



Government of Telangana
Registration And Stamps Department

15745/2024

Payment Details - Citizen Copy - Generated on 13/11/2024, 04:25 PM

SRO Name: 1525 Gandipet

Receipt No: 16874

Receipt Date: 13/11/2024

Name: NARRA SRINIVAS REDDY

CS No/Doct No: 16365 / 2024

Transaction: Sale Deed

Challan No:

E-Challan No: 229GPJ131124

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 13-NOV-24

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

24726250

Transfer Duty /TPT

74178850

Deficit Stamp Duty

271988850

User Charges

1000

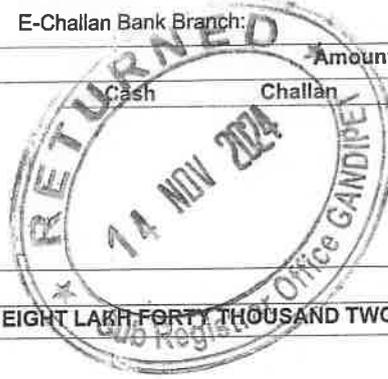
Mutation Charges

4945250

Total:

375840200

In Words: RUPEES THIRTY SEVEN CRORE FIFTY EIGHT LAKH FORTY THOUSAND TWO HUNDRED ONLY



Prepared By: MUNEERUDDIN

Signature by SR

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" ORIGINAL "

15745/2024



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 241023115355656503
Date: 23 OCT 2024, 11:55 AM
Purchased By:
K BHASKAR REDDY
S/o K RAJI REDDY
R/o HYD
For Whom
RAJAPUSHPA PROPETIES PVT LTD & OTHER

AZ 895155

T SUMALATHA
LICENSED STAMP VENDOR
Lic. No. 15-25-004/2013
Ren.No. 15-25-082/2022
3-148, Kokapet Village, Gandiet
Mandal, Ranga Reddy Dist
Ph 9951459569

SALE DEED

This **SALE DEED** is made on this the 13th day of November, 2024, at the SRO, Gandipet, Ranga Reddy District, Telangana State, By:-

The District Collector Ranga Reddy District, Telangana duly represented by the Tahsildar, Gandipet Mandal, Ranga Reddy District, Telangana viz., Sri. NARRA SRINIVAS REDDY S/o NARRA LINGA REDDY, (in terms of powers conferred upon him by the District Collector, Ranga Reddy District vide Order dated 22-12-2021 in Procs. No. LC1/5550/2021 read with the power and authority conferred by the Government vide G.O.Ms. No. 125, Revenue (ASSN.II) Department, dated 22-12-2021.

[Hereinafter called the "the **VENDOR / GOVERNMENT**" which expression shall mean and include unless the context otherwise requires its, Successors-in-interest, Employees, Legal Representatives, Administrators, Executors and Assigns etc., of the **one Part**]


TAHSILDAR
GANDIPET MANDAL
Rangareddy District T.S.

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. 24726250/- paid between the hours of _____ and _____ on the 13th day of NOV, 2024 by Sri Narra Srinivas Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
				P JAYAPAL RAO[R]RAJAPUSHPA PROPERTIES PVT LTD . P MALHAL RAO G6, SOLITAIRE APARTMENTS SHUFA HILLS,KONDAPUR VILL, SRILINGAMPALLE MDL, RANGAREDDY DIST., TELANGANA, 500084,	
				DESIREDDY SRINIVASA REDDY[R]NAVATRIS INVESTMENTS . DESIREDDY SIVA REDDY 9, ESMERLDA FORTUNE KONDAPUR VILL., SRILINGAMPALLE MDL, RANGAREDDY DIST., TELANGANA, 500084, . . .	
3	EX			THE DISTRICT COLLECTOR RANGA REDDY (R/P) TAHSILDAR GANDIPET (R/P) NARRA SRINIVAS REDDY S/O. NARRA LINGA REDDY GANDIPET, RR DIST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			B AMRENDER AADHAAR NO XXXX XXXX 1496	
2			K BHASKAR REDDY AADHAAR NO XXXX XXXX 5682	

Biometrically Authenticated by
SRQA NARMADA
on 13-NOV-2024 16:45:12

13th day of November,2024

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2247 Name: Narra Srinivas Reddy	S/O Narra Linga Reddy, Hayathnagar, K.v. Rangareddy, Telangana, 500068	
2	Aadhaar No: XXXXXXXX6931 Name: Desireddy Srinivasa Reddy	C/O S/O Siva Reddy, Kondapur, K.v. Rangareddy, Telangana, 500084	

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Bk - 1; CS No 16365/2024 & Doct No 15745/2024. Sheet 1 of 29 Sub Registrar Gandipet

IN FAVOUR OF

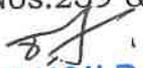
1. **M/s. NAVATRIS INVESTMENTS, (PAN NO. AAUFN5312L)** a Partnership Firm, having its registered office at Plot No. 9, Esmerlda Fortune, Sy. No. 208 & 209, Kondapur, Serilingampally, Ranga Reddy Dist - 500084, represented herein by its Authorised Signatory **Sri. DESIREDDY SRINIVASA REDDY S/o Sri. DESIREDDY SIVA REDDY** aged about 51 years, Occ: Business, R/o. Plot No. 9, Esmerlda Fortune, Sy. No. 208 & 209, Kondapur, Serilingampally, Ranga Reddy Dist - 500084, Aadhar No **4688 1783 6931**, PAN No. **AENPD4382B**.

2. **M/s. RAJAPUSHPA PROPERTIES PVT LTD, (PAN NO. AAECR6002Q)** a private company registered under the Companies Act 1956, having its registered office at 6th Floor, Rajapushpa Summit, Nanakramguda, Serilingampally, Ranga Reddy Dist - 500008, represented by its Authorised Signatory **Sri. P. JAYAPAL RAO, S/o Sri. P. MALHAL RAO** aged about 66 years, Occ: Service, R/o. G5, Solitaire Apartments, Shilpa Hills, Kondapur, Hyderabad - 500084, Aadhar No **4102 0132 6284**, PAN No. **AAECR60002Q**.

[Hereinafter called the "the **VENDEES**" which expression shall mean and include unless the context otherwise requires its Directors, Successors-in-interest, Legal Representatives, Administrators, Executors and Assigns etc., of the **other Part**]

WHEREAS originally the State Government i.e., Vendor hereinabove is the absolute owner and possessor of the larger extents of land in various survey numbers including the lands in Sy.Nos.239 & 240 of Kokapet Village, the then Rajendranagar Mandal, now within the limits of Gandipet Mandal, Ranga Reddy District, Telangana.

WHEREAS the State Government i.e., Vendor herein decided to handover possession of the said land to the then Hyderabad Urban Development Authority (HUDA), now known as Hyderabad Metropolitan Development Authority (HMDA) while permitting the authority to conduct public auction for sale of lands/plots in the above survey numbers and accordingly the Government vide Memo No.77603/Assn.V(2)/1996-10 dated 17-11-1999 directed the District Collector to handover advance physical possession of the land in Sy.Nos.239 & 240 of Kokapet Village to HUDA and


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GANDIPET MANDAL
Rangareddy District, (T.S)

Bk - 1, CS No 16365/2024 & Doct No 15745/2024. Sheet 2 of 29 Sub Registrar Gandipet

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX6284 Name: Polsani Jayapal Rao	S/O Late Malahal Rao, SECUNDERABAD, Hyderabad, Andhra Pradesh, 500011	

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	271988850	0	0	0	271988950
Transfer Duty	NA	0	74178850	0	0	0	74178850
Reg. Fee	NA	0	24726250	0	0	0	24726250
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	4945250	0	0	0	4945250
Total	100	0	375840200	0	0	0	375840300

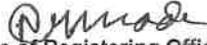
Rs. 346167700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 24726250/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No 229GPJ131124 dated ,13-NOV-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 375840250/-, DATE: 13-NOV-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4179805596536,PAYMENT MODE:NEFT/RTGS-1001138,ATRN:4179805596536,REMITTER NAME: RAJAPUSHPA PROPERTIES PVT LTD,EXECUTANT NAME: THE DISTRICT COLLECTOR RANGA REDDY DIST,CLAIMANT NAME: RAJAPUSHPA PROPERTIES PVT LTD).

Date:

13th day of November,2024


Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 15745 of 2024 of Book-1 and assigned the identification number 1 - 1525 - 15745 - 2024 for Scanning on 13-NOV-24 .


Registering Officer
Gandipet
(A.Narmada)

NOTE: TWO Copies have been registered along with the original documents.


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

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in pursuance thereto, the Mandal Revenue Officer, Rajendranagar has conducted the Panchanama on 06-01-2000 and handed over the physical possession of the Schedule of Property to the HUDA / HMDA.

WHEREAS the State Government through orders issued in G.O.Ms.No.85, MAUD Dept. Dt.28-02-2011 clarified and ratified the auctions conducted by the HUDA/HMDA from time to time and further clarified that all the sale proceeds realized on sale of lands/plots by the HUDA/HMDA are Government receipts and not receipts of HUDA/HMDA as the said authority is the agent of the Government and all the transactions conducted by the HUDA/HMDA are on behalf of the State Government. Further, the Government has ratified the auction of HUDA/HMDA in having credited the amounts from time to time so realized on sale of lands/plots mentioned in the references in the said order to the Consolidated Fund of the State treating the same as the Government receipt and also permitted the HUDA/HMDA to utilize the funds realized on sale of lands/plots for implementation of projects and development works as directed by the Government from time to time.

WHEREAS in pursuance thereof, the District Collector handed over the Possession of land in above survey numbers to HUDA under the cover of Panchanama dated 06-01-2000 and consequently, based on the orders issued in G.O.Ms.No.242, MA&UD (Plg.I) Department, dated 09-09-2019 and G.O.Ms.No.13, I&C (IP & INF) Dept, dated 10-06-2021, the Hyderabad Metropolitan Development Authority (HMDA) being a nodal agency on behalf of the VENDOR herein has issued notification for bids dated 07.07.2023, through publication/website inviting bids for purchase and for development of **Plot No. 7** admeasuring **31,702.00 Sq.yards equivalent to Acre 6.55** in **Survey Nos. 239 and 240** in **NEOPOLIS Layout-II** situated at **Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana**, (more fully described in the Schedule hereto and hereinafter referred to as "**Schedule of Property**" on **multiple use zone basis**).

WHEREAS in the e-Auction conducted by the HMDA on Dt: 03.08.2023 through M/s MSTC, VENDEES herein emerged as highest bidder (H1) for the Schedule of Property and the same was confirmed by the HMDA through Offer letter dated 05.08.2023 issued in favour of the VENDEES herein and the HMDA confirmed the receipt of part of the bid amount from the VENDEES herein.


TAHSILDAR
GANDIPET MANDAL
Rangareddy District, (T.S)

BK - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 3 of 29 Sub Registrar
Gandipet

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WHEREAS in pursuance thereof, the HMDA issued a Lr. No. 1028/EMU/HMDA/KKPT-II-7/2023 dated 15.08.2023 informing that out of the total bid amount of **Rs.494,52,50,000/- (Rupees Four Hundred and Ninety Four Crores Fifty Two Lakhs and Fifty Thousand Only)** in respect of the Schedule of Property, the VENDEES herein paid **Rs. 168,19,32,500/- (Rupees One Hundred and Sixty Eight Crores Nineteen Lakhs Thirty Two Thousand and Five Hundred Only)** and directed the VENDEES herein to pay the balance bid amount of **Rs. 326,33,17,500/- (Rupees Three Hundred and Twenty Six Crores Thirty Three Lakhs Seventeen Thousand and Five Hundred only)**. Accordingly, the VENDEES herein paid the balance sale consideration of balance bid amount of **Rs. 326,33,17,500/- (Rupees Three Hundred and Twenty Six Crores Thirty Three Lakhs Seventeen Thousand and Five Hundred only)** to the account of HMDA from time to time in the manner mentioned hereinafter.

WHEREAS the HMDA vide Lr.No.1944/EMU/KKPT/H/2021, dated 02-12-2021, requested the Special Chief Secretary to the Government of Telangana, Revenue Department to provide the power and authorization to any authority to execute and register the Sale Deed/s on behalf of the Government in respect of the said plots (including the Schedule of Property hereunder in the NEOPOLIS Layout-II) and in pursuance of the same, the Government of Telangana represented by its Chief Secretary vide G.O.Ms.No.125, Revenue (ASSN.II) Dept., dated 22-12-2021 permitted and authorised the District Collector, Ranga Reddy District to execute the Sale Deeds in favour of the successful bidders by himself or by the person authorised by him on behalf of the Government and further in pursuance of the same, the District Collector, Ranga Reddy District vide Orders dated 22-12-2021 in Procs.No.LC1/5550/2021 permitted, authorized and empowered the Tahsildar, Gandipet Mandal, Ranga Reddy District to execute and register the Sale Deed/s in favour of the successful bidders of the plots in the said layout including the Schedule of Property of land hereunder.

WHEREAS the VENDOR herein through the HMDA has received the entire sale consideration/bid amount and thus hereby executing this Sale Deed.


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GANDIPET MANDAL
Rangareddy District, (T.S)

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 4 of 29 Sub Registrar
Gandipet

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NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR hereby alienates, conveys and transfers the **Plot No. 7** admeasuring **Sq.yards 31,702.00, equivalent to Acre 6.55** in **Survey Nos. 239 and 240** in **NEOPOLIS Layout - II** situated at **Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana** (which is more-fully described in the schedule hereunder and more clearly delineated in the plan annexed herewith and hereinafter referred to as the "**Schedule of Property**") in favour of the VENDEES herein in pursuance of the payment of the total consideration of **Rs.494,52,50,000/- (Rupees Four Hundred and Ninety Four Crores Fifty Two Lakhs and Fifty Thousand Only)** made by the VENDEES herein, the VENDEES herein to hold the same absolutely and forever as the absolute owner and possessor thereof.

2. That the VENDEES herein being successful bidder of the Schedule of Property bearing **Plot No. 7** admeasuring **31,702.00 Sq.yards equivalent to Acre 6.55** in **Survey Nos. 239 and 240** in **NEOPOLIS Layout -II** situated at **Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana** @ rate of **Rs. 75,50,00,000/-** per acre for a total sale consideration of **Rs.494,52,50,000/- (Rupees Four Hundred and Ninety Four Crores Fifty Two Lakhs and Fifty Thousand Only)** through e-Auction and paid the total consideration amount of **Rs.494,52,50,000/- (Rupees Four Hundred and Ninety Four Crores Fifty Two Lakhs and Fifty Thousand Only)** to the VENDOR herein through the HMDA as under:-


TAHSILDAR
GANDIPET MANDAL
Rangareddy District, (T.S)

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 5 of 29 Sub Registrar
Gandipet



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S. No.	Particulars	Amount Paid	Reference No.	Date
1	Pre bid-E.M.D	Rs. 5,00,00,000/-	EMD Bid amount	Before Auction
2	ID / 1st Installment (33%)	Rs.113,69,32,500/- Rs. 49,50,00,000/-	000138405977 UTIBR52023081100354068	Dt:11.08.2023 Dt:11.08.2023
3	2nd Installment (33%)	Rs. 49,50,00,000/- Rs. 40,00,00,000/- Rs. 5,50,00,000/- Rs. 33,00,00,000/- Rs. 15,50,00,000/- Rs. 6,00,00,000/- Rs. 6,00,00,000/-	UTIBR52023090200351788 ICICR52023092200298711 ICICIR52023112400204288 ICICR52023120100501873 UTIBR52023120200354900 ICICR2023120200548259 ICICR52023120200566613	Dt:02.09.2023 Dt:22.09.2023 Dt:24.11.2023 Dt:01.12.2023 Dt:02.12.2023 Dt:02.12.2023 Dt:02.12.2023
4	3rd & Final Installment	Rs. 25,00,00,000/- Rs.100,00,00,000/- Rs. 45,83,17,500/-	UTIBR52023110300366454 ICICR52024012500442856 ICICR52024012900531753	Dt:03.11.2023 Dt:25.01.2024 Dt:29.01.2024
	Total: Rs:	Rs.494,52,50,000/-		

The total received amount **Rs: 494,52,50,000/-** has been remitted into the Government of Telangana Treasury account.

And the receipt of the same is hereby admitted and acknowledged by the VENDOR herein.

The HMDA vide its Letter of Offer bearing Lr.No.1028/EMU/HMDA/KKPT-II-7/2023, Dt: 05.08.2023 read with Lr.No. 1944-7/A/HMDA/KKPT/2019, dated:29.12.2021 read with Lr.no. 1944/EMU/KKPT/H/21, dated: 02.12.2021 and further the Government vide G.O.Ms.No.125, Revenue (ASSN.II) Department, dated 22-12-2021 declared and confirmed that the sale proceeds realized on sale of plots by HMDA through e-auction are the Government receipts since, it is the Government of Telangana land and further declared that the plots were auctioned by the HMDA on behalf of the Government and therefore, the TDS and any other provisions of the Income Tax Act, 1961 are not applicable/attracted to the same, hence, no amounts are deducted from out of the total sale consideration towards TDS.

3. That the VENDOR hereby delivered the, physical, vacant and peaceful possession of the Schedule of Property to the VENDEES herein and the VENDEES hereby has taken over the physical possession of the same.


TAHSILDAR
GANDIPET MANDAL
Rangareddy District, (T.S)

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 6 of 29 Sub Registrar
Gandipet



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4. The **VENDOR** hereby further declares that on and from this date, the **VENDEES** herein shall be the absolute owner and possessor of the Schedule of Property and is entitled to use, enjoy and possess the same and shall be entitled to hold the Schedule of Property in any manner as it deems fit as permissible under law.
5. The **VENDOR** declares and confirms that as per the bid document, Schedule of Property alienated herewith is for the purpose of development of multiple use zone for commercial, residential, retail and entertainment with no requirements of further reclassification of land use and the **VENDEES** herein either itself or by forming into SPVs (Special Purpose Vehicles) or its successors-in-interest shall be solely responsible for the purpose of design, development, construction, marketing, operation and maintenance of the project on the Schedule of Property herein and entitled to make constructions and develop the land into multiple use zone.
6. The **VENDOR** hereby further declares that the **VENDEES** herein shall be free to get its name mutated in the revenue and other relevant records on the basis of this Sale Deed and in the event of any further application, letter or authorization required by the **VENDEES** to be signed by the **VENDOR** to give effect to this Sale Deed, the **VENDOR** hereby agrees and undertakes to do all such further acts from time to time as may be required.
7. The **VENDOR** hereby further declares that the Schedule of Property is free from all or any encumbrances, claims or any third party interests and therefore, hereby declares that the **VENDOR** has good and marketable title and hereby gives warranty to the said effect.
8. The **VENDOR** hereby further declares that all cess, taxes whatsoever relating to the Schedule of Property upto the date of this Sale Deed shall be that of the **VENDOR** and on and from the date of execution of the sale deed, the **VENDEES** herein alone shall be responsible for payment of cess, taxes and other related payments under the various laws applicable to the Schedule of Property.


TAHSILDAR
GANDIPET MANDAL
Rangareddy District, (T.S)

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 7 of 29 Sub Registrar
Gandipet



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9. The VENDOR has on this day also delivered the title documents which primarily comprise of the Government orders and the Revenue Department record referred to the preamble above together with the letter of final allotment in the auction referred to above in favour of the VENDEES.
10. The VENDOR hereby further declares that the Schedule of Property together with all privileges, easements and benefits attached thereto shall stand absolutely vested in the VENDEES on and from this date.
11. The VENDOR shall keep the VENDEES fully indemnified and harmless at all times in the event of any loss of title to the VENDEES on account of any third party claims on the Schedule of Property hereby conveyed and the VENDOR agrees to defend the right, title and interest of the VENDEES and any successors-in-title thereto to the Schedule of Property against all claims.


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GANDIPET MANDAL
Rangareddy District, (T.S)

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Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 8 of 29 Sub Registrar
Gandipet



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SCHEDULE OF PROPERTY

All that **Plot No. 7** admeasuring **31,702.00 Sq.yards equivalent to Acre 6.55** in **Survey Nos.239 and 240** in **NEOPOLIS Layout-II** situated at **Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana** and as delineated as shown in **RED** colour in the Plan annexed to this Sale Deed and bounded on the:-

NORTH : 18M WIDE ROAD
SOUTH : PLOT NO.06
EAST : PLOT NO.08
WEST : 36M WIDE ROAD

In witness whereof this deed of sale is made and executed in the presence of following witnesses


TAHSILDAR
GANDIPET MANDAL
Rangareddy District, (T.S)
VENDOR

VENDEES

For NAVATRIS INVESTMENTS

1)



Partner

WITNESSES:1. 2. 

2)



Bk - 1, CS No 16365/2024 & Doct No 15745/2024. Sheet 9 of 29 Sub Registrar Gandipet

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STATEMENT REGARDING MARKET VALUE OF SCHEDULE PROPERTY FILED

Under Rule 3 of the Telangana State Prevention Under Valuation
Instrument Rules, 1975

I, **Sri. Narra Srinivas Reddy S/o Narra Linga Reddy, Tahsildar, Gandipet (Mdl)** is hereby declare a state to the best of my knowledge and belief the market value of the property entered as follows:

Place	Sy.Nos.	Plot No.	Area and Market Value
NEOPOLIS Layout -II, situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana	239 & 240	7	Land Area: 31,702.00 Sq.yds equivalent to Acre 6.55.
Total Sale Consideration: Rs.494,52,50,000/- (Rupees Four Hundred and Ninety Four Crores Fifty Two Lakhs and Fifty Thousand Only)			

Station: Hyderabad

Date: 13/11/2024


TAHSILDAR
GANDIPET MANDAL
Rangareddy District, (T.S)

Bk - 1, CS No 16365/2024 & Doct No 15745/2024. Sheet 10 of 29 Sub Registrar Gandipet



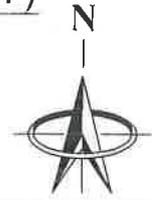
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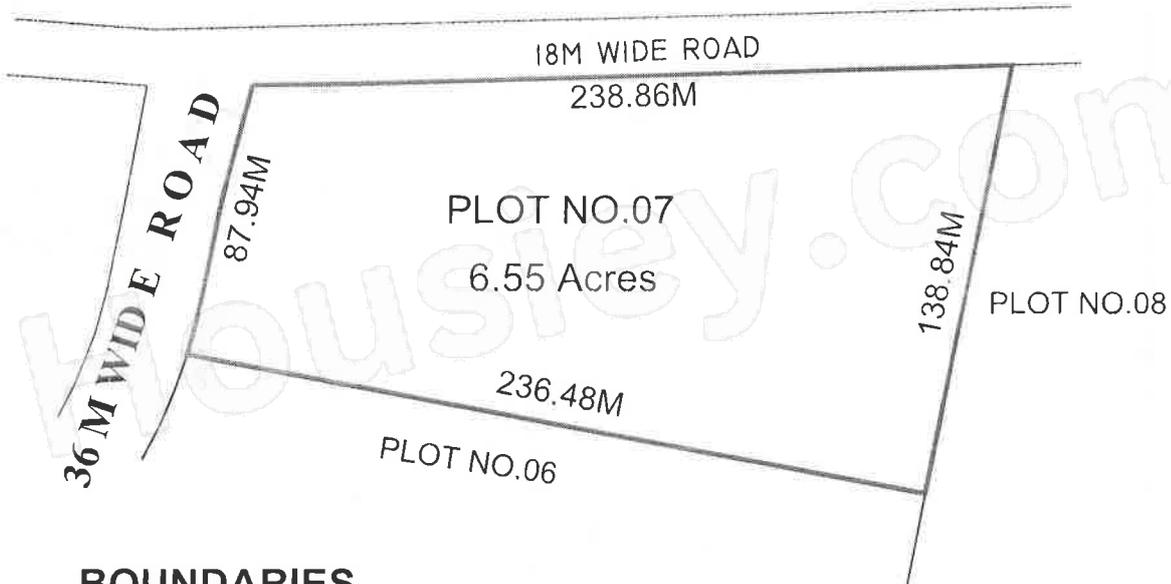
**NEOPOLIS LAYOUT- SKETCH OF PLOT NO.07 IN SY.NO'S
239 & 240 OF KOKAPET (Vg) GANDIPET (M) R.R.(DIST)**

File No.B5/34/EO/HMDA/20 dt.20.10.23

Extent 6.55 Acres



ALL MEASUREMENTS ARE IN METERS.



BOUNDARIES

NORTH : 18M WIDE ROAD

SOUTH : PLOT NO.06

EAST : PLOT NO.08

WEST : 36M WIDE ROAD

sb. D. J.
Surveyor
HMDA

AEE

"Attested"

ASSISTANT DIRECTOR
S & LR (ORRP, HMDA)

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 11 of 29 Sub Registrar
Gandipet

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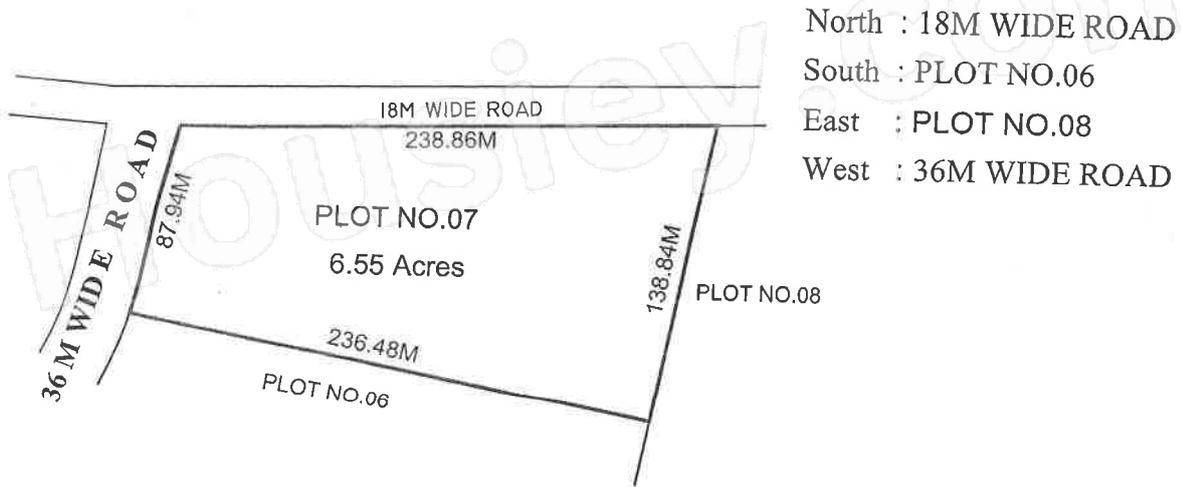


HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

HANDING OVER OF SITE

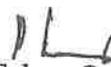
- 1) Name of the complex : NEOPOLIS LAYOUT PHASE-II
- 2) Name of the Allottee : NAVATRIS INVESTMENTS, RAJAPUSHPA PROPERTIES PVT. LTD.
- 3) Reference Letter No. : Lr. NO. 1028/EMU/HMDA/KKPT-II-#/2023.
- 4) Plot No. & Category : 7-
- 5) Area of House / Plot : 6.55 Acres - 31,702.00 Sq. yds.
- 6) Date of handing Over of site : 15.04.2024.
- 7) Boundaries of House/Plot :

SKETCH OF THE PLOT NO.07



TO
The Divisional Admn. Officer-I,
EMU, HMDA


Handed Over By
K. Praveen Kumar
A.E.O. / Site Officer


Taken Over By
G. JAYARAM RAO

9100 7722 66

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 12 of 29 Sub Registrar
Gandipet



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PARTNERS' RESOLUTION

CERTIFIED TRUE COPY OF THE EXTRACT OF THE MINUTES OF THE MEETING OF THE PARTNERS OF M/s. NAVATRIS INVESTMENTS HELD ON FRIDAY, 18th MAY 2024, AT 10:00 AM, AT THE REGISTERED OFFICE OF THE COMPANY AT Plot NO. 9, ESMERALDA FORTUNE, SY NO 208 & 209, KONDAPUR, HYDERABAD – 500084.

Authorization to Mr. DESIREDDY SRINIVASA REDDY on Behalf of the Partnership Firm

RESOLVED THAT consent of the partners be and is hereby accorded to authorize Mr. Desireddy Srinivasa Reddy, partner of NAVATRIS INVESTMENTS to complete the registration process jointly with M/s RAJAPUSHPA PROPERTIES PRIVATE LTD as per the agreed share with respect to the open land of Plot no. 7, admeasuring 6.55 acres of NEOPOLIS Kokapet Layout-II situated in Sy no. 239 & 240 of Kokapet (Vg), Gandipet (Mdl) Rangareddy Dist successfully bid and allotted vide Lr no. 1028/EMU/HMDA/KKPT-II-7/2023 in the auction of HMDA. It is herewith confirmed that the the firm does not have any GST Registration number.

// CERTIFIED TRUE COPY //

For NAVATRIS INVESTMENTS



Desireddy Srinivasa Reddy
Partner



For NAVATRIS INVESTMENTS



Desireddy Triveni Reddy
Partner

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 13 of 29 Sub Registrar
Gandipet



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DIRECTORS OF RAJAPUSHPA PROPERTIES PRIVATE LIMITED HELD ON TUESDAY, 23rd DAY OF APRIL, 2024 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT RAJAPUSHPA SUMMIT, SY NO. 115/1 AND 130/P, 6TH FLOOR, FINANCIAL DISTRICT, NANAKRAMGUDA, HYDERABAD, RANGAREDDY, TELANGANA- 500008

APPROVAL AND AUTHORISATION TO REPRESENT THE COMPANY IN RELATION TO PROPERTIES ALLOTTED TO THE COMPANY IN E-AUCTION CONVENED BY HMDA THROUGH MSTC LIMITED AT KOKAPET, HYDERABAD, TELANGANA:

“RESOLVED THAT Mr. P. Jayapal Rao S/o P. Malhal Rao or Mr. Charan Raj Reddy Parupati S/o Mr. Mahender Reddy Parupati; as per their availability be and is hereby authorized by the Board of Directors of the Company to present, sign and execute sale deed, mortgage deed, hypothecation deed, agreements, declarations, undertakings, rectification deeds, supplement/ amendment deeds and any other necessary documents on behalf of the Company for registration of 6.55 Acres in Plot No. 7 in Survey No. 239 & 240 of Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana; secured/ purchased by the Company in e-auction convened by HMDA through MSTC Limited at Kokapet, Hyderabad, Telangana, and to amend or modify the documents so executed where necessary and to obtain acknowledgement of the payment of consideration and to complete all necessary administrative, revenue and legal formalities of the said acquisition and registration of aforementioned land area in the name of the Company and other lawful dealings including presenting the documents on behalf of the Company for registration before the registrar/ competent authorities and to do all such other acts, deeds and things as are incidental or consequential thereto.

RESOLVED FURTHER THAT Mr. P. Jayapal Rao S/o P. Malhal Rao or Mr. Charan Raj Reddy Parupati S/o Mr. Mahender Reddy Parupati; as per their availability be and is hereby authorized to represent, appear before concerned statutory or regulatory authorities to negotiate, settle, modify, amend the terms and conditions of such acquisition and/ or to delegate the authority conferred on them by virtue of these resolutions to any employees or competent persons as they may deem fit in this regards on behalf of the Company.

RESOLVED FURTHER THAT the common seal, if required, be affixed subject to the Articles of Association of the Company, for the completion of documentation.

RESOLVED FURTHER THAT the certified true copy of the foregoing resolution be forwarded to anyone concerned in this regards and are requested to rely and act there upon.”

//CERTIFIED TO BE TRUE//

FOR RAJAPUSHPA PROPERTIES PRIVATE LIMITED

P. H. S.

SREENIVAS REDDY PARUPATI

DIN: 02622261

EXECUTIVE DIRECTOR



Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 14 of 29 Sub Registrar
Gandipet



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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
ESTATE MANAGEMENT UNIT
5th Floor, Northwing, Swarnajayanthi Complex, Amcerpet Hyderabad-500038

Lr.No.1028/EMU/ HMDA/KKPT-II-7/2023

Dated: 05-08-2023

LETTER OF OFFER

Sub:- HMDA - EMU - e-Auction of land parcels/plots in NEOPOLIS Layout-II situated in Sy.No. 239 & 240 of Kokapet(V), Gandipet (M) Rangareddy (Dist) - Auction of Open Plot. No.- 7, - through e - Auction - Letter of offer -Issued -Reg.

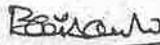
Ref:- 1) e-Auction Notification No. Dt: 07-07-2023
2) e-Auction held on 03-08-2023 conducted by M/s MSTC

@@@

It is to inform that, during the e-auction conducted on 03-08-2023, you stood as highest bidder for the Plot No. 7, admeasuring 6.55 Acres of Kokapet NEOPOLIS LAYOUT-II situated in Sy.No. 239 & 240 of Kokapet(Vg) Gandipet(Mdl) Rangareddy (Dist).
The particulars of the plot is as follows:

1.	Plot No.	:	7
2.	Plot area	:	6.55 Acres. (approx.)
3.	Upset Price	:	Rs. 35.00 Crores per Acre.
4.	Bid price	:	Rs. 75,50,00,000 /- Per Acre.
5.	Total Bidding cost of the Plot (sale price)	:	Rs. 494,52,50,000 /- (Rupees Four Hundred and Ninety Four Crores Fifty Two Lakhs and Fifty Thousand only)
6.	EMD Paid	:	Rs. 5,00,00,000/-
7.	First Instalment /Initial deposit equivalent to 33% of sale price to be paid within (7) days i.e. on or before 14-08-2023 excluding EMD (As per brochure conditions otherwise EMD will be Forfeited)	:	Rs: 163,19,32,500/- (Rupees One Hundred and Sixty Three Crores Nineteen Lakhs Thirty Two thousand and Five hundred only)
8.	Confirmation of allotment	:	Will be issued on payment of Initial Deposit mentioned vide Sl.No.(7)
9.	Second Instalment 33% of sale price to be paid within (30) days from the date of issue of Letter of Offer i.e. on or before 04-09-2023	:	Rs: 163,19,32,500/- (Rupees One Hundred and Sixty Three Crores Nineteen Lakhs Thirty Two thousand and Five hundred only)
10.	Final Instalment, the balance sale price to be paid within (90) days from the date of issue of Letter of Offer i.e. on or before 03-11-2023	:	Rs: 163,13,85,000 (Rupees One Hundred and Sixty Three Crores Thirteen Lakhs and Eighty Five thousand only)

- The HMDA will issue NOC for obtaining loans from banks after payment of First Instalment (ID amount 33% sale value) subject to sanction by the respective banks and forward the registered sale deed directly to the bank after payment schedule.
- All payments shall be made by NEFT/ RTGS in favor of METROPOLITAN COMMISSIONER, HMDA payable at **BANK OF BARODA, Jubilee Hills Branch, Virtual Savings A/c. No: HMDAZKKPT2P7, IFSC Code. BARBOJUBILE (0=zero), MICR Code. 500012007** at Hyderabad and the Bidder has to send a copy of paid receipt to the HMDA email id : daoemu@hmda.gov.in duly mentioning Layout Name, Plot No. and other details.
* For any bank queries : contact Sri Mohan, 9032164666
- All the terms and conditions prescribed in the e-auction document remains the same.
- This offer is liable to be cancelled for failure to adhere to any of the terms & conditions of the e - auction and EMD remitted will be forfeited without any further notice in all such cases.
- As per the provision of Sec.196 of the Income Tax Act, 1961 no deduction of tax shall be made by any person from any sums payable to the Government. The Government land is auctioned by HMDA on behalf of Government of Telangana, hence TDS provisions of Income Tax Act, 1961 are not applicable.


Estate Officer 5/8/23
HMDA

To
NAVATRIS INVESTMENTS
RAJAPUSHPA PROPERTIES PVT LTD
HNo. 1_51_192_3_VR_501 MASJID BANDA KONDAPUR ,Hyderabad , ,Telangana 500084
info@dsroffice.com, Contact No: 9010819990

Copy to the CAO,HMDA Hyderabad for information.

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 15 of 29 Sub Registrar
Gandipet



Generated on: 13/11/2024 04:47:10 PM





HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
ESTATE MANAGEMENT UNIT

5th Floor, Northwing, Swarnajayanthi Complex, Ameerpet Hyderabad-500038

Lr.No. 1028/EMU/HMDA/KKPT-II-7/2023

PRE- FINAL ALLOTMENT LETTER

Sub: HMDA-EMU- Plot No. (7) – Extent 6.55 Acre – NEOPOLIS Kokapet Layout – Ph-II – situated in Sy.No. 239 & 240 of Kokapet (Vg), Gandipet (Mdl), Rangareddy Dist – Pre-Final Allotment Letter – Issued - Reg.

Ref: 1) Confirmation-cum-Allotment Lr.No.1028/EMU/HMDA/KKPT-II-/2023 Dt:
2) Confirmation by the CAO, HMDA

@@@

With reference to the subject and references cited above, on receipt of total Sale Price in respect of Plot No. (7) of NEOPOLIS Kokapet Layout phase-II situated in Sy.No. 239 & 240 of Kokapet (Vg), Gandipet (Mdl), Rangareddy Dist, the Pre-final allotment letter is hereby issued. The details of the plot is given below:

1)	Name of the Allottee (s)	:	NAVATRIS INVESTMENTS RAJAPUSHPA PROPERTIES PVT LTD
2)	Plot. No	:	7
3)	Complex/Layout approved by HMDA	:	Yes
4)	Plot area	:	6.55 Acre (approx.)
5)	Bid rate	:	Rs. 75,50,00,000/- Per Acre
6)	Total Sale Price	:	Rs. 494,52,50,000/- (Rupees Four Hundred and NinetyFour Crore FiftyTwo Lakh Fifty Thosuaud only)

You are requested to take Physical Possession of the above Plot from the Assistant Director (S&LR), HMDA (Cell No. 7032634404), Site Officer, HMDA (Cell No. 9849904560) and EE, HMDA (Cell No. 9849909840) and to produce the sketch duly attested by AD (S&LR) and signed by you, so as to enable this office to process for registration.

Once the Physical Possession of the Plot is handed over, as per the brochure conditions in Annexure – I clause 14 (viii), it is the sole responsibility of the bidder to protect/safeguard the Plot by constructing compound wall/fencing to avoid any boundary disputes and encroachments at a later date, if any.

Further if there are no variation in the area of plot on physical measurement, this pre-final allotment shall be treated as final allotment letter.

It is also to inform you that, if any, errors/omissions in calculation of interest, principal amount, penalties, and area of the Plot etc., are found at a later date, you are liable to pay all the due amounts even after execution of the sale deed.

Signed by Sudershan Y

Date: 09-02-2024 12:14:11

Reason: Approved

Estate Officer, HMDA

To

NAVATRIS INVESTMENTS

RAJAPUSHPA PROPERTIES PVT LTD

HN_o 1_51_192_3_VR_501 MASJID BANDA KONDAPUR ,Hyderabad , ,Telangana 500084

info@dsroffice.com, Mob. No. 9010819990

Copy to the Asst. Director (S&LR), HMDA with a request to handover the above plot in coordination with Estate Wing and Engineering wing and to submit the sketch.

Copy to the Site Officer, EO (Lands), HMDA with a direction to assist the AD (S&LR) and Engineering Team in handing over process.

Copy to the Executive Engineer, DIV-IV, HMDA with a request ensure that the plot demarcation along with stones is fixed as per the approved layout and handover the plot in coordination with Estate wing.

Copy to Dy. I.O.S (Retd.

Bk - 1, CS No 16365/2024 & Doct No 15745/2024. Sheet 16 of 29 Sub Registrar Gandipet



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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
ESTATE MANAGEMENT UNIT

5th Floor, Northwing, Swarnajayanthi Complex, Ameerpet Hyderabad-500038

Lr.No. 1028/EMU/HMDA/KKPT-II-7/2023

CONFIRMATION-CUM-ALLOTMENT LETTER

Sub: HMDA - EMU- E-Auctions – **Plot No.7** - Extent **6.55 Acre** – NEOPOLIS Kokapet Layout-II - situated in Sy.No. 239 & 240 of Kokapet (Vg), Gandipet (Mdl), Rangareddy District – First Instalment (ID) paid – Confirmation-cum-Allotment Letter –Issued –Reg.

Ref: 1) e-Auction Notification, Dt: 07-07-2023
2) e-Auction held on 03-08-2023 conducted by M/s MSTC
3) This office Letter of Offer, Dt: 05-08-2023
4) Confirmation by the Chief Accounts Officer, HMDA

@@@

It is to inform that, the e-Auction was held vide reference 2nd cited and you stood as highest bidder for **Plot No. 7** admeasuring 6.55 Acre of NEOPOLS Kokapet Layout-II situated in Sy.No. 239 & 240 of Kokapet (Vg), Gandipet (Mdl), Rangareddy District. The bid price is Rs. **75,50,00,000/-** per Acre and the total sale consideration of the plot is Rs. **494,52,50,000/-** (**Rupees Four Hundred and NinetyFour Crore FiftyTwo Lakh Fifty Thousand only**).

It is informed that, the EMD amount **Rs: 5,00,00,000/-** and First Instalment (Initial Deposit) equivalent to 33% of plot cost an amount of **Rs. 163,19,32,500/-** totalling to **Rs: 168,19,32,500/-** is received against the said plot through RTGS/NEFT transfer and the same has been confirmed CAO, HMDA vide reference 4th cited.

Further, it is directed to pay an amount of **Rs. 163,19,32,500/-** (**Rupees One Hundred and SixtyThree Crores Nineteen Lakhs ThirtyTwo thousand Five Hundred only**) towards Second Instalment **within (30) days** i.e on or before **04-09-2023** and also to pay the balance amount of **Rs: 163,13,85,000/-** (**Rupees One Hundred and SixtyThree Crores Thirteen Lakhs EightyFive Thousand only**) towards Final instalment **within (90) days** i.e. on or before **03-11-2023** as per the terms and conditions of the brochure without interest. However, you can opt to avail the interest facility as per Annexure-I brochure conditions (12).

All payments shall be made by NEFT/ RTGS in favor of METROPOLITAN COMMISSIONER, HMDA payable at **BANK OF BARODA, Jubilee Hills Branch, Virtual Savings A/c. No: HMDAZKKPT2P7, IFSC Code. BARB0JUBILE (0=zero), MICR Code. 500012007** at Hyderabad and the Bidder has to send a copy of paid receipt to the HMDA email id : daoemu@hmda.gov.in duly mentioning Layout Name, Plot No. and other details.
* For any bank queries : contact Sri. Mohan, 9032164666

It is also informed that, if any, errors/omissions found in calculation of interest, principal amount, penalties and area of the plot etc., at a later date, you are liable to pay all the due amounts even after execution of the sale deed.

Signed by Kishanrao
Basutkar

Date: 15-08-2023 13:44:40

Estate Officer HMDA Approved

To,
NAVATRIS INVESTMENTS
RAJAPUSHPA PROPERTIES PVT LTD
HNo_1_51_192_3_VR_501 MASJID BANDA KONDAPUR ,Hyderabad , ,Telangana 500084
info@dsroffice.com, Mob.No. 9010819990

Copy to the CAO, HMDA for information.

Bk - 1, CS No 16365/2024 & Doct No 15745/2024. Sheet 17 of 29 Sub Registrar Gandipet



Generated on: 13/11/2024 04:47:10 PM



PROCEEDINGS OF THE COLLECTOR, RANGA REDDY DISTRICT
PRESENT: SRI. D. AMOY KUMAR, I.A.S.,

Progrs.No.LC1/5550/2021

Dated:22,12,2021

Sub: Lands - Rangareddy District -Gandipet Mandal -Kokapet Village -
Sy.Nos.239 & 240 - Neopolis e-auction sale of lands - Sale proceeds
realized on sale of land by HMDA on behalf of the State Government,
as agency - Clarification from the Government - Authorization to
execute the sale deeds - Orders - Issued.

Ref: - G.O.Ms.No.125, Revenue (Assn.II) Dept., dt:22.12.2021.

-oOo-

ORDER:

1. The Government vide reference have informed that, in the circumstances reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad vide their letter No.1944/EMU /KKPT/H/2021, dt:02.12.2021 and as recommended by the Chief Commissioner of Land Administration, Hyderabad vide Lr.No.Assn.II(1)/465 /2021, dt:18.12.2021, has clarified that all the sale proceeds realized on sale of lands/ plots by the HMDA through e-auction of Neopolis in Sy.No.239 & 240 of Kokapet Village, Gandipet Mandal are Government receipts, since it is Government land. The HMDA is only an agent of the Government and all the transactions conducted by the HMDA in the matter are on behalf of Government of Telangana only. The said sale amount has been deposited in the Government treasury.
2. Further permitted the District Collector, Rangareddy District to execute the sale deeds in favour of the successful bidders by himself or by the person authorized by him on behalf of the Government.
3. Therefore, in view of above, the Tahsildar, Gandipet Mandal is hereby authorised to execute the sale deeds in favour of the successful bidders on behalf of the District Collector.


District Collector,
Rangareddy District

To
The Tahsildar, Gandipet Mandal, Rangareddy District - for compliance.

- Copy to the RDO, Rajendranagar Division for necessary action.
Copy submitted to the Metropolitan Commissioner, HMDA, 5th Floor,
Swarnajayanthi Complex, Ameerpet, Hyderabad.
Copy submitted to the CS & CCLA, Nampally, Hyderabad- for favour of kind
information.
Copy submitted to the CS & Spl. Chief Secretary to Government Revenue
(Assn.II) Department, Hyderabad - for favour of kind information.

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 18 of 29 Sub Registrar
Gandipet



Generated on: 13/11/2024 04:47:10 PM



**GOVERNMENT OF TELANGANA
ABSTRACT**

Revenue Department – Neopolis-e-auction sale of land in Sy.Nos.239 & 240 of Kokapet (V), Gandipet (M) – Sale proceeds realised on sale of land by HMDA on behalf of the State Government, as agency - Clarification - Orders - Issued.

=====

REVENUE (ASSN.II) DEPARTMENT

G.O.Ms.No.125

Dated:22.12.2021.
Read the following:-

1. Govt. Memo No.77603/Assn(V)(2)/96-10, dt:17.11.1999, Revenue Department.
2. G.O.Ms.No.242, MA & UD (Plg.I) Department, dated 09.09.2019.
3. Letter No.1944/EMU/KKPT/H/2021, dated 02.12.2021, from the Metropolitan Commissioner, HMDA.
4. Letter No.Assn.II(1)/465/2021, dated 18.12.2021, from the Chief Commissioner of Land Administration, Hyderabad.

ORDER :-

In the circumstances reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, in the reference 3rd read above and as recommended by the Chief Commissioner of Land Administration, Hyderabad in the reference 4th read above, Government after careful examination of the matter, hereby clarify that all the sale proceeds realised on sale of lands / plots by the HMDA through e-auction of Neopolis in Sy.Nos.239 & 240 of Kokapet (V), Gandipet (M) are Government receipts since it is Government land. The HMDA is only agent of the Government and all the transactions conducted by the HMDA in the matter are on behalf of Government of Telangana only. The said sale amount has been deposited in the Government treasury.

2. Further, Government hereby permit the District Collector, Ranga Reddy to execute the sale deeds in favour of the successful bidders by himself or by the person authorised by him on behalf of the Government.
3. The Metropolitan Commissioner, HMDA and the District Collector, Ranga Reddy to take further action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**SOMESH KUMAR
CHIEF SECRETARY TO GOVERNMENT**

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority.
The District Collector, Ranga Reddy.
Copy to:
The Chief Commissioner of Land Administration, T.S., Hyderabad.
Sf/SC.

//FORWARDED :: BY ORDER//


SECTION OFFICER

✍

Bk - 1, CS No 16365/2024 & Doct No 15745/2024. Sheet 19 of 29 Sub Registrar Gandipet



Generated on: 13/11/2024 04:47:10 PM



GOVERNMENT OF TELANGANA
ABSTRACT

(61)

MA &UD Department – HMDA – Sale of Government Lands – E-Auction of land existed in Sy. Nos. 239 & 240 situated at Kokapet village, Gandipet Mandal, Ranga Reddy District – Remittance of amount derived from auction of land / plot into Government Account – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.I) DEPARTMENT

G.O. Ms. No.242,

Dated:09-09-2019

Read the following:-

1. G.O. Ms. 85, MA &UD Department, dated: 28.2.2011
2. From HMDA, Lr.No.1944/HMDA/EMU/KKPT/H/2019, dt: 4.9.2019

....

ORDER:-

In the circumstances reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in the reference 2nd read above, Government after careful examination of the matter hereby permit the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to auction (e-auction) of the balance Government land in Sy. Nos 239 & 240 of Kokapet (V), Gandipet (M), Ranga Reddy District and to remit the sale proceeding into Government Account as was done earlier.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is therefore requested to take further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad,
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Commissioner & Director of Municipal Administration, Hyderabad.
The Director of Town & Country Planning, Hyderabad.

Sc/sf

//FORWARDED BY ORDER//


SECTION OFFICER

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 20 of 29 Sub Registrar
Gandipet



Generated on: 13/11/2024 04:47:10 PM



347
18/6/2021

GOVERNMENT OF TELANGANA
ABSTRACT

Industries & Commerce Department - Government Lands/Assets - Disposal of Government land parcels under control of various Departments which are not required for any public purpose located in various prime areas scattered throughout the State by open public auction - Standard Operating procedure (SOP) to be followed by Nodal Agencies - Orders - Issued.

INDUSTRIES AND COMMERCE (IP&INF) DEPARTMENT

G.O.Ms. No.13

Dated: 10.06.2021
Read the following:

- DHO/Euo
6
17/6/2021
- 1.G.O.Ms. No. 571, Rev(Assn.I) Dept., dt: 14.09.2012.
 - 2.G.O.Ms. No. 61, Rev(Assn.I) Dept., dt: 15.05.2015.
 - 3.G.O.Ms. No. 82, Rev(Assn.I) Dept., dt: 17.06.2015.
 - 4.G.O.Ms. No. 191, Rev(Assn.I) Dept., dt: 17.10.2015.



ORDER:-

The Government vide reference 1st read above, have issued "Government Land Allotment Policy" and uniform guidelines with regard to the Government lands to be allotted for various purposes to different Government Departments and Private Organizations both in terms of extent and rate.

2. Whereas, as per the Land Allotment Policy issued in the reference 1st read above and adopted as applicable to the State of Telangana vide reference 2nd read above, the Government lands should not be auctioned for Resource Mobilization.

3. Whereas, in order to avoid possible encroachments, the land parcels of various sizes and shapes and some of the land parcels not required for any immediate public purposes and since these are in prime locations scattered across the State are prone to encroachments and un-authorized possessions, the Government after careful examination of the matter and to avoid possible encroachments were permitted for disposal of Government land parcels which are not required for any public purpose and cannot be kept idle for possible encroachments throughout the State by open public auction by notifying the same vide reference read 3rd above in relaxation of Clause 3(a) (V) of the Policy guidelines issued in the reference 1st read above.

4. Whereas, Procedural guidelines are issued with regard to disposal of Government land parcels by way of open auction vide reference 4th read above.

5. In the meeting held on 19.03.2021 by the Chief Secretary to Government on disposal of Government vacant land parcels kept idle/un-utilized in various Departments as a part of Resource Mobilization, a decision was taken to have a Standard Operating Procedure (SOP) in disposal of the said land parcels through e-Auction in a transparent manner in order to realize competitive rates.

6. As a part of it, after elaborate discussions on the subject and after careful examination of the matter at Government level, the following "Standard Operating Procedure" (SOP) are hereby issued on disposal of the Government vacant land parcels under the control of various Departments in the State which are not required for any immediate public purposes and since they are in prime locations and prone to un-authorized encroachments:

7. The following SOP considered for smooth conduct and timely execution of the sale deeds and also to get fair market value:

- a. Concerned District Collectors to ensure the lands are litigation free for e-Auction and clear demarcation of lands be done.
- b. Accelerated and time bound approval and change of Land use and to declare the lands as "multipurpose use" and notify under appropriate zoning.

(P.T.O.)

Bk - 1, CS No 16365/2024 & Doct No M
15745/2024. Sheet 21 of 29 Sub Registrar
Gandipet



Generated on: 13/11/2024 04:47:10 PM



- c. Accelerated and time bound approval of the layout by HMDA/GHMC and automatic incorporation in Master Plan of HMDA/GHMC.
- d. All clearances through TS-bPASS- Single Window System.
- e. Fire NOC and EC/CFE by Departments concerned within (7) days from application filed through TS-bPASS.
- f. Nodal Department be delegated powers to approve the Special Terms and Conditions and Tentative Schedule for conduct of e-Auction.
- g. Nodal Department/ Agency be delegated for fixing of upset price duly considering the prevailing market rates with due diligence.
- h. Permit the Nodal Agency to engage Consultants, if required, to arrive at reasonable upset price.
- i. Authorise the Nodal Dept/Agency to issue of notification & further proceedings at timely intervals upon identification of saleable land bank duly analysing the market trends and demand.
- j. Permission to engage MSTC (a GoI Agency) as service provider to conduct e-Auction on online platform.
- k. Nodal Agency be permitted in taking assistance of Private Market Agency for outreach as required.
- l. Nodal Agency for arranging site visits & Coordination. Also, to set up a site office as per the requirement.
- m. An e-Auction Cell be established in Nodal Agency to work.
- n. Constitution of a Committee at Nodal Department under the concerned Principal Secretary to Government to finalise bids and approve.
- o. Execution of Conveyance Deed and handing over the possession of the auctioned land to the successful bidder by Dist Collectors within (3) weeks from payment.

8. The following Committees may be constituted for taking up of the process for sale of the Government land parcels through e-Auction:

(i) Steering Committee: The team will review the status of progress and issue suitable instructions to the concerned for timely implementation. The Committee will meet every fortnight for monitoring and guidance.

- | | | |
|---|---|----------|
| 1. The Chief Secretary to Government | - | Chairman |
| 2. The Special Chief Secretary, Revenue | - | Member |
| 3. The Principal Secretary, Finance | - | Member |
| 4. The Special Chief Secretary, Housing | - | Member |
| 5. The Principal Secretary, MA&UD | - | Member |
| 6. The Principal Secretary, I&C | - | Member |
| 7. The Law Secretary | - | Member |

(ii) Lands Committee: The team will ensure that litigation free lands are made available for Sale / Auction

1. The Law Secretary,
2. The representative of CCLA,
3. The Commissioner & Inspector General, Stamps & Registrations
4. The District Collectors concerned

The District Collectors to ensure the following:

- (a) Due diligence of the proposed land / plot.
- (b) Demarcation and fixing of boundaries of the land / plot.
- (c) Saleable land bank to be created which will be at-least 1000 acres.

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 22 of 29 Sub Registrar
Gandipet



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(iii) Approval Committee:

1. The Commissioner, GHMC
2. The Metropolitan Commissioner, HMDA
3. The Chairman & Managing Director, TSSPDCL
4. The Managing Director, HMWSSB
5. The Director General, Fire Services
6. The Member Secretary, TSPCB.

The Committee will ensure the following:

- (a) Development of Lands and preparation of Layouts with proper boundaries prior to conduct of e-Auction.
- (b) All approvals i.e. Building permission, Electricity, Fire, CLU, PCB, etc., are to be given through TSb-PASS only.
- (c) Every Department shall give approvals/clearance within (7) days under TSb-PASS.
- (d) The Auction lands should be declared automatically as multipurpose use.
- (e) Providing Water (HMWS&SB) and Power (TRANSCO) without any additional charges on request of Nodal Agency.
- (f) HMDA/GHMC should incorporate the Layouts in the Master Plan.
- (g) Any Land / plot to be realigned.
- (h) Layout approval may be given before e-auction notification without levy any charges.
- (i) Any Master Plan road passing through the land / plot to be realigned.

(iv) Auction Committee:

1. The Metropolitan Commissioner, HMDA,
2. The Managing Director, Housing Board
3. The Vice Chairman & Managing Director, TSIIC

This Committee will take up the process of preparing the layout for the identified lands and take up the following works and will also coordinate with the concerned stake holders departments for the said purpose from time to time.

- (a) Take-up minimum development of the layout / plot.
- (b) Printing of brochures / collaterals.
- (c) Publicity / Advertisements.
- (d) Showcasing the parcel.
- (e) Laying of basic roads.
- (f) Erection of street lights.
- (g) Arranging the site visits.
- (h) Creating the marketing cell - which can have all the details of the land/plot.

9. The Nodal Department appointed by the Government for disposal of the Government vacant land parcels are delegated the following powers:

- (a) To fix the upset price.
- (b) To issue notifications and further proceedings.
- (c) Permissions to engage MSTC as service provider to conduct e-Auction.
- (d) The Nodal Department/Agency is permitted to utilize 2% of the Sale proceeds towards reimbursement of the expenditure incurred towards taking up Minimal Development of the sites, Notification and Publicity Charges, Printing of Brochures, collaterals, Marketing including arranging site visits etc.
- (e) The Nodal Department/Agency is permitted to pay Service and other charges to M/s MSTC from the sale proceeds.

(P.T.O.)

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 23 of 29 Sub Registrar
Gandipet

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- (f) Constitution of a Committee to finalize bids (Single Bid).
- (g) Approval of the Special terms and conditions.
- (h) Tentative schedule for conduct of e-Auction.
- (i) Execution of conveyance Deed and handing over possession to the H1 bidder by the Collectors within (7) days from payment.

10. All the Departments/ Nodal Agencies, CCLA and Concerned District Collectors shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SOMESH KUMAR
CHIEF SECRETARY TO GOVERNMENT

To
The CS and Chief Commissioner of Land Administration, Telangana.
The Special Chief Secretary to Government, Revenue Department.
The Special Chief Secretary to Government, Housing Department.
The Principal Secretary to Government, Finance Department.
The Principal Secretary to Government, MA&UD, Hyderabad.
The Principal Secretary to Government, I&C Department, Hyderabad.
The Secretary to Government, LAW Department, Hyderabad.
The Commissioner & Inspector General, Stamps & Registrations Department, Hyderabad.
All HODs, Government of Telangana.
The Secretary, CCLA, Hyderabad.
All the District Collectors in Telangana State.
The Metropolitan Commissioner, HMDA, Hyderabad.
The Commissioner, GHMC, Hyderabad.
The Chairman and Managing Director, TSSPDCL, Hyderabad.
The Managing Director, HMWSSB, Hyderabad.
The Director General, Fire Services, Hyderabad.
The Vice Chairman and Managing Director, Telangana Housing Board, Hyderabad.
The Vice Chairman and Managing Director, TSIIC Limited, Hyderabad.
The Secretary, TSPCB, Hyderabad.
Sf/Sc (C.No.1107/IP&INF/A2/2021)

//FORWARDED::BY ORDER//


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Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 24 of 29 Sub Registrar
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GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad
Metropolitan Development Authority - Andhra Pradesh Urban Areas
(Development) Act, 1975 - Clarification on Sale proceeds of Plots without any
specific direction and sale proceeds of Plots acquired by the Authority -
Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.85,

Dated:28.02.2011.

Read the following:

1. Andhra Pradesh Urban Areas (Development) Act, 1975.
2. Hyderabad Metropolitan Development Authority Act, 2008 (A.P. Act. No.8/2008).
3. Govt.Memo.53637/Assn.III(1)91-21, Revenue Department,dated:14.09.94(Nallagandla land alienated).
4. Govt.Memo.38143/Asn.V(1) /98-2 Revenue Department, Dated:03.01.2001(Tellapur land alienated).
5. Govt Memo:3495/A/Q1/85-A, dated:11.04.1985 (Pokkalwada land alienated).
6. Shamshabad Plots, Shamshabad Phase-I, Shamshabad Phase-II and New Shamshabad alienated vide Collector ref:D2/9030/81, dated:08.07.85.
7. CLR's DO Lr.BB1/3123/88, dated:03.11.1988 (Miyapur Alienated)
8. G.O.Ms.No.17, dt:28.01.2000(Asifnagar alienated).
9. Govt.Memo:29895/Assn.2 /98-1, Revenue Department, dated:07.09.98 (Neknampur land alienated).
10. Mushk Mahal alienated vide Govt.Memo 1230/Q/76.
11. Govt.Memo.4301/94-5, dated:20.01.95 read with G.O.Ms.No.79, dated:23.02.96 (Madhapur(HUDA Techno) land alienated).
12. Govt. Memo No.3495-A/Q1/85-4, dated:11.04.1986 (Tanisha nagar).
13. Nallagandla land acquired vide Award No.LA/2/87 in file No.LA/509/82-4 dated:29.07.1986.
14. Tanesha Nagar vide Memo No.3495-A/Q1/85-4 dated:11.04.86.
15. Surplus land at Malkajgiri.
16. Golden Mile Project Kokapet village vide Memo No.77603/Assn.V2/1996-10 dated:17.01.1999.
17. Saroor nagar vide G.O.Ms.no.24, dated:21.03.1998.
18. Lands at Poppalguda acquired vide Memo No.31296/LA(1)2006-1, dated:30.10.2006.
19. Certain lands at Shaikpet vide G.O.Ms.No.680.
20. Certain land alienated/ allotted in favour of HUDA / HMDA in Jawahar Nagar, Hafeez Pet, Malkajgiri, Jubilee Hills, Rampally Land, VRC-V, RRT - ELE, RRT Commercial, Shameerpet, Mylardevpally Open land, Madhuban, NRR Puram - Phase-I, NRR Puram - Phase-II, Vanasthalipuram Phase I to V, HUDA Trade Center, Mehadipatnam, Banjara Hills, Yaprall, Nadargul, Bandlaguda, Budvel Land, Saheb Nagar, Ramachandra Puram, Surplus land at Malkajgiri, Empire of Kokapet, Srinagar Township, Kamala Nagar, Vivekananda Nagar, Meerpet, Asifnagar (Gudimalkapur), Laxmiguda Village land, Mailardevpally, SEZ in Kokapet, Hydernagar (Mytri Hills).
21. V.C., HUDA, D.O.Lr.No.HUDA/CAO/2008-09.
22. Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr.No. HMDA/CAO/ACCTS/MC/2010-11, dtd:03.12.2010.

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Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 25 of 29 Sub Registrar
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23.From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr.No. HMDA/CAO/ACCTS/MC/2010-11, dt:02.02.2011

ORDER:

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority through the reference 20th and 21st read above, had requested the Government to ratify the action of HUDA / HMDA for having spent the money received through sale proceeds of the land alienated and sale proceeds of the plots acquired through the Government Orders read above, for the purposes of implementation of the projects like PVNR Expressway, Outer Ring Road Project, Hitech Flyover, Langerhouz Flyover including inter-project transfers etc., which is utilized based on the directions received from the Government as well as the decisions taken in the District Level Review Meetings vis-à-vis inter project transfer of funds to expedite the project implementation. The proposal of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has been considered and after careful examination, Government hereby issues the following orders.

2. Government hereby clarify that all the sale proceeds realized on sale of lands / plots by the HUDA / HMDA are Government receipts and not receipts of HUDA / HMDA as the said authority is only the agent of the Government and all transactions conducted by the HUDA / HMDA are on behalf of the Government of Andhra Pradesh only.

3. Government hereby ratify the action of HUDA / HMDA in having credited the amounts from time to time so realized on sale of lands / plots mentioned in the references read above to the Consolidated Fund of the State treating the same as the Government receipt. Government also hereby permit the HUDA / HMDA to utilize the funds realized on sale of lands / plots for implementation of projects and development works as directed by the Government from time to time.

4. This order issues with the concurrence of Finance (Expr.M&F) Department vide their U.O.No.4706/61/A1/M&F/10, Dated:28.02.2011.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Commissioner & Director of Municipal Administration,
A.P. Hyderabad.
The Director of Town & Country Planning,
Andhra Pradesh, Hyderabad.
The Accountant General, Andhra Pradesh, Hyderabad.
Copy to:
The Finance (Expr. M&F) Department.
The P.S. to M(MA).
Sf/Sc.

// FORWARDED :: ORDER //

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Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 26 of 29 Sub Registrar
Gandipet



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Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 27 of 29 Sub Registrar
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Unique Identification Authority of India
 Government of India
 Unique Enrollment No.: 1316N108702178
 To: **శ్రీ సుధాకర్**
Nigra Srinivas Reddy
 80 Nanna Loka Road
 595003791, Post No 7H
 Anantapur Colony
 L.B Nagar
 Huzurabad
 K.V. Rajgoudry Colony, Saravali
 Telangana - 500084
 45338134
 Deactivated Date: 12/04/2017
 Re-activated Date: 02/04/2018
 మీ ఆధార్ నెంబర్ / Your Aadhaar No.:
4321 0128 2247
నా ఆధార్, నా సుధాకర్
 Unique Enrollment No.: 1316N108702178
 Government of India

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAUFN5312L
 TIT / Name
NAVATRIS INVESTMENTS
 दिनांक / तारीख / Date of Incorporation/Formation
05/10/2022

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAJA PUSHPA PROPERTIES
PRIVATE LIMITED
20/11/2009
 Permanent Account Number
AAECR6002Q
 Signature

Unique Identification Authority of India
Desireddy Srinivasa Reddy
 పుట్టిన తేదీ / DOB: 19/01/1973
 పురుషుడు / MALE
 Address:
 C/O S/O Siva Reddy, Plot No. 09 Emeralds
 Fortune, Sy Nos. 208 & 209 Sitaboni, Near
 Chirac Public School, Kondapur, PO:
 Kondapur, DIST. K.V. Rangareddy,
 Telangana - 500084
4688 1783 6931
 VID : 9172 7101 8397 8372

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 Kondapur, DIST. K.V. Rangareddy,
 Telangana - 500084
4688 1783 6931
 VID : 9172 7101 8397 8372

Handwritten signature: S Reddy

Unique Identification Authority of India
4102 0132 6284
ఆధార్ - నామాన్యుని హక్కు

Unique Identification Authority of India
4102 0132 6284
ఆధార్ - నామాన్యుని హక్కు

Unique Identification Authority of India
2069 3828 1496
 VID : 9109 5660 2131 7794
నా ఆధార్, నా సుధాకర్

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2069 3828 1496
 VID : 9109 5660 2131 7794
నా ఆధార్, నా సుధాకర్

Unique Identification Authority of India
Kashireddy Bhaskar Reddy
 పుట్టిన తేదీ / DOB: 04/09/1983
 పురుషుడు / MALE
9335 1901 5632
 VID : 9109 5660 2131 7794
నా ఆధార్, నా సుధాకర్

Unique Identification Authority of India
Kashireddy Bhaskar Reddy
 పుట్టిన తేదీ / DOB: 04/09/1983
 పురుషుడు / MALE
9335 1901 5632
 VID : 9109 5660 2131 7794
నా ఆధార్, నా సుధాకర్

Bk - 1, CS No 16365/2024 & Doct No
15745/2024. Sheet 28 of 29 Sub Registrar
Gandipet



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Document Registration online eChallan

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 229GPJ131124



Bank Code : SBIN

Payment : NEFT/RTGS

Remitter Details

Name	RAJAPUSHPA PROPERTIES PVT LTD
PAN Card No	AAECR6002Q
Aadhar Card No	
Mobile Number	*****138
Address	HYDERABAD

Executant Details

Name	THE DISTRICT COLLECTOR RANGA REDDY DIST
Address	REP BY TAHSILDAR, GANDIPET MANDAL, R R DIST

Claimant Details

Name	RAJAPUSHPA PROPERTIES PVT LTD
Address	HYDERABAD

Document Nature

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

Amount Details

Stamp Duty	271988850
Transfer Duty	74178850
Registration Fee	24726250
User Charges	1000
Mutation Charges	4945250
Haritha Nidhi	50
TOTAL	375840250

Total in Words
Thirty Seven Crore Fifty Eight Lakh
Forty Thousand Two Hundred Fifty
Rupees Only

Date(DD-MM-YYYY) 13-11-2024

Transaction Id 4179805596536

Stamp & Signature

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 229GPJ131124



Bank Code : SBIN

Payment : NEFT/RTGS

Remitter Details

Name	RAJAPUSHPA PROPERTIES PVT LTD
PAN Card No	AAECR6002Q
Aadhar Card No	
Mobile Number	*****138
Address	HYDERABAD

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Mutation Charges	4945250
Haritha Nidhi	50
TOTAL	375840250

Total in Words
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Forty Thousand Two Hundred Fifty
Rupees Only

Date(DD-MM-YYYY) 13-11-2024

Transaction Id 4179805596536

Stamp & Signature

Note: Scan the QR code to verify the challan details and go through refund policy.

Note: Scan the QR code to verify the challan details and go through refund policy.

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Bk - 1, CS No 16365/2024 & Doct No
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