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Tran Id: 230911131431281896
Date: 11 SEP 2023, 01:15 PM
Purchased By:
SINDHU KATIREDDY
W/o SNEHITH REDDY
R/o RR DIST
For Whom
M/S ELEGANTEA INFRA LLP

Denomination: 100


Sub Registrar
Ex. Officio Stamp Vendor
SRO:GANDIPET

**DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE
GENERAL POWER OF ATTORNEY**

This **DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY** is made and executed on this the **17th** day of **JANUARY 2024**, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between:

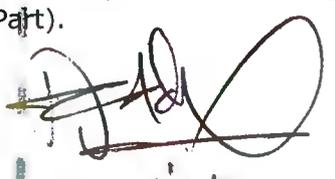
SRI. P.VASUDEVA REDDY, S/o Late. JOGA REDDY, aged about 66 years, Occupation: Business, R/o. H.No.2-19-90, Kalyapuri Colony, Hyderabad Telangana State. (PAN NO. ADFPP2152A, AADHAR No. 9000 8078 1293).

(Hereinafter referred to as the "**LAND OWNER/FIRST PARTY**", which term shall mean and include all his legal heirs and legal representatives, and other successors in title, of the First Part).

AND

M/s. ELEGANTEA INFRA LLP (PAN: AAKFE3805B) a registered partnership firm having its registered office at Plot No 32, Survey No.135, Brindavan Colony, Narsingi village, Gandipet Mandal, Ranga Reddy District, Telangana State, 500075 represented by its Partner:- **Sri. JITENDER KUMAR KEDIA S/o. Sri. GULZARI LAL KEDIA**, aged about 52 years, Occupation: Business, Resident of Flat-E-107, Sethi Towers, Raj Bhavan Road, Somajiguda, Erramanzil, Hyderabad, Telangana State. (Aadhaar No. 8197 7032 4726, PAN No. ADOPK8686M).

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).



For M/s ELEGANTEA INFRA LLP

Partner

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. 100000/- paid between the hours of _____ and _____ on the 17th day of JAN, 2024 by Sri P. Vasudeva Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.ELEGANTEA INFRA LLP (R/P) JITENDER KUMAR KEDIA S/O. GULZARI LAL KEDIA SOMAJIGUDA, ERRAMANZIL, HYD.	
2	EX			P.VASUDEVA REDDY S/G. LATE JOGA REDDY KALYANPURI COLONY,, HYD.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			shoban babu AADHAR NO XXXX XXXX 3644	
1			K SURYAPRAKASH RAO AADHAR NO XXXX XXXX 9768	

17th day of January, 2024

Signature of Sub Registrar
Gandipet

Biometrically Authenticated by
SRO Mohd. Abul Hafeez
on 17-JAN-2024 16:58:17

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1293 Name: Pingle Vasudeva Reddy	S/O Late P Joga Reddy, Hyderabad, Hyderabad, Andhra Pradesh, 500033	
2	Aadhaar No: XXXXXXXX4726 Name: Jitender Kumar Kedia	S/O Gulzari Lal Kedia, Erramanzil, Nampaliy, Hyderabad, Telangana, 500082	

Bk - 1, CS No 704/2024 & Doct No 657/2024. Sheet 1 of 23 Sub Registrar Gandipet



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 **Land**, in **Survey No.153**, admeasuring **Ac.1-00 Gts** Situated at **KOKAPET VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State. WHEREAS the Land Owner herein having purchased the land through a registered Sale deed Document bearing **No.1213/2011**, Dated:30.04.2011, registered at the Office of the Sub-Registrar, Gandipet, Ranga Reddy District.

WHEREAS the LAND OWNER herein is the absolute Owner and peaceful possessor of the **Land**, in **Survey No.153**, admeasuring **Ac.2-00 Gts** Situated at **KOKAPET VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State. WHEREAS the Land Owner herein having purchased the land through a registered Sale deed Document bearing **No.3961/2006**, Dated:18.03.2006, registered at the Office of the Sub-Registrar, Rajendra nagar, Ranga Reddy District and the land owner has sold **Land** in **Survey No.153**, admeasuring **Ac.1-00 Gts** (Out of Ac.2-00 Gts) Situated at **KOKAPET VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State to SMT. J.SUJATHA, W/o Sri.MADAN MOHAN RAO through a registered sale deed document bearing No.10704/2006, Dated31.07.2006, registered at the Office of the Sub-Registrar, Rajendra nagar, Ranga Reddy District.

Later the above named LAND OWNER has converted his land agriculture land to NON Agriculture land through proceeding No.C1/1300/2017, Dated:03.07.2017 issued by revenue divisional officer rajendra nagar division.

WHEREAS, the LAND OWNER have agreed to develop the land to the Developer in respect of their properties in the following manner:

Land Owner Name	Sy. No.	Extent in Square Yards	Document No.
SRI.P.VASUDEVA REDDY	153	4840	1213/2011
	153	4840	3961/2006

Situated at **KOKAPET VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.

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.

WHEREAS;

The OWNER herein is desirous of developing the Schedule Property, by constructing an integrated complex consisting of residential apartments 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.



For M/s ELEGANTEA INFRA LLP

Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	5500000	0	0	0	5500100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	5601000	0	0	0	5601100

Rs. 5500000/- 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. 550000000/- was paid by the party through E-Challan/BC/Pay Order No ,179WVK080124 dated ,08-JAN-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5601050/-, DATE: 08-JAN-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9334171429927, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 9334171429927, REMITTER NAME: MS ELEGANTEA INFRA LLP, EXECUTANT NAME: P VASUDEVA REDDY, CLAIMANT NAME: MS ELEGANTEA INFRA LLP.

Date:

17th day of January, 2024

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 657 of 2024 of Book-1 and assigned the identification number 1525 657 - 2024 for Scanning on 17-JAN-24 .

Registering Officer
Gandipet
(Mohd Abdul Hafeez)

Bk - 1, CS No 704/2024 & Doct No 657/2024. Sheet 2 of 23 Sub Registrar Gandipet

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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.

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.

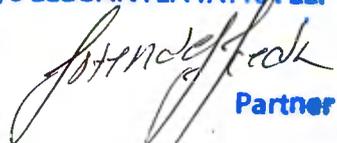
NOW THIS DEVELOPMENT AGREEMENT-CUM-GPA WITNESSETH AS FOLLOWS:-

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 SECOND PARTY/ DEVELOPER developing and constructing such structures as may be permitted on the Schedule property, the First party/ owner hereby agreed to seli, transfer, convey, assign proportionate rights over the Schedule property to which the Second Party is entitled to under this Agreement to such purchaser or nominees of the SECOND PARTY/ DEVELOPER as the SECOND PARTY/ 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 the other terms contained in this Agreement.



For M/s ELEGANTEA INFRA LLP



Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 3 of 23 Sub Registrar
Gandipet

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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.
5. The Owner and the Developer shall be collectively entitled to their respective shares in the total saleable undivided 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 in the ratio of **31% & 69%** i.e., 31% in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be constructed/developed on the Schedule Property falling to the share of the Land Owner and 69% in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be constructed/developed on the Schedule Property falling to the share of the Developer. Both the parties herein have agree to share the following undivided built-up area in the Multiplex complex, 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 as detailed:
 6. And the first party has all the rights to use this space as per their requirement and convenience inclusive of personal use, lease or sale of his respective share. This has been clearly understood by the parties and the prospective owner in future will not have any objection what so ever on this agreed point. The society if formed after completion and sold out will not have any objection or raise any questions on the above said premises allotted to 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 residential built up area in proposed Multistoried residential complex, car parking and common amenities and facilities and undivided share of land as per their sharing ratio as per clause No.5 above and the said supplementary agreement shall be treated as part and parcel of this agreement.
7. That the said DEVELOPER is authorized to execute the documents of sale deeds / conveyances of it's share of 69% in the undivided built-up area in the Multistoried complex to the prospective purchasers only, while representing as DAGPA HOLDER of the OWNER and the OWNER shall independently execute the documents of their share of built-up area in the said Multiplex. However the DEVELOPER is authorized to execute the documents in respective of its allotted share as agent of owner only subject to terms as agreed and assured herein.
8. That the Party of SECOND PARTY indemnify that the Second Party only the responsibility for the RERA conditions prospective buyers of the both the Land owner and Developers, First party will not have any liability to the prospective buyers under RERA.



For M/s ELEGANTEA INFRA LLP



Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 4 of 23 Sub Registrar
Gandipet

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And the **First Party** and **Second Party** has all the rights to use this space as per his requirement and convenience inclusive of personal use, lease or sale of their respective share of built up area. 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 and Second 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 DAGPA Holder 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.

The Owner and the Developer shall be collectively entitled to their respective shares in the total saleable undivided 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 in the ratio of **31% & 69%** i.e., 31% in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be constructed/developed on the Schedule Property falling to the share of the Land Owner and 69% in the total saleable built-up area, available car parking spaces, common areas, amenities and facilities, to be constructed/developed on the Schedule Property falling to the share of the Developer. Both the parties herein have agree to share the following undivided built-up area in the Multiplex complex, 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 as detailed:

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.

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.



For M/s ELEGANTEA INFRA LLP

Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024.

Sheet 5 of 23
Sub Registrar
Gandipet

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SECURITY REFUNDABLE DEPOSIT:

The Second party/ developer shall deposit with the First party/ owner a sum of **Rs. 20,00,00,000/- (Rupees Twenty Crores only)** as interest free refundable security deposit in the following manner:

- i. **Rs.6,00,00,000/- (Rupees Six Crores only)** Through **RTGS.**
- ii. **Rs.4,00,00,000/- (Rupees Four Crores only)** Through **RTGS.**
- iii. **Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakhs only)** Through **RTGS.**
- iv. **Rs.4,50,00,000/- (Rupees Four Crore Fifty Lakhs only)** Through **RTGS.**

The above interest free refundable Deposit of **Rs.20,00,00,000/- (Rupees Twenty Crores only)** which is paid shall be refunded by the Land Owner to the Developer pursuant to the completion of Apartment Slabs.

In the event of failure to refund the said security Deposit by the First party/ owner, the Second party/ developer at the request of First party/ owner shall be entitled to recover the same by way of adjusting against the Land owner/first party share of construction area in proportion to the amount of security deposit recoverable at the prevailing market price at such point of time.

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.



For M/s ELEGANTEA INFRA LLP

Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 6 of 23 Sub-Registrar
Gandipet

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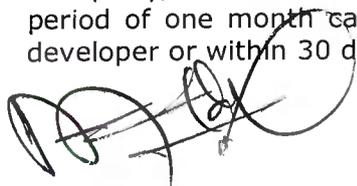
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Page 6 of 23

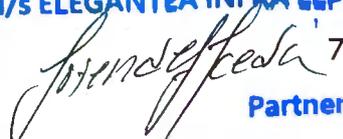
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- f) The parties herein above further declare and confirm that the elevation/Architectural designs proposed by the DEVELOPER shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual, but shall be in consultation and confirmation with Owner.
10. 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.
 11. The parties herein above further declare and confirm that the elevation/Architectural designs proposed by the SECOND PARTY/ DEVELOPER shall be final and under no circumstances the elevation pattern be altered or changed or modified in respect of any individual.
 12. The Title documents of the Schedule property shall be in the joint custody of the First party/Land owner and Second Party/Developer till the completion of the project and thereafter shall be handed over to the association formed there apart.
 13. The SECOND PARTY/ DEVELOPER will prepare comprehensive plans for development of project consisting of multi storied building complex (Gated Community) to be developed and construct on the Schedule property by employing good reputed Architects and the SECOND PARTY/ DEVELOPER shall deliver plans to the First party/ owner, the SECOND PARTY/ DEVELOPER shall submit plans along with necessary applications, forms and papers etc., to the HMDA Authorities and / or authorities concerned and get them sanctioned. The SECOND PARTY/ DEVELOPER shall bear all expenses for preparation of the said plans and shall pay necessary fees to the HMDA / Authorities and all other concerned departments as the case may be.
 14. That the Second party shall sign all the plans, forms, affidavits, declarations, undertakings, petitions etc., which may be necessary for obtaining permissions and clearances for the development and construction of the project.
 15. 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 and Second 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.
 - i. The First party/ owner further agree and admits that the First party/ Land owner are liable to pay GST and other applicable taxes if any to the competent authority with their respective share of Flats.
 - ii. Both the Parties as agreed herein shall pay the GST for their respective share of construction area
 16. 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. The Second party/ developer is entitled to execute supplementary agreements under the behest of the first party/Land owner as GPA Holder pursuant to the non-compliance of the notice period of one month calling for execution towards the share of the Second party/ developer or within 30 days from the date of the sanction of approvals.



For M/s ELEGANTEA INFRA LLP



Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 7 of 23 Sub Registrar
Gandipet

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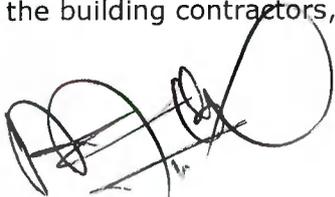
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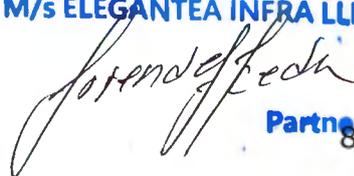
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17. It is further agreed between the parties that the deposit amount payable to the HMDA, TS TRANSCO or any other concerned authorities towards Electricity connection charges and Transformer for the project, shall be borne by the SECOND PARTY/ DEVELOPER (Second party) alone. And the cost of all the electrical lines to be laid in the project and the water fittings, pipelines to be laid in the project and providing generator shall be borne by the SECOND PARTY/ DEVELOPER alone at its own cost. And the First party/ owner shall not be liable to contribute any amount following into his share of the construction area.
18. That after the allotment and division of units in the manner prescribed herein, the First party and Second 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 and Second Party by helping them to deal with such parties.
19. 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 and Second Party shall, however, subject to the covenants herein fully co-operate with the DEVELOPER in helping them to deal with such parties.
20. 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 **Forty Eight (48) months** with a grace period of **6 months**, from the date of permissions. If the DEVELOPER is unable to complete the construction thereof, the DEVELOPER will be liable to pay to the First party and Second Party prevailing rent in the locality will be given rent per month at the rate of Rs.10/- per square feet for the delayed period in respect of the area that is not completed and delivered to the First party and Second Party.
21. The development of the premises is subject to force majeure clause-17 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.
22. If the project is delayed due to any disputes in the title of the First Party and Second 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.
23. 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.



For M/s ELEGANTEA INFRA LLP



Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 8 of 23 Sub Registrar
Gandipet

For OFFICER IN CHARGE

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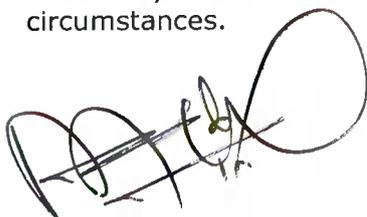


The DEVELOPER ensures that in respect of all the Flats to be constructed including the Flats to be allotted to the First Party. It is further agreed that the DEVELOPER shall be liable to pay all charges in respect of all constructed areas including the areas to be allotted to the First party for the purpose of water, Drainage, Electricity, Generator room and Fire-fighting equipment.

24. The DEVELOPER shall make available to the First party and Second Party one complete set of sanctioned plans, working drawings and other connected documents and drawings along with the complete specifications.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

30. 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.



For M/s ELEGANTEA INFRA LLP

Partner

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 9 of 23 Sub Registrar
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31. 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.
32. 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.
33. The First party has 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 its fullest satisfaction and the Second party after having satisfied with the title and possession of the First Party and Second Party have agreed and assured to develop the schedule lands.
34. 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.
35. 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 and Second 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.
36. 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.



For M/s ELEGANTEA INFRA LLP

Partner

BK - 1, CS No 704/2024 & Doct No
657/2024.

Sheet 10 of 23 Sub Registrar
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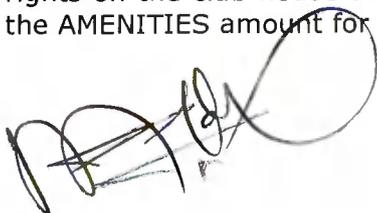
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37. That in consideration of the Development Agreement, the FIRST PARTY do hereby appoint, retain, nominate and constitute the SECOND PARTY / DEVELOPER i.e., **M/s. ELEGANTEA INFRA LLP** represented by its Partner:- **Sri. JITENDER KUMAR KEDIA S/o. Sri. GULZARI LAL KEDIA**, 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 Consenting Party and The Owner and Consenting Party, shall execute the documents of their share of Flats independently.
- viii. Provided that the Power of Attorney so executed shall be irrevocable and cannot be revoked by The Owner and Consenting Party 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. That the club house and amenities shall be constructed in the common area with own cost of second party and Apartment Owner and Developer have equal rights on the club house and Both the Parties as agreed herein shall receive the AMENITIES amount for their respective share of Flats.



For M/s ELEGANTEA INFRA LLP

Partner

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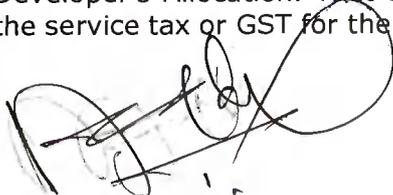
Sheet 11 of 23 Sub Registrar
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- x. To raise loans or otherwise borrow funds for construction of the Project on the security of the Second party/ developer's Allocation of the undivided interest in the land in the Schedule Property from banks, financial institutions and / or other persons by creating equitable mortgage by deposit of Joint Development Agreement and other title documents relating to the Schedule Property or other mortgages / charges on security of the Second party/ developer's Allocation of the undivided interest in the land in the Schedule Property and sign and execute requisite mortgage deeds and other documents required there for, on such terms and conditions as the Second party/ developer deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose. However, the Second party/ developer shall not execute any Deed which creates or purports to create any personal liability upon the Land first party/ owner in any manner.
- xi. 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.
38. That the First party further declares that the schedule property is not an assigned land as defined under Act IX of 1977.
39. 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.
40. The Second party/ developer is hereby authorized and empowered to assign these developmental rights and in turn confer GPA powers in favour of any other Second party/ developer or can form into Special Purpose Vehicle (SPV)/Joint Venture (JV) etc., with any third party/ies. for carrying out development and construction activity on the Schedule Property without any oral/written consent of the First party/ Land owner. However, such Agreement to be made by the Second party/ developer of Second Part herein with such third-party Second party/ developer shall not affect the rights of the FIRST PARTY/ LAND OWNER(s) under the Development Agreement including entitled share in constructed areas.
41. In the event of breach of any of the terms and conditions of this deed by the SECOND PARTY/ DEVELOPER, the First party/ owner shall issue notice to the SECOND PARTY/ DEVELOPER to rectify the breach immediately and in the event of the failure of the SECOND PARTY/ DEVELOPER to rectify the same the First party/ owner shall be at liberty to cancel the agreement and in such an event the First party/ owner will be at liberty to enter into transaction with a new SECOND PARTY/ DEVELOPER to complete the project or otherwise.
42. 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 the Second Party agreed to pay the service tax or GST for their respective allotted share



For M/s ELEGANTEA INFRA LLP

Partner

Bk - 1, CS No 704/2024 & Doct No
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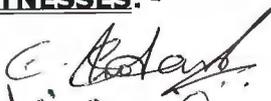
SCHEDULE OF PROPERTY

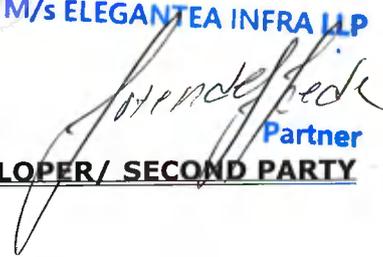
ALL THAT the **Land** in **Survey No.153**, admeasuring **9680 Square Yards** or equivalent to 8092.48 Square Meters Situated at Kokapet Village, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State and bounded as follows: -

NORTH	::-	VAGU
SOUTH	::-	ROAD
EAST	::-	RAJAPUSHPA - REGALIA IN SY NO 153/P
WEST	::-	RAJAPUSHPA - RETREAT IN SY NO 153/P

IN WITNESSES WHEREAS the "**LAND OWNER** and **CONSENTING PARTY**" 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 ELEGANTEA INFRA LLP

Partner
DEVELOPER / SECOND PARTY

Bk - 1, CS No 704/2024 & Doct No
657/2024.

Sheet 13 of 23
SUB Registrar
Gandipet

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ANNEXURE - 1A

1. Description of Building ::: Proposed Residential Building Complex on the **of Land in Survey No.153**, admeasuring **9680 Square Yards**, or equivalent to 8092.48 Square Meters Situated at Kokapet Village, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State
2. Nature of Roof ::: R.C.C.
3. Total extent of site ::: **9680 Square Yards.**
4. Proposed Built-up area ::: **5,00,000 Square Feet**
Including Common Area & Parking area.
5. Market Value of the Property ::: **Rs.55,00,00,000/-**

Date: 17/01/2024.



SIGN. OF LAND OWNER

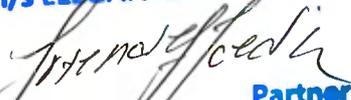
CERTIFICATE

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 ELEGANTEA INFRA LLP



Partner

SIGN. OF DEVELOPER

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 14 of 23 Sub Registrar
Gandipet



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SPECIFICATIONS

1	STRUCTURE	R.C.C. framed structure to withstand wind & seismic loads Super Structure: All internal and external walls are RCC Shear walls Cement Block masonry walls for Non structural walls (Wherever required)
2	FLOORING	
A	LIVING & DINING	800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make
B	ALL BEDROOMS & KITCHEN	800 x 800 mm size Double Charged Vitrified Tiles of Reputed Make
C	ALL BALCONIES	600+600 Anti-skid ceramic tiles of Reputed Make
D	BATHROOMS	Acid Resistant, 600X300 Anti-Skid Ceramic Tiles of Reputed Make
E	UTILITY	600X300 Anti Skid GVT tiles of Reputed make
F	CORRIDORS	Vitrified tiles of Reputed Make
G	STAIRCASE	Tandur / Kota stone/Natural Stone/Granite
3	WALL FINISHES	
A	INTERNAL WALLS	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
B	EXTERNAL WALLS	Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.
4	TILE CLADDING	
A	BATHROOMS	Glazed / Matt finish Ceramic tiles dado up to 7' height
B	UTILITY AREA	Ceramic tile dado up-to 3 feet height
5	KITCHEN	Separate Municipal Water tap (Manjeera or any other water provided by GHMC along with Bore well water) Provision for fixing of Water purifier, exhaust fan, Chimney and HOB
6	UTILITY/WASH AREA	Provision for washing machine, dish washer & wet area for washing utensils etc.,
7	DOORS	
A	MAIN DOOR	7'6" Height Engineered/Hard wood wood frame finished with melamine spray finish, veneered flush shutters with reputed hardware with Lock.

For M/s ELEGANTEA INFRA LLP

Handwritten signature in blue ink
Partner

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657/2024. Sheet 15 of 23 Sub Registrar
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B	INTERNAL DOORS	Engineered / Hard Wood Door Frame & Veneered Shutter and Hardware of Reputed Make.
C	UTILITY / BATH ROOM DOORS	Engineered / Hard Wood Door Frame & one side Veneered and other side PU/Laminated Shutter and Hardware of Reputed Make.
D	FRENCH DOORS	Aluminium or UPVC door frames with float glass paneled sliding shutters with mosquito mesh.
E	WINDOWS	Aluminium window glazing system with sliding/casement shutters with provision of mosquito mesh.
8	BATHROOMS	Premium quality ceramic wash basins of Kohler/Duravit or Equivalent.
		Premium quality wall mounted EWC of Kohler/Duravit or Equivalent.
		Premium quality concealed flush tank of Gabbette or equivalent brand
		Premium quality single lever chrome plated C.P fittings Kohler/Grohe/Delta or Equivalent.
		Geysers in all bathrooms
		Metered Water supply to all flats
9	ELECTRICAL	Power outlets for air conditioners in living, dining and bedrooms
		Power plug for Hob, chimney, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine / dishwasher in utility area
		Three phase supply for each unit and individual prepaid metres.
		Miniature Circuit Breakers (MCB) for each distribution board of reputed make
		Modular switches of Legrand/Sneider or Equilent
10	CABLE TV	Provision for cable connection in living & Drawing room and in all bedrooms
11	INTERNET	Provision for internet connection in living room
12	LPG / PNG	Supply of LPG/ PNG with piped gas system
13	GENERATOR	100 % D.G backup with Acoustic enclosure
14	CAR PARKING	Spacious car parking slots
15	PARKING MANAGEMENT	Entire parking is well designed to suit the number of Car Parks. Provided parking signage's and equipment at required places to ease the driving.
16	FACILITIES FOR PHYSICALLY CHALLENGED	Access ramps at all block entrances shall be provided for differently abled.
17	SECURITY / BMS	Sophisticated round-the-clock security / Surveillance System.



FOR M/S ELEGANTIA INFRA LLP

Handwritten signature
Partner

Bk - 1, CS No 704/2024 & Doct No
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Gandipet



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		BMS will be provided (Centralized billing)
		Surveillance cameras at the main security and entrance of each block to monitor and also provided with CCTV camera inside the lifts
		Panic button and intercom in the lifts connected to the security room.
18	LIFTS	High speed automatic elevators per block of Schindler/Mitsubishi or equivalent make with rescue device and with V3F for energy efficiency with granite / tile cladding for lift entrance.
		Service elevators for each block of Schindler/Mitsubishi or equivalent make with rescue device and with V3F for energy efficiency, entrance with granite / tile cladding on lift entrance.
19	WTP & STP	Fully treated water will be made available through an exclusive water softening plant.
		Hydro-pneumatic system for even pressure water supply at all floors
		A Sewage Treatment plant of adequate capacity of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.
		Rain Water Harvesting at regular intervals provided for recharging ground water levels
20	FIRE & SAFETY	Fire hydrant and fire sprinkler system in all floors and basements. Fire alarm and Public Address system in all floors and basements
21	EV CHARGING SYSTEM	Provision for EV charging for Cars at extra cost
22	BILLING SYSTEM	Automated billing system for Water, Power & LPG/CNG supply.

For M/s ELEGANTEA INFRA LLP

Partner

Bk - 1, CS No 704/2024 & Doct No
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Sheet 17 of 23

Sub Registrar
Gandipet

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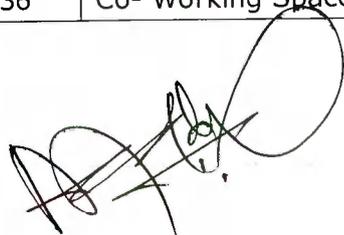
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AMENITIES

CLUB	
1	Cross fit Exercise Arena
2	Basketball Court
3	Badminton Courts
4	Squash Courts
5	Table Tennis
6	Swimming Pools for Men, Women & Kids and Jacuzzi
7	Business lounge, Work Stations, Board/conference room
8	Crèche with confined kids play area
9	Reception Lounge
10	Meditation Room
11	Yoga Room
12	Aerobics Room
13	Gym with Cardio and Weights
14	Multi purpose banquet hall / Mini Banquet Space
15	Spa & Saloon
16	Massage Room
17	Steam & Sauna
18	Open are Gym
19	Well furnished Guest Rooms
20	Library
21	Mini Theatre
22	Toddler Space
23	Indoor Games (Carrom, Foosball and Air Hockey & many more)
24	ATM
25	Senior Citizen sitting place
26	Restaurant/ Coffee Shop
27	Golf putting
28	Super Market
29	Tennis court
30	Pets play area and Pets Cleaning area
31	Cricket
32	Jagging Track
33	Sand Volley ball
34	Pool & Billiards Lounge
35	On site Clinic/ Pharmacy
36	Co- Working Spaces, Work Stations



For M/s ELEGANTEA INFRA LLP



Partner

Bk - 1, CS No 704/2024 & Doct No
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Sheet 18 of 23

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For M... ..

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Partner



भारत सरकार
పింగ్ల వసుదేవ రెడ్డి
Pingle Vasudeva Reddy
DOB: 12-05-1957
Gender: Male




9000 8078 1293

आधार - आम आदमी का अधिकार
పింగ్ల వసుదేవ రెడ్డి
పింగ్ల వసుదేవ రెడ్డి
Address:
S/o Late P Joga Reddy, Plot No 1245 Flat F1, Road No 62, Near Jubilee Hills Check Post, Jubilee Hills, Hyderabad, Hyderabad, Andhra Pradesh, 500033




आयकर विभाग
INCOME TAX DEPARTMENT
PINGLE VASUDEVA REDDY
JOGA REDDY
12/05/1957
Permanent Account Number
ADFPP2152A






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आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAKFE3805B





4TR - Name
ELEGANTEA INFRA LLP

दिनांक / Date of Incorporation
10/05/2023

यदि कार्ड के खोने/हाने का प्रमाण सुचित करें, तो आप
 अपना नया कार्ड, खोएला कार्ड देकर वापस ले सकते हैं।
 (यदि वे पुराने कार्ड के साथ नए कार्ड के लिए हैं।)
 यदि कार्ड खोया गया है,
 तो इसे रद्द करें,
 इसे - रद्द करें

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 please inform / return to:
 Income Tax PAN Services Unit, Prakash Star, Sector 10, Gurgaon
 (Locality: 122002, Gurgaon, Haryana) (India)
 10th Floor, Sapphire Chambers,
 Plot No. 10, Sector 10,
 Gurgaon - 122002

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जितेंद्र कुमार केडिया
పుట్టిన తేదీ / DOB: 12/02/1971
పురుషుడు / MALE
Mobile No.: 9866713579




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विशेष पहचान प्राधिकरण
विशेष पहचान प्राधिकरण
Address:
S/O Gulzari Lal Kedia, Flat-E-107, Sethi Towers, Raj Bhavan Road, Somajiguda, Erramanzil, Hyderabad, Telangana - 500082





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 1800 300 1947

help@uidai.gov.in www.uidai.gov.in

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P.O Box No. 1947, Bengaluru-560 081

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Government of India



చిన్నగల్ల కోటన్ బాబు
Chinnagalla Sobhan Babu
 పుట్టిన తేదీ/DOB: 10/06/1987
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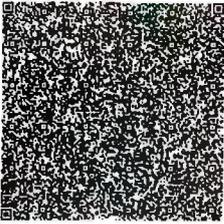
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Issue Date: 10/04/2013


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Unique Identification Authority of India


వివరాలు:
 S/O: చిన్నగల్ల ఈశ్వరాయ్, 3-6, సుల్తాన్ పూర్, పటాన్
 పేరు మండలం, సుల్తాన్ పూర్, మెదక్,
 తెలంగాణ - 502319

Address:
 S/O: Chinnagalla Eshwaraiah, 3-6, sulthan
 pur, patan cheru mandalam, Sultanpur,
 Medak,
 Telangana - 502319



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VID : 9100 5833 3417 6072

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Download Date: 08/02/2022


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కె సూర్యప్రకాశ్ రావు
K Suryaprakash Rao
 పుట్టిన తేదీ/DOB: 02/08/1969
 పురుషుడు/ MALE



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Issue Date: 03/11/2011


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వివరాలు:
 పి/కె. కొర్రపాటి కృష్ణ మూర్తి, పా
 నో F-11-34/15/అ/20, 2nd ఫ్లోర్,, దియర్ శివాలయం
 అండ్ ఆర్య క్లినిక్,, లాంగర్ హౌస్, బాపు నగర్,, గోల్కొండ,
 హైదరాబాద్,
 తెలంగాణ - 500008

Address:
 S/o. Korrapati Krishna Murthy, H No.9-1-
 34/15/A/60, 2nd Floor., Near Shivalayam and
 Arya Clinic,, Langer House, Babu Nagar,,
 Golconda, Hyderabad,
 Telangana - 500008



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VID : 9133 0969 5069 8995

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Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 20 of 23 Sub Registrar
Gandipet



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PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE
DIVISIONAL OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY

PRESENT SRI P. SIVANIVAS, M.Sc.(Tech)

No.C1/1300/2017

Dated: -06-2017

Sub:- Conversion of Land in Rajendranagar Division - Gandipet Mandal-
Kokapet Village - Sy.No.153 -Total extent Ac.2-00 gts - Conversion
of Agriculture Land to Non- Agriculture Land - Proposals -
Orders - Issued.

- Ref:-
- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.
 - 2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012
 - 3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016
 - 4) A/o. Sri P. Vasudeva Reddy S/o Late P. Joga Reddy R/o Plot
No.1245, F.No.F1, Jyothi Venkatadri Apartments, Road No.62,
Jubilee Hills,Hyd, through Meeseva No.LCR021700028481,
dt:04-01-2017
 - 5) Tahsildar, Gandipet (M) Lr.No.D/431/2017, dt:24-04-2017.
 - 6) This office Notice No.even dt:08-06-2017

&&&&

ORDER

Sri P. Vasudeva Reddy S/o Late P. Joga Reddy R/o Hyderabad for
conversion of land agriculture to non-agricultural purpose in respect of
Sy.No.153 to an extent of Ac.2-00 gts situated at Kokapet Village of Gandipet
Mandal for the purpose of Non-Agricultural. Further the applicant has produced
the Xerox copies of Regd. Sale Deed Doc.No.1213/2011, dt:30-04-2011 of SRO,
Gandipet, proper to prove their title over the land. The request of the applicant
is found to be consistent with the provisions of the Act.

Hence, permission is hereby accorded for conversion of the Agriculture
land into Non- agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is
solely responsible for the contents made in the application.
- 2) The grant of permission can not be construed that the contents of the
application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the
Act, in respect of above agricultural lands for the limited purpose of
conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the
above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or
any person or persons or any individual or individuals or others,
collectively or severally, for initiating any action or proceedings under any
law for the time being in force.

Bk - 1, CS No 704/2024 & Doct No
657/2024.

Sheet 21 of 23 Sub Registrar
Gandipet

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- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

432
KVS
5/3/2017
Revenue Divisional Officer
Rajendranagar Division, R.R. Dist.

SCHEDULE

Sl. No	Village & Mandal District	Name of the Company	Sy.No.	Total Extent (Sy.No wise) Ac. Gts	Extent of which permission granted Ac.Gts	Remarks
1	Kokapet Village, Gandipet Mandal, R.R.Dist.	Sri P. Vasudeva Reddy S/o Late P. Joga Reddy R/o Hyderabad	153	Ac.2-00 gts	Ac.2-00 gts	The Applicants has remitted a sum of Rs.9,00,000/- vide Challan No.2185, dt:29-06-2017 at S.B.I. Rajendranagar Branch, @ Rs. 3% towards Basic value of the land proposed for conversion.
			Total	Ac.2-00 gts	Ac.2-00 gts	

03
KVS
5/3/2017
Revenue Divisional Officer
Rajendranagar Division, R.R. Dist.

To
Sri P. Vasudeva Reddy S/o Late P. Joga Reddy
R/o Plot No.1245, F.No.F1, Jyothi Venkatadri Apartments, Road No.62, Jubilee Hills,Hyd

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.

Bk - 1, CS No 704/2024 & Doct No
657/2024. Sheet 22 of 23 Sub Registrar
Gandipet

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Online Challan Proforma[SRO copy]

Challan No: 179WVK080124

BANK Code: SBH	Payment : NEFT/RTGS
I Remmitter Details	
Name	MS ELEGANTEA INFRA LLP
Address	REP BY M RAMESH REDDY, R R DIST
PAN Card Number	AAKFE3805B
Aadhar Card Number	
Mobile Number	*****117
II Exocutant Details	
Name	P VASUDEVA REDDY
Address	HYDERABAD
III Claimant details	
Name	MS ELEGANTEA INFRA LLP
Address	REP BY M RAMESH REDDY, R R DIST
IV Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
V Amount Details	
Stamp Duty	5500000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	5601050
Total in Words	Fifty Six Lakh One Thousand Fifty Rupees Only
Date(DD-MM- YYYY)	08-01-2024
Transaction Id	9334171429927
Signature of remitter	

Online Challan Proforma[Citizen copy]

Challan No: 179WVK080124

BANK Code: SBH	Payment : NEFT/RTGS
I Remmitter Details	
Name	MS ELEGANTEA INFRA LLP
Address	REP BY M RAMESH REDDY, R R DIST
PAN Card Number	AAKFE3805B
Aadhar Card Number	
Mobile Number	*****117
II Exocutant Details	
Name	P VASUDEVA REDDY
Address	HYDERABAD
III Claimant details	
Name	MS ELEGANTEA INFRA LLP
Address	REP BY M RAMESH REDDY, R R DIST
IV Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
V Amount Details	
Stamp Duty	5500000
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	5601050
Total in Words	Fifty Six Lakh One Thousand Fifty Rupees Only
Date(DD-MM- YYYY)	08-01-2024
Transaction Id	9334171429927
Signature of remitter	

e- STAMPS
Document Registration eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	MS ELEGANTEA INFRA LLP
Mobile Number	*****117
Challan Number	179WVK080124
PassCode	HECST

Bk - 1, CS No 704/2024 & Doct No 657/2024.
Sheet 23 of 23 Sub Registrar Gandipet

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