



**Government of Telangana  
Registration And Stamps Department**

4561/2023  
40-1-1-2023

Payment Details - Citizen Copy - Generated on 12/04/2023, 11:20 AM

SRO Name: 1525 Gandipet

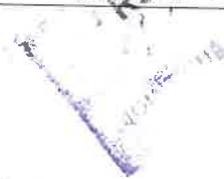
Receipt No: 4837

Receipt Date: 12/04/2023

Name: **R. VENKAT RAMANA**  
Transaction: **Sale Deed**  
Chargeable Value: **0** DD No: DD Dt: Challan No: E-Challan No: **995SA5060423**  
Bank Name: Bank Branch: Challan Dt: E-Challan Dt: **06-APR-23**  
E-Challan Bank Name: **HDFS** E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				10943950
Transfer Duty /TPT				32831850
Deficit Stamp Duty				120383300
User Charges				1000
Mutation Charges				2188800
<b>Total:</b>				<b>166348900</b>
In Words: <b>RUPEES SIXTEEN CRORE SIXTY THREE LAKH FORTY EIGHT THOUSAND NINE HUNDRED ONLY</b>				

18/4/23



**SUB-REGISTRAR  
Gandipet, R.R. Dist. T.S**



**Government of Telangana  
Registration And Stamps Department**

4561/2023  
40-1-1-2023

Payment Details - Citizen Copy - Generated on 12/04/2023, 11:21 AM

SRO Name: 1525 Gandipet

Receipt No: 4838

Receipt Date: 12/04/2023

Name: **R. VENKAT RAMANA**  
Transaction: **Sale Deed**  
Chargeable Value: **0** DD No: DD Dt: Challan No: E-Challan No: **D355NS120423**  
Bank Name: Bank Branch: Challan Dt: E-Challan Dt: **12-APR-23**  
E-Challan Bank Name: **HDFS** E-Challan Bank Branch:

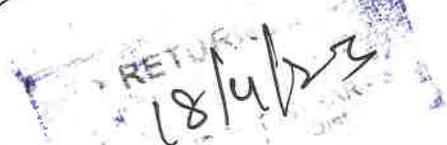
Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
User Charges				1000
<b>Total:</b>				<b>1000</b>
In Words: <b>RUPEES ONE THOUSAND ONLY</b>				

Prepared By: **MUNEERUDDIN**

Signature by SR

855594  
18/4/23

**SUB-REGISTRAR  
Gandipet, R.R. Dist. T.S**







## తెలంగాణ తేలంగానా TELANGANA

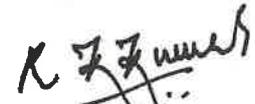
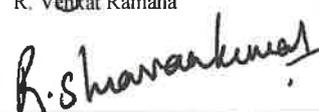
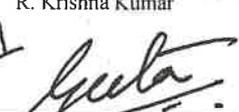
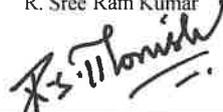
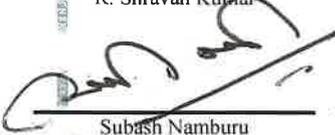
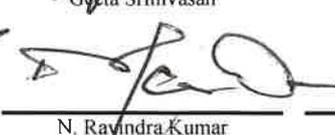
Sl. No. 2167 Date: 24/03/2023.  
 Sold To : G.Paramesh  
 S/o : G.Muthyalu R/o Hyd.  
 To Whom : Ashoka Builders India Pvt Ltd.

  
 AT 230747  
 K.N. LAL BABU  
 Licenced Stamp Vendor  
 Licence No.16-07-086/2012  
 R.L. No.16-07-019/2021  
 H.No.3-5-948/91/A, Himayath Nagar  
 HYDERABAD DISTRICT  
 PHONE NO. 9492424379

DEED OF SALE

This Deed of Sale ("Deed") is executed on this the 12<sup>th</sup> day of April 2023 at SRO Gandipet, Hyderabad, Telangana by:

- MR. R. VENKAT RAMANA**, aged about 61 years, son of Late A. Ramaswamy  
 Occupation: Business, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
 Hyderabad, Aadhaar: 6587 6590 4870; PAN: AECPR9198A;
- MR. R. KRISHNA KUMAR**, aged about 60 years, son of Late A. Ramaswamy  
 Occupation: Business, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
 Hyderabad, Aadhaar: 4474 4783 9381; PAN: AECPR9204B;
- MR. R. RAJA RATNAM**, aged about 57 years, son of Late A. Ramaswamy  
 Occupation: Business, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
 Hyderabad, Aadhaar: 9593 9147 0541; PAN: ABSPR3653F;

 R. Venkat Ramana	 R. Krishna Kumar	 R. Raja Ratnam	 R. Sree Ram Kumar
 R. Shraavan Kumar	 Geeta Srinivasan	 R. Srinivasan Karthik	 R. Srinivasan Monish
 Subash Namburu	 N. Ravindra Kumar	<b>For ASHOKA BUILDERS INDIA PRIVATE LIMITED</b>  Ashoka Builders India Private Limited Authorised 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. 10943950/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 12th day of APR, 2023 12th day of APR, 2023 by Sri R. Venkat Ramana

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 ASHOKA BUILDERS INDIA PRI [1525-1-2023-4838]	ASHOKA BUILDERS INDIA PRIVATE LIMITED R/P BY SRIDHAR REDDY GUNTA S/O. G RAMANA REDDY GACHIBOWLI, HYD	
2	EX		 N. RAVINDRA KUMAR::12/04/2 [1525-1-2023-4838]	N. RAVINDRA KUMAR S/O. LATE N.M. CHOUDARY ERRAMANJIL COLONY, HYD	
3	EX		 SUBASH NAMBURU::12/04/202 [1525-1-2023-4838]	SUBASH NAMBURU S/O. LATE N.M. CHOUDARY JUBILEE HILLS, HYD	
4	EX		 R. SRINIVASAN MONISH::12/0 [1525-1-2023-4838]	R. SRINIVASAN MONISH S/O. LATE R. SRINIVASAM ERRAMANZIL COLONY, HYD	
5	EX		 R. SRINIVASAN KARTHIK::12/0 [1525-1-2023-4838]	R. SRINIVASAN KARTHIK S/O. LATE R. SRINIVASAM ERRAMANZIL COLONY, HYD	
6	EX		 GEETA SRINIVASAN::12/04/20 [1525-1-2023-4838]	GEETA SRINIVASAN S/O. LATE R. SRINIVASAM ERRAMANZIL COLONY, HYD	
7	EX		 R. SHRAVAN KUMAR::12/04/20 [1525-1-2023-4838]	R. SHRAVAN KUMAR S/O. LATE A. RAMASWAMY ERRAMANZIL COLONY, HYD	

Bk - 1, CS No 4838/2023 & Doct No 4561/2023. Sheet 1 of 24 Sub Registrar Gandipet

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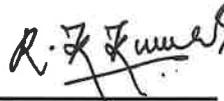
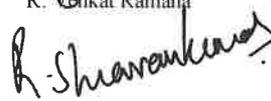
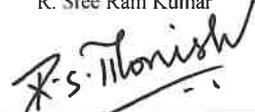
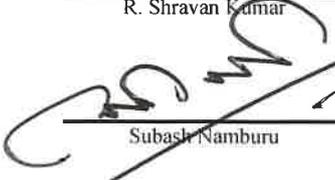


4. **MR. R. SREE RAM KUMAR**, aged about 50 years, son of Late A. Ramaswamy  
Occupation: Business, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
Hyderabad, Aadhaar: 5998 0656 1123; PAN: AECPR9202H;
5. **MR. R. SHRAVAN KUMAR**, aged about 45 years, son of Late A. Ramaswamy  
Occupation: Business, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
Hyderabad, Aadhaar: 8548 5451 0321; PAN: AECPR9195P;
6. **MRS. GEETA SRINIVASAN**, aged about 53 years, wife of Late R. Srinivasan,  
Occupation: House Wife, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
Hyderabad, Aadhaar: 3445 2580 5680; PAN: ATVPG4393E;
7. **MR. R. SRINIVASAN KARTHIK**, aged about 33 years, son of Late R. Srinivasan,  
Occupation: Student, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony, Hyderabad,  
Aadhaar: 8734 6070 7763; PAN: ATTPR5153K;
8. **MR. R. SRINIVASAN MONISH**, aged about 27 years son of Late R. Srinivasan,  
Occupation: Student, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony, Hyderabad,  
Aadhaar: 6356 1831 5440; PAN: AUKPR9134J;
9. **MR. SUBASH NAMBURU**, aged about 59 years, son of Late N.M. Choudary,  
Occupation: Business, residing at Plot No. 198, Road No. 14, Jubilee Hills, Hyderabad  
– 500033, Aadhaar: 3039 6813 7137; PAN: AJTPS3515J; and
10. **MR. N. RAVINDRA KUMAR**, aged about 61 years, son of Late N.M. Choudary,  
Occupation: Business, residing at H. No: 6-3-252/4/1/A, Erramanzil Colony,  
Hyderabad, Aadhaar: 8658 7284 7731; PAN: AFBPK2789L;

hereinafter individually referred to as the **Vendor No.1, Vendor No.2, Vendor No.3, Vendor No.4, Vendor No.5, Vendor No.6, Vendor No.7, Vendor No.8, Vendor No.9** and **Vendor No.10** respectively, and collectively referred to as the “**First Party**” or the “**Vendors**”, which term(s) unless repugnant to the context, shall mean and include all their respective successors, legal heirs, legal representatives, administrators, executors and assignees etc., of the **First Part**.

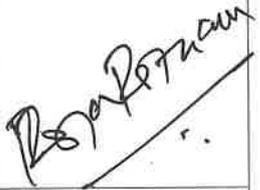
#### IN FAVOUR OF

**ASHOKA BUILDERS INDIA PRIVATE LIMITED**, a Private Limited Company registered at Registrar of Companies (Hyderabad) having its registered office at Unit Nos. 1 to 12, Shanta Sriram Tech Park, Ground Floor, Sy. No. 126 part, Gachibowli Village, Hyderabad, Telangana

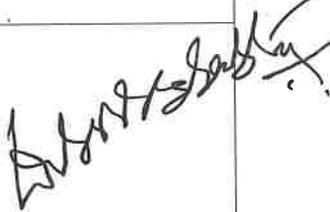
 _____ R. Venkat Ramana	 _____ R. Krishna Kumar	 _____ R. Raja Ratnam	 _____ R. Sree Ram Kumar
 _____ R. Shraavan Kumar	 _____ Geeta Srinivasan	 _____ R. Srinivasan Karthik	 _____ R. Srinivasan Monish
 _____ Subash Namburu	 _____ N. Ravindra Kumar	 _____ Ashoka Builders India Private Limited	

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Bk - 1, CS No 4838/2023 & Doct No 4561/2023. Sheet 2 of 24 Sub Registrar Gandipet

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impressic
8	EX		 R. SREE RAM KUMAR::12/04/2023 [1525-1-2023-4838]	R. SREE RAM KUMAR S/O. LATE A. RAMASWAMY ERRAMANZIL COLONY, HYD	
9	EX		 R. RAJA RATNAM::12/04/2023 [1525-1-2023-4838]	R. RAJA RATNAM S/O. LATE A. RAMASWAMY ERRAMANZIL COLONY, HYD	
10	EX		 R. KRISHNA KUMAR::12/04/2023 [1525-1-2023-4838]	R. KRISHNA KUMAR S/O. LATE A. RAMASWAMY ERRAMANZIL COLONY, HYD	
11	EX		 R. VENKAT RAMANA::12/04/2023 [1525-1-2023-4838]	R. VENKAT RAMANA S/O. LATE A. RAMASWAMY ERRAMANZIL COLONY, HYD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 G PARMESH::12/04/2023:10:45 [1525-1-2023-4838]	G PARMESH AADHAAR NO XXXX XXXX 9256	
1		 D V S N S B SAATRY::12/04/2023 [1525-1-2023-4838]	D V S N S B SAATRY AADHAAR NO XXXX XXXX 9922	

12th day of April, 2023

Signature of Sub Registrar Gandipet

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4870 Name: Ramaswamy Venkat Ramana	S/O Late A Ramaswamy, Hyderabad, Hyderabad, Andhra Pradesh, 500004	

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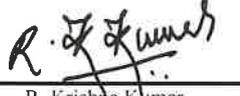
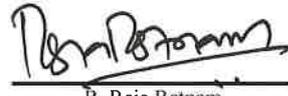
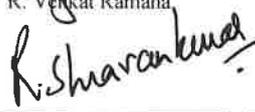
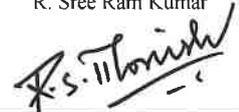
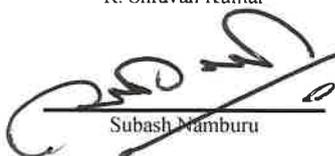


- 500032, represented by its Authorised Signatory Mr. Sridhar Reddy Ganta S/o Ganta Ramana Reddy,

hereinafter referred to as the “**Second Party**” or the “**Vendee**”, which term(s) unless repugnant to the context, shall mean and include all its respective successors, legal heirs, legal representatives, administrators, executors and assignees etc., of the **Second Part**.

**RECITALS:**

- A. **WHEREAS** the Vendors herein are the title holders and absolute owners and are in peaceful possession and enjoyment of the immovable property admeasuring **4.918 Acres** equivalent to **23,806.13 sq. yds.** of land comprised within parts of Survey No. 312 (being an extent of 20,273.47 sq. yds.) and Survey No. 313 (being an extent of 3,532.66 sq. yds.) in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District (hereinafter referred to as the “**Schedule Property**” which is described in more detail in the **Schedule** enclosed hereto and delineated in red color in the plan annexed hereto).
- B. **AND WHEREAS** originally the land in Survey Nos. 334, 309, 312 to 316 totally admeasuring Ac.130-33 Guntas including the land in Survey Nos. 312 (admeasuring an extent of Ac. 20-14 Guntas) and 313 (admeasuring an extent of Ac. 21-00 Guntas), all situated at Puppalguda village, of the then Hyderabad West Taluk, Hyderabad District was allotted to one Kum. Asha J Sujan by the Regional Settlement Commissioner, Bombay vide allotment No. HYD/48 dated May 20, 1966. The title patta to the above lands had been transferred in the name of the said Kum. Asha J Sujan by the Managing Officer, Bombay, Department of Rehabilitation as per Sanad RSC(B)Land/Hyd/48/5940 dated June 8, 1967. The possession of the property was taken over by the said Asha J. Sujan through the predecessors-in-title of the Vendors by the then Tahsildar, Hyderabad West Taluk.
- C. **AND WHEREAS** the said Kum. Asha J Sujan had applied for permission to the then Settlement Officer (Lands) seeking permission to dispose of the land allotted to her and the same was granted by the Settlement Officer, Bombay vide letter dated on June 21, 1968 issued to the Collector, Hyderabad.
- D. **AND WHEREAS** the said Kum. Asha J Sujan executed a registered sale deed dated June 25, 1968, registered as Document No. 797 of 1968 in the office the Sub-Registrar, Hyderabad West, in favour of A. Rama Swamy and K. Rama Murthy conveying all that land of extent Ac.130-33 Guntas in Sy. Nos. 309, 334, 312 to 316 of Puppalguda village of the then Hyderabad West Taluk, Hyderabad district (and presently in Gandipet

 R. Venkat Ramana	 R. Krishna Kumar	 R. Raja Ratnam	 R. Sree Ram Kumar
 R. Shraavan Kumar	 Geeta Srinivasan	 R. Srinivasan Karthik	 R. Srinivasan Monish
 Subash Namburu	 N. Ravindra Kumar	For ASHOKA BUILDERS INDIA PRIVATE LIMITED  Ashoka Builders India Private Limited Authorised Signatory	

## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
2	Aadhaar No: XXXXXXXX7763 Name: RAMASWAMY SRINIVASAN KARTHIK	S/O RAMASWAMY SRINIVASAN, Banjara Hills, Hyderabad, Andhra Pradesh, 500004	
3	Aadhaar No: XXXXXXXX5440 Name: RAMASWAMY SRINIVASAN MONISH	S/O RAMASWAMY SRINIVASAN, Banjara Hills, Hyderabad, Andhra Pradesh, 500004	
4	Aadhaar No: XXXXXXXX7137 Name: Namburu Subash	S/O N M Choudary, Jubilee hills, Hyderabad, Andhra Pradesh, 500033	
5	Aadhaar No: XXXXXXXX7731 Name: Namburu Ravindra Kumar	C/O Namburu Mastanaiah Choudary, Shaikpet, Hyderabad, Telangana, 500033	
6	Aadhaar No: XXXXXXXX9381 Name: Ramaswamy Krishna Kumar	C/O Ramaswamy, Ichilangod, Kasaragod, Kerala, 671324	
7	Aadhaar No: XXXXXXXX0541 Name: Ramaswamy Raja Ratnam	S/O Late A Ramaswamy, Hyderabad, Hyderabad, Andhra Pradesh, 500004	
8	Aadhaar No: XXXXXXXX5680 Name: GEETA SRINIVASAN	W/O RAMASWAMY SRINIVASAN, Banjara Hills, Hyderabad, Andhra Pradesh, 500004	
9	Aadhaar No: XXXXXXXX0321 Name: Ramaswamy Shravan Kumar	S/O Alagappa Ramaswamy, Hyderabad, Hyderabad, Andhra Pradesh, 500082	
10	Aadhaar No: XXXXXXXX1123 Name: Ramaswamy Sree Ram Kumar	S/O Late Shri A Ramaswamy, Hyderabad, Hyderabad, Andhra Pradesh, 500004	
11	Aadhaar No: XXXXXXXX4665 Name: Ganta Sridhar Reddy	S/O Ramana Reddy, Giddalur, Prakasam, Andhra Pradesh, 523357	

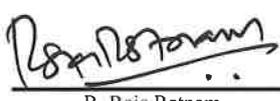
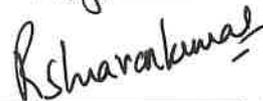
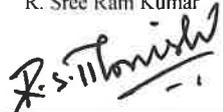
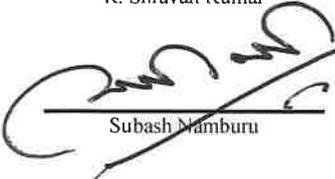
Bk - 1, CS No 4838/2023 & Doct No 4561/2023. Sheet 3 of 24 Sub Registrar Gandipet

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Mandal, Ranga Reddy district) and in the registered sale deed it is mentioned that the said Kum. Asha J Sujan and A. Rama Swamy and K. Rama Murthy had applied for the permission of alienation U/47 & 48 of the Hyderabad Tenancy & Agriculture Lands Act, 1950 and the same was granted vide the Order of the Tahsildar, Hyderabad West Taluka.

- E. **AND WHEREAS** the said A. Rama Swamy and his brother-in-law K. Rama Murthy, having jointly purchased the above property, their names were reflected as the pattadars in the pahanis continuously right from 1972-73 upto 1990-91 in respect of above said land of total extent Ac.130-33 Guntas in Survey Nos. 309, 334, 312 to 316 of Puppalguda village.
- F. **AND WHEREAS** A. Ramaswamy S/o Allagappa, R. Srinivasan S/o A. Ramaswamy, K. Ramamurthy S/o T.S. Ramaswamy, K. Sitaraman S/o K. Ramamurthy were held to be non-surplus land holders under the provisions of the APLR(COAH) Act, 1973 vide the orders of LRT dated November 16, 1976 in C.C. Nos. 829 to 832/W/75.
- G. **AND WHEREAS** differences arose between the said K. Ramamurthy and his son K. Sitaraman on the one part and A. Ramaswamy and his sons, i.e., **Vendor Nos. 1 to 3** and one R. Srinivasan (who is the husband of **Vendor No. 6** and father of **Vendor Nos.7 & 8**) on the other part, and the dispute was referred to Arbitration and subsequently the said disputes were amicably settled.
- H. **AND WHEREAS** after settling the disputes, the terms of settlement were reduced into writing and the consent agreement was executed on June 15, 1987. As per the terms of agreement dated June 15, 1987, A. Ramaswamy and his sons i.e., **Vendor Nos. 1 to 3** and the above said R. Srinivasan (who is the husband of **Vendor No. 6** and father of **Vendor Nos. 7 & 8**) paid a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs only) to K. Rama Murthy and his family members and they agreed to release and relinquish their respective share of joint interest in the above properties in favour of A. Ramaswamy & his sons.
- I. **AND WHEREAS** vide proceedings No./ROR/192/Poppalguda/89-90&91 dated October 24, 1991, the land of K. Ramamurthy devolved upon A. Ramaswamy and his sons and subsequently the names of A. Ramaswamy and his seven sons were reflected as the pattadars in the pahanis for the years 1991-92, 1992-93 and 1993-94 in respect of the land in Survey Nos. 309, 334 and 312 to 316 and other survey numbers in Puppalguda Village.

 R. Venkat Ramana	 R. Krishna Kumar	 R. Raja Ratnam	 R. Sree Ram Kumar
 R. Shraavan Kumar	 Geeta Srinivasan	 R. Srinivasan Karthik	 R. Srinivasan Monish
 Subash Namburu	 N. Ravindra Kumar	For ASHOKA BUILDERS INDIA PRIVATE LIMITED  Ashoka Builders India Private Limited Authorised Signatory	

**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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	120383300	0	0	0	120383400
Transfer Duty	NA	0	32831850	0	0	0	32831850
Reg. Fee	NA	0	10943950	0	0	0	10943950
User Charges	NA	0	2000	0	0	0	2000
Mutation Fee	NA	0	2188800	0	0	0	2188800
<b>Total</b>	<b>100</b>	<b>0</b>	<b>166349900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>166350000</b>

Rs. 153215150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10943950/- towards Registration Fees on the chargeable value of Rs. 2188787000/- was paid by the party through E-Challan/BC/Pay Order No ,995SA5060423,D355NS120423 dated ,06-APR-23,12-APR-23 of ,HDFS/,HDFS/

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

(1). AMOUNT PAID: Rs. 166348950/-, DATE: 06-APR-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 1434297233520,PAYMENT MODE:NB-1001138,ATRN:1434297233520,REMITTER NAME: ASHOKA BUILDERS INDIA PRIVATE LIMITED,EXECUTANT NAME: R. VENKAT RAMANA,CLAIMANT NAME: ASHOKA BUILDERS INDIA PRIVATE LIMITED). (2). AMOUNT PAID: Rs. 1000/-, DATE: 12-APR-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 1100037774512,PAYMENT MODE:NB-1001138,ATRN:1100037774512,REMITTER NAME: ASHOKA BUILDERS INDIA PRIVATE LIMITED,EXECUTANT NAME: R. VENKAT RAMANA,CLAIMANT NAME: ASHOKA BUILDERS INDIA PRIVATE LIMITED).

Date:

12th day of April,2023

Signature of Registering Officer  
Gandipet

**Certificate of Registration**

Registered as document no. 4561 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 4561 - 2023 for Scanning on 12-APR-23 .

Registering Officer  
Gandipet  
(K.Vijaya Kumari)

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4561/2023. Sheet 4 of 24 Sub Registrar  
Gandipet

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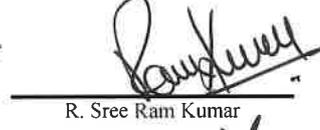


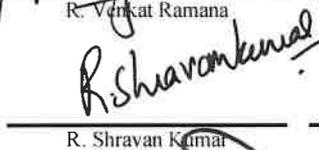
- J. **AND WHEREAS** subsequently, even after the receipt of the said Rs. 12,00,000/- (Rupees Twelve Lakhs only) in terms of the agreement dated June 15, 1987, the said K. Rama Murthy and K. Sitaraman filed a suit O.S. No. 471/1990 on the file of IV Senior Civil Judge, City Civil Court, Hyderabad against A. Ramaswamy and his sons i.e., **Vendor Nos. 1 to 3** and R. Srinivasan (who is the husband of **Vendor No.6** and father of **Vendor Nos. 7 & 8**) and others for dissolution of partnership firm and rendition of accounts and the said consent agreement dated June 15, 1987 was the subject matter in the suit.
- K. **AND WHEREAS** K. Rama Murthy died intestate on April 3, 1994 leaving behind his wife Smt. K. Thangam, daughters Smt. K. Lalitha, K. Chandrika, K. Sasikala, K. Rajamma and sons K. Sitaraman, K. Kannan, K. Kartikeyan and they were brought on record in the said suit O.S. No. 471/1990.
- L. **AND WHEREAS** A. Ramaswamy died on December 1, 1992 leaving behind his sons namely R. Srinivasan, R. Venkat Ramana, R. Krishna Kumar, R. Raja Ratnam, R. Sriram Kumar, R. Ranganathan, R. Sravan Kumar and daughters Prahati, Jyothi and Padma. During his life time he executed a will on October 19, 1992 bequeathing all his share in the lands in Puppalguda Village, his share in the partnership firms and in all the schedule properties therein, only to his seven sons to the exclusion of his daughters and his wife and moreover completely disowned his daughter Smt. Padma Ramaswamy and excluded her from heirship and deprived her from succeeding him and that the said Padma Ramaswamy will have no right either in the immovable and movable properties or in the partnership business in which he had a share. And in terms of the Will, all the seven sons of A. Ramaswamy and daughters Prahati, Jyothi and wife K. Parvati Devi W/o A. Ramaswamy were brought on record in the said suit O.S. No. 471/1990.
- M. **AND WHEREAS** after the death of A. Ramaswamy on December 1, 1992, the said land in Puppalguda Village in the name of A. Ramaswamy devolved upon his seven sons i.e., R. Srinivasan and others vide succession proceedings no. ROR/Poppalguda/218/89-90 dated November 23, 1993 following which the names of the sons of A. Ramaswamy i.e., R. Srinivasan, R. Venkata Ramana, R. Krishna Kumar, R. Raja Rathnam, R. Sri Ram Kumar, R. Ranganathan and R. Shraavan Kumar were reflected in the pattadar and possessor columns of the pahanis for the years 1993-94 until 2009-10 in respect of the land in Sy. Nos. 309, 334 and 312 to 316 of Puppalguda Village.
- N. **AND WHEREAS** the said land in Sy. Nos. 312 and 313 of Puppalguda Village is situated outside the Urban Agglomeration of Hyderabad and as such the same was deleted from the holding of the declarants i.e., A. Ramaswamy & another in C.C. Nos.

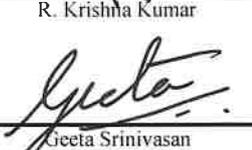
  
R. Venkat Ramana

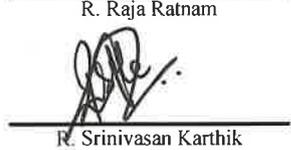
  
R. Krishna Kumar

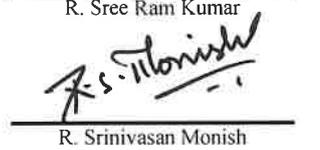
  
R. Raja Ratnam

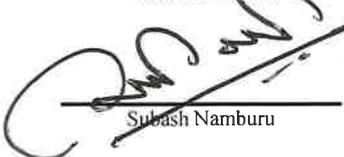
  
R. Sree Ram Kumar

  
R. Shraavan Kumar

  
Geeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Ashoka Builders India Private Limited

Authorised Signatory Page 5 of 17

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 5 of 24 Sub Registrar  
Gandipet

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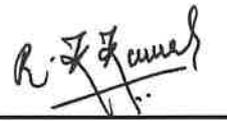
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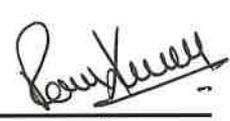
E1/8906/76 and E1/8907/76 in the office of the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad and Orders under section 8(1) of the ULC Act were issued on December 21, 1995 by the Competent Authority and thereby the said land in Sy. Nos. 312 and 313 is outside the purview of the Urban Land (Ceiling & Regulation) Act, 1976.

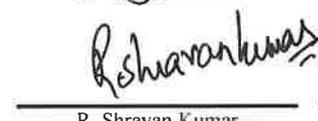
- O. **AND WHEREAS** some of the legal heirs of late K. Ramamurthy, namely his sons K. Sitaraman, K. Kannan, K. Karthikeyan and his wife Smt. K. Thangam aggrieved by the non-inclusion of their names in the revenue records, challenged the said proceedings of the MRO, Rajendranagar in ROR/192/Poppalguda/91 dated October 24, 1991 and in ROR/218/89-90 dated November 23, 1993 before the RDO, Chevella Division vide proceedings No. 1357/1997 and whereby the RDO, Chevella Division vide his proceedings No. C/1357/97 dated October 27, 1999 confirmed the said ROR proceedings of the MRO and dismissed the Appeal of the legal heirs of K. Ramamurthy.
- P. **AND WHEREAS** K. Sitaraman S/o K. Rama Murthy filed suit O.S. No. 5919/2000 on the file of X Junior Civil Judge, CCC, Hyderabad for perpetual injunction against R. Srinivasan, R. Venkat Ramana, R. Krishna Kumar and R. Rajaratnam and the same was settled and a memo of compromise was entered on September 5, 2003. As per the said compromise, K. Sitaraman had executed all the necessary release and relinquishment deeds in respect of all the joint properties including the properties to which he is a successor-in-interest through his father Late K. Ramamurthy and has also stated that he has no dispute and fully accepts and confirms the findings of the RDO, Chevella Division in proceedings no. C/1357/97 dated October 27, 1999 confirming the ROR proceedings of the MRO, Rajendranagar in ROR/192/Poppalguda/91 dated October 24, 1991 and in ROR/218/89-90 dated November 23, 1993.
- Q. **AND WHEREAS** the said suit O.S. No. 471/1990 was contested and the same was dismissed and the counter claim of the legal heirs of A. Ramaswamy was allowed on September 4, 2006 to the extent of directing the legal heirs of K. Rama Murthy to execute the deeds of relinquishment in respect of the schedule properties as set out in the written statement. Aggrieved by the dismissal of the suit and allowing of the counter claim, the legal heirs of K. Rama Murthy filed appeals CCCA Nos. 51/2007 and 110/2007 before the Hon'ble High Court of Andhra Pradesh and the same were dismissed on September 11, 2007. The matter was carried to the Hon'ble Supreme Court in S.L.P (Civil) No. 24447/2007 and 24448/2007 and the appeals were dismissed on January 9, 2008.
- R. **AND WHEREAS** during the pendency of CCCA No. 51/2007, the legal heirs of A. Ramaswamy had filed E.P. 139/2006 in O.S.No.471/1990 on the file of the IV Senior

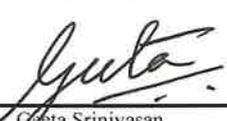
  
R. Venkat Ramana

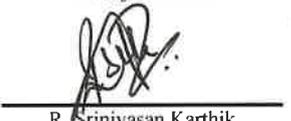
  
R. Krishna Kumar

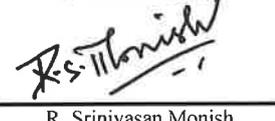
  
R. Raja Ratnam

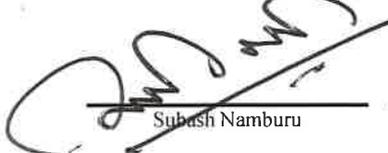
  
R. Sree Ram Kumar

  
R. Shravan Kumar

  
Geeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

  
Ashoka Builders India Private Limited

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 6 of 24 Sub Registrar  
Gandipet

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civil Judge, CCC Hyderabad seeking to direct the Judgment debtors to execute necessary release and relinquishment deeds in respect of the said properties as set out in the decree to be executed by the judgment debtors in favour of the decree holders.

S. **AND WHEREAS** during the pendency of E.P., R. Srinivasan expired on August 6, 2007 leaving behind his wife i.e., **Vendor No. 6** and two sons **Vendor Nos. 7 and 8**. They were brought on record having succeeded to the share of R. Srinivasan.

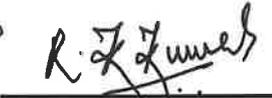
T. **AND WHEREAS** E.P. No. 139/2006 in O.S. No. 471/1990 on the file of IV Senior Civil Judge, CCC Hyderabad filed by the legal heirs of A. Rama Swamy was allowed on January 17, 2008 directing the legal heirs of K. Rama Murthy to execute all release and relinquishment deeds in respect of schedule properties as set out in the decree. Whereas, Dr. R. Ranganathan also expired on March 13, 2008 and he was succeeded by his wife Mrs. Rashmi Ranganathan and the said Mrs. Rashmi Ranganathan was brought on record in E.P. No. 139 of 2006 in O.S. No. 471 of 1990 in place of late Dr. R. Ranganathan.

U. **AND WHEREAS** as per the orders in the E.P., a Relinquishment and Release Deed dated February 19, 2010 was registered as Document No. 1626 of 2010 in the office of the Joint Sub Registrar-I, Ranga Reddy District being executed by (a) K. Thangam, (b) K. Lalitha, (c) R. Kannan, (d) K. Chandrika, (e) R. Karthikeyan, (f) K. Shashikala, and (g) K. Rajamma, releasing and relinquishing all their 7/16<sup>th</sup> share in the land in Survey No. 312, 313 and other lands situated in Puppalguda Village, Rajendranagar Mandal, Ranga Reddy District in favour of (a) Geetha Srinivasan, (b) RS Kartik, (c) RS Monish, (d) R. Venkat Ramana, (e) R. Krishna Kumar, (f) R. Raja Ratnam, (g) R Sri Ram Kumar, (h) Rashmi Ranganathan, and (i) R. Shravan Kumar; and

V. **AND WHEREAS** a Deed of Relinquishment and Release dated February 19, 2010, was registered as Document No. 1627 of 2010 in the office of the Joint Sub Registrar-I, Ranga Reddy District and executed by Mrs. Rashmi Ranganathan wife of late Dr.R. Ranganathan S/o. Rama Swamy releasing and relinquishing all her right, title and interest in the land in Survey Nos.309, 334 and 312 to 316 and other survey numbers situated in Puppalguda Village, Rajendranagar Mandal, Ranga Reddy District in favour of (a) Smt. Geetha Srinivasan, (b) R.S. Kartik, (c) R.S. Monish, (d) R. Venkatramana, (e) R. Krishna Kumar, (f) R. Raja Ratnam, (g) R. Sri Ram Kumar and (h) R. Shravan Kumar, i.e., the Vendors 1 to 8 above.

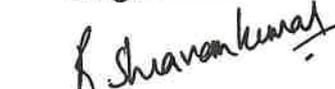
W. **AND WHEREAS** subsequently, R. Venkatramana, along with (a) R. Krishna Kumar, (b) R. Raja Ratnam, (c) R Sri Ram Kumar, (d) R. Shravan Kumar, (e) Geetha Srinivasan, (f) RS Kartik, and (g) RS Monish, i.e., **Vendor Nos. 1 to 8** hereunder,

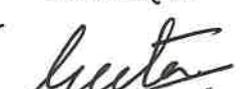
  
R. Venkat Ramana

  
R. Krishna Kumar

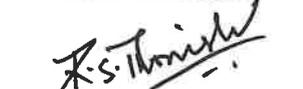
  
R. Raja Ratnam

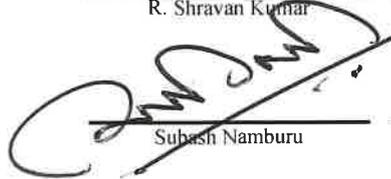
  
R. Sree Ram Kumar

  
R. Shravan Kumar

  
Geetha Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

  
Ashoka Builders India Private Limited  
Authorised Signatory

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4561/2023. Sheet 7 of 24. Sub Registrar  
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executed Deed of Sale July 13, 2017 bearing document No. 474 of 2018 (regd. at Sub Registrar, Gandipet) conveying ownership of land measuring Acres 18-20 Guntas in Survey No. 312 situated at Puppalaguda Village in favour of Subash Namburu and N Ravindra Kumar i.e. the **Vendor Nos. 9 and 10** hereunder.

X. **AND WHEREAS** pursuant to the aforesaid, the Schedule Property i.e., land admeasuring **4.918 Acres** equivalent to **23,806.13 sq. yds.** now proposed to be sold in terms of this Sale Deed is owned by the **Vendor Nos. 1 to 8** (to the extent of 8,879.47 sq. yds. in Sy. No. 312 and 3,532.66 sq. yds. in Sy. No. 313) and by the **Vendor Nos. 9 and 10** (to the extent of 11,394 sq. yds. in Sy. No. 312) and the **Vendee** hereunder shall purchase the entire said Schedule Property from the said Vendors respectively in terms of this Deed for such consideration paid to them as set out in Clause 1 below.

Each of the Vendor No. 1, Vendor No. 2, Vendor No. 3, Vendor No. 4, Vendor No. 5 and Vendor Nos. 6 to 8 (such Vendor Nos. 6 to 8 taken together) own equal proportions out of the land being sold by them under this Deed i.e., 12,412.13 sq. yds. (being 8,879.47 sq. yds. in Sy. No. 312 and 3,532.66 sq. yds. in Sy. No. 313). Similarly, Vendor Nos. 9 and 10 own the land proposed to be sold by them to the Vendee in terms of this Deed i.e., 11,394 sq. yds. in Sy. No. 312, in equal proportions.

Y. **AND WHEREAS** vide the Gift Deed dated November 20, 2021 bearing reg. no. 15375 of 2021 and Gift Deed dated December 2, 2022 bearing reg. no. 14178 of 2022, both regd. at S.R.O. Gandipet, certain identified land required for the formation of a 100 feet wide approach road benefitting the present Schedule Property and other lands surrounding the same, was gifted to the local authorities for the formation of roads and consequently the said Schedule Property in Sy. Nos. 312 and 313 of Puppalguda Village and other lands surrounding the same have the benefit of the said road.

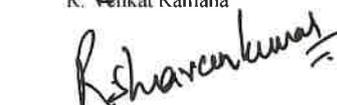
Z. **AND WHEREAS** the Vendors hereunder are now desirous of selling the Schedule Property i.e., land admeasuring **4.918 Acres** equivalent to **23,806.13 sq. yds.** comprised within parts of Survey No. 312 (being an extent of 20,273.47 sq. yds.) and Survey No. 313 (being an extent of 3,532.66 sq. yds.) in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District unto the Vendee for a total sale consideration of **Rs. 218,87,86,746/- (Rupees Two Hundred and Eighteen Crores Eighty-Seven Lakhs Eighty-Six Thousand Seven Hundred and Forty-Six Only)** (calculated at the approximate rate of Rs. 44,50,56,272/- per acre) and the Vendee hereunder desired to purchase the said Schedule Property for the said total sale consideration and on the terms set out hereunder and accordingly the Vendors are joining hands in this Deed in order to convey the said extent of the Schedule Property unto the Vendee herein.

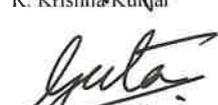
  
R. Venkat Ramana

  
R. Krishna Kumar

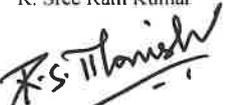
  
R. Raja Ratnam

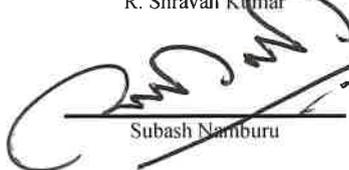
  
R. Sree Ram Kumar

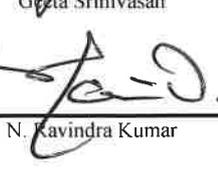
  
R. Shraavan Kumar

  
Geeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

  
Ashoka Builders India Private Limited  
Authorised Signatory

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4561/2023. Sheet 8 of 24 Sub Registrar  
Gandipet

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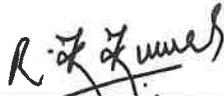


AA. **AND WHEREAS** the land comprised within the Schedule Property is notified in the Master Plan for ORR Growth Corridor for multiple use zone and thereby the Schedule Property is fit for multiple use development. Further, the said Schedule Property was also converted into non-agricultural land (along with other lands in Survey Nos. 312 and 313) vide two separate proceedings of the Competent Authority and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy bearing nos. C1/5249/2016 dated August 1, 2019 and C1/5244/2016 dated July 27, 2019.

**NOW THIS DEED OF SALE IS WITNESSETH AS HERE UNDER:**

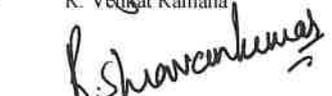
1. That in pursuance of the aforesaid offer and acceptance amongst the Parties hereunder, the Vendee herein has paid to the Vendors herein the total sale consideration of **Rs. 218,87,86,746/- (Rupees Two Hundred and Eighteen Crores Eighty-Seven Lakhs Eighty-Six Thousand Seven Hundred and Forty-Six Only)** in the following manner:
  - a. A sum of Rs. 18,99,86,690/- (Rupees Eighteen Crores Ninety-Nine Lakhs Eighty-Six Thousand Six Hundred and Ninety Only) paid by the **Vendee** to the **Vendor No.1** vide:
    - i. RTGS Ref. No N101232413271753 on April 11, 2023 for Rs.18,80,86,823/- (Rupees Eighteen Crores Eighty Lakhs Eighty-Six Thousand Eight Hundred and Twenty-Three Only) in favour of the **Vendor No. 1** herein; and
    - ii. a sum of Rs. 18,99,867/- (Rupees Eighteen Lakhs Ninety-Nine Thousand Eight Hundred and Sixty-Seven Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.1** herein;
  - b. A sum of Rs. 18,99,86,690/- (Rupees Eighteen Crores Ninety-Nine Lakhs Eighty-Six Thousand Six Hundred and Ninety Only) paid by the **Vendee** to the **Vendor No. 2** vide:
    - i. RTGS Ref. No N101232413271763 on April 11, 2023 for Rs.18,80,86,823/- (Rupees Eighteen Crores Eighty Lakhs Eighty-Six Thousand Eight Hundred and Twenty-Three Only) in favour of the **Vendor No. 2** herein; and
    - ii. a sum of Rs. 18,99,867/- (Rupees Eighteen Lakhs Ninety-Nine Thousand Eight Hundred and Sixty-Seven Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.2** herein;

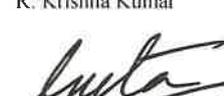
  
R. Venkat Ramana

  
R. Krishna Kumar

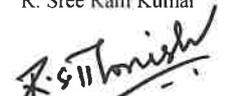
  
R. Raja Ratnam

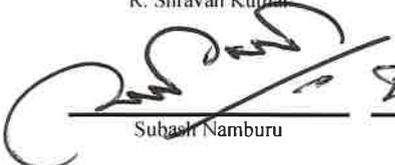
  
R. Sree Ram Kumar

  
R. Shraavan Kumar

  
Geeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Ashoka Builders India Private Limited

Authorised Signatory

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4561/2023. Sheet 9 of 24 Sub Registrar  
Gandipet

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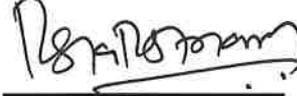
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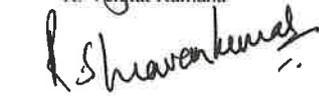
- c. A sum of Rs. 19,02,05,569/- (Rupees Nineteen Crores Two Lakhs Five Thousand Five Hundred and Sixty-Nine Only) paid by the **Vendee** to the **Vendor No.3** vide:
- RTGS Ref. No N101232413271755 on April 11, 2023 for Rs.18,83,03,513/- (Rupees Eighteen Crores Eighty-Three Lakhs Three Thousand Five Hundred and Thirteen Only) in favour of the **Vendor No. 3** herein; and
  - a sum of Rs. 19,02,056/- (Rupees Nineteen Lakhs Two Thousand and Fifty-Six Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No. 3** herein;
- d. A sum of Rs. 19,02,05,569/- (Rupees Nineteen Crores Two Lakhs Five Thousand Five Hundred and Sixty-Nine Only) paid by the **Vendee** to the **Vendor No.4** vide:
- RTGS Ref. No N101232413271758 on April 11, 2023 for Rs.18,83,03,513/- (Rupees Eighteen Crores Eighty-Three Lakhs Three Thousand Five Hundred and Thirteen Only) in favour of the **Vendor No. 4** herein; and
  - a sum of Rs. 19,02,056/- (Rupees Nineteen Lakhs Two Thousand and Fifty-Six Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.4** herein;
- e. A sum of Rs. 19,02,05,569/- (Rupees Nineteen Crores Two Lakhs Five Thousand Five Hundred and Sixty-Nine Only) paid by the **Vendee** to the **Vendor No.5** vide:
- RTGS Ref. No N101232413271760 on April 11, 2023 for Rs.18,83,03,513/- (Rupees Eighteen Crores Eighty-Three Lakhs Three Thousand Five Hundred and Thirteen Only) in favour of the **Vendor No. 5** herein; and
  - a sum of Rs. 19,02,056/- (Rupees Nineteen Lakhs Two Thousand and Fifty-Six Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.5** herein;
- f. A sum of Rs. 6,32,55,937/- (Rupees Six Crores Thirty-Two Lakhs Fifty-Five Thousand Nine Hundred and Thirty-Seven Only) paid by the **Vendee** to the **Vendor No.6** vide:
- RTGS Ref. No N101232413271761 on April 11, 2023 for Rs.6,26,23,378/- (Rupees Six Crores Twenty-Six Lakhs Twenty-Three Thousand Three Hundred and Seventy-Eight Only) in favour of the **Vendor No. 6** herein; and

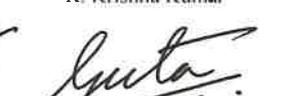
  
R. Venkat Ramana

  
R. Krishna Kumar

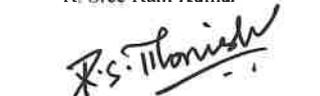
  
R. Raja Ratnam

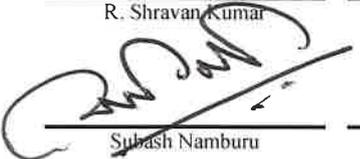
  
R. Sree Ram Kumar

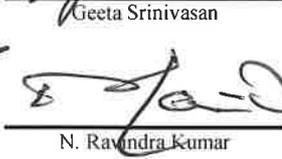
  
R. Shravan Kumar

  
Geeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Ashoka Builders India Private Limited

Authorised Signatory

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 10 of 24 Sub Registrar  
Gandipet

6  
Sub Registrar  
Gandipet

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- ii. a sum of Rs. 6,32,559/- (Rupees Six Lakhs Thirty-Two Thousand Five Hundred and Fifty Nine Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No. 6** herein;
- g. A sum of Rs. 6,34,74,815/- (Rupees Six Crores Thirty-Four Lakhs Seventy-Four Thousand Eight Hundred and Fifteen Only) paid by the **Vendee** to the **Vendor No.7** vide:
- i. RTGS Ref. No N101232413271754 on April 11, 2023 for Rs.6,28,40,067/- (Rupees Six Crores Twenty-Eight Lakhs Forty Thousand and Sixty-Seven Only) in favour of the **Vendor No. 7** herein; and
- ii. a sum of Rs. 6,34,748/- (Rupees Six Lakhs Thirty-Four Thousand Seven Hundred and Forty-Eight Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.7** herein;
- h. A sum of Rs. 6,34,74,815/- (Rupees Six Crores Thirty-Four Lakhs Seventy-Four Thousand Eight Hundred and Fifteen Only) paid by the **Vendee** to the **Vendor No.8** vide:
- i. RTGS Ref. No N101232413267323 on April 11, 2023 for Rs.6,28,40,067/- (Rupees Six Crores Twenty-Eight Lakhs Forty Thousand and Sixty-Seven Only) in favour of the **Vendor No. 8** herein; and
- ii. a sum of Rs. 6,34,748/- (Rupees Six Lakhs Thirty-Four Thousand Seven Hundred and Forty-Eight Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.8** herein;
- i. A sum of Rs. 52,39,95,546/- (Rupees Fifty-Two Crores Thirty-Nine Lakhs Ninety-Five Thousand Five Hundred and Forty-Six Only) paid by the **Vendee** to the **Vendor No.9** vide:
- i. RTGS Ref. No N101232413267324 on April 11, 2023 for Rs.51,87,55,591/- (Rupees Fifty-One Crores Eighty-Seven Lakhs Fifty-Five Thousand Five Hundred and Ninety One Only) in favour of the **Vendor No. 9** herein; and
- ii. a sum of Rs. 52,39,955/- (Rupees Fifty-Two Lakhs Thirty-Nine Thousand Nine Hundred and Fifty-Five Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.9** herein;

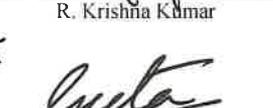
  
R. Venkat Ramana

  
R. Krishna Kumar

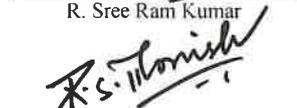
  
R. Raja Ratnam

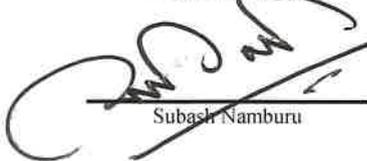
  
R. Sree Ram Kumar

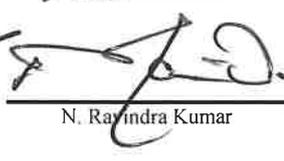
  
R. Shrawan Kumar

  
Geeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Rayindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Ashoka Builders India Private Limited  
Authorised Signatory

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 11 of 24 Sub Registrar  
Gandipet

 Sub Registrar  
Gandipet

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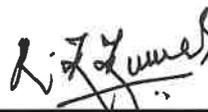
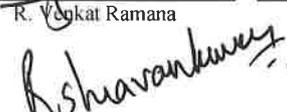
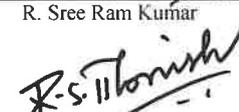
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- a. A sum of Rs. 52,39,95,546/- (Rupees Fifty-Two Crores Thirty-Nine Lakhs Ninety-Five Thousand Five Hundred and Forty-Six Only) paid by the **Vendee** to the **Vendor No.10** vide:
- RTGS Ref. No N101232413271752 on April 11, 2023 for Rs.51,87,55,591/- (Rupees Fifty-One Crores Eighty-Seven Lakhs Fifty Five Thousand Five Hundred and Ninety One Only) in favour of the **Vendor No. 10** herein; and
  - a sum of Rs. 52,39,955/- (Rupees Fifty-Two Lakhs Thirty-Nine Thousand Nine Hundred and Fifty-Five Only) towards TDS amounting to 1% of the consideration herein to be paid by the **Vendee** to the credit of the **Vendor No.10** herein;

the receipt of which the **Vendors** herein admit, acknowledge and accept and the **Vendors** having received the total sale consideration from the **Vendee** in full and final settlement, hereby absolves and discharges the **Vendee** herein from any further payment in respect of the sale of the Schedule Property.

- That in consideration of the **Vendors** having received the total sale consideration of **Rs. 218,87,86,746/- (Rupees Two Hundred and Eighteen Crores Eighty Seven Lakhs Eighty Six Thousand Seven Hundred and Forty Six Only)** towards the sale of the Schedule Property, in full, from the **Vendee** in the manner referred to above, the **Vendors** herein hereby sell, convey and transfer absolutely and forever unto the **Vendee** free from all encumbrances and together with all rights, privileges, easements, estate, title, interests, appurtenances, liberties of the **Vendors** on and over the Schedule Property for the said **Vendee** to hold and enjoy without any let or hindrance.
- The **Vendors** herein have this day delivered vacant and peaceful physical possession of the **Schedule Property** to the **Vendee** herein together with copies of the relevant title deeds.
- That all rights, title and claims subsisting in the **Schedule Property** and enjoyed by the **Vendors** have this day been transferred in the name of the **Vendee** herein to hold the same and enjoy it as its sole and absolute property.
- The **Vendors** further covenant with the **Vendee** that at all times, hereafter upon request of the **Vendee** and at the cost of the **Vendee**, to do, execute or cause to be done all such acts, for furthering and more perfecting the title of the **Vendee** over the **Schedule property**.
- The **Vendors** hereby state:
  - that they are the absolute owners of the **Schedule Property** and their title to the **Schedule Property** is good, marketable and subsisting and that none else have

 R. Venkat Ramana	 R. Krishna Kumar	 R. Raja Ratnam	 R. Sree Ram Kumar
 R. Shraavan Kumar	 Geeta Srinivasan	 R. Srinivasan Karthik	 R. Srinivasan Monish
 Subash Namburu	 N. Ravindra Kumar	 For ASHOKA BUILDERS INDIA PRIVATE LIMITED Authorised Signatory	

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4561/2023. Sheet 12 of 24 Sub Registrar  
Gandipet

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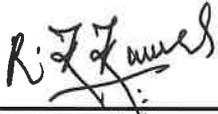
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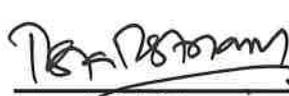


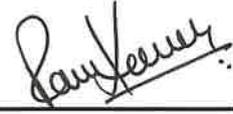
any right, title, interest or share therein and cost of good title shall be that of the **Vendors** herein at all times and the **Schedule Property** is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise and the **Vendors** under this document are entitled to vest clear title to the **Schedule Property**;

- b. that the **Schedule Property** is not subject to any attachments or acquisition proceedings of any kind or to any agency coupled with interests or tax liabilities, award, exchange, sale, gift, surety, charges etc., or hindrances, court injunctions, decrees, assignment or trust of any nature whatsoever or attachment towards tax liability, nor has the **Schedule Property** been given as security for any purpose either directly or indirectly or made part of any surety in any case or court proceedings;
- c. that they have not entered into any agreement or arrangement for sale or development of the **Schedule Property** with anyone and have not executed any Power/s of Attorney to deal with the same;
- d. that the **Schedule Property** is not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any Officer thereof and is not the subjected to any bar of sale of the **Schedule Property**;
- e. that they do not have any pending liabilities with income tax or any other tax which would affect their title to the **Schedule Property** and the sale in terms herein;
- f. that they have not created any charge, mortgage or encumbrances on the **Schedule Property**, affecting the sale herein and have not alienated, leased, transferred or created any other third-party rights of whatsoever nature in respect of the **Schedule Property** or any part thereof;
- g. that they are in possession and enjoyment of the **Schedule Property** and are competent to sell the **Schedule Property** in favour of the **Vendee** herein in terms herein;
- h. that the **Schedule Property** is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or sell the **Schedule Property**;
- i. that they have paid all land revenues, land tax, cesses and other statutory charges in respect of the **Schedule Property** to the concerned authorities up to date including the conversion fee/charges under the Telangana Agricultural Land

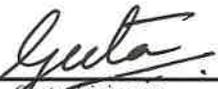
  
R. Venkat Ramana

  
R. Krishna Kumar

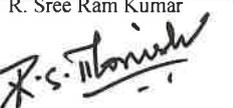
  
R. Raja Ratnam

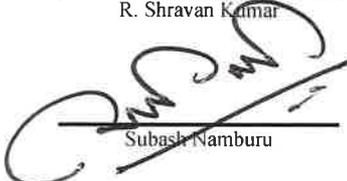
  
R. Sree Ram Kumar

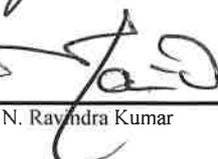
  
R. Shraavan Kumar

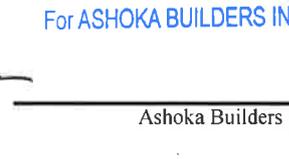
  
Geeta Srinivasan

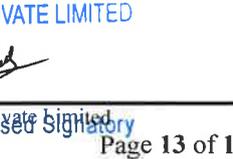
  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Ravindra Kumar

  
Ashoka Builders India Private Limited

  
Ashoka Builders India Private Limited

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Authorised Signatory

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 13 of 24 Sub Registrar  
Gandipet

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(Conversion for Non-Agricultural Purposes) Land Act, 2006 for the conversion of the Schedule Property for non-agricultural purposes.

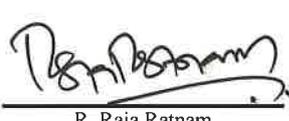
7. That the **Vendors** hereby further state that:
- There are no tenancy claims in regard to the **Schedule Property** under the Telangana Land Reforms Act;
  - That the **Vendors** do not hold land in excess of the Ceiling limit under the Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 and the provisions of Urban Land Ceiling & Regulations Act, 1976.
  - That the **Schedule Property** is not a granted land to Schedule Caste and Schedule Tribes and that the **Schedule Property** is not an assigned land under the Telangana Assigned Lands (Prohibition of transfers) Act, 1977 and there is no prohibition or bar or impediment for sale of the **Schedule Property** to anyone else;
  - That no notice from Government or any other local body or authority or under the Land Acquisition Act or any other Act (Central or State) otherwise or under any other Legislative Enactment, Government Ordinance Order or Notification (including any notice for acquisition or requisition of the **Schedule Property**) has been received by the **Vendors** herein to acquire whole or portions of the **Schedule Property**;
  - That the **Schedule Property** is not a 'vacant land' under the provisions of the Urban Land (Ceiling and Regulation) Act of 1976 and no orders holding the **Schedule Property** as vacant land are passed against the **Vendors** in the proceedings under Urban Land (Ceiling & Regulation) Act, 1976.
8. The **Vendors** hereby covenant with the **Vendee** that they have valid and marketable title to grant, convey and sell the **Schedule Property** in the manner herein appearing and the **Vendee**, its heirs, executors, administrators, successors – in – interest and assigns, shall at all times hereafter possess, own and enjoy the benefits of the **Schedule Property** hereby sold and every part thereof without any let or hindrance, claim or demand from any person or persons in title superior to that of **Vendors** and the **Vendors** hereby agree to see that the **Vendee** is not disposed of the **Schedule Property** conveyed either in whole or part due to any defect in title or by way of claim, obligation or otherwise and undertakes to indemnify the **Vendee** and keep the **Vendee** fully indemnified in the event of any loss or damage incurred by the **Vendee**. And any such claim or claims will at the cost of the **Vendors** shall be refuted and defended and the **Vendee** shall be indemnified to the fullest extent.



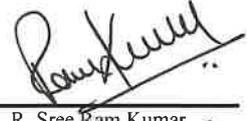
R. Venkat Ramana



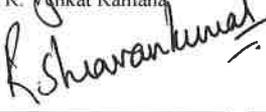
R. Krishna Kumar



R. Raja Ratnam



R. Sree Ram Kumar



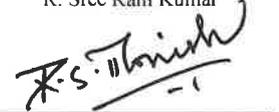
R. Shraavan Kumar



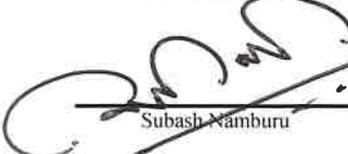
Geeta Srinivasan



R. Srinivasan Karthik



R. Srinivasan Monish



Subash Namburu



N. Ravindra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

Ashoka Builders India Private Limited

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4561/2023. Sheet 14 of 24 Sub Registrar  
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9. That the stamp duty and registration charges are paid by the **Vendee** vide Challan No. 995SA5060423 vide the HDFC Bank, Gachibowli Branch on 06<sup>th</sup> of April 2023 for the credit of Government of Telangana in favour of Stamp Duty Account of the Registration and Stamps Department, amounting to a sum of Rs. 16,63,48,950/- (Rupees Sixteen Crore Sixty Three Lakh Forty Eight Thousand Nine Hundred Fifty Rupees Only).

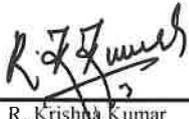
**SCHEDULE**  
**DESCRIPTION OF THE SCHEDULE PROPERTY**

All that immovable property being non-agricultural land admeasuring **4.918 Acres** equivalent to **23,806.13 sq. yds.** of land comprised within parts of Survey No. 312 (being an extent of 20,273.47 sq. yds.) and Survey No. 313 (being an extent of 3,532.66 sq. yds.) in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District and bounded by:

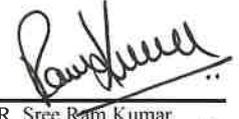
North : 100 feet Road  
East : Land of the Vendor Nos. 1 to 8 in Sy. No. 313 of Puppalguda Village  
West : Land of the Vendor Nos. 9 and 10 in Sy. No. 312 of Puppalguda Village  
South : Land in Sy. No. 290 of Puppalguda Village.

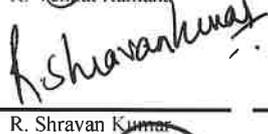
and marked in red colour in the plan annexed hereto.

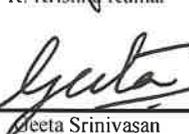
  
R. Venkat Ramana

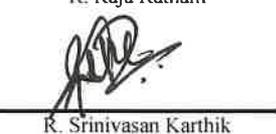
  
R. Krishna Kumar

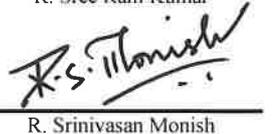
  
R. Raja Ratnam

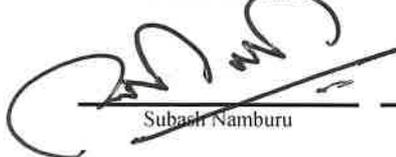
  
R. Sree Ram Kumar

  
R. Shravan Kumar

  
Meeta Srinivasan

  
R. Srinivasan Karthik

  
R. Srinivasan Monish

  
Subash Namburu

  
N. Rajendra Kumar

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

  
Ashoka Builders India Private Limited  
Authorised Signatory

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 15 of 24 Sub Registrar  
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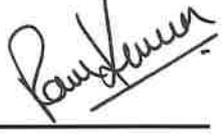
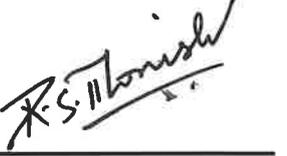
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IN WITNESS WHEREOF the Vendors herein and the Vendee herein have signed this Deed of Sale of their own free will & volition in the presence of the following witnesses:

**THE VENDORS:**

 R. Venkat Ramana	 R. Krishna Kumar	 R. Raja Ratnam	 R. Sree Ram Kumar
 R. Shraavan Kumar	 Geeta Srinivasan	 R. Srinivasan Karthik	 R. Srinivasan Monish
 Subash Namburu		 N. Ravindra Kumar	

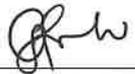
**THE VENDEE:**  
FOR AND ON BEHALF OF  
**ASHOKA BUILDERS INDIA PRIVATE LIMITED**

For ASHOKA BUILDERS INDIA PRIVATE LIMITED

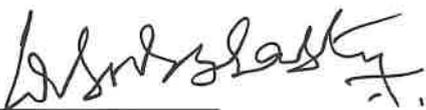
 Authorised Signatory

NAME: Sridhar Reddy Ganta  
DESIGNATION: Authorized Signatory

**WITNESSES:**

1. 

Name and Address:

2. 

Name and Address:

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023.

Sheet 16 of 24 Sub Registrar  
Gandipet



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Registration plan of all that land of extent **4.918 Acres** equivalent to **23,806.13 sq. yds.** of land comprised within parts of Sy. Nos. 312 (being an extent of 20,273.47 sq. yds.) and 313 (being an extent of 3,532.66 sq. yds.) in Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana and annexed to Deed of Sale dated 12<sup>th</sup> of April, 2023.

**Vendors:**

1) R. Venkat Ramana S/o Late A. Ramaswamy, 2) R. Krishna Kumar S/o Late A. Ramaswamy, 3) R. Raja Ratnam S/o Late A. Ramaswamy, 4) R. Sree Ram Kumar S/o Late A. Ramaswamy, 5) R. Shravan Kumar S/o Late A. Ramaswamy, 6) Mrs. Geeta Srinivasan W/o Late R. Srinivasan, 7) R.Srinivasan Karthik S/o Late R. Srinivasan, 8) R.Srinivasan Monish S/o Late R. Srinivasan, 9) Subash Namburu S/o Late N.M. Choudhary, 10) N. Ravindra Kumar S/o Late N.M. Choudhary.

**Vendee:** Ashoka Builders India Pvt. Ltd., rep. by Auth. Sign. Sridhar Reddy Ganta S/o Ganta Ramana Reddy



**THE VENDORS:**

R. Venkat Ramana	R. Krishna Kumar	R. Raja Ratnam	R. Sree Ram Kumar
R. Shravan Kumar	Geeta Srinivasan	R. Srinivasan Karthik	R. Srinivasan Monish
Subash Namburu		N. Ravindra Kumar	

**THE VENDEE:**

FOR AND ON BEHALF OF  
**ASHOKA BUILDERS INDIA PRIVATE LIMITED**

For **ASHOKA BUILDERS INDIA PRIVATE LIMITED**

NAME AND DESIGNATION: Sridhar Reddy Ganta, Authorized Signatory

Authorized Signatory

**WITNESSES :**

1.

2.

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 17 of 24 Sub Registrar  
Gandipet

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**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ASHOKA BUILDERS INDIA PRIVATE LIMITED AT ITS MEETING HELD ON MONDAY, THE 30<sup>TH</sup> DAY OF MARCH, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT UNIT NOS. 1 TO 12, SHANTA SRIRAM TECH PARK, GROUND FLOOR, SY. NO. 126 PART, GACHIBOWLI VILLAGE, HYDERABAD, RANGA REDDY - 500032**

**To enter into a Sale Deed for purchase of land admeasuring about 4.918 Acres or 23,806.13 Square Yards in Survey Nos. 312 and 313 situated in Puppalguda Village, Gandipet Mandal, Ranga Reddy District:**

“**RESOLVED THAT** the Company be and is hereby authorised to enter into a Sale Deed with R. Venkat Ramana and 9 Others for the purchase of land admeasuring about 4.918 Acres equivalent to 23,806.13 sq. yds. of land comprised within parts of Survey No. 312 (being an extent of 20,273.47 sq. yds.) and Survey No. 313 (being an extent of 3,532.66 sq. yds.) in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District Telangana State, on the terms and conditions as described in the draft Sale Deed placed before the meeting and initialled by the Chairman for the purpose of identification.”

**RESOLVED FURTHER THAT** Mr. Sridhar Reddy Ganta, Business Development Manager of the Company, be and is hereby authorized on behalf of the Company to:

- (a) sign and execute the abovementioned Sale Deed, in a form presented and identified before the Board, with R. Venkat Ramana and 9 Others for effectuating the aforesaid resolution i.e. for the Company’s purchase of land admeasuring 4.918 Acres equivalent to 23,806.13 sq. yds. of land comprised within parts of Survey No. 312 (being an extent of 20,273.47 sq. yds.) and Survey No. 313 (being an extent of 3,532.66 sq. yds.) in Puppalguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District Telangana State.
- (b) execute any other necessary deeds, agreements, documents, papers, or writings on behalf of the Company and to do, act and perform such other actions as required to give effect to the foregoing resolutions including but not limited to signing and execution of deeds, agreements, documents, papers, or writings before the Office of the Sub-Registrar of Assurances and to present and lodge such Sale Deed, other deeds, agreements, documents, papers, or writings for the purposes of registration under the Registration Act, 1908.
- (c) to do all acts, deeds and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid resolutions.”

**// CERTIFIED TRUE COPY //**

**FOR ASHOKA BUILDERS INDIA PRIVATE LIMITED**

 <b>AJITESH KORUPOLU</b> <b>DIRECTOR</b> <b>DIN: 03167082</b>		 <b>ANIL KUMAR THOTA</b> <b>DIRECTOR</b> <b>DIN: 07764406</b>
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BK - 1, CS No 4838/2023 & Doct No  
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Sheet 18 of 24  
Sub Registrar  
Gandipet

9

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Government of India



Issue Date: 08/06/2011



రామస్వామి వెంకట్ రమణ  
Ramaswamy Venkat Ramana  
పుట్టిన తేదీ/DOB: 20/12/1960  
పురుషుడు/ MALE

6587 6590 4870

VID : 9183 3309 2334 7219

నా ఆధార్, నా గుర్తింపు

*Ramaswamy Venkat Ramana*

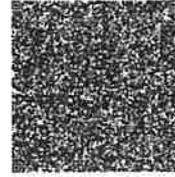


భారత ప్రభుత్వం ప్రత్యేక సంస్థ  
Unique Identification Authority of India



వివరాలు:  
S/O తేజ ఎ రామస్వామి, 6-3-252/4/1/A, ఎర్రమంజిల్  
కోలనీ, బంజారా హిల్స్, ఖైరతాబాద్, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500004

Address:  
S/O Late A Ramaswamy, 6-3-252/4/1/A,  
ErraManzil Colony, Somajiguda, Hyderabad,  
Andhra Pradesh - 500004



6587 6590 4870

VID : 9183 3309 2334 7219

1947 | help@uidai.gov.in | www.uidai.gov.in



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



రామస్వామి కృష్ణ కుమార్  
Ramaswamy Krishna Kumar  
పుట్టిన తేదీ/DOB: 20/08/1961  
పురుషుడు/ MALE  
Mobile No: 9848887875

4474 4783 9381

VID : 9129 6030 7336 6978

నా ఆధార్ - నా గుర్తింపు

*Ramaswamy Krishna Kumar*



భారతీయ విశిష్ట పఠచాన ప్రాధికరణం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు:  
S/O తేజ ఎ రామస్వామి, 6-3-252/4/1/సి, ఎర్రమంజిల్  
కోలనీ, బంజారా హిల్స్, ఖైరతాబాద్, హైదరాబాద్,  
తెలంగాణ - 500034

Address :  
S/O: Late A Ramaswamy, 6-3-252/4/1/A,  
Erramanzil Colony, Banjara hills, Khairatabad,  
Hyderabad,  
Telangana - 500034



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రామస్వామి రాజు రత్నం  
Ramaswamy Raja Ratnam  
పుట్టిన తేదీ / DOB : 16/06/1964  
పురుషుడు / MALE

9593 9147 0541

ఆధార్ - సామాన్యమానవుడి హక్కు

*Ramaswamy Raja Ratnam*



భారతీయ విశిష్ట పఠచాన ప్రాధికరణం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు:  
S/O తేజ ఎ రామస్వామి,  
6-3-252/4/1/A, ఎర్రమంజిల్  
కోలనీ, బంజారా హిల్స్, ఖైరతాబాద్,  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500004

Address:  
S/O Late A Ramaswamy,  
6-3-252/4/1/A, Erramanzil  
Colony, Somajiguda, Hyderabad,  
Hyderabad, Andhra Pradesh,  
500004

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రామస్వామి శ్రీ రామ కుమార్  
Ramaswamy Sree Ram Kumar  
పుట్టిన తేదీ / DOB : 23/04/1971  
పురుషుడు / MALE

5998 0656 1123

ఆధార్ - సామాన్యమానవుడి హక్కు

*Ramaswamy Sree Ram Kumar*



భారతీయ విశిష్ట పఠచాన ప్రాధికరణం  
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వివరాలు:  
S/O తేజ శ్రీ ఎ రామస్వామి,  
6-3-252/4/1/ఎ, ఎర్రమంజిల్  
కోలనీ, ఎర్రమంజిల్ కోలనీ,  
హైదరాబాద్, హైదరాబాద్, ఆంధ్ర  
ప్రదేశ్, 500004

Address:  
S/O Late Shri A Ramaswamy,  
6-3-252/4/1/A, Erramanzil  
colony, Erramanzil colony,  
Hyderabad, Hyderabad, Andhra  
Pradesh, 500004

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రామస్వామి శ్రవణ కుమార్  
Ramaswamy Shraavan Kumar  
పుట్టిన తేదీ / DOB : 02/05/1976  
పురుషుడు / MALE

8548 5451 0321

ఆధార్ - సామాన్యమానవుడి హక్కు

*Ramaswamy Shraavan Kumar*



భారతీయ విశిష్ట పఠచాన ప్రాధికరణం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు:  
S/O అలగప్ప రామస్వామి, ౬-౩-  
౨౫౨/౪/౨, ఎర్రమంజిల్ కోలనీ,  
తాజ్ కృష్ణ ద్వీప, ఎర్రమంజిల్,  
హైదరాబాద్, హైదరాబాద్, ఆంధ్ర  
ప్రదేశ్, 500082

Address:  
S/O Alagappa Ramaswamy,  
6-3-252/4/A, Erramanzil Colony,  
Near Taj Krishna, Erramanzil,  
Hyderabad, Hyderabad, Andhra  
Pradesh, 500082

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Bk - 1, CS No 4838/2023 & Doct No  
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గీతా శ్రీనివాస్  
GEETA SRINIVASAN  
పుట్టిన తేదీ/DOB: 18/09/1968  
స్త్రీ / FEMALE

3445 2580 5680  
VID : 9179 3515 3895 7143  
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
W/O రామస్వామి శ్రీనివాస్, E-3-287/8/0/అ, ఎన్  
మంజిల్, ఇమెం టౌన్, ఎన్ మంజిల్, బంజారా హిల్స్,  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500004

Address:  
W/O RAMASWAMY SRINIVASAN, 6-3-  
252/4/1/A, ERRA MANZIL, IPM TOWER, ERRA  
MANZIL, Banjara Hills, Hyderabad,  
Andhra Pradesh - 500004

3445 2580 5680  
VID : 9179 3515 3895 7143

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

రామస్వామి శ్రీనివాస్ కార్తిక్  
RAMASWAMY SRINIVASAN KARTHIK  
పుట్టిన తేదీ / DOB : 26/10/1988  
పురుషుడు / MALE

8734 6070 7763

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O రామస్వామి శ్రీనివాస్, E-3  
-252/4/1/A, ఎన్ మంజిల్,  
ఇమెం టౌన్, ఎన్ మంజిల్,  
బంజారా హిల్స్, హైదరాబాద్, ఆంధ్ర  
ప్రదేశ్, 500004

Address:  
S/O RAMASWAMY  
SRINIVASAN, 6-3-252/4/1/A,  
ERRA MANZIL, IPM TOWER,  
ERRA MANZIL, Banjara Hills,  
Hyderabad, Andhra Pradesh,  
500004

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Government of India

రామస్వామి శ్రీనివాస్ మోనిష్  
RAMASWAMY SRINIVASAN MONISH  
పుట్టిన తేదీ/DOB: 11/08/1995  
పురుషుడు/ MALE

6356 1831 5440  
VID : 9156 4616 0413 0553  
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
S/O రామస్వామి శ్రీనివాస్, E-3-287/8/0/అ, ఎన్  
మంజిల్, ఇమెం టౌన్, ఎన్ మంజిల్, బంజారా హిల్స్,  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500004

Address:  
S/O RAMASWAMY SRINIVASAN, 6-3-  
252/4/1/A, ERRA MANZIL, IPM TOWER, ERRA  
MANZIL, Banjara Hills, Hyderabad,  
Andhra Pradesh - 500004

6356 1831 5440  
VID : 9156 4616 0413 0553

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

నంబూరు సుబాష్  
Namburu Subash  
పుట్టిన తేదీ / DOB: 23/01/1963  
పురుషుడు / MALE

3039 6813 7137

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:  
S/O న మ చౌదరి,  
౮-౨-౨౯౩/౧౨/అ/౧౯౮, రోడ్ నెం  
౧౪, జుబిలీ హిల్స్, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500033

Address:  
S/O N M Choudary, 8-2-  
293/82/A/198, Road No 14,  
Jubilee hills, Hyderabad,  
Andhra Pradesh -50 0033

3039 6813 7137

భారత ప్రభుత్వం  
Government of India

నంబూరు రవింద్ర కుమార్  
Namburu Ravindra Kumar  
పుట్టిన తేదీ/DOB: 18/03/1961  
పురుషుడు/ MALE

8658 7284 7731  
VID : 9175 5652 5658 2741  
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

చిరునామా:  
నంబూరు రవింద్ర కుమార్, ప్లాట్ నెం, 8-2-  
293/82/A/199, ప్లాట్ నెం 199, రోడ్ నెం 14, శ్రీ లక్ష్మి  
చిరంజీవ్ బుడ్ బ్యాంక్, జుబిలీ హిల్స్, హైదరాబాద్,  
తెలంగాణ - 500033

Address:  
C/O: Namburu Mastanalah Choudary, 8-2-  
293/82/A/199, Plot No 199, Road No 14, Left  
after Chiranjeevi Blood Bank, Jubilee Hills,  
Shaikpet, Hyderabad,  
Telangana - 500033

8658 7284 7731  
VID : 9175 5652 5658 2741

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Gandipet

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VENKATRAMANA RAMASWAMY  
RAMASWAMY ALAGAPPA

20/12/1960  
Permanent Account Number  
AECPR9198A

*Venkateswara*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KRISHNA KUMAR RAMASWAMY  
RAMASWAMY ALAGAPPA

20/08/1961  
Permanent Account Number  
AECPR9204B

*Krishna Kumar*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAJA RATNAM RAMASWAMY  
RAMASWAMY ALAGAPPA

16/06/1964  
Permanent Account Number  
ABSPR3653F

*Ratnam*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SREERAM KUMAR RAMASWAMY  
RAMASWAMY ALAGAPPA

23/04/1971  
Permanent Account Number  
AECPR9202H

*Sreeram*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AECPR9195P

नाम / Name  
RAMASWAMY SHRAVAN KUMAR

पिता का नाम / Father's Name  
ALAGAPPA RAMASWAMY

जन्म की तारीख / Date of Birth  
02/05/1976

*Shravan*  
हस्ताक्षर / Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GEETA SRINIVASAN

VASUDEVAN  
PARAMESWARANPANIKAR MANNAT

18/09/1968  
Permanent Account Number  
ATVPG4393E

*Geeta*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ATTPR5153K

नाम / Name  
RAMASWAMY SRINIVASAN KARTHIK

पिता का नाम / Father's Name  
SRINIVASAN RAMASWAMY

जन्म की तारीख / Date of Birth  
26/10/1988

*Karthik*  
हस्ताक्षर / Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AUKPR9134J

नाम / Name  
RAMASWAMY SRINIVASAN MONISH

पिता का नाम / Father's Name  
SRINIVASAN RAMASWAMY

जन्म की तारीख / Date of Birth  
11/08/1995

*Monish*  
हस्ताक्षर / Signature



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AJTPS3515J

नाम / NAME  
SUBASH NAMBURU

पिता का नाम / FATHER'S NAME  
MASTANAIAH CHOWDARY  
NAMBURU

जन्म तिथि / DATE OF BIRTH  
23-01-1963

*Subash*  
हस्ताक्षर / SIGNATURE

मुख्य आयोगक, आयकर विभाग  
Chief Commissioner of Income-tax, Andhra Pradesh



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AFBPK2789L

नाम / NAME  
RAVINDRA KUMAR NAMBURU

पिता का नाम / FATHER'S NAME  
MASTANAIAH CHOWDARY  
NAMBURU

जन्म तिथि / DATE OF BIRTH  
18-03-1961

*Ravindra*  
हस्ताक्षर / SIGNATURE

मुख्य आयोगक, आयकर विभाग  
Chief Commissioner of Income-tax, Andhra Pradesh



Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 21 of 24 Sub Registrar  
Gandipet



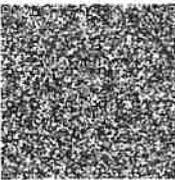
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 <b>భారత ప్రభుత్వం</b> <b>Government of India</b>	 <b>ఆధార్</b>
<p>Issue Date: 31/01/2012</p>  <p>గంతుల శ్రీహరి రెడ్డి  <b>Ganta Srihar Reddy</b>          పుట్టిన తేదీ/DOB: 18/06/1992          పురుషుడు/ MALE</p>	<p>భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ  <b>Unique Identification Authority of India</b></p> <p>ఆధార్ నంబర్:          S/O రమాన రెడ్డి, 8-17-20/2, లక్ష్మీ నగరం, పామిలపాక రోడ్, గిద్దలూరు, ప్రకాశం, ఆంధ్ర ప్రదేశ్ - 523357</p> <p>Address:          S/O Ramana Reddy, 8-17-20/2, Near Old Satyanarayana Taks, Pamijapalle Road, Giddalur, Prakasam, Andhra Pradesh - 523357</p> 
<b>2264 4220 4665</b> <b>VID : 9169 7740 1719 8558</b> <b>నా ఆధార్, నా గుర్తింపు</b>	<b>2264 4220 4665</b> <b>VID : 9169 7740 1719 8558</b>
1047   help@uidai.gov.in   www.uidai.gov.in	

*Ganta*

<b>आयकर विभाग</b> <b>INCOME TAX DEPARTMENT</b>	 <b>भारत सरकार</b> <b>GOVT. OF INDIA</b>
<b>ASHOKA BUILDERS INDIA PRIVATE LIMITED</b>	
<b>06/02/2015</b> Permanent Account Number	
<b>AANCA2606G</b>	

 <b>భారత ప్రభుత్వం</b> <b>Government of India</b>	 <b>ఆధార్</b>
<p>Download Date: 10/09/2020</p>  <p>గుడపర్తి పరమేశ్  <b>Gudaparthi Paramesh</b>          పుట్టిన తేదీ/DOB: 29/09/1980          పురుషుడు/ MALE</p>	<p>భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ  <b>Unique Identification Authority of India</b></p> <p>ఆధార్ నంబర్:          S/O జి ముత్యాల, 1-3-53, కవాడిగుడ, ఉన్ని కొటా, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500080</p> <p>Address:          S/O G Muthyalu, 1-3-53, Kavadiiguda, Unni Kota, Hyderabad, Hyderabad, Andhra Pradesh - 500080</p> 
<b>3477 0203 9256</b> <b>VID : 9179 4679 0786 1634</b> <b>నా ఆధార్, నా గుర్తింపు</b>	<b>3477 0203 9256</b> <b>VID : 9179 4679 0786 1634</b>
1047   help@uidai.gov.in   www.uidai.gov.in	

*Ganta*

 <b>భారత ప్రభుత్వం</b> <b>GOVERNMENT OF INDIA</b>	
 <p>దేవరకొండ వి ఎస్ ఎస్ ఎస్ బి శాస్త్రి  <b>Devarakonda V S N S B Sastry</b>          పుట్టిన తేదీ / DOB : 24/08/1964          పురుషుడు / MALE</p>	
<b>8771 3573 9922</b>	

 <b>ఆధార్</b>	<b>భారత ప్రభుత్వం</b> <b>GOVERNMENT OF INDIA</b>
<p>ఆధార్ నంబర్:          S/O లేట్ డి ఎస్ రావు, 1-7-134, రికాల గడ్డ, ముహేరబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500020</p>	<p>Address:          S/O Late D S Rao, 1-7-134, Ricala Gadda, Musheerabad, Hyderabad, Hyderabad, Andhra Pradesh, 500020</p>
	
1047   help@uidai.gov.in   www.uidai.gov.in   P.O. Box No. 1947, Bangalore-560 091	

ఆధార్ - సామాన్యమానవుడి హక్కు,

*Devarakonda Sastry*

Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 22 of 24 Sub Registrar  
Gandipet

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## Online Challan Proforma [SRO copy]



Challan No: 995SA5060423

Bank Code : HDFS Payment : NB

## Remitter Details

Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
PAN Card No	AANCA2606G
Aadhar Card No	
Mobile Number	*****555
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD

## Executant Details

Name	R. VENKAT RAMANA
Address	6-3-252/4/1/A, ERRAMANZIL COLONY, HYDERABAD

## Claimant Details

Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD

## Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

## Amount Details

Stamp Duty	120383300
Transfer Duty	32831850
Registration Fee	10943950
User Charges	1000
Mutation Charges	2188800
Haritha Nidhi	50
TOTAL	166348950

Total in Words  
Sixteen Crore Sixty Three Lakh  
Forty Eight Thousand Nine  
Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 06-04-2023

Transaction Id 1434297233520

Stamp &amp; Signature

## Online Challan Proforma [Citizen copy]



Challan No: 995SA5060423

Bank Code : HDFS Payment : NB

## Remitter Details

Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
PAN Card No	AANCA2606G
Aadhar Card No	
Mobile Number	*****555
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD

## Executant Details

Name	R. VENKAT RAMANA
Address	6-3-252/4/1/A, ERRAMANZIL COLONY, HYDERABAD

## Claimant Details

Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD

## Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

## Amount Details

Stamp Duty	120383300
Transfer Duty	32831850
Registration Fee	10943950
User Charges	1000
Mutation Charges	2188800
Haritha Nidhi	50
TOTAL	166348950

Total in Words  
Sixteen Crore Sixty Three Lakh  
Forty Eight Thousand Nine  
Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 06-04-2023

Transaction Id 1434297233520

Stamp &amp; Signature

**Bk - 1, CS No 4838/2023 & Doct No  
4561/2023. Sheet 23 of 24 Sub Registrar  
Gandipet**

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24

Online Challan Proforma [SRO copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: D355NS120423</b>	
Bank Code : <b>HDFS</b>	Payment : <b>NB</b>
Remitter Details	
Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
PAN Card No	AANCA2606G
Aadhar Card No	
Mobile Number	*****555
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD
Executant Details	
Name	R. VENKAT RAMANA
Address	6-3-252/4/1/A, ERRAMANZIL COLONY, HYDERABAD
Claimant Details	
Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	0
User Charges	1000
Mutation Charges	0
Haritha Nidhi	0
<b>TOTAL</b>	<b>1000</b>
Total in Words	One Thousand Rupees Only
Date(DD-MM-YYYY)	12-04-2023
Transaction Id	<b>1100037774512</b>
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: D355NS120423</b>	
Bank Code : <b>HDFS</b>	Payment : <b>NB</b>
Remitter Details	
Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
PAN Card No	AANCA2606G
Aadhar Card No	
Mobile Number	*****555
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD
Executant Details	
Name	R. VENKAT RAMANA
Address	6-3-252/4/1/A, ERRAMANZIL COLONY, HYDERABAD
Claimant Details	
Name	ASHOKA BUILDERS INDIA PRIVATE LIMITED
Address	UNIT 2, G.FLOOR SS TECH PARK GACHIBOWLI HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	0
User Charges	1000
Mutation Charges	0
Haritha Nidhi	0
<b>TOTAL</b>	<b>1000</b>
Total in Words	One Thousand Rupees Only
Date(DD-MM-YYYY)	12-04-2023
Transaction Id	<b>1100037774512</b>
Stamp & Signature	

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4561/2023.

Sheet 24 of 24 Sub Registrar  
Gandipet



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