

616/2023



తెలంగాణ తెలంగాణ TELANGANA

SI. NO: 557 DATE: 11/01/2023 Rs. 100/-

SI.NO: 557 DATE: 11/01/2025 Rs. 100/-
 SOLD TO: K. Bhaskar Reddy s/o K. Raji Reddy R/o Hyd

FOR WHOM: Rajapushpa Intra Pvt Ltd

AV 202167

T. Bunn

T. SUMALATHA

Licenced Stamp Vender

LIC No 5-004/2013

REN 122

Condensed by E. R. District

Gandipet (U.P. R. R. District,
Ph.: 99514 5956)

SALE DEED

This Deed of Sale is made and executed on this the 18th day of January, 2023 at S.R.O., Gandipet, Ranga Reddy Dist., by:

1. M/s TUDOR INFRASTRUCTURE LLP (Previously Known as M/s TUDOR INFRASTRUCTURE PRIVATE LIMITED), a limited liability partnership incorporated under the LLP Act, 2008, with Identification No. AAZ-0385, having its office at Plot No. 839-G, Road No.42, Jubilee Hills, Hyderabad, Telangana. PAN No. AASFT2956N.

Represented by its Designated Partner

Sri. L. SAMBA SIVA RAO S/o SRI. L.V.V. PRASAD, aged about 58 years, Occupation: Business, Resident of Plot No. 839-G, Road No.42, Jubilee Hills, Hyderabad, Telangana. Aadhaar No. 2098 4402 4323.

For TUDOR INFRASTRUCTURE LLP

Authorised Signatory

2. For S.N. ENGINEERING WORKS LLP

Partner

3.



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. 4050000/- paid between the hours of _____ and _____ on the 18th day of JAN, 2023 by Sri L.Samba Siva Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S RAJAPUSHPA INFRA PVT LTD [1525-1-2023-655]	M/S RAJAPUSHPA INFRA PVT LTD (R/P) PARUPATI SUJITH REDDY S/O. P. JAYACHANDRA REDDY RAMACHANDRAPURAM, SANGA REDDY	
			 L.SAMBA SIVA RAO::18/01/ [1525-1-2023-655]	L.SAMBA SIVA RAO S/O. L.V.V.PRASAD JUBILEEHILLS, HYDERABAD	
3	EX		 M/S S.N.ENGINEERING WOR [1525-1-2023-655]	M/S S.N.ENGINEERING WORKS LLP (R/P) L.SAMBA SIVA RAO S/O. L.V.V.PRASAD JUBILEEHILLS, HYDERABAD	
4	EX		 M/S TUDIR INFRASTRUCTURE [1525-1-2023-655]	M/S TUDIR INFRASTRUCTURE LLP (R/P) L.SAMBA SIVA RAO S/O. L.V.V.PRASAD JUBILEEHILLS, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K BHASKAR REDDY::18/01/20 [1525-1-2023-655]	K BHASKAR REDDY AADHAAR NO XXXX XXXX 5632	
2		 G PRASAD::18/01/2023.12:41 [1525-1-2023-655]	G PRASAD AADHAAR NO XXXX XXXX 5519	

18th day of January, 2023

Signature of Sub Registrar
Gandipet

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Bk - 1, CS No 655/2023 & Doct No 616/2023.
Sheet 1 of 17
Sub Registrar
Gandipet

2. **M/s. S.N. ENGINEERING WORKS LLP (Previously known as S.N. ENGINEERING WORKS PVT. LTD.)**, a limited liability partnership incorporated under the LLP Act, 2008, with Identification No. AAI-4440, having its office at Plot No. 839-G, Road No.42, Jubilee Hills, Hyderabad, Telangana. PAN No. ADHFS0247H.

Represented by its Designated Partner

Sri. L. SAMBA SIVA RAO S/o SRI. L.V.V. PRASAD, aged about 58 years, Occupation: Business, Resident of Plot No. 839-G, Road No.42, Jubilee Hills, Hyderabad, Telangana. Aadhaar No. 2098 4402 4323.

3. **Sri L. SAMBASIVA RAO S/o L.V.V. Prasad**, aged about 58 years Occ: Business R/o Plot No.839-G, Road No.42, Jubilee Hills, Hyderabad, Telangana. PAN No. AATPL2021K. Aadhaar No. 2098 4402 4323

(Hereinafter called the "**VENDORS**" of the First Part)

INFAVOUR OF

M/s. RAJAPUSHPA INFRA PRIVATE LIMITED (PAN: AAFCR6098D), a company incorporated under the provisions of the Companies Act, 1956, having its office at 6th Floor, Rajapushpa Summit, Nanakramguda, Hyderabad – 500008 represented by its Authorised Signatory **Sri PARUPATI SUJITH REDDY S/o. Sri P. JAYACHANDRA REDDY** aged about 34 years, Occ: Business, R/o. 10-27RP/1, Rajapushpa House, Tellapur Village, Ramachandrauram, Sanga Reddy Dist., - 502032. Aadhaar No.4505 4119 5855.

(Hereinafter called the "**VENDEE**" of the Second Part)

(The terms "**VENDORS**" and "**VENDEE**" herein used shall wherever the context so admits / mean and include his/her/their respective heirs, executors, successors, legal representatives, administrators and Assignees etc)

WHEREAS

- A. Vendor Nos.1 to 3 hereto became the absolute owners and possessors of respective parts and parcels of the land in Sy Nos.27, 28 & 30 situated at Kokapet Village, Gandipet Mandal (Previously in Rajendranger Mandal), Rangareddy District by virtue of registered sale deeds/gift deed, detailed below:

Sl No	Sale Deed Doc No. & Date	Sy No.	Extent Ac-Gts	Executed by	In favour of
1	2275/2016 16.04.2016	30/AA	0-17	K Sita Padmavathi	M/s Tudor Infrastructure Pvt Ltd (Now, M/s Tudor Infrastructure LLP)

1. For TUDOR INFRASTRUCTURE LLP

Authorised Signatory



2. For S.N. ENGINEERING WORKS LLP

Partner

3.



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4323 Name: Lingam Samba Siva Rao	S/O L V V Prasad, Hyderabad, Hyderabad, Andhra Pradesh, 500033	
2	Aadhaar No: XXXXXXXX5855 Name: Parupati Sujith Reddy	C/O Parupati Jayachandra Reddy, Ramachandrapuram, Sangareddy, Telangana, 502032	

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

Description of Fee/Duty	In the Form of						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	44550000	0	0	0	44550100
Transfer Duty	NA	0	12150000	0	0	0	12150000
Reg. Fee	NA	0	4050000	0	0	0	4050000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	810000	0	0	0	810000
Total	100	0	61561000	0	0	0	61561100

Rs. 56700000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4050000/- towards Registration Fees on the chargeable value of Rs. 810000000/- was paid by the party through E-Challan/BC/Pay Order No ,618QIG170123 dated ,17-JAN-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 61561050/-, DATE: 17-JAN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5726307520120, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 5726307520120, REMITTER NAME: RAJAPUSHPA INFRA PRIVATE LIMITED, EXECUTANT NAME: L SAMBASIVA RAO AND OTHERS, CLAIMANT NAME: RAJAPUSHPA INFRA PRIVATE LIMITED).

Date:

18th day of January, 2023

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 616 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 616 - 2023 for Scanning on 18-JAN-23 .

Registering Officer

Gandipet

(K.Vijaya Kumari)



2	5249/2003 02.08.2003	27 28 30	1-14 0-30 4-27	Yerragolla Sathemma and 35 others represented by their AGPA Holder Sri J V Sudhakar	M/s SN Engineering Works Pvt Ltd (Now, M/s SN Engineering Works LLP)
3	3742/2005 25.04.2005	27/AA	0- 25.81	T Satya Prakash Singh & 10 others	L.Samba siva Rao
4	1989/2013 20.03.2013	30	0-32	Smt. L Nirmala Devi	L Samba siva Rao

B. VENDOR No.1 being the absolute owner and possessor of land admeasuring 2,057 Sq Yards in Sy No.30/AA of Kokapet Village and having resolved to sell the entire extent thereof; VENDOR No.2 being the absolute owner and possessor of land admeasuring Ac.1-14 gts in Sy No.27, Ac.0-30 Gts in Sy No.28 and Ac.4-27 gts in Sy No.30 of Kokapet Village and having resolved to sell an extent of 484 Sq Yards in Sy No.27, 1210 Sq Yards in Sy No.28 and 605 Sq Yards in Sy No.30 thereof and Vendor No.3 being the absolute owner and possessor of land admeasuring Ac.0-25.81 gts in Sy No.27/AA and Ac.0-32 gts in sy No.30 of Kokapet Village and being desirous of selling an extent of 1,911.80 Sq Yards in Sy No.27 and 3,412.20 Sq Yards in Sy No.30 thereof, total admeasuring **9680 Sq Yards** located contiguously situated at Kokatpet Village, Rajendranagar Mandal, Rangareddy District, have offered to jointly sell the respective extents to the Vendee hereto and the Vendee accepted the said offer. Said extent of Ac.2-00 gts is together more clearly described in the schedule appended hereunder and hereinafter collectively referred to as the "schedule property" for brevity.

C. Vendors thus hereby agreed to sell the schedule property viz. all that land total admeasuring 9680 Sq Yards in Sy Nos.27, 28 & 30 situated at Kokatpet Village, Rajendranagar Mandal, Rangareddy District detailed below to the Vendee hereto for a total sale consideration of Rs.81,00,00,000/- (Rupees Eighty One Crore Only) and the Vendee hereto agreed to purchase the same for the said sale consideration.

Sl No	Name of the Vendor	Sy No.	Extent In Sq Yds
1	M/s Tudor Infrastructure LLP	30	2057
2	M/s SN Engineering Works LLP	27 28 30	484 1210 605
3	L. Sambasiva Rao	27 30	1,911.80 3,412.20
		Total	9680

1. For TUDOR INFRASTRUCTURE LLP


Authorised Signatory

2. For S.N. ENGINEERING WORKS LLP




3.



Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 3 of 17 Sub Registrar
Gandipet





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D. The said land has also been converted from Agriculture to Non – Agricultural Land vide RDO Proceeding No. **C1/273/2020 dated 05/02/2020.**

E. The Parties hereto having agreed upon the terms of this Sale Deed have further agreed to reduce the same into writing detailed hereunder.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. VENDORS agreed to jointly sell the schedule property viz. land total admeasuring **9680 Sq Yards** comprising of entire extent 2057 Sq Yards in Sy No.30 belonging to Vendor No.1, an extent of 484 Sq Yards in Sy No.27, 1210 Sq Yards in Sy No.28 and 605 Sq Yards in Sy No.30 total admeasuring 2,299 Sq Yards belonging to Vendor No.2 and extent of 1911.80 Sq Yards in Sy No.27 and 3412.20 Sq Yards in Sy No.30 total admeasuring 5,324 Sq Yards belonging to Vendor No.3 situated at Kokapet Village, Gandipet Mandal, Rangareddy District, Telangana State, to the VENDEE hereto for a total sale consideration of Rs.81,00,00,000/- (Rupees Eighty One Crore Only) and the VENDEE hereto agreed to purchase the same for the said sale consideration.
2. That the VENDEE as per the instructions of the VENDORS paid the entire sale consideration amount of Rs.81,00,00,000/- (Rupees Eighty One Crore Only) to the VENDORS as detailed below: -

S.No	Vendor Name	RTGS / Chq No.	Date	Bank & Branch	Amount in Rs
1	M/s Tudor Infrastructure LLP	Chq No - 044318	18/01/23	Central bank, Jubilee Hills	17,04,03,750/-
		TDS @ 1%			17,21,250/-
2	M/s S.N. Engineering Works LLP	CBINR52023011710004697	17/01/23	Central bank, Jubilee Hills	15,00,00,000/-
		Chq No - 044317	18/01/23	Central bank, Jubilee Hills	4,04,51,250/-
		TDS @ 1%			19,23,750/-
3	L. Sambasiva Rao	CBINR52023011110009015	11/01/23	Central bank, Jubilee Hills	14,85,00,000/-
		Chq No - 044320	18/01/23	Central bank, Jubilee Hills	9,25,45,000/-
		Chq No - 044319	18/01/23	Central bank, Jubilee Hills	20,00,00,000/-
		TDS @ 1%			44,55,000/-

The receipt of which the VENDORS hereby admits and acknowledges.

1. For TUDOR INFRASTRUCTURE LLP

[Signature]

Authorised Signatory

2. For S.N. ENGINEERING WORKS LLP

[Signature]

Partner

3.

[Signature]



Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 4 of 17 Sub Registrar
Gandipet



Generated on: 18/01/2023 01:18:51 PM




3. That in consideration of payment of entire sale consideration by the VENDEE, the VENDORS hereby grant by way of absolute sale the Schedule property unto the VENDEE by conveying the right, title and interest in and above the Schedule property unto the VENDEE enabling him/her and his/her successors-in-interest to hold and to have the same for all times to come.
4. The VENDORS hereby put the VENDEE into vacant peaceful physical possession of the schedule property and the VENDEE hereby acknowledges and admits the receipt of the possession of the schedule property.
5. The VENDORS hereby grant, transfer and convey by way of ABSOLUTE SALE unto the VENDEE forever and for all times to come the schedule property, more fully described in the schedule annexed to this Deed, together with all easements belonging to or in any way enjoined to or that the same or part thereof, usually held, used, occupied and enjoined and all estate, right title interest, use, inheritance, possession, benefit, claim and demand whatsoever of the VENDORS unto the VENDEE "TO HOLD" and "TO HAVE" the Schedule property hereby sold with the rights and easements UNTO the use and benefit of the VENDEE forever to be held as heritable and transferable immoveable property within the meaning of any law for the time being in force.
6. The VENDORS HEREBY declare that the VENDORS are the absolute owners and possessors of the schedule property hereby conveyed and that the conveyance unto them is perfect, legal and valid and is not defective, as such the VENDORS are invested with a perfect right of conveyance to be made unto the VENDEE.
7. The VENDORS for themselves and on behalf of their successors, executors and administrators hereby declare and state that:
 - a) The VENDORS IN themselves have good right and absolute authority to convey the schedule property hereby sold to the use of the VENDEE in the manner aforesaid;
 - b) The VENDEE shall and may at all times hereinafter peacefully and quietly enter upon, hold and occupy, possess and enjoy exclusively the schedule property without any interruption, claim or demand whatsoever from or by the VENDORS or any person or persons lawfully claiming or claim by, from, in or IN TRUST from the VENDORS and all persons having or lawfully claiming any right or interest whatsoever at law in the schedule property hereby sold.

1. For TUDOR INFRASTRUCTURE LLP


Authorised Signatory

2. For S.N. ENGINEERING WORKS LLP


Partner

3.





Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 5 of 17 Sub Registrar
Gandipet



Generated on: 18/01/2023 01:18:51 PM




- c) The VENDORS hereby declare that the schedule property is free from all encumbrances and liens and if this statement is found to be untrue, the VENDORS hereby unequivocally undertake to indemnify the VENDEE for all expenditure so incurred by him/her in perfecting his/her title unto the Schedule property.
- d) The VENDORS hereby undertake that the VENDORS shall and will from time to time and at all times hereinafter at the costs and expense of the VENDEE, do execute or cause to be done other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law, whatsoever for the better and more perfectly and absolutely hereby sold UNTO the use of the VENDEE in the manner aforesaid by the VENDEE or his/her Counsel in law shall be reasonably required.
8. The VENDORS hereby declare that the VENDORS have paid all the taxes, cess dues etc. in respect of the schedule property.
9. The VENDORS hereby declare that the Schedule property is neither affected by the provisions of Agricultural Land (COAH) Act, nor the provisions of Urban Land (Ceiling and Regulation) Act.
10. The VENDORS hereby declare that the schedule property is not affected by the provisions of A.P. (T.A) Abolition of Inams Act.
11. The VENDORS hereby declare and state that there are no protected tenants over any part of the schedule property as defined in Tenancy & Agricultural Land Holdings Act, 1950.
12. The VENDORS hereby declare and state that the schedule property is free from all kinds of litigation and there is no legal impediment for the VENDORS to convey / transfer the schedule property in favour of the VENDEE.
13. The VENDORS hereby further assure the VENDEE and undertakes to indemnify the VENDEE from all losses and demands if any caused at any time in future on account of any defect in the title in any way in respect of the schedule property.
14. The VENDORS hereby state that the VENDORS did not enter into any agreement of sale whatsoever in respect of the Schedule property nor there was any *consensus ad idem inter se* with third parties except with VENDEE, if this statement is found to be untrue, the VENDORS hereby undertake to indemnify the VENDEE for all expenses that may be incurred by the VENDEE in perfecting his/her title unto the Schedule property.

1. For TUDOR INFRASTRUCTURE LLP


Authorised Signatory

2. For S.N. ENGINEERING WORKS LLP


Partner

3. 



Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 6 of 17 Sub Registrar
Gandipet



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15. THE VENDORS hereby declare that there are no gardens, trees, machinery, structures, if so found the VENDORS undertake to pay deficit stamp duty and the VENDORS be prosecuted under Section 27 & 64 of the Indian Stamp Act.

16. That THE VENDORS further declare that the schedule property is not an assigned land as defined under Act IX of 1977.

SCHEDULE PROPERTY

All that land total admeasuring **9680 Sq Yards** comprising of entire extent 2,057 Sq Yards in Sy No.30 belonging to Vendor No.1, an extent of 484 Sq Yards in Sy No.27, 1210 Sq Yards in Sy No.28 and 605 Sq Yards in Sy No.30 total admeasuring 2,299 Sq Yards belonging to Vendor No.2 and extent of 1,911.80 Sq Yards in Sy No.27 and 3,412.20 Sq Yards in Sy No.30 total admeasuring 5,324 Sq Yards belonging to Vendor No.3 situated Kokapet Village, Gandipet Mandal, Rangareddy District, Telangana State and bounded by:

NORTH: Part of Sy No.s. 27, 28 & 30

SOUTH: Part of Sy No.s. 27, 28 & 30

EAST: Part of Sy No. 27

WEST: Part of Sy No.30

IN WITNESS WHEREOF the parties have put the hands on the day and year mentioned above on this Sale Deed in the presence of the witnesses:

WITNESSES:

1)

2)

For TUDOR INFRASTRUCTURE LLP

1.

Authorised Signatory

For S.N. ENGINEERING WORKS LLP

2.

Partner

3.

VENDORS

VENDEE



Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 7 of 17 Sub Registrar
Gandipet

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RULE - 3

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE-3 OF THE ANDHRA PRADESH PREVENTION OF UNDER VALUATION INSTRUMENT RULE, 1975.

I, **L.SAMBA SIVA RAO S/o. L.V.V. PRASAD** hereto do hereby declare and state to the best of my knowledge and belief that the market value of the property entered as follows:

Description of property	Area in Sq Yards	Value per Sq Yard	Total M.V.
Agricultural land in Sy.No. 27/P, 28/P & 30/P situated at KOKAPET Village, Gandipet Mandal, Rangareddy District.	9680 Sq Yards	Rs.83,677.68/-	Rs.81,00,00,000/-

For TUDOR INFRASTRUCTURE LLP

1.

Authorised Signatory

For S.N. ENGINEERING WORKS LLP

2.

Partner

3.

VENDORS

VENDEE



Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 8 of 17 Sub Registrar
Gandipet



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LCR022000113475

Date:05/02/2020

Proceedings No. C1/273/2020

ANNEXURE - C
[See Rule 7]

**PROCEEDINGS OF THE COMPETENT AUTHORITY AND
REVENUE DIVISIONAL OFFICER RANGA REDDY DISTRICT
PRESENT:- K CHANDRAKALA**

Sub:- Land Conversion - RANGA REDDY District Kokapet Village Gandipet Mandal, Sy.No. 27,28,29,30,68,69 Extent 6.0700 Acre-guntas Conversion of land use from Agriculture to Non-Agriculture-Orders-Issued.

Ref:- 1. Application of TUDOR INFRASTRUCTURE PVT LTD AND OTHERS S/O L SAMBA SIVA RAO, Dt. 04/02/2020
2. Report of the Tahsildar, Gandipet Mandal, Lt.No. B2/103/2020
3. Challan No: 0190260622, Dt: 2/3/2020 12:00:00 AM for Rs: 2778750.0000/- being the 3% Conversion fee.

ORDER:

TUDOR INFRASTRUCTURE PVT LTD AND OTHERS, S/O L SAMBA SIVA RAO, R/o , Kokapet, Gandipet, RANGA REDDY, 500075 has applied for conversion of agriculture land bearing Sy.No. 27,28,29,30,68,69 Extent. 6.0700 Acre-guntas situated in Kokapet Village Gandipet Mandal, RANGA REDDY 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 grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
- 3 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.
- 4 It does not confer any right, title or ownership to the applicant over the above Agricultural lands.
- 5 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.
- 6 The conversion fee paid will not be returned or adjusted otherwise under any circumstances.
- 7 The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or cause otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant;
- 8 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.
- 9 Constructions should be only for Conversion Extent.
- 10 No Water Sources, Rastha or Electrical Poles should be diverted or disturbed.

S.No	Village & Mandal & District	Survey Number	Total extent (S.No. wise)	Extent for which permission for conversion granted	Remarks
1	Kokapet, Gandipet, RANGA REDDY	27	1.095	1.095	proceedings issued
2	Kokapet, Gandipet, RANGA REDDY	28	0.1	0.1	proceedings issued
3	Kokapet, Gandipet, RANGA REDDY	29	0.32	0.32	proceedings issued
4	Kokapet, Gandipet, RANGA REDDY	30	2.34	2.34	proceedings issued
5	Kokapet, Gandipet, RANGA REDDY	68	0.115	0.115	proceedings issued
6	Kokapet, Gandipet, RANGA REDDY	69	0.3	0.3	proceedings issued
		Total	6.0700	6.0700	Acre-guntas

To
TUDOR INFRASTRUCTURE PVT LTD AND OTHERS
Kokapet Village
Gandipet Mandal

K. Chandra Kala
Revenue Divisional Officer
Rajendranagar Division R.R. Dis
RANGA REDDY DISTRICT

Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 9 of 17 Sub Registrar
Gandipet



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S.N. ENGINEERING WORKS LLP

Plot No.839-G, Road No.42, Jubilee Hills, Hyderabad -500 033
Tel.:23543382, 23546684


CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED IN THE MEETING OF THE PARTNERS AND DESIGNATED PARTNERS OF S N ENGINEERING WORKS LLP(AAI-4440) HELD ON WEDNESDAY THE 18TH DAY OF JANUARY, 2023 AT 10.30 A.M. AT THE REGISTERED OFFICE OF THE LLP.


Resolved that the all the designated Partners do hereby solemnly authorize **Shri L. Sambasiva Rao**, designated partner of the Firm to negotiate and finalise sale of entity's land bearing Sy no. 27,28,30 Kokapet village, Gandipet Mandal, Ranga Reddy district, Telangana, 500075.

Further Resolved that **Shri L. Sambasiva Rao**, a designated partner of the firm, be and is hereby authorised to sign and execute requisite sale deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Entity for registration before the Registrar or Sub Registrar and admit execution of the documents and do all such other acts, deeds and things as are incidental or consequential thereto"

The said resolution was passed unanimously by all partners.

//CERTIFIED TURE COPY//
For SN ENGINEERING WORKS LLP (AAI-4440)


SAMBASIVA RAO LINGAM
Designated Partner
DPIN: 00807437


DILIP LAKSHMI LINGAM
Designated Partner
DPIN: 00807640


MANOJ PRASAD LINGAM
Designated Partner
DPIN: 07398920


LEELA KRISHNA LINGAM
Designated Partner
DPIN: 07398927

Date: 18.01.2023

Place: Hyderabad

Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 10 of 17 Sub Registrar
Gandipet



Generated on: 18/01/2023 01:18:51 PM



CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED IN THE MEETING OF THE PARTNERS AND DESIGNATED PARTNERS OF TUDOR INFRASTRUCTURE LLP(AAZ-0385) HELD ON WEDNESDAY THE 18TH DAY OF JANUARY, 2023 AT 11.30 A.M. AT THE REGISTERED OFFICE OF THE LLP.

Resolved that the all the designated Partners do hereby solemnly authorize **Shri L. Sambasiva Rao**, designated partner of the Firm to negotiate and finalise sale of entity's land bearing Sy no.30, Kokapet village, Gandipet Mandal, Ranga Reddy district, Telangana, 500075.

Further Resolved that **Shri L. Sambasiva Rao**, a designated partner of the firm, be and is hereby authorised to sign and execute requisite sale deed and such other documents as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Entity for registration before the Registrar or Sub Registrar and admit execution of the documents and do all such other acts, deeds and things as are incidental or consequential thereto"

The said resolution was passed unanimously by all partners.

//CERTIFIED TURE COPY//
For TUDOR INFRASTRUCTURE LLP (AAZ-0385)


SAMBASIVA RAO LINGAM
Designated Partner
DPIN: 00807437


DILIP LAKSHMI LINGAM
Designated Partner
DPIN: 00807640

Date: 18.01.2023

Place: Hyderabad

Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 11 of 17 Sub Registrar
Gandipet





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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF RAJAPUSHPA INFRA PRIVATE LIMITED HELD ON TUESDAY, 04TH DAY OF JANUARY, 2023 AT 2-58, SY NO. 130/P & 115/1, RAJAPUSHPA SUMMIT, 6TH FLOOR, NANAKRAMGUDA, FINANCIAL DISTRICT, HYDERABAD, RANGAREDDY, TELANGANA- 500008 AT 11:00 A.M.

AUTHORIZATION FOR EXECUTION OF JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY:

"RESOLVED THAT Mr. P. Sujith Reddy, S/o P. Jayachandra Reddy is hereby appointed as an authorized signatory to present, sign and execute sale deed for purchase of the land situated at Sy.No.27/P, 28/P & 30/P at kokapet Village and Joint Development Agreement cum General Power of Attorney (DAGPA) for the land situated at Sy.No. 27/P, 28/P, 29/P, 30,,54,67/P,68/P, 69/P at Kokapet Village and any other necessary documents on behalf of the Rajapushpa Infra Private Limited at Kokapet Village, Gandipet Mandal, Rangareddy District, Telangana.

RESOLVED FURTHER THAT Mr. P. Sujith Reddy is hereby authorized to make an application for registration of DAGPA at Sub Registrar Office.

RESOLVED FURTHER THAT all the acts done or documents executed by Mr. P. Sujith Reddy shall be binding on the Rajapushpa Infra Private Limited until the authority is withdrawn by the Company on this behalf.

RESOLVED FURTHER THAT a copy of the resolution duly certified by the Director of the Company is forwarded to the concerned authorities."

//CERTIFIED TO BE TRUE//

FOR RAJAPUSHPA INFRA PRIVATE LIMITED

SREENIVAS REDDY PARUPATI

DIN: 02622261

DIRECTOR



Bk - 1, CS No 655/2023 & Doct No
616/2023. Sheet 12 of 17 Sub ~~Registrar~~
Gandipet



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सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Registrar, Hyderabad
2nd Floor, CPWD Building Kendriya Sadan, Hyderabad, Telangana, 500195, India

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

OF

S.N.ENGINEERING WORKS PRIVATE LIMITED

TO

S.N.ENGINEERING WORKS LLP

LLP Identification Number: AAI-4440

It is hereby certified that S.N.ENGINEERING WORKS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at Telangana this Second day of February Two thousand seventeen.

Ministry of
Corporate Affairs
- Govt of India



Registrar, Hyderabad

Note: The corresponding form has been approved by N KRISHNAMURTHY, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
S.N.ENGINEERING WORKS LLP
Plot No.839G Road No. 42, JUBILEE HILLS,
HYDERABAD, Hyderabad,
Telangana, 500033, India.

Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 13 of 17 Sub Registrar
Gandipet



Generated on: 18/01/2023 01:18:51 PM





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION
OF
TUDOR INFRASTRUCTURE PRIVATE LIMITED
TO
TUDOR INFRASTRUCTURE LLP

LLP Identification Number: **AAZ-0385**

It is hereby certified that TUDOR INFRASTRUCTURE LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Eighteenth day of October Two thousand twenty-one.



PM MOHAN

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

TUDOR INFRASTRUCTURE LLP

D. No. 8_2_293/82/A/839_G, ROAD NO. 42, Jubilee Hills, Hyderabad, Hyderabad, Telangana, 500033, India





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 18

[Particulars of the LLP, vide, 2008]

CERTIFICATE OF REGISTRATION OF THE COMPANY
OF
TUNON INFRASTRUCTURE PRIVATE LIMITED
TO

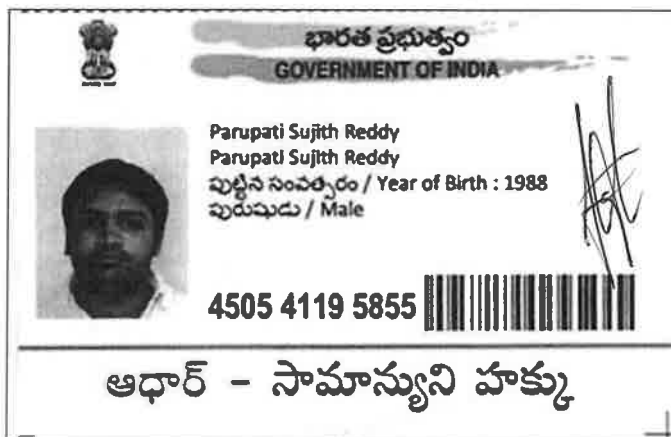
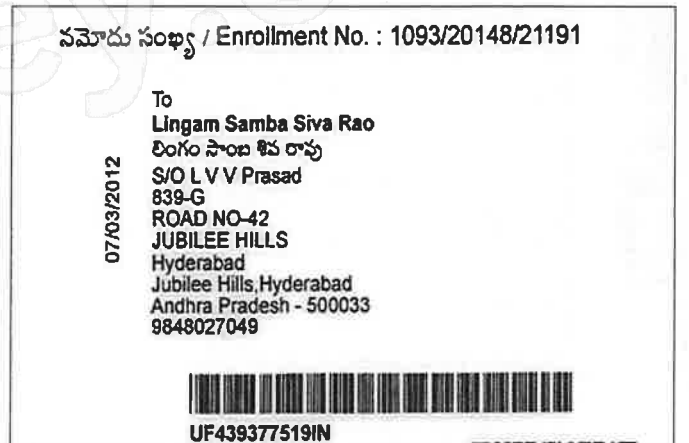
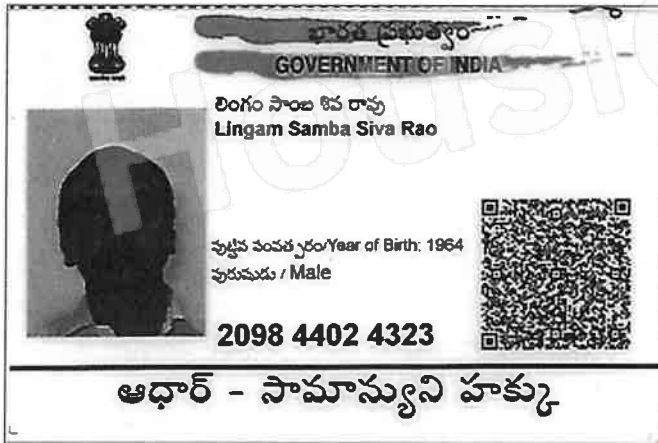
TUNON INFRASTRUCTURE LLP

Gandipet

Bk - 1, CS No 655/2023 & Doct No
616/2023. Sheet 14 of 17 Sub Registrar

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Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 15 of 17 Sub Registrar
Gandipet



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కాశిరెడ్డి భాస్కర్ రెడ్డి
Kashireddy Bhaskar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1983
పురుషుడు/Male

9335 1901 5632

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O కాశిరెడ్డి రాజురెడ్డి
ఇంట నం 3-21, రాంపూర్ హజురాబాద్ మండలం
హజురాబాద్, నీలమగల్, ఆంధ్ర ప్రదేశ్
505491

Address: S/O Kashireddy
Rajireddy, H No 3-21,
Rampoor, Huzurabad
Mandalam, Huzurabad,
Kakathiya Canal Campus,
Kanimnagar, Andhra
Pradesh, 505498

1947
హెల్ప్ లైన్ 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ.ఎస్. నెం. 1947

భారత ప్రభుత్వం
Government of India

గవర ప్రసాద్
Gavara Prasad
పుట్టిన తేదీ/DOB: 15/11/1979
పురుషుడు/MALE

3241 0887 5519
VID : 9106 8428 3010 8789

నా ఆధార్, నా గుర్తింపు

Download Date: 26/06/2020

Issue Date: 08/04/2019

రిజిస్ట్రేషన్/ Enrolment No.: 2017/79710/65560

To
గవర ప్రసాద్
Gavara Prasad
S/O Revababu
PEDDA VEEDHI
pedali
Hiramandalam
Padali
Srikakulam Andhra Pradesh - 532459
8978480010

Download Date: 26/06/2020

Issue Date: 08/04/2019

Signature valid



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616/2023.



Sheet 16 of 17 Sub Registrar
Gandipet



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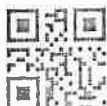


Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 618QIG170123	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	RAJAPUSHPA INFRA PRIVATE LIMITED
PAN Card No	AAFCR6098D
Aadhar Card No	
Mobile Number	*****138
Address	HYDERABAD
Executant Details	
Name	L SAMBASIVA RAO AND OTHERS
Address	HYDERABAD
Claimant Details	
Name	RAJAPUSHPA INFRA PRIVATE LIMITED
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	44550000
Transfer Duty	12150000
Registration Fee	4050000
User Charges	1000
Mutation Charges	810000
Haritha Nidhi	50
TOTAL	61561050
Total in Words	Six Crore Fifteen Lakh Sixty One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	17-01-2023
Transaction Id	5726307520120
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 618QIG170123	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	RAJAPUSHPA INFRA PRIVATE LIMITED
PAN Card No	AAFCR6098D
Aadhar Card No	
Mobile Number	*****138
Address	HYDERABAD
Executant Details	
Name	L SAMBASIVA RAO AND OTHERS
Address	HYDERABAD
Claimant Details	
Name	RAJAPUSHPA INFRA PRIVATE LIMITED
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	44550000
Transfer Duty	12150000
Registration Fee	4050000
User Charges	1000
Mutation Charges	810000
Haritha Nidhi	50
TOTAL	61561050
Total in Words	Six Crore Fifteen Lakh Sixty One Thousand Fifty Rupees Only
Date(DD-MM-YYYY)	17-01-2023
Transaction Id	5726307520120
Stamp & Signature	

Bk - 1, CS No 655/2023 & Doct No
616/2023.

Sheet 17 of 17 Sub Registrar
Gandipet



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