

CS No. 1076/2020

P.33/2020

6567/2021
Page 1 of 15

SCANNED



తెలంగాణ తేలంగానా TELANGANA

26AA 179368

T. Ching.
T. SUMALATHA
Licenced Stamp Vendor
LIC No. 16-25-004/2019
REN No. 16-25-004/2019
No. 13-14, Gandipet V.
Gandipet (M), R. D. District,
Ph. 24514 53559

Sl. No. 370 Date 27/01/2020 Rs. 20/-
Held To S. Srihari Reddy s/o Narendar Reddy
For Whom self R D Hyd

DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERALPOWER OF ATTORNEY

This **DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY** is made and executed on this the 27TH 5day of **JANUARY 2020**, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between:

Sri. S. SRIHARI REDDY S/o. Sri. NARENDER REDDY, aged about 44 years, Occupation: Private Service, Resident of H.No.4-84, Yaparla Village, Pebbair Mandal, Mahabubnagar District - 509 104, Telangana State. (Aadhaar No.4440 9630 0357).

(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).

AND

M/s. EIPL INFRA PROJECTS, (PAN:AAHFE8356L) a registered partnership firm having its registered office at Sy No.476/P, ORR Gandipet Circle, besidesNarsingi flyover, Manchirevula Village, GandipetMandal, Ranga Reddy District-500089, represented by its Partner:- **Sri. M. RAMESH REDDY S/o. Sri. M. SATYANARAYANA REDDY**, aged about 57 years, Occupation: Business, Resident of Villa No.45, Villa Scapes, Gandipet Village & Mandal, Ranga Reddy District, Telangana State.

S. Sathya Reddy

Authorised Signatory

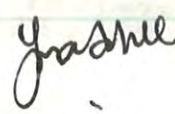
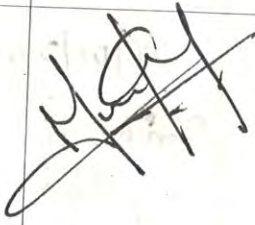
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of _____ and _____ on the 28th day of JAN, 2020 by Sri S Srihari

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S EIPL INFRA PRO [1525-1-2020-1076]	M/S EIPL INFRA PROJECTS(R/P)M RAMESH REDDY S/O. M SATYANARAYANA REDDY GANDIPET, RR DIST	
2	EX		 S SRIHARI REDDY::2 [1525-1-2020-1076]	S SRIHARI REDDY S/O. NARENDER REDDY HARIPURI COLONY, HYDERBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 Y MADHUSDHAN REDDY::: [1525-1-2020-1076]	Y MADHUSDHAN REDDY AADHARNO 9819	
2		 M DEVRAJ::28/01/20 [1525-1-2020-1076]	M DEVRAJ KARVAN	

28th day of January, 2020

Signature of Sub Registrar
Gandipet

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 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	379900	0	0	0	380000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	400000	0	0	0	400100

Rs. 379900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 38000000/- was paid by the party through E-Challan/BC/Pay Order No ,548MJ0250120 dated ,25-JAN-20 of ,SBIN/

Generated on: 28/01/2020 04:08:54 PM



Bk -1, CS No 1076/2020 & Doct No
6567-1821. Sheet 1 of 17 Sub Registrar
Gandipet





తెలంగాణ తెలంగాణ TELANGANA

347 27/01/2020 201-

S. Srinani Reddy s/o Rajender Reddy
Self R/o Hyderabad

26AA 179345
T. Ching
T. SUMALATHA
Licenced Stamp Vendor
LIC No. 15-25-004/2013
REN No. 15-25-004/2013
H. No. 15-25-004/2013
Gandipet
Ph. 9814 48669

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

The LAND OWNER and Developer are individually referred to as "**Party**" and collectively referred to as "**Parties**."

FLOW OF TITLE TO THE SCHEDULE OF PROPERTY

WHEREAS, the LAND OWNER herein is the absolute Owner and peaceful possessor of the **Undivided share of Land**, in **Survey No.510**, admeasuring **2420 Square Yards** or Ac.0-20 Guntas, Situated at **MANCHIREVULA VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.

WHEREAS, originally the Land Owner along with Four (04) Others have jointly purchased the Agricultural Land in **Survey No.510**, admeasuring **Ac.1-36 Guntas**, Situated at **MANCHIREVULA VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, from: Smt. Kotigari Kalavathi, W/o. Late K. Eswarappa and (6) others, through a **Registered Sale Deed, bearing Document No.8172 of 2004**, Book-I, Dated: 15-10-2004, registered at the Office of the Sub-Registrar, Rajendranagar, Ranga Reddy District.

For M/s. EIPL INFRA PROJECTS

S. Srinani Reddy

Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 400000/-, DATE: 25-JAN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6328148004126, PAYMENT MODE: CASH-1000200, ATRN: 6328148004126, REMITTER NAME: EIPL INFRA PROJECTS, EXECUTANT NAME: S. SRIHARI REDDY, CLAIMANT NAME: EIPL INFRA PROJECTS).

Date:

28th day of January, 2020

Signature of Registering Officer

Gandipet

Bk - 1, CS No 1076/2020 & Doct No

6567/12024

Sub Registrar
Gandipet

శ్రీ పునకము 2021 సెల్ శా. నె. 1943
పు... 6567 నెంబరుగా రిజిస్టరు చేయబడి
పు... 6567 నెంబరు గురించి తెలిసి
2021 సెల్ శా. నెం... 2021 ఇవ్వడమైనది.
2021 సెల్ శా. నెం... 2021 చేది.

రిజిస్ట్రార్, గాంధీపేట

Generated on: 28/01/2020 04:08:54 PM





తెలంగాణ తెలంగాణ TELANGANA

348 24/01/2020 Rs. 20/-

S. Srinani Reddy s/o Narendar Reddy
self Ro Hyd

26AA 179346

T. Bung

T. SUMALATHA
Licenced Stamp Vendor
LIC No. 15-25-004/2013
REN No. : 15-25-004/2013
H. No. : 3-143, Kokapet (V)
Gandipet (M), R. R. District
Ph.: 99514 58888

AND WHEREAS the above Land Owner along with Four (04) Others have entitled to their share of the land purchased by them as under:

S.No.	Name of the Vendee	Extent in Ac. – Gts.
1.	Sri. M. RAJENDER REDDY	Ac.0-20 Gts.
2.	Sri. JANAGAM LINGA REDDY	Ac.0-20 Gts.
3.	Sri. S. SRIHARI REDDY	Ac.0-20 Gts.
4.	Sri. P. VENKATESHWAR REDDY	Ac.0-10 Gts.
5.	Sri.K. MADHUKAR REDDY	Ac.0-06 Gts.
	TOTAL	Ac.1-36 Gts.

For M/s. EIPL INFRA PROJECTS

S. Srinani Reddy

Authorised Signatory

Bk - 1, CS No 1076/2020 & Doct No

6567 2024. Sheet 3 of 17 Sub Registrar
Gandipet

OFFICE OF THE
SUB-REGISTRAR
GANDIPET
07 JAN 2020



Generated on: 28/01/2020 04:08:54 PM





తెలంగాణ తెలంగాణ TELANGANA

No. 349 Date 27/01/2020 Rs. 20/-
 S. Srihari Reddy Sri Narendra Reddy
 Self For Hgd

26AA 179347
 T. Sumalatha
 T. Sumalatha
 Licenced Stamp Vendor
 LIC No. 15-25-004/2013
 REN No. 15-25-004/2013
 H. No. 3-148, Kothapalli (V)
 Gandipet, R. D. District
 Ph: 9848 25359

WHEREAS, the LAND OWNER has agreed to develop the land to the Developer in respect of his property i.e., **Undivided share of Land**, in **Survey No.510**, admeasuring **2420 Square Yards** or Ac.0-20 Guntas, Situated at **MANCHIREVULA VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.

TABLE SHOWING ALLOTTED BUILTUP AREA IN SFT TO EACH OWNER OF THE FIRST PARTY:

S.No.	NAME OF THE LAND OWNER	EXTENT OF ALLOTTED BUILT UP AREA IN SQ.FT.
01.	Sri. S. Srihari Reddy	23000 Sq.Feet.
	TOTAL	23000 Sq.Feet

Remaining construction square feet belongs to Developer herein. In pursuance of the aforesaid understanding, the Owner and the Developer have agreed to reduce the terms and conditions of this agreement into writing as detailed below.

For M/s. EIPL INFRA PROJECTS

Authorised Signatory

S. Srihari Reddy

Bk - 1, CS No 1076/2020 & Doct No

65071924. Sheet 4 of 17 Sub-Registrar
Gandipet

01 JAN 2020





350 24/01/2020 20/-
 Date Rs.
 S. Srinivas Reddy S/o Navender Reddy
 self No Hyd.

26AA 179348

F. Ching

T. SUMALATHA
 Licensed Stamp Vendor
 LIC No. 15-23-004/2013
 REN No. 15-23-004/2013
 H. No. 15-143, K. K. Road
 Garden, 501 2, 3, 4
 Ph: 98484 59761

WHEREAS;

The OWNER herein is desirous of developing the Schedule Property, by constructing an integrated complex consisting of residential apartments and commercial spaces or any other usages which is suitable so as to exploit the maximum permissible usage of the land, with amenities and facilities for the residents and are on the lookout for a Developer who will be able to formulate a scheme for development of the Schedule Property. Thus, the Owner is desirous of giving the Schedule Property for development to a **Developer** having experience and expertise in this field.

The Developer has approached, the **LAND OWNER** stating that they are builders of repute, having considerable expertise in the field of development and construction activities. Therefore, The Owner have believed the developer and desired to develop the schedule land.

The Developer, being in the business of real estate and infrastructure development, has evinced interest in development of an integrated complex consisting of residential apartments or any other usages so as to achieve, a maximum possible extent of developed area and market the same with amenities and facilities for the residents of the Schedule of Property. The Owner on such approach and offer of developer have expressed their acceptance to the proposal of the Developer.

for M/s. EIPL INFRA PROJECTS

 Authorised Signatory



07 JAN 2020

OFFICE OF THE
SUB-REGISTRAR

That the FIRST PART herein is the absolute Owner and have clear, marketable, subsisting title and vacant physical possession of the Schedule Property and has the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed. The Developer herein has also verified and satisfied himself with the title and possession of The Owner herein and the developer herein has agreed to develop the said lands by obtaining the said lands in as is where is basis, and The Owner has represented to the Developer that (a) they have not entered into any agreement/s for sale or alienation in any manner whatsoever or any other arrangement/s for development or otherwise of the Schedule Property with any other person/s, except as provided under this document (b) they have not issued any power/s of attorney or any other authority, oral or otherwise empowering any other person/s to deal with the Schedule Property in any manner, howsoever. That the Schedule Property is not subject to any attachment by the process of the courts or is in the possession or custody of any Receiver, Judicial or Revenue Court or any officer thereof.

That there are no claims, mortgages, charges, lien or encumbrances on the Schedule Property except as specifically mentioned herein. That The Owner do not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax which would affect their title to the Schedule Property in any manner, whatsoever.

The Developer acting on the above representations has agreed to develop the Project on the Schedule Property at its cost and expenses, on the condition that the Developer will construct the Project on the Schedule Property in accordance with the scheme formulated by it and approved by the Competent Authorities and as agreed hereunder.

In pursuance of the aforesaid understanding, The Owner and the Developer have agreed to reduce the terms and conditions of this agreement into writing as detailed below.

**NOW THIS DEVELOPMENT AGREEMENT-CUM-GPA WITNESSETH AS
FOLLOWS:-**

The Owner and the Developer hereto agree that the Schedule Property shall be developed and, *inter-alia*, shared between them in the manner and in accordance with the terms and conditions recorded hereinafter.

1. That the FIRST PARTY does hereby grant and allow the DEVELOPER and authorize and empower the DEVELOPER, to develop the Schedule property at the DEVELOPER's cost into Multi Storied Residential Apartment(s) and to undertake all necessary and incidental works in respect thereof i.e., to Survey the land, engage Architects, Contractors, Workers, Agents and any other acts required for the purpose of construction activities.
2. That in consideration of the DEVELOPER developing and constructing such structures as may be permitted on the Schedule property, the FIRST PARTY hereby agree to sell, transfer, convey, assign proportionate agreed rights over the Schedule property to which the Second Party is entitled to under this Agreement to such purchaser or nominees of the DEVELOPER as the DEVELOPER specify and for that purpose, shall execute all such deed/s and/or document/s as would be necessary for conveying the schedule Property, subject to compliance of the other terms contained in this Agreement.



For M/s. EIPL INFRA PROJECTS


Authorized Signatory

Bk-1, CS No 1076/2020 & Doct No
6567-12021. Sheet 6 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



3. It is agreed between the parties herein that the Developer shall obtain necessary permission approvals of the plans submitted from the concerned authorities and on receiving the approvals and sanctions, the DEVELOPER shall allocate the separate shares to the FIRST PARTY as per the agreement arrived between the parties as detailed hereunder and he shall be absolute Owner of the respective extents of the constructed area along with proportionate undivided share of land in the Scheduled Property. The allotment and any variation in the terms and conditions of this Development agreement to meet future contingencies or eventualities necessitating such modifications shall be made by executing Supplementary agreement or Memorandum of Understanding by mutual consent of the parties.
4. It is agreed by the parties that in consideration of the FIRST PARTY permitting the DEVELOPER to undertake the development of the Schedule property and the DEVELOPER constructing Multi Storied Residential Apartment(s), The Owner and DEVELOPER have agreed to share the Schedule property and the constructed area thereon as detailed below:-
5. The Owner and the DEVELOPER shall be collectively entitled to their respective shares in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be constructed/developed on the Schedule Property by the Developer, together with proportionate undivided share in the Schedule Property corresponding to super built up area of the Project.
6. And the **First Party** has all the rights to use this space as per his requirement and convenience inclusive of personal use, lease or sale. This has been clearly understood by the parties and the prospective flat Owner that in future they will not have any objection what so ever on this agreed point. The society if formed after all the units/flats are sold out shall not have any objection or raise any questions on the above said premises allotted to the FIRST PARTY. Both parties agree that after obtaining permission from the competent authority, they shall enter into a Supplementary Agreement in writing in respect of the sharing of flats and Commercial Space, car parking and common amenities and facilities and undivided share of land as per their share, the above and the said supplementary agreement shall be treated as part and parcel of this agreement.

That the said DEVELOPER is authorized to execute the documents of sale deeds / conveyances of it's/his share of constructed area to the prospective purchasers, while representing as agent of The Owner and The Owner shall independently execute the documents of his share of constructed area. However the DEVELOPER is authorized to execute the documents in respective of his allotted share as agent of Owner only subject to terms as agreed and assured herein.

Sharing of Built Up Areas.

In consideration of the DEVELOPER designing, financing and constructing and bearing risks in construction of the Project, the LAND OWNER hereby agree and accept to share the total built up area with the DEVELOPER in the following terms and conditions.

All the LAND OWNER or his nominees shall together be entitled to 12 square feet of constructed area including common areas per Square Yard, towards his share irrespective of total extent of the built up area of the proposed residential complex/ Commercial Complex.



For M/s. EIPL INFRA PROJECTS

Authorized Signatory

Bk - 1, CS No 1076/2020 & Doct No 6567804. Sheet 7 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



In case the DEVELOPER undertakes construction of Commercial Space/Complex in the Schedule Property, The Owner will be allotted his respective share as agreed above for the Residential apartments and as detailed below and the Developer agrees to the same.

TABLE SHOWING ALLOTTED BUILTUP AREA IN SFT TO EACH OWNER OF THE FIRST PARTY:

The total area allotted to him be shared by all the LAND OWNER amicably amongst themselves as per his own understanding by settling all the disputes or difference, if any, without causing any interference to the enjoyment of the built up area as falling to the share of DEVELOPER either directly or indirectly.

The FIRST PARTY shall be allotted the Apartments constructed in the beginning, on first priority basis as and when they are ready for possession.

The DEVELOPER shall be entitled to retain the entire remaining constructed/built up areas and other vacant areas along with proportionate undivided share in the land.

That the Development of the Schedule property shall be done in the following manner:-

- a) The Development shall be in conformity with the statutory regulations of HMDA or other regulatory authorities.
 - b) Under the Development plan the Schedule property shall consist of:
 - i) Multi Storied Residential Apartment Complex shall be demarcated and divided into such areas as the DEVELOPER may determine to be best suited for the development of the Schedule property.
 - c) The DEVELOPER shall construct the Multi Storied Residential Apartment Complex, such structures as the DEVELOPER may determine to be best suited.
 - d) The DEVELOPER shall construct or cause to be constructed such buildings and structures as are required under the development plan.
 - e) The Multi Storied Residential Apartment is agreed to be kept joint and the FIRST PARTY and DEVELOPER are entitled for a share in the constructed area.
 - f) The parties herein above further declare and confirm that the elevation/Architectural designs proposed by the DEVELOPER shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual, but shall be in consultation and confirmation with Owner.
7. That the First party shall sign all the plans, forms, affidavits, declarations, undertakings, petitions etc., which may be necessary for obtaining permissions and clearances for the construction of the project and the DEVELOPER, shall obtain all such permissions and clearances in the name of the First party and at the cost of the DEVELOPER.

FOR M/S. EIPL INFRA PROJECTS

Authorised Signatory

S. Sathish Reddy

BK-1, CS No 1076/2020 & Doct No

65672021

Sheet 8 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



8. That the First party shall pay all taxes, cess and demands etc., in respect of the Schedule property up to the date of this agreement and thereafter the DEVELOPER shall be responsible for the said taxes, cess, demands etc., till the date of handing over the constructed area to the First Party in all aspects and later the First Party should pay such taxes/cess etc., to the local and/or Government authorities in respect of the area coming over to the First Party.
9. After the accord of sanction for the construction by HMDA or other concerned authorities, the First party and the DEVELOPER shall, after mutual consultation with each other, execute Supplementary agreement if necessary for allotment and the same shall be treated as part of this Development agreement.
10. That after the allotment and division of units in the manner prescribed herein, the First party shall at any stage thereafter, be at liberty to sell their share of the super built up area allotted to them in the Residential Apartment and to enter into any deal or arrangement. The DEVELOPER shall, subject to the covenants herein, fully co-operate with the First Party by helping them to deal with such parties.
11. That similarly the DEVELOPER, after the allotment and division of units, shall be at liberty to sell its/his allotted share or portion thereof in the Multi Storied Residential Apartment and to enter into any agreement for the allotment of its units of the constructed area at such price or on such terms and conditions the DEVELOPER may think fit subject to the covenants containing in this agreement, and the developer is entitled to sell the allotted units/flats subject to completion of construction. The First party shall, however, subject to the covenants herein fully co-operate with the DEVELOPER in helping them to deal with such parties.
12. That the DEVELOPER shall construct the proposed Multi Storied Residential Apartment or any other usage at its own cost, responsibility and expenses for Multi Storied Residential Apartment only which is permissible by the competent authority. The Owner shall not insist to construct other than Multi Storied Residential Apartment. The development shall be completed in the manner provided under these presents. The Developer should complete the project from the date of permission from HMDA or any other concerned authorities and (6) months grace period. If the DEVELOPER is unable to complete the construction thereof, the DEVELOPER will be liable to pay rent to the First party @ **Rs.5/-** per Square Feet per month for the delayed period in respect of the area that is not completed and delivered to the First party.
13. The development of the premises is subject to force majeure clause-12 which includes delay in completion of the scheme for any reason beyond the control of the Developer like non-availability of any building materials due to war or enemy's action or natural calamities or any Act of God. In case the construction of the Flat is delayed as a result of any notice, order, rule, notification of the Govt./Public or other Competent Authority or by any legislation made by the state legislature or parliament or for any other reason whatsoever beyond the control of the Developer and any of the aforesaid events, the Developer is entitled for reasonable extension of time.
14. If the project is delayed due to any disputes in the title of the First Party relating to the scheduled property hereinafter in a comprehensive suit on account of orders of Court staying the construction, such period may be excluded in completing the period of construction under above clauses.



For M/s. EIPL INFRA PROJECTS


 Authorised Signatory

Bk-1, CS No 1076/2020 & Doct No
6567/2024. Sheet 9 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



15. The DEVELOPER shall be entitled to enter into separate contracts in its own name with the building contractors, architects and others for carrying on the said development.
16. The DEVELOPER ensures that in respect of all the Flats to be constructed including the Flats to be allotted to the First Party, as per the share of the First Party shall be allotted to the First Party for each Residential Flat. It is further agreed that the DEVELOPER shall be liable to pay all charges in respect of all constructed areas including the areas to be allotted to the First party for the purpose of water, Drainage, Electricity, Generator room and Fire-fighting equipment.
17. The DEVELOPER shall make available to the First party one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.
18. That the DEVELOPER shall be entitled to put up and permit to be put up advertisement boards upon the Schedule property and the First party shall not be entitled to raise any objection in respect thereof, till the completion of Residential Apartments.
19. The DEVELOPER shall indemnify and keep indemnified The Owner against all losses, damages, costs, charges, expenses that will be incurred or suffered by The Owner on account of or arising out of any breach of any of these terms or any law, rules and regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever. The DEVELOPER shall alone be liable for all acts of commission or omission during the execution of the project.
20. The DEVELOPER shall keep the First party saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, claims and demands of the suppliers, contractors, workmen and agents of the DEVELOPER on any account whatsoever, including any accident or other loss, any demand and or claim made by the prospective purchasers of the DEVELOPER's allocation.
21. The DEVELOPER hereby undertakes to provide at its/his cost, all amenities of the best quality with all standard Specifications (As per the ANNEXURE enclosed herewith. In regard to the Multi Storied Residential Apartment/ having specifications of Lift Facility, Electrical and Parking facilities to all flats to be constructed, shall be provided according to the approvals from the concerned Authorities. As regards to The Owner share of built up area of their respective allotment shall be provided by the DEVELOPER.
22. The development of the Schedule property by making plan of the land, constructing buildings, complexes, structures, etc., thereon shall be at the entire costs, expenses and risk of the DEVELOPER.

All the flats buildings to be constructed on the said property will be in accordance with the laws, Development Rules and Regulations prevailing for the time being in force. The DEVELOPER shall be at liberty to make necessary applications for the above purpose to the authorities concerned at its own cost and expenses in its own name.

For M/s. EIPL INFRA PROJECTS

Authorized Signatory

Sittareddy

Bk - 1, CS No 1076/2020 & Doct No

6562 1204. Sheet 10 of 17

Sub Registrar
Gandipet

Generated on: 28/01/2020 04:08:54 PM



23. The construction shall be strictly in accordance with the approvals & sanctioned plans and in case of any deviation in the actual sanction plan is found, the DEVELOPER shall get the same regularized at its costs and the First Party shall sign all such documents and applications necessary for such regularization, but the First Party shall not be liable for any liability of civil or criminal nature in such circumstances.
24. The First party today granted the DEVELOPER with rights to enter upon the Schedule property described in the schedule hereunder written or any part thereof as aforesaid with authority to commence, carry on and complete development thereof in accordance with the permissions herein mentioned and in accordance with the terms of this deed. The Owner agree and admit that they or their nominees or their purchasers have to pay service tax/GST to the competent authority with their respective share of flats after allotment of their share of flats.
25. That the First party declares:
- i) That the First Party is entitled to enter into this Agreement with the DEVELOPER and that they have full right and authority to sign and execute the same.
 - ii) That the First party has not agreed committed or contracted or entered into any agreement of sale or lease of the Schedule property or any part thereof to any person or persons other than the DEVELOPER and that they have not created any mortgage, charge or any encumbrances on the Schedule property as mentioned herein.
 - iii) That the First party has not done any act, deed, matter or thing whereby or by reason whereof, the development of the Schedule property may be prevented or affected in any manner whatsoever.
 - iv) The First party hereby declare that the Schedule property does not fall under Urban Agglomeration and the provisions of Urban Land (Ceiling & Regulations) Act, 1976 are not applicable and the same is not affected by any of the provisions of A.P. Agricultural Lands (Ceiling & Regulation) Holdings Act.
 - v) The First party hereby declare that there are no protected tenants as specified under the provisions of Telangana Area Tenancy & Agricultural Lands Act, 1950 over the Schedule property.
26. The First party have furnished all the available copies of documents / title deeds and link documents, which are required for establishing clear marketable title to the scheduled property, and the same has been duly verified by the Second Party herein to his fullest satisfaction and the second party after having satisfied with the title and possession of the First Party have agreed and assured to develop the schedule lands.
27. This Agreement shall commence on the date above noted and the same shall remain valid and enforceable until the project is completed and works have been completed as stated in this agreement.

For M/s. EIPL INFRA PROJECTS

Authorised Signatory



BK-1, CS No 1076/2020 & Doct No
6567/2021. Sheet 11 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



28. It is mutually agreed that after completion of the project and sale of the constructed area of the Schedule property to the prospective purchasers, the First Party or their Nominees and the purchasers shall have to form a society or association for management of the Apartment constructed on the Schedule property.
29. It is further declared that all the schedules enclosed therewith to this Development Agreement cum GPA shall be treated and form an integral part and parcel of this Agreement but also the contents and all other aspects covered.
30. That in consideration of the Development Agreement, the FIRST PARTY do hereby appoint, retain, nominate and constitute the SECOND PARTY / DEVELOPER i.e., **M/s. EIPL INFRA PROJECTS**, (PAN:AAHFE8356L) a registered partnership firm having its registered office at Sy No.476/P, ORR Gandipet Circle, besides Narsingi flyover, Manchirevula Village, Gandipet Mandal, Ranga Reddy District-500089, represented by its Partner:- **Sri. M. RAMESH REDDY S/o. Sri. M. SATYANARAYANA REDDY**, as its/his lawful attorney to do the following acts, deeds and things in their name and on their behalf:-
- i. To advertise the project for sale in such a manner as they shall feel necessary and to solicit such customers for the purpose of selling the constructed area/s built on Schedule property.
 - ii. To make and submit applications, petitions before the Urban Land Ceiling authorities, the Municipal or other local authorities, Government officers and to obtain the requisite permissions, sanctions etc., as the Second party may deem necessary.
 - iii. To appoint Architects, Engineers, Contractors, Advocates and other person or persons as may be necessary in connection with the development of the Schedule property or for effecting construction thereon and in respect of the Schedule of Property.
 - iv. To make applications to the Electricity Board authorities and to such other authorities concerned for obtaining necessary connections with the development and construction of the Building/s on the Schedule property.
 - v. To demolish the structures if any and to construct apartment thereon.
 - vi. All such acts, deeds and things that may be done or performed by the Second party shall be at its own cost and expenses and the First party shall in no way be liable or responsible for such costs and expenses.
 - vii. That the said DEVELOPER is authorized to execute the documents of **Sale Deeds / conveyances** of its/his share of constructed area for multi storied building to the prospective purchaser/s, while representing as agent of The Owner and The Owner shall execute the documents of their share of Flats independently.

For M/s. EIPL INFRA PROJECTS

Authorised Signatory



Bk-1, CS No 1076/2020 & Doct No
0567/2021. Sheet 12 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



viii. Provided that the Power of Attorney so executed shall be irrevocable and cannot be revoked by The Owner in whatsoever manner. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the Developer. It is hereby understood between the parties that the Powers of Attorney mentioned in this Agreement are coupled with interest having regard to the steps already taken by the parties prior to the date of this Agreement, and hence the said Powers of Attorney are irrevocable.

ix. The Power of Attorney shall remain irrevocable and shall not be extinguished in spite of the death of the First Party/s as the powers are vested on passing of consideration. That the Power of Attorney is given without any duress or coercion and in sound state of mind.

31. That the First party further declares that the schedule property is not an assigned land as defined under Act IX of 1977.

32. Any charges that are planned later after this date of Agreement shall be included and added as Supplementary Deed of Agreement or by Memorandum of understanding which is mutually agreed and signed by both the parties and shall be part of this Agreement cum GPA entered into today.

33. The LAND OWNER will be entitled to allotted share and the Developer will be entitled to allotted share, herein after referred to as The Owner' Allocation and Developer's Allocation. That the First Party and Second Party agreed to pay the service tax or GST for their respective allotted share.

SCHEDULE OF PROPERTY

ALL THAT the **Undivided share of Land**, in **Survey No.510**, admeasuring **2420 Square Yards** or Ac.0-20 Guntas, Situated at **MANCHIREVULA VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State and bounded as follows: -

NORTH	::-	Musi River,
SOUTH	::-	Survey No.512,
EAST	::-	Survey No.513,
WEST	::-	Survey No.509.



For M/s. EIPL INFRA PROJECTS


Authorised Signatory

Bk 1, CS No 1076/2020 & Doct No
656218024. Sheet 13 of 17 Sub Registrar
Gandipet

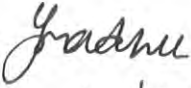
Housiey.com

Generated on: 28/01/2020 04:08:54 PM



IN WITNESSES WHEREAS the "LAND OWNER" and the "DEVELOPER" herein have signed this "**DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY**" with their own free will and consent, without coercion or undue influence after understanding the contents of it and the same explained to them in their Vernacular Language on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES: -

1. 
2. 


LAND OWNER/FIRST PARTY

For M/s. EIPL INFRA PROJECTS


Authorised Signatory

DEVELOPER/SECOND PARTY

Bk. 1, CS No 1076/2020 & Doct No 47
6567-12024. Sheet 14 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



ANNEXURE - 1A

1. Description of Building ::: Proposed Residential Building Complex on the **Undivided share of Land**, in **Survey No.510**, Situated at **MANCHIREVULA VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.
2. Nature of Roof ::: R.C.C.
3. Total extent of site ::: **2420.00 Square Yards.**
4. Proposed Built-up area ::: **50,000 Square Feet**
Including Common Area & Parking area.
5. Market Value of the Property ::: **Rs.3,80,00,000/-**

Date: 27/01/2020.



SIGN. OF LAND OWNER

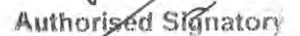
CERTIFICATE

I/We do hereby declare that the above stated particulars are true and correct to the best of my/our knowledge and belief.



SIGN. OF LAND OWNER

For M/s. EIPL INFRA PROJECTS



Authorised Signatory

SIGN. OF DEVELOPER

Bk - 1, CS No 1076/2020 & Doct No
656712424. Sheet 15 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



భారత ప్రభుత్వం
Government of India

సూరి శ్రీహరి రెడ్డి
Sudi Srihari Reddy

పుట్టిన తేదీ / DOB: 07/01/1975
పురుషుడు / Male

4440 9630 0357

నా ఆధార్, నా గుర్తింపు

S. Srihari Reddy

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రమేష్ రెడ్డి మెడ
Ramesh Reddy Meda

పుట్టిన ముద్రా/Year of Birth: 1962
పురుషుడు / Male

8752 8133 0655

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మండుల దేవ రాజు
Mandula Deva Raj

పుట్టిన ముద్రా/Year of Birth: 1984
పురుషుడు / Male

3951 5821 3078

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Government of India

యెర్రవల్లి మధుసూధన్ రెడ్డి
Yerravalli Madhusudhan Reddy

పుట్టిన తేదీ/DOB: 09/05/1991
పురుషుడు / MALE

5940 6873 9819
VID: 9104 9442 4538 6397

నా ఆధార్, నా గుర్తింపు

Gradhu

Bk - 1, CS No 1076/2020 & Doct No
65672021 Sheet 16 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM



e- STAMPS

Document Registration online eChallan

Online Challan Proforma [SRO copy]

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No:

548MJ0250120

Bank Code : SBIN

Payment : CASH

Remitter Details
Name EIPL INFRA PROJECTS
PAN Card No AAHFE8356L
Aadhar Card No
Mobile Number *****495
Address REP BY M. RAMESH REDDY,
R.R.DIST.

Executant Details
Name S. SRIHARI REDDY
Address HYDERABAD, T.S.

Claimant Details
Name EIPL INFRA PROJECTS
Address REP BY M. RAMESH REDDY,
R.R.DIST.

Document Nature
Nature of Document Development Agreement Cum GPA
Property Situated in(District) RANGAREDDY

Amount Details
Stamp Duty 379900
Transfer Duty 0
Registration Fee 20000
User Charges 100
TOTAL 400000
Total in Words Four Lakh Rupees Only
Date(DD-MM-YYYY) 25-01-2020
Transaction Id 6328148004126

Stamp & Signature _____



Registration & Stamps Department
Telangana

Challan No:

548MJ0250120

Bank Code : SBIN

Payment : CASH

Remitter Details
Name EIPL INFRA PROJECTS
PAN Card No AAHFE8356L
Aadhar Card No
Mobile Number *****495
Address REP BY M. RAMESH REDDY,
R.R.DIST.

Executant Details
Name S. SRIHARI REDDY
Address HYDERABAD, T.S.

Claimant Details
Name EIPL INFRA PROJECTS
Address REP BY M. RAMESH REDDY,
R.R.DIST.

Document Nature
Nature of Document Development Agreement Cum GPA
Property Situated in(District) RANGAREDDY

Amount Details
Stamp Duty 379900
Transfer Duty 0
Registration Fee 20000
User Charges 100
TOTAL 400000
Total in Words Four Lakh Rupees Only
Date(DD-MM-YYYY) 25-01-2020
Transaction Id 6328148004126

Stamp & Signature _____

Save as PDF

Print

Privacy Policy | Terms & Conditions (/echallan/assets/documents/policy.pdf)

Designed & Developed by National Informatics Center

(<http://www.ts.nic.in/>)

Bk - 1, CS No 1076/2020 & Doct No
65671204. Sheet 17 of 17 Sub Registrar
Gandipet

Housiey.com

Generated on: 28/01/2020 04:08:54 PM

