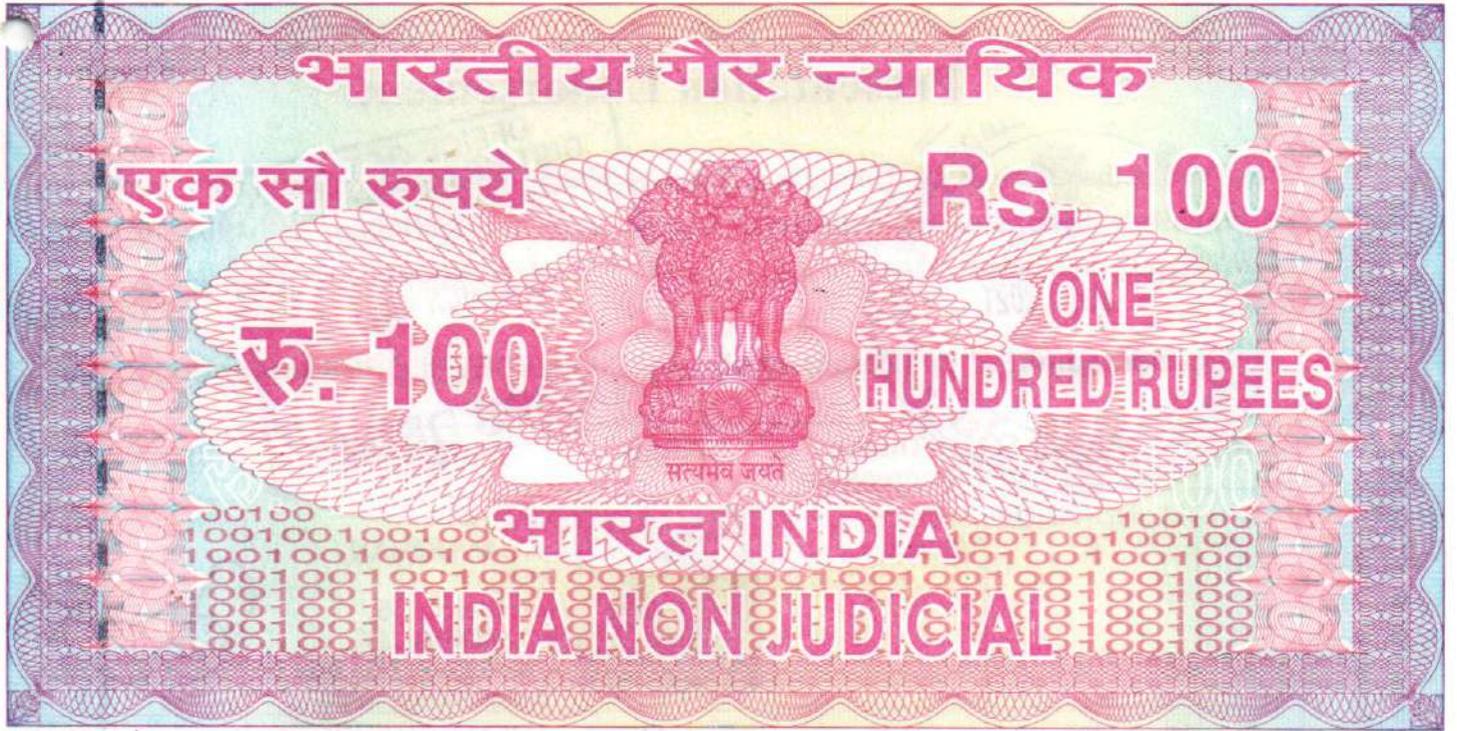


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తెలంగాణ తేలంగానా TELANGANA

Sl. No: 8261 Date: **11-08-2021**
 Sold To: **Y. HEMA CHANDRA**
 S/o: **Y. RAVI PRASAD** R/o: **HYD**
 FOR WHOM: **SHAMBHAVI CONSTRUCTIONS**

AD 838706
G. Sreemanth
GOPA SREEMANTH
 Licensed Stamp Vendor
 Lic. No. 15-10-038/2019
 Shop No.7, Plot No.44, Madhapur,
 Serilingampally, Ranga Reddy,
 Phone No: 9703416341.

DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY

This **DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY** ("Agreement") is executed on this the _____ day of, August, 2021 at Hyderabad, Telangana by and between:

SRI. MADDI JAGAN MOHAN REDDY, S/o: LATE MADDI RAGHUMA REDDY, aged about 46 years, occupation: Private, Resident of H. No. 2-35, Mamidipally village, Balapur Mandal, Ranga Reddy District, Telangana State.
AADHAR No. 3564 1286 1587 **PAN No. CSYPM3001P**

(Hereinafter referred to as the "Owner", which term shall, unless repugnant to the context or meaning thereof, mean and include his successors, representatives, executors, administrators and assignees etc.) of the First Part.

AND

M/S SHAMBHAVI CONSTRUCTIONS registered under Partnership Firm under registered No. 386 of 2021, dated 07-04-2021, having its registered office plot Nos. 11 & 12, Amar Society, Guttala Begumpet, Madhapur, Ranga Reddy District, (Hyderabad), Telangana state Represented by its Managing Partner: **SRI. Y. HEMA CHANDRA**, S/o: RAVI PRASAD, aged about 31 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana State. **AADHAR No. 7010 3803 4990**

Sree

For **SHAMBHAVI CONSTRUCTIONS**
 1 | Page
Y. V.
Managing Partner

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Balapur, along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.57728.00/- paid between the hours of ___ and ___ on the 6th day of July, 2021 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	LL:INDIVIDUAL	Aadhaar Verified		MADDI JAGANMOHAN REDDY, Address: 2-35, MAMIDIPALLY, Mamidipalle, Balapur, Rangareddy, India	
2	DL: Authorized Person	Aadhaar Verified		Y HEMA CHANDRA Authorized by SHAMBHAVI CONSTRUCTIONS, Address: Hyderabad, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		B RAKESH YADAV, Address: AMBERPET,	
2	WIT.	Aadhaar Verified		A KRISHNA REDDY, Address: MAMIDIPALLY,	

Date
19 August 2021

Signature Of Registering Officer
Balapur

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(Hereinafter referred to as the "**DEVELOPERS**" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor- in-interest, and permitted assigns) of the Other Part)

The "**Owner**" and the "**Developer**" are hereinafter collectively referred to as "**the PARTIES**" and individually as "**the Party**"

WHEREAS the OWNER herein is the absolute Pattedar, owner of the Land Ac.0-24 guntas comprising of land Ac.0-14 guntas in Sy. No. 2/VU2, land Ac.0-06 guntas in Sy. No. 3/VU3 and land Ac.0-04 guntas in Sy. No. 27/E/A, situated at Mamidipally village, Balapur Mandal, (previously Saroornagar Mandal), Ranga Reddy District, Telangana state having acquired the same by virtue of succession after the death of his father Maddi Raghuma Reddy and the Revenue authorities have issued epattedar pass book and Title deed book bearing No. T05030150154 with Khatha No. 1145 in favour of Owner herein.

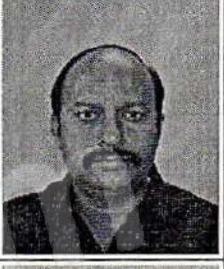
Thus the owner herein became absolute Owner and pattedar of the land as stated above and in possession and enjoyment of the same mentioned above with a right to deal with the same as they deem fit and proper.

- A) That the Owner decided to give the land i.e. Ac.0-20 guntas comprising of land Ac.0-06 guntas in Sy. No. 3/vu3 and land Ac.0-14 guntas in Sy. No. 2/vu2 situated at Mamidipally Village, Balapur Mandal, (previously Saroornagar Mandal), Ranga Reddy District, Telangana under Bandangpet Municipal Corporation (Hereinafter Called the **SCHEDULE PROPERTY**) for development to the second party for construction of Apartments thereon.
- B) The Owner has represented that it is in exclusive possession and enjoyment of the Schedule Property without any encumbrances and has approached the Developer to undertake the development of the same.
- C) The Owner and the Developer are desirous of constructing a Residential Apartment upon the Schedule Property combining it with the adjacent lands, and construct a single residential use ("**Project**").And the Owner has agreed to contribute his schedule property into a common pool along with the adjacent Owner of the land and facilitate to develop a single residential Apartment project with common amenities and facilities and consequently agreed to share the constructed area/apartments proportionate to the extent of Ownership of land held owner. The Developer has also agreed to join all the adjacent lands into a single residential project with common amenities and facilities and enter into this registered development agreement with such terms and conditions as it may think fit and appropriate.

For SHAMBHAVI CONSTRUCTIONS




Managing Partner

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX4990 Yelishala Hema Chandra	Yelishala Hema Chandra, Address: S/O Yelishala Ravi Prasad, NA, NA, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX1587 Maddi Jagan Mohan Reddy	Maddi Jagan Mohan Reddy, Address: S/O Maddi Raghuma Reddy, 2- 32, Mamidipally, NA, Rangareddy, INDIA	
3	Aadhaar No: XXXXXXXX7293 Aedla Krishna Reddy	Aedla Krishna Reddy, Address: S/O Late Aedla Venkat Reddy, H No 8-2-6/2, Street No 1. Raghavendra Colony, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX2385 Bandi Rakesh Yadav	Bandi Rakesh Yadav, Address: S/O Bandi Ramesh Yadav, 2-3- 603/67/55/56, Amberpet, NA, Hyderabad, INDIA	



- D) The Developer will enter into separate registered development agreements with each of the adjacent Owner and will enter into a supplementary development agreement for allocation of sharing units along with all the Owner part of the project and after obtaining the building permit the Developer shall construct apartments as per the terms and conditions of the sanctioning authority and share the constructed area/apartments on mutually agreed terms.
- E) Notwithstanding anything contrary contained in this agreement, it shall be Construed that:
- (i) Any reference to the development of schedule property, contribution of the property by the land Owner and the development agreement, it shall always be construed and deemed to be referring to the joint development agreement having and combing the entire extent of project area, which includes the schedule Property and as well as the Owner and respective Schedule Property subject to the context and meaning.
 - (ii) All the Development Agreements part of the Project, and their terms and conditions shall always be read in harmony and meant to be referring to the joint development of the scheduled land along lands of the adjacent Owner with mutual/respective rights, obligations and sharing of the respective constructed area built on the project land.
 - (iii) Whereas, the Developer has capability in developing residential and properties and has agreed to develop the Schedule Property on the terms and conditions mentioned herein.
 - (iv) The Owner and the Developer having discussed the terms of the development are desirous of reducing the terms of their development into writing.

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

1. Scheme for Development:

- 1.1. The Owner hereby contribute Schedule Property along with the adjacent Owner for the purpose of development into the development scheme on the assurance of the Developer to develop the Schedule Property into a residential / mixed complex/Project and the Developer agrees to obtain Approvals and develop the Schedule Property as per the permissions granted by the relevant authorities and as per the provisions of the Act and the Rules.
- 1.2. The Project shall be developed by the Developer in strict compliance of applicable laws and regulations and the specifications of the Project as decided by the both parties at the time of registration of this deed.



For SHAMBHAVI CONSTRUCTIONS

 3 | Page
Managing Partner

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

In the form of								
Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
Stamp Duty	0.00	0	38485	0	0	0.00	0	38485
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	19243	0	0	0	0	19243
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	0	0	0	0	0	0
Total	0.00	0	57728	0	0	0.00	0	57728

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

Rs. 38485 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 19243/- towards Registration Fees on the chargeable value of Rs 3848500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100735009 dated 11-08-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1). AMOUNT PAID Rs: 57728.00/- DATE: 11-08-2021, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: CHH1657489, PAYMENT CODE: , ATRN: 5596881165430, REMMITER NAME: Y HEMA CHANDRA Authorized by SHAMBHAVI CONSTRUCTIONS, EXECUTANT NAME: MADDI JAGANMOHAN REDDY, CLAIMANT NAME: SHAMBHAVI CONSTRUCTIONS.

Date
19 August 2021

Signature Of Registering Officer
Balapur

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2. Rights of the Developer:

2.1. The Developer is hereby granted with the development rights over the Schedule Property and a license coupled with interest and is permitted to have possession of the Schedule Property for the purpose of carrying out the development work as per the terms of this Agreement.

The Developer has the right to combine the Schedule Property with the adjacent lands and develop the entire extent of the land as a single project and allot the contracted area/apartments along with undivided and proportionate share of land in the project area.

2.2. The Developer shall be entitled to sell, mortgage or otherwise transfer its share and execute sale deeds or other modes of conveyance in favour of the purchasers or their nominees, without any further reference or resort to the Owner, only after execution of the Supplementary Agreement duly earmarking the share of the Owner and Developer hitherto and subject to compliance of the Act.

2.3. The Developer shall be entitled to advertise, offer for sale and enter into Agreement of Sale with third parties in respect of its share, receive monies, issue discharge receipts and appropriate the proceeds, but in strict compliance with the Act and Rules.

2.4. The Developer has the right, without liability to the Owner, to avail/raise the Project/working capital required for the construction in the Schedule Property on the security of development rights of the Developer and the Developer's share only as per this Agreement, provided that there shall be no personal liability on the Owner or their share with regard to any liability in respect of such Project/working capital finance availed by the Developer and further that the Owner shall not be treated as co-borrower, mortgagor or guarantor for such loan and its share shall not be liable for any such loan. The Owner shall render all necessary cooperation to the Developer to facilitate or as may be required on the security of development rights of the Developer and on the Developer's share to be constructed from time to time, at the cost of the Developer to enable the Developer to secure such project capital/finance for construction.

2.5. The Developer shall, at its own cost and expense, be entitled to deal with all the statutory authorities including Greater Hyderabad Municipal Corporation (GHMC) /HMDA and the Service providers including the TSSPDCL, HMWS&SB etc., for the purpose of this Development Agreement on behalf of the Owner.

2.6. The Developer shall be entitled to appoint or remove professionals like architects of international repute, structural engineers, interior designers, electrical and other consultants of repute and on such terms as it deems fit and proper.

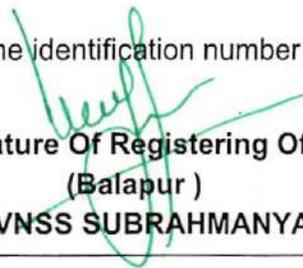


For SHAMBHAVI CONSTRUCTIONS

Y.V. Managing Partner

Certificate of Registration

Registered as document no. 170 of 2021 of Book1 and assigned the identification number 1-6079-170-2021 for Scanning on 19 August 2021.


Signature Of Registering Officer
(Balapur)
KGVNSS SUBRAHMANYAM

Book1,CS No. 2100568588 & Doct No __170 / 2021__ Sheet 4 of 11 Tahsildar & Jt Sub Registrar
Balapur

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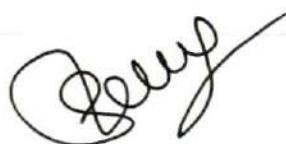


2.7. The Developer shall be entitled to appoint or engage contractors, sub-contractors, suppliers, employees, workers etc., at its cost and enter into necessary agreements with all such persons without any further reference to the Owner.

3. Developer's Duties:

- 3.1. The Developer shall develop the Schedule "A" Property along with adjacent lands as a single residential/mixed property and for that purpose strictly follow the provisions of the Applicable Acts and the Rules.
- 3.2. The Developer shall obtain all the necessary Approval(s), permissions, NOCs, clearances etc., including Sanctioned Plan at its cost and efforts.
- 3.3. The Developer and the Owner will enter into a Supplementary Agreement to this Agreement demarcating the areas finally falling to the share of respective Party immediately after getting sanction letter from sanctioning authorities..
- 3.4. The Developer shall alone be liable for all expenditure for the purpose of development including the cost of construction, administrative and marketing costs including the amounts required for the purpose of completion of the building.
- 3.5. The stamp duty and registration charges for this Agreement as well as the Supplementary Agreement that would be executed later shall be borne by the Developer.
- 3.6. The Developer shall adhere to the Sanctioned Plan, specifications and other terms of this Agreement.
- 3.7. The Developer shall form and register the Residents Welfare Association /Society ('Association') upon circulating the Constitution and By-laws of such Association to the Owner in advance, i.e., at least a minimum period of 30 days, before the date of formation/registration of such Association.
- 3.8. The Developer shall be entitled for the cost for any extra quality, modification, extra material or other furnishings that may be built, made or provided by the Developer, either on account of requirements of construction or at the request of the Land Owner over and above or other than those specified under this Agreement. It is clarified that the Developer is not entitled to resort to this clause, unless it has obtained the written consent of the Land Owner before incurring any costs towards building or providing any such extra quality, modification, extra material or other furnishings.

For SHAMBHAVI CONSTRUCTIONS




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4. COMPLETION OF THE PROJECT:

The Developer shall complete the construction in Schedule Property and deliver the Owner's share duly completed in all respects, to the Owner as per the terms of this Agreement, within 36 months along with an additional 6 months grace period from the date of the release of the Approval(s) necessary for commencing construction. However total completion period allowed/agreed is 36 months + 6 months i.e. 42 months from the date of sanctioning of plans. Force Majeure shall mean and include of War, flood, drought, fire, cyclone, earthquake, epidemic, pandemic, strike, or any other calamity caused by nature; Restriction by the Government, administrative, judicial, quasi-judicial authorities; or Non-availability of construction material affecting the regular development of the Project, subject to notice of such non-availability to the Owner, in writing and at the option of the Owner to procure or arrange such unavailable construction material at a reasonable price from its own source, at Developer's Costs. The Owner agrees that, in the event that the completion of the Project is delayed on account of any of the aforesaid Force Majeure events, the Developer shall be entitled to extension of the time for delivery of the possession of the share of the area allocated to the Owner.

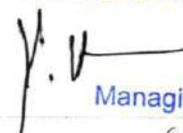
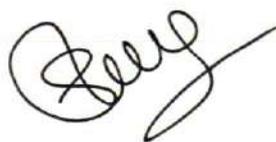
5. Sharing of Areas:

- 5.1. As the Owner shall be entitled to the share of the apartments as mentioned herein subject to the allotment of the apartments along with the other adjacent Owner in terms of the Supplementary Agreement.
- 5.2. The Owner is entitled to Fifteen Thousand square feet (15000 sq.ft.) of Saleable Area including common areas in the Project in the form of apartments, Where this number is a fraction of an apartment, the number will be rounded to the nearest.

6. Duties of the Owner:

- 6.1. The Owner shall at all times be liable to ensure that its title to the Schedule Property remains clear and free of any encumbrances.
- 6.2. The Owner do hereby undertake not to cause any obstruction in any manner for the completion of the Project during Development Period in the interest of the development scheme and the third party purchasers and shall not seek any stay or injunction restraining such development including construction from any Court or other authority and all their claims against the Developer shall be limited to those mentioned in this Agreement and for recovery of damages, if entitled under Law.

For SHAMBHAVI CONSTRUCTIONS



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Book1,CS No. 2100568588 & Doct No __170 / 2021__ Sheet 6 of 11 Tahsildar & Jt Sub Registrar
Balapur

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6.3. The Owner shall bear the GST, or any other Taxes/Fees amount payable to various statutory authorities, proportionately to the areas allocated to the Owner as per Schedule B.

6.4. The Owner hereby agrees and acknowledges that the Owner shall not revoke the right/permission/ license hereby granted under this agreement to the Developer to develop the Schedule Property during the Development Period, as the Developer will be incurring expenses for construction based on the Agreement with the Owner, and the owner shall sign all papers from time to time as required by the Developers.

6.5. It is agreed to deposit the original documents pertaining to the Schedule Property with the Developers and the same shall be handed over to association.

7. Representations, Warranties And Covenants:

7.1. Subject to the provisions of this Agreement, the Owner make the following representations and warranties:

(a) The Owner declares that the schedule property is free from all sort of encumbrances and it has clear and marketable title to the Schedule Property and have full rights, powers, authority and capacity and possession under law to enter into this Agreement for granting development rights to the Developer;

(b) The Owner have not entered into any agreement(s) for sale or alienation of the Schedule Property in any manner whatsoever or any other arrangement(s) for development or otherwise of the Schedule Property with any other Person(s), nor have they 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;

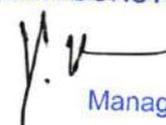
8. Exclusive Development Rights:

8.1. The Owner hereby irrevocably grant to the Developer the exclusive right and license to develop the Project on the Schedule Property from the date of this Agreement.

8.2. The Developer is entitled to assign this Development Agreement to its associate companies or any other company to the extent of financial investment only as it may deem necessary and enter into appropriate Agreement in respect of Schedule Property without any further reference to or consent of the Owner. In this relation, the Developer is entitled to admit any company or person as Co-Developer to develop jointly the Schedule Property, however, the rights of the Owner under this Agreement shall not be affected in any manner and the principle agreement shall be between Owner and developer only

For SHAMBHAVI CONSTRUCTIONS

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8.3. The Developer shall carry out the development/construction activities with a view to maximizing revenues from such activities, without compromising with the quality of the construction. The Developer shall be free to develop the Schedule Property in such manner as it deems fit, but always in accordance with the applicable law, rules and regulations, the specifications, and this Agreement. The Developer shall make best endeavors to ensure that quality and standards are maintained. The Developer shall be free to appoint sub-contractors and other necessary personnel of its choice at its sole discretion and upon terms and conditions as it deems fit. The Owner shall not be entitled to interfere in the same.

9. Name of The Project, Publicity And Signage:

The Developer shall be entitled to brand, name and market the Project in a manner they deem fit and proper. The Developer shall be entitled to erect sign board(s) on the Schedule Property advertising for sale and disposal of the built-up areas on the Schedule Property and to publish advertisements in newspaper(s), magazine(s), website(s) and such other media seeking prospective purchaser/s and otherwise market the Project in any manner howsoever.

10. Security Deposit:

The Developer herein paid an amount of Rs.25,00,000/- through cheque No. 581885 dated 18-04-2021, drawn on State Bank of India, Jubilee Hills Branch, Hyderabad to owner towards interest free refundable security deposit ('Security Deposit') and the Owner herein admitted and acknowledged the receipt of the said amount from Developers. The Owner shall refund or reimburse all such refundable security deposit amounts to the Developer at the time of delivery of the share of Owner.

11. Irrevocable General Power of Attorney

a. As per and subject to the provisions of this Agreement, the Owner herein deems it expedient to authorize and appoint the Developer herein, namely, **M/S SHAMBHAVI CONSTRUCTIONS** registered under Partnership Firm under registered No. 386 of 2021, dated 07-04-2021, having its registered office plot Nos. 11 & 12, Amar Society, Guttala Begumpet, Madhapur, Ranga Reddy District, (Hyderabad), Telangana state Represented by its Managing Partner: **SRI. Y. HEMA CHANDRA**, S/o: RAVI PRASAD, aged about 31 years, occupation: Business, Resident of Plot No. 146, Road No. 10-C, M.P. M.L.A. Colony, Jubilee Hills, Hyderabad, Telangana State **or any other person duly authorized by the Firm**; as its irrevocable lawful attorney for due discharge of all its obligations under this Agreement and to do the following things and acts, in its name, interalia:



For SHAMBHAVI CONSTRUCTIONS

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Managing Partner

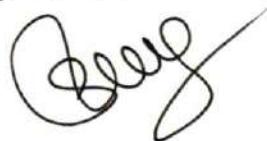


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- b. To enter the Schedule Property, survey the same, prepare layout and service building plans, detailed drawings etc. and to sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of licenses, approvals, sanctions, consents and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Schedule Property, to obtain sanctions and approvals of layout plans, building plans, zoning plans, completion/occupancy certificates etc., as required under applicable laws, rules, regulations, orders, notifications from time to time.
- c. To do all such acts, deeds and things as may be required to landscape, divide/ sub divide the Schedule Property or carry out, or cause to be done, all technical and engineering activities for the purposes of the development of the Schedule Property and construction/ erection of buildings.
- d. To sell, execute, present and admit of apartment buyers agreements, sale/conveyance deeds, memorandum of understanding, agreements to lease, lease deeds, leave and license agreements, power of attorneys and/or all such relevant agreements/documents, term-sheets with respect to Developer's Share of the Built up Area in favour of prospective buyers/lessees for transfer of the buildings/ apartments thereof together with proportionate undivided interest in land along with all easement rights and other relevant appurtenances, rights and intents and in this regard to also do rectification deeds.
- e. By itself or through third party contractors, to dig, build, erect, develop, construct and complete the buildings, structures for residential apartment on the Schedule Property.
- f. To do all necessary acts, deeds and things towards completion of the development of the Schedule Property including, without limitation, appointing architects, engineers, workmen and other personnel, obtaining necessary approvals including, without limitation, approvals for the Sanctioned Plan, the commencement certificate, occupancy certificate clearances, approvals, consents and no-objection certificates wherever applicable in the name of the Developer.
- g. To prepare, consolidate, sign and furnish and file all relevant data(s), applications, undertakings, affidavits, etc., in the prescribed format for grant of all licenses, approvals, sanctions, consents and registrations for development of the Schedule Property from the concerned authorities.
- h. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before various authorities and departments of the relevant government wherein applications, undertakings, declarations, etc., or any other document as may be required to be filed in connection with the Development Agreement.



For SHAMBHAVI CONSTRUCTIONS



Managing Partner



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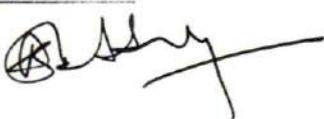
- i. To apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and approvals as may be required in connection with the development on the Schedule Property.
- j. To develop the Schedule Property on such terms and conditions as detailed in the Development Agreement and to take steps in this regard to alienate, encumber, convey, sell, exploit, transfer, mortgage including mortgage of land for securing its rights under the Development Agreement, charge, lease, license or otherwise deal with the buildings/apartments therein together with proportionate undivided interest in land in any manner as it may deem fit in order to give effect to the provisions of the Development Agreement.
- k. To gift or otherwise transfer open spaces and Common Areas in Schedule Property, in favour of the Association or the local authority as the case may be, as per the law or the terms of any permission for construction or other sanction or clearances and execute suitable documents and present the same for registration and to comply with all the formalities of registration.
- l. To enter into agreement/s of transfer or conveyance of the Developer's share to any third party purchasers/ allottees and if required, present the same for registration and obtain registration of the same.
- m. To raise loans and/or other financial assistance by mortgaging/offering the Developer's share in the Schedule Property as security to such banks and/or institutions for the purpose of development of the Schedule Property and construction thereon and in the manner detailed in the Development Agreement.

This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Hyderabad shall have the exclusive jurisdiction over.

IN WITNESS WHEREOF the parties hereto have caused to execute this Development Agreement Cum GPA through their respective authorized representatives on the Day, Month and Year hereinabove mentioned.

OWNER 

WITNESSES:

1. 

2. 

DEVELOPER

For SHAMBHAVI CONSTRUCTIONS


Managing Partner

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SCHEDULE A

All that piece and parcel of the land admeasuring Ac.0-20 guntas comprising of land Ac.0-06 guntas in Sy. No. 3/vu3 and land Ac.0-14 guntas in Sy. No. 2/vu2, situated at Mamidipally Village, Balapur Mandal, (previously Saroornagar Mandal), Ranga Reddy District, Telangana under Bandangpet Municipal Corporation and bounded by:

BOUNDARIES OF THE LAND AC.0-14 GUNTAS IN SY. NO. 2/VU2

NORTH : Survey No. 3 and 27

SOUTH : ROAD

EAST : SURVEY NO. 4 TO 9

WEST : SURVEY NO. 1 AND 29

BOUNDARIES OF THE LAND AC.0-06 GUNTAS IN SY. NO. 3/VU3

NORTH : Land of GMR

SOUTH : SURVEY NO. 2

EAST : SURVEY NO. 9

WEST : SURVEY NO. 27

SCHEDULE B

(Developer's Share and the Owner's Share in the Project)

"Owner's share": A Saleable Area of Fifteen Thousand square feet i.e. 15000 Sq. feet including common areas with proportionate undivided share in the Schedule A Property with car parking lots shall be the Owner's share.

"Developer's share": The remaining Saleable Area, car parking and other official area after deducting the Owner's share" shall be the Developer's share.

OWNER

WITNESSES:

1.

2.

DEVELOPER

For SHAMBHAVI CONSTRUCTIONS

Managing Partner



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Balapur ,Rangareddy

Transaction Summary

Application No. : 2100568588

LANDLORD Details		DEVELOPER - Authorized Person Details	
PPB No.	T05030150154	PPB No.	
Aadhaar Number	xxxxxxxx1587	Aadhaar Number	xxxxxxxx4990
Name	MADDI JAGANMOHAN REDDY	Name	SHAMBHAVI CONSTRUCTIONS (CIN/ Firm/ Society/Trust No. - 386OF2021) Represented by Y HEMA CHANDRA
Father's / Husband's Name	RAGHUMA REDDY	Father's / Husband's Name	--
Social Status	General	Social Status	--
Gender	Male	Gender	--
Occupation	Govt. Employee	Address	11 and 12, GUTTALA BEGUMPET, Madhapur, Serilingampalle, Rangareddy, Telangana, 500038
PAN No.	CSYPM3001P		
Address	2-35, MAMIDIPALLY, Mamidipalle, Balapur, Rangareddy, Telangana, 500005		

Details of Land Transferred

Type of Transaction : DEVELOPMENT AGREEMENT CUM GPA (DEVELOPMENT AGREEMENT CUM GPA)

District : Rangareddy Mandal : Balapur Village : Mamidipalle Khata No. : 1145

S.No.	Survey No.	Extent Transferred (Ac.Gts)	Estimated cost of proposed construction/ Development Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	3/a3	0.0600	824450	1154230	1154230
2	2/a2	0.1400	1924450	2694230	2694230
Total		0.2000			3848460

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	38485
Mutation Charges	0
PPB Charges (Including Courier Charges)	0
Transfer Duty	0
Registration Fees	19243
Total Amount	Rs. 57728

Payment of Rs. 57728 /- is made through e-Challan No: REG2100735009 dated 11/08/2021.

Tahsildar & Jt. Sub Registrar Office,
Balapur ,Rangareddy



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DGPA: Jagannathan

Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Balapur, Rangareddy

Slot Booking & Advisory

Dear Shri/Smt./Kumari MADDI JAGANMOHAN REDDY, Shri/Smt./Kumari Y HEMA CHANDRA Authorized by SHAMBHAVI CONSTRUCTIONS, your request for Registration is accepted. The LANDLORD, DEVELOPER - Authorized Person and the Witnesses are to be present at the assigned time and location as under :

Date

16/08/2021

Time

03:30 PM

Application No.

2100568588

Tahsildar & Jt. Sub Registrar Office
office address

MRO Office - Balapur

List of Documents to be carried for Registration :

- PPB of LANDLORD
- PPB of DEVELOPER (if available)
- Original Document to be registered
- Original eStamps e-Challan
- PAN Card of LANDLORD
- Aadhaar card of the following :
 - LANDLORD
 - DEVELOPER - Authorized Person
 - Witness 1
 - Witness 2

Tahsildar & Jt. Sub Registrar
Office,
Balapur, Rangareddy