CSNO 1580 Document No. 1519/2025 "original" P 67/2025

SCANNED

తెలంగాణ तेलंगाना TELANGANA BF 808347

Tran Id: 250203142457396306
Date: 03 FEB 2025, 02:26 PM
Purchased By:
Y VIJAY KUMAR
S/o LATE Y SHANKARAIAH
R/o HYD
For Whom
SAVYA REALTY LLP

K.N.LAL BABU
LICENSED STAMP VENDOR
Lic. No. 16-07-086/2012
Ren.No. 16-07-08/2024
3-5-948/91/A, HIMAYATH NAGAR, HYDERABAD
Ph 9492424379

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Development Agreement cum General Power of Attorney (the **Agreement**) is made and executed on this the day 03rd of February 2025 at Hyderabad, by and between: -

M/s. GVPR ENGINEERS LIMITED (PAN Card No.AAACG7614F), a company incorporated under the Companies Act, 1956 (as amended in the year 2013) having its registered office at, Premises No.8-2-293/82/A, Plot No.739-A, Road No.37, Jubilee Hills, Hyderabad, represented by its authorized signatory **Mrs. S V LAKSHMI DEVI,** W/o. S Giri Prasad Reddy aged about 50years, Occupation: Business, R/o. Kavuri Hills, Madhapur, R.R. Dist., (**Aadhar No**. 3427 8664 3117).

(Hereinafter referred to as the **"First Party/Landowner"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include each of the successors and permitted assigns) as parties of the **FIRST PART**)

For GVPR Engineers Ltd.
S.V. Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

1వ పుస్తకము 2025 వ సంఁపు PB7

రప్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 31

ఈ కాగితము యొక్క వరుస సంఖ్య 1

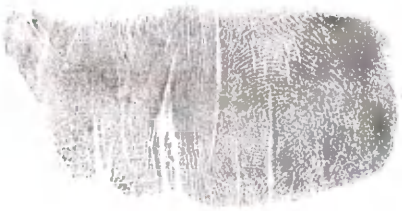
Presented at the Private Residence at Kavuri Hills Madhapur

.....along with the Photographs and Thumb Impressions as required Under Section 32-A of Registration Act 1908 and fee of Rs. 1,00,000/- Paid by Sri/Smt. S. V. Lakshmi Devi

between the hours of 6 and 7 on the 03rd day of February 2028 / 1946 SE. మాఘ 14

Execution Admitted by

Left Thumb Impression:



S. V. Laxmi Devi

W/o. S. Giri Prasad

R/o. Kavuri Hills Madhapur R.R.Dist

ఎడమ బ్రొటన వ్రేలు

YERRAM VIJAY KUMAR
S/o Yerram Shankaraiah,
R/o. Villa No.32, Luxura Greens,
New Bowenpally,
Opp. Kendriya Vidyalaya, Secunderabad.

నిరూపించినది.

J. VENU GOPAL S/o. J. Nagaiah
AGED ABOUT 49 YEARS
R/o. 2-3-647/B/261, Amberpet,
HYDERABAD, TELANGANA.

G. Bhavani

W/o. G. Satya Kumar

R/o Mothi Nagar

2025 వ సం॥ ఫిబ్రవరినెల 03 వ తేది

1946 వ శా.శ. మాఘ మాసము 14 వ తేది

జాయింట్ సబ్ రిజిస్ట్రార్-II

ఆర్ ఓ (బి బి), రంగారెడ్డి జిల్లా

SCANNED
HousingCom

AND

M/s. SAVYA REALTY LLP (PAN Card No.AFHFS1999C), a Limited liability Partnership with registration Number: 36AFHFS1999C1ZO having its registered office at Floor No. 4, Building No./ Flat No: 8-2-703/7/1 and 8-2-703/7/1/A, Road No. 12, Banjara Hills, Hyderabad, Telangana, 500 034, represented by its Designated Partner, **Mr. YERRAM VIJAY KUMAR**, S/o Late Y. Shankaraiah aged about 60 years, Occupation: Business, Resident of Villa No.32, Luxura Greens, opposite: Kendriya Vidyalaya, New Bowenpally, Secunderabad bearing (Aadhar No.9186 4375 9822)

(Hereinafter referred to as "**Second party/ Developer**" which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, executors, administrators, successors, representatives, assigns, nominees and agents) as party of the **SECOND PART.**

AND

M/s. VASAVI REALTY PRIVATE LIMITED (PAN Card No.AAICS9190C), (CIN No.U45200TG2005PTC045262) a company incorporated under the Companies Act, 1956 (as amended in the year 2013) having its registered office at Vasavi Corporate, 4th floor, Road No. 12, Banjara Hills, Hyderabad, Telangana, represented by its Managing Director, **Mr. YERRAM VIJAY KUMAR**, S/o Late Y. Shankaraiah aged about 60 years, Occupation: Business, Resident of Villa No.32, Luxura Greens, opposite: Kendriya Vidyalaya, New Bowenpally, Secunderabad bearing (**Aadhar No**.9186 4375 9822)

(Hereinafter referred to as the **"Confirming party/Third party"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include each of the successors and permitted assigns) as party of the **THIRD PART**).

The First Party, the Second Party and the Third Party shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

A. The VC & MD, TSIIC has conducted an e-Auction on 16.07.2021 for sale of Government Land parcels to an extent of Ac. 14-91 Cents covered in (5) plots in Sy.No.41/14 of Khanamet Village, Serilingampally Mandal, Rangareddy District. In the said e-Auction, the Landowner has been declared as successful H1 bidder for Plot No.12, admeasuring Ac. 3-69 Cents.

B. Whereas the Government of Telangana, pursuant to the e-Auction, executed Deed of Conveyance dated 28.12.2021 bearing Document No. 22483 of 2021 in respect of land admeasuring Ac. 3-69 Cents in Plot No.12, in Sy. No. 41/14 situated at Khanamet Village, Serilingampally Village, Rangareddy District bearing File No. B/386/2021 in favour of the Landowner/First Party.

C. The Landowner/First Party herein has sold Ac.1.23 cents in the Plot bearing No.12, or equivalent to 5953.2 Square Yards or 4977.64 Square Meters, out of Ac.3.69 Cents, in Plot No. 12, Survey No.41/14, situated at Khanamet Village, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, in favour of M/s Andhra Organics Ltd vide **Sale Deed** dated 12.01.2022 bearing Document No. 866/2022 and registered at the Office of the District Registrar, Ranga Reddy.

For GVPR Engineers Ltd.

S.V Laxmi Devi

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

For VASAVI REALTY PRIVATE LIMITED

Managing Director

1519/25

15 పుస్తకము 2025 లో నెంబర్ P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 2

జాయింట్ సబ్-రిజిస్ట్రార్-II

Sl. No.	Description of Fee / Duty	In the form of					
		Stamp Paper	Challan U/S 41 of I.S. Act.	Cash	Stamp duty U/S 16 of I.S. Act.	OD/BC/Pay order	Total
1	Stamp Duty	100	12398400	—	—	—	12398500
2	Transfer Duty		—	—	—	—	—
3	Registration Fee		100000	—	—	—	100000
4	User Charges		1000	—	—	—	1000
	Total	100	12499400	—	—	—	12499500

Hamitha midi Rs 50/-

Rs.12398500/- towards stamp including T.D under Section 41 of I.S. Act 1899 and

Rs.100000/- towards registration Fee on Chargeble Value of Rs.....

were paid by the party through Bank. ..... vide challan DD/BC/Pay order

No.7646073 Dt.29/1/25 /201.....

Date :29.1.2025

Jt. Sub-Register-I
Collector U/S 41 of I.S. Act

Note: (1) Copies Have been Registered along with this original document

Joint Sub Registrar-I
R O. Ranga Reddy Dist

Registered as Document No. 1519/2025 of 2025 / 1946 SE of Book 1. and assigned the Identification Number as 1510 - 1- 1519/2025

For Scanning.

Date 05 FEB 2025

Registering Officer
K. MADHU SUDHAN REDDY
Joint Sub Registrar
RO(OB), R.R. Dist.

THE SEAL OF THE DISTRICT REGISTRAR OF RANGAREDDY DIST. GOVT OF TELANGANA

D. As a result of the above sale transaction, the First Party/Landowner is left with the sole and absolute ownership of the balance land being Plot No. 12, admeasuring Ac.2-46Cents, in Survey No.41/14, situated at, Khanamet Village, Serilingampally Mandal, Rangareddy District, Telangana State. The said extent of land admeasuring Ac. 2-46 Cents shall hereinafter be referred to as the **Schedule Property** and is more particularly described in the Schedule hereto.

E. The Landowner and the Confirming Party entered into a Development Agreement Cum General Power of Attorney dated 06.04.2024 registered as Document No. 5027 of 2024 in the office of Sub-Registrar, Ranga Reddy with respect to the Schedule Property. Subsequently, the building permissions have been obtained by the Third Party/ Confirming Party herein.

F. The Third Party/Confirming Party is unable to proceed with the agreed development and therefore the Second Party/Developer has agreed to become the developer for the project. The Landowner and the Confirming Party have cancelled the Agreement by the execution of a Cancellation Deed dated 03/02/2025 registered as Document No. 1518/2025.

G. The Developer/Second Party is involved in the business of real estate construction and development. The Developer having scrutinised the title documents of the Schedule Property and having satisfied with the title to the property has agreed to develop the said land into a multi-storied residential apartment project and the Landowner agreed to grant irrevocable development rights to the Developer for development of multi-storied residential apartment project on the Schedule Property.

H. The Landowner and the Developer have agreed that the Developer shall undertake the development of a multi-storied residential apartment Project **(Project)** with respect to Schedule Property on the terms and conditions set out in this Agreement.

THE PARTIES AGREE TO THE FOLLOWING:

1. Definitions and Construction

a. In this Agreement, unless the context otherwise requires:

a) "**Agreement**" shall mean this Agreement including all its annexure, recitals, schedules and terms and conditions.

b) "**Force Majeure**" shall mean any act of God, war, Lock Down due to pandemic, civil disturbance, or any law, rule, notification or regulation of the State or Central Government, or any other circumstances beyond the reasonable control of a Party.

For GVPR Engineers Ltd.
S.V. Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

1వ పుస్తకము 202[illegible] వ సంవత్సరపు P67

దస్తావేజు యొక్క మొత్తము కాగితములు సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 3

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

c) "**GHMC**" means the Greater Hyderabad Municipal Corporation.

d) "**Project**" shall mean the multi-stored Residential apartment project to be developed by the Developer over the Schedule Property.

e) "**Sanctioned Plan**" shall mean the plan for the Project as approved by the GHMC.

f) **"Saleable area"** shall mean, for the purpose of this agreement, saleable area or super-built-up area that includes proportionate common areas of the project as defined under the provisions of the Real Estate (Regulation & Development) Act, 2016 and the rules applicable to the State of Telangana.

g) **"TSIIC"** shall mean Telangana State Industrial Infrastructure Corporation.

b. Unless the context otherwise requires in this Agreement:

(i) the use of words importing the singular shall include the plural and masculine shall include feminine gender and vice versa;

(ii) reference to any law shall include such law as from time to time enacted, amended, supplemented or re-enacted;

(iii) reference to the words "include" or "including" shall be construed without limitation; and

(iv) reference to this Agreement, or any other agreement, deed or other instrument or document shall be construed as a reference to this Agreement or such agreement, deed or other instrument or document as the same may from time to time be amended, varied, supplemented or novated.

2. Development of the Schedule Property

a. The Landowner entrusts the Schedule Property to the Developer, for the construction and development of the Project.

b. The Developer agrees to develop the Schedule Property at their own cost and expense and with the resources at their command, by construction of the Project as the Developer may deem fit, as per the plans and permissions already obtained by the First Party / Land Owner and Third Party / Confirming Party herein and also agrees to obtain any additional permissions under the existing building rules from the concerned authorities if any required.

c. The Landowner agrees that, the Landowner shall on the date of this Agreement, deliver the vacant and peaceful physical possession of the Schedule Property, free of all encumbrances and obstructions, to the Developer and the Developer shall accept the same.

For GVPR Engineers Ltd.
S.V. Lakshmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/24

ఈ పుస్తకము 20[illegible] ను సంఖ్య P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 4

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey

d. The Landowner explicitly, irrevocably and unconditionally authorizes and grants specific power of attorney to the Developer to use the plans and permissions already obtained by the First Party / Land Owner and Third Party / Confirming Party herein and also authorizes the Developer to take necessary steps to get the required permissions/ relaxations/ exemptions and clearances for this Project, including No Objection Certificate from the Irrigation Department, Airports Authority of India/ Civil Aviation Department, etc., if applicable, on behalf of the Landowner, if any required, in addition to the permissions and sanctions obtained from the concerned authorities.

e. The Confirming Party specifically agrees and confirms that, it does not have any objection for use of the permissions, sanctions, no objection certificates, etc. obtained from the concerned authorities for the development of this Project by the Developer herein, as if those permissions and sanctions were obtained in its name.

3. Allotment of the Saleable Area and Supplementary Agreement

a. In lieu of entrustment of the Schedule Property owned by the Landowner to the Developer, the Landowner herein shall be allotted a minimum of 3,25,000 Sq. feet or 43.2% of the Saleable Area in the Project, whichever is higher along with the proportionate undivided share in the Schedule Property (based on the permissible height of 70 mts. for the towers/buildings). The Developer proposes to develop a total Saleable Area of 7,50,000 Sq. feet in the Project. The Developer shall be entitled to the remaining extent of the Saleable Area along with the proportionate undivided share of land in the Schedule Property.

b. In case the Developer obtains permissions for construction of the Project with buildings/towers having more than 70 mts. height from the GHMC/all concerned authorities, then the Landowner shall be allotted 36% of the additional saleable area achieved over and above the proposed saleable area of 7,50,000 sq. feet in the Project along with the proportionate undivided share of land in the Schedule Property. The Developer shall be entitled to the remaining 64% of the additional saleable area along with the proportionate undivided share of land in the Schedule Property.

c. The Developer shall be allotted the following Saleable Area in accordance with the Building Permit No. 4235/GHMC/SLP/2025-BP, granted by the Municipal Corporation of Hyderabad (**GHMC**) dated 06-01-2025:

For GVPR Engineers Ltd.
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/15

1వ పుస్తకము 202... వ సంఖ్య (867)

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 5

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

S.NO	FLAT NO.	AREA	UNIT NO.	FLOOR NO	UDS	FACING	POSITION	REMARKS
1	101	5555	1	1	91.58	East	Corner	MORTGAGE
2	201	5555	1	2	91.58	East	Corner	MORTGAGE
3	301	5555	1	3	91.58	East	Corner	MORTGAGE
4	401	5555	1	4	91.58	East	Corner	
5	701	5555	1	7	91.58	East	Corner	
6	1001	5555	1	10	91.58	East	Corner	
7	1101	5555	1	11	91.58	East	Corner	
8	1301	5555	1	13	91.58	East	Corner	
9	1501	5555	1	15	91.58	East	Corner	
10	1601	5555	1	16	91.58	East	Corner	
11	1801	5555	1	18	91.58	East	Corner	
12	102	5555	2	1	91.58	West	Corner	MORTGAGE
13	202	5555	2	2	91.58	West	Corner	MORTGAGE
14	302	5555	2	3	91.58	West	Corner	
15	702	5555	2	7	91.58	West	Corner	
16	1302	5555	2	13	91.58	West	Corner	
17	1502	5555	2	15	91.58	West	Corner	
18	1602	5555	2	16	91.58	West	Corner	
19	1702	0	2	17	0	West	Corner	REFUGEE
20	103	4444	3	1	73.26	East	Middle	MORTGAGE
21	203	4444	3	2	73.26	East	Middle	MORTGAGE
22	303	4444	3	3	73.26	East	Middle	MORTGAGE
23	503	4444	3	5	73.26	East	Middle	
24	603	4444	3	6	73.26	East	Middle	
25	703	4444	3	7	73.26	East	Middle	
26	1003	4444	3	10	73.26	East	Middle	
27	1103	4444	3	11	73.26	East	Middle	
28	1303	4444	3	13	73.26	East	Middle	
29	1503	4444	3	15	73.26	East	Middle	
30	1603	4444	3	16	73.26	East	Middle	
31	1803	4444	3	18	73.26	East	Middle	
32	104	3555	4	1	58.60	West	Middle	MORTGAGE
33	204	3555	4	2	58.60	West	Middle	MORTGAGE

For GVPR Engineers Ltd.

S.V. Laxmi Devi

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

For VASAVI REALTY PRIVATE LIMITED

Managing Director

1519/25

(p67)

10 జూన్ 2025 వ

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క పటుస సంఖ్య 6

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

34	304	3555	4	3	58.60	West	Middle	
35	504	3555	4	5	58.60	West	Middle	
36	704	3555	4	7	58.60	West	Middle	
37	1004	3555	4	10	58.60	West	Middle	
38	1104	3555	4	11	58.60	West	Middle	
39	1204	3555	4	12	58.60	West	Middle	
40	1304	3555	4	13	58.60	West	Middle	
41	1504	3555	4	15	58.60	West	Middle	
42	1604	3555	4	16	58.60	West	Middle	
43	1704	3555	4	17	58.60	West	Middle	
44	1804	3555	4	18	58.60	West	Middle	
45	105	3555	5	1	58.60	East	Middle	MORTGAGE
46	205	3555	5	2	58.60	East	Middle	MORTGAGE
47	305	3555	5	3	58.60	East	Middle	MORTGAGE
48	405	3555	5	4	58.60	East	Middle	
49	505	3555	5	5	58.60	East	Middle	
50	705	3555	5	7	58.60	East	Middle	
51	1005	3555	5	10	58.60	East	Middle	
52	1105	3555	5	11	58.60	East	Middle	
53	1305	3555	5	13	58.60	East	Middle	
54	1505	3555	5	15	58.60	East	Middle	
55	1905	3555	5	19	58.60	East	Middle	
56	106	4444	6	1	73.26	West	Middle	MORTGAGE
57	206	4444	6	2	73.26	West	Middle	MORTGAGE
58	306	4444	6	3	73.26	West	Middle	MORTGAGE
59	506	4444	6	5	73.26	West	Middle	
60	706	4444	6	7	73.26	West	Middle	
61	806	4444	6	8	73.26	West	Middle	
62	1006	4444	6	10	73.26	West	Middle	
63	1106	4444	6	11	73.26	West	Middle	
64	1306	4444	6	13	73.26	West	Middle	
65	1506	4444	6	15	73.26	West	Middle	
66	1706	4444	6	17	73.26	West	Middle	
67	1906	4444	6	19	73.26	West	Middle	
68	107	5555	7	1	91.58	East	Corner	MORTGAGE

For GVPR Engineers Ltd.

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

For VASAVI REALTY PRIVATE LIMITED

Managing Director

1579/25

P67

ఈ పుస్తకము 2025..... ప..... .....

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36

ఈ కాగితము యొక్క వరుస సంఖ్య.....7.....

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

69	207	5555	7	2	91.58	East	Corner	MORTGAGE
70	307	5555	7	3	91.58	East	Corner	MORTGAGE
71	607	5555	7	6	91.58	East	Corner	
72	707	5555	7	7	91.58	East	Corner	
73	807	5555	7	8	91.58	East	Corner	
74	1007	5555	7	10	91.58	East	Corner	
75	1107	5555	7	11	91.58	East	Corner	
76	1307	5555	7	13	91.58	East	Corner	
77	1507	5555	7	15	91.58	East	Corner	
78	1907	5555	7	19	91.58	East	Corner	
79	108	5555	8	1	91.58	West	Corner	MORTGAGE
80	208	5555	8	2	91.58	West	Corner	MORTGAGE
81	308	5555	8	3	91.58	West	Corner	
82	708	5555	8	7	91.58	West	Corner	
83	1308	5555	8	13	91.58	West	Corner	
84	1508	5555	8	15	91.58	West	Corner	
85	1708	5555	8	17	91.58	West	Corner	
86	1908	5555	8	19	91.58	West	Corner	
	Total SFT Developer	**3,97,511**			**6553.10**	Sq. Yds.		

d. **Similarly, the Landowner shall be entitled to the following Saleable Area:**

S.NO	FLAT NO.	AREA	UNIT NO.	FLOOR NO	UDS	FACING	POSITION
1	501	5555	1	5	91.58	East	Corner
2	601	5555	1	6	91.58	East	Corner
3	801	5555	1	8	91.58	East	Corner
4	901	5555	1	9	91.58	East	Corner
5	1201	5555	1	12	91.58	East	Corner
6	1401	5555	1	14	91.58	East	Corner
7	1701	5555	1	17	91.58	East	Corner
8	1901	5555	1	19	91.58	East	Corner
9	402	5555	2	4	91.58	West	Corner
10	502	5555	2	5	91.58	West	Corner
11	602	5555	2	6	91.58	West	Corner
12	802	5555	2	8	91.58	West	Corner

For GVPR Engineers Ltd.

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

For VASAVI REALTY PRIVATE LIMITED

Managing Director

1579/24

(167)

ఇది పుస్తకము 2024.... .....

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య.....36

ఈ కాగితము యొక్క వరుస సంఖ్య.....8

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

13	902	5555	2	9	91.58	West	Corner
14	1002	5555	2	10	91.58	West	Corner
15	1102	5555	2	11	91.58	West	Corner
16	1202	5555	2	12	91.58	West	Corner
17	1402	5555	2	14	91.58	West	Corner
18	1802	5555	2	18	91.58	West	Corner
19	1902	5555	2	19	91.58	West	Corner
20	403	4444	3	4	73.26	East	Middle
21	803	4444	3	8	73.26	East	Middle
22	903	4444	3	9	73.26	East	Middle
23	1203	4444	3	12	73.26	East	Middle
24	1403	4444	3	14	73.26	East	Middle
25	1703	4444	3	17	73.26	East	Middle
26	1903	4444	3	19	73.26	East	Middle
27	404	3555	4	4	58.60	West	Middle
28	604	3555	4	6	58.60	West	Middle
29	804	3555	4	8	58.60	West	Middle
30	904	3555	4	9	58.60	West	Middle
31	1404	3555	4	14	58.60	West	Middle
32	1904	3555	4	19	58.60	West	Middle
33	605	3555	5	6	58.60	East	Middle
34	805	3555	5	8	58.60	East	Middle
35	905	3555	5	9	58.60	East	Middle
36	1205	3555	5	12	58.60	East	Middle
37	1405	3555	5	14	58.60	East	Middle
38	1605	3555	5	16	58.60	East	Middle
39	1705	3555	5	17	58.60	East	Middle
40	1805	3555	5	18	58.60	East	Middle
41	406	4444	6	4	73.26	West	Middle
42	606	4444	6	6	73.26	West	Middle
43	906	4444	6	9	73.26	West	Middle
44	1206	4444	6	12	73.26	West	Middle
45	1406	4444	6	14	73.26	West	Middle
46	1606	4444	6	16	73.26	West	Middle
47	1806	4444	6	18	73.26	West	Middle

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For GVPR Engineers Ltd.

S. V Laxmi Devi

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

15/19/4

ఇది పుస్తకము 2019 ... ప సంఖ్య ... 1967

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36

ఈ కాగితము యొక్క పరుస సంఖ్య..... 9

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

48	407	5555	7	4	91.58	East	Corner
49	507	5555	7	5	91.58	East	Corner
50	907	5555	7	9	91.58	East	Corner
51	1207	5555	7	12	91.58	East	Corner
52	1407	5555	7	14	91.58	East	Corner
53	1607	5555	7	16	91.58	East	Corner
54	1707	5555	7	17	91.58	East	Corner
55	1807	5555	7	18	91.58	East	Corner
56	408	5555	8	4	91.58	West	Corner
57	508	5555	8	5	91.58	West	Corner
58	608	5555	8	6	91.58	West	Corner
59	808	5555	8	8	91.58	West	Corner
60	908	5555	8	9	91.58	West	Corner
61	1008	5555	8	10	91.58	West	Corner
62	1108	5555	8	11	91.58	West	Corner
63	1208	5555	8	12	91.58	West	Corner
64	1408	5555	8	14	91.58	West	Corner
65	1608	5555	8	16	91.58	West	Corner
66	1808	5555	8	18	91.58	West	Corner
	Total SFT Land Owner	**3,23,076**			**5326.08**	Sq. Yds.	

e. Both the Landowner and Developer shall be entitled to the car parking spaces in the Project in a proportionate manner as mentioned above.

f. The Third Party/Confirming Party agrees and confirms that it does not have any subsisting right or interest in the Schedule Property. The Parties also agree that the Building Permit No. 4235/GHMC/SLP/2025-BP, granted by the Greater Hyderabad Municipal Corporation of Hyderabad (**GHMC**) dated 06-01-2025 has been obtained in the name of the Third Party and all other permissions shall ensure to the benefit of the First Party and the Second Party for the purposes of the development of the Project.

4. Representations and Obligations of the Landowner

a. The Landowner declares that it is the sole and absolute owner and physical possessor of the Schedule Property.

For GVPR Engineers Ltd.
S. N. Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

P67

ఈ దస్తావేజు 2025 .....

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36

ఈ కాగితము యొక్క వరుస సంఖ్య..... 10

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

b. The Landowner has delivered the physical possession of the Schedule Property to the Developer, free of all encumbrances and obstructions, for the purposes contemplated in this Agreement. The Developer shall, from the date of execution of this Agreement, enter upon the Schedule Property as contemplated in this Agreement to implement the Project on the Schedule Property and the Developer's right to carry out the construction and development works shall be continuous and irrevocable.

c. The Landowner represents that it shall, upon the request by the Developer and at any time during the construction of the Project, duly present, all original title documents, link documents, which establish its rights, title and interest to the Schedule Property, before the appropriate authorities and the financial institutions for securing approvals for the Project and for raising construction finance for the Project on Developer' share of saleable area. After completion of the Project, the Landowner shall handover all the original documents to the Society/Association to be formed and registered among all the owners/purchasers of the apartment units in the Project.

d. The Landowner covenants, represents and warrants that:

(i) The Landowner has been in continuous, peaceful and physical possession of the Schedule Property without any hindrance, impediment etc., whatsoever and that the Schedule Property is free from all encumbrances and that it has a clear marketable title of the Schedule Property.

(ii) The Schedule Property forms a contiguous bit of land with a clear boundary.

(iii) The Landowner has not entered into any agreements of sale, lease, development, or any other agreement and that it has not created any mortgage or charge or any other encumbrances on the Schedule Property in favour of any financial institution or to any third party.

(iv) The Landowner is entitled to enter into this Agreement with the Developer and has full rights and authority to sign and execute the same.

(v) The Landowner is in peaceful possession and enjoyment of the Schedule Property.

(vi) There is no legal impediment for the Landowner to hold or sell the Schedule Property under any law including the Urban Land (Ceiling & Regulation) Act, 1976.

(vii) The Schedule Property is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act, 1977 (Act 9 of 1977) and that the said property does not belong to, and is not under mortgage to, the Government or its agencies or undertakings.

For GVPR Engineers Ltd.
S.V. Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1579/25

P67

ఈ పుస్తకము 2025 .... కు సంబంధించినది.....

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36 11

ఈ కాగితము యొక్క వరుస సంఖ్య.....

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.COM

e. The Landowner hereby confirms and declares that the land use and other related categorization of the Schedule Property is fit and suitable in all respects for developing the Project.

f. Any costs relating to the title of the Landowners to the Schedule Property (including any litigation that may arise during the period of the development of the Schedule Property) shall be borne by the Landowner only and the Developer shall not be responsible for the same.

5. Obligations of the Developer

a. The Developer agrees to use the plans and permissions which are already obtained by the First Party / Land Owner and Third Party / Confirming Party herein in their name and also the Developer agrees to take necessary steps to get the required permissions/ relaxations/ exemptions and clearances for this Project, including No Objection Certificate from the Irrigation Department, Airports Authority of India/ Civil Aviation Department, etc., if applicable, and if any required, in addition to the permissions and sanctions obtained from the concerned authorities.

b. The Developer be solely responsible to obtain all the requisite permissions and exemptions from the Governmental and statutory authorities, including any deposits to be paid for Water & Sewerage, Electricity, seigniorage charges and all other approvals if any required further, shall do so at its own cost and in the name of the Landowner/ Developer. The Developer shall not call upon the Landowner to pay or contribute to the fund required for the development of the Project in any manner.

c. In the event if any specific purchaser of the apartment unit requests for additional specifications or amenities such as air conditioning, false ceiling, etc., the same shall be provided by the Developer for an additional cost and such cost shall be entirely borne by the purchaser of the unit or the allottee.

d. The Developer shall be solely responsible for expeditious and proper execution of the Project, within the time lines mentioned herein.

e. The Developer shall prepare and finalize the construction plans and applications if any required further for the construction of the Project on the Schedule Property including any modifications thereof. All matters relating to conceptualization, design of construction, the detailed project plans and drawings (two sets) shall be shared with the Landowner from time to time for their record purposes and the inputs of the Landowner shall be considered as far as feasible.

For GVPR Engineers Ltd.
S.V. Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/21

1వ పుస్తకము 2021 వ సంఖ్య P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 12

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

f. The Developer shall follow all building designs, codes, laws as may be applicable in the development of the Project and shall also bear all the penalties, taxes, fees or compensation that may arise as a result of any accident or injuries or loss of life caused to any of the workers or employees or labourers and payment of compensation thereof and labour cess, during the construction of the Project.

g. It shall render assistance and co-operation with the purchasers of any of the Residential Flat/s from out of the Landowner's share for the purpose of obtaining mutation and new assessment for payment of property taxes at the expense of the prospective purchaser/s.

h. The Landowner and Developer shall meet in the 2nd week of every quarter to review to the construction progress of the Project.

i. The Developer shall indemnify and keep the Landowner fully indemnified and protected from any third-party claims or litigations arising out of the acts and omissions of the Developer done or purported to have been done under or in pursuance of this Agreement relating to development/construction activity.

j. The Developer shall allocate 2,000 Sq Feet of Saleable Area to the Landowner in the Ground Floor of one of the towers for the purpose of marketing their share of Saleable area and the same shall be vacated by the Landowners upon the completion of the Project.

k. The Developer shall not sell more than 65% of their entitled share of Saleable area until all slabs of the Project are completed and brick work in the Project is commenced. And the proceeds from the sale of flats of developers share of saleable area shall also be used for the development of project till getting Occupancy Certificate from the competent authority

6. Mortgage

a. The Developer, during the process of development of the Schedule Property, shall be entitled to raise resources in the form of funding/loan/financial assistance from a bank, non-banking financial institution or any other financial institution, by creating a mortgage or charge only on the Developer's share of the saleable area in the Project. There shall be no mortgage over the Landowner's share of the saleable area. The Landowner covenants to cooperate in this regard at the request of the Developer. However, only the Developer shall be responsible for repayment of such loans and the Landowner shall in no way be responsible for the repayment of the same. It is agreed by the Developer that the loans availed from any financial institutions/ Banks/ Third party for the development of the project shall be used for the development of the project only.

For GVPR Engineers Ltd.
S. V Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

1వ పుస్తకము 2025 వ సం॥ము P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36

ఈ కాగితము యొక్క వరుస సంఖ్య..... 13

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

b. The Second Party / Developer agrees to continue the mortgage created by Third Party / Confirming Party out of Developer's share in favour of Greater Hyderabad Municipal Corporation (GHMC) and shall intimate the First Party / Land Owner in writing about the details of units mortgaged

7. Security Deposit

a. The Confirming Party / Third Party i.,e., Vasavi Realty Pvt., Ltd., paid interest free refundable security deposit of Rs. 4,00,00,000/- (Rupees Four crores only) to the Landowner as follows:

(i) Rs.2,00,00,000/- (Rupees Two Crores Only) through NEFT/RTGS on 06/01/2024.

(ii) Rs.2,00,00,000/- (Rupees Two Crores Only) through NEFT/RTGS on 01/03/2024.

b. It is now agreed upon between Confirming Party / Third party i.e., M/s Vasavi Realty Pvt., Ltd., and Second Party/Developer i.e, M/s Savya Realty LLP, to transfer the said interest free refundable Security Deposit to Second Party/Developer i.e, M/s Savya Realty LLP, in the books of First Party/Land Owner, i.e., M/s GVPR Engineers Ltd.

c. The Landowner hereby agrees that the entire aforementioned interest free security deposit shall be refunded to the Developer by the Landowner within 3 months after the completion of the developmental works in the Landowner share of apartments in the Project including the completion of works related to amenities set out in this Agreement and after obtaining the Occupancy Certificate for the Project.

8. Specific conditions for development of the Project

a. The development of the Project shall be as per the approved plans and the specifications agreed between the Parties herein and the development shall be carried out in the most efficient manner.

b. The Developer shall provide the specifications as set out in **Annexure A** hereto for the Project.

c. The Landowner is entitled to sell, transfer, and allot the saleable area falling to their share, in the Schedule Property, common areas, common amenities and other areas in the proposed Project.

d. The Landowner authorizes the Developer to make statements, file affidavits, report in all proceedings before any statutory authority, Water Works Department & Sewerage Board, T.G. Transco for obtaining any sanctions, permissions and approvals etc. for the project, on behalf of the Landowner.

For SAVYA REALTY LLP

Designated Partner

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For GVPR Engineers Ltd.

S.V. Laxmi Devi

Authorised Signatory

1519/25

P67

ఈ పుస్తకము 2025 సి

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితపు యొక్కవరుస సంఖ్య 14

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

e. The Developer can erect display boards/name boards as per their commercial and branding requirements on a permanent basis. It is agreed between the Parties that the Project branding in all forms including on-site hoardings, physical and digital advertisements shall carry the names of both the Developer and the Landowner's nominated entity i.e, M/s Vijaya Realty LLP as a joint initiative of both Parties. The name of the building shall be mutually decided by the Parties and shall remain perpetual and cannot be changed except with the prior written consent of the Parties.

9. Completion and Handover

a. The Developer agrees and undertakes to handover the Landowner's share of residential units in the Project to the Landowner within 29 months from the date ~~of~~ of entering into this Agreement, along with an additional grace period of 6 (Six) months (**Development Period**). The Developer shall obtain any additional permissions, if any further required for the development of the Project.

b. In the event of a delay up to 6 months i.e. up to 48 months **(Delayed Period)** in handing over the proportionate area of the Landowner within the Development period prescribed above, the Developer shall be required to pay a penalty amount of Rs.18/- per Sq.Feet per month for the saleable area/units not handed over to the Landowner within the Development Period of 42 months.

c. For any further delay beyond 6 months i.e. beyond 48 months for a period of another 12 months **(Extended Delayed Period)** in handing over the proportionate area of the Landowner within the Development period prescribed above, the Developer shall be required to pay a penalty amount of Rs.36/- per sq.feetper month for the saleable area/units not handed over to the Landowner until the period of such handover.

d. In case if the Developer is not able to able to complete the construction of the Project and handover Landowner's share of apartments to the Landowner within the Extended Delayed Period (i.e. 60 months from the date of registration of this DAGPA Agreement), then the Landowner shall have the right to terminate this Agreement on such terms and conditions which are mutually agreed by the Parties.

e. The Developer shall not be liable for any delay in the construction if such delay is caused by an act of force majeure or due to any reasons beyond the control of the Developer, which in any manner restricts or prevents the Developer from undertaking its obligations under this Agreement. It is further agreed that delay caused by any of the factors above shall be excluded from the Development Period and the same shall be subject to prior written consent obtained from the Landowner.

For GVPR Engineers Ltd.
S.V. Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

1వ పుస్తకము 2025 వ సంవత్సరం (967)

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 15

జాయింట్ సబ్ రిజిస్ట్రార్-II

Housiey.com

f. Upon completion of the construction of the Project, the Developer shall issue a notice in writing to the Landowner intimating them about the completion of the construction of the Project and callling upon them to take possession of the their share of SaleableArea. The Landowner/their purchasers or allottees shall take the possession of the Saleable Area/apartment units within 15 days from the date of such notice. In the event of any delay in taking the possession of the apartment units, the possession shall be deemed to be handed over to the Landowner/their purchasers or allotteesand the Landowner/their purchasers or allotteesshall be responsible for paying all relevant charges, including to the Owners' Welfare Association in relation to their share of the residential units.

10. Owners' Welfare Association, Infrastructure Charges, Club House, Corpus Fund, Maintenance Charges

a. The Landowner or the purchaser of the saleable area from the share of the Landowner shall become a part of the association to be formed by the Developer for proper upkeep and maintenance of the common facilities and common areas in the Project (**Owners' Welfare Association**), in accordance with the provisions of the Real Estate Regulation and Development Act, 2016.

b. The Landowner or the purchasers of saleable area in the Project from the share of the Landowner shall be entitled to use the common amenities and areas and shall be subject to the same restrictions as the other independent unit owners in the Project.

c. It is hereby agreed by the Parties to float a **Corpus Fund** for the entire Project which is payable by the ultimate Purchasers (and the Landowner or the Developer with respect to the saleable area retained by any of them) prior to the execution of the Sale Deeds. The Corpus Fund shall be fixed at Rs. 100 per Sq. Ft. of saleable area, and such fund shall be paid to Developer and the Developer shall further handover the said amount to the Owners' Welfare Association. The Landowner and the Developer shall collect this Corpus Fund from their respective purchasers (and with respect to the saleable area retained by them) on the date of obtaining Occupancy Certificate and deposit the same with the Developer in a separate escrow account to be jointly decided by the Landowner & Developer.

d. The Landowner and/or purchasers/occupants of the Project shall pay the proportionate **Monthly Maintenance Charges** to the Developer during the initial period and subsequently to the Association formed among the owners of the saleable area, to meet the expenses for day to day regular maintenance of the common amenities of the Project and such maintenance charges will be levied basing on the estimate/actual expenditure to be incurred for the regular maintenance. The start date of this maintenance period and the amount to be contributed by the owners/occupants shall be after obtaining occupancy certificate and handing over of saleable area of the Landowner by the Developer. This amount shall be paid for a period of 12 months, and the charges for these 12 months shall be paid on handing over of apartment units to the Purchasers/Landowner. The monthly maintenance charges payable during the period of 12 months shall be

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For SAVYA REALTY LLP

Designated Partner

For GVPR Engineers Ltd.

S.V. Laxmi Devi

Authorised Signatory

1519/2

ఈ పుస్తకము 2013-14 ఏ సంవత్సరపు (P67)

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 34

ఈ కాగితము యొక్క వరుస సంఖ్య 16

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

fixed by the Developer, and if the maintenance period by the Developer is extended, the Developer shall revise the maintenance charges. Failing to pay the aforementioned Charges shall attract simple interest @ 12% per annum.

e. It is further agreed between the Parties that, if the Landowner requires any additional specifications or exercises a preference with respect to the allocation of the apartments to the Landowner, the Landowner shall be charged as per the mutual agreement between the Developer with the Landowner.

f. Notwithstanding any other term of this Agreement, it is agreed that the Landowner shall pay Corpus Fund, Advance Maintenance Charges and Goods and Service Tax (GST) dues on the date of the handover of the Saleable Area /apartment units to the Landowner and/or their purchasers or allottees.

11. Payment of Taxes, Stamp Duty, Registration Charges and Other Duties

a. All applicable taxes such as Goods and Service Tax (GST) and other statutory taxes, in connection with the sale or transfer by the Parties of their respective shares in the Project shall be borne by the respective Parties. Without prejudice to the same, it is agreed between the Parties that, GST is applicable and payable by the Landowners on the Landowners' Share of the construction services/services provided under this Agreement, and the Landowners/s agree to pay the GST to the Developer to enable the Developer to pay the said GST amount to the concerned Governmental Authority.

b. The cost of stamp, registration fees and other incidental charges of the Saleable area/units shall be borne and paid by the prospective purchasers of the respective parties herein.

c. Any liability on/of the Landowner herein towards any Income Tax or tax on capital gains consequent to any agreements entered into in relation to the Schedule Property shall be the responsibility of the Landowner and the Developer shall not bear any responsibility of the same. Similarly, any liability on/of the Developer towards any income tax consequent to any of the agreements entered into in relation to the Schedule Property shall be the responsibility of the developer, and the Landowner does not bear any responsibility for the same.

d. The stamp duty to be incurred in relation to this Development Agreement, future Allocation/Supplementary Agreement shall be exclusively borne by the Developer only.

12. Notices

All the notices and other communications required or permitted hereunder to be given to a Party to this Agreement shall be in writing in the English language and shall be mailed by registered mail, e-mail, or otherwise delivered by hand or by messenger, and shall be addressed to the respective Party as stipulated in the preamble hereof and the Definitive Agreement (or at such other address as the Party shall notify each other Party in writing as herein provided).

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For SAVYA REALTY LLP

Designated Partner

For GVPR Engineers Ltd.

S. Vijaya Lakshmi Devi

Authorised Signatory

1579/15

1వ పుస్తకము 2023 వ సంఖ్య P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 17

జాయింట్ సబ్ రిజిస్ట్రార్-II

Housiey.com

For Landowner:

sekhar@gvpr.co.in
Plot No.739-A, Road No.37, Jubilee Hills, Hyderabad

For Developer:

vkyerram@gmail.com
Floor No. 4, Building No./ Flat No: 8-2-703/7/1 and 8-2-703/7/1/A, Road No. 12, Banjara Hills, Hyderabad.

13. Copies of Document

This Agreement is executed intwo counter parts i.e. original and duplicate. The original Agreement of which with applicable stamp duty shall be with the Developer and the duplicate copy thereof with the Landowner and all the copies of this Agreement shall be treated as original copies for all intents and purposes together with rights, liberties consents and appurtenances.

14. Force Majeure

Notwithstanding anything contained under this Agreement, the Developer, shall not incur any liability for any delay in delivery of the Landowners' Share to the Landowners, if such delay is caused by reason of Force Majeure i.e., if there is a stoppage of the work due to force majeure events including but not limited to acts of God such as severe floods, pandemic, cyclone, earth quake, or war, terrorism, lockdown, outbreak of any pandemic diseases, etc., which affect the construction activity ("Force Majeure"). The Developer shall immediately notify to the Landowners/s in writing about the occurrence of any event of Force Majeure affecting the Project and of the cessation of such event.

15. Miscellaneous

a. The Landowner undertake to indemnify the Developer if any loss or damage is sustained on account of any defect in the title or due to the claims made by any third parties in relation to the Schedule Property.

b. The Developer shall undertake and execute the Project in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the applicable rules therein. The Developer shall be responsible for complying with the obligations as set out under the provisions of the Real Estate (Regulation & Development) Act, 2016 in relation to the construction and development of the Project. The Landowner shall be responsible for title related issues as per the provisions of the Real Estate (Regulation & Development) Act, 2016.

c. The Parties agree that this Development Agreement-cum-General Power of Attorney is irrevocable except in cases of default in performance of Developer's part of obligations.

For GVPR Engineers Ltd.
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

P67

ఈ పుస్తకము 2025

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36

ఈ కాగితము యొక్కవరుస సంఖ్య..... 18

జాయింట్ సబ్-రిజిస్ట్రార్ II

Housiey.com

d. If any provision of this Agreement is held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Law, such provision or part shall to that extent be deemed not to form part of this Agreement, and the legality and enforceability of the remainder of this Agreement shall not be affected.

e. No modification, amendment or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by each of the Parties.

f. This Agreement constitutes and represents the entire agreement between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, negotiations, brochures, format of legal papers or any marketing materials, and discussions, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein.

g. If any term of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining terms shall not be affected or impaired.

h. This Agreement and the obligations of the Parties in this Agreement shall not be assigned to any third party, without the written consent of both Parties.

16. General Power of Attorney

a. The Landowner hereby expressly appoints, constitute and nominate the Developer, i.e., **M/s SAVYA REALTY LLP**, represented by its Designated Partner, Mr. Yerram Vijay Kumar or any other person so nominated by the Designated Partners of the Developer, to execute and perform any one or all of the following lawful acts, deeds and things and to exercise the under noted powers in respect of the Schedule Property on behalf of the Landowner:

i) To enter into, execute Agreements to Sell / Sale Deeds, Agreement to / of lease, and / or other contracts, agreements, deeds of conveyance or documents that may be required to transfer by way of sale or otherwise in any manner deemed fit by the Developer, the Developer's share of the saleable or built up area (together with the undivided share in the land) in favour of itself (*i.e.* in favour of the Developer), intending purchasers, and/or other persons nominated by the Developer, conveying the Developer's share in whole or in parts and/or in an undivided manner and /or the accretions thereon, and/or rights thereto;

ii) To present all such agreements/deeds of sale or any other conveyances in respect of the Developer's share for registration before the concerned Sub-Registrar / District Registrar having jurisdiction, and admit execution thereof;

For GVPR Engineers Ltd.
S. V. Lakshmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

1వ పుస్తకము 2025 లో నమోదు చేయబడినది (P67)

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 19

జాయింట్ సబ్ రిజిస్ట్రార్-II

Housiey.com

iii) To sign and verify, applications, petitions, affidavits, forms, etc., required to be submitted at the time of registration of such agreements/deeds of sale, lease and leave & license and any other conveyances in respect of the Developer's share;

iv) To hand over physical possession of the Developer's share to the concerned purchaser/s, lessee/s, licensee/s etc.;

v) For appointing contractors, civil engineers, architects, consultants, etc. as desired by the Developer; for development of the project, in accordance with the terms agreed herein.

vi) To appear for and represent before the concerned Development Authority, and Municipality, HMDA/GHMC/Gram Panchayat, TCPDCL and/ or other state/private power distribution/supply companies, Gram panchayat Water Supply and Sewerage Board and/or other state/private water supply/sewerage disposal entities, Department of Telecommunications and state/private telephone service providers, Police Department, Airport Authorities, Fire Force Authorities, Environmental Authorities, Pollution Control Board/s, Lift Inspectorate, Electrical Inspectorate, Security Services Providers and before all other government offices, semi government offices, private offices, statutory offices, bodies, firms, corporate, authorities and other entities in connection with the Project including (but not limited) to apply for any plans, licenses, approvals, sanctions, orders etc. (including modifications thereof, if any), from time to time, for or in connection with construction of the Project on the Schedule Property and for the said purposes, to sign and execute necessary plans, petitions, applications, forms, affidavits, declarations, undertakings and other deeds containing such covenants as may be required for securing the aforesaid and also apply for renewal thereof and pay necessary charges, levies and sums required thereof;

vii) To appear for and represent before revenue authorities, town planning authorities, and urban development authority in connection with any of the matters connected with the Schedule Property;

viii) To appoint, from time to time, professionals and to grant them necessary authority to appear and represent the Owners before any or all authority/ies set out in clauses hereinabove, including any other authority/ies of State and Central Governments, Airport authorities, Department of Telecommunication and such other statutory judicial, quasi-judicial authorities as may be deemed necessary by the Developer;

ix) To apply for and obtain the financial assistance and loans from banks and financial institutions by creating an encumbrance or security interest over the Developer's share in the Project;

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For GVPR Engineers Ltd.

S. V. Laxmi Devi

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

1519/25

P67

ఈ కాగితము యొక్క మొత్తము పుటల సంఖ్య 20

బాయింట్ సబ్ రిజిస్ట్రార్-II

x) To apply for and secure commencement certificates, occupation certificates, completion certificates and other certificates, permissions, sanctions, orders etc., in respect of the Project, from the concerned authorities;

xi) To deal with the assessment authorities and/or revenue departments/authorities in connection with all matters pertaining to the assessment of the Schedule Property;

xii) To institute, defend and prosecute, enforce or resist or continue any suit or other actions and proceedings, appeals in any Court or before any Tribunal, to execute warrant of Attorney, Vakalatnama and other Authorities, to act and to plead and to sign and verify plaints, written statements, petitions, and other pleadings and also to present any Memorandum of Appeal, to accept service of summons, notices, and other legal processes, to appoint and engage advocates, auditors, tax-practitioners and other agents etc., as attorneys think fit and proper and do all acts, deeds and things, that may be necessary or requisite in connection therewith; Provided that all such actions relate exclusively to the Schedule Property and its development thereof; and

xiii) And generally, to do all such acts, deeds, matters and things as may be necessary as the Developer shall think fit and proper, notwithstanding that no express power or authority in that behalf is hereinabove provided, provided however, the same shall be incidental to the powers conferred hereinabove.

b. The Power of Attorney so executed shall be irrevocable and cannot be revoked by the Landowner in whatsoever manner, except in cases of default in performance of Developer's part of obligations contemplated herein. The cost of such Power of Attorney including, but not limited to stamp duty and registration fee, shall be borne entirely by the Developer.

c. The Landowner hereby agrees that the Power of Attorney granted in terms hereof shall continue to be in full force and effect, and be fully valid until the Developer has/have fully conveyed all the Developer's share in favour of the Developer/nominee/s or in favor of the third parties as stated above.

17. Governing Law and Dispute Resolution

a. This Agreement shall be governed by the laws of India. The courts of Hyderabad District shall have exclusive jurisdiction in connection with any dispute arising under this Agreement between the Landowner and the Developer.

b. Any dispute, failing amicable resolution, shall be referred to and finally resolved by arbitration to be conducted in accordance with the Arbitration and Conciliation Act, 1996. The arbitration shall be conducted in English by a sole arbitrator who shall be mutually appointed by the Landowner and the Developer. The seat, venue and place of arbitration shall be Hyderabad, India. Any award made by the arbitrator shall be binding on the parties.

For GVPR Engineers Ltd.

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

For VASAVI REALTY PRIVATE LIMITED

Managing Director

1519/25

1వ పుస్తకము 2021 వ సంవత్సరపు (Pb7) వ సంఖ్య

దస్తావేజు యొక్క మొత్తము జాగీతముల సంఖ్య 36

ఈ జాగీతము యొక్క పరుసు సంఖ్య 21

జాయింట్ సబ్ రిజిస్ట్రార్-II

Housiey

SCHEDULE PROPERTY

All that land admeasuring,**11,906.4 Sq. Yards** or **Acres 2.46Cents**out of Acres 3-69 Cents, in Plot no.12, in Survey No. 41/14, situated at, Khanamet Village, Serilingampally Mandal, Rangareddy District, Telangana State and bounded as follows:

NORTH	:	60 ft wide road
SOUTH	:	Plot No. 11 in Sy no. 41/14 part
EAST	:	Neighbours Land (part of plot no. 12)
WEST	:	100 ft Wide Road

ANNEXURE –I-A

1.	Description of the Property	:	Proposed construction in Plot No.12, in Survey No. 41/14, situated at Khanamet Village, Serilingampally Mandal, Rangareddy District, Telangana State.
2.	Nature of Roof	:	R.C.C.
3.	Type of Structure	:	Framed Structure, 3 Cellars + Ground + 19 floors
4.	Total Extent of the Land	:	11,906.4 Square Yards
5.	Built-up Area	:	7,20,587 Square Feet
	Parking Area	:	2,38,540 Square Feet
	Club House	:	32,865 Square Feet
6.	Executants Estimate MV of Land	:	Rs.1,23,98,40,000 /-
7.	Executants Estimate MV of Amenities like Gym, Swimming Pool, Play area etc.	:	Rs. 20,00,000 /-
8.	Executants Estimate MV of Built up Area	:	Rs.100,77,02,500 /-

IN WITNESS WHEREOF the Party of FIRST PART/LANDOWNER and the Party of SECOND PART/DEVELOPER and Third Party / Confirming Party hereunto have set their hands to this Deed of Development cum General Power of Attorney with their free will & sound mind without coercion and undue influence on the date, month and year hereinabove first mentioned in the presence of the following witnesses:

For GVPR Engineers Ltd.

Authorised Signatory

LANDOWNER

For SAVYA REALTY LLP

Designated Partner

DEVELOPER

For VASAVI REALTY PRIVATE LIMITED

Managing Director

CONFIRMING PARTY

WITNESSES:

1.

2.

1519/25

1వ పుస్తకము 2025 వ సంవత్సరపు P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క పరుసు సంఖ్య 22

జాయింట్ సబ్ రిజిస్ట్రార్-II

Housiey.com

ANNEXURE A ~ PROJECT SPECIFICATIONS

SUPER STRUCTURE	
Super Structure/Walls	RCC shear wall-framed structure, resistant to wind and earthquake (Zone-2) as per IS code with Reinforced shear wall technology.
CEILING FINISHES	
Drawing, Dining, Living Bedrooms, Kitchen and Balcony	WPC/POP False ceiling in balconies and corridors, POP cornice for concealing service lines inside the flat.
WALL FINISHING	
Drawing, Dining, Living Bedrooms, Kitchen and Balcony	External:Textured/smooth finish & two coats of exterior emulsion paint of reputed brand (ASIAN/BERGER) Internal: Smooth putty finish with two coats of Premium Emulsion Paint of Reputed make(ASIAN/BERGER).
Dadooing	Toilets: good branded tile cladding tiles up to false ceiling Kitchen: good branded tile cladding tiles up to 5' height
FLOORING	
Drawing, Dining, Living Bedrooms, Kitchen, Balcony/ Bathrooms/ Utility	Drawing, Living & Dinning – Italian marble of reputed make (with epoxy joints). Master-Bedroom/Other Bedrooms (with wooden flooring of reputed brand)/Pooja/Home-Office/ Multi-purpose Room: Vitrified tiles of reputed brand. Dry Kitchen/Wet kitchen/Store: Vitrified tiles of reputed brand.

Housiey.com

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For SAVYA REALTY LLP

Designated Partner

For GVPR Engineers Ltd.

Authorised Signatory

1574/4

1వ పుస్తకము 2025 వ సం॥పు P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 31

ఈ కాగితము యొక్క వరుస సంఖ్య 23

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

	Utility/kitchen garden/all balconies/pwd room/ other bathrooms: Anti-skid vitrified tiles of reputed brand. Entrance foyer: Reputed Vitrified tiles as per Architect design Bathrooms/Utility: Reputed glazed vitrified tile upto lintel level Utility: Glazed ceramic tile dado up to 3 feet height. Corridors: Vitrified tiles with spacer joint Staircase: Natural stone / Granite Flooring
WINDOWS / GRILLS	
	All windows are of Aluminium frame of reputed make with toughened glass / premium UPVC glazed sliding / open-able shutters with EPDM gaskets, necessary hardware with M.S. Grill and provision for mosquito mesh shutter.
DOORS	
Main Doors	High-end engineered wood door frame & shutter with premium finish and hardware. Door height 8'. Architrave in door frame.
Internal Doors	High-end engineered wood door frame& shutter with premium finish and hardware. Door height 8'
Bathrooms / Utility Doors	Aluminium door frame of reputed profile section.
Balconies/French Doors	Powder coated aluminium frame of reputed make with toughened glass with fibre mesh, designed to withstand all wind pressure,

Housiey.com

For VASAVI REALTY PRIVATE LIMITED

Managing Director

For GVPR Engineers Ltd.

Authorised Signatory

For SAVYA REALTY LLP

Designated Partner

15/9/25

ఈ పుస్తకము 2025 సం సంఖ్య 867

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 24

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

	double glazed unit with toughened glass or equivalent glass upto slab level, with two track/three track sliding.
All Bath Rooms/Sanitary	a. Vanity type wash basin with Single lever basin mixer (Toto/Durant make). b. EWC with Flush Tank of the best brand. C. Single lever Bath and shower mixer. D. Provision for geysers in all bathrooms. e. All faucets are chrome plated of reputed brands.
Kitchen	Provision for fixing of water purifier, exhaust fan, chimney, refrigerator, dishwasher & washing machine in utility area with CP fittings.
Electrical	a. Concealed copper wiring of reputed make of Finolex / Havells or equivalent. Power outlet for Air Conditioners in all Bed rooms and Living. b. Power outlets for Geysers in all Bathrooms and Utility. c. Power outlets for chimney, Hob, refrigerator, microwave oven, mixer/grinder in kitchen. d. Washing machine Point in utility area. e. Three phase supply for each unit and individual Prepaid meters. f. Miniature circuit breakers (MCB) for each distribution board of reputed make. Modular Switches of reputed make.
Automation	Basic Home Automation

Housiey.com

For GVPR Engineers Ltd.
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1579/25

1వ పుస్తకము 2025 వ సం॥పు ..867..

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..36..

ఈ కాగితము యొక్క పరుస సంఖ్య..25..

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

EV charging	EV charging points for cars
TV/Telephone	Fiber to the Home with Wi-Fi, internet, DTG, telephone and intercom. Telephone & Internet: Drawing & Master Bed(With CAT6).
Water Proofing	Waterproofing shall be provided for all Bathrooms, balconies, utility area & roof terrace
Security	Intercom facility to all units connecting security. Comprehensive security system with cameras in appropriate locations.
Garbage Chutes	Provided in all floors
Entry Lounge	Entry lounge with interiors provided in the ground floor lobby.
Fire Safety	Fire Sprinkler System in all flats Fire Hydrant & Fire Sprinkler System in all corridors, basements & public address system
Power back up	100% DG backup with acoustic enclosure and AMF
LPG	Supply of LPG with piped gas system/gas banking.
Billing System	Automated billing system for Water, Power, Gas, & Maintenance.
Lifts	V3F drive high speed Lifts of Reputed make such as Schindler/Otis/Mitsubishi. Lift lobby cladding with vitrified tiles /granite.

Housiey.com

For GVPR Engineers Ltd.
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

1519/25

1వ పుస్తకము 2025... వ సంవత్సరం P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 26

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

WTP & STP	Water Softener Plant of adequate capacity will be provided to soften the all the domestic water. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & toilet flushing purpose
Parking	Suitable Electric Car charging provision at Basements as per requirement
Balcony	Glass railing for balconies
MEP consultants	Synergy Infra/ Design Tree or reputed brand

Disclaimer: The Specifications that are generic in nature should be finalized with specific makes of materials, equipment and systems during the design and detailing of the project with mutual agreement between the builder and society.

For GVPR Engineers Ltd.
S V Laxmi Devi
Authorised Signatory

For SAVYA REALTY LLP
Designated Partner

For VASAVI REALTY PRIVATE LIMITED
Managing Director

15719/25

1వ పుస్తకము 2021 వ సంవత్సరం P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 31

ఈ కాగితము యొక్క వరుస సంఖ్య 27

జాయింట్ సబ్ రిజిస్ట్రార్-II

Housiey.com

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT 1908

FINGER PRINT IN BLACK INK OF LEFT THUMB	PASSPORT SIZE PHOTOGRAPH	NAMES & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
		M/S. GVPR ENGINEERS LIMITED HAVING ITS REGISTERED OFFICE AT, PREMISES NO.8-2-293/82/A, PLOT NO.739-A, ROAD NO.37, JUBILEE HILLS, HYDERABAD REPRESENTED BY ITS AUTHORIZED SIGNATORY **MRS. S V LAKSHMI DEVI**, W/O. S GIRI PRASAD REDDY
		YERRAM VIJAY KUMAR S/O LATE SHANKARAIAH, R/O. VILLA NO.32, LUXURA GREENS, BOWENPALLY, SECUNDERABAD
		J. VENU GOPAL S/o. J. Nagaiah AGED ABOUT 49 YEARS R/o. 2-3-647/B/261, Amberpet, HYDERABAD, TELANGANA.
		G. Bhavani W/o. G. satya kumar R/o mothi Nagar Hyd.

For GVPR Engineers Ltd.

S. V Laxmi Devi

Authorised Signatory

LANDOWNER

For SAVYA REALTY LLP

Designated Partner

DEVELOPER

For VASAVI REALTY PRIVATE LIMITED

Managing Director

CONFIRMING PARTY

WITNESSES:

1.

2. G. Bhavani

1519/25

1వ పుస్తకము 2025 ... 6 (867)

దస్తావేజు యొక్క మొత్తము పాగితముల సంఖ్య 34

ఈ కాగితము యొక్క వరుస సంఖ్య 28

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

EXTRACT OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON MONDAY 03RD DAY OF FEBRUARY, 2025 AT 11.00 A.M. THE REGISTERED OFFICE OF THE COMPANY SITUATED AT # 8-2-293/82/A, PLOT NO. 739-A, ROAD NO. 37, JUBILEE HILLS, HYDERABAD

 # TO AUTHORISE SMT S.V. LAXMI DEVI, DIRECTOR, FOR ENTERING INTO DEVELOPMENT AGREEMENT

RESOVLED THAT Smt. S.V. Laxmi Devi, Director (DIN-05158751) of the company, whose signature is attested below, be and is hereby authorised to represent the company in connection with Development Agreement cum General Power of Attorney of company's open land admeasuring 2.46 out of 3.69 acres at Plot No.12, Sy. No. 41/14, Khanamet Village, Ranga Reddy District with M/s. **Savya Realty LLP**.

She is further authorized to do the following Acts on behalf of the company

1. To enter into the Development Agreement cum General Agreement for the above referred company's property and to ensure registration of such deed (s) before the concerned Sub-Registrar and to subscribe signature (s) as required
2. To appear for photograph, subscribe thumb impression and attend to all other incidental activities related to the registration of the above said documents on behalf of the Company.
3. To sign all the papers, affidavits, forms, applications, etc.,
4. To do all such acts, deeds and things which are connected or incidental to the registration of Development Agreement cum General Power Of Attorney of above referred of property.

Name	Specimen Signature
Smt. S.V. Laxmi Devi, Director	S.V. Laxmi Devi

RESOLVED FURTHER THAT the copy of the above said resolution duly certified and signed by Sri G. Siva Shankar Reddy, Whole Time Director (DIN- 01467359) or any one Director of the Company be issued for the purpose of filing before the concerned authorities.

// CERTIFIED TRUE COPY //

For GVPR ENGINEERS LIMITED

GVPR Engineers Limited Hyderabad

G. SIVA SHANKAR REDDY
Whole-Time Director
(DIN - 01467359)

1579/25

ఈ పేస్టులు 2025 వ సంవత్సరం P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 26

ఈ కాగితము యొక్క పరుగు సంఖ్య 29

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

SAVYA REALTY

Resolution for the Meeting held on 30th January 2025, Authorizing Mr. Vijay Kumar Yerram to Enter into a DAGPA Agreement with M/s GVPR Engineers Ltd.

RESOLVED THAT, the Partners of Savya Realty LLP (hereinafter referred to as the "First party") has considered the proposal for entering into a Development Agreement Cum General Power of Attorney (DAGPA) with M/s GVPR Engineers Ltd. (hereinafter referred to as the " Second Party ");

Whereas, the Firm has reviewed the terms and conditions of the proposed DAGPA agreement and has deemed it to be in the best interests of the Firm to proceed with the agreement;

RESOLVED FURTHER THAT, Authorization of Mr. Vijay Kumar Yerram [Designated Partner], is hereby authorized on behalf of the Firm to enter into and execute the Development and Growth Partnership Agreement (DAGPA) with M/s GVPR Engineers Limited. on such terms and conditions as he may deem appropriate, and to do all acts, deeds, and things necessary or incidental to the execution of the said agreement.

RESOLVED FURTHER THAT, Mr. Vijay Kumar Yerram is further authorized to sign, execute, deliver, and implement all necessary documents, agreements, and instruments required for the execution of the DAGPA agreement, and to carry out all actions required to effectuate the partnership and the Firm's objectives under the agreement.

This resolution shall be effective immediately upon its execution on 30th Day of January 2025.

//Certified True Copy//

For and on behalf of
Savya Realty LLP

Vijay Kumar Yerram
Designated Partner
Date: 30-01-2025

SAVYA REALTY LLP HYDERABAD

Sai Rajesh Muriki
Designated Partner
Date: 30-01-2025

1519/25

(P67)

ఇవి పుస్తకము 2025... వ సంవత్సరం.....

దస్తావేజు యొక్క మొత్తము పుటల సంఖ్య 36

ఈ కాగితము యొక్క పుటల సంఖ్య 30

బాయిలర్ పేపర్ అమ్మకందారు 11

THE SEAL OF THE DISTRICT REGISTRAR OF

Housiey.com

VASAVI
GROUP
A Legacy of Trust. Since 1994.

Resolution for the Meeting held on 30th January 2025, Authorizing Mr. Vijay Kumar Yerram to Cancel the DAGPA with M/s GVPR Engineers Limited.

"RESOLVED THAT" the Board of Directors of Vasavi Realty Private Limited hereby authorizes Mr. Vijay Kumar Yerram, (Managing Director), to act on behalf of the Company and take all necessary steps to initiate and complete the cancellation of the Development Agreement cum General Power of Attorney (DAGPA entered into between the Company and GVPR Engineers Ltd., in accordance with the terms and conditions stipulated therein.

"FURTHER RESOLVED THAT" the M/s. Vasavi Realty Private Limited will be the consenting party of the new DAGPA entered between the GVPR Engineers Ltd and Savya Realty LLP, and Mr. Yerram Vijay Kumar was Authorised to sign as a representative of the consenting party of the new DAGPA entered between the GVPR Engineers Ltd and Savya Realty LLP.

//CERTIFIED TO BE TRUE//

For and on behalf of

Vasavi Realty Private Limited

Vasavi Realty Pvt Ltd Hyderabad

YERRAM VANITHA
Director
Date: 30-01-2025

CHANDA SOWMYA
Director
Date: 30-01-2025

Housiey.com

Vasavi Realty Private Limited
(Formerly known as Shreemukh Builders Private Limited)

Registered Office
8-2-703/7/1, 4th Floor, Road No. 12,
Banjara Hills, Hyderabad - 500 034

Corporate Office
Vasavi Ananda Nilayam
Sy. No.9/4 & 49/13/B, Opp. L.B. Nagar Metro Station
L.B. Nagar, Hyderabad - 500 035

Tel. No. +91-40 6926 5920 | E-mail : info@thevasavigroup.com | Website : www.thevasavigroup.com

CIN: U45200TG2005PTC045262

1519/25

P67

ఈ పేజీలు 2025 వ సంవత్సరం

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్కవరుస సంఖ్య 31

జాయింట్ సబ్-రిజిస్ట్రార్-II

Housiey.com

GOVERNMENT OF TELANGANA
REVENUE DEPARTMENT

From
The District Collector,
Rangareddy District,
Spoorthy Bhavan,
Lakdikapool, Hyderabad.

To
The DC & Tahsildar,
Serilingampally Mandal,
Rangareddy District

Lr.No.LC1/5048/2021, Dated:16.12.2021

Sir,

Sub: Lands – Rangareddy District – Serilingampally Mandal – Khanamet Village – Sale of Government land parcels – conduct of e-Auction Phase-I for sale of the Government land parcels to an extent of Ac.14.91 cts of Khanamet Village, Serilingampally Mandal on 16.07.2021 – amounts remitted in the Government Head of Account by the H1 bidders towards sale proceeds – Request to execute Sale/ Conveyance Deed in favour of H1 bidders – Authorisation – Issued - Reg.

Ref:- 1. Notification dt:15.06.2021.
2. VC&MD, TSIIC, Lr.No.9621/TSIIC/Auction/Khanamet/PH-I/ 2021, dt:12.11.2021
3. This office Lr.No.LC1/5048/2021, dt:26.11.2021.
4. DC & Tahsildar, Serilingampally Mandal, Lr.No.B/386/2021, dt:13.12.2021.
5. RDO, Rajendranagar, Lr.No.D/945/2021, dt:15.12.2021.

-oOo-

I invite your attention to the references cited. Through the reference 2nd cited, the VC&MD, TSIIC has informed that, in the e-Auction conducted on 16.07.2021 for sale of Government land parcels to an extent of Ac.14.91 cts covering in (5) plots in Sy.No.41/14 of Khanamet Village, Serilingampally Mandal, Rangareddy District, the following firms/ companies have declared as H1 bidders for the extent and amount shown against each:

Sl. No.	H1 Bidders/ Purchasers	Plot No.	Extent in Acs.	Upset Price (Rs. In cr.)	Highest Bid Amt (Rs. In cr.)	Total Value of the land (Rs. In cr.)
1	Linkwell Tele Systems Pvt. Ltd.	4	3.15	25.00	48.60	153,09,00,000
2	Uptown Life Project Pvt. Ltd	6	3.15	25.00	43.60	137,34,00,000
3	GVPR Engineers Ltd.,	12	3.69	25.00	50.40	185,97,60,000
4	Manjeera Constructions Ltd	14	2.92	25.00	55.00	160,60,00,000
5	Linkwell Tele Systems Pvt. Ltd	17	2.00	25.00	46.20	92,40,00,000

Further stated that, out of (5) plots, confirmation letters have been issued to the H1 bidders of (4) plots i.e. Plot Nos.4 & 12 & 14 and [illegible]

has issued directions not to finalise the auction bids Pending furthers orders, there shall be status-quo with regard to the nature of the land Hence, the confirmation letters were not issued to the H1 bidder of Plot No.17, the last date for payment of final instalment was 25.10.2021.

1579/25

Further, out of (4) H1 bidders, the purchasers/H1 bidder of Plot Nos.6 & 12 have remitted total sale proceeds as per the payment schedule. The remaining (2) purchaser/H1 bidder of Plot Nos.4 & 14 have opted for payment with interest as per the facility provided.

The details of the H1 bidders who have deposited the total amount of sale proceeds in the Government Head of Account through challans as per the payment schedule are as follows:

Name of the H1 bidder	Plot No.	Extent Acs-Gts	Total value of the land (in Cr.)	EMD Paid in Crs.	Amount deposited in 1st instalment (in Rs)	Amount deposited in 2nd instalment (in Rs.)	Amount deposited in 3rd instalment (in Rs.)	Total amount remitted including EMD (in Rs.)
M/s. Uptown Life Projects Pvt. Ltd..	6	3.15	137,34,00,000/- @ Rs.43.60 per acre	5.00	Rs.45,32,22,000/- Ch.No.6101186661, dt:19.07.2021	Rs.45,32,22,000/- Ch.No.6101873332, dt:19.07.2021	Rs.41,69,56,000/- h.No.6102275834 dt:25.10.2021	137,34,00,000/-
M/s. GVPR Engineers Ltd..	12	3.69	185,97,60,000/- @ Rs.50.40 per acre	5.00	Rs.61,37,20,000/- Ch.No.6101193071, dt:20.07.2021	Rs.61,37,20,000/- Ch.No.6101888217, dt:19.09.2021	Rs.58,23,20,000/- Ch.No.6102264585 Dt:21.10.2021	185,97,60,000/-

Further requested to take necessary action to execute the registered sale/ conveyance deed for the extent auctioned in name of the H1 bidders of Plot Nos.6 & 12 only duly showing/ demarcating the boundaries of their respective plots on the spot as per the layout, so that there may not be any boundary dispute in future and furnish a copy of the sale/ conveyance deed. Further informed that as per the terms & condition, the registration and other charges to be borne by the H1 bidder.

Further through the reference 5th cited, the RDO, Rajendranagar Division has submitted the location sketch along with Geo-coordinates related to Plot Nos.6 & 12 of Khanamet (V), Serilingampally (M) and requested further instructions in the matter.

Therefore, in view of the above, the DC & Tahsildar, Serilingampally Mandal is hereby authorised to take necessary action for execution of registered sale/ conveyance deed subject to payment of necessary stamp duty and registration charges by the H1 bidder as per the terms & conditions for the extent

layout, so that there may not be any boundary dispute in future and furnish a copy of the sale/ conveyance deed. (Draft conveyance deeds are enclosed herewith).

Yours faithfully,
Sd/-
District Collector
Rangareddy District

// F.B.O. //

Superintendent, LC Section (I/c)
Collectorate, Rangareddy District.

Copy to

1. M/s.Uptown Life Projects Pvt. Ltd., H.No.8-2-293/82/A/480-A, Plot No.480-A, Road No22, Jubilee Hills, Hyderabad-500033.
2. M/s.GVPR Engineers Ltd., H.No.8-2-293/82/A/480-A, Plot No.739-A, Road No.37, Jubilees Hills, Hyderabad - 500033.
3. The Zonal Manager, TSIIC, Cyberabad, Hyderabad.
4. The Revenue Divisional Officer, Rajendranagar Division, Rangareddy District.

Copy submitted to the VC&MD, TSIIC, Parisrama Bhavanam, 6th Floor, Basheerbagh, Hyderabad-500004.

Housesy.com

1514/25

1వ పుస్తకము 2025 వ సంఖ్య ..... (P67)

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య..... 36

ఈ కాగితము యొక్క వరుస సంఖ్య..... 33

జాయింట్ సబ్-రిజిస్ట్రార్ II

Housiey.com

OFFICE OF THE GREATER HYDERABAD MUNICIPAL CORPORATION

TG-bPASS

BUILDING PERMIT ORDER

To,

Sri/Smt. 1. M/s,GVPR ENGINEERS LIMITED W/o,SRI GIRI PRASAD REDDY
Represented By: S V LAKSHMI DEVI AND Ms. VASAVI REALITY PRIVATE LIMITED REPRESENTED BY ITS MANAGING DIRECTOR SRI YERRAM VIJAY KUMAR
Address: VASAVI CORPORATE, 4TH FLOOR ROAD NO 12 BANJARA HILLS, HYDERABAD
Pin Code : 500034
Telangana.

FILE No.	:	007382/GHMC/3487/SLP1/2024-BP
PERMIT No.	:	4235/GHMC/SLP/2025-BP
DATE	:	06 January, 2025

Sir / Madam,

Sub: Greater Hyderabad Municipal Corporation - Construction of Residential consisting of 3 Cellars + 1 Ground + 19 upper floors, to an extent of 9932.81, situated at KHANAMET AND IZZATH NAGAR Locality, SERILINGAMPALLY Mandal, Rangareddy District Issued - Reg.

Ref: 1. Your Application dated: 06 July, 2024
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

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

A	**APPLICANT AND LICENSED PERSONNEL DETAILS:**			
1	Name of Applicant	1. M/s,GVPR ENGINEERS LIMITED W/o,SRI GIRI PRASAD REDDY		
2	Represented By	S V LAKSHMI DEVI AND Ms. VASAVI REALITY PRIVATE LIMITED REPRESENTED BY ITS MANAGING DIRECTOR SRI YERRAM VIJAY KUMAR		
3	Developer / Builder	Ms VASAVI ESTATES Rep by SRI YERRAM VIJAY KUMAR	Lic.No.	BL/2063/2012
4	Licensed Technical Person/Architect	Mrs MALYALA POOJA GUPTA	Lic.No.	CA/2019/111897
5	Structural Engineer	SRI ZAKI AHMED	Lic.No.	47/Strl.Engineer/TPS
6	Others	NA		

B	**SITE DETAILS**	
1	T.S. No./Survey No./Gramkhantam/Abadi	41/14
2	HouseNo/Door No/Pr.No	PLOT NO 12
3	PlotNo.	12 P
4	Approved Layout No. / LRS Proceeding No./Sub division No	-
5	Street / Road	KHANAMET VILLAGE, SERLINGAMPALLY
6	Locality Name	KHANAMET AND IZZATH NAGAR
7	Village Name	KHANAMET
8	Town/City	NA
C	**DETAILS OF PERMISSION SANCTIONED**	
1	Plot Area (Sq. Mtrs)	9946.01
2	Roadaffectedarea(Sq. Mtrs)	0.0
3	Nala affectedarea(Sq. Mtrs)	0.0
4	Net Plot Area (Sq. Mtrs)	9932.81

Building Name - BLDG (YERRAM VIJAY KUMAR)

5	Floors	Ground		Upper floors		Parking floors				
	Use	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)	Level	No.	No. of Stack	Stack Area	Area (Sq.Mt.)
a	Residential	0	0.00	19	62,082.00	Cellar	3	-	-	22160.84
b	Commercial	1	3,052.85	0	0.00	Stilt	0	-	-	0
c	Others	0	0.00	0	0.00	U.Floors	0	-	-	0

d	No of floors	3 Cellars + 1 Ground + 19 upper floors			
e	Height of the Building	67.7			
d	Set backs (m)	Front	Rear	Side I	Side II
		17	17	17	17.01
7	Tot Lot	994.94			
8	Height(M)	67.70			
9	No.of Rain Water Harvesting Pits	1			
10	No. of Trees	NA			
11	Total Parking Area	22160.84			

D	**OTHER DETAILS :**						
1	Contractor's all Risk Policy No.	431190/44/2025/1021	Date	12 December, 2024	Valid Upto	11 December, 2030	
2	Notarised Affidavit No.	21138/2024	Date	07 December, 2024	Area (m2)	6,908.78	
3	Enter Sr. No. in prohibitory Property Watch Register		0		Date	07 December, 2024	
4	Floor handed over	First Floor , Second Floor, Third Floor	S.R.O.	Rang Reddy RO			

E	**DETAILS OF FEES PAID (RS.) TOTAL :**				
1	Processing Fee	10,000.00	2	Development Charges (built Up Area)	8,141,875.00

3	City/town Level Infrastructure Impact Fee	29,405,245.00	4	Shelter Fee Charges	1,491,900.00
5	Rain Water Harvesting Charges (deposit)	521,080.00	6	1% Labour Cess	9,804,985.00
7	Vacant Land Tax	2,411,510.00	8	Enviromment Impact Fees	2,929,230.00
9	B.c. & E.b.c. On Site Area	1,243,251.00	10	Sub Division Charges	149,190.00
11	Building Permit Fees : Proposed Compound Wall	7,981.00	12	B.c. & E.b.c. On Built Up Area	9,989,225.00
13	Building Permit Fees : Advertisment & Postage Charges	5,000.00	14	Development Charges : Open Area Excluding Coverage	1,243,251.00
15	Proportionate Layout Charges	1,243,251.00	16	Building Permit Fees : Proposed Covered Builtup Area	6,666,150.00
17	TGbPASS Charges	50,000.00	18	Special Development charges for CRMP	7,011,120.00
19	Special Development Charges (RoW)	21,033,360.00			
					TOTAL: 103,357,604.00

F	**Construction to be Commenced Before**	06 July, 2025
G	**Construction to be Completed Before**	06 January, 2030

The Building permission is sanctioned subject to following conditions:

The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If construction is not commenced within 6 months, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 455 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2016.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.

15/7/25

P67

1వ పుస్తకము 2025... వ సంఖ్య..... 36

డిస్ట్రిబ్యూషన్ యొక్క మొత్తము కాగితముల సంఖ్య..... 34

ఈ కాగితము యొక్క వరుస సంఖ్య.....

జాయింట్ సబ్-రిజిస్ట్రార్-II

THE SEAL OF THE DISTRICT REGISTRAR OF RANGAREDDY DIST. GOVT. OF TELANGANA

31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).

32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),

a) The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.

b) The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.

c) The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.

d) The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.

i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.

ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.

iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.

iv. Insurance Policy for the completed building for a minimum period of three years.

33. Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting Installation as stipulated in National Building Code of India, 2016 .

34. Occupancy FIRE NOC Shall be Obtained from Director (EV&DM) before issue of Occupancy Certificate.

35. In respect of All Non Residential Buildings and Residential Building in plot of 500 Sq.mts / 600 Sq.Yds and above, the Applicant shall comply with the provision of Telangana State Cool Roof Policy 2023-2028 and the same is mandatory for issuance of Occupancy Certificate(OC).

36. A dual piping system is a type of plumbing system where two separate sets of pipes are installed to distribute water in a building. One set of pipes carries potable or drinking water, while the other set of pipes carries non-potable or reclaimed water. The potable water pipes are connected to the main water supply and distribute water for drinking, cooking, and bathing. The non-potable or reclaimed water pipes carry water that has been treated and recycled from sources like rainwater, greywater from sinks and showers, or treated wastewater.

37. Parking places in buildings shall be provided with Electric Vehicle Charging Infrastructure as per Central Electricity Authority (CEA) Technical Requirements for Connection of Distributed Generation Sources, CEA Measures of Safety Regulations, 2010 and Ministry of Power Consolidated Guidelines and Standards for EV Charging Infrastructure, as amended from time to time".

38. For Constructions over 10,000 Sq.mt and above and in case of Group Housing Buildings where there are 100 units and above, the plumbing arrangement shall be made in a way that the potable water shall be used for drinking, cooking and bathing only and for rest of the uses, provision for dual piping system shall be made.

39. New building constructions shall have to properly demarcate sections within buildings and on rooftops for housing Broadband/digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always on services. Further, Computer Telephony Integration (CTI) of a building shall include the common duct to access the common space used as telecomn room inside the building.

40. Occupancy Certificate to a building shall be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking is given by the Architect or Engineer certifying that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI.

General Conditions:

1. The owner / developer of the site shall ensure that the C&D Waste generated id transferred only to the designated C&D Waste Collection point Circle 21 CHANDA NAGAR/ Hafeezpet Flyover of the proposed site duly paying the requisite fee to the agency at the transfer as per the quantity arrived.

Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.

2. The GHMC reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact.

3. The Builder/Developer shall register the project in the RERA website for the plots above 500 Sq.Mtrs or more than 8 Dwelling units.

Proceeding Conditions

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction
3. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
4. If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
5. Sanctioned Plan shall be followed strictly while making the construction.
6. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
7. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
8. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.

9. Occupancy Certificate is compulsory before occupying any building.
10. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
11. Prior Approval should be obtained separately for any modification in the construction.
12. Tree Plantation shall be done along the periphery and also in front of the premises.
13. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
14. Rain Water Harvesting Structure (percolation pit) shall be constructed.
15. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
16. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
17. Strip of greenery on periphery of the site shall be maintained as per rules.
18. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
19. The GHMC reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
20. The Builder/Developer shall register the project in the RERA website for the plots above 500 SQ.Mtrs or more than 8 Dwelling units.

Additional Conditions

1. To follow conditions stipulated in NOC from Fire Services Dept., and AAI
2. The applicant has to follow Services, Utilities, Strom Water Disposal, Sewerage, Rain Water Harvesting Pits, and Garbage Disposal etc., as per the plans submitted to GHMC
3. The owner/developer of the site shall ensure that the C & D Waste generated is transferred only to the designated C & D Waste Collection point located in respective GHMC circle of the proposed site duly paying the requisite fee to the agency at the transfer as per the quantity arrived as per circular instructions vide No.E-337944/TPS/HO/GHMC/2023/1235, dt:20.10.2023
4. Sufficient size of the storm water drain to be provided to accommodate catchment inflows at the site and it should be connected to nearest storm water drain and to join nearest water body
5. The suitable drainage section may be provided to drain out the run-off received from uplands at applicant site to nearest drain.

1579/25
P67
36
35

Name : Addl. CCP (HO SLZ)
Date: 06/01/2025 6:53:05 PM
Designation : City Planner
జాయింట్ సబ్-రిజిస్ట్రార్-II

THE SEAL OF THE DISTRICT REGISTRAR OF

For Commissioner

GREATER HYDERABAD MUNICIPAL CORPORATION

Copy To :-
1. The Manager Director, HMWS&SB.
2. The Director, T.S. TRANSCO, Hyderabad.
3. The Director General, Stamps and Registration Department, Hyderabad.
4. The Director General, Telangana State Disaster Response and Fire Services, Hyderabad.
5. The Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel/Structural Engineer/Builder.

NOTE: This is computer generated letter, doesn't require any manual signatures.

Housiey.com

Government of India
S V Laxmi Devi
DOB: 09/03/1973
FEMALE
3427 8664 3117
VID : 9159 8002 1560 0637
నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India
Address:
W/O Samireddy Giri Prasad, 8-2-293/82/a/473-1, Road Number - 87, Jubilee Hills, Greater Hyderabad(m.corp), Hyderabad, Telangana - 500033
3427 8664 3117

Government of India
Yeram Vijay Kumar
DOB: 1/12/1964
MALE
9186 4375 9822
నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India
Address:
S/O Yeram Shankaraiah, Villa No 321, Jura greens, -, opp Kendriya Vidhyalaya, New Bowenpally, Trimulgiri, Hyderabad, Telangana - 500011
9186 4375 9822
1947
help@uidai.gov.in
www.uidai.gov.in

Government of India
Juloori Venugopal
DOB: 19/10/1974
MALE
9829 8034 5685
VID : 9105 2692 6986 8157
నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India
Address:
S/O: Juloori Nagaiah, 2-3-647/B/261, New Prem Nagar, Amberpet, Near Police Line, Amberpet, Hyderabad, Telangana - 500013
9829 8034 5685
VID : 9105 2692 6986 8157

Gummadi Bhavani
DOB: 11/03/1968
FEMALE
Issue Date : 01/06/2011
5804 5526 4273
VID : 9126 2306 2277 3708
నా ఆధార్, నా గుర్తింపు

Unique Identification Authority of India
Address:
W/O Gummadi Satya Kumar, 13-1-105/2/9 Flat No-S-3 Plot No-22 victory enclave, Mothi Nagar, Mothi Nagar, Hyderabad, Rangareddi, Andhra Pradesh - 500018
Download Date : 31/05/2022
5804 5526 4273
VID : 9126 2306 2277 3708
1947
help@uidai.gov.in
www.uidai.gov.in

1579/25

1వ పుస్తకము 2025 వ సంపు P67

దస్తావేజు యొక్క మొత్తము కాగితముల సంఖ్య 36

ఈ కాగితము యొక్క వరుస సంఖ్య 36

జాయింట్ సబ్ రిజిస్ట్రార్-II

/PERMANENT ACCOUNT NUMBER
AAACG7614F

NAME
G V P R ENGINEERS LIMITED

/DATE OF INCORPORATION/FORMATION
06-12-1998

Chief Commissioner of Income-tax, Andhra Pradesh

THE SEAL OF THE DISTRICT REGISTRAR OF GOVT. OF TELANGANA

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFHFS1999C
नाम / Name
SAVYA REALTY LLP
Date of Incorporation/Formation
24/04/2024

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAICS9190C
नाम / Name
VASAVI REALTY PRIVATE LIMITED
Date of Incorporation/Formation
04/02/2005

Online Challan Proforma **[SRO copy]**

Challan No: **764KQZ290125**

Bank Code : **SBIN**	**Payment : NEFT/RTGS**
Remitter Details	
Name	SAVYA REALTY LLP
PAN Card No	AFHFS1999C
Aadhar Card No	
Mobile Number	*******874
Address	HYDERABAD
Executant Details	
Name	GVPR ENGINEERS LIMITED
Address	HYDERABAD
Claimant Details	
Name	SAVYA REALTY LLP
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	12398400
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	12499450
Total in Words	One Crore Twenty Four Lakh Ninety Nine Thousand Four Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	29-01-2025
Transaction Id	**4985813204446**
Stamp & Signature	

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

Online Challan Proforma **[Citizen copy]**

Challan No: **764KQZ290125**

Bank Code : **SBIN**	**Payment : NEFT/RTGS**
Remitter Details	
Name	SAVYA REALTY LLP
PAN Card No	AFHFS1999C
Aadhar Card No	
Mobile Number	*******874
Address	HYDERABAD
Executant Details	
Name	GVPR ENGINEERS LIMITED
Address	HYDERABAD
Claimant Details	
Name	SAVYA REALTY LLP
Address	HYDERABAD
Document Nature	
Nature of Document	Development Agreement Cum GPA
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	12398400
Transfer Duty	0
Registration Fee	100000
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	12499450
Total in Words	One Crore Twenty Four Lakh Ninety Nine Thousand Four Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	29-01-2025
Transaction Id	**4985813204446**
Stamp & Signature	

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

Housiey.com

Online Challan Proforma **[SRO copy]**

Challan No: **NR372E60290125**

ank Code : **SBIN**	**Payment : NEFT/RTGS**
Remitter Details	
lame	SAVYA REALTY LLP
AN Card No	AFHFS1999C
adhar Card No	
lobile Number	*******874
ddress	HYDERABAD
Details of Amount Remitted	
Vhom Name	GVPR ENGINEERS LIMITED
Vhom Address	HYDERABAD
Vhom Aadharno	
Vhom Mobileno	8099932874
Vhom desc.	Other Payment
tamp Duty Type	Non Registration
eficit Stamp Duty	0
enalty	0
ransfer Duty	0
egistration Fees	10000
ser charges	0
urchase of Stamps	0
thers	0
OTAL	10000
otal in Words	Ten Thousand Rupees Only
ate(DD-MM-YYYY)	29-01-2025
ransaction Id	**5714863945937**
tamp & Signature	

te: Scan the QR code to verify the challan details and go through refund licy.

Online Challan Proforma **[Citizen copy]**

Challan No: **NR372E60290125**

Bank Code : **SBIN**	**Payment : NEFT/RTGS**
Remitter Details	
Name	SAVYA REALTY LLP
PAN Card No	AFHFS1999C
Aadhar Card No	
Mobile Number	*******874
Address	HYDERABAD
Details of Amount Remitted	
Whom Name	GVPR ENGINEERS LIMITED
Whom Address	HYDERABAD
Whom Aadharno	
Whom Mobileno	8099932874
Whom desc.	Other Payment
Stamp Duty Type	Non Registration
Deficit Stamp Duty	0
Penalty	0
Transfer Duty	0
Registration Fees	10000
User charges	0
Purchase of Stamps	0
Others	0
TOTAL	10000
Total in Words	Ten Thousand Rupees Only
Date(DD-MM-YYYY)	29-01-2025
Transaction Id	**5714863945937**
Stamp & Signature	

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

HousiE.com

Housiey.com