

SCANNED

2No 36648/2021



తెలంగాణ తెలంగాణ TELANGANA

AA 713783

SL No:8705 Date:02-12-2020 Rs:100

Sold To: Posham Narsi Reddy

S/O: Posham Venkat Reddy

For Whom: M/S Ira Reality Tech PVT.LTD

*[Signature]*  
SUB-REGISTRAR

EX Officio Stamp Vendor

S.R.O Shamshabad

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

This DEED OF CANCELLATION OF DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY is made and executed on this the 4<sup>th</sup> day of Oct. '2021, at Sanga Reddy by and between:-

M/s. ELITE DEVELOPERS, (PAN No: AAHFE6084H), Partnership firm represented by Managing Partner SRI. KONALA RAMESH S/o. SRI.KONALA SURYA NARAYANA REDDY, Aged about 48 Years, Occupation: Business, R/o Flat No. 406, The Square Apartment, Vaishali Nagar Road, Madinaguda, Hyderabad, Telangana State- 500049 (Aadhaar No. 6796 5810 7087).

Hereinafter referred to as the "LAND OWNER/FIRST PARTY" Shall mean and include all its respective heirs, executors, administrators, legal representatives, nominees, successors and assignees etc. of the one part.

For M/s. ELITE DEVELOPERS

*[Signature]*  
Authorised Signatory/Partner

For M/s. IRA Reality Tech Pvt. Ltd.

*[Signature]*  
Director

**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 04th day of OCT, 2021 by Sri Konala Ramesh by Sri S. Madhukar Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			KONALA RAMESH(R)M/S.IRA REALITY TECH PRIVATE LIMITED SERVICE LIMITED	
2	EX			KONALA RAMESH(R)M/S.ELITE DEVELOPERS	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			G MADHUKAR REDDY AADHAAR CARD	
2			CHANDRASHEKAR AADHAAR CARD	

04th day of October, 2021

Signature of Joint SubRegistrar  
Sangareddy (R.O)

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

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7087 Name: KONALA RAMESH	S/O KONALA SURYA NARAYANA REDDY, MARUTERU, West Godavari, Andhra Pradesh, 534122	

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 Sheet 1 of 9  
 Joint SubRegistrar  
 Sangareddy (R.O)

OFFICE OF THE  
 DISTRICT REGISTRAR  
 RANGAREDDY DISTRICTS  
 08 FEB 2020  
 STAMPS DEPO

EX-Officio Stamp  
 02 DEC 2020  
 Sub - Registrar  
 Sangareddy



AND

M/s. IRA REALITY TECH PRIVATE LIMITED, (PAN: AAFCI2025R) Represented by its Director:-Sri. KONALA RAMESH S/o. Sri. KONALA SURYA NARAYANA REDDY, aged about 48 years, Occupation: Business, R/o Flat No.406, The Square Apartment, Vaishali Nagar Road, Madinaguda, Hyderabad, Telangana State-500 049.

[HEREINAFTER to be called and referred to as the "DEVELOPER/SECOND PARTY" which term unless repugnant to the context or meaning thereof shall mean and include all its successors, representatives, executors, administrators and assignees etc. of the SECOND PART]

The LAND OWNER and DEVELOPER are individually referred to as "Party" and collectively referred to as "Parties".

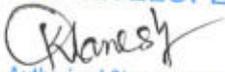
WHEREAS, the First Party/Land Owner herein has executed a Registered Development Agreement cum Irrevocable G.P.A., vide Registered DAGPA Document No.16453/2021, dated: 8<sup>th</sup>day of April 2021, registered at the Office of the R.O., Sanga Reddy District, in favour of Second Party herein, in respect of land totally admeasuring 14,036 Sq.Yards or Ac.2.36Gts (Southern Side Portion) in Survey No. 353/2,353/Part, Situated at Kollur Village, Tellapur Municipality, Ramachandrapuram Mandal, Sangareddy District, Telangana State.

WHEREAS, by a Deed of Development Agreement Cum Irrevocable General Power of Attorney Dated: 08-04.-2021,executed between the same Parties who are Parties to this Deed of Cancellation and in the same order which was Registered as Document No.16453/2021, dated: 8<sup>th</sup>day of April 2021, registered at the Office of the R.O., Sanga Reddy District, the First Party had authorized the Second Party to develop an open plotted layout on the land totally admeasuring 14,036 Sq.Yards or Ac.2.36Gts (Southern Side Portion) in Survey No. 353/2,353/Part, Situated at Kollur Village, Tellapur Municipality, Ramachandrapuram Mandal, Sangareddy District, Telangana State, (hereinafter called the Principal Deed).

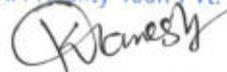
AND WHEREAS, the Second Party has agreed to construct residential apartments over the said land with the terms and conditions as mentioned in the principal deed.

AND WHEREAS, due the change in Nature of land the Second Party could not take over the development of project with the residential apartments as agreed with the First party, hence the First Party and Second Party hereby mutually decided to cancel the said document unconditionally.

For M/s. ELITE DEVELOPERS

  
Authorised Signatory/Partner

For M/s. IRA Reality Tech Pvt. Ltd.

  
Director

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

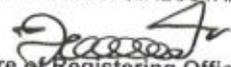
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	200	0	0	0	300
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2700	0	0	0	2800

Rs. 200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,7853EK011021 dated ,01-OCT-21 of ,SBIN/

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

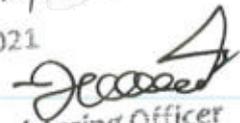
(1). AMOUNT PAID: Rs. 2700/-, DATE: 01-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1906613033417,PAYMENT MODE:NB-1001138,ATRN:1906613033417,REMITTER NAME: K RAMESH,EXECUTANT NAME: MS ELITE DEVELOPERS,CLAIMANT NAME: MS IRA REALITY TECH PVT LTD).

Date:  
04th day of October,2021

  
Signature of Registering Officer  
Sangareddy (R.O)

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Sheet 2 of 9  
Joint SubRegistrar  
Sangareddy (R.O)

Register as document  
No: 36648 of 2021 (1941 S.E.)  
Number 1711-1 36648 of 2021  
Date: 04/10/2021

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

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IN the above same CIRCUMSTANCES, the First Party and Second Party mutually decided to cancel the said document unconditionally through this document.

**NOW THEREFORE THIS DEED OF CANCELLATION OF DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:-**

THAT, the First Party hereby cancel the **Registered Development Agreement-cum-Irrevocable General Power of Attorney, bearing Document No. 16453/2021**, dated: 8<sup>th</sup> day of April 2021, registered at the Office of the R.O., Sanga Reddy District, on this day and from this day the Second Party have no rights, title or interest in the said land mentioned in the Schedule.

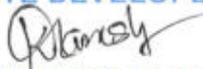
THAT, the First Party have not delivered the vacant possession of the Schedule Property and the Second Party or its/their heirs have no right or interest in the Schedule Property.

As the Second Party could not take over the constructing works as agreed with the First Party due to its/their financial problems, the First Party hereby decided to cancel the said mentioned Development Agreement cum Irrevocable General Power of Attorney.

Due to above said facts, First Party have not hand over the physical possession of the Schedule Property and the First Party have been in continuous, full possession and enjoyment of the Schedule Property.

This DEED OF CANCELLATION executed today shall come into force from the date of execution of the Original Deed.

For M/s. ELITE DEVELOPERS

  
Authorised Signatory/Partner

For M/s. IRA Reality Tech Pvt. Ltd.

  
Director

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Sangareddy (R.O)

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**SCHEDULE OF PROPERTY**

All that the Southern Side Portion of open land in Survey No. 353/2 & 353/Part admeasuring 14,036 Sq.Yards, Situated at Kollur Village, Tellapur Municipality, Ramachandrapuram Mandal, Sangareddy District, Telangana State and bounded as follows:

NORTH: Land in Survey No. 353 /Part belongs to Sri. D. Srinivasa Rao

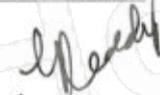
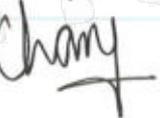
SOUTH: Land in Survey No.354/Part

EAST : Land in Survey No. 353/Part

WEST : Village Boundary

IN WITNESSES WHEREAS the "LAND OWNER" and the "DEVELOPER" herein have signed this "CANCELLATION OF DEVELOPMENT AGREEMENT-CUM-IRREVOCABLE GENERAL POWER OF ATTORNEY" With their own free will and consent, without coercion or undue influence after understanding the contents of it and the same explained to them in their Vernacular Language on the day, month and year first above mentioned in the presence of the following witnesses.

**WITNESSES:**

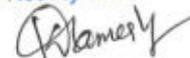
1. 
2. 

For M/s. ELITE DEVELOPERS

  
Authorised Signatory/Partner

**LAND OWNER/FIRST PARTY**

For M/s. IRA Reality Tech Pvt. Ltd.

  
Director

**DEVELOPER/SECOND PARTY**

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36648/2021

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Joint SubRegistrar1  
Sangareddy (R.O)

*[Handwritten mark]*

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

NALA Order

Proceedings of the Competent Authority & Tahsildar Ramachandrapuram Mandal Sangareddy District

Present: K SHIVA KUMAR

Dated: 11/02/2021

Proedgs. No. 2100000236

Sub.: NALA Order

Ref:

Order:

Sri కే.శ్రీనివాస్ నాయుడు S/o రామానాయుడు R/o Kollur, Ramachandrapuram, Sangareddy has applied for conversion of agriculture land situated in Sy.No 353/అ2 extent 2.3600 of Kollur Village, Ramachandrapuram Mandal, Sangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

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

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

Tahsildar & Jt. Sub Registrar Office,  
Ramachandrapuram

To

Sri కే.శ్రీనివాస్ నాయుడు

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Kollur , Ramachandrapuram & Sangareddy	353/అ2	2.3600	2.3600	

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Sangareddy (R.O)



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**తెలంగాణ ప్రభుత్వం**  
**తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం, Ramachandrapuram**

విభజన యొక్క సారాంశం

బదిలీ చేయబడిన భూము యొక్క వివరాలు

లావాదేవీ రకం: NALA

పేరిత నెంబి T09210070364

తల్లిదా Sangareddy

మండలం

Ramachandrapuram

గ్రామం Kollur

ఖాళా నెంబి

2239

క్రమం	పత్రికా నెంబి	విస్తీర్ణం (చ. గుంబి)
1	353/బి2	2.3600

విక్రేత వివరాలు

పేరిత నెంబి T09210070364

పేరు కే.శ్రీనివాస్ నాయుడు

అధికారి నెంబి

xxxxxxxx0753

దిరువాచా సంగారెడ్డి, సంగారెడ్డి, రామచంద్రాపురం, కొల్లూర్

తండ్రి / భర్త పేరు

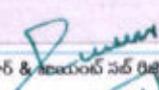
రామాచార్యుడు

లావాదేవీ ముందు విక్రేత యొక్క పేరిత

లావాదేవీ తర్వాత విక్రేత యొక్క పేరిత

క్రమం	పత్రికా నెంబి	విస్తీర్ణం (చ. గుంబి)	లావాదేవీ రకం
1	305/బి2	1.2000	పట్టాదారుడు
2	311/బి1/2	0.1650	పట్టాదారుడు
3	353/బి2	2.3600	పట్టాదారుడు

క్రమం	పత్రికా నెంబి	విస్తీర్ణం (చ. గుంబి)	లావాదేవీ రకం
1	305/బి2	1.2000	పట్టాదారుడు
2	311/బి1/2	0.1650	పట్టాదారుడు

  
 తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం,  
 Ramachandrapuram



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Sangareddy (R.O)

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**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAHFE6084H**

नाम / Name  
ELITE DEVELOPERS

निगमन/रजि. की तारीख  
Date Of Incorporation/Information  
05/03/2019

18032019



For M/s. ELITE DEVELOPERS  
*Ramesh*  
Authorised Signatory/Partner

<p><b>భారత ప్రభుత్వం</b> Government of India</p>  <p>కొనాల రమేష్ KONALA RAMESH పుట్టిన తేదీ/DOB: 30/08/1971 పురుషుడు/ MALE</p> <p>6796 5810 7087 VID - 9110 5544 3261 8918</p> <p>నా ఆధార్, నా సుర్తింపు</p>	<p><b>ఆధార్</b> Unique Identification Authority of India</p> <p>అధికారి: S/O కొనాల సూర్య నారాయణ రెడ్డి, 30 5-18, కెనల్ వెస్ట్ స్ట్రీట్, వినాయకా తీర్థం వద్ద, మారుటెరు, తిరుపతి పట్టణం. ఆంధ్ర ప్రదేశ్ - 534122</p> <p><b>Address:</b> S/O KONALA SURYA NARAYANA REDDY, 5-18, KENNAL WEST STREET, NEAR VINAYAKA TEMPLE, MARUTERU, West Godavari, Andhra Pradesh - 534122</p> <p>6796 5810 7087 VID - 9110 5544 3261 8918</p>
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**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAFCI2025R**

नाम / Name  
IRA REALITY TECH PRIVATE LIMITED

निगमन/रजि. की तारीख  
Date of Incorporation/Information  
05/03/2019



इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:

आयकर विभाग इन्फो, एन एच सी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL,  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 5880, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

<p><b>భారత ప్రభుత్వం</b> Government of India</p>  <p>కొనాల రమేష్ KONALA RAMESH పుట్టిన తేదీ/DOB: 30/08/1971 పురుషుడు/ MALE</p> <p>6796 5810 7087 VID - 9110 5544 3261 8918</p> <p>నా ఆధార్, నా సుర్తింపు</p>	<p><b>ఆధార్</b> Unique Identification Authority of India</p> <p>అధికారి: S/O కొనాల సూర్య నారాయణ రెడ్డి, 30 5-18, కెనల్ వెస్ట్ స్ట్రీట్, వినాయకా తీర్థం వద్ద, మారుటెరు, తిరుపతి పట్టణం. ఆంధ్ర ప్రదేశ్ - 534122</p> <p><b>Address:</b> S/O KONALA SURYA NARAYANA REDDY, 5-18, KENNAL WEST STREET, NEAR VINAYAKA TEMPLE, MARUTERU, West Godavari, Andhra Pradesh - 534122</p> <p>6796 5810 7087 VID - 9110 5544 3261 8918</p>
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For M/s. IRA Reality Tech Pvt. Ltd.

*Ramesh*  
Director

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36648/2021

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Joint SubRegistrar  
Sangareddy (R.O)



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भारत सरकार

GOVERNMENT OF INDIA

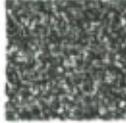


గోదాల మధుకర్ రెడ్డి  
Godala Madhukar Reddy  
పుట్టిన తేదీ/DOB: 25/06/1983  
పురుషుడు/ MALE

Mobile No: 9948073132

**6144 3323 6305**

VID : 9120 4465 0159 8821



**MEERA AADHAAR, MERI PEHCHAN**



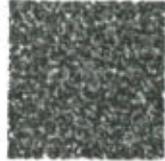
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