF ATTORNEY:

The Landowner hereby irrevocably nominates, constitutes, and appoints the Developer, acting through its authorized representatives, as his/her true and lawful attorney for and on behalf of the Landowner, to do, execute, and perform all or any of the following acts, deeds, matters, and things in respect of the Said Property and the Proposed Building, as may be necessary for the development, construction, marketing, and sale of the Residential Units.

- 19.1. To apply for and obtain all necessary Approvals, sanctions, permissions, licenses, and clearances from all government, semi-government, local, and statutory authorities, including but not limited to GHMC / HMDA, Fire Services, Electricity Board, Water Works, Sewerage Board, Pollution Control Board, Airport Authority, and any other relevant authority, for the development and construction of the Proposed Building.
- 19.2. To sign, execute, submit, and present all applications, plans, drawings, affidavits, declarations, undertakings, indemnities, and other documents as may be required by any authority for obtaining the Approvals.
- 19.3. To represent the Landowner before all government, semi-government, local, and statutory authorities, and to appear before any officer, tribunal, or court in connection with the Said Property and the Proposed Building.
- 19.4. To appoint architects, engineers, contractors, consultants, and other professionals for the design, supervision, and construction of the Proposed Building.
- 19.5. To enter into agreements with prospective purchasers for the sale of Residential Units forming part of the Developer's Share, and to receive earnest money, advance payments, and full consideration thereof.
- 19.6. To execute, sign, and register sale deeds, agreements for sale, transfer deeds, and other necessary documents for the transfer of the Developer's Share to the prospective purchasers.
- 19.7. To apply for and obtain Occupancy Certificate/Completion Certificate for the Proposed Building.
- 19.8. To apply for and obtain electricity connections, water connections, sewerage connections, and other utility connections for the Proposed Building.
- 19.9. To deal with all matters relating to the Said Property and the Proposed Building, including but not limited to paying taxes, charges, and levies, and defending any claims or litigations.

For SAI SHRADDHA DEVELOPERS



Managing Partner



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19.10. To mortgage or create a charge on the Developer's Share for the purpose of raising construction finance, provided that any such mortgage/charge shall be released upon sale of the respective units.

19.11. To do all such other acts, deeds, and things as may be necessary or incidental to the full and proper execution of the powers hereby granted, as if the Landowner were personally present and doing the same.

This Power of Attorney shall be irrevocable during the existence of this Development Agreement.

20. MAINTENANCE: The Developer will undertake the maintenance of the proposed residential building up to 1 year from the date of obtaining occupancy certificate in respect of any structural defects/damages. However if any such damage is occurred to the structure of the building due to the electrical, carpentry, or plumbing works or additional fittings done by the prospective purchasers of the residential units those will not come under the Developer's scope.

21. CORPUS FUND:

21.1. The corpus fund should be paid to Developer in advance at the time of occupying the flat or after obtaining the Occupancy certificate whichever is earlier to the Developer as they are responsible to maintain the building for 1 year from the date of obtaining Occupancy certificate or till the building is handed over to the association.

21.2. The amount of corpus fund should be paid by prospective buyers or Land owners for their respective share for that period.

21.3. Rs.2/- per sq. ft per month is fixed as corpus fund for each flat and will be paid at once for 1 year period.

21.4. At the time of handing over of building to the Flat owners association, the balance amount of corpus fund if any will be handed over to the Association.

22. MISCELLANEOUS:

22.1. **Stamp Duty and Registration:** The stamp duty and registration charges for this Development Agreement cum General Power of Attorney shall be borne by the Developer.

22.2. **Amendments:** Any amendment or modification to this Agreement shall be valid only if made in writing and signed by both Parties if required a separate supplementary agreement with the amended provisions will be entered which will act as ancillary to this primary agreement.

22.3. **Severability:** If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

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22.4. **Headings:** The headings used in this Agreement are for convenience only and shall not affect the interpretation of its provisions.

SCHEDULE - A

ALL THAT PIECE AND PARCEL OF House bearing No.8-7-93/kn/54/1, (PTIN No.1030813069), on Open Land admeasuring 4558.402 Sq yards or 3811.404 Sq Mtrs., in Survey No.58 Part, Situated at KARMANGHAT VILLAGE, Saroornagar Revenue Mandal, Ranga Reddy District, Under Greater Hyderabad Municipal Corporation, within the limits of L.B. Nagar Circle, Hyderabad, Telangana and bounded as follows:

NORTH : Neighbors property
SOUTH : Neighbors property
EAST : Property belongs to Sri Ghanshaheed Baba
WEST : Land belongs to GHMC

SCHEDULE – B

ALL THAT PIECE AND PARCEL OF Open Land admeasuring 461.79 Sq yards or 386.056 Sq Mtrs., in Survey No.58 Part, Situated at KARMANGHAT VILLAGE, Saroornagar Revenue Mandal, Ranga Reddy District, Under Greater Hyderabad Municipal Corporation, within the limits of L.B. Nagar Circle, Hyderabad, Telangana and bounded as follows:

NORTH : Neighbors property:
SOUTH : Neighbors property:
EAST : Road
WEST : Property belongs to G.S. Baba Educational Society

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first above written.

WITNESSES:

1.

2.

G.S.Baba Educational Society
Mansoorabad, L.B.Nagar

FOR THE LANDOWNER

1.
(Through its Authorized Signatory)

- 2.

FOR THE DEVELOPER
(Authorized Managing Partner)

For **SHRADDHA DEVELOPERS**

V. V. Srinivas
Managing Partner

vinod@tsnqitescub3.sds8.8.0

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ANNEXURE-1

SPECIFICATIONS

SUPERSTRUCTURE	: 9" External wall & 4 $\frac{1}{2}$ " internal wall with Red Bricks in cement mortar after Fishing.
DOORS & WINDOWS:	
MAIN DOOR	: Engineering wood door frame & shutter aesthetically designed Fitted with good quality hardware.
	Bathroom door frames are made of WPC doors.
OTHER DOORS	: Engineering wood frame with good quality doors with quality Hardware.
WINDOWS	: UPVC sliding windows of glass & mosquitoes net with M.S grills safety.
PAINTING :	: External : Good finish with 2 coats of exterior grade premium paint Internal : 2 coats of premium emulsion paint over a smooth putty finish.
FLOORING:	: 4 X 2 size of Vitrified tile flooring in all rooms
KITCHEN :	stainless steel sink with both Drinking & Bore water connection & provision for exhaust chimney.
TOILETS:	<ul style="list-style-type: none">• One Wash basin of standard make.• W/C with flush tank of standard make.• Provision for Geysers & Exhaust fan.• 3 Phase power supply for each individual flat.
ELECTRICAL:	<ul style="list-style-type: none">• Concealed copper wiring with Modular switches of standard make.• A/C point in all bedrooms.• Power points for chimney, refrigerator, mixer, grinder in kitchen & Geyser Point in all the bathrooms.• One Generator light point in hall will be provided.• Provision for Inverter wiring.
COMMUNICATIONS:	TV/Telephone, Internet points in Living room.

For SAI SHRADDHA DEVELOPERS


G.S.Baba Educational Society
Mansoorabad, L.B.Nagar
Hyderabad, T.S.


V. Srinivas
Managing Partner

G.G.Baps Educational Society
Mumbai, L.B.Nagar
Mumbai, Maharashtra, India

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ANNEXURE-A

1) Description of the Building	: The Open Land., in Survey No.58 Part, Situated at KARMANGHAT VILLAGE, Saroornagar Revenue Mandal, Ranga Reddy District, Under Greater Hyderabad Municipal Corporation, within the limits of L.B. Nagar Circle, Hyderabad, Telangana.
(a) Nature of the roof	: R.C.C. (Cellar +Stilt + 5 upper floors)..
(b) Type of Structure	: Framed Structure
2) Age of the Building	: Proposed
3) Total extent of site	: 5020.192 Sq yards or 4197.46 Sq Mtrs.
4) Built up area particulars	: <ul style="list-style-type: none"> a) In Cellar + Stilt Parking : 10400 Sft., X 750 = 78,00,000/- b) In the First Floor : 24593 Sft., X 1100 = 2,70,52,300/- c) In the Second Floor : 24593 Sft., X 1100 = 2,70,52,300/- d) In the Third Floor : 24593 Sft., X 1100 = 2,70,52,300/- e) In the Fourth Floor : 24593 Sft., X 1100 = 2,70,52,300/- f) In the Fifth Floor : 24593 Sft., X 1100 = 2,70,52,300/- <p style="text-align: right;"><u>Rs.14,30,62,000/-</u></p>
5) Executant's Estimate of the M.V. of the Property.	: Rs.14,30,62,000/-

CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 30/10/2025.

G.S.Baba Educational Society
Mansoorabad, L.B.Nagar
Hyderabad, T.S.

Signature of the Executant.

For SAI SHRADDHA DEVELOPERS

V. Srinivas
Managing Partner

G.S.Bags E-Subscriptions Goida
Mangalorepura, L.B.Nagar
Hyderabad, 500007

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Reason: Endorsement Sign
Date: Thu Oct 30 14:36:26 IST 2025





Registration & Stamps Department
Government of Telangana

Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Sai Shraddha Developers Srinivas Velagapudi.

ULB Name	: GHMC	District	: RANGAREDDY
SRO	: LB.NAGAR	Ward	: 8
Block	: 7	Locality	: OTHER HOUSE SITE AREA-7

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
58	OPEN	8-7-93/KN/54/1 Flat No. --	5020.12	147558

1. I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.
2. I have not sold or transferred the said property to anyone else.
3. There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.
4. The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act,1908.
5. There is no court order or injunction restraining transfer of the said property.
6. The proposed property transfer is not in contravention of the following laws:
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
7. I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.

Declaration

I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:
Place:


Signature

Name : Ghan Shaheed Baba
 S/o :Late Amir Ali Baig
 R/o Village/ULB : Mansoorabad
 Mandal : Saroornagar
 District : Rangareddy
 State : Telangana


G.S.Baba Educational Society
Mansoorabad, L.B.Nagar
Hyderabad, T.S.

Signature

Name : G S Baba Educational Society Ghan Shaheed Baba
 S/o :Late Amir Ali Baig
 R/o Village/ULB : Mansoorabad
 Mandal : Saroornagar
 District : Rangareddy
 State : Telangana

Digitally Signed by
Name: D JYOTHI
Location: SRO L.B.NAGAR
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Online Challan Proforma [SRO copy]

Challan No: 788RBJ291025

Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	SRINIVAS VELAGAPUDI
PAN Card No	AFRFS7006Q
Aadhar Card No	
Mobile Number	*****484
Address	HYDERABAD
Executant Details	
Name	G S BABA EDUCATIONAL SOCIETY
Address	GHAN SHAHEED BABAAND ANOTHER, HYDERABAD
Claimant Details	
Name	SAI SHRADDHA DEVELOPERS SRINIVAS V
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	L.B.NAGAR
Amount Details	
Stamp Duty	1667000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	1768050
Total in Words	Seventeen Lakh Sixty Eight Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	29-10-2025
Transaction Id	4650698837839
Stamp & Signature	_____

Note: Scan the QR code to verify the challan details and go through
refund policy.

Online Challan Proforma [Citizen copy]

Challan No: 788RBJ291025

Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	SRINIVAS VELAGAPUDI
PAN Card No	AFRFS7006Q
Aadhar Card No	
Mobile Number	*****484
Address	HYDERABAD
Executant Details	
Name	G S BABA EDUCATIONAL SOCIETY
Address	GHAN SHAHEED BABAAND ANOTHER, HYDERABAD
Claimant Details	
Name	SAI SHRADDHA DEVELOPERS SRINIVAS V
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	L.B.NAGAR
Amount Details	
Stamp Duty	1667000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	1768050
Total in Words	Seventeen Lakh Sixty Eight Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	29-10-2025
Transaction Id	4650698837839
Stamp & Signature	_____

Note: Scan the QR code to verify the challan details and go through
refund policy.

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Location: SRO L.B.NAGAR
Reason: Endorsement Sign
Date: Thu Oct 30 14:36:26 IST 2025



G.S. BABA EDUCATIONAL SOCIETY

Regd. No. 2235 of 1989

COVER LETTER

Dated: 21/2/2023

To
The Registrar of Societies
Hyderabad District

Sir,

Sub: Resolution to continue the same body, Change in a few By - Laws & Renewal- Regarding

Ref: G S BABA EDUCATIONAL SOCIETY (Regd. No. 2235/1989)

As per the subject and reference cited above, the Society was registered in the year 1989 bearing Regd. No. 2235/1989. Now the general body has decided to continue the same governing body with a few changes in the By - Laws during Renewal for better course of action.

I therefore request you sir to kindly consider the changes and take into record.

Thanking you,

Yours faithfully,



Encl:

1. Notice - 1
2. Minutes of the 1st meeting
3. Notice - 2
4. Minutes of the 2nd meeting
5. Annual list
6. Members list for 2023
7. Affidavit



H.No: 3-27, Bahar, Sahara States, Mansurabad, L.B. Nagar, Hyderabad - 500074

PAGE CORRECTION NO. 2



EXISTING

PROPOSED

Name of the Society:

S BABA EDUCATIONAL SOCIETY

Regd. No. 2235/1989

ADDRESS:NO. 3-27, BAHAR, SAHARA STATES,
MANSURABAD, L B NAGAR,
HYDERABAD - 500074Name of the Society:

G S BABA EDUCATIONAL SOCIETY

Regd. No. 2235/1989

ADDRESS:H.NO. 3-27, BAHAR, SAHARA STATES,
MANSURABAD, L B NAGAR,
HYDERABAD – 500074Bylaws to be added:

Alleviation: Executive GENERAL SECRETARY [GHANSHAHEED BABA] has powers to sign the Documents of the Society

"To run the organization, the present situation demands that the available infrastructure owned by the organization needs to be rented out/ sold out to clear the loan, meet the salaries, building rents and day to day activities. It is also resolved that the activities be continued and more efforts to be made for further development of the organization thereby raise required funds likewise."



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PAGE CORRECTION NIL 3

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GREATER HYDERABAD MUNICIPAL CORPORATION

Proceedings of the Commissioner
Present: Sri. M.T. KRISHNA BABU I.A.S.

Proceeding No. LRS/2131/CR-3/East Zone/2012

Date: 12-Mar-2013

Sub:- Regulation of Unapproved Layout /Plot in Sy. NO. 58P, P. No. Open Land of
OR-3 Circle, GHMC – Regulation – Orders - Issued – Regarding

Ref:- 1. G.O.Ms No. 902, MA, 31.12.2007 & GO Ms No.113 MA, dt: 31.01.2008.
2. Application No. LRS/2131/CR-3/East Zone/2012

ORDER:

Your application for regulation of Unapproved Layout / Plot has been examined with reference to the A.P Regulation of Unapproved and Illegal Layout Rules 2007 and the same is regulated subject to following details and conditions:

Further, all proceeding and action of enforcement initiated or contemplated against the said layout / plot are withdrawn. The plan showing Layout/ Plot regulated is herewith enclosed.

1	Location of the Layout / Plot				
i	T.S. No. / Door No. / Plot No. / Sy. No.		Sy. NO. 58P, P. No. Open Land		
ii	Lay out / Sub-Division. No.		Karmanghat (V)		
iii	Street and Locality		Saroornagar (M)		
iv	City / Village				
2	Total extent of the Layout / Plot		4826.88	Sqm	
3	No. of Plots		1		
4	Extent of open space already available in the layout if any and its percentage		0.00		
5	Total Charges paid (in Rs.)		11,03,693.00		
a	Penalisation Charges (in Rs.)		10,89,693.00		
b	Pro-rata charges towards Shortfall of open space (in Rs.)		14,000.00		
c	Charges for change of Land Use (in Rs.)		0.00		
		Amount in Rs.	D D. No.	Date	Name of the Bank
6	Demand Draft	10,000.00 200,000.00 200,000.00	550849 324263 324265	30-Apr-08 31-Dec-12 31-Dec-12	S.B.I Andhra Bank Andhra Bank
7	Road widening Portion	20,000.00 20,000.00 20,000.00 20,000.00 200,000.00	324268 324269 324270 324264	31-Dec-12 31-Dec-12 31-Dec-12 31-Dec-12	Andhra Bank Andhra Bank Andhra Bank Andhra Bank
		Proposed Width (m)	Area Affected in the site (Sqm)		

To,
Sri / Smt.

G.S. Baba Educational Society
H. No. 3/27, Baher 'A'.

12.19
12.19

0.00

Quintal 1913
For Commissioner

Copy to :

Sahara State,
Mansoorabad, Hyderabad.

10/3

1. The Assistant City Planner / TPO, GHMC.
2. The Deputy Commissioner, GHMC, for property Tax Section.
3. Stock File.

The Layout/Plot as shown in the plan is Regulated under Andhra Pradesh Regulation and Penalties of unauthorised and illegal Layouts Rules, 2007 vide Procedural LRS No.2121 /CR-3 /EJ/CHMC/2008
LAND BEING 10000 SQ.FT. (1.85 ACRES)
EDUCATIONAL USE/RESIDENTIAL USE
Dated: 15-02-2012.

YDS Commissioner
Greater Hyderabad Municipal Corporation
Hyderabad.

OWNER'S SIGN

B. PRABHAVATHI
LICENCED SURVEYOR,
LIC. NO. 38/2011-12/13/14/15/16/17/18/19
H.NO: 13-661 P.B.T. Colony
Brisbanagar, Hyderabad-500
EN CENS 544883775161

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GREATER HYDERABAD MUNICIPAL CORPORATION

Proceedings of the Commissioner
Present: Sri. M.T. KRISHNA BABU I.A.S.

Date: 13-Mar-2013

Proceeding No. LRS/2133/CR-3/East Zone/2008

Sub:- Regulation of Unapproved Layout /Plot in Sy. NO. 58P, P. No. Open Land of
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Further, all proceeding and action of enforcement initiated or contemplated against the said layout / plot are withdrawn. The plan showing Layout/ Plot regulated is herewith enclosed.

1	Location of the Layout / Plot				
i	T.S. No. / Door No. / Plot No. / Sy. No.		Sy. NO. 58P, P. No. Open Land		
ii	Lay out / Sub-Division. No.		Karmanghat (V)		
iii	Street and Locality		Saroomagar (M)		
iv	City / Village		386.19	Sqm	
2	Total extent of the Layout / Plot				
3	No. of Plots		1		
4	Extent of open space already available in the layout if any and its percentage		0.00		
5	Total Charges paid (in Rs.)		1,10,638.00		
a	Penalisation Charges (in Rs.)		92,648.00		
b	Pro-rata charges towards Shortfall of open space (in Rs.)		17,990.00		
c	Charges for change of Land Use (in Rs.)		0.00		
6	Demand Draft	Amount in Rs.	DD. No.	Date	Name of the Bank
		10,000.00 100,638.00	550851 324460	30-Apr-08 23-Jan-12	S.B.I Andhra Bank
7	Road widening Portion		Proposed Width (m)	Area affected In the site (Sqm)	
			12.19 12.19	0.00	

To,
Sri / Smt. Ghan Shaheeb Baba
H. No. 3/27, Baher A
Sahara State, Mansoorabad
LB Nagar
Hyderabad

Recd. 14/3

For Commissioner

Copy to :

1. The Assistant City Planner / TPO, CR-3, GHMC.
2. The Deputy Commissioner, CR-3, GHMC, for property Tax Section.
3. Stock File.

ACW 13

AN SHOWING THE REGULARISATION OF OPEN LAND IN SYNO: 58 PART,
DATED ADJ. TO BHIMANAGAR & BHUPESH GUPTA
GAR, KARMANGHAT(V), SAROORNAGAR (M), R.R.DIST.

REGULARISED AS PER G.O.MS.NO:902, DATED. 31-12-2007.
AMENDED VIDE GO. MS NO:113, DATED. 31-01-2008.
AMENDED VIDE GO. MS NO:589, DATED. 31-12-2011.

REFERENCES:

INCL=
EXCL=
SCALE= 1"-16'0"

N

AREAS:

PLOT AREA=513.05SQ.YDS:
OR 428.92SQM

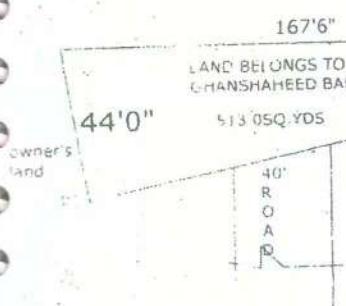
LONGING TO: SRI.GHANSHAHEED BABA,
S/O LATE.AMEER ALI BAIG



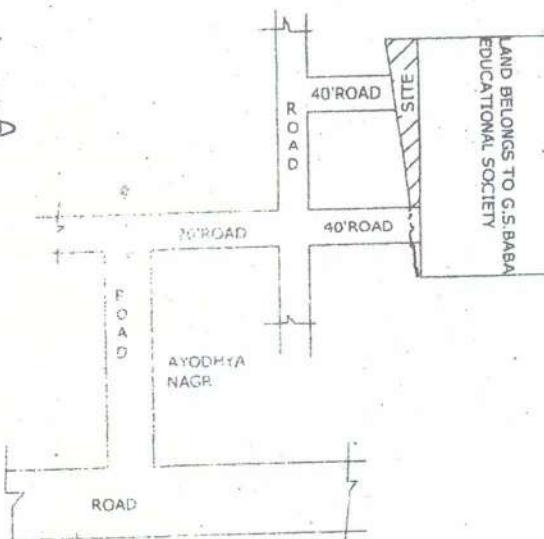
The Layout/Plot as shown in the plan is
Regulated under Andhra Pradesh Regulation
and Penalisatton of unapproved and illegal
Layouts Rules, 2007 vide Proceedings
LRS No.2133 /OR- 3 /EZ/GHMC/2008
Dt/3/3/2012

Commissioner
Greater Hyderabad Municipal Corporation
Hyderabad, PRD: 40'0"
WIDE ROAD

LAND BELONGS TO G.S.BABA
EDUCATIONAL SOCIETY



SITE PLAN



LOCATION PLAN
(NTS)

OWNER'S SIGN

B. Prabhavathi
B. PRABHAVATHI
LICENCED SURVEYOR-I
L.O No: 88/SUR-I/T/10/14/2007
H.No: 13-66/1, P & T Colony,
Dilsukhnagar, Hyderabad-60
Cell: 9949661377

ENGINEER'S SIGN

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Bk - 1, CS No 9479/2025 & Doct No 9356/2025.



Sheet 21 of 23

Digitally Signed by:
Name: D JYOTHI
Location: SRO L.B.NAGAR
Reason: Endorsement Sign
Date: Thu Oct 30 14:36:26 IST 2025





OFFICE OF THE GREATER HYDERABAD MUNICIPAL CORPORATION

BuildNow

BUILDING PERMIT ORDER

To, Sri I.G.S BABA EDUCATIONAL SOCIETY REP BY Sri.GHANSHAHEED BABA 2.Sri. GHANSHAHEED BABA	File No: 007731/GHMC/03608/SWBP/LBN1/2025
S/o Late.AMIRALI BAIG	Permit No: 1618/GHMC/SWBP/LBN1/2025
Address: Flat 505 Vivekananda Ambience Gowthami nagar Road number- 3 , Hydernagar, Hyderabad.	Date: 29/10/2025
Pin code: 500085	

Sir/Madam,

Sub: GHMC Head Office - Proposal for Residential Building Permission - 1 Cellar + 1 Stilt + 5 Floors to an extent of 4197.46 Sq. Mt. in Plot No. OPEN LAND, Survey.No. 58PART of Locality - KARMAN GHAT, Karmanghat Village, Saroornagar Mandal, Rangareddy District - Permission Issued - Reg.

Ref: 1. Your Application dated: **27/09/2025**
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

Your application submitted in the reference 1st cited has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A. APPLICANT AND LICENSED PERSONNEL DETAILS

Name of Applicant	Sri I.G.S BABA EDUCATIONAL SOCIETY REP BY Sri.GHANSHAHEED BABA 2.Sri. GHANSHAHEED BABA		
S/o	Late.AMIRALI BAIG		
Developer/Builder	Sri. Velagapudi Srinivas	Lic. No	BL/2042/2012
Licensed Technical Person	DURGADEVI UPPULURI	Lic. No	CA/2010/48648
Structural Engineer	THOTA CHAKRAPANI	Lic. No	84/STR/ENG/TP10/G HMC
Architect	DURGADEVI UPPULURI	Lic. No	CA/2010/48648

B. SITE DETAILS

T.S. No./Survey No./Gramkhantam/Abadi	58PART		
House No/Door No/Pr.No	8-7-93/KN/54/1	Plot No	OPEN LAND
LRS Approved	LRS/2131/CR-3/EAST ZONE/2012, LRS/2133/CR-3/EAST ZONE/2012		
Street / Road	KRISHNA NAGAR		

Locality Name	KARMAN GHAT
Village Name	Karmanghat
Town/City	NA

C. DETAILS OF PERMISSION SANCTIONED

Plot Area (Sq. Mtrs)	4464.37
Road Affected Area(Sq. Mtrs)	42.82
NALA Affected Area(Sq. Mtrs)	224.09
Net Plot Area (Sq. Mtrs)	4197.46
Total No. of Dwelling Units	95
Tot Lot (Sq. Mtrs)	479.54
Water Bodies Area (Sq. Mtrs)	
No.of Rain Water Harvesting Pits	1
No. of Trees	200
Total Parking Area (Sq. Mtrs)	5078.43

Building Name - GHANSHAHEED BABA

No. of floors	1 Cellar + 1 Stilt + 5 Floors			
Height of the Building (m)	14.49			
Floors	Ground		Upper floors	
Use	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Residential	0.0	0.0	5.0	9956.64
Commercial	0.0	0.0	0.0	0.0
Others	0.0	0.0	0.0	0.0
Parking floor Level	No.		No. of stack	
Cellar	1.0		0.0	
Stilt	1.0		1.0	
U.Floors	0.0		0.0	
Set backs (m)	Front	Rear	Side I	Side II
Set backs (m)	4.0	5.0	6.0	6.08

D. FEE PAID

S.No	Category	Amount(INR)
1	Building Permit Fee	796532.0
2	Compound Wall Charges	4308.0
3	Advertisement & Postage Charges	2000.0
4	Development Charges on built up area as per G.O.Ms No.223 MA, Dt:30-08-2016	1244580.0
5	Betterment & External Betterment Charges On built up area	1483496.0

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Sheet22 of 23

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Sheet 23 of 23

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