

21535

Doc No. 20179/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AE 597291

Sl. No. 338 Date 12-04-2021 Rs.100/-
 SOLD TO: V.V.R. Varma
 S/O: Late: V. Narasimha Raju, R/o. HYD
 FOR WHOM: M/S. VERTEX HOMES PVT LTD.

K. Raju Raju
 KOTA RAJA RAJESWARI
 LICENCED STAMP VENDOR
 LIC No: 15-21-015/2019
 Plot No: 402, Pratha Residency, Nizampet
 Near Sriniwasa Society, Bachupally (M),
 Medchal-Malkajgiri Dist-500090,
 Mobile: 9959955744.

RECTIFICATION DEED

This Rectification Deed is made and executed on this the 27th day of November, 2021 at Hyderabad, Telangana to the DAGPA Doc. No. 4097 of 2021, Dt:17-02-021, registered with the Office of Joint-Sub Registrar-1, Hanga Reddy (R.O.)(PRINCIPAL DEED), by and between:-

1. M/s GLOBAL HORIZON URBAN INFRA PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act and having its Registered Office at Plot No.57, Nagarjuna Hills, Panjagutta, Hyderabad, Telangana, represented by its Director: **Smt.K.Renuka Raju**, W/o Sri K.Satyanarayana Raju, aged 56 yrs., Occ: Business, R/at Bungalow No.36, Aparna Orchids, Near N.A.C. (Hitex), Izzath Nagar, Kondapur, Hyderabad -500084, Telangana, Aadhar No.783178844391.

Global Horizon Urban Infra Pvt Ltd.,

U. R. S. I.
 Authorized Signatory

For Kanumuru Infrastructure Company Ltd

U. R. S. I.
 Authorized Signatory

For VERTEX HOMES PVT. LTD.

Authorized Signatory

For SOWBHAGYA PARAMPARA

U. R. S. I.
 Trustee

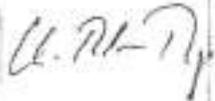
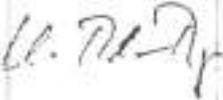
For VERTEX HOMES PVT LTD

U. R. S. I.
 Authorized Signatory

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Ranga Reddy (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 11 and 12 on the 27th day of NOV, 2021 by Sri K.Renuka Raju

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	EX			KOTA NOOKA RAJU (AUTHORIZED SIGNATORY) S/O. KOTA RAMA RAO D/O VERTEX CORPORATE PLOT NO 8 S, JUBILEE ENCLAVE, NAGAR, KONDAPUR, HYDERABAD	
2	EX			M.S. KAMUNURU INFRASTRUCTURE COMPANY LIMITED REPSY KARENKA RAJU W/O. K. SATYANARAYANA RAJU F/O BUNGALOW NO 3E, APARNA ORCHIDS, IZZATH NAGAR, KONDAPUR, HYDERABAD	
3	EX			SOWBHAGYA PARAMPARA REPSY TRUSTEE K. RENUKA RAJU W/O. K. SATYANARAYANA RAJU F/O BUNGALOW NO 3E, APARNA ORCHIDS, IZZATH NAGAR, KONDAPUR, HYDERABAD	
4	EX			M.S. GLOBAL HORIZON URBAN INFRA PRIVATE LIMITED REPSY DIRECTOR K. RENUKA W/O. K. SATYANARAYANA RAJU F/O BUNGALOW NO 3E, APARNA ORCHIDS, IZZATH NAGAR, KONDAPUR, HYDERABAD	

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Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S SIVANARAYANA HYDERABAD	
2			A SAITHO HYD	

27th day of November, 2021

Signature of Joint SubRegistrar Ranga Reddy (R.O)





For VERTEX HOMES PVT. LTD.

Authorized Sign



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2. **SOWBHAGYA PARAMPARA**, a registered Trust and having its at Office at HNo.1-60/1, IDA Bollaram Road, Miyapur, Hyderabad-500050, Telangana, represented by its **Trustee: Smt.K.RenukaRaju**, W/o Sri K.SatyanarayanaRaju, aged 56 yrs., Occ: Business, R/at Bungalow No.36, Aparna Orchids, Near N.A.C. (Hitex), Izzath Nagar, Kondapur, Hyderabad -500084, Telangana, Aadhar No.783178844391.
3. **M/s KANUMURU INFRASTRUCTURE COMPANY LIMITED**, having its office at Plot No.57, Nagarjuna Hills, Hyderabad-500082, rep. by its **Chairman and Managing Director: Smt.K.RenukaRaju**, W/o Sri K.S.Raju, aged 56 yrs., Occ: Business, R/at Bungalow No.36, Aparna Orchids, Near N.A.C.(Hitex), Izzath Nagar, Kondapur, Hyderabad - 500 084, Telangana. Aadhar No.7831 7884 4391.

(Hereinafter to be called and referred as the "**LAND OWNERS**" which term shall also mean and include all their respective executors, administrators, successors, assignees and legal representatives etc. of **FIRST PART**)

IN FAVOUR OF

M/s VERTEX HOMES PVT., LTD., (PAN No. **AABCV2364G**) having its registered office at Vertex Corporate, Plot No. 8 & 9, Survey Nos. 66 & 67, Jubilee Enclave, Opp. Hitex Entrance, Madhapur, Hyderabad, Telangana - 500 081, represented by its **Managing Director: Sri V.V.R. VARMA**, S/o Late V. NarasimhaRaju, aged 60 years, Occ: Business, R/o Plot No. 417, Road No. 18, Jubilee Hills, Hyderabad, Telangana - 500 033., (Aadhar No 6055 4109 9219) and **Joint Managing Director: SRI C.G. MURALI MOHAN**, S/o Late Shankaraiah, aged about 55 years, R/o Plot No.270-M, Road No.10, Jubilee Hills, Hyderabad - 500 033, Talangana. (Aadhar No 3285 7004 9108)

(Hereinafter referred to as the "**DEVELOPER/DAGPA HOLDER**" which term shall also mean and include all their respective executors, administrators, successors, assignees and legal representatives etc. of **SECOND PART**)

Represented by its Authorized Signatory **Mr. KOTA NOOKA RAJU**, S/o. Sri KOTA RAMA RAO aged about 42 Years, O/o. Vertex Corporate, 4th Floor, Plot No. 8 & 9, Survey Nos. 66 & 67, Jubilee Enclave, Opp. Hitex Entrance, Madhapur, Hyderabad, Telangana - 500 081, Adhaar No. 9428 7524 2347.

Global Home Urban Infra Pvt. Ltd.,

[Signature]
Authorized Signatory

For Kanumuru Infrastructure Company Ltd

[Signature]
Authorized Signatory

For VERTEX HOMES PVT. LTD.

[Signature]
Authorized Signatory

For SOWBHAGYA PARAMPARA

[Signature]
Trustee

For VERTEX HOMES PVT LTD

[Signature]
Authorized Signatory

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E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXX0003 Name: Srupu Sivannarayana	S/O Srupu Apparao, Pamapadu, West Godavari, Andhra Pradesh, 534166	
2	Aadhaar No: XXXXXX4391 Name: Kanumuru Renuka Raju	C/O Kanumuru Salyanarayana Raju, Erramanzil, Hyderabad, Telangana, 500083	
3	Aadhaar No: XXXXXX2347 Name: Kota Nooka Raju	S/O Kota Rama Rao, QUTHUBULLAPUR, Rangareddi, Andhra Pradesh, 500090	

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 18 of IS Act	DD/B/C/ Pay Order	
Stamp Duty	100	0	2075900	0	0	0	2075900
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	2078000	0	0	0	2078100

Rs. 2075900/- towards Stamp Duty including TD under Section 41 of I.S. Act, 1959 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the Party through E-Challan/Pay Order No. J24PZE251121 dated 25-NOV-21 of SBIN.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 2078000/-, DATE: 25-NOV-21, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: 01/20479/2021, PAYMENT MODE: CASH-1001136, ATRN 5172841346435, REMITTEE NAME: VERTEX HOMES PVT LTD, EXECUTANT NAME: GLOBAL HORIZON URBAN INFRA PVT LTD AND OTHERS, CLAIMANT NAME: VERTEX HOMES PVT LTD.

Date: 27th day of November, 2021
 Signature of Registering Officer: Ranga Reddy (R.O)
 (G. Sandhya Rani)

Certificate of Registration

Registered as document no. 20479 of 2021 of Book-1 and assigned the identification number 1 - 1510 - 20479 - 2021 for Scanning on 27-NOV-21.

Registering Officer
 Ranga Reddy (R.O)
 (G. Sandhya Rani)

FOR VERTEX HOMES PVT. LTD.

Authorized Signatory

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The "LANDOWNERS" and the "DEVELOPER/DAGPA HOLDER" shall individually be referred to as "Party" and collectively as "Parties".

WHEREAS the Parties herein i.e. The "LAND OWNERS" and the "DEVELOPER/DAGPA HOLDER" have entered into a Development Agreement-Cum-Irrevocable General Power of Attorney, bearing Document No. 4097 of 2021, dated 17th day of February 2021, registered with the Office of the Joint Sub Registrar-1 Ranga Reddy (R.O.). Hereinafter referred to as the "PRINCIPAL DEED".

WHEREAS, Now the Parties, to the PRINCIPAL DEED have mutually agreed to carry out the corrections and rectify the areas in the above mentioned PRINCIPAL DEED of Development Agreement-cum- Irrevocable General Power of Attorney, bearing Document No. 4097 of 2021, dated 17th day of February 2021 by way of the present Rectification Deed.

WHEREAS in view of the mutual agreement between the Parties herein and in the PRINCIPAL DEED, the present deed of rectification and the corrections are as under:

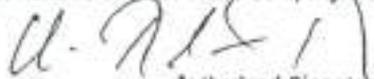
NOW THIS RECTIFICATION DEED WITNESSETH AS UNDER:

1. The Parties herein declare and confirm that they have hereby mutually agreed for the following:-
 - a) That DEVELOPER hereby undertakes to Develop the Schedule Property of the PRINCIPAL DEED into Multi-storied Residential Apartments Complex of 30 Floors and hence the proposed Build-up Area increases by 2,00,000Sq.feet and the proposed Parking Area increases by 56,000Sq.feet.
 - b) That is to say clearly, the proposed Build-up Area increases to 12,00,000Sq.feet instead of 10,00,000Sq.feet stated in the PRINCIPAL DEED and the proposed Parking /area increases to 3,80,000Sq.feet instead of 3,24,000Sq.feet stated in the PRINCIPAL DEED.
 - c) Therefore to share the saleable built-up areas in the shape of Residential/Flats out of the total saleable built-up areas in the entire Complex being developed on the schedule land in the Proportionate ratio of 27.5% and 72.5%, instead of 30% and 70% stated in the PRINCIPAL DEED.

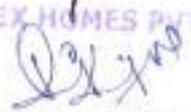
For Global Horizon Urban Infra Pvt. Ltd.


Authorized Signatory

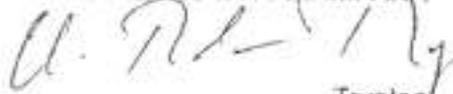
For Kanumuru Infrastructure Company Ltd


Authorized Signatory

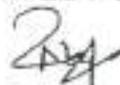
For VERTEX HOMES PVT. LTD.


Authorized Signatory

For SOWBHAGYA PARAMPARA


Trustee

For VERTEX HOMES PVT LTD


Authorized Signatory

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For VERTEX HOMES PVT. LTD.
Authorized Signatory

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d) That is to say clearly, the LANDOWNERS are entitled to **27.5%** and the DEVELOPER/DAGPA HOLDER is entitled to **72.5%** of the saleable built-up areas in the shape of Residential /Flats out of the total saleable built-up areas in the entire Complex being developed on the schedule land, **instead of 30% and 70%**, respectively, wherever it occurs, as stated in the PRINCIPAL DEED.

2. The Parties herein declare and confirm that the words- "**Multi-storied Residential Apartment Complex [not less than 25 Floors]**" in Point No. 1. (a) of Page No.9, of the PRINCIPAL DEED are hereby rectified, corrected, replaced and substituted as:-

THE RECTIFIED, corrected, replaced and substituted words in Point No. 1.(a) in Page No.9, of the PRINCIPAL DEED are:-

"Multi-storied Residential Apartment Complex of 30 Floors."

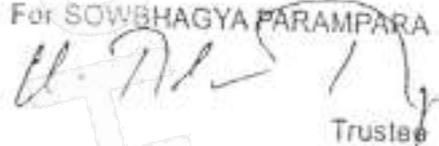
3. The Parties herein declare and confirm that the following **3 Paragraphs** in Point No. 2.(a) in Page No.12, of the PRINCIPAL DEED are hereby rectified, corrected, replaced and substituted:-

"The LANDOWNERS' SHARE - The Landowners are entitled to **30%** of the saleable built-up areas in the shape of Residential Flats out of the total saleable built-up areas in the entire Complex being developed on Schedule Land herein and proportionate share in the Parking areas and the proportionate undivided share of the land out of the Schedule Land (hereinafter referred to as the "LANDOWNERS' share"). However the LANDOWNERS No.1 to 3 herein will be entitled to the saleable built-up areas out of such **27.5%** share allotted towards their share in proportion to the extent of land contributed by each of them for development out of the Schedule Land hereunder." ;

"The DEVELOPER'S SHARE - The developer is entitled to **70%** of the saleable built-up areas in the shape of Residential Flats out of the total saleable built-up areas in the entire Complex being developed on Schedule Land herein and proportionate share in the Parking areas and the proportionate undivided share of the land out of the Schedule Land (hereinafter referred to as the "DEVELOPER'S share")."; and

o Global Horizon Urban Infra Pvt. Ltd.

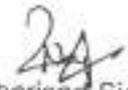
Authorized Signatory

For SOWBHAGYA PARAMPARA

Trustee

For Kanumuru Infrastructure Company Ltd

Authorized Signatory

For VERTEX HOMES PVT LTD


Authorized Signatory

For VERTEX HOMES PVT. LTD.

Authorized Signatory

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For VERTEX HOMES PVT. LTD.
[Signature]
Authorised Signatory

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"It is further agreed that in the event of the DEVELOPER choosing to club the Schedule Land herein with any other adjacent and contiguous extent of land for common development of the project on such larger extent of land, the entitled percentage of the LANDOWNERS herein i.e., 30% is from out of the saleable built-up areas proportionately allocable and earmarked to the Schedule Land herein out of the total saleable built-up areas of the entire Project and further entitled to proportionate parking areas and proportionate undivided share of the land."

THE RECTIFIED, corrected, replaced and substituted **3 Paragraphs** in Point No. 2. (a) in Page No.12, of the PRINCIPAL DEED are:-

"The LANDOWNERS' SHARE - The Landowners are entitled to 27.5% of the saleable built-up areas in the shape of Residential Flats out of the total saleable built-up areas in the entire Complex being developed on Schedule Land herein and proportionate share in the Parking areas and the proportionate undivided share of the land out of the Schedule Land (hereinafter referred to as the "LANDOWNERS' share"). However the LANDOWNERS No.1 to 3 herein will be entitled to the saleable built-up areas out of such 27.5% share allotted towards their share in proportion to the extent of land contributed by each of them for development out of the Schedule Land hereunder.";

"The DEVELOPER'S SHARE - The developer is entitled to 72.5% of the saleable built-up areas in the shape of Residential Flats out of the total saleable built-up areas in the entire Complex being developed on Schedule Land herein and proportionate share in the Parking areas and the proportionate undivided share of the land out of the Schedule Land (hereinafter referred to as the "DEVELOPER'S share")."; and

"It is further agreed that in the event of the DEVELOPER choosing to club the Schedule Land herein with any other adjacent and contiguous extent of land for common development of the project on such larger extent of land, the entitled percentage of the LANDOWNERS herein i.e., 27.5% is from out of the saleable built-up areas proportionately allocable and earmarked to the Schedule Land herein out of the total saleable built-up areas of the entire Project and further entitled to proportionate parking areas and proportionate undivided share of the land."

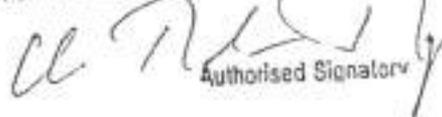
for Global Horizon Urban Infra Pvt. Ltd.


Authorized Signatory

for SRI BHAGYA PARAMPARA


Trustee

for Kanumuru Infrastructure Company Ltd


Authorized Signatory

For VERTEX HOMES PVT LTD


Authorized Signatory

For VERTEX HOMES PVT LTD.


Authorized Signatory

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20479/2021, Sheet 5 of 14 Joint SubRegistrar
Ranga Reddy (R.O)



For VERTEX HOMES PVT. LTD.
[Signature]
Authorised Signatory

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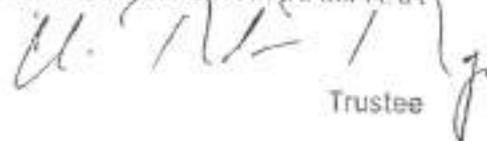
ANNEXURE-1A

- 1) Description of the Property : Proposed construction on all that part of open land of an area measuring **30129 Sq.yards** in **Sy.No. 197 & 207**, situated at **Madinaguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana State.**
- 2) a) Nature of Roof: R.C.C.
- 3) Extent of the Site : 30129 Sq.Yards
- 4) a) **Proposed Built-up area : 12,00,000 Sq.feet**
b) **Proposed Parking Area: 3,80,000 Sq.feet**
- 5) Parties Estimated Value
For Construction : 110,20,00,000/-
- 6) Land Value : 45,19,35,000/-
4. The Parties hereinabove declare and confirm that all other recitals and contents of the above Principal Document i.e., the registered Development Agreement-Cum-Irrevocable General Power of Attorney, bearing Document No. **4097 of 2021**, dated 17th day of February 2021, registered with the Office of the Joint-Sub Registrar-1 Ranga Reddy (R.O.), stands intact except the above rectifications. This document is therefore hereby executed without any consideration to carry out the said rectifications to the above said mere inadvertent typographical errors, mistakes and omissions crept in the original Principal Document.
5. The Parties herein declare and confirm that they have mutually agreed to make further rectifications/corrections, if any, based on the final approved drawings and other authenticated documents obtained in this regard.
6. The Parties herein declare and confirm that the above said rectifications shall be deemed to have come into force from the date of execution of the said Principal Deed and further this document will be part and parcel and deemed to have been incorporated in the said Principal Deed. The Principal Deed shall be so read and construed as mentioned above. Except the above referred rectifications, there is/are no change/s in the situation and no consideration is paid under this document.

For Global Home Urban Infra Pvt. Ltd.,


Authorised Signatory

For SOWBHAGYA PARAMPARA

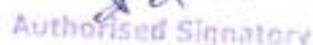

Trustee

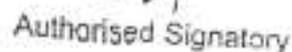
For Kanumuru Infrastructure Company Ltd


Authorised Signatory

For VERTEX HOMES PVT LTD Page 16

For VERTEX HOMES PVT. LTD.


Authorised Signatory


Authorised Signatory


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Ranga Reddy (R.O)



FOR VERTEX HOMES PVT. LTD.

Authorised Signatory



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7. The Developer/DAGPA Holder of Second Part has already thereby paid the Stamp duty and Registration Charges etc., of **Rs.92,40,400/-**, dated: **15-02-2021**, vide **Challan No. 414FX1150221**, under the **PRINCIPAL DEED**, i.e. the registered DAGPA, bearing Document No. **4097 of 2021**, dated 17th day of February 2021, registered with the Office of the Joint-Sub Registrar-1 Ranga Reddy (R.O.).
8. The Developer has hereby paid the additional Stamp Duty and Registration charges etc. of **Rs.20,78,000/-**, dated:**25-11-2021**, vide **Challan No.624PZE251121**.

IN WITNESS WHEREOF the Parties hereinabove have signed and executed this RECTIFICATION DEED on the day, month and year hereinabove mentioned.

1. *U. N. S. A.*
 Authorised Signatory
 For SOWBHAGYA PARAMPARA

2. *U. N. S. A.*
 For Kanumuru Infrastructure Company, Trustee

3. *U. N. S. A.*
 Authorised Signatory
 LANDOWNERS.
 For VERTEX HOMES PVT LTD

[Signature]
 DEVELOPER/DAGPA HOLDER.

WITNESSES:
 1. *S. S. Swarna Dasu*
 2. *[Signature]*

For VERTEX HOMES PVT. LTD.
[Signature]
 Authorised Signatory

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Ranga Reddy (R.O)



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For VERTEX HOMES PVT. LTD.
Authorized Signator

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SCHEDULE OF PROPERTY

All that land totally admeasuring **Ac.6-09 guntas or 30129 Square Yards** comprising of sy. No.197(part) admeasuring Ac.6-00 guntas or 29040 Square Yds and Sy. No 207(part) admeasuring Ac.00-09 guntas or 1089 Sq.yds situated at Madeenaguda Village, SerilingampallyMandal, RangaReddy District, Telangana is bounded by:-

ITEM-I BOUNDARIES FOR Ac.6-00 Gts., Sy.No.197/P

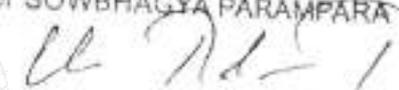
- NORTH : Neighbours Land
- SOUTH : Neighbours Land in Sy.No. 207/P & 208/P
- EAST : Neighbours Land in Sy.No. 197/P
- WEST : Road

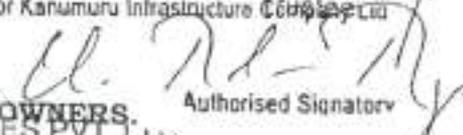
ITEM- II BOUNDARIES FOR Ac.0-09Gts., Sy.No.207/P

- NORTH : Neighbours Land
- SOUTH : Neighbours Land in Sy.No. 207/P & 208/P
- EAST : Landowners Land in Sy.No. 207/P
- WEST : Neighbours Land in Sy.No. 197/P

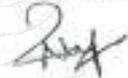
IN WITNESS WHEREOF the Parties hereinabove have signed and executed this RECTIFICATION DEED on the day, month and year hereinabove mentioned.

1. 
Authorized Signatory
for Global Horizon Urban Infra Pvt. Ltd.

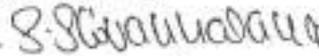
2. For SOWBHAGYA PARAMPARA


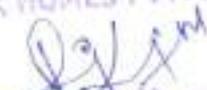
3. For Kanumuru Infrastructure Engineering Ltd

Authorized Signatory

LANDOWNERS.
For VERTEX HOMES PVT LTD


Authorized Signatory
DEVELOPER/DAGPA HOLDER.

WITNESSES:

- 1. 
- 2. 

For VERTEX HOMES PVT. LTD.

Authorized Signatory

Blk - 1, CS No 21535/2021 & Doct No
20479/2021, Sheet 3 of 14

Joint SubRegistrar
Ranga Reddy (R.O)



FOR VERTEX HOMES PVT. LTD.

Authorized Signator

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF M/S. GLOBAL HORIZON URBAN INFRA PRIVATE LIMITED AT THE BOARD MEETING HELD ON 22/11/2021

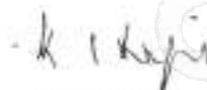
"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded for rectification deed pertaining to the development agreement with Vertex Homes Pvt Ltd (developer) for development of the property vide Document No. 4097/2021 dated 17th February 2021, a copy of which was placed before the Board at the meeting and initialled the Chairman for the purpose of identification.

Owner: Jointly owned by Global Horizon Urban Infra Private Limited, Sowbhagya Parampara (registered trust) and Kanumuru Infrastructure Company Limited.

RESOLVED THAT Mrs. KANUMURU RENUKA RAJU (holding DIN - 0001759), Director of the Company be and is hereby authorized to sign and execute the aforesaid agreement and too do all such acts, deed, matters and things as deemed necessary, proper and desirable for giving effect to the said addendum Agreement.

RESOLVED FURTHER THAT any director of the Company be and is hereby severally authorized to issue certified copy of the foregoing resolution to the concerned authorities, as may be required*.

//Certified True Copy//
For GLOBAL HORIZON URBAN INFRA PRIVATE LIMITED


K.S.Raju
Director
DIN: 00008177

For VERTEX HOMES PVT. LTD.


Authorized Signatory

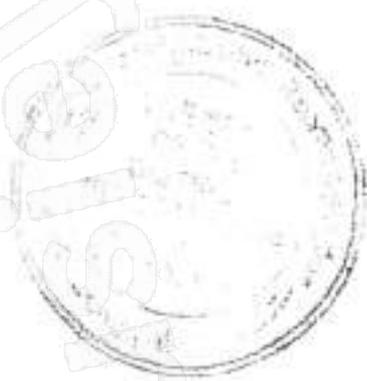
Global Horizon Urban Infra Private Limited

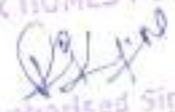
CIN NO: U45209TG2007PTC053925
#57, Nagarjuna Hills, Punjagutta, Hyderabad - 500 082.
Tel.: +91 - 40 - 66689959, +91 - 40 - 66681814 /16 Fax: +91 - 40 - 23352291

www.globalhorizonurbaninfra.com


Bk - 1, CS No 21535/2021 & Dact No
20479/2021. Sheet 9 of 14 Joint SubRegistrar
Ranga Reddy (R.O)

Housesicrey.com



For VERTEX HOMES PVT. LTD.

Authorized Signat



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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING
OF M/S. SOWBHAGYA PARAMPARA TRUST AT THE BOARD MEETING
HELD ON 22/11/2021**

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded for rectification deed pertaining to the development agreement with Vertex Homes Pvt Ltd (developer) for development of the property vide Document No. 4097/2021 dated 17th February 2021, a copy of which was placed before the Board at the meeting and initialled the Chairman for the purpose of identification.

Owner: Jointly owned by Global Horizon Urban Infra Private Limited, Sowbhagya Parampara (registered trust) and Kanumuru Infrastructure Company Limited.

RESOLVED THAT Mrs. KANUMURU RENUKA RAJU Trustee of the Trust be and is hereby authorized to sign and execute the aforesaid agreement and too do all such acts, deed, matters and things as deemed necessary, proper and desirable for giving effect to the said addendum Agreement.

RESOLVED FURTHER THAT any director of the Company be and is hereby severally authorized to issue certified copy of the foregoing resolution to the concerned authorities, as may be required*.

//Certified True Copy//
For SOWBHAGYA PARAMPARA TRUST


K.S. RAJU
Trustee

For VERTEX HOMES PVT. LTD.

Authorized Signatory

SOWBHAGYA PARAMPARA

H.NO: 1-60/1 IDA Bollaram Road, Miyapur 500 050


Bk - 1, CS No 21535/2021 & Doct No
20479/2021 Sheet 10 of 14 Joint SubRegistrar
Ranga Reddy (R.O)

Housejoy.com



FGI VERTEX HOMES PVT. LTD.

Authorized Signatory



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF M/S. KANUMURU INFRASTRUCTURE COMPANY LIMITED AT THE BOARD MEETING HELD ON 22/11/2021

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded for rectification deed pertaining to the development agreement with Vertex Homes Pvt Ltd (developer) for development of the property vide Document No. 4097/2021 dated 17th February 2021, a copy of which was placed before the Board at the meeting and initialled the Chairman for the purpose of identification.

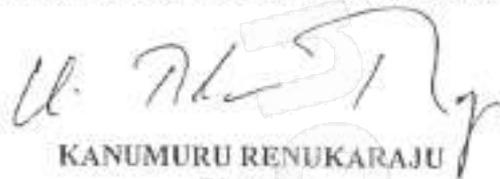
Owner: Jointly owned by Global Horizon Urban Infra Private Limited, Sowbhagya Parampara (registered trust) and Kanumuru Infrastructure Company Limited.

RESOLVED THAT Mrs. KANUMURU RENUKA RAJU (holding DIN – 0001759), Director of the Company be and is hereby authorized to sign and execute the aforesaid agreement and too do all such acts, deed, matters and things as deemed necessary, proper and desirable for giving effect to the said addendum Agreement.

RESOLVED FURTHER THAT any director of the Company be and is hereby severally authorized to issue certified copy of the foregoing resolution to the concerned authorities, as may be required".

//Certified True Copy//

For KANUMURU INFRASTRUCTURE COMPANY LIMITED



KANUMURU RENUKARAJU

Director

DIN: 0001759

For VERTEX HOMES PVT. LTD.


Authorized Signatory

KANUMURU INFRASTRUCTURE COMPANY LTD.

Plot No. 57, Nagarjuna Hills, Hyderabad 500 082. Tel 23350770, 771, 772.

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20479/2021, Sheet 11 of 14 Joint Sub Registrar
Ranga Reddy (R.O)



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For VERTEX HOMES PVT. LTD.
Authorized Signatory

EXTRACT OF MINUTES OF BOARD MEETING OF VERTEX HOMES PRIVATE LIMITED ON WEDNESDAY THE 3rd DAY OF NOVEMBER 2021 AT 12.30 PM AND CONCLUDED AT 01.30 PM AT PLOT NO 8 & 9, SURVEY NO. 66 & 67, VERTEX CORPORATE, JUBILEE ENCLAVE, OPP: HITEX ENTRANCE, MADHAPUR, HYDERABAD, TELANGANA - 500081

CIN: U45201TG2000PTC033210

AUTHORISATION TO REPRESENT BEFORE CONCERNED SUB-REGISTRAR OFFICE

"RESOLVED THAT CONSENT OF THE BOARD OF DIRECTORS be and hereby accorded to authorize Mr. KOTA NOOKA RAJU S/o Sri KOTA RAMA RAO aged about 42 years, O/O Vertex Corporate, 4th Floor, Plot No. 8 & 9, Jubilee Enclave, Opp. Hitex Entrance, Madhapur, Hyderabad-500081 Authorized person of the company as lawful representative for all or any of the following acts:

1. To appear and present on behalf of the company before concerned sub-registrar Ranga Reddy (R.O), Hyderabad, Telangana for registration of Rectification of Development Agreement cum General Power of Attorney in Survey No. 197/P & 207/P land admeasuring 30129 Sq.yards or Ac. 06-09 Guntas situated at Madeenaguda village, Serilingamply Mandal, Ranga Reddy District executing by Global Horizon Urban Infra Private Limited (Represented by its Director Smt. Renuka Raju having Adhar No. 783178844391), Sowbhagya Parampara (Represented by its Trustee Mr. K.S Raju having Adhar No. 8204 8692 4059) and Kanumuru Infrastructure Company Limited (Represented by its Chairman and Managing Director Smt.K.Renuka Raju having Adhar No. 783178844391)
2. To Sign and execute necessary documents, declarations, affidavits, undertakings & all other documents required in respect of above matter state here in.
3. Do all other acts, deeds and things in connection with the above matter as the authorized representative that think fit and proper as fully and effectively.

RESOLVED FURTHER THAT any of the Director of the company be and hereby authorized to provide a certified copy of this resolution to anyone concerned or interested in this matter"

// CERTIFIED TRUE COPY //
FOR VERTEX HOMES PRIVATE LIMITED

V. V. A. Varma

V.V.R.VARMA
Managing Director
DIN: 01212145

C. G. Murali Mohan

C. G MURALI MOHAN
Joint Managing Director
DIN: 01212124

for VERTEX HOMES PVT. LTD.
[Signature]
Authorised Signatory

Bk - 1, CS No 21535/2021 & Doct No
20479/2021. Sheet 12 of 14 Joint SubRegistrar
Ranga Reddy (R.O)



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For VERTEX HOMES PVT. LTD.
Authorized Signatr





భారత ప్రభుత్వం
Government of India

భారత ప్రభుత్వం ప్రకటించిన సర్కారు
Unique Identification Authority of India
సర్కారు / Enrollment No.: 27275003412070

To
కొనుము రేకుసా రే
Kanumuru Renuka Rai
C/O. Kanumuru Salyanarayana Raju,
H.No. 8-2-240177, Plot No. 87 Nagarjuna Hills
Punnapalla, Somajiguthi
VTC, Emmanampet,
PO: Somajiguthi,
Sub District: Nampally, District: Hyderabad,
State: Telangana.
PIN Code: 500082.
Mobile: 7893211555



మీ ఆధార్ సంఖ్య / Your Aadhaar No. is
7831 7884 4391
నా ఆధార్, నా గుర్తింపు

సర్కారు ప్రకటించిన సర్కారు
భారత ప్రభుత్వం ప్రకటించిన సర్కారు
సర్కారు ప్రకటించిన సర్కారు
సర్కారు ప్రకటించిన సర్కారు



కొనుము రేకుసా రే
Kanumuru Renuka Rai
సర్కారు ప్రకటించిన సర్కారు
సర్కారు ప్రకటించిన సర్కారు
FEMALE
A. M. S. R. Y.

7831 7884 4391

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABATS0804K

नाम / Name
SOMENDRACHA PARAMPARA

प्राप्ति/दिनांक की तारीख
Date of Incorporation/Formation
11/11/2014

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KANUMURU INFST COMPANY
LTD

17/04/2003
Permanent Account Number
AACCK1403G

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GLOBAL HORIZON URBAN INFRA
PRIVATE LIMITED

10/05/2007
Permanent Account Number
AADC01222C

भारत-सरकार
GOVERNMENT OF INDIA

स्थायी लेखा संख्या
Sirapu Sivannarayana
DOB 08-06-1981
Gender-Male

S. Sivannarayana
9051 6529 0003

अधिर - आम आदमी का अधिकार

भारत सरकार
Government of India

8101 2084 6733

संशोष कुमार अक्षय
Santhosh Kumar Akhaya
DOB: 23/02/1994
Gender: MALE

भारत सरकार
Unique Identification Authority of India

8101 2084 6733

Address:
S/O Akhaya Adinarayana 6-233/2, J.P.
Nagar, Chintal, Chantal Hyderabad,
Telangana - 500054

Authorised Signatory

Bk - 1, CS No 21535/2021 & Doct No
20479/2021. Sheet 13 of 14 Joint SubRegistrar
Ranga Reddy (R.O)



Hotkey.com



For VERTEX HOMES PVT. LTD.



Authorized Signatory

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భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

యాదాగ్రంభం/Enrolment No.: 1171/00157/02457

To: Chakra Guru Murli Mohan
1st Floor, 5th Cross, 2nd Stage 5,
50 Lake Chakra Sankarath
H no 203M
Road No 10
Rohini Hills
Hyderabad
Andhra Pradesh - 500033

Date: 30/07/2013

Tel. No: 00001358-0001795-00013945



UA 01594749 8 IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

3285 7004 9108

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చక్ర గురు మూర్తి మోహన్
Chakra Guru Murli Mohan

జన్మన సంవత్సరం / Year of Birth: 1961
పురుషుడు / Male

3285 7004 9108

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చక్ర గురు మూర్తి మోహన్
CHAKRA GURU MURLI MOHAN

3285 7004 9108

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కోటా నూకా రాజు
Kota Nooka Raju

జన్మన సంవత్సరం / Year of Birth: 1979
పురుషుడు / Male

9428 7524 2347

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

యాదాగ్రంభం/Enrolment No. 1111/15300/02291

To: Vegesha Venkata Raja Varma
2nd Floor, 1st Cross, 1st Stage
C/O Vegesha Venkata Raja Varma
FLAT NO-502 BLOCK-2 NAGARJUNA HOMES
NEZAMPET ROAD
NEAR VERTEX SAGGURU KRUPA
HYDER NAGAR
KUKAT PALLI
Hyderabad
Andhra Pradesh - 500085
30/07/2013

Date: 30/07/2013

Tel. No: 00001358-0001795-00013945



UA 60552271

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

6055 4109 9219

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వేగేశా వెంకట రాజు వర్మ
Vegesha Venkata Raja Varma

జన్మన సంవత్సరం / Year of Birth: 1961
పురుషుడు / Male

6055 4109 9219

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వేగేశా వెంకట రాజు వర్మ
VEGESHA VENKATARAJA VARMA

30/07/2013

RAHARISHI PALLI, HYDERABAD

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పెరమెంటు ఆఫీసు
PERMANENT ADDRESS LISTING
AASCV15509

వెరెక్స్ హోమ్స్ ప్రైవేట్ లిమిటెడ్
VERTEX HOMES PRIVATE LIMITED

For VERTEX HOMES PVT. LTD.
63/61-2/00

Authorized Signatory

Housiery.com

For VERTEX HOMES PVT. LTD.



Authorised Signate:

Online Challan Proforma [SRO copy]

Online Challan Proforma[Citizen copy]

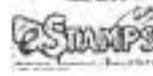
Registration & Stamps Department
Telangana

Challan No: 624PZE251121

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	VERTEX HOMES PVT LTD
PAN Card No	AABCV2364G
Aadhar Card No	
Mobile Number	*****565
Address	REP BY V V R VARMA O/O JUBILEE ENCLAVE MADHAPUR HYDERABAD
Executant Details	
Name	GLOBAL HORIZON URBAN INFRA PVT LTD AND OTHERS
Address	REP BY K RENUKA RAJU R/O IZZATH NAGAR KONDAPUR HYDERABAD
Claimant Details	
Name	VERTEX HOMES PVT LTD
Address	REP BY V V R VARMA O/O JUBILEE ENCLAVE MADHAPUR HYDERABAD
Document Nature	
Nature of Document	Rectification Deed
Property Situated In(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	2075500
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
TOTAL	2078000
Total in Words	Twenty Lakh Seventy Eight Thousand Rupees Only
Date(DD-MM-YYYY)	25-11-2021
Transaction Id	6172841946435
Stamp & Signature	

Registration & Stamps Department
Telangana

Challan No: 624PZE251121

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	VERTEX HOMES PVT LTD
PAN Card No	AABCV2364G
Aadhar Card No	
Mobile Number	*****565
Address	REP BY V V R VARMA O/O JUBILEE ENCLAVE MADHAPUR HYDERABAD
Executant Details	
Name	GLOBAL HORIZON URBAN INFRA PVT LTD AND OTHERS
Address	REP BY K RENUKA RAJU R/O IZZATH NAGAR KONDAPUR HYDERABAD
Claimant Details	
Name	VERTEX HOMES PVT LTD
Address	REP BY V V R VARMA O/O JUBILEE ENCLAVE MADHAPUR HYDERABAD
Document Nature	
Nature of Document	Rectification Deed
Property Situated In(District)	RANGAREDDY
SRO Name	RANGA REDDY R.O)
Amount Details	
Stamp Duty	2075500
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
TOTAL	2078000
Total in Words	Twenty Lakh Seventy Eight Thousand Rupees Only
Date(DD-MM-YYYY)	25-11-2021
Transaction Id	6172841946435
Stamp & Signature	

For VERTEX HOMES PVT. LTD.

Authorized Signatory

Housiery.com