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*Def. H. Ab.*

BE 429157

Tran Id: 240328174002417525  
Date: 28 MAR 2024, 05:42 PM  
Purchased By:  
G RAMESH  
S/o G SOMAIAH  
R/o HYDERABAD  
For Whom  
CYBERCITY BLUE EDGE LLP

MIR ARFATH ALI  
LICENSED STAMP VENDOR  
Lic. No. 16-04-026/2017  
Ren.No. 16-04-019/2023  
8-2-603/A/34/1, ZEHRA  
NAGAR, ROAD NO.1 0,  
BANJARA HILLS,  
HYDERABAD-500034  
Ph 9393277086

**SALE DEED**

THIS SALE DEED ("SALE DEED") is made and executed on this the 19<sup>th</sup> day of April in the year 2024, at Hyderabad by -

**GOCL CORPORATION LIMITED** (CIN L24292TG1961PLC000876) (PAN AABCG8433B), a company registered under the Companies Act, 1956 and having its registered office at Kukatpally, IDL Road, Hyderabad 500 072, Telangana, represented by its Chief Executive Officer and Whole Time Director, Mr Pankaj Kumar (Aadhaar No. 4680 4460 7756), son of Late Mani Bhushan Sinha, authorised vide Board Resolution dated 11-11-2021, hereinafter referred to as the "OWNER"

Represented by its Agreement of Sale Cum General Power of Attorney Holder dated April 15, 2024 bearing Document No. 3057 of 2024 registered at the office of S.R.O Kukatpally



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For CYBERCITY BLUE EDGE LLP

*Handwritten signature*

Authorised Signatory

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Kukatpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9740500/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 20th day of APR, 2024 by Sri Pankaj Kumar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL			CYBERCITY BLUE EDGE LLP REP BY KIRAN KUMAR REDDY K S/O. VENKATRAM REDDY  GREEN HILLS ROAD MOOSAPET, HYDERABAD	
2	EX			SQUARESPACE BUILDERS PRIVATE LIMITED REP BY VEMULAPALLI SRINIVASULU (CONFIRMING PART) S/O. LATE V KOTAIAH  NANDAGIRI HILLS JUBILEE HILLS, HYDERABAD	
3	EX			SQUARESPACE BUILDERS PRIVATE LIMITED REP BY VEMULAPALLI SRINIVASULU (AGPA HOLDER) S/O. LATE V KOTAIAH  NANDAGIRI HILLS JUBILEE HILLS, HYDERABAD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			B VASUDHAR  HYD	
2			M VENU  KARIMNAGAR	

20th day of April, 2024

Signature of Sub Registrar  
Kukatpally

Biometrically Authenticated by  
SRO NARABONA VIJAY  
on 20-APR-2024 11:20:07

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3911 Name: Vasudhar Boppana	C/O Sudhakar Rao Boppana, Bachpalle, Bachupally, Medchal-malkajgiri, Telangana, 500090	
2	Aadhaar No: XXXXXXXX0815 Name: Munimanda Venu	S/O Munimanda Venkati, Fertilizercity, Fertilizercity, Karimnagar, Telangana, 505210	

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**SQUARESPACE BUILDERS PRIVATE LIMITED** (PAN ABICS9763J), a company registered in the Office of the Registrar of Companies, Hyderabad, under the provisions of the Companies Act, 2013 with office at Survey No. 403/1, Plot No. 2, Office No. 401, 4th Floor, Park View Edifice, Nandagiri Hills, Jubilee Hills Main Road, Hyderabad 500033, Telangana, represented by its authorized signatory, Vemulapalli Srinivasulu (Aadhaar No. 5341 7445 8181), son of Late V. Kotaiah, authorized vide Board Resolution dated 18-08-2023, hereinafter referred to as the **"ATTORNEY"**

The expressions and terms **"OWNER"** and **"ATTORNEY"** are collectively referred to as **"VENDOR"** and shall unless repugnant to or inconsistent with the context, mean and include its successors and assigns of the First Part.

**IN FAVOUR OF**

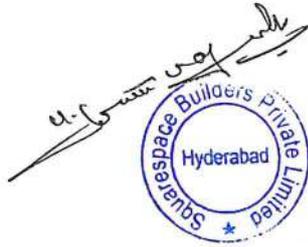
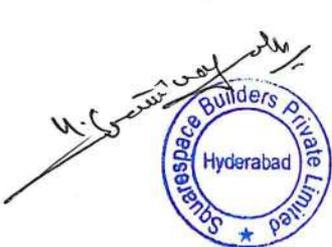
**CYBERCITY BLUE EDGE LLP**, (PAN No.AASFC8858J), a limited liability partnership entity registered under the LLP Act, having its registered office at Cyber Marketing Office, Greenhills Road, Hitech City, Balanagar, Hyderabad 500 018, represented by its authorised signatory, Mr. Kiran Kumar Reddy K(Aadhaar No. 2623 3317 1784), son of Venkatram Reddy aged about 36 years (+91 9100044895) authorized vide board resolution dated 18<sup>th</sup> April, 2024 (hereinafter referred to as the **"VENDEE"**, which expression shall, unless repugnant to or inconsistent with the context, mean and include its successors and assigns) of the Second Part.

**and confirmed by**

**SQUARESPACE BUILDERS PRIVATE LIMITED** (PAN ABICS9763J), a company registered in the Office of the Registrar of Companies, Hyderabad, under the provisions of the Companies Act, 2013 with office at Survey No. 403/1, Plot No. 2, Office No. 401, 4th Floor, Park View Edifice, Nandagiri Hills, Jubilee Hills Main Road, Hyderabad 500033, Telangana, represented by its authorized signatory, Vemulapalli Srinivasulu (Aadhaar No. 5341 7445 8181), son of Late V. Kotaiah, authorized vide Board Resolution dated 18-08-2023, hereinafter referred to as the **"CONFIRMING PARTY"**

**WHEREAS**

- A. The OWNER was seized and possessed of and was otherwise well and sufficiently entitled to all that piece and parcel of land measuring Acres 100.00 (equivalent to 484,000 sq yds) bearing Survey Nos. 627, 629 1011/1, 1011/2, 1011/3, 1011/4, and 1011/12 (Part), situated, lying and being at Kukatpally Village and more particularly described in Part-A of the Schedule hereunder written and referred to as the **"LARGER LAND"**.



For **CYBERCITY BLUE EDGE LLP**

  
Authorised Signatory

## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8181 Name: Vemulapalli Srinivasulu	C/O Late Vemulapalli Kotaiah, Greater Hyderabad(m.corp), Shaikpet, Hyderabad, Telangana, 500033	
4	Aadhaar No: XXXXXXXX8181 Name: Vemulapalli Srinivasulu	C/O Late Vemulapalli Kotaiah, Greater Hyderabad(m.corp), Shaikpet, Hyderabad, Telangana, 500033	
5	Aadhaar No: XXXXXXXX1784 Name: Kiran Kumar Reddy K	S/O Venkatram Reddy, Musthiyala, Cherial, Warangal, Telangana, 506224	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	500	0	107145000	0	107145600
Transfer Duty	NA	0	29221500	0	0	0	29221500
Reg. Fee	NA	0	9740500	0	0	0	9740500
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	1948100	0	0	0	1948100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>40911600</b>	<b>0</b>	<b>107145000</b>	<b>0</b>	<b>148056700</b>

Rs. 29222000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9740500/- towards Registration Fees on the chargeable value of Rs. 1948100000/- was paid by the party through E-Challan/BC/Pay Order No ,730YPU190424 dated ,19-APR-24 of ,SBIN/

## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 40911650/-, DATE: 19-APR-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9829869481435, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 9829869481435, REMITTER NAME: SQUARESPACE BUILDERS PVT LTD, EXECUTANT NAME: GOCL CORPORATION LTD, CLAIMANT NAME: CYBERCITY (BLUE EDGE LLP) .

Date:

20th day of April, 2024

Signature of Registering Officer  
Kukatpally

## Certificate of Registration

Registered as document no. 3186 of 2024 of Book-1 and assigned the identification number 1 - 1511 - 3186 - 2024 for Scanning on 20-APR-24 .

Registering Officer  
Kukatpally  
(N Vijay)

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Kukatpally

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- B. The title of the OWNER to the LARGER LAND devolved as under:
- (a) Partly vide LAO Industries Award No. D/369/66 dated 13-12-1967 issued in favour of VENDOR in respect of the land admeasuring Acres 105.10 (equivalent to 508,684 sq yds) in Survey Nos. 627, 629, 1011/4, 1011/1, 1011/2, 1011/3, 1013, 1014, 1015, 1016, 1017, 1021, 1022; and
  - (b) Partly vide the Memo No. Q2/6104/63-8 dated 07-09-1964 in respect of the land admeasuring Acres 142.10 (equivalent to 687,764 sq yds) in Survey Nos. 1011/12 and 1012 alienated in favour of the VENDOR herein.
- C. The Collector vide letter dated October 20, 2021, bearing Lr. No. B/1608/2019 certified that the Vendor is in peaceful and continuous possession of land measuring Acres 100-00 Guntas since May 18, 1966, having paid the market value for the same.
- D. Further, the District Collector, Medchal-Malkajgiri District issued a certificate in favour of the Vendor dated September 26, 2023, bearing Memo No. LC/2281/2008 recording that (a) the government accorded permission for the issuance of the sale certificate and no objection certificate in favour of the Vendor in respect of land measuring Acres 333-07 Guntas; (b) the said land was delivered to the Vendor through government memos, orders and land acquisition proceedings mentioned therein, and (c) confirmed that the Vendor is the occupier of land forming part of the Schedule Property and the market value for the same has been duly paid and there is no government interest involved in the said land and the sale certificate is therefore issued 'for all purposes'
- E. The Owner has executed an agreement of sale cum general power of attorney dated April 15, 2024 with respect to land measuring Acres 12.50 in Survey No. 1011/1, 1011/2 and 1011/12 situated at Kukatpally Village & Mandal, Medchal-Malkajgiri District, more particularly described in Part-B of Schedule hereto ("SCHEDULE PROPERTY") in favour of Confirming Party registered a Document No. 3057/2024 in the office of the Sub-Registrar Kukatpally ("AGPA"). The Confirming Party, being the power of attorney holder, has agreed to provide representations, warranties and indemnities in its individual capacity and has accordingly become a Party to this Sale Deed.
- F. The VENDOR has now offered to sell the Schedule Property hereunder to the VENDEE for a consideration of Rs. 194,81,00,000/- (Rupees One Hundred and Ninety-Four Crores Eighty-One lakhs only).
- G. Now the VENDOR is executing these presents duly conveying, transferring, and assigning the Schedule Property in favour of the Vendee having received the total sale consideration from the Vendee.

For CYBERCITY BLUE EDGE LLP


  
Authorised Signatory

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NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND AMONG THE PARTIES HERETO AS FOLLOWS:

1. COVENANT TO SELL AND TO PURCHASE

In consideration of payment made by the VENDEE and received by the VENDOR for sale of the Schedule Property, the VENDOR does hereby sell and the VENDEE does hereby purchase the SCHEDULE PROPERTY, i.e., all that the piece and parcel of the land measuring 60,500 sq. yards, equivalent to 12.50 Acres, situated at Kukatpally Village, more specifically described in the Part B of Schedule Property hereunder written and clearly delineated in the Plan appended hereto.

2. CONSIDERATION / PRICE

The consideration for sale of the SCHEDULE PROPERTY payable by the VENDEE is a sum of Rs. 194,81,00,000/- (Rupees One Hundred and Ninety-Four Crores Eighty-One lakhs only) and the same is paid to the Vendor subject to the applicable Tax Deducted at Source ("TDS") and the Purchaser shall deposit the TDS amounts with the competent authorities within the timelines stipulated under the applicable law and handover TDS certificates to the Vendor, as required under applicable law. The Vendor does hereby acknowledge, admit, and confirm the receipt of the said sale consideration.

3. That in consideration of receipt of the sale consideration from the VENDEE for sale of the Schedule Property, the VENDOR does hereby convey, transfer and assign unto the VENDEE herein by way of sale, all the SCHEDULE PROPERTY as detailed in the Schedule hereunder written together with all their rights, title, interests, easements, liberties, privileges, appurtenances, etc., TO HAVE AND HOLD the same absolutely and forever.

4. That the VENDOR has put the VENDEE in actual possession of the SCHEDULE PROPERTY on this day, which the VENDEE does hereby confirm.

5. The VENDOR and Confirming Party do hereby represent and covenant that:

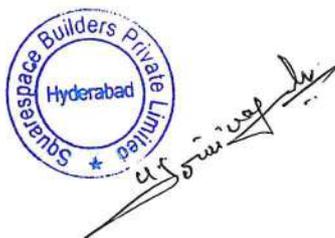
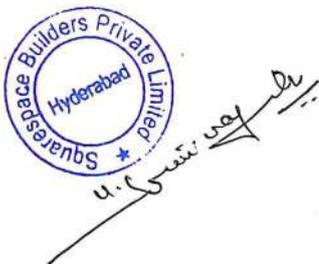
(a) They paid all taxes and other public dues in respect of the SCHEDULE PROPERTY up to the date of this Sale Deed and the VENDEE shall bear all such taxes etc., on and from this date.

(b) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, lis-pendens etc., and other charges of any nature, whatsoever and howsoever, and that there is no latent or patent defect in the right and interest of the Vendor thereto.

For CYBERCITY BLUE EDGE LLP



Authorised Signatory



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Kukatpally

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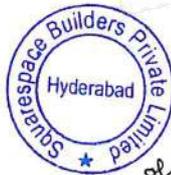
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- (c) The Vendor has not been implicated as a party in any criminal proceedings, court proceedings, quasi-judicial / other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise.
- (d) The Schedule Property is not subject to any attachments (pending or threatened) as a result of acquisition/requisition proceedings, court proceedings, quasi-judicial / other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise and that the Schedule Property has not been given as security or surety under any proceedings of any kind in any court of law.
- (e) In the event any right, title and interest in the Schedule Property is found to be subsisting with the VENDOR, the same is hereby deemed to have been conveyed to VENDEE under this Sale Deed for all intent and purposes, and that no additional consideration needs to be paid for the same by Vendee.
- (f) The Schedule Property is free from any Government/Regulatory/statutory bodies attachments, and the VENDOR is solely responsible for any pending notices/demands of the income tax department under Section 281 of the Income Tax Act, 1961 or any provisions of the Income Tax Act, 1961.
- (g) There is no liability of any taxes, charges, fines, assessments, duties, and other similar payments to taxation authorities of whatever kind, and however denominated, outstanding against any of the VENDOR or the Schedule Property that can adversely affect the title, ownership, or any other rights / entitlement of any of the VENDOR to transfer the Schedule Property;

Each of the above covenants, statements and assurances of the VENDOR and Confirming Party are separate and independent.

6. The photocopies of previous title documents relating to the SCHEDULE PROPERTY are hereby handed over by them to the VENDEE. It is clarified that where the title deeds relate to the LARGER LAND, only copies can be given. However, the Vendor shall deliver the original AGPA executed in favour of the Attorney to the Vendee.
7. The VENDEE may apply and take such steps as may be necessary to have the SCHEDULE PROPERTY mutated in its name in all city survey, revenue, municipal and any other records.



For CYBERCITY BLUE EDGE LLP

Authorized Signatory

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8. The VENDOR and Confirming Party hereby, jointly and severally, agree to indemnify and keep indemnified at all times the VENDEE and its successors in title against any loss or damage which the VENDEE or its successors' may sustain on account of the VENDEE or its successors' right to remain in peaceful possession and enjoyment of the Schedule Property as absolute owner/s thereof being disturbed in any manner, whatsoever, on account of any defect or deficiency in the title of the VENDOR and the VENDOR and Confirming Party, jointly and severally, agree to defend the right, title and interest of the VENDEE and its successor in title thereto to Schedule Property against all liabilities, losses, damages, expenses, actions, demands, proceedings, prosecutions, attachments, claims or causes of action, whatsoever, that the VENDEE or its successor may sustain, suffer or incur for any reason, whatsoever and as a result of any of its representations and/or warranties made in this Sale Deed turning out to be untrue and that all expenses in this regard shall be borne and paid for by the VENDOR AND/OR CONFIRMING PARTY.
9. The VENDOR AND the Confirming Party hereby, jointly and severally, agree to indemnify and keep indemnified at all times the VENDEE and its successors in title against all statutory liabilities due and payable to any governmental / revenue authority for the period prior to the date of execution of this Sale Deed in relation to the Schedule Property, together with any interests, penalties, and other amounts payable in connection therewith.
10. STAMP DUTY AND REGISTRATION CHARGES AND MISCELLANEOUS EXPENSES

The stamp duty, registration charges and all other out of pocket expenses (including other state taxes and levies such as Service Tax, GST, Local Body Tax, if applicable) payable on this Sale Deed and other documents to be executed in pursuance hereof, shall be borne and paid by the VENDEE alone. Each Party shall bear and pay their own expenses including professional fees of their respective advocates, consultants / advisors.

That that stamp duty of Rs.10,71,45,000/- (Rupees Ten Crores Seventy-One Lakhs Forty five Thousand Only), has been Adjusted under section - 16, Vide Registered Agreement of Sale cum GPA Document No. 3057/2024 of Book - I, dated: 15-04-2024, Registered at SRO, Kukatpally.

For CYBERCITY BLUE EDGE LLP

Authorised Signatory



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**Part A SCHEDULE**  
**“The LARGER LAND”**

ALL THAT the land measuring Ac 100-00 Gt in Survey Nos. 627, 629, 1011/1, 1011/2, 1011/3, 1011/4, and 1011/12 (part) situated at Kukatpally Village and Mandal, Medchal-Malkajgiri District, Telangana, within the limits of GHMC, Kukatpally Circle, with Municipal No. 12-7-135, bounded by:

On or towards EAST : Neighbour's Land  
On or towards WEST : VENDOR's Land  
On or towards SOUTH: Road  
On or towards NORSTH: Neighbour's Land

**Part B**  
**“ SCHEDULE PROPERTY”**

ALL THAT the land admeasuring Acres 12.50 (equivalent to 60,500 sq yds), comprising of Acres 2 (9680 Sq yds) in Sy No.1011/1; Acres 3.50 (16940 sq yds) in Sy No.1011/2; Acres 7 (33880 Sq yds) in Sy No 1011/12 situated at Kukatpally Village & Mandal, Medchal-Malkajgiri District, within the limits of GHMC, Kukatpally Circle, with Municipal No. 12-7-135, bounded by:

On or towards EAST: Sy no 1011/2 & Road  
On or towards WEST: Sy No 1011/12  
On or towards SOUTH: Sy No 1011/12  
On or towards NORTH: Sy No 1011/1

	Survey Nos	Acres
1	1011/1	2.0
2	1011/2	3.5
3	1011/12	7.0
		12.5

**IN WITNESS WHEREOF the Parties have executed these presents on the day and year first above written.**



Witnesses

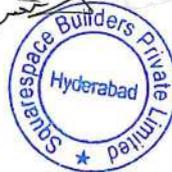
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For **CYBERCITY BLUE EDGE LLP**

Authorised Signatory

**VENDEE**



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## Part -B "SCHEDULE PROPERTY"

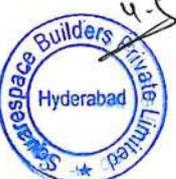
ALL THAT the land admeasuring Acres 12.50 (equivalent to 60,500 sq yds), comprising of Acres 2.0 (9,680 Sq.yrds) in Survey No.1011/1; Acres 3.5 (16,940 Sq.yds) in Survey No.1011/2 and Acres 7.0 (33,880 Sq.yrds) in Survey No.1011/12 situated at Kukatpally Village & Mandal, Medchal-Malkajgiri District, within the limits of GHMC, Kukatpally Circle, with Municipal No. 12-7-135, Moosapet Village.



Sy No	Acres
1011/1	2.0
1011/2	3.5
1011/12	7.0
Total	12.5



VENDOR  
*[Handwritten Signature]*  
*[Handwritten Signature]*



For CYBERCITY BLUE EDGE LLP

VENDEE  
*[Handwritten Signature]*  
Authorised Signatory

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Sub Registrar  
Kukatpally

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CERTIFIED COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SQUARESPACE BUILDERS PRIVATE LIMITED ("the COMPANY") AT THEIR MEETING HELD ON FRIDAY THE 18<sup>th</sup> DAY OF AUGUST, 2023 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SURVEY NO.403/1, PLOT NO. 2, OFFICE NO. 401, 4TH FLOOR, PARK VIEW EDIFICE, NANDAGIRI HILLS, JUBILEE HILLS MAIN ROAD, HYDERABAD- 500033, TELANGANA

---

**AUTHORISATION TO MR.SRINIVASULU VEMULAPALLI**

"RESOLVED THAT Mr.Srinivasulu Vemulapalli (Aadhaar no: 5341 7445 8181), Authorized Signatory, be and is hereby authorized to sign, execute, confirm and register on behalf of the Company any term sheet, memorandum of understanding, letter of intent, lease agreement, joint development agreement, sale deed, lease deed, supplementary development agreement, addendum, deed of conveyance, deed of rectification or any other document or agreement or arrangement in the course or furtherance of business of the Company and to be presented for registration with the Jurisdictional registrar of assurances and the signatories are authorized to receive back the same after registration from the concerned Registration authorities and to do all acts and deeds incidental thereto to effectively discharge the aforesaid powers and generally to do all such acts, deeds and things in connection with the above.

---

// CERTIFIED COPY //

FOR SQUARESPACE BUILDERS PRIVATE LIMITED



SRINIVASULU VEMULAPALLI  
DIRECTOR  
DIN- 06820782

SQUARESPACE BUILDERS PRIVATE LIMITED

CIN: U45203TG2022PTC164816

Reg Off: Survey No.403/1, Plot No. 2, Office No. 401, 4th Floor, Park View Edifice, Nandagiri Hills, Jubilee Hills Main Road, Hyderabad- 500033, Telangana.

Tel No: 8885024014, Email ID: squarespacebuilders@gmail.com

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3186/2024.

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ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABICS9763J

नाम / Name

SQUARESPACE BUILDERS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation

15/07/2022



Signature valid

Digitally signed by  
Income Tax Dept.  
Date: 2022.07.15 09:57:00  
GM+05'30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABICS9763J

नाम / Name  
SQUARESPACE BUILDERS PRIVATE  
LIMITED

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
15/07/2022



इस कार्ड के लोने/पाने पर कृपया सूचित करें/लौटारं:

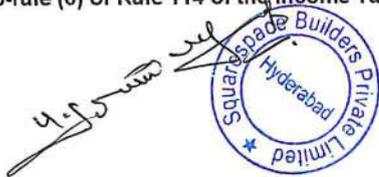
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



1 signed

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Sheet 10 of 14 Sub Registrar  
Kukatpally

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9113

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**EXTRACTS OF MINUTES OF THE MEETING OF THE PARTNERS OF THE LLP M/S.CYBERCITY BLUE EDGE LLP HELD ON THE 18TH APRIL, 2024 AT 11.00 A.M AT THE REGISTERED OFFICE OF THE LLP SITUATED AT CYBERCITY MARKETING OFFICE, GREENHILLS ROAD, HITECHCITY, MOOSAPET, HYDERABAD, BALANAGAR, TELANGANA, INDIA, 500018.**

**3. AUTHORISATION TO MR VENU VINOD VEDRA FOR REGISTRATION OF SALE DEED:**

"RESOLVED THAT Mr K.KIRAN KUMAR REDDY S/o Venkat Ram Reddy (PAN: BRAPK3181L) is hereby authorized to sign the Sale Deed for and on behalf of the LLP, which is executed by GOCL Corporation Limited and Squarespace Builders Private Limited in favour of the LLP for the sale of land measuring 12.50 acres in survey numbers 1011/3, 1011/4, and 1011/12 (further described in the schedule below) and to present the document for registration with the Sub Registrar office Kukatpally."

**SCHEDULE PROPERTY**

ALL THAT the land admeasuring Acres 12.50 (equivalent to 60,500 sq yds), comprising of Acres 2 (9680 Sq yds) in Sy No.1011/1; Acres 3.50 (16940 sq yds) in Sy No.1011/2; Acres 7 (33880 Sq yds) in Sy No 1011/12 situated at Kukatpally Village & Mandal, Medchal-Malkajgiri District, within the limits of GHMC, Kukatpally Circle, with Municipal No. 12-7-135, Moosapet Village, bounded by:

On or towards EAST :	Sy no 1011/2
On or towards WEST :	Sy No 1011/12
On or towards SOUTH:	Sy No 1011/12
On or towards NORTH:	Sy No 1011/1

**//CERTIFIED TO BE TRUE//**

**For M/s CYBERCITY BLUE EDGE LLP.  
(LLPIN: ACB-8306)**



**Venu Vinod**  
**Designated Partner**  
**DIN:00320407**

Date: 18-04-2024  
Place: Hyderabad

Bk - 1, CS No 3317/2024 & Doct No  
3186/2024.

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Kukatpally



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ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AASFC8858J

नाम / Name	CYBERCITY BLUE EDGE LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	03/07/2023

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AASFC8858J</p> <p>नाम / Name CYBERCITY BLUE EDGE LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 03/07/2023</p>		<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें: आयकर पैन सेवा इकाई, प्रोटीयन ईगव टेक्नोलॉजीज लिमिटेड (पूर्व में एनएसडीएल ई-गवर्नेंस इन्फ्रास्ट्रक्चर लिमिटेड) श्रीमं मंत्रालय, सफायर चेंबर, बानेर रोड, बानेर, पुणे - 411015</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Protean eGov Technologies Limited (formerly NSDL e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411015 Tel: 91-20-2721 8080, e-mail: tininfo@proteantech.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For CYBERCITY BLUE EDGE LLP  
  
Authorised Signatory

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3186/2024.

Sheet 12 of 14 Sub Registrar  
Kukatpally



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భారత ప్రభుత్వం  
Government of India

వేములపల్లి శ్రీనివాసులు  
Vemulapalli Srinivasulu  
పుట్టిన తేదీ/DOB: 03/09/1969  
పురుషుడు/ MALE

Issue Date: 03/07/2021

8181  
VID : 9125 0477 3268 6064

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Unique Identification Authority of India

విరునామా:  
సంబంధీతులు: లేట్ వేములపల్లి కోటయ్య, ఫ్లాట్ నో.206, ఈటీఎన్ఎ, హాల్సియన్ బై ఫోనిక్స్, పద్మలయా స్టూడియోస్, రోడ్ నో.78, జుబిలీ హిల్స్, గ్రేటర్ హైదరాబాద్ మున్సిపల్ కార్పొరేషన్, హైదరాబాద్, తెలంగాణ - 500033

Address:  
C/O: Late Vemulapalli Kotaiah, Flat No.206, ETNA, halcyon By Phoenix, Padmalaya Studios, Road No.78, Jubilee hills, Greater Hyderabad(m.corp), Hyderabad, Telangana - 500033

8181  
VID : 9125 0477 3268 6064

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

భారత ప్రభుత్వం  
Government of India

ఆధార్ నెంబర్ Issued: 28/03/2013

కిరణ్ కుమార్ రెడ్డి కి  
Kiran Kumar Reddy K  
పుట్టిన తేదీ/DOB: 09/05/1987  
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు దాఖలు మాత్రమే, పౌరత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది ధృవీకరణలో మార్పిడి అవుతుంది (ఆన్లైన్ ధృవీకరణ లేదా QR కోడ్ / ఆఫ్లైన్ XML యొక్క స్కానింగ్ ద్వారా).  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

1784  
VID : 9161 7794 6983 3298

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Unique Identification Authority of India

విరునామా:  
S/O: వెంకట్రామ్ రెడ్డి, ఇంటి నెంబర్ 1-45, చెరాల, ముస్తీయాళ, ముస్తూల్, వరంగల్, తెలంగాణ - 506224

Address:  
S/O: Venkatram Reddy, H NO 1-45, Cherial, Musthiyala, PO: Mustial, DIST: Warangal, Telangana - 506224

1784  
VID : 9161 7794 6983 3298

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భారత ప్రభుత్వం  
Government of India

మునిమంద వేణు  
Munimanda Venu  
పుట్టిన తేదీ / DOB: 07/09/1979  
పురుషుడు / Male

Issue Date: 03/04/2013

0815  
VID : 9125 0477 3268 6064

मेरा आधार, मेरी पहचान

భారత ప్రభుత్వం  
Unique Identification Authority of India

చిరునామా: S/O: మునిమంద వెంకట్, ఇంటి నెంబర్ 21-6-29, గౌతమీ నగర్, రామగుండం, ఫెర్టిలైజర్ సిటీ, కరీంనగర్, తెలంగాణ, 505210

Address: S/O: Munimanda Venkati, H No 21-6-29, gouthami nagar, ramagundam, Fertilizercity, Karimnagar, Telangana, 505210

0815  
VID : 9125 0477 3268 6064

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Government of India

వసుధార్ బొప్పా  
Vasudhar Boppa  
పుట్టిన తేదీ/DOB: 18/02/1977  
పురుషుడు/ MALE

Issue Date: 04/01/2012

3911  
VID : 9124 9964 5323 4071

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Unique Identification Authority of India

చిరునామా:  
సంబంధీతులు: సుధాకర్ రావు బొప్పా, 6-5/58/ఎమ్ఎస్/201/బి/1, సుమేరు హైట్స్ క్రకర్, హరిథావనం కాలనీ, బాచుపల్లి, బాచపల్లె, మెదచల్-మల్కాజ్గిరి, తెలంగాణ - 500090

Address:  
C/O: Sudhakar Rao Boppa, 6-5/58/SH/201/A/1, Sumeru Heights, krkr Harithavanam Colony, Bachupally, Bachpalle, Medchal-malkajgiri, Telangana - 500090

3911  
VID : 9124 9964 5323 4071

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3186/2024.

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Kukatpally

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Online Challan Proforma [SRO copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: 730YPU190424</b>	
Bank Code : <b>SBIN</b>	Payment : <b>NEFT/RTGS</b>
Remitter Details	
Name	SQUARESPACE BUILDERS PVT LTD
PAN Card No	ABICS9763J
Aadhar Card No	
Mobile Number	*****757
Address	HYDERABAD
Executant Details	
Name	GOCL CORPORATION LTD
Address	HYDERABAD
Claimant Details	
Name	CYBERCITY BLUE EDGE LLP
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KUKATPALLY
Amount Details	
Stamp Duty	500
Transfer Duty	29221500
Registration Fee	9740500
User Charges	1000
Mutation Charges	1948100
Haritha Nidhi	50
<b>TOTAL</b>	<b>40911650</b>
Total in Words	Four Crore Nine Lakh Eleven Thousand Six Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	19-04-2024
Transaction Id	<b>9829869481435</b>
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: 730YPU190424</b>	
Bank Code : <b>SBIN</b>	Payment : <b>NEFT/RTGS</b>
Remitter Details	
Name	SQUARESPACE BUILDERS PVT LTD
PAN Card No	ABICS9763J
Aadhar Card No	
Mobile Number	*****757
Address	HYDERABAD
Executant Details	
Name	GOCL CORPORATION LTD
Address	HYDERABAD
Claimant Details	
Name	CYBERCITY BLUE EDGE LLP
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KUKATPALLY
Amount Details	
Stamp Duty	500
Transfer Duty	29221500
Registration Fee	9740500
User Charges	1000
Mutation Charges	1948100
Haritha Nidhi	50
<b>TOTAL</b>	<b>40911650</b>
Total in Words	Four Crore Nine Lakh Eleven Thousand Six Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	19-04-2024
Transaction Id	<b>9829869481435</b>
Stamp & Signature	

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3186/2024. Sheet 14 of 14 Sub Registrar  
Kukatpally

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