

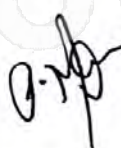
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000000/- paid between the hours of _____ and _____ on the 15th day of APR, 2023 15th day of APR, 2023 15th day of APR, 2023 15th day of APR, 2023 by Sri K. Ravinder Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 RAMESH INTURI (R) M/S. RAJ [1715-1-2023-1408]	RAMESH INTURI (R) M/S. RAJA DEVELOPERS AND BUILDERS 182 AND 183, 504, EENADU HEIGHTS, KUKATPALLE (M), KUKATPALLY, MEDCHAL-MALKAJGIRI, TELANGANA, 500072, .	
2	EX		 K RAVINDER REDDY (R) JANAPRIYA [1715-1-2023-1408]	K RAVINDER REDDY (R) JANAPRIYA TOWNSHIPS PRIVATE LIMITED GPA HOLDER 8-2-293/82/F/A/35, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500033, .	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 LOVE KUMAR: 15/04/2023.1 [1715-1-2023-1408]	LOVE KUMAR AADHAAR CARD	
2		 P MALLES: 15/04/2023.17:5 [1715-1-2023-1408]	P MALLES AADHAAR CARD	

15th day of April, 2023

Signature of Joint SubRegistrar1
Patancheru (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7946 Name: Kondakindi Ravinder Reddy	S/O Kondakindi Purushotham Reddy Late, Jubilee hills, Hyderabad, Andhra Pradesh, 500033	

2930J1UB DHA 29340J3V3D ALA3 107

Generated on: 15/04/2023 05:44:15 PM



2. **Wincon Housing Private Limited**, a company incorporated under the provisions of Companies Act, 1956 having its registered office at Plot No.38, Park View Enclave, Mano Vikas Nagar, Bowenpally, Secunderabad, (represented by its Managing Director, K. Madhava Reddy, son of K. Gal Reddy) represented herein by **Janapriya Townships Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 8-2-120/86 and 8-2-120/86/1, Plot No. 11 & 12, Keerthi & Pride Towers, New Road No.2, Banjarahills, Hyderabad, represented by its Chairman and Managing Director K. Ravinder Reddy, pursuant to the powers granted under the general power of attorney registered as Document No.6922 of 2009 dated 31st July, 2009, (hereinafter referred to as the "**WHPL**", which expression shall unless repugnant to the context be deemed to mean and include its successors-in-interest, nominees and permitted assigns)

3. **T. Laxma Reddy** son of Vankat Ram Reddy aged about 44 occupation agriculture, presently residing at Lakshmi Madhava Apartments, Anand Nagar Colony, Bowenpally, Secunderabad, represented herein by **Janapriya Townships Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 8-2-120/86 and 8-2-120/86/1, Plot No. 11 & 12, Keerthi & Pride Towers, New Road No.2, Banjarahills, Hyderabad, represented by its Chairman and Managing Director K. Ravinder Reddy, pursuant to the powers granted under the general power of attorney registered as document No. 6922 of 2009 dated 31st July, 2009, (hereinafter referred to as the "**Laxma Reddy**", which expression shall unless repugnant to the context be deemed to mean and include his legal heirs, successors, executants, administrators, representatives, nominees and assignees)

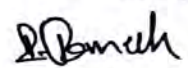
(KMREBPL, WHPL and Laxma Reddy are hereinafter referred to as the "**Owners**") of the **FIRST PART**;

AND

Janapriya Townships Private Limited, (Pan Card No.ADOPK7300A) a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 8-2-120/86 and 8-2-120/86/1, Plot No. 11 & 12, Keerthi & Pride Towers, New Road No.2, Banjarahills, Hyderabad, represented by its Director K. Ravinder Reddy, son of K. Purushotham Reddy, Aadhaar No. 451354517946, hereinafter referred to as the "**JTPL**", which expression shall include its successors-in-interest, nominees and permitted assigns) of the **SECOND PART**;

For Vendor nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS


Managing Partner

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 w/S 41 of IS Act	E-Challan	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	11350000	0	0	0	11350100
Transfer Duty	NA	0	6000000	0	0	0	6000000
Reg. Fee	NA	0	2000000	0	0	0	2000000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	400000	0	0	0	400000
Total	100	0	19751000	0	0	0	19751100

Rs. 17350000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000000/- towards Registration Fees on the chargeable value of Rs. 400000000/- was paid by the party through E-Challan/BC/Pay Order No ,D42THZ150423,D57RMH150423,D53TZ6150423,596TLR150423 dated ,15-APR-23,15-APR-23,15-APR-23,15-APR-23 of ,AXISC/,AXISC/,AXISC/,AXISC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4950000/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 2279540604813,PAYMENT MODE:NB-1001138,ATRN:2279540604813,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(2). AMOUNT PAID: Rs. 4950000/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 0885532595339,PAYMENT MODE:NB-1001138,ATRN:0885532595339,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(3). AMOUNT PAID: Rs. 4950000/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 3009807421223,PAYMENT MODE:NB-1001138,ATRN:3009807421223,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(4). AMOUNT PAID: Rs. 4901050/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 5860766874415,PAYMENT MODE:NB-1001138,ATRN:5860766874415,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .

Date:

15th day of April,2023

Signature of Registering Officer
Patancheru (R.O)

14 Bk.1, CS No 1408/2023 & Doct No 2
Joint SubRegistrar
Patancheru (R.O)
Sheet 2 of 36
14/8/2023

Generated on: 15/04/2023 05:44:15 PM



(The Owners and the Developer are hereinafter collectively referred to as '**Vendors**'))

IN FAVOUR OF

M/s RAJA DEVELOPERS AND BUILDERS, (Pan No.ABAFR5425P) a Partnership Firm incorporated under the Indian Partnership Act 1932, having its Registered Office at Plot No.182&183, Flat No.504, Eanadu Heights, Eanadu Society, Eanadu Colony, Kukatpally, Hyderabad, Medchal-Malkajgiri District, Telangana represented by its Managing Partner, **Sri. RAMESH INTURI**, S/o Sri Inturi Kondiah, aged about 39 years, Occupation: Business, R/o H.No.5-19-1, Badevaripalem Village, Voletivaripalem Mandal, Prakasam District, A.P.523113, Aadhaar No.249276028490.

(Herein after referred to as "**Purchaser/s**" which term shall mean and include his/her/their heirs, legal representatives, successors, assigns, nominees, administrators, agents and executors) of the **THIRD PART**;

(The Vendors and the Purchaser/s are hereinafter collectively referred to as '**Parties**' and individually referred to as '**Party**'))

WHEREAS:

It is represented that the owners have acquired title to the Schedule Property is in the following manner ;

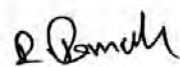
1. **Flow of title to the Larger Extent**

1.1. One Sarwarunnisa Begum was the original pattedar and possessor of land admeasuring Acres 109-26 Guntas (comprising of Acres 11-17 Guntas in Survey No.334, Acres 11-34 Guntas in Survey No.335, Acres 10-39 Guntas in Survey No.336, Acres 12-29 Guntas in Survey No.337, Acres 17-39 Guntas in Survey No. 338, Acres 10-24 Guntas in Survey No.339, Acres 10-28 Guntas in Survey No.340 , Acres 11-02 Guntas in Survey No.341 and Acres 12-14 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal, Medak District (the "**Larger Extent**").

1.2. It appears that Sarwarunnisa Begum obtained permission from Tahsildar, Sanga Reddy vide orders in proceeding No.C2/170/4697/63 dated June 19, 1963 as required under section 47 and 48 of Hyderabad Tenancy and Agricultural Land Act, 1950.

For Vendor nos 1,2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS


Managing Partner

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	22000000	0	0	0	22000100
Transfer Duty	NA	0	6000000	0	0	0	6000000
Reg. Fee	NA	0	2000000	0	0	0	2000000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	400000	0	0	0	400000
Total	100	0	30401000	0	0	0	30401100

Rs. 28000000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000000/- towards Registration Fees on the chargeable value of Rs. 400000000/- was paid by the party through E-Challan/BC/Pay Order No .D53UL5170423,D62ENV170423,D40X0H170423,D42THZ150423,D57RMH150423,D53TZ6150423,598TLR150423 dated 17-APR-23,17-APR-23,17-APR-23,15-APR-23,15-APR-23,15-APR-23,15-APR-23 of AXISC/AXISC/HDFS/AXISC/AXISC/AXISC/AXISC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4200000/-, DATE: 17-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 8472814566315,PAYMENT MODE:NB-1001138,ATRN:8472814566315,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(2). AMOUNT PAID: Rs. 3450000/-, DATE: 17-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 2706042596337,PAYMENT MODE:NB-1001138,ATRN:2706042596337,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(3). AMOUNT PAID: Rs. 4950000/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 3009807421223,PAYMENT MODE:NB-1001138,ATRN:3009807421223,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(4). AMOUNT PAID: Rs. 4901050/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 5860766874415,PAYMENT MODE:NB-1001138,ATRN:5860766874415,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(5). AMOUNT PAID: Rs. 3000000/-, DATE: 17-APR-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 1164742967835,PAYMENT MODE:NB-1001138,ATRN:1164742967835,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(6). AMOUNT PAID: Rs. 4950000/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 2279540604813,PAYMENT MODE:NB-1001138,ATRN:2279540604813,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .(7). AMOUNT PAID: Rs. 4950000/-, DATE: 15-APR-23, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 0885532595339,PAYMENT MODE:NB-1001138,ATRN:0885532595339,REMITTER NAME: MS RAJA DEVELOPERS AND BUILDERS,EXECUTANT NAME: JANAPRIYA TOWNSHIPS PRIVATE LIMITED,CLAIMANT NAME: MS RAJA DEVELOPERS AND BUILDERS) .

Date:
17th day of April,2023

Signature of Registering Officer
Patancheru (R.O)

Registered as document

No: 1498 of 2023 (1945 S.E.)
Number 1711-1 1498 of 2023
Date: 17/04/2023

Registering Officer

MD. GHOUSE BARA
JOINT SUB-REGISTRAR-II
RO(OB) PATANCHERU.

Generated from 7154720230644815RM



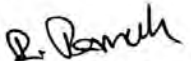
1.3. Pursuant thereto, Sarwarunnisa Begum executed a Sale Deed on July 9, 1963 conveying the Larger Extent in favour of M. Ravinder Reddy, Karta of a Hindu Undivided Family (the "HUF"). This Sale Deed has been registered as Document No.389 of 1963 in the Office of Sub Registrar, Sanga Reddy.

1.4. M. Ravindar Reddy having acquired the land admeasuring Acres 11-02 Guntas in Survey No.341 and Acres 12-14 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal, Medak District under the aforementioned Sale Deed along with the other survey numbers, along with M. Ashok Reddy and M. Padma Reddy executed a Sale Deed on November 19, 1996 conveying land admeasuring Acres 9-00 Guntas (comprising of Acres 4-00 Guntas in Survey No.340 and Acres 5-00 Guntas in Survey No.341) of Ameenpur Village, Patancheru Mandal, Medak District in favour of Singireddy Jawahar Reddy, Nomula Tirumala Kumar, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy, D.Sridhar Reddy and B.V.Krishna Rao. This Sale Deed has been registered as Document No.6401 of 1996 in the Office of District Registrar Sanga Reddy.

1.5. Thereafter, M. Ravindar Reddy, M. Ashok Reddy and M. Padma Reddy executed Sale Deed on November 19, 1996 by conveying land admeasuring Acres 10-21 Guntas (comprising of Acres 4-19 Guntas in Survey No.340 and Acres 6-02 Guntas in Survey No.341) of Ameenpur Village, Patancheru Mandal, Medak District in favour of K. Madhava Reddy. This Sale Deed has been registered as Document No.6402 of 1996 in the Office of District Registrar, Sanga Reddy.

1.6. Pursuant thereto, K. Madhava Reddy executed Sale Deed on December 11, 1996 conveying land admeasuring Acres 10-21 Guntas (comprising of Acres 4-19 Guntas in Survey No.340 and Acres 6-02 Guntas in Survey No.341) of Ameenpur Village, Patancheru Mandal, Medak District in favour of Singireddy Jawahar Reddy, Nomula Tirumala Kumar, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy, D.Sridhar Reddy, B.V.Krishna Rao. This Sale Deed has been registered as Document No.6636 of 1996 in the Office of District Registrar Sanga Reddy.

For RAJA DEVELOPERS AND BUILDERS


Managing Partner


For Vendor Nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

Bk - 1, CS No 1408/2023 & Doct No 1498/2023
Joint SubRegistrar
Patancheru (R.O)



Generated on: 15/04/2023 05:44:15 PM



1.7. Subsequently, M.Ravindar Reddy, M.Ashok Reddy, M.Padma Reddy executed Sale Deed on November 19, 1996 conveying land admeasuring Acres 6-00 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal, Medak District in favour of Nomula Tirumala Kumar, Singireddy Jawahar Reddy, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy, D.Sridhar Reddy, B.V.Krishna Rao. This Sale Deed has been registered as Document No.2616 of 2001 in the Office of District Registrar Sanga Reddy.

1.8. Thereafter, M.Ravindar Reddy, M.Ashok Reddy, M.Padma Reddy and K.Madhav Reddy executed Sale Deed on December 11, 1996 conveying land admeasuring Acres 1-23 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District in favour of Singireddy Jawahar Reddy, Nomula Tirumala Kumar, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy, D.Sridhar Reddy, B.V.Krishna Rao. This Sale Deed has been registered as Document No.2617 of 2001 in the Office of District Registrar Sanga Reddy.

1.9. Singireddy Jawahar Reddy, Nomula Tirumala Kumar, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy, D.Sridhar Reddy, B.V.Krishna Rao have thus jointly acquired land admeasuring Acres 11-02 Guntas in Survey No.341 and Acres 7-23 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal, Medak District.

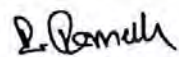
2 Land acquired by KMREBPL

2.1 Singireddy Jawahar Reddy, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy having acquired the land admeasuring Acres 3-31.50 Guntas to their respective shares in the manner mentioned in Para Nos. 1.4 to 1.8 above, conveyed the same in favour of K.M.R Estates and Builders Private Limited, in the following manner;

2.1.1 Singireddy Jawahar Reddy, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy executed Sale Deed on May 8, 2001 by conveying land admeasuring Acres 0-31.5 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This Sale Deed has been registered as Document No.2619 of 2001 in the Office of District Registrar Sanga Reddy.

For Vendor Nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS


Managing Partner

Bk-1, CS No 1408/2023 & Doct No 2
1498/2023 Joint SubRegistrar
Patancheru (R.O)
Sheet 5 of 36

FOR DEVELOPERS AND BUILDERS

14/04/2023 14:14

Generated on: 15/04/2023 05:44:15 PM



2.1.2 Singireddy Jawahar Reddy, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy executed Sale Deed on May 8, 2001 conveying land admeasuring Acres 1-20 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This Sale Deed has been registered as Document No.2621 of 2001 in the Office of District Registrar Sanga Reddy.

2.1.3 Singireddy Jawahar Reddy, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy executed Sale Deed on May 8, 2001 conveying land admeasuring Acres 1-20 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District in favour of K.M.R Estates and Builders Private Limited represented by its Managing Director K.Madhava Reddy. This Sale Deed has been registered as Document No.2622 of 2001 in the Office of District Registrar Sanga Reddy.

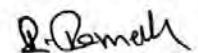
2.1.4 M. Ravindar Reddy, M. Ashok Reddy and M. Padma Reddy having acquired the land admeasuring Acres 12-14 Guntas in the manner mentioned in 1.3 above, conveyed the remaining extent of Acres 4-31 Guntas, (pursuant to conveyance of land admeasuring Acres 7-23 Guntas in favour of Singireddy Jawahar Reddy and 6 others) in favour of K.M.R Estates and Builders Private Limited, in the following manner;

2.1.5 M. Ravindar Reddy, M. Ashok Reddy and M. Padma Reddy executed Agreement of Sale Cum General Power of Attorney (AGPA) on June 7, 2001 agreeing to convey land admeasuring Acres 0-26 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District and thereby granting powers over the same in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This AGPA is registered as Document No.3210 of 2001 in the Office of District Registrar, Sanga Reddy.

2.1.6 M. Ravindar Reddy, M. Ashok Reddy and M. Padma Reddy executed Agreement of Sale Cum General Power of Attorney (AGPA) on June 7, 2001 agreeing to convey land admeasuring Acres 1-00 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District and thereby granting powers over the same in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This AGPA is registered as Document No.3211 of 2001 in the Office of District Registrar, Sanga Reddy.

For Vendor Nos. 1, 2 & 3 rep by their GPA holder
And developer JJPL

For RAJA DEVELOPERS AND BUILDERS



Managing Partner

Bk-1, C\$ No 1408/2023 & Doct No 2
1498-1-2023 Joint SubRegistrar
Patancheru (R.O)

Housiey.com

Joint Sub Registrar (R.O) ALA

Joint Sub Registrar

Generated on: 15/04/2023 05:44:15 PM



2.1.7 M.Ravindar Reddy, M.Ashok Reddy and M.Padma Reddy executed Agreement of Sale Cum General Power of Attorney (AGPA) on June 7, 2001 agreeing to convey land admeasuring Acres 0-31 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District and thereby granting powers over the same in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This AGPA is registered as Document No.3213 of 2001 in the Office of District Registrar, Sanga Reddy.

2.1.8 M.Ravindar Reddy, M.Ashok Reddy and M.Padma Reddy executed Agreement of Sale Cum General Power of Attorney (AGPA) on June 17, 2001 agreeing to convey land admeasuring Acres 2-14 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District and thereby granting powers over the same in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This AGPA is registered as Document No.4033 of 2001 in the Office of District Registrar, Sanga Reddy.

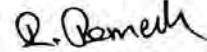
2.1.9 Pursuant thereto, M.Ravindar Reddy, M.Ashok Reddy and M.Padma Reddy (represented by their Attorney K.M.R Estates and Builders Private Limited represented by its Managing Director K.Madhava Reddy) executed Sale Deed on May 27, 2005 conveying land admeasuring Acres 4-31 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal, Medak District in favour of K.M.R Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This Sale Deed has been registered as Document No.6597 of 2005 in the Office of District Registrar, Sanga Reddy.

2.2 D.Sridhar Reddy and B.V.Krishna Rao having acquired the land admeasuring Acres 2-21 Guntas to their respective shares in the manner mentioned in Para Nos. 1.4 to 1.8, conveyed the same in favour of K.M.R Estates and Builders Private Limited, in the following manner;

2.2.1 D.Sridhar Reddy and B.V.Krishna Rao executed Agreement of Sale Cum General Power of Attorney (AGPA) on June 15, 2001 agreeing to convey land admeasuring Acres 2-00 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District and thereby granting powers over the same in favour of K.M.R. Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This AGPA is registered as Document No.3806 of 2001 in the Office of District Registrar, Sanga Reddy.

For Vendor nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS


Managing Partner

1498-1023
Bk-1, CS No 1408/2023 & Doct No 2
Joint SubRegistrar
Patancheru (R.O)

for RWA DEVELOPERS AND BUILDERS

Generated on: 15/04/2023 05:44:15 PM



2.2.2 D.Sridhar Reddy, B.V.Krishna Rao (represented by their Attorney K.M.R. Estates and Builders Private Limited represented by its Managing Director K.Madhava Reddy) executed Sale Deed on May 27, 2005 conveying land admeasuring Acres 2-21 Guntas in Survey 342 of Ameenpur Village, Patancheru Mandal, Medak District in favour of K.M.R. Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy). This Sale Deed is registered as Document No.6598 of 2005 in the Office of District Registrar, Sanga Reddy.

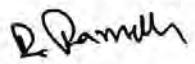
2.3 Nomula Tirumala Kumar having acquired the land admeasuring Acres 1-10.5 Guntas to his share in the manner mentioned in 1.9 above, conveyed the same in favour of K.M.R Estates and Builders Private Limited, in the following manner;

2.3.1 Nomula Tirumala Kumar executed Sale Deed on November 29, 2001 conveying land admeasuring Acres 1-00 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal Medak District in favour of K.M.R. Estates and Builders Private Limited represented by its Managing Director K.Madhava Reddy. This Sale Deed has been registered as Document No. 7583 of 2001 in the Office of District Registrar Sanga Reddy.

2.3.2 Nomula Tirumala Kumar executed Sale Deed on November 29, 2001 conveying land admeasuring Acres 0-32.5 Guntas (Comprising of Acres 0-02 Guntas in Survey No.336, Acres 0-20 Guntas in Survey No.339 and Acres 0-10.5 Guntas in Survey No.342) of Ameenpur Village, Patancheru Mandal Medak District in favour of K.M.R Estates and Builders Private Limited represented by its Managing Director K.Madhava Reddy. This Sale Deed has been registered as Document No. 7585 of 2001 in the Office of District Registrar Sanga Reddy.

2.3.3 In the manner mentioned in Para Nos. 2.1, 2.2, 2.3 and 2.4 above, K.M.R. Estates and Builders Private Limited has thus acquired ownership over land admeasuring Acres 12-14 Guntas in Survey Nos.342 of Ameenpur Village, Patancheru Mandal, Medak District.

For RAJA DEVELOPERS AND BUILDERS


Managing Partner


For Vendor Nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

1495-1, CS No 1408/2023 & Doct No 2
Joint SubRegistrar
Patancheru (R.O)
1495-1, CS No 1408/2023 Sheet 8 of 36

20230408 05:44:15 PM

Generated on: 15/04/2023 05:44:15 PM



3 Land acquired by WHPL:

3.1 Singireddy Jawahar Reddy, Paduri Raghava Reddy, Paduri Jagadeshwar Reddy, D.Sridhar Reddy and B.V.Krishna Rao and Nomula Tirumala Kumar having acquired the land admeasuring Acres 11-02 Guntas in the manner mentioned in 1.4 to 1.8 above, conveyed the extent of Acres 11-02 Guntas, (each acquiring Acres 1-33.66 Guntas) in favour of Wincon Housing Private Limited in the following manner;

Subsequently, D.Sridhar Reddy and B.V.Krishna Rao executed Agreement of Sale Cum General Power of Attorney (AGPA) on June 15, 2001 agreeing to convey land admeasuring Acres 6-20.4 Guntas in Survey No.340 and 341 of Ameenpur Village, Patancheru Mandal Medak District and thereby granting powers over the same in favour of Wincon Housing Private Limited (represented by its Managing Director K.Madhava Reddy). This AGPA is registered as Document No.3804 of 2001 in the Office of District Registrar, Sanga Reddy.

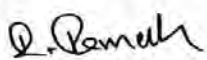
Thereafter, D.Sridhar Reddy, B.V.Krishna Rao (represented by its General Power of Attorney Wincon Housing Private Limited represented by its Managing Director K.Madhava Reddy) and Wincon Housing Private Limited (represented by its Managing Director K.Madhava Reddy) executed Sale Deed on May 27, 2005 conveying land admeasuring Acres 3-27 Guntas in Survey 341 of Ameenpur Village, Patancheru Mandal Medak District in favour of Wincon Housing Private Limited (represented by its Managing Director K.Madhava Reddy). This Sale Deed is registered as Document No.6596 of 2005 in the Office of District Registrar, Sanga Reddy.

Finally, Nomula Tirumala Kumar executed Sale Deed on November 29, 2001 conveying land admeasuring Acres 2-10 Guntas (comprising of Acres 0-16.5 Guntas in Survey No.340 and Acres 1-33.5 Guntas in Survey No.341) of Ameenpur Village, Patancheru Mandal Medak District in favour of Wincon Housing Private Limited (represented by its Managing Director K.Madhava Reddy). This Sale Deed has been registered as Document No. 7584 of 2001 in the Office of District Registrar Sanga Reddy.

Wincon Housing Private Limited has thus acquired ownership over land admeasuring Acres 5-37 Guntas in Survey Nos.340 and 341 of Ameenpur Village, Patancheru Mandal, Medak,

For Vendors, 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS


Managing Partner

Bk - 1, CS No 1408/2023 & Doct No 2
Joint SubRegistrar
Patancheru (R.O)
149872023 Sheet 9 of 36

Housiey.com

Generated on: 15/04/2023 05:44:15 PM



Thereafter, K.M.R. Estates and Builders Private Limited (represented by its Managing Director K.Madhava Reddy and Wincon Housing Private Limited represented by its Managing Director K.Madhava Reddy) executed Agreement of Sale on September 1, 2008 agreeing to convey land admeasuring Acres 13-30 Guntas in Survey No.341 and 342 of Ameenpur Village, Patancheru Mandal, Medak District in favour of Janapriya Township Private Limited (represented by its Director K.Ravinder Reddy). This Agreement of Sale is registered as Document No.13139 of 2008 in the Office of District Registrar, Sanga Reddy.

4. Land acquired by Lakshma Reddy:

M. Ravindar Reddy (Karta of HUF) having acquired the land admeasuring Acres 11-17 Guntas in Survey No. 334, Acres 11-34 Guntas in Survey No. 335 in the manner mentioned in 1.3 above, conveyed the remaining extent of Acres 21-04 Guntas, in favour of T. Laxma Reddy, in the following manner:

Subsequently, M. Ravindar Reddy, M. Ashok Reddy, M. Padma Reddy executed Sale Deed on January 30, 2001 conveying land admeasuring Acres 11-34 Guntas in Survey No.335 of Ameenpur Village, Patancheru Mandal, Medak District in favour of T. Laxma Reddy. This Sale Deed has been registered as Document No.4597 of 2001 in the Office of District Registrar Sanga Reddy.

Thereafter, M. Ravindar Reddy, M. Ashok Reddy, M. Padma Reddy executed Sale Deed on June 17, 2001 conveying land admeasuring Acres 9-10 Guntas in Survey No.334 (Part) of Ameenpur Village, Patancheru Mandal, Medak District in favour of T. Laxma Reddy. This Sale Deed has been registered as Document No.4598 of 2001 in the Office of District Registrar Sanga Reddy.

4.1.3 T. Laxma Reddy has thus acquired ownership over land admeasuring Acres 21-04 Guntas in Survey Nos.334 and 335 of Ameenpur Village, Patancheru Mandal, Medak District.

For Vendor nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS

D. Ramell
Managing Partner

Bk - 1, CS No 1408/2023 & Doct No 2
1498/2023 Joint SubRegistrar
Patancheru (R.O)

Housiey.com

Generated on: 15/04/2023 05:44:15 PM

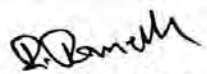


5. Thereafter, K.M.R., Wincon and Lakshma Reddy being desirous of developing the land, by constructing an integrated complex consisting of residential apartments or any other usages so as to exploit the maximum permissible usage of the land, with amenities and facilities for the residents, and were on the lookout for a Developer who will be able to formulate a scheme for development of the Property admeasuring over the land Acres 12-14 Guntas of Ameenpur Village, Patancheru Mandal, Medak District (the "Property-I") belonging to K.M.R, Acres 5-37 Guntas in Survey No.341 of Ameenpur Village, Patancheru Mandal, Medak (the "Property-II") belonging to Wincon, and Acres 6-31 Guntas (out of Acres 21-04 Guntas) in Survey Nos.334 and 335 of Ameenpur Village, Patancheru Mandal, Medak District (the "Property-III") belonging to Lakshma Reddy.

6. The Developer, who is in the business of real estate and infrastructure development, has evinced interest in development of an integrated complex consisting of residential apartments to achieve, a maximum possible extent of developed area and market the same with amenities and facilities for the residents of the project constructed over Property-I, Property-II and Property-III ('**Project**'). In order to grant the Development Rights in favour of JTPL, K.MR and Wincon executed Cancellation Deed on July 31, 2009 cancelling the aforementioned Agreement of Sale dated September 1, 2008 detailed in para No.4 above. This Cancellation Deed has been registered as document no.6477 of 2009 in the Office of District Registrar, Sanga Reddy.

7. K.M.R. Estates and Builders Private Limited and Wincon Housing Private Limited and Lakshma Reddy executed a Development Agreement on July 31, 2009 in favour of JTPL granting Development rights over the land Acres 24-25.5 Guntas (comprising of Acres 6-31 Guntas in Survey Nos.334 and 335 Acres 5-20.5 Guntas in Survey No.341 and Acres 12-14 Guntas in Survey No.342 of Ameenpur Village, Patancheru Mandal, Medak District ('Property under the **Project**'), thereby granting powers over the same in favour of JTPL. This Development Agreement cum Power of Attorney has been registered as document No.6922 of 2009 in the Office of District Registrar, Sanga Reddy.

For RAJA DEVELOPERS AND BUILDERS


Managing Partner


For Vendor nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

14 Bk 1, CS No 1408/2023 & Doct No 2
98/2023 Sheet 11 of 36 Joint SubRegistrar
Patancheru (R.O)



Generated on: 15/04/2023 05:44:15 PM



8. JTPL having thus acquired the Development Rights over the Property under the Project; planned Multi Storied Residential Buildings to be constructed under a Group Housing Scheme named as "**Janapriya Nile Valley**" consisting of 10 Blocks raised on the property. The necessary plans submitted and relevant permissions in respect of the proposed development were secured. The Development Plans of JTPL were approved by HMDA/HUDA vide its Letter No.10843/P4/H/07 dated 29th June, 2009. Thereafter the Assignors have obtained permission from the office of the Gram Panchayat, Ameenpur vide proceedings Nos.GPA/133/09-10, GPA/134/09-10, GPA/135/09-10, GPA/136/09-10, and GPA/137/09-10, dated 9th September, 2009, Revised proceedings Nos.GPA/270/2013-14, GPA/271/2013-14, GPA/272/2013-14, and GPA/273/2013-14, dated: 1st January, 2014, and proceedings Nos.GPA/06/2018-2019, GPA/07/2018-2019, GPA/08/2018-2019 and GPA/09/2018-2019, dated: 26th April, 2018, issued by the Panchayat Secretary, Ameenpur, and Revised permit No. 105/2021-22, Dated:11-04-2022. Also obtained No objection certificate from the Airport Authority of India and No Objection Certificate from Government of Andhra Pradesh Fire and Emergency Services Department issued by the competent authorities.
9. **KMREBPL, WHPL and Laxma Reddy Owners/First Part** have entered into **Supplementary Development Agreement Cum General Power of Attorney, with JANAPRIYA TOWNSHIPS PRIVATE LIMITED** for and extent **1,19,246 Square yards of Block No.1, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 10A, 10B and commercial & amenities blocks**, in Survey Nos. 341(p), 342, 334(p) and 335(p) of Ameenpur Village & Mandal, Ameenpur Municipality, Sangareddy District,. **Vide Document No.33749/2022, Dated: 02/09/2022**, Registered at R.O Sanga Reddy.
10. The shares of the **Owners/First Part and Janapriya Townships Private Limited** have been determined under the aforesaid **Supplementary Development Agreement Cum General Power of Attorney**, Dated:02/09/2022, The **FIRST PARTY/OWNER and Janapriya Townships Private Limited**, specifically determining and demarcating the flats falling under each of their shares.
11. The Vendors have offered to sell the undivided land admeasuring **11553 Sq.Mtrs or 13,817 Sq.Yds** in **JANAPRIYA NILE VALLEY** out of total land admeasuring Acres 24-25.5 Guntas, in Survey Nos. 341(p), 342, 334(p) and 335(p) of Ameenpur Village & Mandal, Ameenpur Municipality, Sangareddy District, (with an absolute right to construct/develop a proposed built-up area of **4,62,000 Sq.Ft, which is at foundation level, Block No. 5.** , more fully described in Schedule hereto and hereinafter referred to as the "**Schedule Property**").

For Vendor Nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS

D. Ramulu
Managing Partner

Bk-1, CS No 1408/2023 & Doct No 2
1498-1225 Joint SubRegistrar
Patancheru (R.O)



Generated on: 15/04/2023 05:44:15 PM



12. The Purchaser having satisfied with the terms and conditions of the Vendors, has evinced interest to purchase the schedule property and agreed to adhere and abide by the conditions contained therein.

NOW THEREFORE IN CONSIDERATION HEREINBEFORE MENTIONED THIS SALE DEED WITNESSETH AS FOLLOWS: -

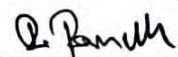
1. **Consideration:**

1.1 The Vendors agreed to sell the Schedule Property, for the sale consideration of **Rs.40,00,00,000/- {Rupees Forty Crore Only}** (the "**Sale Consideration**") to the Purchaser, the Purchaser has expressed his willingness to purchase the same from the Vendors.

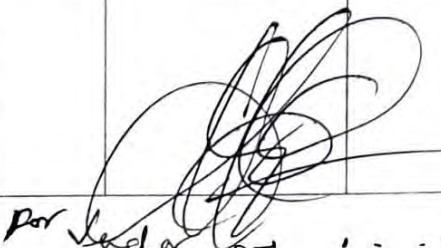
In pursuance of the above Sale Consideration, the purchasers have paid entire sale consideration of **Rs.39,60,00,000/- {Rupees Thirty Nine Crore Sixty Lakh Only}** to the Vendor herein as under after deducting the Tax Deduction at Source one percent only on the above total Sale Consideration, in the following manner and Vendor doth hereby admit and acknowledge the same:

S.No.	Document Date	Amount	Cheque No./RTGS/NEFT/IMPS
1	06-06-2022	10000000.00	000226
2	15-06-2022	12000000.00	RTGS
3	16-06-2022	11000000.00	RTGS
4	18-06-2022	7000000.00	RTGS
5	30-06-2022	20000000.00	000228
6	21-07-2022	15000000.00	RTGS
7	22-07-2022	5000000.00	RTGS
8	18-08-2022	5000000.00	RTGS
9	19-08-2022	4000000.00	RTGS
10	26-08-2022	1200000.00	RTGS
11	02-09-2022	5000000.00	RTGS
12	03-09-2022	5000000.00	RTGS
13	21-09-2022	5000000.00	RTGS
14	04-10-2022	9000000.00	RTGS
15	31-10-2022	7000000.00	RTGS
16	22-11-2022	10000000.00	000375
17	30-11-2022	20000000.00	000374

For RAJA DEVELOPERS AND BUILDERS



Managing Partner

For Vendor  *Deputy Managing Partner*

Bk: 1 CS No 1408/2023 & Doct No 2
1478/2023 Joint SubRegistrar
Patancheru (R.O)



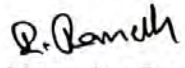
Generated on: 15/04/2023 05:44:15 PM



18	03-01-2023	5000000.00	RTGS
19	11-04-2023	33000000.00	292832
20	30-03-2022	10000000.00	RTGS
21	30-03-2022	10000000.00	000165
22	11-04-2022	15000000.00	000168
23	11-04-2022	15000000.00	000171
24	13-04-2022	10000000.00	000171
25	20-04-2022	15000000.00	000173
26	20-04-2022	20000000.00	000174
27	21-04-2022	5000000.00	HDFCR52022042162899141
28	25-04-2022	700000.00	RTGS
29	25-04-2022	9300000.00	RTGS
30	19-08-2022	2000000.00	DBSSR52022081953638573
31	19-08-2022	1563750.00	DBSSR5222081953638574
32	29-09-2022	1000000.00	ICICR12022092902747329
33	30-09-2022	500000.00	0930i27693669221
34	30-09-2022	999000.00	ICICR12022092902748842
35	30-09-2022	201000.00	PSA227311124087
36	30-09-2022	1300000.00	ICICR12022092902750663
37	09-12-2022	200000.00	NEFT
38	09-12-2022	200000.00	NEFT
39	09-12-2022	500000.00	IMPS
40	09-12-2022	500000.00	IMPS
41	09-12-2022	450000.00	IMPS
42	10-12-2022	500000.00	N344222242885225
43	12-12-2022	250000.00	NEFT
44	13-12-2022	2500000.00	DBSS221213305366
45	13-06-2022	10000000.00	HDFCR52022061374984878
46		15000000.00	000488
47		15000000.00	000489
48		15000000.00	000490
49		15000000.00	000491
50		14103665.00	000492
51	15-04-2023	32585.00	
	TOTAL	396000000.00	

For Vendor  1, 2, & 3 Rept. their

For RAJA DEVELOPERS AND BUILDERS


Managing Partner

1498/2023
Bk-1, CS No 1408/2023 & Doct No 2
Joint SubRegistrar
Patancheru (R.O)



Generated on: 15/04/2023 05:44:15 PM



And, the receipt and realization of the above payments by the **Vendee** towards the full sale consideration in respect of the **Schedule of Property** are hereby admitted and acknowledged by the **Vendor** duly discharging the **Vendee** to that effect.

2. Conveyance of the Schedule Property:

2.1 Pursuant to the Sale Consideration paid by the Purchaser to the Vendors have today under this Sale Deed and subject to the covenants contained in the understanding conveyed, to the Purchaser by way of absolute sale, the Schedule Property together with all right, title, interest, the easements and appurtenances, estate, claims and demands whatsoever in relation to the Schedule Property.

3. Representations and Warranties of the Vendors:

The Vendors, hereby represent, warrant, declare and covenant that:

3.1 The Vendors are the absolute owners of the Schedule Property with uninhibited rights of alienation over the same. The Vendors are absolutely seized and possessed of and are otherwise well and sufficiently entitled to the Schedule Property;

3.2 The Vendors are in possession and occupation of and have exclusive rights over the Schedule Property and there are no leases, sub-leases, tenancies, licenses or other rights of occupation in favour of any person in respect of the Schedule Property;

3.3 There are no claims or charges whatsoever outstanding and payable to the Government or any local body or private body, authority or person in respect of the Schedule Property.

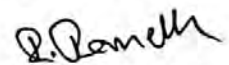
3.4 The Vendors have not done any acts, deeds or things, which are likely to curtail, restrict or prejudice their right to convey or prevent them from conveying the Schedule Property or any part thereof to the Purchaser in terms of this Sale Deed;

3.5 No person has any right, title, interest or claim over the Schedule Property except the Vendors;

For Vendor nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL



For RAJA DEVELOPERS AND BUILDERS


Managing Partner

Bk -1, CS No 1408/2023 & Doct No 2
1498/2023 Joint SubRegistrar
Sheet 15 of 36 Patancheru (R.O)



Generated on: 15/04/2023 05:44:15 PM



3.6 There are no easements, quasi-easements, restrictive covenants rights or other rights or servitudes affecting the Schedule Property. The land under the Schedule Property does not form part of reserved land for Schedule Caste/Schedule Tribe/Assigned land or other reserved land of whatsoever nature, and that there is no impediment in law for the transfer of the same to Purchasers in terms of this Sale Deed;

3.7 There are no claims against the Schedule Property for right of use exclusive or otherwise, right of way, right of occupation, right of maintenance, right of residence or right of easement;

3.8 The Vendors have not entered into any arrangement or agreements to sell or otherwise, with any third party/ies in respect of the Schedule Property.

3.9 The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis-pendens etc., and other litigation of any nature whatsoever and howsoever and that there is no latent defect in the title of the Vendors and shall be conveyed to the Purchasers as such;

3.10 The Schedule Property is not subject to any charges, attachments or claims for maintenance or any Wealth Tax, Income Tax or Capital Gains Tax etc;

3.11 Upon delivery of physical possession, the Purchaser shall be entitled to enter upon, hold, possess, sell it to prospective purchasers and mortgage, develop it as per the approval plans and enjoy the Schedule Property and receive the income and profits there from, as the sole and absolute owners, without any interference or disturbance from the Vendors, any predecessors-in-title and/or from persons claiming through, under or in trust for her;

3.12 In the event any right, title and interest in the Schedule Property are found to be subsisting with the Vendors, the same are hereby deemed to have been conveyed to the Purchaser under this Sale Deed for all intents and purposes;

4. Representations and Warranties of the Purchasers:

The Purchasers, hereby represents, warrants, declares and covenants that:

For Vendor no. 1/2/28 rep by their GPA holder
And developer JIPL

For RAJA DEVELOPERS AND BUILDERS

S. Ramesh
Managing Partner

Bk-1, CS No 1408/2023 & Doct No 2
11/04/2023 Joint SubRegistrar
Patancheru (R.O)

Housiey.com

Generated on: 15/04/2023 05:44:15 PM



4.1 That, notwithstanding any terms and conditions contained in this Sale Deed, all the terms and conditions contained in the understanding entered into shall be binding and in force between the Parties and shall be read as part and parcel of this Sale Deed.

4.2. The Vendors have offered to sell the Schedule Property to the Purchasers and the Purchasers has agreed to purchase the same, on the conditions stipulated in this deed adhere to and abide by the conditions contained herein.

4.3 Expressly agreed and declared to have purchased/acquired and shall use the Schedule Property by developing/constructing residential flats and sell those flats along with proportionate undivided share of land to prospective purchasers.

4.4 The Purchasers agree to be willing to make any contribution on account of expenses for club house development amenities, water connection to be shared by the Purchaser for their unit holders proportionately as may be fixed by the Vendors.

4.5 The terms and conditions as aforementioned, apply including but not limited to future sales by the Purchasers and bind the transferees. Purchasers shall have right to make subsequent transfer or transfers subject to the terms and conditions contained in this deed.

5. Possession:

The FIRST PARTY/OWNER has delivered the Physical Possession of the Schedule Property to the PURCHASER today itself.

6. Tax and other Liabilities

6.1 The Vendors hereby declare and covenant that all taxes, cesses, bills and public dues, in respect of the Schedule Property have been paid up to date and agree and undertake to pay all such taxes, cesses and public dues for the period up to the date of execution and registration of the Sale Deed or delivery of physical possession.

7. Indemnity

7.1 The Vendors hereby indemnify and holds harmless the Purchaser from and against any claim, cost, expense, liability, demand, loss, damage, judgment, order, award or other obligation or right of action, which may arise as a result of:

For Vendor nos. 1, 2 & 3 rep by their GPA holder
And developer JTPL

For RAJA DEVELOPERS AND BUILDERS

S. Ramesh
Managing Partner

1 BK -1, CS No 1408/2023 & Doct No 2
148/2022 Sheet 17 of 36 Joint SubRegistrar
Patancheru (R.O)



Generated on: 15/04/2023 05:44:15 PM



- (a) defect in the title to the Schedule Property,
- (b) misrepresentation by the Vendors to the Purchaser or to third parties; and/or

7.2 The Vendors agrees and undertakes to execute such other document/s, agreements, contracts, and deeds and do or cause to be done all such acts, deeds and things as may be required by Purchaser to fulfill their respective obligations under this Sale Deed including for fully and perfectly conveying the title of Schedule Property to Purchasers.

8. General

8.1 The Vendors further assure and declare that they shall file and execute such necessary affidavits, petitions whatsoever in nature for getting the mutation of the Schedule Property in the Municipal records and other records in the name of the purchasers.

8.2 The Vendors assure that the property has not been declared surplus pursuant to the provisions of the Andhra Pradesh Land Reforms (Ceiling on Agricultural land Holdings) Act 1976 ('Act').

8.3 That the land affected by this document is not an Assigned land as defined in Sec.2 (1) of Act 9 of 1977.

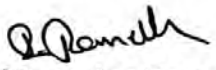
8.4 All expenses towards stamp duty, registration charges etc., shall be borne and paid for by the Purchaser.

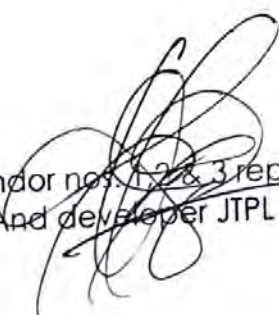
PROPERTY UNDER THE PROJECT

All that land admeasuring Acres 24-25.5 Guntas, in Survey Nos. 341(p), 342, 334(p) and 335(p) of Ameenpur Village & Mandal, Ameenpur Municipality, Sangareddy District,, which is bounded by;

North: Neighbor's land in Sy.Nos.331, 332 & 333
 South: Owners land in Sy No.341 (p) and 18.2m existing road
 East : Land in Sy.No.334 (p) and 335 (p)
 West : Neighbor's land in Sy.Nos.343

For RAJA DEVELOPERS AND BUILDERS


Managing Partner


 For Vendor nos. 1, 2 & 3 rep by their GPA holder
 And developer JTPL

Bk-1, CS No 1408/2023 & Doct No 2
Joint SubRegistrar
Patancheru (R.O)
498/2023 Sheet 18 of 36



Generated on: 15/04/2023 05:44:15 PM

