

1271/2020

1229/2020



తెలంగాణ తెలంగాణA TELANGANA

Sl. No: 193 Date: 17-01-2020

Sold to: MADHUSUDAN RAO AKKIREDDY

S/o: LATE A. RAJAIAH

For Whom: URBANRISE LIFESTYLES Pvt Ltd

P. Maheswara

V 043405

P. MAHESWARA

LICENCED STAMP VENDOR,  
L.No:15-23-027/2011, RL.No.15-23-064/2020  
H.No. 5-13/B, Maruthi Nagar, Moosapet,  
Medchal-Malakgiri Dist-18 Cell: 9640343749

## SALE DEED

This Sale Deed ("Deed") is made and executed at Hyderabad on this the 20<sup>th</sup> day of January, 2020:

BY:

M/s. Prasad and Company (Project Works) Limited, a company incorporated and registered under the companies Act, 1956 having its registered office Snehalatha Complex, Green Lands Road, Begumpet, Hyderabad,(PAN:AABCP2299L) represented by its authorised signatory Mr. A. Saibaba S/o A. Sri Rama Raju, aged about 58 years, Occupation Executive Director, resident of Plot No. 208, Road No. 24, Jubilee Hills, Hyderabad, Telangana, in terms of Board Resolution dated 05/12/2019 (hereinafter referred to as the "Vendor" which expression shall, unless it be repugnant to the meaning or context thereof,

(VENDOR)

Mr. A Saibaba.

For and on behalf of M/s. Prasad and Company (Project Works) Limited

(AGREEMENT / CONSENTING PARTY)

Mr. Sivakumar Kodali

For and on behalf of M/s. Urbanrise Housing LLP

(VENDEE)

Mr. Madhusudan Rao

Akkireddy

For and on behalf of M/s. Urbanrise Lifestyles Private Limited

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2373750/- paid between the hours of 3 and on the 20th day of JAN, 2020 by Sri A Saibaba

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			MADHUSUDHAN RAO AKKIREDDY (AUTHORISED SIGNATORY) S/O. LATE A RAJAIH PLOT NO.85 KARTHIKNAGAR, MARATHAHALLI KR PURAM BANGALORE.	
2	EX			SIVAKUMAR KODALI (AUTHORISED SIGNATORY) S/O. K VEERABHADRA RAO PLOT NO.68 & 9 JUBILEEHILLS HYD.	
3	EX			A SAIBABA (AUTHORISED SIGNATORY) S/O. A SRI RAMA RAJU PLOT NO.208 ROAD NO.24, JUBILEEHILLS HYD.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M KRISHNA HYD	
2			R RAVIKUMAR HYD	

20th day of January, 2020

Signature of Sub Registrar  
Quthbullapur

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8537 Name: Racherla Ravi Kumar	S/O Late Racherla Buchaiah, Hyderabad, Hyderabad, Andhra Pradesh, 500024	
2	Aadhaar No: XXXXXXXX0356 Name: Muddundi Krishna	S/O Muddundi Meera Saheb Late, Visakhapatnam, Visakhapatnam, Andhra Pradesh, 530007	

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be deemed to mean and include its successors-in-interest, liquidators, nominees and assigns) of the **FIRST PART**;

AND

**URBANRISE HOUSING LLP**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its corporate office at Plot No. 68 & 69, 1<sup>st</sup> Floor, Jubilee Heights, Jubilee Enclave, Madhapur, Hyderabad -500081,(PAN:AAFFU3202M) represented by its authorised signatory Mr. Sivakumar Kodali S/o Mr. K Veerabhadra Rao, aged about 45 years, Occupation, V.P. Operations, in terms of Resolution dated 18/01/2020 (hereinafter referred, to as the "**Agreement Holder / Consenting Party**"), which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-interest, liquidators, nominees and assigns) of the **SECOND PART**;

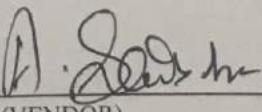
IN FAVOUR OF

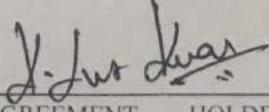
**URBANRISE LIFESTYLES PRIVATE LIMITED**, a company incorporated and registered under the companies Act, 1956 having its registered office at No.85,Karthik Nagar, Marathahalli- K.R. Puram outer ring road, Bangalore, and office at Plot No. 68 & 69, 1<sup>st</sup> Floor, Jubilee Heights, Jubilee Enclave, Madhapur, Hyderabad - 500081,(PAN:AAHCA0683M) represented by its authorised signatory Mr. Madhusudhan Rao Akkireddy, S/o Late. Mr. A. Rajiah, aged about 50 years, Occupation V.P Purchase and Contracts, in terms of Board Resolution dated 18.01.2020 (hereinafter referred, to as the "**Vendee**"), which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include its successors-in-interest, liquidators, nominees and assigns) of the **THRID PART**.

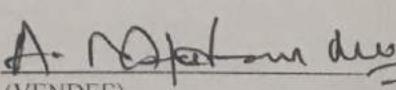
*(The Vendor, Agreement Holder / Consenting Party and the Vendee shall hereinafter be collectively referred to as the "**Parties**".)*

WHEREAS:

A. The Vendor is the absolute owner and possessor having lawful right, title and interest over the agricultural dry land admeasuring Acres 9-20 Guntas comprising in Survey Numbers 488/B part (488/C as per revenue records) and 489 part, situated at Bachupally Village, Bachupally Mandal (new), Quthbullapur Mandal (old), Medchal-Malkajgiri District (new), Ranga Reddy District (old), Telangana (more fully described in the Schedule and hereinafter referred to as the "**Schedule Property**") having

  
(VENDOR)  
Mr. A Saibaba.  
For and on behalf of M/s. Prasad and Company (Project Works) Limited

  
(AGREEMENT HOLDER / CONSENTING PARTY)  
Mr. Sivakumar Kodali  
For and on behalf of M/s. Urbanrise Housing LLP

  
(VENDEE)  
Mr. Madhusudhan Rao Akkireddy  
For and on behalf of M/s. Urbanrise Lifestyles Private Limited

E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details		Address:			Photo	
3	Aadhaar No: XXXXXXXX9607 Name: Alluri Sai Baba		S/O Alluri Sri Rama Raju Late, Jubilee Hills, Hyderabad, Andhra Pradesh, 500033				
4	Aadhaar No: XXXXXXXX8992 Name: Kodali Siva Kumar		S/O Kodali Veerabhadra Rao, Ameerpet, Hyderabad, Telangana, 500038				
5	Aadhaar No: XXXXXXXX2404 Name: Madhusudhan Rao Akkireddy		S/O Late Rajaiah, Bangalore North, Bengaluru, Karnataka, 560037				

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/Pay Order	Total
Stamp Duty	100	0	18990000	0	0	0	18990100
Transfer Duty	NA	0	7121250	0	0	0	7121250
Reg. Fee	NA	0	2373750	0	0	0	2373750
User Charges	NA	0	200	0	0	0	200
<b>Total</b>	<b>100</b>	<b>0</b>	<b>28485200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28485300</b>

Rs. 26111250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2373750/- towards Registration Fees on the chargeable value of Rs. 47475000/- was paid by the party through E-Challan/BC/Pay Order No ,101VW9180120 dated ,18-JAN-20 of ,SBIN/

Bk - 1, CS No 1271/2020 & Doc No 1229/2020. Sheet 2 of 12  
Sub Registrar  
Quthbullapur

#### Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 28485200/-, DATE: 18-JAN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2890662908703, PAYMENT MODE: NEFT/RTGS-1000200, ATRN:2890662908703, REMITTER NAME: K SIVA KUMAR, EXECUTANT NAME: A SAIBABA, CLAIMANT NAME: URBANRISE LIFE SPACES PVT LTD)

Date:  
20th day of January, 2020

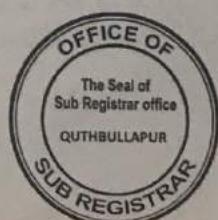
Signature of Registering Officer  
Quthbullapur

#### Certificate of Registration

Registered as document no. 1229 of 2020 of Book-1 and assigned the identification number 1 - 1521 - 1229 - 2020 for Scanning on 20-JAN-20 .

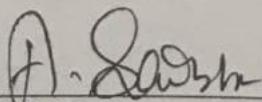
Registering Officer  
Quthbullapur  
(V.Jyothi)

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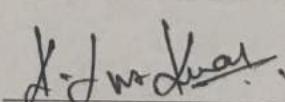


acquired the same as follows: (a) Acres 3-30 Guntas in Survey Number 489 under the registered sale deed dated August 23, 1996 bearing document number 5173 of 1996 (b) Acres 3-30 Guntas comprising in Survey Numbers 489 part and 488/B part dated September 4, 1996 bearing document number 5406 of 1996 and (c) Acres 2-00 Guntas in Survey Number 488/B part dated September 7, 1996 bearing document number 5548 of 1996 from Mr. P Rama Krishna Prasad S/o P Venkateswara Rao represented by his General Power of Attorney holder Mr. P Trivikrama Prasad S/o P Venkateswara Rao and all the said sale deeds were registered in the office of the Sub-Registrar, Medchal. Further, Mr. P Rama Krishna Prasad S/o P Venkateswara Rao has acquired the said Schedule Property under registered sale deed dated March 25, 1966 bearing document number 163 of 1966 and the said sale deed was registered in the office of District Registrar, Hyderabad. The Vendor further states that, upon the acquisition of the Schedule Property, the Vendor has applied for mutation/incorporation of its name in the revenue records. Accordingly, Mutation Proceedings dated May 2, 1998 bearing number A/5249/97 was issued by the Mandal Revenue Officer, Quthbullapur Mandal. However, the Mandal Revenue Officer, Quthbullapur, has allotted the Survey Number 488/C instead of 488/B to the Vendor and accordingly, the Pahanies and Form 1B Register was issued reflecting the survey number as 488/C in the name of the Vendor. Further, it is hereby clarified that, the survey number 488/B (*now changed in revenue records as 488/C*) and 488/C is one and the same and from the date of acquisition, the Vendor has been and is the sole and absolute owner and peaceful physical possessor of the Schedule Property.

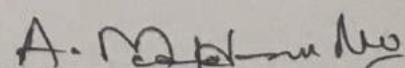
- B. The Vendor, further represents and warrants to the Vendee that the (a) Vendor is the sole, absolute and lawful owner of the Schedule Property, (b) Schedule Property is free of all encumbrances, clogs, liens, charges, mortgages, attachments of any nature, whatsoever, (c) property taxes and all other outgoings in respect of the Schedule Property have been paid up to date, (d) the Vendor is fully entitled and empowered to sell, transfer or otherwise deal with the Schedule Property, and (e) the Vendor will fulfill all the requirements, leaving behind no impediment in law, for the absolute conveyance of the Schedule Property in favour of the Vendee.
- C. Relying upon the representations and warranties made by the Vendor, the Agreement Holder / Consenting Party has agreed to purchase the Schedule Property for valuable sale consideration and subsequently has entered into a registered Agreement of Sale (without possession) on August 1, 2018 vide registered document number 24692 of 2018 by paying the advance sale consideration of Rs. 4,29,75,000/- (Rupees Four Crores Twenty Nine Lakhs and Seventy Five Thousand Only) and the said Agreement of Sale has been registered in the office of Sub-Registrar, Quthbullapur. Further, the Agreement Holder / Consenting Party has paid an additional advance amount of Rs.

  
(VENDOR)

Mr. A Saibaba  
For and on behalf of M/s. Prasad  
and Company (Project Works)  
Limited

  
(AGREEMENT HOLDER /  
CONSENTING PARTY)

Mr. Sivakumar Kodali  
For and on behalf of M/s. Urbanrise  
Housing LLP

  
(VENDEE)

Mr. Madhusudan Rao  
Akkireddy  
For and on behalf of M/s.  
Urbanrise Lifestyles Private  
Limited

Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 3 of 12 Sub Registrar  
Quthbulapur

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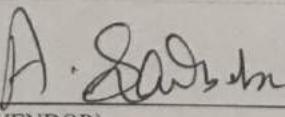
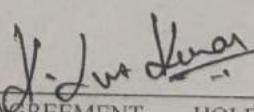
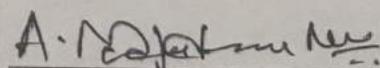


5,00,00,000/- (Rupees Five Crores Only) by way of DD No. 974154 dated 20.09.2018 drawn on Kotak Mahindra Bank to the Vendor. Due to unforeseen conditions, the Agreement Holder / Consenting Party is unable to proceed with the absolute sale deed, hence approached / requested the Vendee to purchase the Schedule Property and agreed to relinquish their interest over the Schedule Property. Subsequently the Vendee has agreed to refund the advance amount to the Agreement Holder / Consenting Party as detailed hereinbelow. Further, the Agreement Holder / Consenting Party has joined in this Deed to effectuate the sale transaction in favour of the Vendee towards abundant caution.

- D. Subsequently, the Vendor has converted the Schedule Property from Agricultural to Non-Agricultural usage by obtaining conversion Proceedings dated December 21, 2019 bearing number L/10/2019 issued by the Revenue Divisional Officer, Malkajgiri Division, Medchal-Malkajgiri District.
- E. Relying upon the representations and warranties made by the Vendor and the Agreement Holder / Consenting Party, the Vendee has agreed to purchase the Schedule Property under this Deed.
- F. Now therefore in pursuance of the foregoing, the Vendor and the Agreement Holder / Consenting Party are executing this Deed in favour of Vendee.

**HENCE THIS DEED OF SALE IS NOW MADE AND EXECUTED AND WITNESSETH AS FOLLOWS:**

1. In consideration for a sum of Rs. 47,47,50,000/- (Rupees Forty-Seven Crores Forty-Seven Lakhs and Fifty Thousand Only) (the "Sale Consideration") paid by the Vendee as follows; The Vendee has paid a sum of Rs. 9,29,75,000/- (Rupees Nine Crores Twenty Nine Lakhs and Seventy Five Thousand Only) to the Agreement Holder / Consenting Party by way of cheque towards the refund of advance paid by them to the vendor and balance sale consideration has been paid to the Vendor as detailed hereto. The Vendor and the Agreement Holder / Consenting Party do hereby grant, convey, sell, transfer and assign by way of absolute and unconditional sale to the Vendee, the Schedule Property together with all the estate, right, title, interest, property, claims and demands whatsoever and howsoever both at law and in equity pertaining to the Schedule Property free from all encumbrances, attachments, charges and any other claims whatsoever, to have and to hold the same as the sole and absolute owner thereof on a freehold basis. The Vendor and Agreement Holder has on this day put the Vendee in peaceful possession of the Schedule Property.

 (VENDOR) <b>Mr. A Saibaba.</b> For and on behalf of M/s. Prasad and Company (Project Works) Limited	 (AGREEMENT HOLDER / CONSENTING PARTY) <b>Mr. Sivakumar Kodali</b> For and on behalf of M/s. Urbanrise Housing LLP	 (VENDEE) <b>Mr. Madhusudan Rao Akkireddy</b> For and on behalf of M/s. Urbanrise Lifestyles Private Limited
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Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 4 of 12 Sub Registrar  
Quthbulapur



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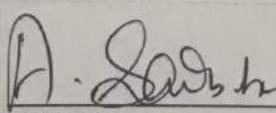
2. The Vendee has paid the balance Sale Consideration of Rs. 37,70,27,500/- (Rupees Thirty Seven Crores Seventy Lakhs and Twenty Seven Thousand Five Hundred only) to the Vendor in the following manner:

- (a) Vide DD no. 030368 dated 18/01/2020 drawn on Kotak Mahindra Bank Ltd;
- (b) An amount of Rs.47,47,500/- (Rupees Forty Seven Lakh Forty Seven Thousand Five Hundred Only) deducted towards TDS (@1% of Rs.47,47,50,000/-) from the payments being made to the Vendor (**Section 194IA** of the Income Tax Act).

The Vendor and the Agreement Holder / Consenting Party do hereby (i) acknowledge the receipt of the entire Sale Consideration, (ii) acquit and discharge the Vendee of the same, and (iii) confirm that the Vendee has made the full and final payment in connection with the sale and conveyance of the Schedule Property.

3. The Vendor and the Agreement Holder/Consenting Party do hereby represent, warrant and covenant to the Vendee that:

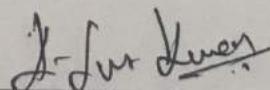
- (a) The Vendor is the sole and absolute owner of the Schedule Property with uninhibited rights of alienation over the same. The title of the Vendor to Schedule Property is good, marketable and subsisting and that it is entitled to convey the same and that there is no impediment for this sale under any law, order, decree or contract;
- (b) The Vendor has acquired the Schedule Property validly from the previous owners / vendors and there are no impediments / restrictions on the Vendor to convey / sell / transfer the Schedule Property in favour of the Vendee;
- (c) The Vendee shall be entitled to enter upon, hold, possess, alienate, dispose, deal with and enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the Vendor, its predecessors-in-title or from persons claiming through, under or in trust for the Vendor and/or its predecessors-in-title and / or any third parties;
- (d) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis pendens etc., and other charges of any nature whatsoever and howsoever and that there is no latent defect in the title of the Vendor and is conveyed to the Vendee as such;



(VENDOR)

Mr. A Saibaba.

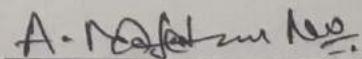
For and on behalf of M/s. Prasad and Company (Project Works) Limited



(AGREEMENT HOLDER / CONSENTING PARTY)

Mr. Sivakumar Kodali

For and on behalf of M/s. Urbanrise Housing LLP



(VENDEE)

Mr. Madhusudan Rao Akkireddy

For and on behalf of M/s. Urbanrise Lifestyles Private Limited

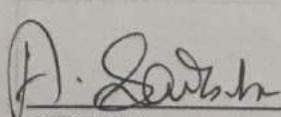
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1229/2020. Sheet 5 of 12 Sub Registrar  
Quthbulapur



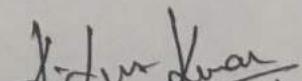
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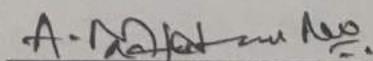
- (e) The Vendor has not done any act/s, deed/s or thing/s, which are likely to curtail, restrict or prejudice its right to convey or prevent it from conveying the Schedule Property or any part thereof to the Vendee in terms of this Deed.
- (f) The Schedule Property is not subject to any charges, attachments or claims for maintenance or any Wealth Tax, Income Tax or Capital Gains Tax etc and that there are no threatened proceedings under the Income Tax Act, 1961 or any other tax statute against the Vendor or the Schedule Property.
- (g) The Vendor has not entered into any arrangement or agreement to sell or otherwise with any third party/ies except with the Agreement Holder / Consenting Party as detailed hereinabove with respect to the Schedule Property;
- (h) That the Schedule Property is not subject to any attachment as a result of acquisition/requisition proceedings, court proceedings, quasi-judicial/other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise and that Schedule Property has not been given as security or surety under any proceedings of any kind in any court of law;
- (i) The Vendor and the Agreement Holder have not received any notice or order issued under any State or Central Law for the time being in force affecting the Schedule Property or any part thereof or the sale thereof;
- (j) That there are no proceedings or dues, which in any manner affect the execution of this Deed by the Vendor and the Agreement Holder in favour of the Vendee;
- (k) That no part of the Schedule Property is subject to any easementary right given by the Vendor and the Agreement Holder or their predecessors-in-title;
- (l) That the Vendor has paid rates, taxes, cess and other out goings in respect of the Schedule Property up to the date of this Deed. There are no dues (towards any tax, cess or otherwise) payable to any statutory/government authority/financial institutions/banks in respect of the Schedule Property and the Vendor shall be liable to pay all the outstanding amounts in respect of the Schedule Property, including any penalties or interest levied thereon, till the date of this Deed;
- (m) The Schedule Property has not been declared as surplus land as per the provisions of the (a) Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 and (b) Urban Land (Ceiling and Regulation) Act, 1976;

  
(VENDOR)

**Mr. A Saibaba.**  
For and on behalf of M/s. Prasad  
and Company (Project Works)  
Limited

  
(AGREEMENT HOLDER /  
CONSENTING PARTY)

**Mr. Sivakumar Kodali**  
For and on behalf of M/s. Urbanrise  
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**Mr. Madhusudan Rao  
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For and on behalf of M/s.  
Urbanrise Lifestyles Private  
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Bk - 1, CS No 1271/2020 & Doc No  
1229/2020. Sheet 6 of 12 Sub Registrar  
Quthbullapur



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(n) There are no tenancy claims in regard to the Schedule Property, either by grant of the Vendor and/or the Agreement Holder or under the provisions of any law, rule or regulation; and

(o) The Schedule Property is not (i) assigned land assigned by any government / statutory department, and (ii) prohibited to be transferred under any applicable law.

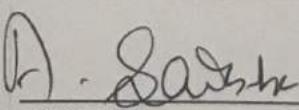
4. The Vendor agree that the Recital shall form an integral part of this Deed, and (b) assures, confirms and acknowledges that the representations, warranties and covenants made by them in this Deed, including those made in the Recitals, are true and correct.

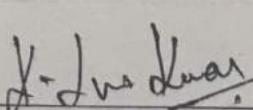
5. The Vendor and/or the Agreement Holder agrees and undertakes to execute such other document/s and do or cause to be done all such acts, deeds and things that are reasonably and legally required to be done at the instance of the Vendee for more fully and perfectly confirming and assuring the title of the Vendee to Schedule Property, including to more fully transferring and conveying the title and ownership of the Schedule Property to the Vendee.

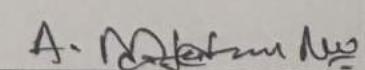
6. **Indemnity:** The Vendor hereby agrees to indemnify and keep indemnified at all times the Vendee and its successors in title against any loss or damage which the Vendee and/or its successors' may sustain on account of Vendee's or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owners thereof being disturbed in any manner whatsoever, including but not limited to on account of any defect or deficiency in the title of the Vendor to the Schedule Property.

7. That the Vendor and the Agreement Holder has on this day delivered to the Vendee in respect of the Schedule Property, the original / certified / photocopies of the documents of title to the Schedule Property. The Vendor and the Agreement Holder affirms that there are no other documents existing in respect of the Schedule Property other than the documents handed over to the Vendee.

8. **Governing Law:** This Deed shall be governed by and construed in accordance with the laws of India. The Vendor, the Agreement Holder and the Vendee agree that any and all disputes between the Parties regarding this Deed or any provision thereof shall be subject to the jurisdiction of the Courts at Hyderabad, Telangana, India.

  
 (VENDOR)  
**Mr. A Saibaba.**  
 For and on behalf of M/s. Prasad and Company (Project Works) Limited

  
 (AGREEMENT HOLDER / CONSENTING PARTY)  
**Mr. Sivakumar Kodali**  
 For and on behalf of M/s. Urbanrise Housing LLP

  
 (VENDEE)  
**Mr. Madhusudan Rao Akkireddy**  
 For and on behalf of M/s. Urbanrise Lifestyles Private Limited

Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 7 of 12

Sub Registrar  
Qutubullapur



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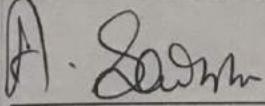
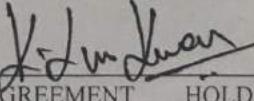
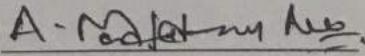


9. **Binding:** This Deed shall be binding on the Parties and this Deed supersedes all previous agreements and arrangements, if any, between the Vendor, the Agreement Holder and the Vendee in respect of the Schedule Property.

10. **Stamp Duty and Registration Charges:** All expenses towards stamp duty, registration charges etc. shall be borne by the Vendee.

**RULE 3 – STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE PROPERTY**

Village	Survey Numbers	Extent	MV (Per Square Yard)	Total Value
		in Square Yards		
Bachupally	488/B Part (488/C as per latest revenue records) and 489	45,980	6000/-	27,58,80,000/-
	Total	45,980	6000/-	27,58,80,000/-

 (VENDOR) <b>Mr. A Saibaba.</b> For and on behalf of M/s. Prasad and Company (Project Works) Limited	 (AGREEMENT HOLDER / CONSENTING PARTY) <b>Mr. Sivakumar Kodali</b> For and on behalf of M/s. Urbanrise Housing LLP	 (VENDEE) <b>Mr. Madhusudan Rao Akkireddy</b> For and on behalf of M/s. Urbanrise Lifestyles Private Limited
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Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 8 of 12 Sub Registrar  
Guthbullapur

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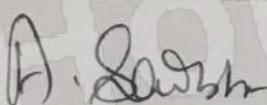
### SCHEDULE OF PROPERTY

All that piece and parcel of non-agricultural dry land admeasuring Acres 9-20 Guntas equivalent to 45,980 Square Yards comprising in survey numbers 488/B part (488/C as per revenue records) and 489 part, situated at Bachupally Village, Bachupally Mandal (new), Quthbullapur Mandal (old), Medchal-Malkajgiri District (new), Ranga Reddy District (old), Telangana and bounded on;

North : Kennedy High School in Survey No. 499,  
South : Mamata Medical College in Survey No. 488part and 489part,  
East : R&B Road Miyapur to Dundigal,  
West : Neighbours Land in Survey No. 490.

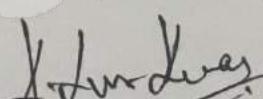
Stamp duty, transfer duty and registration fees and user charges has been paid.

**IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS DEED AS OF THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.**



**(VENDOR)**

M/s. Prasad and Company  
(Project Works) Limited,  
Represented by its  
authorised signatory, **Mr. A  
Saibaba.**



**(AGREEMENT HOLDER /  
CONSENTING PARTY)**  
URBANRISE HOUSING  
LLP, Represented by its  
authorised signatory, **Mr.  
Sivakumar Kodali**

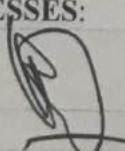


**(VENDEE)**

URBANRISE LIFESTYLES  
PRIVATE LIMITED,  
Represented by its authorised  
signatory, **Mr. Madhusudan  
Rao Akkireddy**

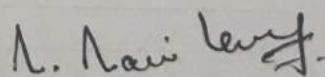
**WITNESSES:**

1.



Name: **M. KRISHNA.**  
Address: **HYDERABAD**

2.



Name: **R. RAVI KUMAR**  
Address: **HYDERABAD.**

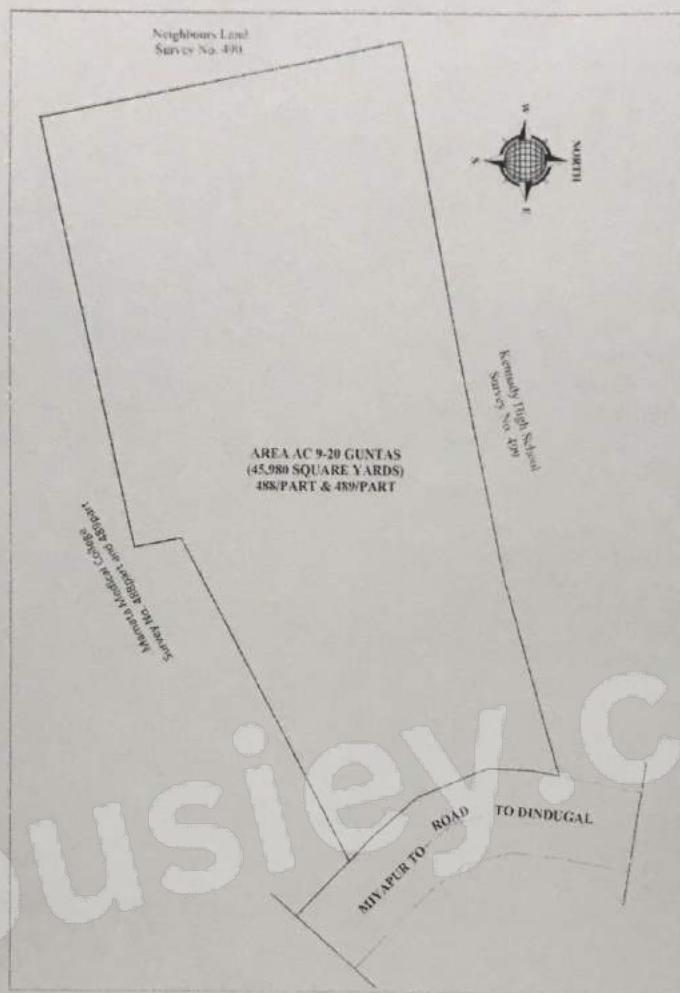
Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 9 of 12 Sub Registrar  
Quthabullapur



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Registration Plan Showing Land in Sy.no. 488/PART & 489/PART situated at Bachupally Village, Bachupally Mandal (new), Quthbullapur Mandal (old), Medchal-Malkajgiri District (new), Ranga Reddy District (old), Telangana.



A. Saibaba  
(VENDOR)  
M/s. Prasad and Company  
(Project Works) Limited,  
Represented by its authorised  
signatory, Mr. A Saibaba.

K. Sivakumar  
(AGREEMENT HOLDER /  
CONSENTING PARTY)  
URBANRISE HOUSING LLP,  
Represented by its authorised  
signatory, Mr. Sivakumar  
Kodali

A. Madhusudan Rao  
(VENDEE)  
URBANRISE LIFESTYLES  
PRIVATE LIMITED,  
Represented by its authorised  
signatory, Mr. Madhusudan  
Rao Akkireddy

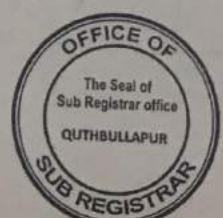
WITNESSES:

1.

2.

Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 10 of 12 Sub Registrar  
Quthbullaipur

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## DECLARATION

**M/s. Prasad and Company (Project Works) Limited** Represented by its authorized Signatory Executive Director Sri. A. Saibaba S/o. A. Sri Rama Raju, aged about 58 years, resident of Plot No.208, Road No.24, Jubilee Hills, Hyderabad, Telangana.

Hereby declare that, we are the Owner/Possessor/Executant of the Scheduled property mentioned in the registered Sale Deed Doct Nos. 5173/1996, 5406/1996, 5548/1996, all registered at S.R.O. Medchal which is a structure/vacant site/ Vacant Plot.

The Said property is not assessed by the Corporation / Municipal / Cantonment / Nagar Panchayat and was not allotted with any PTI/VLTA Number.

Date: 20-01-2020

Place: Hyderabad

*A. Saibaba*  
DECLARANT

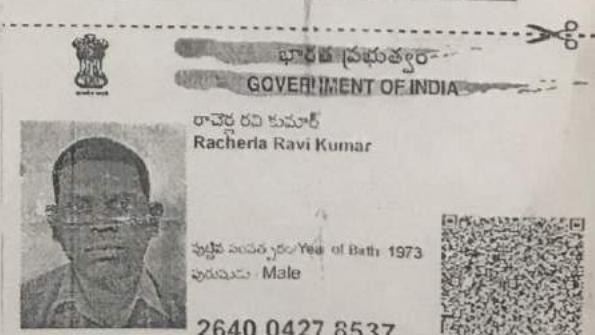
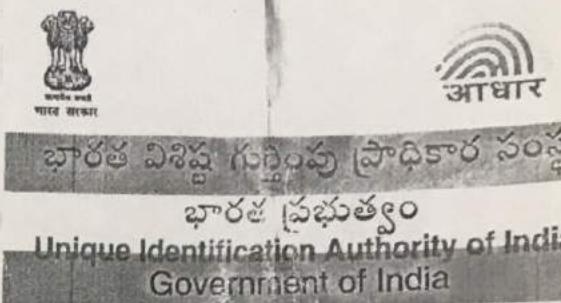
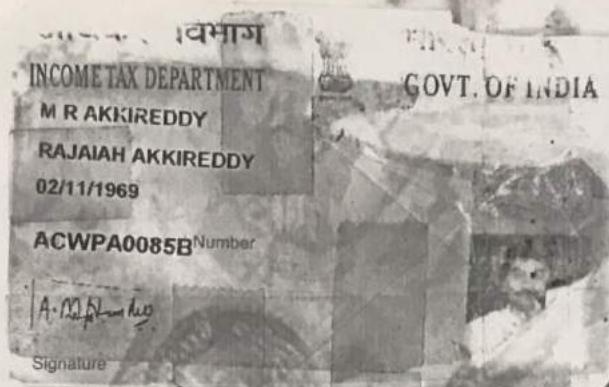
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Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 11 of 12 Sub Registrar  
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Bk - 1, CS No 1271/2020 & Doct No  
1229/2020. Sheet 12 of 12 Sub Registrar  
Guthbullapur

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