

5/21/2023

758/2023



SCANNED

తెలంగాణ తెలంగాణ TELANGANA

SL. No. 2055 Date: 21/01/2023

Sold to B. VASUDHAR

S/o. B.SUDHAKAR RAO R/o. HYD

For Whom PHOENIX GLOBAL SPACES PRIVATE LIMITED

Menaka
AT 865638

MANDADI MENAKA
Licensed stamp vendor
L.NO. 15-10-035/2021
P.NO.5-496,Gokul Plots,
Hafeezpet, R. R. Dist,
Ph-9515411265

DEED OF CONVEYANCE

This Deed of Conveyance is made and executed on this the 21st day of January, 2023
by:

1. **Mr. Kothakapu Nagi Reddy** (Aadhaar No. 6099 1918 7587, PAN: AVUPK9961F), S/o. Kothakapu Muthyam Reddy, aged about 59 years, Occ: Business, resident of Narsingi Village, Gandipet Mandal, Puppalguda SO, Ranga Reddy District 500089, Telangana;
2. **Mr. Kothakapu Ranga Reddy** (Aadhaar No. 8092 1420 1100, PAN: AMFPR5916F), S/o. Kothakapu Muthyam Reddy, aged about 58 years, Occ: Business, resident H. No. 4-79, Narsingi Village, Gandipet Mandal, Puppalguda SO, Ranga Reddy District 500089, Telangana;

1 - J.A. Nagi Reddy

u K. Ranga Reddy

A. Lalitha Razi
K. Kothakapu

2 - K. Ranga Reddy

5 Y. V. S. Reddy

R. A. Shoba
16/4

3 - K. Chandana

1
P. ARUNA

9 K. Kavitha
K. V. S. Reddy
12
100 Reddy

For Phoenix Global Spaces Private Limited
K. V. S. Reddy
Authorized Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3735270/- paid between the hours of _____ and _____ on the 21st day of JAN, 2023 by Sri K.Nagi Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL			PHOENIS GLOBAL SPACES PVT LTD (R/P) VASUDHAR.BOPPANA S/O. SUDHAKAR RAO BOPPANA JUBILEEHILLS, HYDERABAD	<i>K.Nagi Reddy</i>
2	EX			KOTHA KOTA RATHANGA RANI REDDY S/O. KOTHA KOTA SUGUNAKAR REDDY RBNAGAR, RANGA REDDY	<i>K.Nagi Reddy</i>
3	EX			GOUREDDY RAMAKRISHNA REDDY S/O. VITTAL REDDY MADINAGUDA, HYDERABAD	<i>Goureddy</i>
4	EX			KOPPULA PRATHIMA W/O. KOPPULA MAHESH REDDY PARIGI, RAGNA REDDY	<i>Prathima</i>
5	EX			KOTHA KOTA KAVITHA W/O. KOTHA KOTA RATRNGAPANI REDDY RB NAGAR, RANGA REDDY	<i>K.Kavitha</i>
6	EX			AINALA SHOBHA W/O. RANGA REDDY MALKARAM, RANGA REDDY	<i>A.Shoba</i>
7	EX			ANNARAM LALITHA RANI W/O. KRISHNA REDDY KOMAPPLY, MEDHICAL	<i>A.Lalitha Rani</i>

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3. Ms. Kothakapu Chandana (Aadhaar No. 6534 3118 8470, PAN AISPC0346H), W/o. Late K. Ramakrishna Reddy, aged about 43 years, Occ: Household, resident of H. No. 4-83, Narsingi Village, Gandipet Mandal, Puppalguda SO, Ranga Reddy District 500089, Telangana;
4. Mr. Kothakapu Ravinder Reddy (Aadhaar No. 3027 2609 9449, PAN AVUPK9960E), S/o. Kothakapu Muthyam Reddy, aged about 49 years, Occ: Business, resident of H. No. 4-79, Narsingi Village, Gandipet Mandal, Puppalguda SO, Ranga Reddy District 500089, Telangana;
5. Ms. Yatavelly Jayamma (Aadhaar No. 2663 4505 6963, PAN BGLPJ6297G), W/o. Hanumanth Reddy, aged about 63 years, Occ: Household, r/o. 4-23, Poodur Village, Medchal Mandal, Medchal-Malkajgiri District 501 401, Telangana;
6. Ms. Patlolla Aruna (Aadhaar No. 8183 6265 7719, PAN CMEPAS237K), W/o. Manik Reddy, aged about 52 years, Occ: Household, resident of 1-47, Indresham Village, Patancheru Mandal, Sanga Reddy District 502319, Telangana;
7. Ms. Annaram Lalitha Rani (Aadhaar No. 8588 0864 8989, PAN AHBPA8664N), W/o. Krishna Reddy, aged about 48 years, Occ: Household, resident of 6-134/2, AKR Residency, Kompally, Quthbullapur Mandal, Medchal-Malkajgiri District 500014;
8. Ms. Ainala Shobha (Aadhaar No. 2655 3510 5709, PAN AKPPA5884M), W/o. Ranga Reddy, aged about 44 years, Occ: Household, resident of 1-111, Malkaram Village, Shamshabad Mandal, Ranga Reddy District 501 218, Telangana;

1 K. Naze Reddy

5 Y. W. Reddy

9 K. Kavitha

2 K. Ranga Reddy

6 P. ARUNA

10 P. Brahma

3 K. Chandana

7 A. Lalitha Rani

11 G. Reddy

4 Y. Ravi Reddy

8 A. Shoba

12 K. Reddy

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SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
8	EX		 PATOLLA ARUNA::21/01/2023 [1525-1-2023-829]	PATOLLA ARUNA W/O. MANIK REDDY PATANCHERU, SANGA REDDY	P. Aruna
9	EX		 YATAVELLY JAYAMMA::21/01/2023 [1525-1-2023-829]	YATAVELLY JAYAMMA W/O. HANUMANTH REDDY POODUR, MEDHICAL	Y. Jayamma
10	EX		 KOTHAKAPU RAVINDER REDDY::21/01/2023 [1525-1-2023-829]	KOTHAKAPU RAVINDER REDDY S/O. KOTHAKAPU MUTHYAM REDDY NARSINGHI, RANGA REDDY	K. Ravinder Reddy
11	EX		 KOTHAKAPU CHANDANA::21/01/2023 [1525-1-2023-829]	KOTHAKAPU CHANDANA W/O. LATE K. RAMAKRISHNA REDDY NARSINGHI, RANGA REDDY	K. Chandana
12	EX		 KOTHAKAPU RANGA REDDY::21/01/2023 [1525-1-2023-829]	KOTHAKAPU RANGA REDDY S/O. KOTHAKAPU MUTHYAM REDDY NARSINGHI, RANGA REDDY	K. Ranga Reddy
13	EX		 KOTHAKAPU NAGI REDDY::21/01/2023 [1525-1-2023-829]	KOTHAKAPU NAGI REDDY S/O. KOTHAKAPU MURTHYAM REDDY NARSINGHI, RANGA REDDY	K. Nagi Reddy

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 B DEVANDER::21/01/2023, 11 [1525-1-2023-829]	B DEVANDER AADHAAR NO XXXX XXXX 7364	B. Devander

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9. Ms. Kotha Kota Kavitha (Aadhaar No. 2204 5337 8534, PAN AWUPK7272N), W/o. Kotha Kota RatangaPani Reddy, aged about 46 years, Occ: Household, resident of 20-160/5/A, RB Nagar, Shamshabad, Ranga Reddy District 501218, Telangana;
10. Ms. Koppula Prathima (Aadhaar No. 7068 6802 4327, PAN BHIPP5615G), wife of Koppula Mahesh Reddy, aged about 40 years, Occ: Household, resident of 10-12, Baharpet, Parigi, Ranga Reddy District 501 501, Telangana;
11. Mr. Goureddy Ramakrishna Reddy (Aadhaar No. 2688 6258 7416, PAN AQBPG1454G), son of Vittal Reddy, aged about 49 years, Occ: Private Employee, resident of Flat No. 101-A, Block-A, Sai Krupa Apartments, Madinaguda, Miyapur, Hyderabad 500049; and
12. Mr. Kotha Kota Rathanga Pani Reddy (Aadhaar No. 2170 6904 5373, PAN: AWUPK7271R), son of Kotha Kota Sugunakar Reddy, aged about 55 years, Occ: Business, resident of 20-160/5/A, RB Nagar, Shamshabad, Ranga Reddy District 501218, Telangana,

Hereinafter referred to as the "Owners", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, agents, representatives, successors, administrators, executors, nominees, assigns, etc., on the first part.

IN FAVOUR OF

Phoenix Global Spaces Private Limited (PAN AAKCP1537C), a company incorporated in the Office of the Registrar of Companies, Hyderabad, under the provisions of the Companies Act, 2013 with office at Plot No. 1335, Road No.45, Jubilee Hills, Hyderabad 500 033, Telangana, represented by its authorized signatory, Mr.Vasudhar Boppana (Aadhaar No. 3751 7641 3911), son of Mr.Sudhakar Rao Boppana, authorized vide Board Resolution dated 18-12-2019, hereinafter referred to as the "Developer", which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest and permitted assigns on the second part.

1 K. Nagi Reddy

2 K. Ramesh Reddy

3 K Chandana

4 K. Binoy Reddy

5 Y. to abo abo

6 P. ARUNA

2 A. Lalitha Reddy

8 A. Shoba

9 K. Kavitha

10 K. Prathima

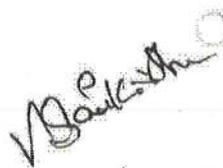
11 G. Jy

2 K. Reddy

For Phoenix Global Spaces Private Limited

[Signature]

Authorized Signatory

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 V SAI KRISHNA::21/01/2023.1 [1525-I-2023-829]	V SAI KRISHNA AADHAAR NO XXXX XXXX 4729	

21st day of January, 2023

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7719 Name: Patlolia Aruna	W/O Patlolia Manik Reddy, Indresham, Medak, Telangana, 502319	
2	Aadhaar No: XXXXXXXX8470 Name: K CHANDANA	W/O LATE K RAMAKRISHNA REDDY, Puppalaguda S.O, Rangareddi, Andhra Pradesh, 500089	
3	Aadhaar No: XXXXXXXX9449 Name: Kothakapu Ravinder Reddy	S/O K Muthyam Reddy, Puppalaguda S.O, Rangareddi, Andhra Pradesh, 500089	
4	Aadhaar No: XXXXXXXX8989 Name: Annaram Lalitha Rani	W/O Annaram Krishna Reddy, Kompalle, Rangareddi, Andhra Pradesh, 500014	
5	Aadhaar No: XXXXXXXX1100 Name: K Ranga Reddy	S/O Kothakapu Muthyam Reddy, Puppalaguda, K.v. Rangareddy, Telangana, 500089	
6	Aadhaar No: XXXXXXXX6963 Name: Yatavelly Jayamma	W/O Yatavelly Hanumanth Reddy, Medchal, K.v. Rangareddy, Telangana, 501401	
7	Aadhaar No: XXXXXXXX7416 Name: G Rama Krishna Reddy	S/O G Vittal Reddy, miyapur, Hyderabad, Andhra Pradesh, 500049	
8	Aadhaar No: XXXXXXXX5373 Name: Kotha Kota Rathanga Pani Reddy	S/O Kota Kota Sugunakar Reddy, Shamshabad, K.v. Rangareddy, Telangana, 501218	
9	Aadhaar No: XXXXXXXX4327 Name: Koppula Prathima Reddy	W/O Koppula Mahesh Reddy, Pargi, K.v. Rangareddy, Telangana, 501501	

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(The Owners and the Developer are hereinafter individually referred to as "Party" and collectively as the "Parties" as the context may permit.)

WHEREAS:

A. The Owners are the absolute owners and possessors of the land admeasuring Ac 10-20 Gts, comprising Ac 6-39 Gts in Survey No. 272/1 and Ac 3-21 Gts in Survey No. 273/1, situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana, more fully described in the schedule property of the Development Agreement, hereinafter referred to as the "Larger Land", by virtue of the -

- 1) Sale Deed dated 02-03-2019 registered as Document No. 6579 OF 2019 in the Office of the Sub-Registrar of Gandipet; and
- 2) Gift Deed dated 02-03-2019 registered as Document No. 6580 OF 2019 in the Office of the Sub-Registrar of Gandipet.

B. The Owners entered into the Development Agreement cum General Power of Attorney dated 02-03-2019 registered as Document No. 6581/2019 in the Office of the Sub-Registrar of Gandipet ("DAGPA"), Supplementary Development Agreement dated 21-10-2019 registered as Document No. 13187/2019 in the Office of the Sub-Registrar of Gandipet ("SDA"), and the Addendum dated 21-01-2023 registered as Document No. 757/2023 in the Office of the Sub-Registrar of Gandipet ("Addendum"), hereinafter together referred to as the "Development Agreement", with the Developer for development of the Larger Land into the Project defined therein and share the Saleable Area of the Project as per the terms and conditions contained therein.

C. Pursuant to the Development Agreement, the Developer has obtained permission from TSIIC- Gachibowli vide building permit number IIC/0229/2021 dated 06-10-2021 in file number IIC/0229/2021 for construction of multi storied Commercial Tower in survey numbers 272(P) and 273(P) Puppalaguda village, Gandipet Mandal, Ranga Reddy district, Telangana and commenced construction in accordance with the said permission.

1 K. Nagi Reddy

5 Y. Venkatesh

9 K. Kavitha

2 K. Rama Reddy

6 P. ARUNA

10 K. Prathima

3 K. Chandana

7 A. Lalitha Prasad

11 G. S. S. S.

4 K. Praveen Kumar

4

For Phoenix Global Spaces Private Limited

8 A. Shoba

12 K. S. S. S.

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
10	Aadhaar No: XXXXXXXX8534 Name: Kotha Kota Kavitha	W/O Kotha Kota Rathanga Pani Reddy, Shamshabad, K.v. Rangareddy, Telangana, 501218	
11	Aadhaar No: XXXXXXXX5709 Name: Alnala Shoba	W/O A.Ranga Reddy, Shamshabad, K.v. Rangareddy, Telangana, 501218	
12	Aadhaar No: XXXXXXXX7587 Name: K Nagi Reddy	S/O K Muthyam Reddy, Puppalaguda S.O, Rangareddi, Andhra Pradesh, 500089	
13	Aadhaar No: XXXXXXXX3911 Name: Vasudhar Boppana	C/O Sudhakar Rao Boppana, Bachpalle, Medchal-malkajgiri, Telangana, 500090	

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 u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	41087970	0	0	0	41088070
Transfer Duty	NA	0	11205825	0	0	0	11205825
Reg. Fee	NA	0	3735270	0	0	0	3735270
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	747054	0	0	0	747054
Total	100	0	56777119	0	0	0	56777219

Rs. 52293795/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3735270/- towards Registration Fees on the chargeable value of Rs. 747054000/- was paid by the party through E-Challan/BC/Pay Order No ,996HAV210123 dated ,21-JAN-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 56777169/-, DATE: 21-JAN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8994185685429, PAYMENT MODE: CASH-1001138, ATRN: 8994185685429, REMITTER NAME: PHOENIX GLOBAL SPACES PRIVATE LIMITED, EXECUTANT NAME: KOTHAKAPU NAGI REDDY, CLAIMANT NAME: PHOENIX GLOBAL SPACES PRIVATE LIMITED).

Date:
21st day of January, 2023

Signature of Registering Officer
Gandipet

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ఈ పుస్తకము 2023 సం|| నా. నె. 1944
పు... 758. వెంబడిగా రిజిస్ట్రేరు చేయబడి
స్వా. వింగు నిమిత్తం గుర్తింపు చేసి... 1525
258 / 2023 ఇన్స్ట్రుమెంట్
2023 సం|| జనవరి 21... తేది.

రిజిస్ట్రేరింగ్ ఆఫీసరు

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- D. Pursuant to the Development Agreement cum GPA, a part of the un-divided share out of Developers share in Commercial Tower land has been conveyed in favour of third parties with entitlement to receive a total Saleable / Leasable Area of 19,40,035 sft out of Developer share in Commercial Tower towards settlements, hereinafter referred to as the "Settled Part of the Land".
- E. Pursuant to the Development Agreement, the Developer allocated 1,93,000 sft with proportionate car parking space and undivided share of land in the Commercial Tower to the extent of 1076 sq yards towards the entire share of the Owners in the Commercial Tower ("Owners' share"). In view of the allocation of the Owners' share in the Commercial Tower, with a stipulation of the completion of the Commercial Tower by the Developer as per the terms and conditions of Development Agreement, at the request of the Developer, Owners have agreed to convey, transfer and assign the remaining part of the Larger Land to the extent of 35,574 sq yards equivalent to Ac. 07-14 Gts., being the share of the Developer as per the Development Agreement, more fully described in the Schedule hereunder, hereinafter referred to as the "Schedule Property", in favour of the Developer, without receiving any extra sale consideration.

NOW THIS DEED OF CONVEYANCE WITNESSETH THAT:

- In consideration of allocation of the Owners' share along with undivided share of land and proportionate car parking pursuant to the Development Agreement, the Owners do here by and here under grant, convey, transfer, assign and assure all their interest in the Schedule Property with all rights and appurtenances, together with all, liberties, privileges, easements whatever to the Schedule Property, to the Developer to have and to hold the same unto and to the use of the Developer absolutely and forever.
- By virtue of this Deed of Conveyance duly executed by the Owners conveying the Schedule Property in favour of the Developer, the Developer shall be the absolute owner and possessor of the entire Schedule Property with all powers as absolute owner without any let or hindrance from the Owners or anybody claiming through them always with a stipulation of completion of the entire Commercial Tower by the Developer by complying all the obligations cast on it in to-to. It is specifically agreed between the parties herein that this deed of conveyance will not in any manner absolve the commitments, warranties of the Developer under Development Agreement towards the Owners. The Developer shall be under obligation to complete the Commercial Tower as envisaged under the Development Agreement.

1 K. Raji Reddy

5 Y. Vasu Reddy

9 K. Kavitha

2 K. Ranga Reddy

6 P. ARUNA.

10 K. Prathiba

3 K. Chandana

7 A. Latha Reddy

11 G. V. S. Reddy

4 K. Princy Reddy

8 A. Shoba

12 K. Princy Reddy

For Phoenix Global Spaces Private Ltd

Authorised Sign

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3. The Owners do hereby declare that except the Owners, no other person have any right, title, interest, and claims or demands, of whatsoever nature and description, in respect of the Schedule Property and the Owners have full right, absolute authority and power to convey, transfer and assign the Schedule Property in favour of the Developer, pursuant to the Development Agreement.
4. Pursuant to the Development Agreement, the Owners have already delivered peaceful and vacant possession of the Schedule Property. The Developer shall continue to hold and possess the Schedule Property with all rights and powers of whatsoever nature. This conveyance is made upon assurance of the Developer in performing its obligations under the Development Agreement.
5. All the representations and warranties made by the Owners and the Developer in the Development Agreement are part of this Deed of Conveyance by virtue of this clause. This Conveyance Deed is made in consideration of the development to be made in terms of the Development Agreement and constructing and delivering owners' entitlement of built-up area as per the Development Agreement by obtaining occupancy certificate.
6. The Owners do hereby agree to sign and execute all documents as may be required for further confirming title to and ownership of the Schedule Property in favour of the Developer, and transfer of title and ownership to the Developer in respect of the Schedule Property in the records of concerned authorities always at the cost and expense of the Developer as per stipulations of Development Agreement.
7. The Developer do here by indemnify and keep indemnified the Owners against all such claims, damages etc that may arise on account of non-compliance of the commitments and obligations by the Developer pursuant to the Development Agreement, and the transfers made by the Developer, as this deed of conveyance is made at the request of the Developer as per the terms and conditions of Development Agreement.
8. The Developer hereby declare and confirm that it has not encumbered the share of the Owners together with proportionate undivided share of land and proportionate car parking in any manner and they have got absolute right and ownership to deal with their share.

1 K. Nagesh Reddy

5 Y. W. abo abo

9 K. Kavitha

2 K. Ranga Reddy

6 P. ARUNA

10 K. Bathina

3 K. Chandana

7 A. Lalitha Razi

11 Gay K.D.S

4 K. Princy Ravi

8 A. Shoba

12 K. Reddy

Phoenix Global Spaces Private Ltd.

Authorised Signatory

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Gandipet



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9. The required stamp duty, registration charges, GST and other incidental expenses for the execution and registration of this Deed of Conveyance is paid and borne by the Developer alone.

SCHEDULE PROPERTY

All that part and parcel of the land admeasuring 35,574 sq yards equivalent to Ac. 07-14 Gts., in Survey No. 272/1 and 273/1 situated at Puppalguda Village & Gram Panchayat, Gandipet Mandal, Ranga Reddy District, bounded by -

North : Part of Survey Nos. 272 & 273
South : Pipeline Road and Part of Commercial Tower
East : Part of Survey No. 273/1, 274 and Commercial Tower
West : ORR Express Road & Part of Survey No. 271

IN WITNESS WHEREOF the Owners and Developer have subscribed their hands and seals to these presents on the day, month and year first above mentioned.

OWNERS

- 1 J. Nageswari Reddy
- 2 K. Ranga Reddy
- 3 K. Chelabanga
- 4 K. Ramesh Reddy
- 5 Y. W. S. S. S. S.
- 6 P. ARUNA.
- 7 A. Lalitha Rao
- 8 A. Shoba
- 9 K. Kavitha
- 10 K. Prathima
- 11 Gay
- 12 K. R. Reddy

For Phoenix Global Spaces Private Limited

DEVELOPER

Authorised Signatory

Witnesses:

1. V. S. S. S. S.	2. B. W.
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Sub Registrar
Gandipet



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CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF PHOENIX GLOBAL SPACES PRIVATE LIMITED HELD ON WEDNESDAY 18th DECEMBER, 2019 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO.1335, ROAD NO.45, JUBILEE HILLS, HYDERABAD, TELANGANA- 500033.

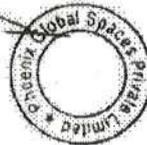
AUTHORIZATION TO MR. VASUDHAR BOPPANA, AUTHORISED SIGNATORY

"RESOLVED THAT in supersession to the earlier resolution passed in the Board meeting held on 20th September, 2019 Mr. Vasudhar Boppana (Aadhaar:3751 7641 3911), Authorised Signatory be and is hereby authorized to sign, execute and undertake all documents and papers as may be required in connection with execution of Deed of Conveyance and Supplementary Development Agreement for the property in Survey Nos. 272/1 and 273/1 situated at Puppalguda Village & Gram Panchayat, Gandipet Mandal, Ranga Reddy District, Telangana and present the same for registration and receive back the same after registration from the concerned Registration authorities, handover the duly registered Deed of Conveyance and Supplementary Development Agreement and do all acts and deeds incidental thereto to effectively discharge the aforesaid powers and generally to do all such acts, deeds and things in connection with the above on behalf of the Company.

RESOLVED FURTHER THAT a copy of this resolution certified to be true by any Director, be submitted to the relevant party of the Agreement or Deed or any other person/authority as and when required."

//Certified True Copy//
For Phoenix Global Spaces Private Limited


Avinash Chukkapalli
Director



DIN No. 03077994
8-2-293/82/F/A/64/A Film Nagar,
Jubilee Hills, Hyderabad 500033, Telangana

PHOENIX GLOBAL SPACES PRIVATE LIMITED

Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad - 500033, Telangana, India.

T: +91 - 40 - 2355 3351/61, F: +91 - 40 - 2355 6660. www.phoenixindia.net

CIN No. U45400TG2018PTC127761

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భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/62144/00965

To
Yatavelli Jayamma
నమోదించిన అనుమతి
W/O, Yatavelli Hanumanth Reddy
4-23
Poodur
Poodur
Prasanna
Madhwal K.V.Hangarapudi
Anaparthi Pradesh - 501401
9582020501

28/12/2012



KL09787041SDP
5287941



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2663 4505 6963

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
నమోదించిన అనుమతి
Yatavelli Jayamma
పుట్టిన తేదీ/Year of Birth: 1980
♀ / Female
2663 4505 6963

ఆధార్ - సామాన్యని హక్కు

Y. గౌరుమ్మ
C



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

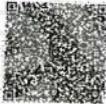
నమోదు సంఖ్య / Enrollment No. : 1318/11024/07932

To
Patolla Aruna
పల్లి అరుణ
W/O, Patolla Manik Reddy
1-47
Palaracheru mandalem
Indresham
Indresham, Madak
Andhra Pradesh - 502319

18/03/2013



KL00688425FT
869542



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8183 6265 7719

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
పల్లి అరుణ
Patolla Aruna
పుట్టిన తేదీ/Year of Birth: 1970
♀ / Female
8183 6265 7719

ఆధార్ - సామాన్యని హక్కు

P. ARUNA



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1094/90071/01154

To
Kotha Kota Kavitha
కోటా కోటా కవితా
W/O, Kotha Kota Ramesha Patil Reddy
20-160/9A
15 Nagar
Shamshabad
Shamshabad K.V.Hangarapudi
Andhra Pradesh - 501215

28/12/2012



KL097888114DP
9788911



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2204 5337 8534

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
కోటా కోటా కవితా
Kotha Kota Kavitha
పుట్టిన తేదీ/Year of Birth: 1980
♀ / Female
2204 5337 8534

ఆధార్ - సామాన్యని హక్కు

K. Kavitha

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Sub Registrar
Gandipet

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Unique Identification Authority of India
Government of India

ఆధార్ సంఖ్య / Enrolment No.: 117720085100460

ఆధార్ సంఖ్య / Enrolment No.: 10949007101153

To
Kothakapu Ranga Reddy
కొత్తకపూ రంగా రెడ్డి
S/O: Kothakapu Muthyam Reddy
నం 4-79
narsingi village
rayadranganagar mandalam
Puduchiguda
Puduchiguda K.V.Rangareddy
Andhra Pradesh - 505089
9869745285

To
Kotha Kola Rathanga Pani Reddy
కొతా కొలా రథంగా పాని రెడ్డి
S/O: Kola Kola Sugunaka Reddy
20-18035A
1-3 nagar
shamshabad
Shamshabad
Shamshabad K.V.Rangareddy
Andhra Pradesh - 501218



KL103475023F1

10347502



KL0976973780F

09769737

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

8092 1420 1100

ఆధార్ - సామాన్యుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2170 6904 5373

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
కొత్తకపూ రంగా రెడ్డి
Kothakapu Ranga Reddy
ఆధార్ సంఖ్య / Year of Birth: 1964
పురుషుడు / Male



8092 1420 1100

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
కొతా కొలా రథంగా పాని రెడ్డి
Kotha Kola Rathanga Pani Reddy
ఆధార్ సంఖ్య / Year of Birth: 1999
పురుషుడు / Male



2170 6904 5373

ఆధార్ - సామాన్యుని హక్కు

ఆధార్ - సామాన్యుని హక్కు

K. Ranga Reddy

K. Pani Reddy

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
కొత్తకపూ రవిందర్ రెడ్డి
Kothakapu Ravinder Reddy
ఆధార్ సంఖ్య / Year of Birth: 1970
పురుషుడు / Male



ఆధార్ సంఖ్య / Year of Birth: 2027 2609 9429

K. Ravinder Reddy

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
కె. చంద్రా
K. Chandara
ఆధార్ సంఖ్య / Year of Birth: 1985
స్త్రీ / Female



6634 3118 8470

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
కె. రాజీ రెడ్డి
K. Raji Reddy
ఆధార్ సంఖ్య / Year of Birth: 1982
పురుషుడు / Male



9099 1910 7567

ఆధార్ - సామాన్యుని హక్కు

K. Raji Reddy

Bk.-1, CS No 829/2023 & Doct No
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Sub Registrar
Gandipet

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భారత ప్రభుత్వం
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Government of India

మూడు ప్రమేయం/Enrolment No.: 1190/11194/08825

To: G. Hanu Kiran Reddy
G. Hanu Kiran Reddy
S/O G. Venkatesh Reddy
Address: G. Hanu Kiran Reddy
Flat no 101A, Block A, Jay Krishna Apartment
Mysuru
Hyderabad
Aadhaar Prakash - 500049
Mobile - 9440015202

Net. No : 0000944-00112201-00685313
UA 07411088 7 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:
2688 6258 7416

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దేహ చిత్రం
G. Hanu Kiran Reddy
పుట్టిన సంవత్సరం / Year of Birth : 1972
పురుషుడు / Male

2688 6258 7416

ఆధార్ - సామాన్యని హక్కు

Copy

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

మూడు ప్రమేయం/Enrollment No.: 1094/90019/24712

To: Koppula Prathima
Koppula Prathima
W/O Koppula Mahesh Reddy
10-12
BAJAR PET
Purg. K. V. Ranganreddy
Andhra Pradesh - 501501

KL204914763DF
20491476

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

7068 6802 4327

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దేహ చిత్రం
Koppula Prathima
పుట్టిన సంవత్సరం / Year of Birth: 1982
స్త్రీ / Female

7068 6802 4327

ఆధార్ - సామాన్యని హక్కు

Prathima

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దేహ చిత్రం

Ahalya Ravi

దేహ చిత్రం
Ahalya Ravi
పుట్టిన సంవత్సరం / Year of Birth: 1980
స్త్రీ / Female

A Shoba
2655 3510 5709

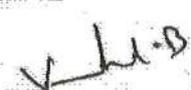
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~~188~~ / 2023 Sheet 11 of 13 Sub Registrar
Gandipet

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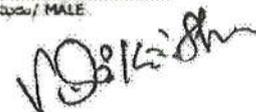
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 Government of India
 పాపాల్ గ్రామం
 Voucher: Bopona
 పుట్టిన తేదీ/DOB: 19/02/1977
 లింగం/ GENDER: MALE

 3751 7641 3911
 VID : 9124 9964 5323 4071
 నా ఆదారం, నా సుఖం


 Government of India
 పాపాల్ గ్రామం
 పేరు పేరు
 Bogi Devander
 పుట్టిన తేదీ/DOB: 26/07/1982
 లింగం/ GENDER: MALE
 Mobile No: 9885204321

 3293 1945 7364
 VID : 9181 6805 4581 1275
 నా ఆదారం నా సుఖం


 Government of India
 పాపాల్ గ్రామం
 పేరు పేరు
 Va akarthy Sai Krishna
 పుట్టిన తేదీ/DOB: 07/07/1994
 లింగం/ GENDER: MALE

 8200 4587 4729
 VID : 9134 2222 5833 6662
 నా ఆదారం, నా సుఖం

BLW

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~~758 / 2023~~ Sheet 12 of 13 Sub Registrar
Gandipet

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13

Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 996HAV210123	
Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	PHOENIX GLOBAL SPACES PRIVATE LIMITED
PAN Card No	AAKCP1537C
Aadhar Card No	
Mobile Number	*****090
Address	PLOT NO. 1335, ROAD NO.45, JUBILEE HILLS, HYDERABAD
Executant Details	
Name	KOTHAKAPU NAGI REDDY
Address	NARSINGI VILLAGE, GANDIPET MANDAL, PUPPALGUDA SO, RANGA REDDY DISTRICT
Claimant Details	
Name	PHOENIX GLOBAL SPACES PRIVATE LIMITED
Address	PLOT NO. 1335, ROAD NO.45, JUBILEE HILLS, HYDERABAD
Document Nature	
Nature of Document	CONVEYANCE DEED(WITHOUT CONSIDERATION)
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	41087970
Transfer Duty	11205825
Registration Fee	3735270
User Charges	1000
Mutation Charges	747054
Haritha Nidhi	50
TOTAL	56777169
Total in Words	Five Crore Sixty Seven Lakh Seventy Seven Thousand One Hundred and Sixty Nine Rupees Only
Date(DD-MM-YYYY)	21-01-2023
Transaction Id	8994185685429
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 996HAV210123	
Bank Code : SBIN	Payment : CASH
Remitter Details	
Name	PHOENIX GLOBAL SPACES PRIVATE LIMITED
PAN Card No	AAKCP1537C
Aadhar Card No	
Mobile Number	*****090
Address	PLOT NO. 1335, ROAD NO.45, JUBILEE HILLS, HYDERABAD
Executant Details	
Name	KOTHAKAPU NAGI REDDY
Address	NARSINGI VILLAGE, GANDIPET MANDAL, PUPPALGUDA SO, RANGA REDDY DISTRICT
Claimant Details	
Name	PHOENIX GLOBAL SPACES PRIVATE LIMITED
Address	PLOT NO. 1335, ROAD NO.45, JUBILEE HILLS, HYDERABAD
Document Nature	
Nature of Document	CONVEYANCE DEED(WITHOUT CONSIDERATION)
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	41087970
Transfer Duty	11205825
Registration Fee	3735270
User Charges	1000
Mutation Charges	747054
Haritha Nidhi	50
TOTAL	56777169
Total in Words	Five Crore Sixty Seven Lakh Seventy Seven Thousand One Hundred and Sixty Nine Rupees Only
Date(DD-MM-YYYY)	21-01-2023
Transaction Id	8994185685429
Stamp & Signature	

e- STAMPS

Document Registrartion eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	PHOENIX GLOBAL SPACES PRIVATE LIMITED
Mobile Number	9391303090
Challan Number	996HAV210123
PassCode	pcJ4f

Bk - 1, CS No 829/2023 & Doct No

7581 2023 Sheet 13 of 13 Sub Registrar
Gandipet

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**Government of Telangana
Registration And Stamps Department**

758/2023

Payment Details - Citizen Copy - Generated on: 21/01/2023, 05:39 PM

Receipt No: 813

Receipt Date: 21/01/2023

SRO Name: 1525 Gandipet

Name: KOTHAKAPU NAGI REDDY

CS No/Doc No: 829 / 2023

Transaction: CONVEYANCE FOR CONSIDERATION

Challan No:

E-Challan No: 996HAV210123

Chargeable Value: 0

DD No:

Challan Dt:

E-Challan Dt: 21-JAN-23

Bank Name:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: SBIN

Account Description

Amount Paid By

Account Description	Cash	DD	E-Challan
Registration Fee			3735270
Transfer Duty /TPT			11205825
Deficit Stamp Duty			41087970
User Charges			1000
Mutation Charges			747054
Total:			56777119

RETURNED

JOINT SUB-REGISTRAR

R.R. D/S

In Words: RUPEES FIVE CRORE SIXTY SEVEN THOUSAND SEVENTY SEVEN THOUSAND ONE HUNDRED NINETEEN ONLY

