

Supadha Developers Pvt Ltd.,

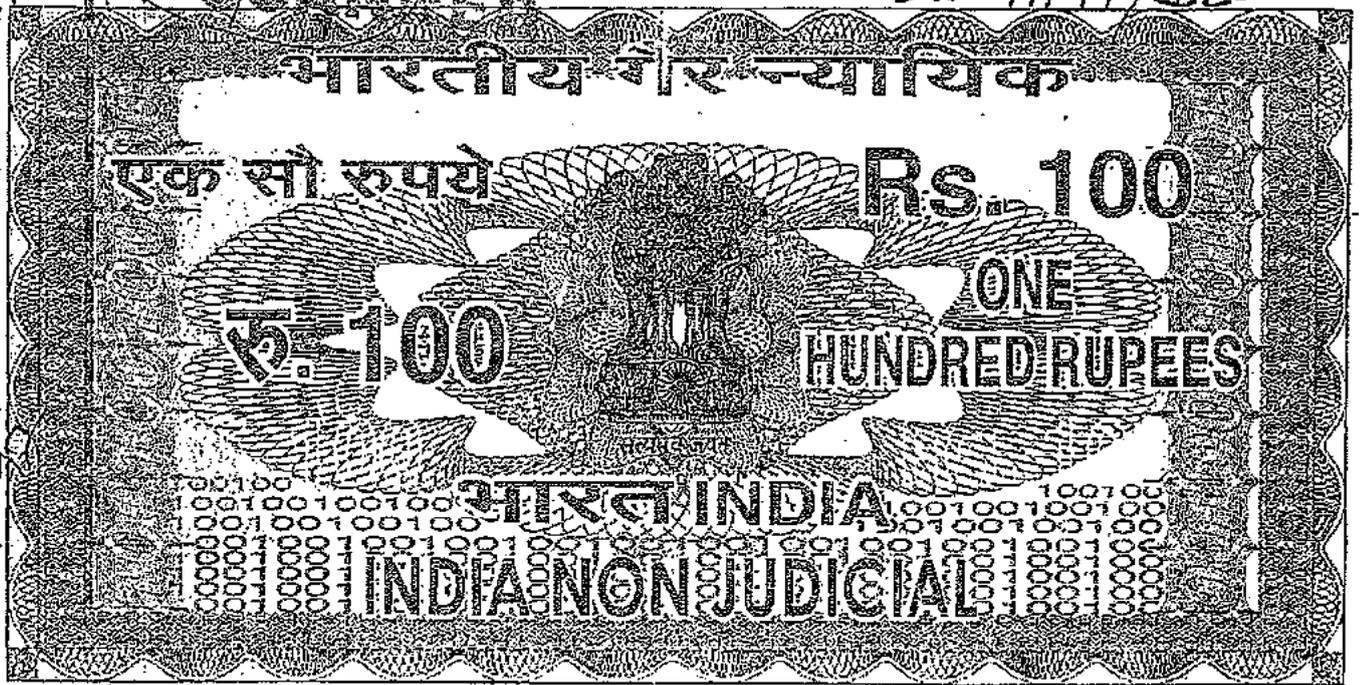
Sy No	Extent
388	0-01
389	1-20
390	0-25
Total	2-06

SL No	Document No	Document Type	Vendor(From)	Vendee(To)	Sy.No	Extent
1	26019/2021	Sale Deed	B,Prabhakar Reddy & Others	Supadha Developers Pvt Ltd.,	390	0-25
2	11171-2022	Sale Deed	Madireddy Srinivas	Supadha Developers Pvt Ltd.,	389	0-15
3	1833-2022	CD	Vasupradha Developers	Madireddy Srinivas	389	0-15
4	26287-2017	DGPA	Madireddy Srinivas	Vasupradha Developers	389	0-15
5	26285-2017	Sale Deed	Bindu Madhavi & Others	Madireddy Srinivas	389	0-15
6	31281-2022	Sale Deed	Vasupradha Developers	Supadha Developers Pvt Ltd.,	389	1-05
7	10814-2017	Sale Deed	Bindu Madhavi & Others	Vasupradha Developers	389	0-30
8	26286-2017	Sale Deed	Bindu Madhavi & Others	Vasupradha Developers	389	0-15
9	26243-2017	CD	Vasupradha Developers	Bindu Madhavi & Others	389	0-30
10	10815-2017	DGPA	Bindu Madhavi & Others	Vasupradha Developers	389	0-30
11	25495-2006	Sale Deed	Sadrudhin & Others	G.Vijay Kumar	389	0-20
12	26703-2006	Sale Deed	Sadrudhin & Others	Vinay Kumar & Vishnu Vardhan Reddy	389	0-20
13	26704-2006	Sale Deed	Sadrudhin & Others	Bindu Madhavi	389	0-20
14	25493-2006	Rectification Deed	Sadrudhin & Others	Anil Kumar & Vijay Kumar	389	0-20
15	867-2009	Certification Deed	Sadrudhin & Others	Bindu Madhavi	389	0-20
16	868-2009	Certification Deed	Sadrudhin & Others	Vinay Kumar & Vishnu Vardhan Reddy	389	0-20
17	19245-2006	AGPA	Sadrudhin & Others	Anil Kumar & Vijay Kumar	389	1-00
18	1104/2023	sale Deed	Supadha Developers, Pvt Ltd	Aparna Constructions	388	0-01
19	500/2022	sale Deed	Sadrudhin & Others	Supadha Developers, Pvt Ltd	388	0-02

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Duo 11/71/2022



తెలంగాణ తేలంగానా TELANGANA

AC 579075

259 31 JUL 2021

శ్రీ చి. మలీకార్జున రెడ్డి S/o Anjanaya Swamy R/o 4th
 వై.ఎస్.ఆర్. సెల్ఫ్ హెల్పింగ్ డెవలపర్స్ ప్రైవేట్ లిమిటెడ్,
 వై.ఎస్.ఆర్. సెల్ఫ్ హెల్పింగ్ డెవలపర్స్ ప్రైవేట్ లిమిటెడ్,

Junior Assistant
 Ex-Officio, Stamp Vendor
 R.O. Medak at Sangareddy.

www.kaisri.com

SALE DEED

This Deed of Sale is made and executed on this the 19th day of January, 2022, at Sangareddy, by:

Sri Srinivas Madireddy S/o Sri M.Venkata Ramachandra Rao, aged about 49 years, Occ: Employee R/o Plot No.19, Road No.6, Sector 1, Kedareshwarapet, Vijayawada - 520 003 presently residing at presently at 126 Janelle Blvd, Parsippany, NJ 07054, USA (PAN No.DBLPM5956E).

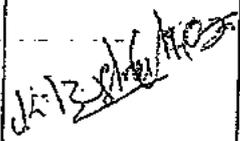
(Hereinafter referred to as the "Vendor")

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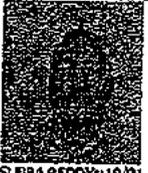
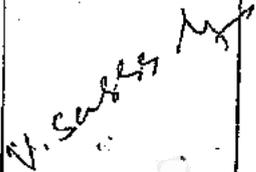
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Presentation Endorsement:

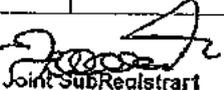
Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 24500/- paid between the hours of _____ and _____ on the 19th day of JAN, 2022 by Sri Srinivas Madireddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/ink/thumb impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 KOLLURI KRISHNA CHAIT. [1711-1-2022-1747]	KOLLURI KRISHNA CHAITANYA[R]MS. SUPADHA DEVELOPERS PRIVATE LIMITED	
2	EX		 SRINIVAS MADIREDDY [1711-1-2022-1747]	SRINIVAS MADIREDDY S/O. M VENKATA RAMACHANDRA RAO	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 SUBBA REDDY [19/01 [1711-1-2022-1747]	SUBBA REDDY AADHAR CARD	
1		 MALLIKARJUN [19/01/2022 [1711-1-2022-1747]	MALLIKARJUN AADHAR CARD	

19th day of January, 2022

Signature of 
Joint SubRegistrar
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1426 Name: Srinivas Madireddy	S/O Venkata Ramachandra Rao Madireddy, Vijayawada (Urban), Krishna, Andhra Pradesh, 520004	

BK-1/CS No 1747/2022 & Doct No 1117/2022
 Sheet 1 of 19 Joint SubRegistrar Sangareddy (R.O)

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IN FAVOUR OF

M/s Supadha Developers Private Limited, a company incorporated under the Indian Companies Act, 2013, having its registered office at Plot No.159 to 162, Fertilizer Corporation of India Cooperative Housing Society Limited, Opp: Gachibowli Police Station, Hyderabad-500032, represented by its Director Sri Kolluri Krishna Chaitanya S/o Sri Kolluri Brahmaiah, aged about 30 years, Occ: Business R/o Villa No.21, Vision Infinity Homes, Tellapur, Hyderabad-502032.

(Hereinafter referred to as the "Purchaser")

The expressions, "Vendor" and "Purchaser" shall mean and include their respective legal heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever context so permits.

Whereas, the Vendor is the absolute owner and possessor of the Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Ranga Reddy District, more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land", having acquired the same under a sale deed dated 16.11.2017 registered as document No.26285/2017 on the file of the Joint Sub-Registrar1, Sanga Reddy R.O., from its previous owners and possessors Sri G.Vijay Kumar and others.

Whereas, the said Sri G.Vijay Kumar and others have acquired the land admeasuring Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), under registered documents from its pattedars and possessors, Sri Syed Khaja Sadruddin and two others, who executed the documents either by themselves or through their Agreement of Sale-cum-General Power of Attorney holders, as under:

Doc. No. / Date	By	In favour of	Sy. No.	Extent Ac. Gnts
Sale Deed 25495/2006 02.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri	Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao	389/A3	00.20

MANO

2017/11/16/140

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan w/S 41 of IS Act	E-Challan	Cash	Stamp Duty w/S 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	50000	0	0	0	50100
Transfer Duty	NA	0	20000	0	0	0	20000
Reg. Fee	NA	0	24500	0	0	0	24500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	1000	0	0	0	1000
Total	100	0	96000	0	0	0	96100

Rs. 70000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 24500/- towards Registration Fees on the chargeable value of Rs. 20500000/- was paid by the party through E-Challan/BC/Pay Order No ,773UDA180122 dated 18-JAN-22 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 96000/-, DATE: 18-JAN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0374510049040, PAYMENT MODE: NB-1001138, ATRN: 0374510049040, REMITTER NAME: SUPADHA DEVELOPERS PVT LTD, EXECUTANT NAME: MADIREDDY SRINIVAS, CLAIMANT NAME: SUPADHA DEVELOPERS PVT LTD).

Date:
19th day of January, 2022

Signature of Registering Officer
Sangareddy (R.O)

Bk-1, SS No 1747/2022 & Doct No 117/2022 Sheet 2 of 11 Joint SubRegistrar Sangareddy (R.O)

Register as document
No: 11171 of 2022 (1943 S.E.)
Number 1711-1-11171 of 2022
Date: 24/03/ 2022

Registering Officer

Dr. S. LAXMA REDDY
Joint Sub-Registrar-I

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	Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin			
Sale Deed 26703/2006 13.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin Represented by their Agreement of Sale- cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth. Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)	1. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao 2. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy	389/A3	00.20
Sale Deed 26704/2006 15.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin Represented by their	Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar	389/A3	00.20

m/s

11/3/2016/140

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S. S. S. Sheet 3 of 11. Joint Sub Registrar
Sangareddy (R.O)



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	Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)		
--	--	--	--

Whereas, the said Sri G.Vijay Kumar and others have sold an undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts under a sale deed dated 8.6.2017 registered as document No.10814/2017 to M/s Vasupradha Developers and gave their remaining land for development under a Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017, which was cancelled by a Cancellation Deed dated 16.11.2017 registered as document No.26243/2017.

Whereas, the said Sri G.Vijay Kumar and others have sold the said undivided share of land of Ac.0.30 Gnts in two parts, namely, undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts to the Vendor as above and the remaining undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts to M/s Vasupradha Developers, under a sale deed dated 16-11-2017 registered as document No.26286/2017

Whereas, the Vendor has entered into a Development Agreement-cum-General Power of Attorney dated 16.11.2017 registered as document No.26287/2017 with M/s Vasupradha Developers, which was cancelled by a Cancellation Deed dated 19.01.2022 registered as document No. 1833/2022 with an intention to sell the same to third parties.

Whereas, the Vendor have offered to sell the Schedule Land and the Purchaser has agreed for the same and accordingly, the Vendor is executing this Sale Deed.

M.M.D.

dk13 17/10/22

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11/22/2022 Street 4 of 11 Joint SubRegistrar
Sangareddy (R.O)



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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of Rs.2,05,00,000/- (Rupees Two Crore Five Lakhs only) paid by the Purchaser to the Vendor in the following manner as per the request of the Vendor, towards full consideration, the receipt and the realisation of which the Vendor hereby admit and acknowledge and accordingly discharge the Purchaser, the Vendor hereby sell, convey, transfer, assign and assure unto the use of the Purchaser herein, all their right, title, interest, whatsoever in the Schedule Land, together with all easements and appurtenances thereto, to the Purchasers herein, to have and hold the same absolutely and forever:

Amount Rs. Ps.	Cheque/ Date	Bank	Branch
2,05,00,000/-	000138	HDFC	Madhapur

2. The Purchaser is put in joint possession of the Schedule Land and shall be entitled to enjoy the same as joint owner hereafter, without any obstruction or hindrance from the Vendor or any one claiming through them.

3. The Vendor hereby declare and assure that the Schedule Land is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the Vendor have free and marketable title to sell the undivided share sold hereunder and that there are no other person having any interest in the Schedule Land and further covenants to indemnify and keep the Purchaser fully indemnified for all or any loss that may be caused to the Purchaser, due to any defect in title of the Vendor or in the event of the aforesaid declarations found false or otherwise.

4. The Purchaser shall be entitled to obtain transfer or mutation in its name in respect of its undivided share of land in the Schedule Land in all public records, without any further reference to the Vendor and the Vendor agree to execute any further deed or documents for better conveyance at the request and cost of the Purchaser.

5. The Vendor hereby declares that the Schedule Land is not assigned land within the meaning of AP Act 9 of 1977 and is not a surplus land within the meaning of AP Act 1 of 1973.

M. S. S.

21/3-2016/190

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Sangareddy (R.O)



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6. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P.P OF UNDERVALUATION OF INSTRUMENT RULE, 1975.

Tellapur village - Survey No.389/Part - Undivided share of land equivalent to Ac.0.15 Gnts - Market value per Square yard Rs.11,250/- Total value of sale consideration is Rs.2,05,00,000/- which is more than the market value. DSD, Registration. Fees & User charges is paid through Challan Nos. _____ dated _____ at SBI Bank Ltd., Hyderabad.

DECLARATION

I hereby declare that there are no mango trees/ coconut trees/betel leaf gardens/ orange grooves or any other such gardens; that there are no mines or quarries of granites or any such other valuable stones; that there no machinery, no fish ponds etc. In the lands not being transferred, that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit stamp duty.



JK/328/6/90

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1171/RS-2 Sheet 6 of 11 Joint SubRegistrar
Sangareddy (R.O)

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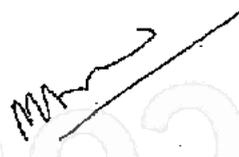


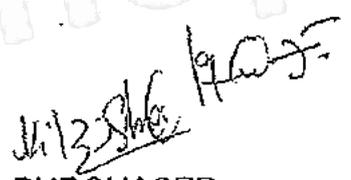
SCHEDULE OF PROPERTY

All that the undivided share of land equivalent to 1815 square yards (equivalent to Ac.0.15 Gnts) out of 3630 Square yards (Equivalent to Ac.0.30 Gnts) admeasuring out of 7260 Square yards (Equivalent to Ac.1.20 Gnts) in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and boundaries of the entire extent of 7260 Square yards (Equivalent to Ac.1.20 Gnts) are as under:

NORTH : Land in Survey No.387 and 391 belongs to Mohan Reddy;
 SOUTH : Land in Survey No.389/A3 belongs to Y.Naga Satish and others;
 EAST : Land in Survey No.390 belongs to Satyanarayana Reddy;
 WEST : 40' Wide Road and Neighbours land;

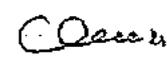
IN WITNESS WHEREOF, the Parties have set their hands to sign this Sale Deed, with free will and consent, on this the 19th day of January, 2022, at Sangareddy, in the presence of the following witnesses:


 VENDOR


 PURCHASER

WITNESSES:

1. V. Subba 

2. 

PTIN/VLTN 2124360407

Bk-1/CS No 1747/2022 & Doct No 9
11/7/22 Sheet 7 of 11 Joint SubRegistrar
Sangareddy (R.O)

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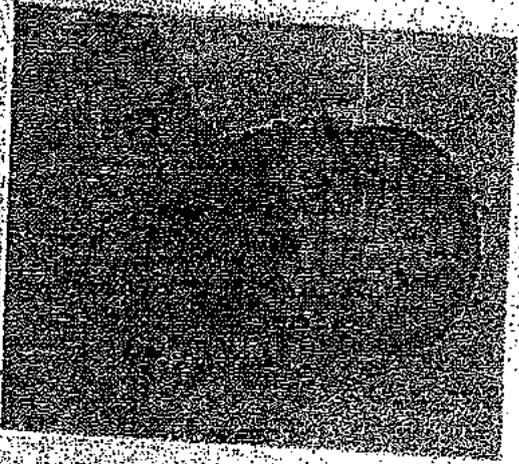
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భారత ప్రభుత్వం

Government of Andhra Pradesh



శ్రీనివాస మాదిరెడ్డి
Srinivas Madireddy
పుట్టిన తేదీ/DOB: 22/08/1972
పురుషుడు/MALE

MALE

4786 6168 1426

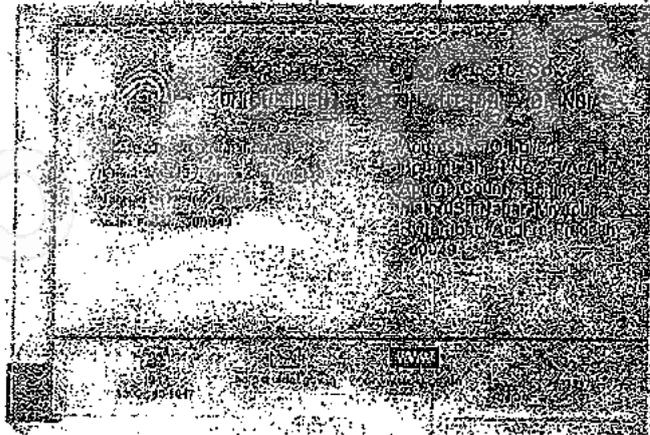
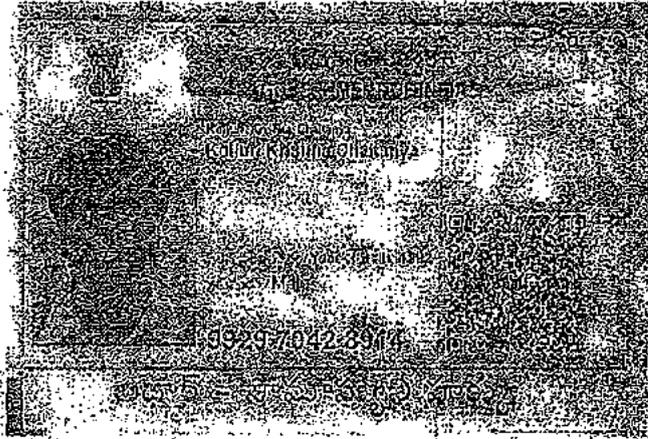


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Sangareddy (R.O)



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11/21/22 Sheet 9 of 12 Joint-SubRegistrar
Sangareddy (R.O)

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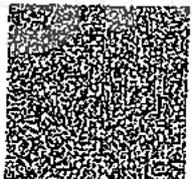
0654/02413/00600 Enrolment No.:

To
వజ్రాల సుబ్బ రెడ్డి
Vajrala Subba Reddy
S/O V.Arji Reddy
Flat No 503.5r1 Sai Ram Towers
Near Hanjuro Water Sump
Hanjuropet
Niyapur
K.v. Rangareddy Telangana - 500049
9781777621

Download CMR: 02/09/2018

Generation Date: 10/05/2018

V. Subba Reddy



Signature valid

QR Code valid till 10/05/2023

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5709 2218 3467

UID : 9186 4168 3194 6487

నా ఆధార్, నా గుర్తింపు *



భారత ప్రభుత్వం
Unique Identification Authority of India



వజ్రాల సుబ్బ రెడ్డి
Vajrala Subba Reddy
జనన తేదీ/DOB: 10/05/1961
లింగము/MALE

5709 2218 3467

UID : 9186 4168 3194 6487

నా ఆధార్, నా గుర్తింపు *



BK - 1/CS No 1747/2022-8 Doct No

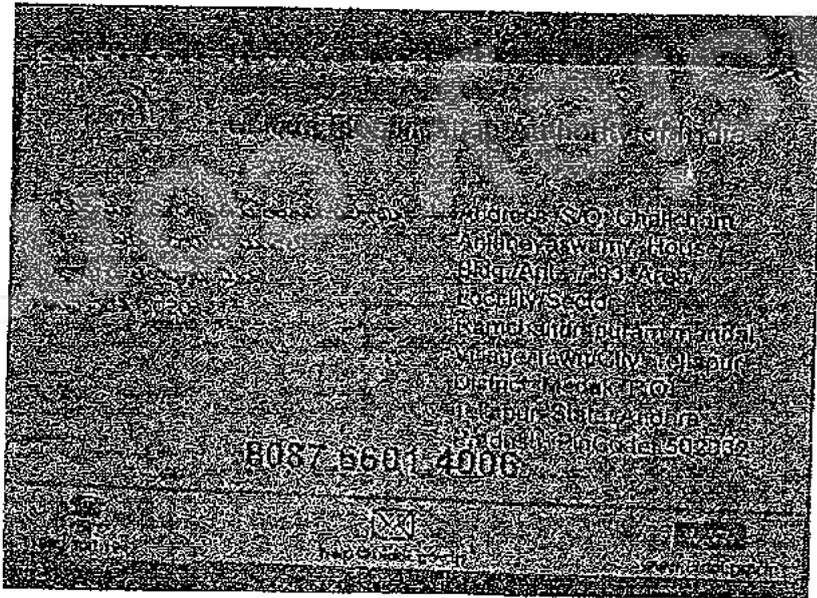
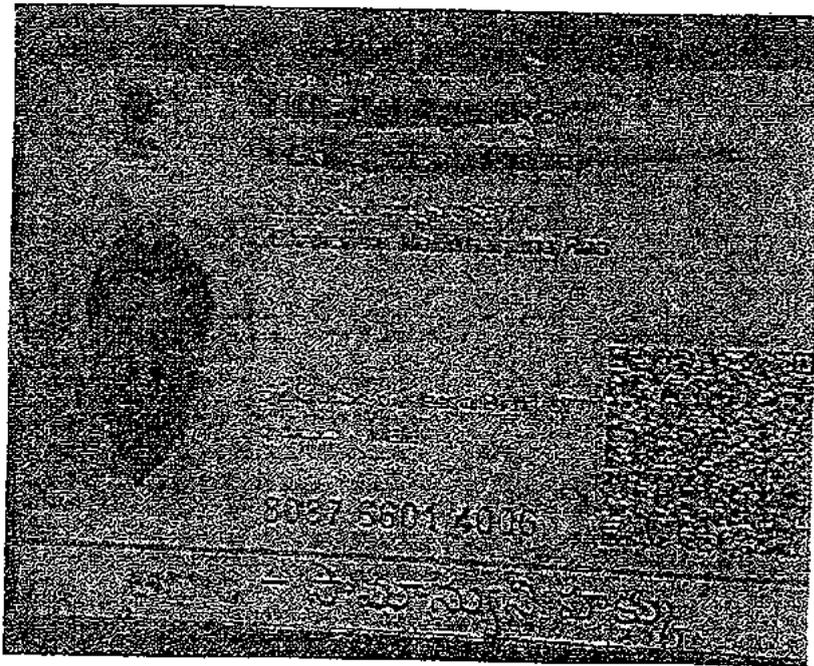
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Sangareddy (R.O)

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Sangareddy (R.O)



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram

NALA Order

Proceedings of the Competent Authority & Tahsildar Ramachandrapuram Mandal Sangareddy District

Present: K SHIVA KUMAR

Dated: 18/02/2022

Proedgs. No. 2200081405

Sub: NALA Order

Ref:

Order:

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH R/o Tellapur, Ramachandrapuram, Sangareddy has applied for conversion of agriculture land situated in Sy.No 389/e3/4 extent 0.2000 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ramachandrapuram

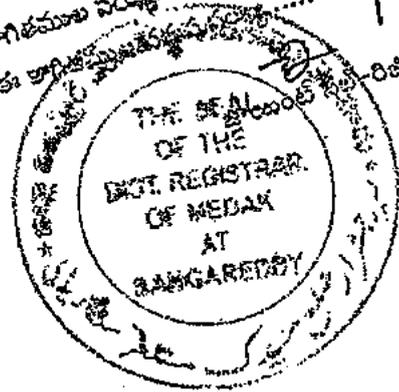
To

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Tellapur, Ramachandrapuram & Sangareddy	389/e3/4	0.2000	0.2000	

§
11/21/2012
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12



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2no 1833/2022



తెలంగాణ తెలంగాణ TELANGANA

AL 751327

S.NO. 094 Date: 18-01-2022
 SOLD TO: J Jagadish s/o J.S.R. Das
 R/O: Hyderabad
 FOR WHOM: Vasupradha developers

B. S. Babu
 BADAM SAI BABU
 Licensed stamp vendor,
 Lic.no: 15-22-030/2013,
 Renewal no: 15-22-037/2022,
 H.No: 2-39/1/B, Plot no-7, Goutamnagar,
 Chandanagar, Serilingampally, R.R. Dist.
 Phone No: 040-23035722.

CANCELLATION DEED

This Deed of Cancellation is made and executed on this the 19th day of January, 2022, by and between:

Sri Srinivas Madireddy S/o Sri M.Venkata Ramachandra Rao, aged about 49 years, Occ: Employee R/o Plot No.19, Road No.6, Sector 1, Kedareswarapet, Vijayawada – 520 003 Presently residing at 126 Janelle Blvd, Parsippany, NJ 07054, USA (PAN No.DBLPM5956E & Aadhar No 4786 61 68 1426).

(Hereinafter called the "Owner")

M. S. Rao

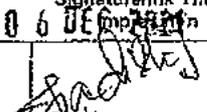
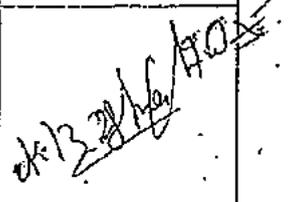
18/01/2022
Jagadish J

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the District Registration as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid on the 19th day of JAN 2022 by Sri M.Y.R S Prasad

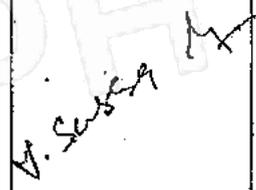
OFFICE OF THE
DISTRICT REGISTRAR
SANGAREDDY DIST. TS

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

Sl No	Code	Thumb Impression	Photo	Name & Address	Signature/Ink Thumb Impression
1	CL			JAGDISH RAMESH VASUPRADHA DEVELOPERS PLOT NO. 30 H BLOCK MADUR NAGAR HYDERABAD TELANGANA	
2	CL			K KRISHNA CHAITANYA [R]MS. VASUPRADHA DEVELOPERS PLOTNO. 21 INFINITY HOPMES TELLAPUR RC APURAM, SANGAREDDY DIST TS	
3	EX			SRINIVAS MADIREDDY S/O. M VENKATA RAMACHANDRA RAO PLOTNO. 19 ROAD NO. 6 SECOTR 1 KEDARESWARA PET VIJYAWADA 520003.	

Bk 1 CS No 1746/2022 & Doct No 1833/2022 Sheet 1 of 7 Joint SubRegistrar Sangareddy (R.O)

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			SUBBA REDDY AADHAR CARD	

19th day of January, 2022

Signature of Joint SubRegistrar Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1426 Name: Srinivas Madireddy	S/O Venkata Ramachandra Rao Madireddy, Vijayawada (Urban), Krishna, Andhra Pradesh, 520004	
2	Aadhaar No: XXXXXXXX8914 Name: Kolluri Krishna Chaitanya	C/O Kolluri Brahmaiah, Tellapur, Medak, Telangana, 502032	
3	Aadhaar No: XXXXXXXX1909 Name: Jilellamudi Jagadish	S/O Jilellamudi Sita Rama Das, Ameerpet, Hyderabad, Andhra Pradesh, 500038	

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AND

M/s Vasupradha Developers, a partnership firm registered under the Indian Partnership Act, 1932, with Registration No.1954/2017, having its registered office at Plot No.296, Road No.7, Ravindra Society, Kakatiya Hills, Madhapur, Hyderabad - 500 081, represented by its Managing Partners 1) Sri Kolluri Krishna Chaitanya S/o Sri Kolluri Brahmaiah, aged about 30 years, Occ: Business R/o Villa No.21, Vision Infinity Homes, Tellapur, Hyderabad-502032. And 2) Sri J.Jagadish S/o J S R Das, aged about 39 years, Occ: Business, R/o H-45, Madhura Nagar, Hyderabad - 500 038.

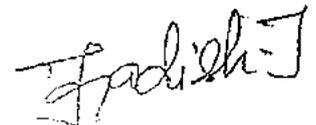
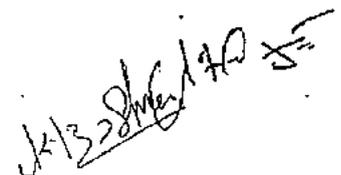
(Hereinafter called as the "Developer")

The expressions, "Owner" and "Developer" shall mean and include their respective heirs, legal representations, executors, assignees, administrators, successors-in-title, etc., wherever the context permits.

Whereas, the Parties hereto entered into a Development Agreement-cum-General Power of Attorney dated 16.11.2017 registered as document No.26287/2017 on the file of the Joint Sub-Registrar 1, Sanga Reddy R.O. (hereinafter called "Principal Document" for brevity), in respect of undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), more particularly described in the Schedule A annexed to the Principal Document.

Whereas, the Owner is in need of money and therefore, has expressed his willingness to sell the A Schedule Property to third parties covered by the Principal Document and the Developer has agreed for the same.

Whereas, at the request of the Owner, the Parties hereto execute this Cancellation Deed.



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	300	0	0	0	400
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2800	0	0	0	2900

Rs. 300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 6168RC190122 dated, 18-JAN-22 of ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2800/-, DATE: 18-JAN-22, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 5343219857020, PAYMENT MODE: NB-1001136, ATRN: 5343210857020, REMITTER NAME: VASUPRADHA DEVELOPERS, EXECUTANT NAME: M SRINIVAS, CLAIMANT NAME: VASUPRADHA DEVELOPERS).

Date:

19th day of January, 2022

Signature of Registering Officer

Sangareddy (R.O)

Joint SubRegistrar
Sangareddy (R.O)

BK-1, CS No 1746/2022 & Doct No
1833/2022 Street 2 of 7

Register as document

No: 1833 of 2022 (1943 S.E.)

Number 1711-1/1833 of 2022

Date: 19/01/2022

Registering Officer

Dr. S. LAXMA REDDY
Joint Sub-Registrar-I

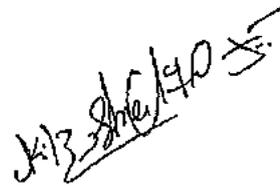
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NOW THIS DEED OF CANCELLATION WITNESSES AS FOLLOWS:

1. The Owner and the Developer hereby annul, cancel and rescind the Principal Document, namely, Development Agreement-cum-General Power of Attorney dated 16.11.2017 registered as document No.26287/2017 on the file of the Joint Sub-Registrar 1, Sanga Reddy R.O., by mutual consent.
2. The Owner hereby absolves the Developer herein from all the obligations under the Principal Document and further assures that he has not entered into any Agreement or other documents pursuant to the Principal Document in respect of the A Schedule Property covered thereunder and that he has not incurred or knowingly suffered any liability or obligation in respect of the same and further covenants to indemnify and keep the Developer fully indemnified from all or any obligations that may be caused to the Developer on account of any third party claim or otherwise.
3. The Owner hereby further undertakes not to make any claim in respect of the A Schedule Property under the Principal Agreement.
4. The Parties have no claims against each other and all the accounts, pursuance to the Principal Agreement, have been settled and there are no dues payable by either party to the other party.







Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1906 and fee of Rs. 2000/- paid between the hours of _____ and _____ on the 19th day of JAN, 2022 by Sri M V R S Prasad

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 J JAGDISH R] M/S. VASUPRAHA [1711-1-2022-1746]	J JAGDISH R] M/S. VASUPRAHA DEVELOPERS PLOTNO. 45 H BLOCK MADHUR NAGAR, HYDERABAD TELANGANA	
2	CL		 K KRISHNA CHAITANYA R] [1711-1-2022-1746]	K KRISHNA CHAITANYA R] M/S. VASUPRADHA DEVELOPERS PLOTNO. 21 INFINITY HOPMES TELLAPUR RC APURAM, SANGAREDDY DIST TS	
3	EX		 SRINIVAS MADIREDDY S] [1711-1-2022-1746]	SRINIVAS MADIREDDY S/O. M VENKATA RAMACHANDRA RAD PLOTNO. 19 ROAD NO. 6 SECOTR 1 KEDARESWARA PET VIJYAWADA 520003.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 SUBBA REDDY: 19/01/2022 [1711-1-2022-1746]	SUBBA REDDY AADHAR CARD	
1		 MALLIKARJUN: 19/01/2022 [1711-1-2022-1746]	MALLIKARJUN AADHAR CARD	

19th day of January, 2022

Signature of Joint SubRegistrar1
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1426 Name: Srinivas Madireddy	S/O Venkata Ramachandra Rao Madireddy, Vijayawada (Urban), Krishna, Andhra Pradesh, 520004	
2	Aadhaar No: XXXXXXXX8914 Name: Kolluri Krishna Chaitanya	C/O Kolluri Brahmalah, Tellapur, Medak, Telangana, 502032	

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Bk-1, CS No. 1746/2022 & Doct No. 1833
 BK-1, CS No. 1746/2022 & Doct No. 1833
 Joint SubRegistrar1 Sangareddy (R.O)
 Sheet 3 of 7

SCHEDULE OF PROPERTY

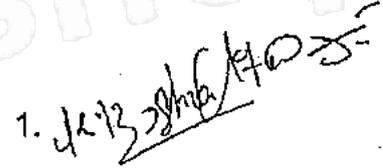
All that the undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts admeasuring out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and boundaries of the entire extent of Ac.1.20 Gnts are as under:

- NORTH : Land in Survey No.387 and 391 belongs to Mohan Reddy;
- SOUTH : Land in Survey No.389/A3 belongs to Y.Naga Satish and others;
- EAST : Land in Survey No.390 belongs to Satyanarayana Reddy;
- WEST : 40' Wide Road and Neighbours land;

IN WITNESS WHEREOF the Parties hereto have signed this Deed of Cancellation with their free will and consent in the presence of the following witnesses:



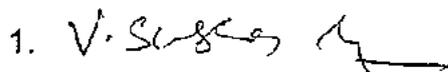
OWNER

1. 

2. 

DEVELOPER

WITNESSES:

1. 

2. 

BK 14 CS No 1746/2022 & Doct No 2
183/2022 Sheet 4 of 7 Joint SubRegistrar
Sangareddy (R.O)

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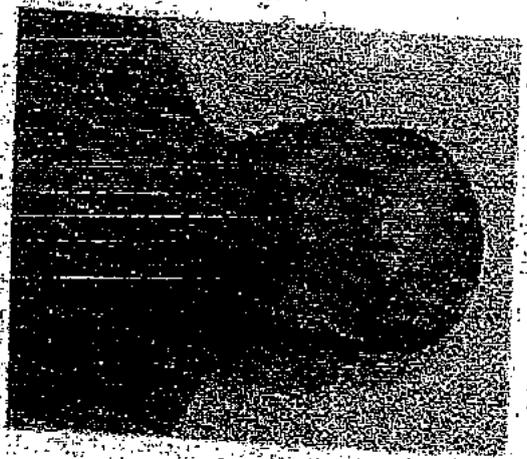
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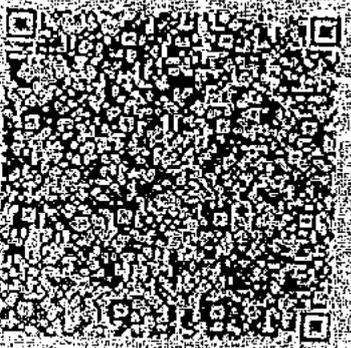
ఆంధ్ర ప్రభుత్వం

Government of Andhra Pradesh



శ్రీనివాస మాదిరెడ్డి
Srinivas Maddireddy
పుట్టిన తేదీ/DOB: 22/08/1972
పురుషుడు/ MALE

4786 6168 1426



Bk - 1, OS No 1746/2022 & Doct No
1833/2022 Sheet 5 of 7 Joint SubRegistrar
Sangareddy (R.O)



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 Name: Jagdish

 Name: Jijellampudi Jagadish

 DOB: 15-12-1982

 Gender: Male



4056-6882-1909

आधार - आम आदमी का अधिकार



 Address:

 S/o Jijellampudi Siva Rama Das,

 B-3-224/97/A-h-45, Madhura

 Nagar, Near Pratiksha School, S R

 Nagar, Alimnagar, Hyderabad,

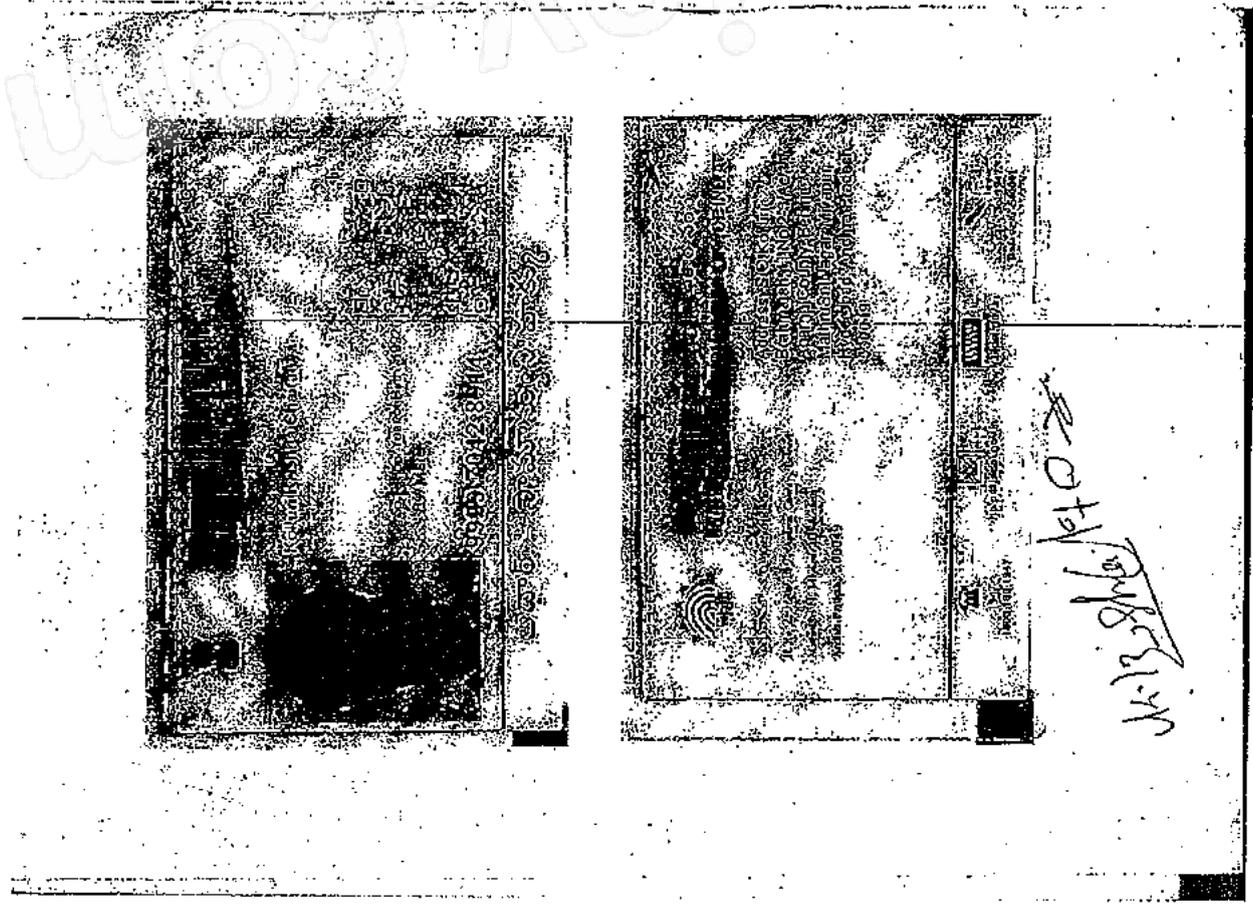
 Andhra Pradesh, 500038








 1100 30 10 9 info@uidai.gov.in www.uidai.gov.in 24x7 Helpline: 1909, Complaint: 180 001



R. O. T. A. Jagdish

 15-12-1982

BK-1, OS No 1746/2022 & Doct No

1833/2022 Sheet 6 of 7

Joint SubRegistrar
Sangareddy (R.O)



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ఆహా కార్యక్రమం
Unique Identification Authority of India

ఆహా / Enrolment No.: 0654/02413/00600

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 వై. సత్య నాథుడు
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 మియాపూ
 కృష్ణా జిల్లా, తెలంగాణ రాష్ట్రం - 506049
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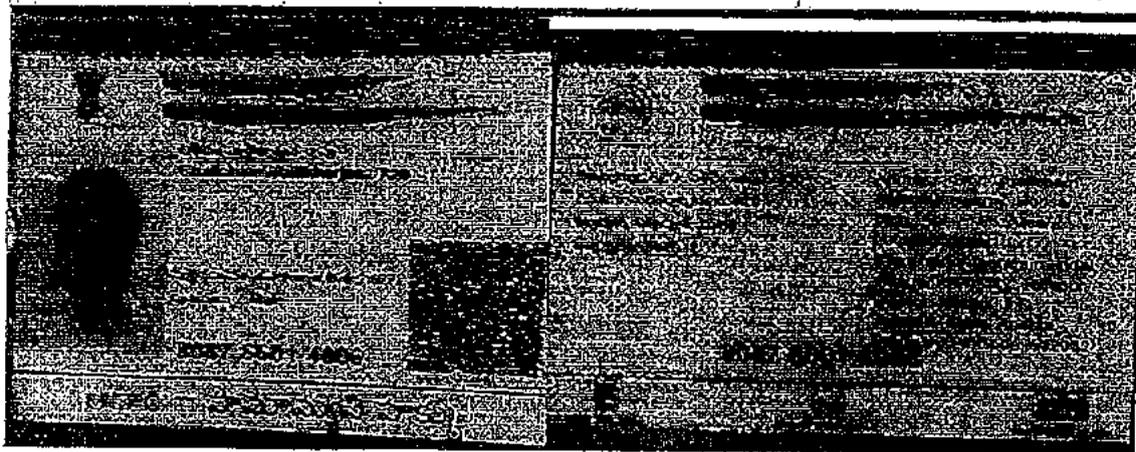


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V. Sathya N



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Bk No 1833, CS No 1746/2022 & Doct No 2022
Sheet 7 of 7 Joint SubRegistrar
Sangareddy (R.O)

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25.287/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 3783. Date: 14/11/2017
 Sold to : J. Jagadish
 S/o : J. S. R. Das R/o Hyd.
 For Whom : M/s. Vasupradha Developers, Hyd.

V. Srikanth H 436401
V. SRIKANTH
 LICENCED STAMP VENDOR
 LIC. No. 15-10-013/2000, REN No. 15-10-028/2015
 P.No: 49, Sp. No. 10, Beside Swathi School,
 Madhapur, Santhigampally, R.R. Dist.
 Phone: 9493014949

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

This Development Agreement-cum-Irrevocable General Power of Attorney is made and executed on this the 15th day of November, 2017, by and between:

Sri Srinivas Madireddy S/o M.Venkata Ramachandra Rao, aged about 45 years, Occ: Employee R/o Plot No.19, Road No.6, Sector 1, Kedareswara pet, Vijayawada-520003. (PAN NO: DBLPM5956E)

(Hereinafter called the "Owner")

AND

M. Madireddy

J. S. R. Das

J. Jagadish

40

M/s Vasupradha Developers, a partnership firm registered under the Indian Partnership Act, 1932, with Registration No.1954/2017, having its registered office at Plot No.296, Road No.7, Ravindra Society, Kakatiya Hills, Madhapur, Hyderabad - 500 081, represented by its Managing Partners (1) Sri K.Krishna Chaitanya, S/o Sri K.Brahmaiah, aged about 27 years, Occ: Business, R/o Plot No.21, Infinity Homes, Tellapur, Ramachandrapuram Mandal, Sanga Reddy District and (2) Sri J.Jagadish S/o Sri J.S.R.Das, aged about 34 years, Occ: Business, R/o Plot No.45, H-Block, Madhura Nagar, Hyderabad, Telangana.

(Hereinafter called as the "Developer")

The expressions, "Owner" and "Developer" shall mean and include their respective heirs, legal representations, executors, assignees, administrators, successors-in-title, etc., wherever the context permits.

Whereas, the Owner herein is the absolute owner and possessor of the undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), more particularly described in the Schedule A annexed hereto and hereinafter called the "A Schedule Property", having acquired the same under a sale deed dated 16.11.2017 registered as document No. ~~26285/17~~ from its previous owner and possessors, Sri G.Vijay Kumar and others.

Whereas, the said Sri G.Vijay Kumar and others in turn acquired Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), having acquired the same under registered documents from its pattedars and possessors, Sri Syed Khaja Sadruddin and two others, who executed the documents either by themselves or through their Agreement of Sale-cum-General Power of Attorney holders, as under:

Doc. No. / Date	By	In favour of	Sy. No.	Extent Ac. Gnts
Sale Deed 25495/2006 02.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader	Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao	389/A3	00.20

M/s Vasupradha Developers

dt: 13.08.2017

Jagadish J

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

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		Chaitan US 41 of IS Act	E-Chaitan	Cash	Stamp Duty US 18 of IS Act	DDMT/ Pay Order	
Stamp Duty	100	0	109100	0	0	109100	
Transfer Duty	NA	0	0	0	0	0	
Reg. Fee	NA	0	20000	0	0	20000	
User Charges	NA	0	100	0	0	100	
Total	100	0	129100	0	0	129200	

Rs. 109000/- towards Stamp Duty including T.D under Section 41 of LS. Act, 1989 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 10890000/- was paid by the party through E-Chaitan/BOPay Order No. J07CKY141117 dated 15-NOV-17 of SBI-VSBHMS
 E-Chaitan Details Received from Bank:
 (1). AMOUNT PAID: Rs. 129100/-, DATE: 15-NOV-17, BANK NAME: SBI, BRANCH NAME: SBI MG, BANK REFERENCE NO: 053835416, REMITTER NAME: VASUPRADHA DEVELOPERS, EXECUTANT NAME: SRINIVAS MADIREDDY, CLAIMANT NAME: VASUPRADHA DEVELOPERS).

Date: 16th day of November 2017.

Signature of Registering Officer
 Sangareddy (R.O.)

1989 10/11 — 25

2628 Register as document
 No. 2628 of 2017 (193 P.E.)
 November 17/14-26/28/2017
 Date 16/11/2017

Registering Officer

MD. GHOUSE BABA
 JOINT SUB-REGISTRAR-I
 RO(S) SANGAREDDY.

P.S. CS No 26953/2017 & Doct No 2628/2017 Joint Subregistrar-I Sangareddy (R.O.)



	2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin			
Sale Deed 26703/2006 13.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin Represented by their Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)	1. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao 2. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy	389/A3	00.20
Sale Deed 26704/2006 15.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri	Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar	389/A3	00.20

M. N. S.

K. S. S. S. S.

J. S. S.

BK 1 CS No 281572017 & Doct No
26237-101 3 of 19 Joint Subregistrar
Sriperudiy (R.O)



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	Syed Khaja Sadruddin Represented by their Agreement of Sale- cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)		
--	--	--	--

Whereas, the said Sri G.Vijay Kumar and others have sold an undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts under a sale deed dated 08.06.2017 registered as document No.10814/2017 and their remaining land for development under a Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017.

Whereas, subsequently, the said Development Agreement was cancelled by a Cancellation Deed dated 16.11.2017 registered as document No. 26243/17 by mutual consent, to enable the said Sri G.Vijay Kumar and others to sell said undivided share of land equivalent to Ac.0.30 Gnts.

Whereas, the said Sri G.Vijay Kumar and others have sold the said undivided share of land in two parts, i.e., Ac.0.15 Gnts to the Developer and Ac.0.15 Gnts to the Owner herein.

Whereas, the Owner has thus, become the absolute owner and possessor of the A Schedule Property and approached the Developer offering to give the A Schedule Property for development into a gated community with independent villas and the Developer has agreed for the same.

Mona

4/13/2017

Shahid J

26/05/2017
26/05/2017
Joint Subregistrar,
Sangareddy (R.O)



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**NOW THIS MEMORANDUM OF DEVELOPMENT AGREEMENT-CUM-
GENERAL POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

1. The Owners herein hereby grant the irrevocable right to the Developer to develop the A Schedule Property for residential purpose, in the manner the Developer deems most expedient and commercially viable, as per the terms of this Development Agreement and the permissions to be obtained from the competent authorities.

2. The Developer shall have absolute right and discretion to admit the neighbouring land owners into the Scheme for Development and to develop the A Schedule Property along with such other lands in the manner it deems most expedient and commercially viable and may allot the built up areas/independent villas of equal size and quality situated in any part of the land so developed, to the Owners herein or such other neighbouring owners who may be so admitted.

3. The Developer agrees to develop the A Schedule Property into gated community residential project consisting of plots with independent villas (with ground plus one floor or as the case may be ground plus two floors) and hereinafter described as "gated community", subject to the sanction of permissions and commercial liability.

4. The A Schedule Property shall always be subject to the scheme for gated community with independent villas, as per the terms of this Agreement. The gated community shall be named by the Developer and such name shall not be changed, except with the written consent of the Developer.

5. The Developer shall develop the A Schedule Property in terms of this Development Agreement, at its cost, after obtaining all the necessary permissions, clearances, no objection certificates, service connections, etc., from the authorities/service providers concerned and shall deliver the share of the Owners in the independent villas to the Owners herein, as shown in the Schedule B annexed hereto and the entire share of the Owners is hereinafter called the "B Schedule Areas". The Developer shall be entitled to appropriate all the remaining independent villas with proportionate undivided share in the common areas and amenities, which is more particularly described in the Schedule D annexed hereto and hereinafter referred to as "D Schedule Areas", towards consideration for development.

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6. It is agreed by the Parties hereto that 3% of the land shall be set apart from the A Schedule Property to be transferred to the Government towards capitalization fees as per the Building Rules and the shares of the parties in the plotted areas shall be arrived at, excluding such 3% of the land so earmarked out of A Schedule Property. In case, the Developer opts for payment of money in lieu of such 3% of the land, the plotted area equivalent to it shall be added to the share of the party bearing such expenditure and B and D Schedule Areas shall be varied accordingly. After the grant of permission, the Owners and Developer shall enter into a Supplementary Agreement, earmarking their respective shares of plotted area or for variation of any of terms of this Agreement.

7. The Developer shall be entitled to obtain permissions for the gated community from the competent authority and shall complete the construction within a period of three years from the date of the release of the respective permissions by the competent authorities, with a grace period of six months. In case of any further delay, the Developer shall be liable to pay compensation @ Rs.5/- per Square Foot in respect of the villas out of the B Schedule Areas that remain undelivered. However, this clause shall not apply for any delay beyond the control of the Developer or for reasons not attributable to it or if the Owners opt to make interiors to their villa. In such case, the Owners shall complete interiors of their villa within three months from the date on which the Developer allows the Owner for the purpose, to enable the Developer to complete the villa. If the Owners fails to complete the interior within the time, the Developer shall be entitled to proceed with the construction and complete the villa. The stipulated time for construction shall also not apply, if the delay caused on account of pendency of applications before various authorities or by any act of God, natural Calamities, riots, market conditions, injunctions, stays, etc.

8. The gated community consisting of independent villas shall be developed, managed and enjoyed as per Bye-laws, Rules and Regulations of the Association. The Club House shall not be treated as common amenity and shall be managed and enjoyed as per the Rules and Regulations to be framed separately. All members including owners herein shall be liable to pay maintenance charges and user charges as may be fixed by the Developer / Management of the club house. The Club House has to be managed in a viable manner with best managerial support and it may be entrusted to any outside Agency for management, on such terms as the Developer may deem fit. The Developer alone shall be entitled to register the association, and also by-laws of the

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association and club house. The Plans, Annexures and Schedules hereto and the bye-laws of the association and the club house framed by the Developer shall always be treated as part and parcel of this Agreement and terms of this Agreement and the Schedules annexed hereto are jointly referred to in this Agreement as "Scheme for Development".

9. The Owners shall refund the aforesaid interest free refundable security deposit within fifteen days from the date of the notice for delivery of the B Schedule Areas issued by the Developer. In the event of the said Owners fail to refund the interest free refundable security deposit as above or the Owners fails to pay any other amounts payable under the Development Scheme, the Developer shall be entitled to exercise lien with right to sale in respect of the B Schedule Areas and to keep the same as security for due repayment of the aforesaid amounts. In such case, the rights and powers conferred on the Developer under this Agreement for the purpose of transfer of D Schedule Areas, including the right to transfer, shall also extend to such built up areas of the Owners also, as if they have always been part of the D Schedule Areas, without any further reference to the Owners herein.

10. The independent villas that may be required to be mortgaged to HMDA/GHMC or other competent authority, as per the terms of the permission for construction, shall be shared by Owners and Developer herein equally out of their respective built up areas. In case of the EWS/LIG housing, the same shall be allotted to the Developer's share. If the Developer opts for payment of shelter fees in lieu of construction of the EWS/LIG, the Owners and Developer shall bear the amount required therefor proportionate to their respective shares.

11. The Owners herein shall be liable to pay for any extra quality, modification, extra material or other furnishings that may be built, made or provided by the Developer, either on account of requirements of construction or at the request of the Owners over and above or other than those specified under this agreement. However, no right for customization shall be claimed by any one.

12. The Owners herein deem it expedient to authorize and appoint the Developer herein, namely, M/s Vasupradha Developers, a partnership firm registered under the Indian Partnership Act, 1932, with Registration

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No.1954/2017, having its registered office at Plot No.296, Road No.7, Ravindra Society, Kakatiya Hills, Madhapur, Hyderabad-500081, represented by its Managing Partners (1) Sri K.Krishna Chaitanya, S/o Sri K.Brahmalah, aged about 27 years, Occ: Business, R/o Plot No.21, Infinity Homes, Tellapur, Ramachandrapuram Mandal, Sanga Reddy District and (2) Sri J.Jagdish S/o Sri J.S.R.Das, aged about 34 years, Occ: Business, R/o Plot No.45, H-Block, Madhuranagar, Hyderabad-500038, as their lawful attorney for due discharge of all their obligations under this Agreement, and to do the following things and acts, in her name, interalia:

(a) To approach any Government, State, Central or Local or other authorities including Grampanchayat, GHMC, HMDA, TS Transco, TSCPDC, HMWS & SB, or other private or public body or service provider, for the purpose of obtaining all the necessary permissions, clearances, grants, no objection certificates, change of land use, layout approvals, construction permissions, service connections, modification of plans, or regularisation occupancy certificates, registration under the Real Estate (Regulation and Development) Act, 2014 or any other purpose in respect of the A Schedule Property or any part or parts thereof or the constructions to be made thereon.

(b) To gift or otherwise transfer the proportionate open spaces and common areas in A Schedule Property, in favour of the Association or the Local Authority as the case may be, as per the terms of the permission for construction and execute suitable documents and present the same for registration and comply with all the formalities of registration.

(c) To transfer by way of sale, mortgage, lease, gift or otherwise the D Schedule Areas fallen to the share of the Developer (and built up areas out of the B Schedule Areas retained by the Developer in case of default of repayment of the interest free refundable deposit or any other amounts payable under this Agreement) and to receive consideration in respect thereof and appropriate the same, to issue discharge receipts without having to account for the same, to execute sale deeds or other conveyance in favour of third party purchasers/allottees and to present the same for registration and obtain registration and to deliver possession of the villas to such allottees or third party purchasers, and enter into construction agreements with such allottees or third party purchasers.

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(d) To file, prosecute, defend or withdraw any suit or other proceedings in any Court, Tribunal or other authority, to verify and sign pleadings,

affidavits, etc., in respect of 'A' Schedule Properties and the constructions to be made thereon or settle the disputes by way of compromise by way or arbitration or otherwise, to sign joint compromise memos, admit the same, and to execute all decrees, orders, etc., and to appoint or remove Advocate/s and to file appeals, revisions, etc.

(e) To deposit the original title deeds in respect of the A Schedule Property for the project finance to any bank or other financial institution, to execute loan documents for such project finance and all to do all acts and things as may be necessary or required therefor, including registration;

(f) To appoint sub agents, Attorneys, Contractors etc., for the purpose of this agreement and to sub-delegate all or any of the powers hereunder granted to the Developer to such sub agents, attorneys, contractors, etc.

(g) And to do all other deeds, things and acts as may be necessary or any way ancillary to the above notwithstanding the same are not specifically mentioned herein and the Owners hereby agree to ratify all such lawful acts done by their attorney or their sub-agent, attorney, etc., in pursuance of these presents.

13. Notwithstanding the delegation of powers as above, the Owners/Consenting Parties shall continue to be liable to discharge all their obligations under this Agreement and shall be liable to cooperate with the Developer in all respects till the entire project is completed and all the entire share or entitlement of the Developer under this Agreement is transferred in favour of the Developer or his nominees and shall not have any claim in respect of the areas fallen to the share of the Developer. The powers delegated to the Developer hereunder, being coupled with the interest created under this Agreement, shall be irrevocable and transferable as such and the right, title and interest of both the parties shall be strictly subject to this agreement.

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14. The Owners hereby undertake not to interfere with the development including construction work in A Schedule Property under the scheme and shall not seek any stay or injunction restraining such development including construction pursuant to this Agreement from any Court or other authority on any ground and all their claims against the Developer shall be limited to those mentioned in this Agreement and for recovery of damages, if entitled under Law and the Owners do hereby undertake not to cause any obstruction in any manner for the completion of the project in the interest of the scheme and the third party purchasers.

15. The Owner do hereby further declares that they are the absolute owners of the A Schedule Property and that owners herein have marketable and absolute title to enter into this Agreement and that the A Schedule Property is free from all litigations, adverse claims, prior agreements, mortgages, encumbrances, public demands, joint family interests, whatsoever, and further that the A Schedule Property is a non-agricultural land and further that the A Schedule Property is not an "assigned land" within the meaning of the A.P. Act 9 of 1977 and further covenant to indemnify and to keep the Developer fully indemnified from all or any loss that may be caused to the Developer on account of any defect in the title of the Owners or in the event of the aforesaid declarations found false or otherwise. Each and every Owner hereby covenants with the other owners that in case of any claim in respect of the land contributed by any Owner, his share in the B Schedule Areas alone shall be liable and if he fails to settle such claims and consequently, any loss is caused to the other Owners, he shall also be liable to indemnify the other Owners also for any such loss. It is also agreed that the Owners and Developer shall be jointly liable and answerable for all the obligations under the Real Estate (Regulation and Development) Act, 2014 and for the purpose of the same, the Owners shall also be treated as Promoters within the meaning of the said Act.

16. The Owners shall be entitled to inspect the construction work of the B Schedule Areas at all reasonable hours, on prior appointment from the Developer. The Developer shall rectify defects during the construction. In case of any other defects, the liability shall be limited to one year from the date of intimation of completion/hand over of the B Schedule Areas or the part(s) thereof. In case of any dispute, the same shall be referred to the Architect overseeing the construction and the decision of the Architect shall be final.

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17. The Developer shall form an Association for independent villas to be constructed in the A Scheduled Property for the purpose of common and watch and ward (security) and for proper maintenance of common areas and amenities including the roads and all the owners of the independent villas/flats including the Owners herein and their transferees shall join the said Association and shall abide by the bye-laws, resolutions, rules and regulations of such Association and shall contribute proportionately towards maintenance charges, corpus fund and other amounts payable to the Association as per such bye-laws, resolutions, etc. The common areas and amenities shall be those mentioned in Schedule 'E' hereto. In case of alienation, such transfers must be registered with the Association on payment of such fees as may be prescribed by the Association from time to time. The water supply to all the independent villa/flat shall be under the exclusive control and maintenance of the Association and no owner of the independent villa/flat shall dig any bore well or otherwise exploit the ground water. The elevation and exterior of the independent villas shall not be tampered with by the respective owners and the association shall have authority to direct proper maintenance and upkeep of the elevation and exterior painting of all the independent villas. The Association shall also provide plumbing, sanitary, electrical, gardening, and other services on such charges as may be prescribed from time to time. The terms and conditions of this Agreement shall be binding on all transferees of the Owners and as well as the Developer.

18. The original title deeds in respect of the A Schedule Property shall be kept with the Developer. The Developer shall handover originals of all the title deeds, permissions and other certificates obtained for the purpose of development and of the designs, plans and all other papers pertaining to the construction and service connections as to electricity, water supply, sewerage, telephone, gas, etc., after the entire project is completed. These documents shall be kept in safe deposit locker of any public sector Bank, to be operated by at least two office bearers including president, who shall be responsible for handover the same to the successor committee as per bye-laws.

19. The Developer shall construct a Club House with the facilities as to Gym, Meditation Hall, Swimming Pool, etc., with landscaping and visitors' parking. The Club House shall not be treated as common area and shall be managed and maintained by the Developer for the first two years of maintenance and thereafter Association or the Agency to which the Association may handover the management as per Rules and

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Association or its agent or contractor to whom the maintenance might be entrusted by the Association. Every Owner shall be liable to contribute the user charges and other amounts towards the supply of such services to the Association or the service provider as per actual usage or billing therefor and as per the terms and conditions of the supply of the service provider.

24. No Member shall cause any damage to/alter the exterior of the Villa or change the colour of the exterior or the landscaping inside the Villa, which will affect the architectural beauty of the Gated Community. No alterations to the exteriors like fixing of grills/mesh or other fixtures, including dish, antennas or any other machinery or devices, which affects the architectural beauty or integrity of the Gated Community shall be made, without prior written approval from the General Body. The Member shall install the air conditioners at the space earmarked/specified by the developer. Window air conditioners are not allowed to be fixed, which will affect the external beauty of the Villa. The Association shall have exclusive right to permit the installation of cell towers, dish or such other equipment for the common benefit of all the members of the Gated Community or for raising funds in any common area, without causing any obstruction or annoyance or nuisance to the residents. No Member shall have any right to let or give on hire any Villa or any part thereof for such purpose. No owner shall be entitled to make any construction in the villa or erect a separate compound wall around the plot and raise any further floors over the above the constructed by the Developer. Every plot with independent villa and every flat shall be a single indivisible residential unit and shall not be used in any other manner. No owner of the independent villa shall be entitled to construct compound wall around his villa. No owner shall be entitled to make any construction outside the villa, except with the written consent of the Developer/Association. This clause is specifically incorporated in the interests of the gated community.

25. There shall be a Corpus Fund for the Gated Community. The Developer shall collect the Corpus Fund in advance from all the member owners including the Owners and purchasers from Owners and Developer at the rate of Rs.2,00,000/- (Rupees Two lakhs only) per Villa. The entire amount collected towards Corpus Fund by the Developer shall be remitted to a separate account maintained with any public sector bank to be operated and maintained as per the Byelaws of the Association. All the amounts collected or received towards transfer fees,

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membership fees shall also become part of the corpus fund of the Association. The corpus fund shall be deposited in any interest earning deposit with any Public Sector Bank. The funds shall be invested in the most beneficial interest earning deposit in the said bank or Government bonds, fetching higher rate of interest or carrying better tax benefits with the previous permission of the General Body. The interest for three years from the date of first deposit shall be added to Corpus Fund. Thereafter, the accumulated interest for a period of seven years shall be transferred to the sinking fund. Thus, the lockin period for the principal Corpus Fund shall be for initial ten years. Thereafter, the current interest shall be credited towards sinking fund every year. The current interest means, the interest earned or estimated during the financial year, in which the expenditure is sought to be incurred. For removal of all doubts, it is hereby declared that the interest accrued during the previous years shall become part of the principal Corpus Fund and shall be subject to the same limitations and restrictions as the principal Corpus Fund is subjected to. The sinking fund shall be kept in interest earning deposit with any public sector bank. The corpus fund or interest accrued thereon, shall not be utilized for the purpose of day to day maintenance, including electricity, energy, water, gas or similar service charges, salaries, wages or some other expenditure, minor repairs, replacement of bulbs and similar consumables, etc. Both the Corpus Fund and the Sinking Fund shall be managed and maintained as per the Byelaws, Rules, Regulations of the Association of the Gated Community.

26. The Owners and their purchasers shall pay maintenance charges at the rate of Rs.75/- (Rupees Seventy Five only) per Square Foot, for two years to the Developer in advance before the delivery of the Villas and shall continue to pay the maintenance charges to the Association thereafter. The Association shall be entitled to revise the amount of maintenance from time to time. The Association shall have charge against all amounts payable in respect of the Villas in the Gated Community.

27. The Owners shall be responsible for payment of all arrears of property tax, electricity charges, NALA tax etc., in respect of the A Schedule Property up to the date of this Agreement. The Owners and Developers shall bear the VAT, Service Tax or any other Taxes/Fees amount payable to various statutory authorities proportionately to their respective Built-up areas. However, the Developer shall alone be

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entitled to receive all the amounts payable to the Government or other authorities in respect of the A Schedule Property.

28. Notwithstanding anything hereinabove, the allottee or transferee of every apartment/independent villa shall be liable to pay the taxes, fees and other charges payable in respect of their apartment/independent villa to the Government or as the case may be Service Provider and pay the maintenance charges proportionately to the Association (irrespective of whether the apartment/independent villa is occupied or not), from the date of delivery of apartment/independent villa. The Association shall have first charge in respect of any dues over the apartment/independent villa. Any dispute association and its members or club house or its member shall be referred to sole arbitrator appointed by the association or as the case may be club house.

29. Notwithstanding anything hereinabove, the Owners shall be responsible for all obligations under the Real Estate (Regulation and Development) Act, 2016 in respect of the title and the Developer shall be responsible for all its obligations thereunder in respect of the development.

30. In case of any dispute or difference arising out of or in pursuance of or in respect of this Agreement, the same shall be referred to sole arbitrator. The Developer shall be entitled to suggest any three names of persons, having rich experience in the field of construction and development, out of which the Owner / consenting party concerned shall select one, who shall be the sole Arbitrator. The arbitral proceedings shall be subject to the jurisdiction of the Courts of Hyderabad District only. The sole Arbitrator shall initiate proceedings within one month of reference and conclude the proceedings within three months thereafter. The remuneration for the Arbitrator shall be 1% of the value of such dispute or Rs.2,00,000/- whichever is less.

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SCHEDULE A

All that the undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts admeasuring out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and boundaries of the entire extent of Ac.1.20 Gnts are as under:

- NORTH : Land in Survey No.387 and 391 belongs to Mohan Reddy;
SOUTH : Land in Survey No.389/A3 belongs to Y.Naga Satish and others;
EAST : Land in Survey No.390 belongs to Satyanarayana Reddy;
WEST : 40' Wide Road and Neighbours land;

SCHEDULE B

(Villas to be allotted to the Owner)

All that 40% share of the Villas along with proportionate undivided share in the common areas and amenities.

SCHEDULE C

(Specifications)

- STRUCTURE** : R.C.C. FRAMED STRUCTURE WITH M20 GRADE CONCRETE, READY MIX CONCRETE FOR BEAMS AND SLABS.REINFORCEMENT STEEL OF FE415 GRADE.
- SUPERSTRUCTURE** : BRICK WALLS IN CEMENT MORTAR 9" THICK FOR EXTERNAL WALLS AND 4 1/2 " THICK FOR INTERNAL WALLS.
- PLASTERING** : SPONGE FINISH IN CEMENT MORTAR IN TWO COATS.
- MAIN DOOR** : TEAK WOOD FRAME AND SHUTTERS POLISHED, DESIGNER HARDWARE OF REPUTED MAKE.

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M/S. S. S. S. S. S.

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INTERNAL DOORS	:	TEAK WOOD FRAME WITH MOULDED PANELED SHUTTERS
WINDOWS	:	UPVC FRAMES WITH GLASS AND SAFETY GRILLS.
FLOORING	:	VITRIFIED TILES
KITCHEN	:	BLACK GRANITE PLATFORM WITH STAINLESS STEEL SINK AND GLAZED COLOR CERAMIC TILES DADO UP TO 7 HEIGHT.
TOILETS	:	NON-SLIPPERY CERAMIC TILES FLOORING AND GLAZED COLOR CERAMIC TILES DADO UP TO 7 HEIGHT.
SANITARY WARE	:	FIRST QUALITY HINDUSTAN MAKE OR EQUIVALENT MAKE
TAPS	:	JAQUAR OR EQUIVALENT MAKE CHROME FINISHED TAPS
PAINTING EXTERNAL	:	EXTERIOR EMULSION PAINT INICI OR EQUIVALENT MAKE
PAINTING INTERNAL	:	PLASTIC EMULSION PAINT OVER SMOOTH FINISH WITH WALL PUTTY OF ALTEK MAKE
ELECTRICAL	:	CONCEALED COPPER WIRING OF FINOLEX OR EQUIVALENT MAKE WITH ADEQUATE ELECTRICAL POINTS FOR LIGHTS, FANS AND TV POINTS AND 5A AND 15A SOCKETS FOR AIR CONDITIONERS AND REFRIGERATOR ETC. SWITCHES OF NORTH WEST, ANCHOR OR EQUIVALENT MAKE

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COMMON AMENITIES : CLUB HOUSE, GYM AND LAND SCAPING, SWIMMING POOL, ROADS, OPEN AREAS, OTHER AMENITIES etc

SCHEDULE D
(Villas to be retained by the Developer)

All the remaining Villas, other than the B Schedule Areas, constructed in the A Schedule Property, along with proportionate undivided share in the common areas and amenities.

SCHEDULE E
(Common areas and amenities)

1) The roads, parks, open spaces, landscaping gardens, pathways, drive ways, drainage and water system including sumps and overhead tanks and external pipelines, common electricity lines including electrical room and generator and generator room, watchmen rooms, ducts, club house, swimming pool, outdoor games etc.

2) Any other amenity, equipment service connection or facility that may be acquired with the help of corpus fund or by contribution.

IN WITNESS WHEREOF the Parties hereto have signed this Development Agreement-cum-General Power of Attorney with their free will and consent in the presence of the following witnesses:

WITNESS:

1. V. S. S. S.

2. K. Arif

OWNER:

1. [Signature]

2. [Signature]

DEVELOPER

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GOVT OF INDIA
सचयकर विभाग
INDIAN AIR FORCE
REVENUE DEPARTMENT
VEENATA RAMACHANDRAN SAG
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S.NO. B2381 DATE 16/11/2017

SOLD TO M. Srinivas

S/O M.V. Ramesh Chandra Rao Flat No 440

FOR WHOM Self

V. Srikanth 436399
V. SRIKANTH
 LICENCED STAMP VENDOR
 LIC. No. 15-10-018/2000, REN No. 15-10-028/2016
 P.No: 49, Sy. No. 10, Beside Swathi School,
 Madhapur, Serilingampally, R.R. Dist
 Phone: 9493014949

SALE DEED

This Deed of Sale is made and executed on this the 15th day of November, 2017, at Sangareddy, by:

1. Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao, aged about 63 years, Occ: Business, R/o Flat No.304, Giri Shikhara Residency, Hilltop Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 4222 2508 6818).
2. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao, aged about 50 years, Occ: Business R/o Flat No.D-304, Keshav Dale Apartments, Anand Nagar Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 3663 9722 9696)

G. Vijay Kumar
G. Vinay Kumar
Sheela *K. Bindu*

V. Srikanth
M. Srinivas

Presentation Endorsement:

Presented in the Office of the Joint Subregistrar, Sangareddy (R.O) along with the Photographs and Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 54500/- paid between 15/11/2017 and 16/11/2017 by Sr G.Vijay Kumar

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

Sl No	Code	Thumb Impression	Photo	Name & Address
1	EX			V SUBBA REDDY AACHAR CARD
2	EX			K ANIL KUMAR AACHAR CARD
3	EX			G VINAY KUMAR S/O. G HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP, COLONY KHARATABAD HYD 500 004
4	EX			G VINAY KUMAR S/O. G HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP, COLONY KHARATABAD HYD 500 004
5	EX			G VINAY KUMAR S/O. G HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP, COLONY KHARATABAD HYD 500 004

Identified by Will Regt:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			V SUBBA REDDY AACHAR CARD	
2			K ANIL KUMAR AACHAR CARD	

16th day of November, 2017

Signature of Joint Subregistrar

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Handwritten notes and signatures on the right side of the document, including 'M. M.', 'K. K.', and 'G. V. Kumar'.

Handwritten signature: G. Vinay Kumar

Handwritten signature: G. Vinay Kumar

Handwritten signature: V. Subba Reddy

Handwritten signature: K. Anil Kumar

3. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy, aged about 44 years, Occ: Business, R/o Sowbhagya Apartments, Road No.1, Banjara Hills, Hyderabad. (Aadhaar No. 5081 5717 2094)

4. Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar, aged about 44 years, Occ: Housewife R/o Plot No.43, Krishna Nagar Colony, P.G.Road, Secunderabad. (Aadhaar No. 9779 6484 0031).

(Hereinafter referred to as the "Vendors")

IN FAVOUR OF

Sri Srinivas Madireddy S/o M.Venkata Ramachandra Rao, aged about 45 years, Occ: Employee R/o Plot No.19, Road No.6, Sector 1, Kedareswara pet, Vijayawada-520003. (PAN NO: DBLPM5956E)

(Hereinafter referred to as the "Purchaser")

The expressions, "Vendors" and "Purchaser" shall mean and include their respective legal heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever context so permits.

Whereas, the Vendors No.1 to 4 herein are the absolute owners and possessors of the land admeasuring Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land", having acquired the same under registered documents from its pattedars and possessors, Sri Syed Khaja Sadruddin and two others, who executed the documents either by themselves or through their Agreement of Salecum-General Power of Attorney holders, as under:

Doc. No. / Date	By	In favour of	Sy. No.	Extent Ac. Gnts
Sale Deed 25495/2006 02.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja	Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao	389/A3	00.20

G. V. V. V. V.
S. S. S. S. S.
H. H. H. H. H.

H. Bindu

1. 138/2017
M. M. M.

BK-1 CS No 28954/2017 & Doct No
 6285
 Joint SubRegistrar
 Sangareddy (R.O)

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan (w/s 41 of IS Act)	E-Challan	Cash	Stamp Duty w/s 16 of IS act	DD/BG/ Pay Order	
Stamp Duty	100	0	436000	0	0	0	436100
Transfer Duty	NA	0	163500	0	0	0	163500
Reg. Fee	NA	0	54500	0	0	0	54500
User Charges	NA	0	100	0	0	0	100
Total	100	0	654100	0	0	0	654200

Rs. 999500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 54500/- towards Registration Fees on the chargeable value of Rs. 19990000/- was paid by the party through E-Challan/BG/Pay Order No. 435ARG131117 dated 14-NOV-17 of SBH/SBH (NB)

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 654100/-, DATE: 14-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH IND, BANK REFERENCE NO: 085965181, REMITTER NAME: SRINIVAS MADIREDDY, EXECUTANT NAME: G VIJAYA KUMAR, CLAIMANT NAME: SRINIVAS MADIREDDY.

Date:
16th day of November 2017

Signature of Registering Officer
Sangareddy (R.O)

1939 *[Handwritten Signature]*

26285 Register as document
 of 2017 (183 S.E.)
 Number 1711-1-26285 of 2017
 Date 16/11/2017

Registering Officer
[Signature]
 MD. GHOUSE-DABA
 JOINT SUB-REGISTRAR-I
 RO(08)SANGAREDDY.



	Sadrudin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadrudin			
Sale Deed 26703/2006 13.11.2006	1. Sri Syed Khaja Sadrudin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadrudin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadrudin Represented by their Agreement of Sale- cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)	1. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao 2. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy	389/A3	00.20
Sale Deed 26704/2006 15.11.2006	1. Sri Syed Khaja Sadrudin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadrudin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadrudin Represented by their Agreement of Sale-	Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar	389/A3	00.20

G. V. V. V. V.
G. V. V. V. V.
K. Bindu

M. S.

Bk - 1, CS No 28054/2017 & Doct No 26287
Joint Subregistrari
Sangareddy (R.O)

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	cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)			
--	--	--	--	--

Whereas, the Vendors have sold an undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts under a sale deed dated 08.06.2017 registered as document No.10814/2017 and their remaining land for development under a Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017 (hereinafter called the "Development Agreement" for brevity).

Whereas, the Vendors are in need of money and therefore, have decided to sell their remaining land covered by the Development Agreement also and accordingly, the Development Agreement was cancelled by a Cancellation Deed dated 15.11.2017 registered as document No. 9.643/17

Whereas, the Vendors have offered to sell undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandat, Ranga Reddy District, more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land" and the Purchaser has agreed for the same.

Whereas, the Vendors are executing this Sale Deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of Rs. 1,09,00,000/- (Rupees One crore nine lakhs only) paid by the Purchaser to the Vendors in the following manner as per the request of the Vendors, towards full consideration, the receipt and the realisation of which the Vendors hereby admit and acknowledge and accordingly discharge the Purchaser, the Vendors hereby sell, convey, transfer, assign and assure unto the use of the Purchaser

G. Vijay Kumar

G. Hanumanth Rao

K. Dindya

M. M. M.

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26/ST/2018 Sheet 4 of 9 Joint Subregistrar
Sangareddy (R.O)

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herein, all their right, title, interest, whatsoever in undivided share of land equivalent to Ac.0.30 Gnts out of the Schedule Land, together with all easements and appurtenances thereto, to the Purchasers herein, to have and hold the same absolutely and forever:

Amount Rs. Ps.	Cheque/ Date	Bank	Branch	Payee
17,70,000	161073 15.11.2017	Andhra Bank	Machavaram Branch, Vijayawada	Vendor No.1
16,00,000	000271 15.11.2017	ICICI Bank	Sanjeev Reddy Nagar	Vendor No.1
25,00,000	000256 15.11.2017	ICICI Bank	Sanjeev Reddy Nagar	Vendor No.1
10,00,000	00257 15.11.2017	ICICI Bank	Sanjeev Reddy Nagar	Vendor No.1
4,00,000	000272 15.11.2017	ICICI Bank	Sanjeev Reddy Nagar	Vendor No.1
36,30,000	161072 15.11.2017	Andhra Bank	Machavaram Branch, Vijayawada	Vendor No.2
109,00,000	Total			

2. The Purchaser is put in joint possession of the Schedule Land and shall be entitled to enjoy the same as joint owner hereafter, without any obstruction or hindrance from the Vendors or any one claiming through them.

3. The Vendors hereby declare and assure that the Schedule Land is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the Vendors have free and marketable title to sell the undivided share sold hereunder and that there are no other person having any interest in the Schedule Land and further covenants to indemnify and keep the Purchaser fully indemnified for all or any loss that may be caused to the Purchaser, due to any defect in title of the Vendors or in the event of the aforesaid declarations found false or otherwise.

4. The Purchaser shall be entitled to obtain transfer or mutation in its name in respect of its undivided share of land in the Schedule Land in all public records, without any further reference to the Vendors and the Vendors agree to execute any further deed or documents for better conveyance at the request and cost of the Purchaser.

G. V. S. Kumar

G. Vasanth

A. Sridhar

K. Bindu

M. S. S.

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26281/90/2 sheet 5 of 6
Joint SubRegistrar
Sangareddy (R.O)



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5. The Vendors hereby declare that the Schedule Land is not assigned land within the meaning of AP Act 9 of 1977 and is not a surplus land within the meaning of AP Act 1 of 1973.

6. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P.P OF UNDERVALUATION OF INSTRUMENT RULE, 1975.

Tellapur village - Survey No.389/Part - Undivided share of land equivalent to Ac.0.15 Gnts - Market value per Acre is Rs. 2,90,00,000/-. So, the total value is Rs. 1,08,75,000/-. Stamp duty is paid accordingly Vide Challan Receipt No. 435ARG131117, dated 13.11.2017 for Rs.6,54,100/- paid at State Bank of India, Kothaguda Branch, Hyderabad.

DECLARATION

I hereby declare that there are no mango trees/ coconut trees/betel leaf gardens/ orange grooves or any other such gardens; that there are no mines or quarries of granites or any such other valuable stones; that there no machinery, no fish ponds etc. In the lands not being transferred, that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit stamp duty.

G. Vinu Kumar
S. Srinivas
M. Sridhar
K. Bindu

Muzee

Sl. No. CS No 20054/2017 & Docl No
26287/2017 Sheet 6 of 8
Joint Subregistrar
Sangareddy (R.O)



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SCHEDULE OF PROPERTY

All that the undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts admeasuring out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and boundaries of the entire extent of Ac.1.20 Gnts are as under:

- NORTH : Land in Survey No.387 and 391 belongs to Mohan Reddy;
SOUTH : Land in Survey No.389/A3 belongs to Y.Naga Satish and others;
EAST : Land in Survey No.390 belongs to Satyanarayana Reddy;
WEST : 40' Wide Road and Neighbours land;

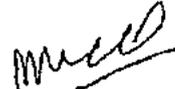
IN WITNESS WHEREOF, the Parties have set their hands to sign this Sale Deed, with free will and consent, on this the 15th day of November, 2017, at Sangareddy, in the presence of the following witnesses:

WITNESSES:

1. V. Suresh
2. K. Arif

1. G. Vign. Lkn.
2. A. Jannu
3. Sheela
4. K. Bindu

VENDORS


PURCHASER

20285/2017
Bk 1, Cf No 28054/2017 & Doct No
Joint Subregistrar
Sangareddy (R.O)



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V.J → M.S

సామాన్య జనాభా

గేవే విజయ కుమార్
Gone Vijay Kumar

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male

4222 2508 6818

G. Vinay Kumar

ఆధార్ - సామాన్యని హక్కు

సామాన్య జనాభా

గేవే విజయ కుమార్
Gone Vijay Kumar

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male

4222 2508 6818

Aadhaar - Saamanyuni Hakku

సామాన్య జనాభా

గోపి వినయ కుమార్
Gone Vinay Kumar

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1987
పురుషుడు / Male

3663 9722 9696

G. Vinay Kumar

ఆధార్ - సామాన్యని హక్కు

సామాన్య జనాభా

గోపి వినయ కుమార్
Gone Vinay Kumar

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1987
పురుషుడు / Male

3663 9722 9696

Aadhaar - Saamanyuni Hakku

సామాన్య జనాభా

కె విశ్ణు వర్దన్ రెడ్డి
K Vishnu Vardhan Reddy

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male

5081 5717 2094

K. Bindu

ఆధార్ - సామాన్యని హక్కు

సామాన్య జనాభా

కె విశ్ణు వర్దన్ రెడ్డి
K Vishnu Vardhan Reddy

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male

5081 5717 2094

Aadhaar - Saamanyuni Hakku

సామాన్య జనాభా

కె బిందు
K Bindu

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1973
స్త్రీ / Female

9779 6484 0031

K. Bindu

ఆధార్ - సామాన్యని హక్కు

సామాన్య జనాభా

కె బిందు
K Bindu

పుట్టిన తేదీ/సంవత్సరం / Year of Birth: 1973
స్త్రీ / Female

9779 6484 0031

Aadhaar - Saamanyuni Hakku

BK-1, CS No 28054/2017 & Doct No
262851/2017 Sheet 8 of 8 Joint Subregistrar
Sangareddy (R.O)

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ఆదాయ విభాగం
INCOME TAX DEPARTMENT
SRINIVAS MADIREDDY



भारत सरकार
GOVT OF INDIA

VENKATA RAMACHANDRA RAO
MADIREDDY
22/08/1972

Permanent Account Number
DBEPMS9S6E

Signature



MCCP

వజ్రాల సుబ్బా రెడ్డి
Vajrala Subba Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1994
పురుషుడు / Male

5709 2218 3467



ఆధార్ - సామాన్యుని హక్కు

అధార్

చిరునామా: కె/ఆర్ అంబ రెడ్డి
ఫ్లోర్ నెం 402, వి.ఎం.డి. 187/1
వేంకటేశ్వర అపార్ట్ మెంట్స్
బాలిగల్ నగర్, పి. ఏ. రోడ్ 9
తిరుమలగిరి, టి.ఎం.సి. ప్రాంతం
హైదరాబాద్, 500072

Address: K/O Anil Reddy,
Flat no 402, MID 187/1
Venkateswara Apartments,
Bali Gal Nagar, A.P.R.O,
Tirumalagiri, T.M.C. Region,
Hyderabad, Tirumalagiri,
Andhra Pradesh, 500072

5709 2218 3467

1800 303 1947 help@uidai.gov.in www.uidai.gov.in

కె.ఆనంద్ కుమార్
K Anil Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1965
పురుషుడు / Male

3251 5052 9108



ఆధార్ - సామాన్యుని హక్కు

అధార్

చిరునామా: కె/ఆర్ అంబ రెడ్డి
ఫ్లోర్ నెం 402, వి.ఎం.డి. 187/1
వేంకటేశ్వర అపార్ట్ మెంట్స్
బాలిగల్ నగర్, పి. ఏ. రోడ్ 9
తిరుమలగిరి, టి.ఎం.సి. ప్రాంతం
హైదరాబాద్, 500072

Address: K/O Anil Reddy,
Flat no 402, MID 187/1
Venkateswara Apartments,
Bali Gal Nagar, A.P.R.O,
Tirumalagiri, T.M.C. Region,
Hyderabad, Tirumalagiri,
Andhra Pradesh, 500072

Aadhaar - Saamanyuni Hakku

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9/11/17 MU

25/11/17 MU

Offline Challan
Proforma [Dept. copy]

Offline Challan
Proforma [Citizen copy]

Challan No: 435ARG131117		Challan No: 435ARG131117	
Registration & Stamps Department, Telangana		Registration & Stamps Department, Telangana	
Fee Type : 2091		Fee Type : 2091	
CBS Screen Number : 8888		CBS Screen Number : 8888	
I Remitter Details		I Remitter Details	
Name	SRINIVAS MADIREDDY	Name	SRINIVAS MADIREDDY
Address	LOTUS LANDMARK, SECTOR-I, ROAD NO.6, PLOT NO.19, KEDARSWERAPET, VIJAYAWADA-520003	Address	LOTUS LANDMARK, SECTOR-I, ROAD NO.6, PLOT NO.19, KEDARSWERAPET, VIJAYAWADA-520003
PAN Card Number	DBLPMS956E	PAN Card Number	DBLPMS956E
Andhar Card Number		Andhar Card Number	
Mobile Number	*****112	Mobile Number	*****112
II Executant Details		II Executant Details	
Name	G VUAYA KUMAR	Name	G VUAYA KUMAR
Address	FLAT NO.304, GIRI SIKHARA RESIDENCY, HILLTOP COLONY, KHAIRATABAD, HYDERABAD-4	Address	FLAT NO.304, GIRI SIKHARA RESIDENCY, HILLTOP COLONY, KHAIRATABAD, HYDERABAD-4
III Claimant details		III Claimant details	
Name	SRINIVAS MADIREDDY	Name	SRINIVAS MADIREDDY
Address	LOTUS LANDMARK, SECTOR-I, ROAD NO.6, PLOT NO.19, KEDARSWERAPET, VIJAYAWADA-520003	Address	LOTUS LANDMARK, SECTOR-I, ROAD NO.6, PLOT NO.19, KEDARSWERAPET, VIJAYAWADA-520003
IV Document Nature		IV Document Nature	
Nature of Document	SALE DEED	Nature of Document	SALE DEED
Property Situated in (District)	SANGAREDDY	Property Situated in (District)	SANGAREDDY
V Amount Details		V Amount Details	
Stamp Duty	436000	Stamp Duty	436000
Transfer Duty	163500	Transfer Duty	163500
Registration Fee	54500	Registration Fee	54500
User Charges	100	User Charges	100
TOTAL	654100	TOTAL	654100
Total in Words	SIX LAKH FIFTY FOUR THOUSAND ONE HUNDRED RUPEES ONLY	Total in Words	SIX LAKH FIFTY FOUR THOUSAND ONE HUNDRED RUPEES ONLY
Date (DD-MM-YYYY)	13-11-2017	Date (DD-MM-YYYY)	13-11-2017
Journal No.	085965101	Journal No.	085965101
Stamp & Signature		Stamp & Signature	

Note: This challan is valid only when it is stamped and signed by the Branch Manager of STATE BANK OF HYDERABAD. For STATE BANK OF HYDERABAD.

Branch Manager
Kothaguda Br. Hyderabad

Branch Manager
Kothaguda Br. Hyderabad

www.housley.com

User ID No. 3361233 | B.T.V. NAGA
Cheque No. LAKSHMI
SBI 14 NOV 2017 KTHAGUDA
15916
Cash Paid / Received / Transferred
Journal No. _____
Cheque No. _____ Initials: _____

User ID No. 3361233 | B.T.V. NAGA
Cheque No. LAKSHMI
SBI 14 NOV 2017 KTHAGUDA
15916
Cash Paid / Received / Transferred
Journal No. _____
Cheque No. _____ Initials: _____

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 413620/- paid between the hours of _____ and _____ on the 07th day of SEP, 2022 by Sri K Krishna Chaitanya

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 KOLLURI KRISHNA CHAITANYA [1711-1-2022-32566]	KOLLURI KRISHNA CHAITANYA[R]/M/S. SUPADHA DEVELOPERS PRIVATE LIMITED	
2	EX		 K. KRISHNA CHAITANYA [R] M/S [1711-1-2022-32566]	K. KRISHNA CHAITANYA[R]/M/S. VASUPRADHA DEVELOPERS	
3	EX		 J. JAGADISH [R] M/S. VASUPRA [1711-1-2022-32566]	J. JAGADISH[R]/M/S. VASUPRADHA DEVELOPERS	

Bk-1, CS No 32566/2022 & Doct No 31281/2022
Joint SubRegistrar1 Sangareddy (R.O)

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MALLIKARJUNA RAO:07/09/2 [1711-1-2022-32566]	MALLIKARJUNA RAO AADHAAR CARD	
2		 PRAVEEN:07/09/2022:13:00 [1711-1-2022-32566]	PRAVEEN AADHAAR CARD	

07th day of September, 2022

Signature of Joint SubRegistrar1 Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1909 Name: Jillellamudi Jagadish	S/O Jillellamudi Sita Rama Das, Ameerpet, Hyderabad, Andhra Pradesh, 500038	
2	Aadhaar No: XXXXXXXX8914 Name: Kolluri Krishna Chaitanya	C/O Kolluri Brahmaiah, Tallapur, Medak, Telangana, 502032	

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IN FAVOUR OF

M/s Supadha Developers Private Limited, (PAN No.ABCCS7977G) a company incorporated under the Indian Companies Act, 2013, having its registered office at Plot No.159 to 162, Fertilizer Corporation of India Cooperative Housing Society Limited, Opp: Gachibowli Police Station, Hyderabad-500032, represented by its Director Sri Kolluri Krishna Chaitanya S/o Sri Kolluri Brahmaiah, aged about 30 years, Occ: Business R/o Villa No.21, Vision Infinity Homes, Tellapur, Hyderabad-502032. (Aadhar No.9929 7042 8914)

(Hereinafter referred to as the "Purchaser")

The expressions, "Vendor" and "Purchaser" shall mean and include their respective legal heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever context so permits.

Whereas, the Vendor is the absolute owner and possessor of the undivided share of land equivalent to Ac.1.05 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Ranga Reddy District, more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land", having acquired the same under registered sale deeds, registered on the file of the Joint Sub-Registrar1, Sanga Reddy R.O., from its previous owners and possessors, as detailed in the Table below:

Doc. No. / Date	By	In favour of	Sy. No.	Undivided share of land Extent Ac. Gnts
Sale Deed 10814/2017 05.05.2017	Sri G.Vijay Kumar and others	M/s Vasuprada Developers	389/Part	00.30 Out of 01.20
Sale Deed 26286/2017 15.11.2017	Sri G.Vijay Kumar and others	M/s Vasuprada Developers	389/Part	00.15 Out of 00.30 Out of 01.20

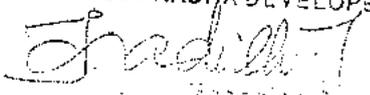
For VASUPRADHA DEVELOPERS


Managing Partner

For Supadha Developers Pvt. Ltd.


Director

For VASUPRADHA DEVELOPERS


Managing Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	4552020	0	0	0	4552120
Transfer Duty	NA	0	1241460	0	0	0	1241460
Reg. Fee	NA	0	413820	0	0	0	413820
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	82764	0	0	0	82764
Total	100	0	6291064	0	0	0	6291164

Rs. 5793480/- towards Stamp Duty including T,D under Section 41 of I.S. Act, 1899 and Rs. 413820/- towards Registration Fees on the chargeable value of Rs. 82764000/- was paid by the party through E-Challan/BC/Pay Order No ,799HTS300822 dated ,30-AUG-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 6291114/-, DATE: 30-AUG-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9612268644929,PAYMENT MODE:CASH-1001138,ATRN:9612268644929,REMITTER NAME: SUPADHA DEVELOPERS PVT LTD,EXECUTANT NAME: VASUPRADHA DEVELOPERS,CLAIMANT NAME: SUPADHA DEVELOPERS PVT LTD).

Date:

07th day of September,2022

Signature of Registering Officer

Sangareddy (R.O)

Bk - 1, CS No 32566/2022 & Doct No 31281/2022 Sheet 2 of 14 Joint SubRegistrar Sangareddy (R.O)

Register as document

of 2022 (3943 S.E.)

No. 31281
Number 1711-1 31281 of 2022

Date: 07/09/2022

Registering Officer

Dr. S. Lakshma Reddy
Joint Sub-Registrar-I

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Whereas, the said Sri G.Vijay Kumar and others have acquired the land admeasuring Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal; Sanga Reddy District (old Medak District), under registered documents from its pattedars and possessors, Sri Syed Khaja Sadruddin and two others, who executed the documents either by themselves or through their Agreement of Sale-cum-General Power of Attorney holders, as under:

Doc. No. / Date	By	In favour of	Sy. No.	Extent Ac. Gnts
Sale Deed 25495/2006 02.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Sadruddin	Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao	389/A3	00.20
Sale Deed 26703/2006 13.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Sadruddin Represented by their Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General	1. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao 2. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy	389/A3	00.20

For VASUPRADHA DEVELOPERS

[Signature]
Managing Partner

For VASUPRADHA DEVELOPERS

[Signature]

For Supadha Developers Pvt. Ltd.

[Signature]
Director

Bk-1, CS No 32566/2022 & Doct No
31281/2022 Joint SubRegistrar1
Sangareddy (R.O)



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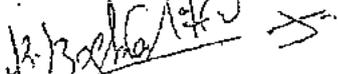
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	Power of Attorney No.19245/2006 dated 19.8.2006)			
Sale Deed 26704/2006 15.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin Represented by their Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)	Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar	389/A3	00.20

Whereas, the said Sri G.Vijay Kumar and others have sold an undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts under a sale deed dated 5.5.2017 registered as document No.10814/2017 to the Vendor herein as above and gave their remaining land for development under a Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017, which was cancelled by a Cancellation Deed dated 15.11.2017 registered as document No.26243/2017.

Whereas, the said Sri G.Vijay Kumar and others have sold the said undivided share of land of Ac.0.30 Gnts (that remained with them after cancellation of the Development Agreement), in two parts, namely, undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts to Sri Srinivas Madireddy S/o Sri M.Venkata Ramachandra Rao and the remaining undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of

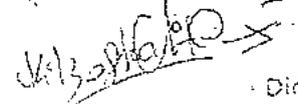
For VASUPRAADHA DEVELOPERS


Managing Partner

For VASUPRAADHA DEVELOPERS



For Supadha Developers Pvt. Ltd.


Director

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Sangareddy (R.O)



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Ac.1.20 Gnts to the Vendor herein, under a sale deed dated 15.11.2017 registered as document No.26286/2017 as above.

Whereas, the land was converted from agriculture to non-agriculture purposes, vide Proceedings Nos.220081405, 2101031203 & 2101031163 dated 18/02/2022 and 2200452732 dated 07-07-2022 by competent authority.

Whereas, the Vendor has offered to sell the Schedule Land and the Purchaser has agreed for the same and accordingly, the Vendor is executing this Sale Deed.

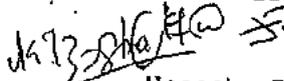
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of Rs.7,44,87,600/- (Rupees Seven Crores Forty Four lakhs Eighty Seven Thousand Six hundred only) paid by the Purchaser to the Vendor in the following manner as per the request of the Vendor, towards full consideration, the receipt and the realisation of which the Vendor hereby admit and acknowledge and accordingly discharge the Purchaser, the Vendor hereby sell, convey, transfer, assign and assure unto the use of the Purchaser herein, all their right, title, interest, whatsoever in the Schedule Land, together with all easements and appurtenances thereto, to the Purchasers herein, to have and hold the same absolutely and forever:

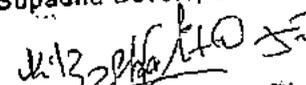
Amount Rs. Ps.	Mode of payment	Bank	Branch	Payee
1,00,00,000/-	RTGS	ICICI	Kavuri hills	Vendor
95,00,000/-	RTGS	ICICI	Kavuri hills	Vendor
5,00,00,000/-	RTGS	ICICI	Kavuri hills	Vendor
42,42,724/-	RTGS	ICICI	Kavuri hills	Vendor
7,44,876/-			TDS	
7,44,87,600/-			TOTAL	

2. The Purchaser is put in joint possession of the Schedule Land and shall be entitled to enjoy the same as joint owner hereafter, without any obstruction or hindrance from the Vendor or any one claiming through them.

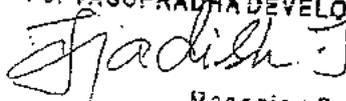
For VASUPRADHA DEVELOPERS


Managing Partner

For Supadha Developers Pvt. Ltd.


Director

For VASUPRADHA DEVELOPERS


Managing Partner

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Sangareddy (R.O)



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3. The Vendor hereby declare and assure that the Schedule Land is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the Vendor have free and marketable title to sell the undivided share sold hereunder and that there are no other person having any interest in the Schedule Land and further covenants to indemnify and keep the Purchaser fully indemnified for all or any loss that may be caused to the Purchaser, due to any defect in title of the Vendor or in the event of the aforesaid declarations found false or otherwise.

4. The Purchaser shall be entitled to obtain transfer or mutation in its name in respect of its undivided share of land in the Schedule Land in all public records, without any further reference to the Vendor and the Vendor agree to execute any further deed or documents for better conveyance at the request and cost of the Purchaser.

5. The Vendor hereby declares that the Schedule Land is not assigned land within the meaning of AP Act 9 of 1977 and is not a surplus land within the meaning of AP Act 1 of 1973.

6. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P.P OF UNDERVALUATION OF INSTRUMENT RULE, 1975.

Tellapur village - Survey No.389/Part - Undivided share of land equivalent to 5445 Square yards equivalent to Ac.1.05 Gnts - Market value per Square yard is Rs.15,200/-Total value of 5445 square yard Rs.8,27,64,000/-.The consideration paid is less than the market value so challan amount paid on market value. DSD, Registration. Fees & User charges amount of Rs.62,91,114/- is paid through Challan No.799HTS300822, dated 06-09-2022 at SBI Bank Ltd., Hyderabad.

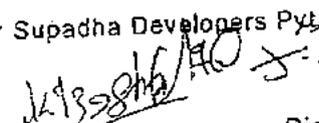
DECLARATION

I hereby declare that there are no mango trees/ coconut trees/betel leaf gardens/ orange grooves or any other such gardens; that there are no mines or quarries of granites or any such other valuable stones; that there no machinery, no fish ponds etc. In the lands not being transferred, that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit stamp duty.

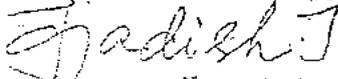
For VASUPRADHA DEVELOPERS


Managing Partner

For Supadha Developers Pvt. Ltd.


Director

For VASUPRADHA DEVELOPERS


Managing Partner

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SCHEDULE OF PROPERTY

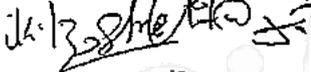
All that the undivided share of land 5445 Square yards (equivalent to Ac.1.05 Gnts) out of 7260 Square yards (equivalent to Ac.1.20 Gnts) in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and boundaries of the entire extent of Ac.1.20 Gnts are as under:

- NORTH : Land in Survey No.387 and 391 belongs to Mohan Reddy;
- SOUTH : Land in Survey No.389/A3 belongs to Y.Naga Satish and others;
- EAST : Land in Survey No.390 belongs to Satyanarayana Reddy;
- WEST : 40' Wide Road and Neighbours land;

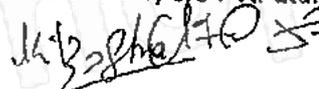
IN WITNESS WHEREOF, the Parties have set their hands to sign this Sale Deed, with free will and consent, on the 07th day, September 2022 hereinabove mentioned, at Sangareddy and in the presence of the following witnesses:

VENDOR

For VASUPRADHA DEVELOPERS

1. 
Managing Partner

For Supadha Developers Pvt. Ltd.


Director

2.

For VASUPRADHA DEVELOPERS


Managing Partner

PURCHASER

WITNESSES:

1. 

2. 

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Sangareddy (R.O)



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram

NALA Order

Proceedings of the Competent Authority & Tahsildar Ramachandrapuram Mandal Sangareddy District

Present: K SHIVA KUMAR

Dated: 18/02/2022

Proedgs. No. 2101031203

Subj: NALA Order

Ref:

Order:

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH R/o Tellapur, Ramachandrapuram, Sangareddy has applied for conversion of agriculture land situated in Sy.No 389/e3/2/1 extent 0.1000 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ramachandrapuram

To

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Tellapur, Ramachandrapuram & Sangareddy	389/e3/2/1	0.1000	0.1000	

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Sangareddy (R.O)

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram

NALA Order

Proceedings of the Competent Authority & Tahsildar Ramachandrapuram Mandal Sangareddy District

Present: K SHIVA KUMAR

Dated: 18/02/2022

Proedgs. No. 2200081405

Subj: NALA Order

Ref:

Order:

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH R/o Tellapur, Ramachandrapuram, Sangareddy has applied for conversion of agriculture land situated in Sy.No 389/e3/4 extent 0.2000 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ramachandrapuram

To

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Tellapur, Ramachandrapuram & Sangareddy	389/e3/4	0.2000	0.2000	

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Joint SubRegistrar
Sangareddy (R.O)

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram

NALA Order

Proceedings of the Competent Authority & Tahsildar Ramachandrapuram Mandal Sangareddy District

Present: K SHIVA KUMAR

Dated: 18/02/2022

Proedgs. No. 2101031163

Sub: NALA Order

Ref:

Order:

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH R/o Tellapur, Ramachandrapuram, Sangareddy has applied for conversion of agriculture land situated in Sy.No 389/93/3 extent 0.1000 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ramachandrapuram

To

Sri VASUPRADHA DEVELOPERS Represented By J JAGADISH

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Tellapur, Ramachandrapuram & Sangareddy	389/93/3	0.1000	0.1000	

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Sangareddy (R.O)

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram

NALA Order

Proceedings of the Competent Authority & Tahsildar Ramachandrapuram Mandal Sangareddy District

Present: K SHIVA KUMAR

Dated: 07/07/2022

Proedgs. No. 2200452732

Sub: NALA Order

Ref:

Order:

Sri VASUPRADHA DEVELOPERS Represented By JILLELLAMUDI JAGADISH R/o Tellapur, Ramachandrapuram, Sangareddy has applied for conversion of agriculture land situated in Sy.No 389/3/1 extent 0.2000 of Tellapur Village, Ramachandrapuram Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,
Ramachandrapuram

To

Sri VASUPRADHA DEVELOPERS Represented By JILLELLAMUDI
JAGADISH

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Tellapur, Ramachandrapuram & Sangareddy	389/3/1	0.2000	0.1050	

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Sangareddy (R.O)



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Sangareddy (R.O)



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత ముఖ్యమంత్రి కార్యాలయం
Chalicham Mallikharjuna Rao

పుట్టిన సంవత్సరం / Year of Birth: 1977
పురుషుడు / Male

8087-6601-4006

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆధార్

దియవారు: S/O: చలిచం రాజన్యస్వామి
7-93, రామచంద్రాపురం మండలం
తెలంగాణ, తెలంగాణ, మదక
పిన్ కోడ్, 502032

Address: S/O: Chalicham
Anjaneyaswamy, H/No/1
Bldg./Apt: 7-93, Area/
Locality/Sector:
Ramchandrapuram mandal,
Village/Town/City: Telapur,
District: Medak, R.O.:
Telapur, State: Andhra
Pradesh, PinCode: 502032

8087-6601-4006

1847
1800-300-1847

help@aiid.gov.in

www.aaid.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

భారత ముఖ్యమంత్రి కార్యాలయం

బానావత్ ప్రభాకర్ కుమార్
Banavath Praveen Kumar
పుట్టిన తేదీ / DOB: 15/08/1994
పురుషుడు / MALE

2307-4849-4157

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆధార్

దియవారు: S/O: బానావత్ ప్రభాకర్ కుమార్
70, పుటల్ మండలం,
తెలంగాణ, తెలంగాణ, మదక
పిన్ కోడ్, 502273

Address: S/O: Banavath
Praveen, H/NO 70,
Putal Mandalam,
Medak, Andhra Pradesh,
Telangana, PinCode: 502273

2307-4849-4157

MEERA AADHAAR, MERI PEHACHAN

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Joint SubRegistrar
Sangareddy (R.O)

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3128172022 Sheet 13 of 14



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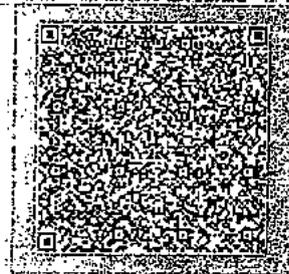
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABCCS7977G

नाम/Name

SUPADHA DEVELOPERS PRIVATE LIMITED

गठना/गठन तिथि
Date of Incorporation/Formation

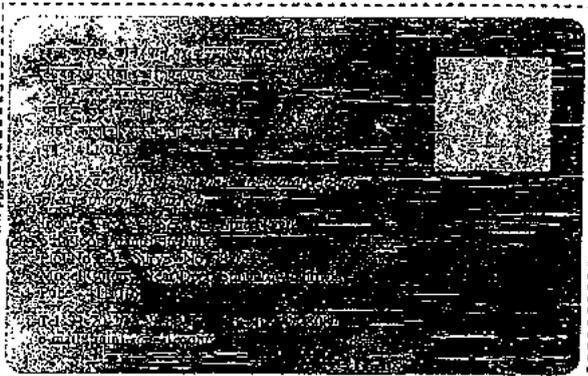
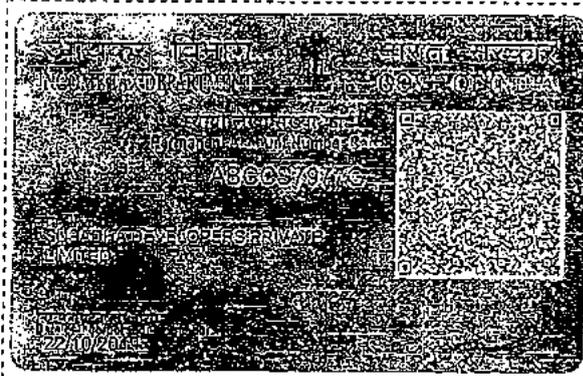
22/10/2019



Signature Not Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2021.05.04 04:09:10
GMT+05:30
Reason: NSDL ePAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भाग, टैक्स वकालत, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।



Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (e) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

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31281/2022 Sheet 14 of 14

Joint Sub Registrar
Sangareddy (R.O)



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16. 15/5/17

10814/17

TRU 7/17



తెలంగాణ తేలంగానా TELANGANA

S.NO. 14496 DATE 04/05/2017

SOLD TO R. Siva

S/O DIST Satti Barka R/o Hyd

FOR WHOM M.S. Madhuprancha Developers, Hyd

V. Srikanth L 823024

V. SRIKANTH

LICENCED STAMP VENDOR
LIC. No. 15-10-018/2000. REN No. 15-10-028/201
P.No: 49, Sy. No. 10, Beside Swathi School,
Madhapur, Serilingampally, R.R. Dist.
Phone: 9493014949

SALE DEED

This Deed of Sale is made and executed on this the 5th day of May, 2017, at Sangareddy, by:

1. Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao, aged about 63 years; Occ: Business, R/o Flat No:304, Giri Shikhara Residency, Hilltop Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 4222 2508 6818)
2. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao, aged about 50 years, Occ: Business R/o Flat No.D-304, Keshav Dale Apartments, Anand Nagar Colony, Khairatabad, Hyderabad - 500 004.(Aadhaar No. 3663 9722 9696)

G. Vijay Kumar
G. Vinay Kumar

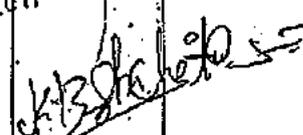
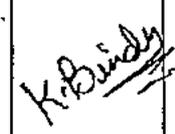
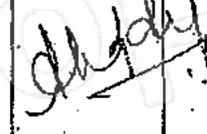
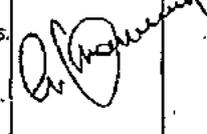
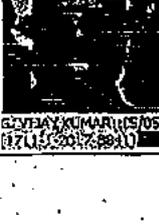
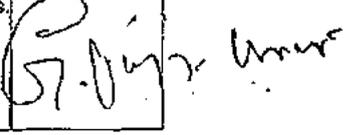
K. Bindu

K. Bindu
S. Prakash

Presentation Endorsement:

Presented in the Office of the Joint Subregistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13625/- paid between the hours of 05 and 06 on the 05/05/2017 by Sri G. Vinay Kumar

Execution admitted by (Details of all Executants/Claimants under Sec 32A) Signature/Thumb Impression

Sl No.	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			J. JAGDISH RAMESH VASUPRADHA DEVELOPERS PLOT NO. 45 H BLOCK, MAHJURA NAGAR, HYDERABAD.	
2	CL			K. KRISHNA CHAITANYA RAMESH VASUPRADHA DEVELOPERS VILLA NO. 21 INFINITI RMES, TELLAPUR URANACHANDRAPURAM MANDAL, SANGAREDDY DIST.	
3	EX			K. BINDU MADHAVI W/O. K. ANIL KUMAR PLOT NO. 43 KRISHNA NGAR COLONY, P.G. ROAD SECUNDERABAD T.S.	
4	EX			K. VISHNU VARDHAN REDDY S/O. K. PRABHAKAR REDDY SOWBHAGYA APARTMENTS ROAD NO. 1 BANJARA HILLS, HYDERABAD T.S.	
5	EX			G. VINAY KUMAR S/O. G. HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP COLONY, KHAIRATABAD HYDERABAD T.S.	
6	EX			G. VIJAY KUMAR S/O. G. HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP COLONY, KHAIRATABAD HYDERABAD T.S.	

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3. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy, aged about 44 years, Occ: Business, R/o Sowbhagya Apartments, Road No.1, Banjara Hills, Hyderabad. (Aadhaar No. 5081 5717 2094)

4. Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar, aged about 44 years, Occ: Housewife R/o Plot No.43, Krishna Nagar Colony, P.G.Road, Secunderabad. (Aadhaar No. 9779 6484 0031)

(Hereinafter referred to as the "Vendors")

IN FAVOUR OF

M/s Vasupradha Developers, a partnership firm registered under the Indian Partnership Act, 1932, with Registration No. 1954 of 2017, having its registered office at Plot No.296, Road No.7, Ravindra Society, Kakatiya Hills, Madhapur, Hyderabad - 500 081, represented by its Managing Partners (1) Sri K.Krishna Chaitanya, S/o Sri K.Brahmaiah, aged about 27 years, Occ: Business, R/o Villa No.21, Infiniti Homes, Tellapur, Ramachandrapuram Mandal, Sanga Reddy District, Telangana and (2) Sri J.Jagdish S/o Sri J.S.R.Das, aged about 34 years, Occ: Business, R/o Plot No.45, H-Block, Madhura Nagar, Hyderabad-500016.

(Hereinafter referred to as the "Purchaser")

The expressions, "Vendors" and "Purchaser" shall mean and include their respective legal heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever context so permits.

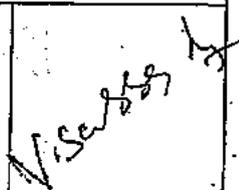
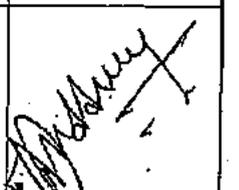
Whereas, the Vendors No.1 to 4 herein are the absolute owners and possessors of the land admeasuring Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land", having acquired the same under registered documents from its pattedars and possessors, Sri Syed Khaja Sadruddin and two others, who executed the documents either by themselves or through their Agreement of Sale-cum-General Power of Attorney holders, as under:

G. Vijay Kumar
A. Anand Kumar
S. Srinivasulu

K. Bindu

J. Jagdish S/o J.S.R.Das
S. Srinivasulu

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			SUBBA REDDY ADHAAR CARD	
2			M SRINIVAS ADHAAR CARD	

05th day of May, 2017

Signature of Joint Sub Registrar
Sangareddy (R.O)

Bk-1, CS No 8841/2017 & Doct No 10814/2017 Sheet-2 of 4 Joint Sub Registrar Sangareddy (R.O)

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

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

Date: 05th day of May, 2017.

Signature of Registering Officer
Sangareddy (R.O)

1939 (2009) - 15

Register as document
No. 10814 of 2017 (1939 S.E.)
Number 1714-1-10814 of 2017
Date 08/06/2017

Registering Officer



Doc. No. / Date	By	In favour of	Sy. No.	Extent Ac. Gnts
Sale Deed 25495/2006 02.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin	Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao	389/A3	00.20
Sale Deed 26703/2006 13.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin Represented by their Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)	1. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao 2. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy	389/A3	00.20
Sale Deed 26704/2006 15.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader	Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar	389/A3	00.20

G. Vijay Kumar
Sr. Attorney

Khady
K. Bindu

4/13/2006
E. Adarsh J

Bank 1, CS No 884/2017, 884991 No
 10814/17-07-17, Subdt 3206PM /
 Joint Sub Registrar
 Sangareddy (R.O)

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	1089000	0	0	0	1089100
Transfer Duty	NA	0	408375	0	0	0	408375
Reg. Fee	NA	0	136125	0	0	0	136125
User Charges	NA	0	100	0	0	0	100
Total	100	0	1633600	0	0	0	1633700

Rs. 1497375/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 136125/- towards Registration Fees on the chargeable value of Rs. 27225000/- was paid by the party through E-Challan/BC/Pay Order No. 290M3U060617,703GAV040517 dated 06-JUN-17,06-MAY-17 of SBH/MADHAPUR,SBH/MADHAPUR

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 326700/-, DATE: 06-JUN-17, BANK NAME: SBH, BRANCH NAME: MADHAPUR, BANK REFERENCE NO: 075912244, REMITTER NAME: K KRISHNA CHAITANYA, EXECUTANT NAME: G VIJAYA KUMAR, CLAIMANT NAME: K. KRISHNA CHAITANYA) (2). AMOUNT PAID: Rs. 1306900/-, DATE: 06-MAY-17, BANK NAME: SBH, BRANCH NAME: MADHAPUR, BANK REFERENCE NO: 001580278, REMITTER NAME: K KRISHNA CHAITANYA, EXECUTANT NAME: G VIJAY KUMAR, CLAIMANT NAME: K KRISHNA CHAITANYA)

Date: 08th day of June, 2017


 Signature of Registering Officer
 Sangareddy (R.O)



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	<p>2. Sri Syed. Khaja Saifuddin S/o Sri Syed Khaja Sadruddin</p> <p>3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin</p> <p>Represented by their Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)</p>			
--	---	--	--	--

Whereas, the Vendors Nos.1 to 4 herein are in need of money and therefore, have approached the Purchaser offering to sell an undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts and give the remaining land for development into a residential gated community with independent villas and the Purchaser has agreed for the same.

Whereas, accordingly, the Vendors herein execute this sale deed.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of Rs.2,17,80,000/- (Rupees Two Crore Seventeen Lakhs and Eighty thousand only) paid by the Purchaser to the Vendors in the following manner as per the request of the Vendors, towards full consideration, the receipt and the realisation of which the Vendors hereby admit and acknowledge and accordingly discharge the Purchaser, the Vendors hereby sell, convey, transfer, assign and assure unto the use of the Purchaser herein, all their right, title, interest, whatsoever in undivided share of land equivalent to Ac.0.30 Gnts out of the Schedule Land, together with all easements and appurtenances

G. Vijay Kumar
G. Hanumanth Rao

K. Bindu

Jadish J

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Sangareddy (R.O)



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thereto, to the Purchasers herein, to have and hold the same absolutely and forever.

Amount Rs. Ps.	Cheque/ Date	Bank	Branch	Payee
25,00,000	102746 03.02.2017	Syndicate Bank,	Jubilee Hills, Hyderabad	Vendor No.1
20,00,000	102748 03.02.2017	Syndicate Bank,	Jubilee Hills, Hyderabad	Vendor No.1
15,00,000	102749 03.02.2017	Syndicate Bank,	Jubilee Hills, Hyderabad	Vendor No.1
10,00,000	102750 03.02.2017	Syndicate Bank,	Jubilee Hills, Hyderabad	Vendor No.1
47,60,000	317004 05.05.2017	Axis Bank	Hyderabad	Vendor No.1
21,30,000	317007 05.05.2017	Axis Bank	Hyderabad	Vendor No.2
26,30,000	317005 05.05.2017	Axis Bank	Hyderabad	Vendor No.3
52,60,000	000091 05.05.2017	HDFC Bank	Silicon Valley, Madhapur, Hyderabad	Vendor-No.2

2. The Vendors today put the Purchaser into actual, vacant and peaceful possession of the entire Schedule Land and the Purchaser shall be entitled to enjoy the same as owner as well as developer, without any obstruction or hindrance from the Vendors or any one claiming through them.

3. The Vendors hereby declare and assure that the Schedule Land is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the Vendors has free and marketable title to sell the undivided share sold hereunder and that there are no other person having any interest in the Schedule Land and further covenants to indemnify and keep the Purchaser fully indemnified for all or any loss that may be caused to the Purchaser, due to any defect in title of the Vendors or in the event of the aforesaid declarations found false or otherwise.

4. The Purchaser shall be entitled to obtain transfer or mutation in its name in respect of its undivided share of land in the Schedule Land in all public records, without any further reference to the Vendors and the Vendors agree to execute any further deed or documents for better conveyance at the request and cost of the Purchaser.

G. Vijay. Kumar
G. Banerjee

Sheddy
K. Bindu

4/13/2017
Fradeh. J

5. The Vendors hereby declare that the Schedule Land is not assigned land within the meaning of AP Act 9. of 1977 and is not a surplus land within the meaning of AP Act 1 of 1973.

6. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P.P OF UNDERVALUATION OF INSTRUMENT RULE, 1975.

Tellapur village - Survey No.389/Part undivided share of Land equivalent to 3630 Square Yards - Market value per Square Yard Rs.6,000/- Total value Rs.2,17,80,000 and Stamp Duty paid accordingly.

Stamp Duty	Rs. 8,71,200/-
Transfer Fee	Rs. 3,26,700/-
Regn. Fee	Rs. 1,08,900/-
User Charges	Rs. 100/-

	Rs.13,06,900/-

paid through Challan No. _____, dated _____ at State Bank of India, Hitech City Road Branch, Hyderabad.

DECLARATION

I hereby declare that there are no mango trees/ coconut trees/betel leaf gardens/ orange grooves or any other such gardens; that there are no mines or quarries of granites or any such other valuable stones; that there no machinery, no fish ponds etc. In the lands not being transferred, that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit stamp duty.

G. Vajir. Kumar
G. Vasu Kumar
S. Sridhar
K. Bindu

JR/308/20-25
Jadish J

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SCHEDULE OF PROPERTY

All that the land admeasuring Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and bounded by:

NORTH : Land in Sy.No.387 and 391 belongs to Mohan Reddy
SOUTH : Land in Sy.No.389/A3 belongs to Y.Naga Satish & Others
EAST : Land in Sy.No.390 belongs to Satyanarayana Reddy
WEST : 40 Ft Road & Neighbours Land

Out of the above, the Vendors hereby sell the undivided share of land equivalent to Ac.0.30 Gnts, having already given the remaining undivided share of land equivalent to Ac.0.30 Gnts for developments

IN WITNESS WHEREOF, the Parties have set their hands to sign this Sale Deed, with free will and consent, on this the 5th day of May, 2017, at Hyderabad, in the presence of the following witnesses:

VENDORS

- 1) G. Dagg. Kumar
- 2) G. Ganamma
- 3) S. Sridhar
- 4) K. Bunde

VENDEES

- 1) J. Balakrishna
- 2) J. Radhika

WITNESSES:

- 1) M. Srinivas
- 2) V. Srinivas

10 BK-1, CS No 8841/2017 & Doct No
10814/2017 sheet 7 of 11 Joint Subregistrar
Sangareddy (R.O)



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Sangareddy (R.O)



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భారత ప్రభుత్వం
Government of India

మల్లెపల్లి శ్రీనివాస రెడ్డి
Mallepally Srinivas Reddy



పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

7834 3184 8338



సామాన్యుని హక్కు

Unique Identification Authority of India

చిరునామా: S/O: మల్లెపల్లి శ్రీనివాస రెడ్డి, పి.ఎస్.డి. నెంబెర్ 5-140, ఎమ్.జి.ఆర్. రిసిడెన్సీ, మాంజేరా రోడ్, చెన్నారెడ్డి నగరం, తిరుమలగిరి, చందానగర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500050

Address: S/O: Mallepally Gopal Reddy, P NO 5-140 M G R residency, manjara ROAD, NEAR CHENNAIREDDY HOSPITAL, Chandanagar, Tirumalagiri, Chandanagar, Hyderabad, Tirumalagiri, Andhra Pradesh, 500050

7834 3184 8338



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1500 228 1947



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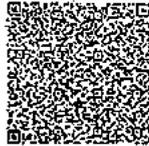
భారత ప్రభుత్వం
Government of India

వెంకటారామ అపోతవరపు
Venkatarama Apotavarapu



పుట్టిన సంవత్సరం / Year of Birth: 1966
పురుషుడు / Male

5709 2218 3467



సామాన్యుని హక్కు

Unique Identification Authority of India

చిరునామా: S/O: అంజ రెడ్డి, ఫ్లోర్ నెంబెర్ 402, ఎమ్.ఎం.ఎ.ఎ.పి.ఎ. అపార్ట్ మెంట్స్, బాలాజీ నగర్, ఎ.పి.సి.సి., తిరుమలగిరి, కుత్బుల్పల్లి, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500072

Address: S/O: Anji Reddy, flat no 402, M.M.A.P.I. Venkatarama Apartments, Balaji nagar, A.P.C.S.S., Tirumalagiri, Kutubpally, Hyderabad, Tirumalagiri, Andhra Pradesh, 500072

5709 2218 3467



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10814 / Dist-7 Sheet 9 of 9 / Joint SubRegistrar
Sangareddy (R.O)



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श्री कृष्ण चण्डिका

श्री कृष्ण चण्डिका

TINCOVENTA DEPARTMENT

GOVT OF INDIA

KRISHNA CHAITANYA KOLLURI

KOLLURIBERABATH

19/03/1992

DEPARTMENT OF

DINORK/5230

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www.needshome.com



GOVERNMENT OF INDIA



Kolluri Krishna Chakaniya
Kolluri Krishna Chakaniya

వయస్: 36 సంవత్సరం Year of Birth: 1992

పురుషుడు: Male

9929 7042 8914



అధార్ - సామాన్య ని హాతు



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Kolluri Brahmajiah
H.No. 2-3/Ac/117, Aparama Colony, Behind
Mathrusai N. Miyapur, Hyderabad
Andhra Pradesh, 500049

Address: S/O Kolluri
Brahmajiah, H.No. 2-3/Ac/117,
Aparama Colony, Behind
Mathrusai Nagar, Miyapur,
Hyderabad, Andhra Pradesh,
500049



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1800 180 1847



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10814

కాగితముల సంఖ్య

ఈ కాగితముల వరుస సంఖ్య

జాయింట్ నగే-రిజిస్ట్రార్



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26286/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 37382 - Date: 14/11/2017
 Sold to : J. Jagadish
 S/o : J. S. R. Das R/o Hyd.
 For Whom : M/s. Vasupradha Developers, Hyd.

V. Srikanth H 436400
V. SRIKANTH
 LICENCED STAMP VENDOR
 LIC. No. 15-10-018/2000, REN No. 15-10-028/2
 P.No: 49, Sy.No. 10, Beside Swathi Scho
 Madhapur, Serilingampally, R.R. Dist
 Phone: 9493014949

SALE DEED

This Deed of Sale is made and executed on this the 15th day of November, 2017, at Sangareddy, by:

1. Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao, aged about 63 years, Occ: Business, R/o Flat No.304, Giri Shikhara Residency, Hilltop Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 4222 2508 6818).
2. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao, aged about 50 years, Occ: Business R/o Flat No.D-304, Keshav Dale Apartments, Anand Nagar Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 3663 9722 9696)

G. Vijay Kumar
G. Vinay Kumar
K. Bindu

Jagadish
14/11/2017

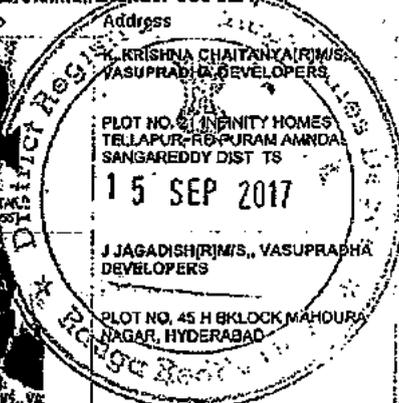
(H)

Presentation Endorsement:

Presented in the Office of the Joint Subregistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 54500/- paid between the hours of 01 and 01 on the 18th day of NOV, 2017 by Sri G Vijay Kumar

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			K. KRISHNA CHAITANYA RIMS, VASUPRABHA DEVELOPERS PLOT NO. 21 INFINITY HOMES TELLAPUR-REDPURAM AMNDA SANGAREDDY DIST TS 15 SEP 2017
2	CL			J JAGADISH RIMS,, VASUPRABHA DEVELOPERS PLOT NO. 45 H BKLOCK MAHOURA NAGAR, HYDERABAD
3	EX			K. BINDU MADHAVI W/O. K ANIL KUMAR PLOTNO. 43 KRISHNA NAGAR COLONY, P G ROAD SECUNDRABAD
4	EX			K. VISHNU YARDHAN REDDY S/O. K PRABHAKAR R/O. SOWBHAGYA APARTMENTS ROAD NO. 1 BANJARA HILLS HYD.
5	EX			G VINAY KUMAR S/O. G HANUMANTH RAO FLATNO. 304 GIRI SHIKHARA RESIDENCY HILLTOP, COLONY KHAIRATABAD HYD 500 004
6	EX			G VIJAY KUMAR S/O. G HANUMANTH RAO FLATNO. 304 GIRI SHIKHARA RESIDENCY HILLTOP, COLONY KHAIRATABAD HYD 500 004



K. Krishna Chaitanya Rims

J Jagadish Rims

K. Bindu Madhavi

K. Vishnu Yardhan Reddy

G Vinay Kumar

G. Vijay Kumar

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3. Sri -K.Vishnu Vardhan Reddy S/o Sri -K.Prabhakar Reddy, aged about 44 years, Occ: Business, R/o Sowbhagya Apartments, Road No.1, Banjara Hills, Hyderabad. (Aadhaar No. 5081 5717 2094)

4. Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar, aged about 44 years, Occ: Housewife R/o Plot No.43, Krishna Nagar Colony, P.G.Road, Secunderabad. (Aadhaar No. 9779 6484 0031).

(Hereinafter referred to as the "Vendors")

IN FAVOUR OF

M/s Vasupradha Developers, a partnership firm registered under the Indian Partnership Act, 1932, with Registration No.1954/2017, having its registered office at Plot No.296, Road No.7, Ravindra Society, Kakatiya Hills, Madhapur, Hyderabad – 500 081, represented by its Managing Partners (1) Sri K.Krishna Chaitanya, S/o Sri K.Brahmaiah, aged about 27 years, Occ: Business, R/o Plot No.21, Infinity Homes, Tellapur, Ramachandrapuram Mandal, Sanga Reddy District and (2) Sri J.Jagadish S/o Sri J.S.R.Das, aged about 34 years, Occ: Business, R/o Plot No.45, H-Block, Madhura Nagar, Hyderabad, Telangana. (PAN:AAPV0901J)

(Hereinafter referred to as the "Purchaser")

The expressions, "Vendors" and "Purchaser" shall mean and include their respective legal heirs, representatives, successors-in-interest, executors, administrators, assignees, etc., wherever context so permits.

Whereas, the Vendors No.1 to 4 herein are the absolute owners and possessors of the land admeasuring Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land", having acquired the same under registered documents from its pattedars and possessors, Sri Syed Khaja Sadruddin and two others, who executed the documents either by themselves or through their Agreement of Sale-cum-General Power of Attorney holders, as under:

G. V. S. Kumar
K. Bindu
K. Bindu

K. Bindu

Jagadish J.
K. Bindu

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1.		 (1711-1-2017-24055)	Y SUBBA REDDY AADHAR CARD	<i>V. Subba Reddy</i>
2		 (1711-1-2017-24055)	K ANIL KUMAR AADHAR CARD	<i>K. Anil</i>

16th day of November, 2017

Signature of Joint Sub Registrar
Sangareddy (R.O)

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/B/C/ Pay Order	
Stamp Duty	100	0	436000	0	0	0	436100
Transfer Duty	NA	0	163500	0	0	0	163500
Reg. Fee	NA	0	54500	0	0	0	54500
User Charges	NA	0	100	0	0	0	100
Total	100	0	654100	0	0	0	654200

Rs. 599500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 54500/- towards Registration Fees on the chargeable value of Rs. 10900000/- was paid by the party through E-Challan/BC/Pay Order No. 464BH8141117 dated 15-NOV-17 of SBH/SBH INB

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 654100/-, DATE: 15-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 664539470, REMITTER NAME: VASUPRADHA DEVELOPERS, EXECUTANT NAME: K VISHNU VARDHAN REDDY, CLAIMANT NAME: VASUPRADHA DEVELOPERS).

Date: 19/11/2017
16th day of November, 2017

Signature of Registering Officer
Sangareddy (R.O)

PK-1, CS No 28055/2017 & Doct No 262286/2017 Sheet 2 of 10 Joint Sub Registrar Sangareddy (R.O)

Register as document
 262286 of 2017 (193 S.E.)
 Number 1711-1-262286 of 2017
 Date 16/11/2017

Registering Officer
 M.D. GHOUSE BABA
 JOINT SUB-REGISTRAR-I
 RO(OB) SANGAREDDY.

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Doc. No. / Date	By	In favour of	Sy. No.	Extent Ac. Gnts
Sale Deed 25495/2006 02.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin	Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao	389/A3	00.20
Sale Deed, 26703/2006 13.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri Syed Khaja Sadruddin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadruddin Represented by their Agreement of Sale-cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)	1. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao 2. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy	389/A3	00.20
Sale Deed 26704/2006 15.11.2006	1. Sri Syed Khaja Sadruddin S/o Syed Abdul Khader 2. Sri Syed Khaja Saifuddin S/o Sri	Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar	389/A3	00.20

G. V. V. V. V. V.
K. Bindu
K. Bindu

Sri G. V. V. V. V. V.
K. Bindu

262861/sold
ARK-1 CS No 28055/2017 & Doct No
3 of 10 Joint Subregistrar
Sangareddy (R.O)

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	<p>Syed Khaja Sadrudin 3. Sri Syed Khaja Yousufuddin S/o Sri Syed Khaja Sadrudin Represented by their Agreement of Sale- cum-General Power of Attorney holders Sri K.Anil Kumar S/o Sri K.Surya Prakash and Sri G.Vijay Kumar So Sri G.Hanumanth Rao (vide Agreement of Sale-cum-General Power of Attorney No.19245/2006 dated 19.8.2006)</p>			
--	---	--	--	--

Whereas, the Vendors have sold an undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts under a sale deed dated 08.06.2017 registered as document No.10814/2017 and their remaining land for development under a Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017 (hereinafter called the "Development Agreement" for brevity).

Whereas, the Vendors are in need of money and therefore, have decided to sell their remaining land covered by the Development Agreement also and accordingly, the Development Agreement was cancelled by a Cancellation Deed dated 15.11.2017 registered as document No. 26243/17

Whereas, the Vendors have offered to sell undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Ranga Reddy District, more particularly described in the Schedule annexed hereto and hereinafter called the "Schedule Land" and the Purchaser has agreed for the same.

Whereas, the Vendors are executing this Sale Deed.

S. V. S. U. W.

K. Hanumanth Rao
K. Bindu

K. Bindu

Handwritten signature

Handwritten signature

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6286/2018 Sheet 4 of 10 Joint Subregistrar
Sangareddy (R.O)

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of Rs. 1,09,00,000/- (Rupees One crore nine lakhs only) (including the refundable deposit paid by the Developer under the Development Agreement and adjusted as part consideration hereunder) paid by the Purchaser to the Vendors in the following manner as per the request of the Vendors, towards full consideration, the receipt and the realisation of which the Vendors hereby admit and acknowledge and accordingly discharge the Purchaser, the Vendors hereby sell, convey, transfer, assign and assure unto the use of the Purchaser herein, all their right, title, interest, whatsoever in undivided share of land equivalent to Ac.0.30 Gnts out of the Schedule Land, together with all easements and appurtenances thereto, to the Purchasers herein, to have and hold the same absolutely and forever:

Amount Rs. Ps.	Cheque/ Date	Bank	Branch	Payee
5,00,000	000094 05.05.2017	HDFC Bank	Silicon Valley Layout, Madhapur	Vendor No.3
10,00,000	000010 05.05.2017	HDFC Bank	Silicon Valley Layout, Madhapur	Vendor No.4
31,30,000	000727 14.11.2017	ICICI Bank	Kavuri Hills	Vendor No.3
62,70,000	000728 14.11.2017	ICICI Bank	Kavuri Hills	Vendor No.4
109,00,000	Total			

2. The Purchaser is already in actual, vacant and peaceful possession of the entire Schedule Land as owner and developer and the Purchaser shall be entitled to enjoy the same as absolute owner hereafter, without any obstruction or hindrance from the Vendors or any one claiming through them.

3. The Vendors hereby declare and assure that the Schedule Land is free from all encumbrances, prior mortgages, charges, prior agreements, joint family interest, litigations, adverse claims, etc., and that the Vendors have free and marketable title to sell the undivided share sold hereunder and that there are no other person having any interest in the Schedule Land and further covenants to indemnify and keep the Purchaser fully indemnified for all or any loss that may be caused to the Purchaser, due to any defect in title of the Vendors or in the event of the aforesaid declarations found false or otherwise.

G. Vijay Kumar
P. Chinnarasu
Shahid
K. Bindu

Prakash J
11/3/2017

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26286/2018 Sheet 5 of 10 Joint Subregistrar
Sangareddy (R.O)



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4. The Purchaser shall be entitled to obtain transfer or mutation in its name in respect of its undivided share of land in the Schedule Land in all public records, without any further reference to the Vendors and the Vendors agree to execute any further deed or documents for better conveyance at the request and cost of the Purchaser.

5. The Vendors hereby declare that the Schedule Land is not assigned land within the meaning of AP Act 9 of 1977 and is not a surplus land within the meaning of AP Act 1 of 1973.

6. STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P.P OF UNDERVALUATION OF INSTRUMENT RULE, 1975.

Tellapur village - Survey No.389/Part - Undivided share of land equivalent to Ac.0.15 Gnts - Market value per Acre is Rs. 2,90,00,000/-. So, the total value is Rs. 1,08,75,000/-. Stamp duty is paid accordingly Vide Challan Receipt No. 464BH8141117, dated 14.11.2017 for Rs.6,54,100/- paid at State Bank of India, Kothaguda Branch, Hyderabad.

DECLARATION

I hereby declare that there are no mango trees/ coconut trees/betel leaf gardens/ orange grooves or any other such gardens; that there are no mines or quarries of granites or any such other valuable stones; that there no machinery, no fish ponds etc. In the lands not being transferred, that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law, besides payment of deficit stamp duty.

G. Vinu

A. Ganesh

Shafiq

K. Bindu

Frudish J

4-13-2017

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26286/2017 Sheet 6 of 10 Joint Subregistrar,
Sangareddy (R.O)



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SCHEDULE OF PROPERTY

All that the undivided share of land equivalent to Ac.0.15 Gnts out of Ac.0.30 Gnts admeasuring out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District) and boundaries of the entire extent of Ac.1.20 Gnts are as under:

- NORTH : Land in Survey No.387 and 391 belongs to Mohan Reddy;
SOUTH : Land in Survey No.389/A3 belongs to Y.Naga Satish and others;
EAST : Land in Survey No.390 belongs to Satyanarayana Reddy;
WEST : 40' Wide Road and Neighbours land;

IN WITNESS WHEREOF, the Parties have set their hands to sign this Sale Deed, with free will and consent, on this the 15th day of November, 2017, at Sangareddy, in the presence of the following witnesses:

WITNESSES:

1. V. Sathish
2. K. Anil

G. Vinay Kumar

2. P. Jayaram
3. M. Reddy
4. K. Bindu

VENDORS

1. J. B. Sathish Kumar
2. J. B. Sathish Kumar

PURCHASER

20286/19/Sheet 7 of 10 Joint Subregistrar
Sangareddy (R.O)



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Vijay

గోన విజయ కుమార్
Gone Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1963
పురుషుడు / Male

4222 2508 6818



అధార్ - సామాన్యుని హక్కు

ఆంధ్రప్రదేశ్ ప్రభుత్వం
GOVERNMENT OF ANDHRA PRADESH

Address:
S/O Gone Hanumanth Rao
6-1-603/2/3 Plot no 304, Khairatabad
Bamrahy
1011 Top colony, Khairatabad
Hyderabad, Andhra Pradesh, 500004

Aadhaar - Saamanyuni Hakku

గోన విజయ కుమార్
Gone Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1963
పురుషుడు / Male

3663 9722 9696



అధార్ - సామాన్యుని హక్కు

ఆంధ్రప్రదేశ్ ప్రభుత్వం
GOVERNMENT OF ANDHRA PRADESH

Address: S/O G Hanumantha Rao, Plot No 1 Poulomi Estates Madinaguda, Miyapur, Hyderabad, Andhra Pradesh, 500049

1817 1800 180127
help@uidai.gov.in
www.uidai.gov.in
సంఖ్య: 26, 1167, 200904-50004

కవిషు వర్ధన్ రెడ్డి
K Vishnu Vardhan Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1972
పురుషుడు / Male

5081 5717 2094



అధార్ - సామాన్యుని హక్కు

ఆంధ్రప్రదేశ్ ప్రభుత్వం
GOVERNMENT OF ANDHRA PRADESH

Address: S/O K Pambhakar Reddy, Plot NO 8 Poulomi Water front Estates Madinaguda, Miyapur, Hyderabad, Andhra Pradesh, 500049

1817 1800 180127
help@uidai.gov.in
www.uidai.gov.in
సంఖ్య: 26, 1167, 200904-50004

క బిందు మాధవి
K Bindu Madhavi

పుట్టిన సంవత్సరం / Year of Birth: 1979
స్త్రీ / Female

9779 6484 0031



అధార్ - సామాన్యుని హక్కు

ఆంధ్రప్రదేశ్ ప్రభుత్వం
GOVERNMENT OF ANDHRA PRADESH

Address: W/O K Anil Kumar, Plot no 804 vijayajyotsna greenfield, 8th phase 05, WEST mzzredguda, Secunderabad, Hyderabad, Andhra Pradesh, 500076

Aadhaar - Saamanyuni Hakku

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అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: Kolluri Krishna Chaitanya

పుట్టిన తేదీ / Year of Birth: 1992

పురుషుడు / Male

9929 7042 8914



Handwritten signature

అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: S/O Kolluri Brahmiah, H No 2-3/A/117, Aparna County, Behina Madrasu Sri Nagar, Miyapur, Hyderabad, Andhra Pradesh, 500033

22972011

To: Jillebraval Jagadeesh, 500033

S/O Jillebraval Siva Rama Das, 12-22/19/7/1-4-5, New Film Nagar School, 511 0024

Andhra Pradesh, 500033

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140 130 1447

అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: Jillebraval Jagadeesh

పుట్టిన తేదీ / Year of Birth: 1992

పురుషుడు / Male

4056 6882 1909



అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Your Aadhaar No.: 4056 6882 1909

22972011

To: Jillebraval Jagadeesh, 500033

S/O Jillebraval Siva Rama Das, 12-22/19/7/1-4-5, New Film Nagar School, 511 0024

Andhra Pradesh, 500033

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అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: S/O Anji Reddy

పుట్టిన తేదీ / Year of Birth: 1977

పురుషుడు / Male

5709 2218 3467



అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: Anji Reddy

పుట్టిన తేదీ / Year of Birth: 1977

పురుషుడు / Male

5709 2218 3467



అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: Vajrathi Subbha Reddy

పుట్టిన తేదీ / Year of Birth: 1964

పురుషుడు / Male

5709 2218 3467



అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: Anil Kumar

పుట్టిన తేదీ / Year of Birth: 1960

పురుషుడు / Male

3261 5052 9108



అధికారి - సామాన్యని హక్కు

అధికారి పేరు / Name: S/O E Suresh Babu, H No 102, MG Road, Hyderabad, Andhra Pradesh, 500016

22972011

To: S/O E Suresh Babu, H No 102, MG Road, Hyderabad, Andhra Pradesh, 500016

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indicates Survey Number Not Digitally Signed

ఆంధ్రప్రదేశ్ ప్రభుత్వం

print date : 16/11/2017

Advise user to get the Survey Number digitally signed

భూమి రికార్డుల వివరములు

on Survey Number indicates This Survey Number is in dispute

by the Concerned Tahsildar

పట్టాదారుని పహాణి/అడంగలు

District : మెదక్		Mandal : రామచంద్రాపురం			Village : తెల్లాపూర్			Extent Units : Acres/guntas		Fasti : 1423	Year : 2013			
వరుస సంఖ్య	సర్వే నెం	పూర్తి విస్తీర్ణం	సాగుకు పనికి రాని విస్తీర్ణం	సాగుకు పనికి వచ్చు విస్తీర్ణం	భూమి స్వభావం	శిస్తు (రూ.)	భూమి వివరణ	జలాధారము	ఆయకట్టు విస్తీర్ణం	ఖాతా నెంబరు	పట్టాదారు పేరు (తండ్రి/భర్త పేరు)	అనుబంధ దారు పేరు (తండ్రి/భర్త పేరు)	అనుబంధ విస్తీర్ణం	అనుబంధ స్వభావం
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	389/అ1	2.2000	0.0000	2.2000	పట్టా	3.20	ఋష్య వర్ణము		0.0000	72	స.ఖాబానునెడ్డినో (అబ్దుల్ హాదర్)	స.ఖాబానునెడ్డినో (అబ్దుల్ హాదర్)	2.2000	పట్టాదారు
2	389/అ1/1	1.0000	0.0000	1.0000	పట్టా	4.00	మెట్ట బోరు		0.0000	1111	వై.రూపవల్లి (నాగ సతీష్)	వై.రూపవల్లి (నాగ సతీష్)	1.0000	పట్టాదారు
3	389/అ2	2.2000	0.0000	2.2000	పట్టా	3.20	ఋష్య వర్ణము		0.0000	506	కాబుద్దీన్ (అబ్దుల్ హాదర్)	కాబుద్దీన్ (అబ్దుల్ హాదర్)	2.2000	పట్టాదారు
4	389/అ2/1	2.0000	0.0000	2.0000	పట్టా	8.00	మెట్ట బోరు		0.0000	1111	వై.రూపవల్లి (నాగ సతీష్)	వై.రూపవల్లి (నాగ సతీష్)	2.0000	పట్టాదారు
5	389/అ2/2	0.0800	0.0000	0.0800	పట్టా	0.40	మెట్ట బోరు		0.0000	1597	వై.నాగ సతీష్ (జితేందరుడు)	వై.నాగ సతీష్ (జితేందరుడు)	0.0800	పట్టాదారు
6	389/అ2/4	0.1200	0.0000	0.1200	పట్టా	0.00	మెట్ట బోరు		0.0000	1597	వై.నాగ సతీష్ (జితేందరుడు)	వై.నాగ సతీష్ (జితేందరుడు)	0.1200	పట్టాదారు
7	389/అ3	2.2000	0.0000	2.2000	పట్టా	3.20	ఋష్య వర్ణము		0.0000	551	ఖాబా సుదురేడ్డిన్ (అబ్దుల్ హాదర్)	ఖాబా సుదురేడ్డిన్ (అబ్దుల్ హాదర్)	2.2000	పట్టాదారు
8	389/అ3/1	0.2000	0.0000	0.2000	పట్టా	0.85	మెట్ట బోరు		0.0000	1599	విజయ కుమార్ (హన్మంత్ రావు)	విజయ కుమార్ (హన్మంత్ రావు)	0.2000	పట్టాదారు
9	389/అ3/2/1	0.1000	0.0000	0.1000	పట్టా	1.00	మెట్ట బోరు		0.0000	1601	విష్ణువర్ధన్ రెడ్డి (రెడ్డి)	విష్ణువర్ధన్ రెడ్డి (రెడ్డి)	0.1000	పట్టాదారు
10	389/అ3/3	0.1000	0.0000	0.1000	పట్టా	1.00	మెట్ట బోరు		0.0000	1600	వినయ కుమార్ (హన్మంత్ రావు)	వినయ కుమార్ (హన్మంత్ రావు)	0.1000	పట్టాదారు
11	389/అ3/4	0.2000	0.0000	0.2000	పట్టా	2.00	మెట్ట బోరు		0.0000	1602	బిందు మాధవి (అనిల్ కుమార్)	బిందు మాధవి (అనిల్ కుమార్)	0.2000	పట్టాదారు
12	389/అ4	3.2000	0.0000	3.2000	పట్టా	3.20	ఋష్య వర్ణము		0.0000	158	నవారు నిర్మంహారెడ్డి (నారాయణరెడ్డి)	నవారు నిర్మంహారెడ్డి (నారాయణరెడ్డి)	3.2000	పట్టాదారు
13	389/అ5	2.2000	0.0000	2.2000	పట్టా	3.20	ఋష్య వర్ణము		0.0000	70	కరమున్నీ సాబేగం (అబ్దుల్ కాదర్)	కరమున్నీ సాబేగం (అబ్దుల్ కాదర్)	2.2000	పట్టాదారు
14	389/అ1	0.2638	0.0000	0.2638	పట్టా	1.08	ఋష్య వర్ణము		0.0000	241	కానపురం భార్గవి (మల్లారెడ్డి)	కానపురం భార్గవి (మల్లారెడ్డి)	0.2638	పట్టాదారు
15	389/అ1/1	0.1302	0.0000	0.1302	పట్టా	0.65	ఋష్య unknown		0.0000	1318	యం.యస్ విజన్ ఎవెన్యూస్ పై.లి (ప్రతినిధి కే.బ్రహ్మయ్య)	యం.యస్ విజన్ ఎవెన్యూస్ పై.లి (ప్రతినిధి కే.బ్రహ్మయ్య)	0.1302	పట్టాదారు
16	389/అ2/1	0.0800	0.0000	0.0800	పట్టా	0.80	మెట్ట బోరు		0.0000	338	మల్లపల్లి మల్లారెడ్డి (గోపాల్ రెడ్డి)	మల్లపల్లి మల్లారెడ్డి (గోపాల్ రెడ్డి)	0.0800	పట్టాదారు
17	389/అ2/1/1	1.0200	0.0000	1.0200	పట్టా	1.00	ఋష్య unknown		0.0000	1318	యం.యస్ విజన్ ఎవెన్యూస్ పై.లి	యం.యస్ విజన్ ఎవెన్యూస్ పై.లి	1.0200	పట్టాదారు

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 అగ్రహారాల సంఖ్య 10
 ఈ దానికొకటం వరుస సంఖ్య 16
 జి.వి.ఎం.ఎస్. సీ. సంగారెడ్డి జిల్లా



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26243/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 37384 Date: 14/11/2017
 Sold to : J. Jagadish
 S/o : J. S. R. Das R/o Hyd.
 For Whom : M/s. Vasupradha Developers, Hyd.

V. Srikanth H 436402
V. SRIKANTH
 LICENCED STAMP VENDOR
 LIC. No. 15-10-018/2000, REN No. 15-10-028/2015
 P.No: 49, Sy. No. 10, Beside Swathi School,
 Madhapur, Serilingampally, R.R. Dist,
 Phone: 9493014949

CANCELLATION DEED

This Deed of Cancellation is made and executed on this the 15th day of November, 2017, by and between:

1. Sri G.Vijay Kumar S/o Sri G.Hanumanth Rao, aged about 63 years, Occ: Business, R/o Flat No.304, Giri Shikhara Residency, Hilltop Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 4222 2508 6818).
2. Sri G.Vinay Kumar S/o Sri G.Hanumanth Rao, aged about 50 years, Occ: Business R/o Flat No.D-304, Keshav Dale Apartments, Anand Nagar Colony, Khairatabad, Hyderabad - 500 004. (Aadhaar No. 3663 9722 9696)

G. Vijay Kumar
G. Vinay Kumar
K. Bindu

11/30/17
J. Jagadish

Presentation Endorsement:

Presented in the Office of the Joint Subregistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 02 and 07 on the 15th day of NOV. 2017 by Sri G Vijay Kumar

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 K. KRISHNA CHAITANYA (R) [1711-1-2017-26051]	K. KRISHNA CHAITANYA (R) M/S VASUPRADHA DEVELOPERS VILLA NO. 27 INFINITI HMES, YELLAPUR (R) MACHANDRAPURAM MANDAL SANGAREDDY DIST
2	CL		 J. JAGDISH (R) M/S WASI [1711-1-2017-26051]	J. JAGDISH (R) M/S VASUPRADHA DEVELOPERS PLOT NO. 45 H BLOCK MADHURA NAGAR, HYDERABAD
3	EX		 K. BINDU MADHAVI (F) [1711-1-2017-26051]	K. BINDU MADHAVI W/O. K. ANIL KUMAR PLOT NO. 43 KRISHNA NGAR COLONY, P.G. ROAD SECUNDERABAD T.S.
4	EX		 K. VISHNU VAROHAN REDDY [1711-1-2017-26051]	K. VISHNU VAROHAN REDDY S/O. K. PRABHAKAR REDDY SOWBHASYA APARTMENTS ROAD NO.1 BANJARA HILLS, HYDERABAD T.S.
5	EX		 G. VINAY KUMAR (S) [1711-1-2017-26051]	G. VINAY KUMAR S/O. G. HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP COLONY, KHAIRATABAD HYDERABAD T.S.
6	EX		 G. VIJAY KUMAR (S) [1711-1-2017-26051]	G. VIJAY KUMAR S/O. G. HANUMANTH RAO FLAT NO. 304 GIRI SHIKHARA RESIDENCY HILLTOP COLONY, KHAIRATABAD HYDERABAD T.S.

BK-1, CS No 2805/2017 & Doct No 3
 Joint Subregistrar, Sangareddy (R.O)
 Sheet 1 of 6
 2-6-2017/2017



J. Jagdish
K. Bindu
K. Vishnu
G. Vinay
G. Vijay Kumar

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3. Sri K.Vishnu Vardhan Reddy S/o Sri K.Prabhakar Reddy, aged about 44 years, Occ: Business, R/o Sowbhagya Apartments, Road No.1, Banjara Hills, Hyderabad.
(Aadhaar No. 5081 5717 2094)

4. Smt.K.Bindu Madhavi W/o Sri K.Anil Kumar, aged about 44 years, Occ: Housewife R/o Plot No.43, Krishna Nagar Colony, P.G.Road, Secunderabad.
(Aadhaar No. 9779 6484 0031).

(Hereinafter called the "Owners")

AND

M/s Vasupradha Developers, a partnership firm registered under the Indian Partnership Act, 1932, with Registration No.1954/2017, having its registered office at Plot No.296, Road No.7, Ravindra Society, Kakateeya Hills, Madhapur, Hyderabad – 500 081, represented by its Managing Partners (1) Sri K.Krishna Chaitanya, S/o Sri K.Brahmaiah, aged about 27 years, Occ: Business, R/o Plot No.21, Infinity Homes, Tellapur, Ramachandrapuram Mandal, Sanga Reddy District and (2) Sri J.Jagadish S/o Sri J.S.R.Das, aged about 34 years, Occ: Business, R/o Plot No.45, H-Block, Madhura Nagar, Hyderabad, Telangana. (PAN NO:AAPFV0901J)

(Hereinafter called as the "Developer")

The expressions, "Owners" and "Developer" shall mean and include their respective heirs, legal representations, executors, assignees, administrators, successors-in-title, etc., wherever the context permits.

Whereas, the Parties hereto entered into a Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017 on the file of the Joint Sub-Registrar1, Sanga Reddy R.O. (hereinafter called "Principal Document" for brevity), in respect of undivided share of land equivalent to Ac.0.30 Gnts out of Ac.1.20 Gnts in Survey No.389/Part of Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District (old Medak District), more particularly described in the Schedule A annexed to the Principal Document, having sold the remaining extent of Ac.0.30 Gnts out of Ac.1.20 Gnts under a sale deed

S. Vign. Kumar
K. Bindu
Shudh

K-1388/2017
Jagadish

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			B SUBBA REDDY ADHAARCARD	<i>V. Subba Reddy</i>
2			KANILKUMAR ADHAARCARD	<i>K. Anil</i>

15th day of November, 2017

Signature of Joint Subregistrar
Sangareddy (R.O)

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DO/BC/ Pay Order	
Stamp Duty	100	0	0	200	0	0	300
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	1000	0	0	1000
User Charges	NA	0	0	100	0	0	100
Total	100	0	0	1300	0	0	1400

Rs. 200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through Cash.

Date:
15th day of November, 2017

Signature of Registering Officer
Sangareddy (R.O)

26243/2017 Joint Subregistrar Sangareddy (R.O)

1939 5185 - 24

Register as document
 No. 26243 of 2017 (193 P.E.)
 Date 16/11/2017

Registering Officer

MD. GHOUSE BABA
JOINT SUB-REGISTRAR-I
RO(OB) SANGAREDDY.

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dated 08.06.2017, registered as document.No. 10814/2017 on the file of the Joint Sub-Registrar1, Sanga Reddy R.O. to the Developer herein.

Whereas, the Owner is in need of money and therefore, has expressed his willingness to sell the remaining extent of Ac.0.30 Gnts covered by the Principal Document to the Developer and another and the Developer has agreed for the same, subject to the condition that the Principal Document shall be cancelled by mutual consent.

Whereas, the Parties hereto execute this Cancellation Deed.

NOW THIS DEED OF CANCELLATION WITNESSES AS FOLLOWS:

1. The Owners and the Developer hereby annul, cancel and rescind the Principal Document, namely, Development Agreement-cum-General Power of Attorney dated 5.5.2017 registered as document No.10815/2017 on the file of the Joint Sub-Registrar1, Sanga Reddy R.O., by mutual consent.

2. The Owners hereby absolve the Developer herein from all the obligations under the Principal Document and further assures that they have not entered into any Agreement or other documents pursuant to the Principal Document in respect of the A Schedule Property covered thereunder and that they have not incurred or knowingly suffered any liability or obligation in respect of the same and further covenant to indemnify and keep the Developer fully indemnified from all or any obligations that may be caused to the Developer on account of any third party claim or otherwise.

3. The Owners hereby further undertake not to make any claim in respect of the A Schedule Property under the Principal Agreement or the built up area that may come up therein.

G. Vin. Kumar
S. Sankararam
S. Reddy

S. Radhakrishna

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IN WITNESS WHEREOF the Parties hereto have signed this Deed of Cancellation with their free will and consent in the presence of the following witnesses:

WITNESSES:

1. V. Subbaraj
2. K. Anil

1. G. Vin. Kumar
2. G. Ganesh
3. Shetty
4. K. Bindu

OWNERS

1. M. Z. Shafi
2. J. Polichan

DEVELOPER

Hotstaisy.com

సాక్షాత్ పరచుట

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అధార్ - సామాన్యుని హక్కు

జన విజయ కుమార్
Gene Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1953
పురుషుడు / Male

4222 2508 6818



అధార్ - సామాన్యుని హక్కు

జన విజయ కుమార్
Gene Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1953
పురుషుడు / Male

4222 2508 6818



అధార్ - సామాన్యుని హక్కు

జన విజయ కుమార్
Gene Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1953
పురుషుడు / Male

4222 2508 6818



అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Haku

అధార్ - సామాన్యుని హక్కు

జన విజయ కుమార్
Gene Vijay Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1953
పురుషుడు / Male

4222 2508 6818



అధార్ - సామాన్యుని హక్కు

జన విజయ కుమార్
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పురుషుడు / Male

4222 2508 6818



అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Haku

అధార్ - సామాన్యుని హక్కు

కె విష్ణు వర్ధన్ రెడ్డి
K Vishnu Vardhan Reddy

పుట్టిన సంవత్సరం / Year of Birth : 1972
పురుషుడు / Male

5081 5717.2094



అధార్ - సామాన్యుని హక్కు

కె విష్ణు వర్ధన్ రెడ్డి
K Vishnu Vardhan Reddy

పుట్టిన సంవత్సరం / Year of Birth : 1972
పురుషుడు / Male

5081 5717.2094



అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Haku

అధార్ - సామాన్యుని హక్కు

కె బిందు మాధవి
K Bindu Madhavi

పుట్టిన సంవత్సరం / Year of Birth : 1973
స్త్రీ / Female

9779 6484 0031



అధార్ - సామాన్యుని హక్కు

కె బిందు మాధవి
K Bindu Madhavi

పుట్టిన సంవత్సరం / Year of Birth : 1973
స్త్రీ / Female

9779 6484 0031



అధార్ - సామాన్యుని హక్కు

Aadhaar - Saamanyuni Haku

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2-6248/2017 Sheet 5 of 6 Joint Subregistrar
Sangareddy (R.O)

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అధార్ - సామాన్యని హక్కు

అధార్ నంబర్ / Year of Birth: 1992
 పురుషుడు / Male

9929 7042 8914



అధార్ - సామాన్యని హక్కు

అధార్ నంబర్ 9929 7042 8914

అధార్

అధార్ నంబర్ / Year of Birth: 1992
 పురుషుడు / Male

Address: S/O Kothuri
 Gramnash, H No 2-37A/117,
 Apena Colony, Behind
 Madhusri Nagar, Miyapur,
 Hyderabad, Andhra Pradesh,
 500089

1800 888 1241 | 1925 | www.aadhaar.gov.in

అధార్ - సామాన్యని హక్కు

అధార్ నంబర్ / Your Aadhaar No.:
 4056 6882 1909

అధార్ నంబర్ / Year of Birth: 1998
 పురుషుడు / Male

4056 6882 1909



అధార్ - సామాన్యని హక్కు

అధార్ నంబర్ / Your Aadhaar No.:

అధార్

అధార్ నంబర్ / Enrollment No.: 117140010901508

అధార్ నంబర్ / Year of Birth: 1997
 పురుషుడు / Male

Address: S/O Kothuri
 Gramnash, H No 2-37A/117,
 Apena Colony, Behind
 Madhusri Nagar, Miyapur,
 Hyderabad, Andhra Pradesh,
 500089

1800 888 1241 | 1925 | www.aadhaar.gov.in

అధార్ - సామాన్యని హక్కు

అధార్ నంబర్ / Year of Birth: 1961
 పురుషుడు / Male

5709 2218 3467



అధార్ - సామాన్యని హక్కు

అధార్

అధార్ నంబర్ / Enrollment No.: 5709 2218 3467

అధార్ నంబర్ / Year of Birth: 1961
 పురుషుడు / Male

Address: S/O Anji Reddy,
 Flat no 402, Venucon 187/1,
 Venudharma Apartments,
 Rajaji Nagar, A.P.H.B.,
 Tirumalagiri, Kakatiapur,
 Hyderabad, Tirumalagiri,
 Andhra Pradesh, 500072

1800 888 1241 | 1925 | www.aadhaar.gov.in

అధార్ - సామాన్యని హక్కు

అధార్ నంబర్ / Year of Birth: 1965
 పురుషుడు / Male

3261 5052 9108



అధార్ - సామాన్యని హక్కు

అధార్

అధార్ నంబర్ / Enrollment No.: 3261 5052 9108

అధార్ నంబర్ / Year of Birth: 1965
 పురుషుడు / Male

Address: S/O K. Suresh Babu,
 Flat no 404, Sri Sri Lakshmi
 65, WEST Madhura Colony,
 Venudharma, Hyderabad,
 Andhra Pradesh, 500028

1800 888 1241 | 1925 | www.aadhaar.gov.in

Aadhaar - Saamanyuni Haku

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Joint Subregistrars
Sangareddy (R.O)



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