

SCANNED

Phone No:
Sold To/Issued To:
T raj kumar
For Whom/ID Proof:
Self/others



820/2025

FEB-21-2025 15:06:36

₹ 0000100/-

ZERO ZERO ZERO ZERO ONE ZERO ZERO

Sales deed
38152921740150396375-00104715
3815292 24/2006

890
841

SALE DEED

This sale deed ("Sale Deed") is made and executed on this the 21st day of February ("Execution Date") in the year 2025 at Hyderabad:

BY

SRI T.RAJ KUMAR, son of T. Sreeramulu, aged 64 years, presently residing at H.No.8-2-293/82/NG/39, Plot No.39, Road No.65, Nandagiri Hills, Jubilee Hills, Hyderabad-500033, Telangana, and having permanent account number ACAPT4169M and Aadhaar [XXXX XXXX 0890]

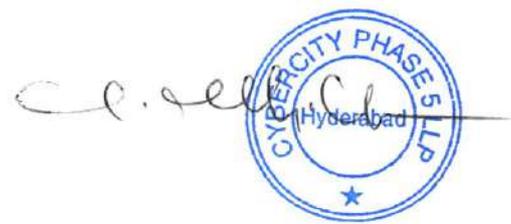
(Hereinafter referred to as the "Vendor", which term shall mean and include all his heirs, assigns, successors in interest, legal representatives, etc.) of **ONE PART**.

AND HEREBY CONFIRMED BY ALL THE LEGAL HEIRS OF THE VENDOR SET OUT BELOW:

1. **T. HEMANTH PRAKASH**, son of Mr. T. Raj Kumar, aged about 34 years, presently residing at H.No. 8-2-293/82/NG/39, Plot No. 39, Road No. 65, Nandagiri Hills, Jubilee Hills, Hyderabad - 500033, Telangana, and having permanent account number AYHPT2444E and holding Aadhaar [XXXX XXXX 3172],
2. **T. MANISH DATTA**, son of Mr. T. Raj Kumar, aged about 29 years, presently residing at H.No. 8-2-293/82/NG/39, Plot No. 39, Road No. 65, Nandagiri Hills, Jubilee Hills, Hyderabad - 500033, Telangana, and having permanent account number CNTPD3971R and holding Aadhaar [XXXX XXXX 6558],
3. **MRS. T. KANISHKA**, wife of Mr. Annam Vikhyat and daughter of Mr. T. Raj Kumar, aged about 33 years, presently residing at H.No. 6-6-125, Annam Gardens, Kavadiguda, Secunderabad, Telangana, and having permanent account number AVJPT5191P and holding Aadhaar [XXXX XXXX 1126] and

[Handwritten signatures of T. Hemant Prakash, T. Manish Datta, and T. Kanishka]

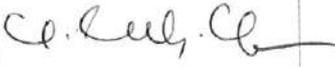
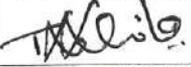
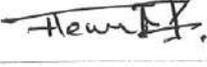
[Handwritten signature of Hemant P.]



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Balanagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3917308/- paid between the hours of 3 and 4 on the 21st day of FEB, 2025 by Sri T.Raj Kumar

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature	
1	CL	Aadhar No XXXXXXXX9033		 M/S CYBERCITY PHASE 5 LLP REP [1523-1-2025-841]	
		NAME: MURALI KRISHNA KOTTU S/O VENKATESHWARA RAO KOTTU BANGALORE NORTH, BANGALORE NORTH, BANGALORE, KARNATAKA, 560038	M/S CYBERCITY PHASE 5 LLP REPPY KOTTU MURALI KRISHNA (DESIGNATED PARTNER) S/O. K VENKATESHWARA RAO CYBERCITY MARKETING OFFICE GREEN HILLS ROAD MOOSAPET, MM DIST		
2	EX	Aadhar No XXXXXXXX5286		 T.NIKHILA::21/02/2025.21:40 [1523-1-2025-841]	
		NAME: T NIKHILA D/O T RAJKUMAR HYDERABAD, RANGAREDDI, ANDHRA PRADESH, 500018	T.NIKHILA D/O. T RAJ KUMAR NANDAGIRI HILLS JUBILEE HILLS, HYD		
3	EX	Aadhar No XXXXXXXX1126		 T.KANISHKA::21/02/2025.21:36 [1523-1-2025-841]	
		NAME: T KANISHKA D/O T RAJ KUMAR MOOSAPET, RANGAREDDI, ANDHRA PRADESH, 500018	T. KANISHKA D/O. T RAJ KUMAR NANDAGIRI HILLS JUBILEE HILLS, HYD		
4	EX	Aadhar No XXXXXXXX6558		 T.MANISH DATTA::21/02/2025.2 [1523-1-2025-841]	
		NAME: T MANISH DATTA S/O T RAJ KUMAR MOOSAPET, RANGAREDDI, ANDHRA PRADESH, 500018	T.MANISH DATTA S/O. T.RAJ KUMAR NANDAGIRI HILLS JUBILEE HILLS, HYD		
5	EX	Aadhar No XXXXXXXX3172		 T.HEMANTH PRAKASH::21/02/2025 [1523-1-2025-841]	
		NAME: T HEMANTH PRAKASH S/O T RAJKUMAR MOOSAPET, RANGAREDDI, ANDHRA PRADESH, 500018	T.HEMANTH PRAKASH S/O. T.RAJ KUMAR NANDAGIRI HILLS JUBILEE HILLS, HYD		

Bk - 1, CS No 841/2025 & Doct No 820/2025. Sheet 1 of 25 Sub Registrar Balanagar

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4. **MS. T. NIKHILA**, daughter of Mr. T. Raj Kumar, aged about 31 years, presently residing at H.No. 8-2-293/82/NG/39, Plot No. 39, Road No. 65, Nandagiri Hills, Jubilee Hills, Hyderabad - 500033, and having permanent account number BBSPN0704L and holding Aadhaar [XXXX XXXX 5286].

(The above legal heirs of the Vendor are hereinafter collectively referred to as the "**Consenting Parties**", which term shall mean and include all their heirs, assigns, successors in interest, legal representatives, etc.)

IN FAVOUR OF

M/S CYBERCITY PHASE 5 LLP (LLPIN : ACI-4593), [PAN : AAUFC1383N] a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 read with Limited Liability Partnership Rules, 2009, having its registered office at Cybercity Marketing Office, Greenhills Road, Hitech City Road, Moosapet, Balanagar, Medchal – Malkajgiri District, Telangana-500018, represented by its Designated Partner: Sri Kottu Murali Krishna, S/o Mr. K. Venkateshwara Rao, aged 65 years, R/o H.No. 314, 100 Feet Road, Indiranagar, 1st Stage, Bangalore, Karnataka.

(Hereinafter referred to as "**Vendee**", which term shall mean and include all its directors, legal representatives, executors, administrators and successors in interest and permitted assignees etc.) of the **OTHER PART**

Vendor and Vendee are hereinafter collectively referred to as Parties

WHEREAS

- A. The Vendor is the sole and absolute owner of all that piece and parcel of land admeasuring Acres 03-15.80 Guntas equivalent to 3.40 Acres from the southern side, out of the total land admeasuring Acres 12-00 Guntas, comprising of Survey Nos. 81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, and 112/C, situated at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri (more fully described in Schedule 1 hereunder and more clearly demarcated in the sketch map annexed hereto as **Annexure - 1**) hereinafter referred to as the "**Schedule Property**".
- B. The Vendor acquired the Schedule Property in the following manner:
- (i) Originally, Hashim Moinuddin was the owner and possessor of land totally admeasuring Acres 78-35 Guntas in Survey Nos. 81, 101/1, 101/2, 102, 108, 109, 110, 111 & 112, situated at Moosapet Village, Balanagar Revenue Mandal, Ranga Reddy District, Telangana (hereinafter referred to as the "**Larger Extent**"). Thereafter, Hashim Moinuddin alienated the Larger Extent in favour of T. Sreeramulu, son of late T. Venkaiah, and father of the Vendor herein, under a registered Sale Deed dated May 05, 1959, bearing

[Handwritten signatures: Hashim Moinuddin, T. Sreeramulu, T. Venkaiah, T. Sreeramulu]



SI No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
6 EX	Aadhar No XXXXXXXX0890		
	NAME: T RAJ KUMAR S/O LATE T SREERAMULU MOOSAPET, HYDERABAD, ANDHRA PRADESH, 500018	T. RAJ KUMAR S/O. T.SREERAMULU NANDAGIRI HILLS JUBILEE HILLS, HYD	

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX0815		
	NAME: MUNIMANDA VENU S/O MUNIMANDA VENKATI Fertilizercity, Karimnagar, Telangana, 505210	M VENU KARIMNAGAR	
2	Aadhar No: XXXXXXXX7599		
	NAME: BADE DORABABU S/O BADE SUDHARSHANA RAO Devalabhadra, Nandigam, Srikakulam, Andhra Pradesh, 532201	B DORABABU SRIKAKULAM	

21st day of February, 2025

Signature of Sub Registrar
Balanagar

Biometrically Authenticated by
SRO SAMAL SAHADEV
on 21-FEB-2025 21:54:21

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	43090385	0	0	0	43090485
Transfer Duty	NA	0	11751923	0	0	0	11751923
Reg. Fee	NA	0	3917308	0	0	0	3917308
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	783462	0	0	0	783462
Total	100	0	59544078	0	0	0	59544178

Rs. 54842308/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3917308/- towards Registration Fees on the chargeable value of Rs. 783462000/- was paid by the party through E-Challan/BC/Pay Order No. 622W13210225 dated, 21-FEB-25 of ICICIC/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 59544128/-, DATE: 21-FEB-25, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 8999319745127, PAYMENT MODE: NB-1001138, ATRN: 8999319745127, REMITTER NAME: CYBERCITY PHASE FIVE LLP, EXECUTANT NAME: T RAJ KUMAR AND OTHERS, CLAIMANT NAME: CYBERCITY PHASE FIVE LLP .

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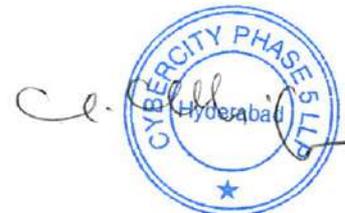
Bk - 1, CS No 841/2025 & Doct No 820/2025. Sheet 2 of 25 Sub Registrar Balanagar

Document No. 410 of 1959, registered in the office of the Sub-Registrar, Hyderabad West (Gharbi).

- (ii) Subsequently, T. Sreeramulu died on October 18, 1985 intestate, leaving behind the following legal heirs: (i) his wife, T. Haribhushana, (ii) 5 (five) daughters, namely (a) B. Vijaya Lakshmi, (b) N. Shyamala Devi, (c) M. Shoba Rani, (d) K. Pushpanjali, and (e) J. Anuradha, and (iii) 2 (two) sons, namely (a) T. Venkat Rao and (b) T. Rajkumar (Vendor herein) (hereinafter collectively referred to as the "**Legal Heirs of T. Sreeramulu**").
- (iii) T. Venkat Rao passed away on November 4, 1996, leaving behind his wife, Smt. T. Urmila, his son, Phani Kumar, and his daughters, namely: (a) T. Naveena, (b) T. Hima Bindu, and (c) T. Priyanka, who subsequently succeeded to and inherited the share of the late T. Venkat Rao, (hereinafter collectively referred to as the "**Legal Heirs of T. Venkat Rao**").
- (iv) Thereafter, a Deed of Partition dated June 15, 2005, bearing Document No. 10711 of 2005, was executed whereunder the Legal Heirs of Sreeramulu and the Legal Heirs of Venkat Rao, jointly conveyed land measuring Acres 8-00 Guntas (out of the Larger Extent) in favour of third parties.
- (v) Further, (a) the Legal Heirs of Sreeramulu (b) Legal Heirs of T. Venkat Rao, and (c) Vendor partitioned land admeasuring the remaining extent of Larger Land, i.e., Acres 70-35 Guntas (forming part of the Larger Extent) among themselves, with their respective shares by metes and bounds, under a registered Deed of Partition dated June 15, 2005, bearing Document No. 10711 of 2005, registered in the office of the Joint Sub-Registrar-I (R.O), Ranga Reddy District. The share of the extent partitioned fell to each of the parties as follows:

Party Name	Extent (Acres- Guntas)
T Urmila, T Naveena, T Phani Kumar, Baby Hima Bindu and Baby Priyanka	22-00
T Raj Kumar	22-00
T Haribushana	6-35
B Vijaya Lakshmi	4-00
N Shyamala Devi	4-00
MY Shobha Rani	4-00
K Pushpavathy (K Pushpalatha)	4-00
J Anuradha	4-00
Total	70-35

[Handwritten signatures and names: T. Sreeramulu, T. Venkat Rao, T. Haribhushana, B. Vijaya Lakshmi, N. Shyamala Devi, M. Shoba Rani, K. Pushpanjali, J. Anuradha, T. Urmila, T. Naveena, T. Phani Kumar, T. Hima Bindu, T. Priyanka, T. Raj Kumar]



Date:
21st day of February, 2025


Signature of Registering Officer
Balanagar

Certificate of Registration

Registered as document no. 820 of 2025 of Book-1 and assigned the identification number 1 - 1523 - 820 - 2025 for Scanning on 21-FEB-25 .


Registering Officer
Balanagar
(S Sahadev)

Bk - 1, CS No 841/2025 & Doct No
820/2025. Sheet 3 of 25 Sub Registrar
Balanagar

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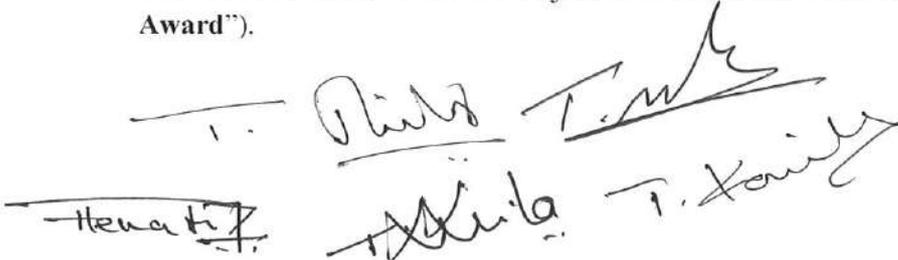
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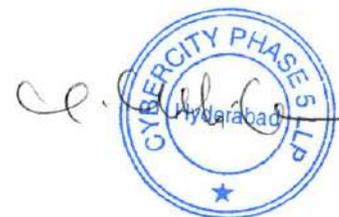


- (vi) Under the Deed of Partition dated June 15, 2005, bearing Document No. 10711 of 2005, land admeasuring Acres 22-00 Guntas fell to the share of the Vendor.

Thus, the Vendor became the absolute owner and possessor of Acres 22-00 Guntas forming part of the Larger Extent (hereinafter referred to as the "**Vendor's Total Extent**")

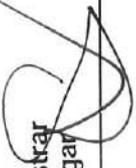
- (vii) As per G.O.Ms. No. 2042 dated November 28, 2005, issued by Government of Andhra Pradesh through Revenue (UC-I) Department, Vendor was allotted undivided share of land to an extent of 81,936.73 square meters (*i.e.*, land admeasuring Acres 20-20 Guntas) in Survey Nos. 81, 101, 102, 108, 109, 110, 111, 112 of Moosapet Village ("**Post-ULC Land**").
- (viii) Subsequently, an Agreement of Sale cum General Power of Attorney (hereinafter referred to as "**AGPA I**") bearing Document No. 9583 of 2006, dated April 10, 2006, was executed by the Vendor in favour of Cybercity Builders and Developers Private Limited ("**CBDPL**") with respect to land measuring Acres 07-00 Guntas forming part of the Vendor's Total Extent ("**CBDPL Land**"). Pursuant to such AGPA, the Vendor conveyed in favour of CBDPL land measuring Acres 07-00 Guntas forming part of the CBDPL Land through (a) sale deed document Nos. 1157 of 2011 dated April 30, 2011; and (b) 1158 of 2011, dated April 30, 2011.
- (ix) Thereafter, Vendor executed another Development Agreement cum General Power of Attorney dated August 18, 2006, bearing Document No. 8259 of 2006, in favour of CBDPL ("**DAGPA**") with respect to land measuring Acres 13-20 Guntas forming part of the Vendor's Total Extent ("**DAGPA Land**").
- (x) The Parties acknowledge that Acre 1-20 Guntas was given for widening of road from 60 feet to 100 feet.
- (xi) From the Post-ULC Land, an extent of (i) Acres 1-20 Guntas was acquired for road widening in terms of recital (x) above, (ii) Acres 07-00 Guntas CBDPL Land, conveyed to CBDPL in terms of recital (viii) above, and (iii) Vendor holds remaining extent of Acres 12-00 Guntas.
- (xii) Subsequently, disputes arose between the Vendor and CBDPL with respect to the DAGPA, pursuant to which Vendor initiated legal proceedings and sought cancellation of DAGPA and recovery of possession of the DAGPA Land.
- (xiii) Thereafter, in order to amicably resolve all disputes, the Vendor and CBDPL reached a mutual compromise and settlement. The said settlement terms were recorded in Case No. COS. No. 2 of 2022, between T. Rajkumar and others vs CBDPL and others ("**Lok Adalat Award**").


T. Rajkumar
T. Hanu



Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 4 of 25 Sub Registrar
Balanagar



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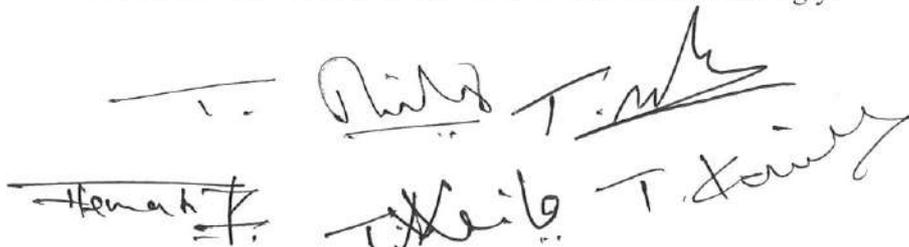
- (xiv) Vendor and CBDPL agreed to modify the settlement terms recorded in the Lok Adalat Award pursuant to which they entered into a settlement agreement dated 21st February 2025 which records the mutual settlement, understandings and agreements and other matters in connection therewith ("**Settlement Agreement**").
- (xv) Subsequently, and in terms of the memorandum of compromise recorded in COS 2/2022 and the Settlement Agreement, the Vendor, along with his legal heirs, the Consenting Parties herein inter alia have agreed to sell land measuring Acres 6-20 Guntas (which includes the Schedule Property), forming part of the Vendor's Total Extent to the Vendee herein, *i.e.*, a nominee of CBDPL by way of 2 (two) sale deeds.
- (xvi) Pursuant thereto, the Vendor along with his legal heirs, *i.e.*, the Consenting Parties herein, are executing these present duly conveying, transferring, and assigning the Schedule Property in favour of the Vendee.
- (xvii) The recitals, schedules and annexures to this Sale Deed shall form an integral part of this Sale Deed and will be in full force and effect as though they were expressly set out in the body of this Sale Deed.

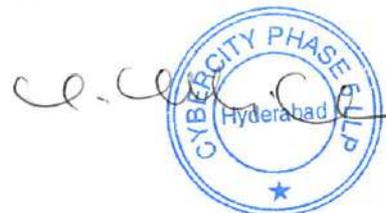
NOW, THEREFORE, THE PARTIES HEREBY AGREE AND THIS SALE DEED WITNESSETH AS UNDER:

1. SALE OF SCHEDULE PROPERTY

- 1.1. The Vendor hereby sells and unconditionally, absolutely, irrevocably, and forever, transfers, conveys and assigns all rights, interests and titles in the Schedule Property together with all rights, liberties, estates, easements, privileges, appurtenances and benefits thereto to the Vendee, free from any and all Encumbrances, and the Vendee hereby purchases and acquires the same from the Vendor along with uninterrupted, unencumbered, exclusive and unfettered rights of possession in the Schedule Property.

"**Encumbrance**" shall mean (i) any mortgage, charge (whether fixed or floating), lien, hypothecation, assignment by way of collateral, deed of trust, title retention, claims including adverse claims, conditions, security interest or other encumbrance of any kind securing, or conferring any right to or priority of payment in respect of, any obligation of any person, including without limitation, any right granted by a transaction, which in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under Applicable Law; (ii) any proxy, power of attorney, voting trust agreement, interest or option in favour of any person; (iii) any adverse claim as to title, possession or use; and/or (iv) any restrictions on transfer; and (iv) any agreement to create any of the foregoing. The terms "**Encumber**" and "**Encumbered**" shall be construed accordingly.

The block contains two handwritten signatures. The top signature is in black ink and appears to be 'Shivraj T. ...'. The bottom signature is in blue ink and appears to be 'Harish T. ...'. Both signatures are written over horizontal lines.



Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 5 of 25 Sub Registrar
Balanagar

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- 1.2. The Vendor hereby confirms and declares that, on and from the date of execution and registration of this Sale Deed ("**Registration Date**"), neither the Vendor nor any other person (including those claiming through or under the Vendor) shall have any right of whatsoever nature in the Schedule Property. Any rights, benefits or entitlements accruing to the Schedule Property after the Registration Date, shall be construed as the absolute and sole right and property of the Vendee to the complete exclusion of the Vendor and / or any person claiming through / under it.
- 1.3. Simultaneously with the execution and registration of this Sale Deed, the Vendor has handed over actual, legal, un-Encumbered, undivided, duly bounded possession of the Schedule Property to the Vendee. The Vendor hereby agrees that pursuant to the execution of this Sale Deed, the Vendor shall have no right to challenge, dispute, or contest the validity, legality, or enforceability of this Sale Deed.

2. SALE CONSIDERATION

2.1. The full and final sale consideration paid by the Vendee to the Vendor for purchase of the Schedule Property as per Clause 1 above is Rs. 78,34,61,538/- (Rupees Seventy-Eight Crores Thirty-Four lakhs Sixty-One Thousand Five Hundred and Thirty-Eight only) ("**Sale Consideration**").

2.2. As on the Registration Date, the Vendee has paid the Sale Consideration to the Vendor in the following manner:

- (a) Rs. 72,55,26,923/- (Rupees Seventy-Two Crores Fifty-Five Lakhs Twenty-Six Thousand Nine Hundred and Twenty-Three Only) vide Pay Order dated 21.02.2025 bearing no. 417711 drawn on HDFC Bank Limited, Hyderabad Branch;
- (b) Rs. 5,01,00,000/- (Five Crores One Lakh only) paid vide Cheque dated 28th March, 2024 bearing 016351 drawn on Karur Vysya Bank, Banjara Hills Branch;

2.3. The Parties agree and acknowledge that all payments are made after deducting the applicable Tax Deducted at Source ("**TDS**") of Rs. 78,34,615.38 (Rupees Seventy-Eight Lakh Thirty-Four Thousand Six Hundred Fifteen point three eight) as per the provisions of the Income Tax Act, 1961 ("**IT Act**") and the Vendee shall deposit the TDS amounts with the competent authorities within the timelines stipulated under the applicable law.

2.4. The Vendor hereby agrees and acknowledges that:

- (a) the Sale Consideration is a valid and sufficient consideration for the sale of Schedule Property by the Vendee under this Sale Deed,
- (b) the payment and receipt of the Sale Consideration, and hereby acquits, releases, and discharges the Vendee forever, in respect of the Sale Consideration.



Bk - 1, CS No 841/2025 & Doct No
820/2025. Sheet 6 of 25 Sub Registrar
Balanagar



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3. REPRESENTATIONS AND WARRANTIES

- 3.1. The Vendor hereby represents and warrants to the Vendee that each of the representations and warranties, as listed in Schedule II (Representations and Warranties of Vendor) are true, accurate, complete, valid, subsisting and not misleading.
- 3.2. The rights and remedies of the Vendee in respect of any breach or default of the representations and warranties shall not be qualified, diluted or affected. Further, no information relating to the Vendor, and Schedule Property of which the Vendee has knowledge (actual or constructive or imputed), shall prejudice any claim of whatsoever nature from the Vendee, including under the indemnity contained in Clause 4 (Indemnification) or operate to reduce any amount recoverable thereunder.
- 3.3. It shall not be a defence to any claim against the Vendee that the Vendee knew or ought to have known or had constructive knowledge of any information relating to the circumstances giving rise to such claim. The representations and warranties shall not be, in any manner, limited by any information disclosed or made available to or received by the Vendee or any of its representatives.
- 3.4. The Vendor agrees and acknowledges that the Vendee has executed this Sale Deed and agreed to acquire the Schedule Property solely based on the representations and warranties provided herein.
- 3.5. Each of the representations and warranties provided herein is separate and independent and is not limited by reference to any other representations and warranties.

4. INDEMNIFICATION

- 4.1. The Vendor and Consenting Parties shall hereby, jointly and severally, indemnify, and keep the Vendee, its successors, and/or its affiliates fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim judgment, order, award or other obligation or right of action which the Vendee may sustain/incur/accrue on account of:
 - (a) any defect or deficiency in the title of the Vendor in respect of the Schedule Property.
 - (b) breach of any provision of this Sale Deed (including representations and warranties) by the Vendor or the Consenting Parties, and/or misrepresentation by the Vendor or the Consenting Parties to the Vendee or to third parties; and/or

5. MISCELLANEOUS

- 5.1. All notices, requisitions, and correspondences to be sent by the Vendor to the Vendee or vice versa shall be deemed to have been validly sent if the same are sent to the addresses mentioned against their names herein by facsimile and by registered post acknowledgement due.

7

Handwritten signatures:
1. *[Signature]*
1. *[Signature]*
1. *[Signature]*
1. *[Signature]*
1. *[Signature]*

Stamp:
CYBERCITY PHASE 5 LLP
Hyderabad

Bk - 1, CS No 841/2025 & Doct No
820/2025. Sheet 7 of 25

Sub Registrar
Balanagar



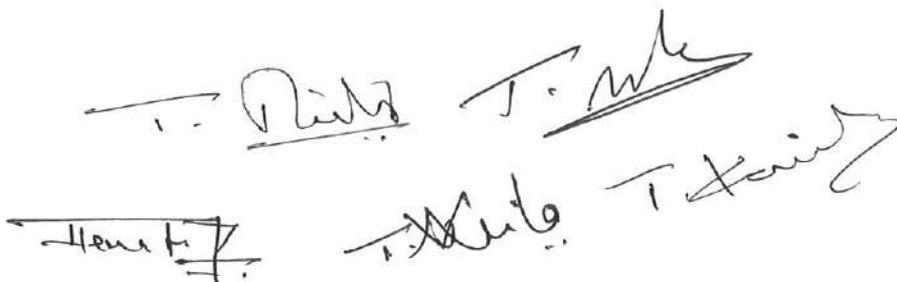
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- 5.2. The Vendor agrees and undertake to execute such other document/s and do or cause to be done all such acts, deeds and things that are reasonably and legally required to be done at the instance of the Vendee for more fully and perfectly confirming and assuring the title of the Vendee to the Schedule Property, including to more fully transferring and conveying the title and ownership of Schedule Property to the Vendee.
- 5.3. If any provision of this Sale Deed, or the application thereof, is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Sale Deed will remain in full force and effect. Any provision of this Sale Deed held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.
- 5.4. This Sale Deed shall be governed by and construed in accordance with the laws of India.
- 5.5. The Vendor and the Vendee agree that any and all disputes between the parties regarding this Deed or any provision thereof shall be subject to the jurisdiction of the Courts of Medchal Malkajgiri district, Telangana, India.
- 5.6. The Vendor, and Consenting Parties shall and will, from time to time, and at all times hereinafter, do all such acts, deed and things as may be required by the Vendee in relation to the Subject Property including but not limited to providing necessary cooperation and assistance and to do all such acts and execute all such documentation in favour of the Vendee as may be required.
- 5.7. The Consenting Parties hereby, jointly and severally, confirm the absolute transfer of the Schedule Property in favour of the Vendee hereunder, and the other provisions of this Sale Deed and hereby accord their approval and consent to the same.
- 5.8. This Sale Deed supersedes all previous agreements and arrangements between the Vendor and the Vendee.
- 5.9. The stamp duty, registration charges, and all other miscellaneous and incidental expenses for registration of this Sale Deed including towards deficit stamp duty and fee, if any, shall be borne by the Vendee.

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The block contains four handwritten signatures in black ink. The top two signatures are written in a cursive style, and the bottom two are also cursive but appear to be written with a different pen or in a different hand. The signatures are arranged in two rows, with two signatures in each row.



Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sub Registrar
Balanagar



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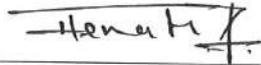


IN WITNESS WHEREOF the Parties hereto have signed this Sale Deed on the date set out above in the presence of the following witnesses:

For
T.RAJ KUMAR



For **T. Hemanth Prakash**



For **T. Kanishka**



witnesses

1. 

2. 

For and on behalf of the Vendee herein
CYBERCITY PHASE 5 LLP

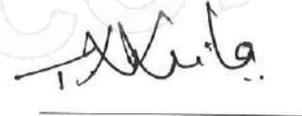


Authorized Signatory

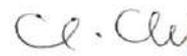
For **T. Manish Datta**



For **T. Nikhila**



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Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 9 of 25 Sub Registrar
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Bk - 1, CS No 841/2025 & Doct No
820/2025. Sheet 10 of 25 Sub Registrar
Balanagar

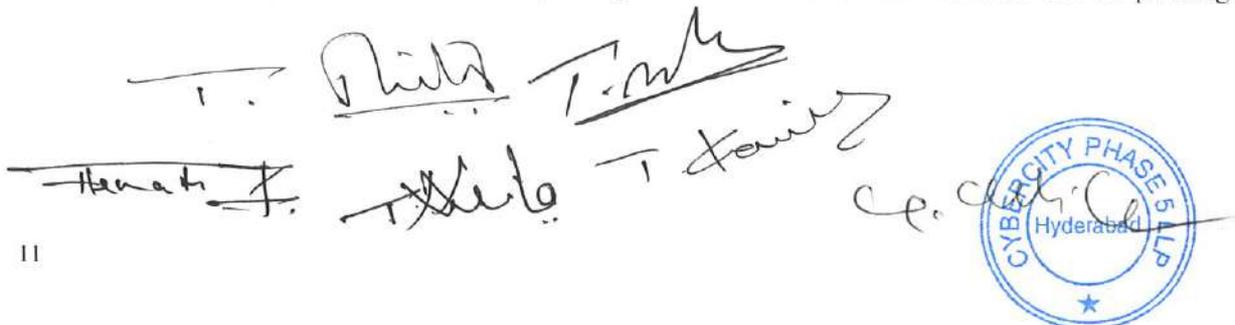


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SCHEDULE – II
REPRESENTATIONS AND WARRANTIES OF VENDOR

1. The Vendor hereby represents and warrants to the Vendee that each of the representations and warranties as set out below are true, accurate, complete, valid, subsisting and not misleading:
- a. he has the power and authority to execute and deliver this Sale Deed;
 - b. this Sale Deed has been duly authorised, executed, and delivered by him and upon such execution and delivery constitutes his legal, valid, and binding obligation which is enforceable in accordance with its terms;
 - c. neither the execution and delivery of this Sale Deed, nor the performance of the obligations by him will result in: (i) the breach of, or default under any agreements, to which he is a party or violate or conflict with any applicable laws; and (ii) requirement of obtaining a consent, or issuance of a notice/intimation to any governmental authority or a third party;
 - d. he is the sole and absolute owner of Schedule Property with uninhibited rights of alienation over the same and is absolutely seized and possessed of and is otherwise well and sufficiently entitled to Schedule Property;
 - e. the legal heirs have no right, title and/or interest in respect of the Schedule Property, and/or a portion thereof;
 - f. details of the Schedule Property as set out in Schedule I (Details of the Schedule Property) is completely accurate in all respects;
 - g. the title of the Vendor to Schedule Property is good, clear, valid, marketable, and subsisting, and he is entitled to convey the same and there is no impediment for the sale contemplated under this Sale Deed under any proceeding, law, order, decree, or contract;
 - h. the title flow as set out in the Recitals (Title Flow of the Schedule Property) accurately specifies the manner in which the Schedule Property was acquired by the Vendor;
 - i. he was in exclusive possession and occupation of, and has exclusive rights over the Schedule Property;
 - j. there are no leases, sub-leases, tenancies, licenses, or other rights of occupation in favour of any person in respect of Schedule Property;
 - k. the Schedule Property was mutated in the favour of the Vendor in all the relevant land and building records maintained by the governmental authorities and there are no pending





Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 11 of 25 Sub Registrar
Balanagar



Generated on: 21/02/2025 10:15:10 PM



claims, notices, proceedings initiated or issued by any governmental authority on the Schedule Property;

- l. the Schedule Property is vacant, and contiguous;
- m. The Vendor has neither done, nor been party to any act whereby its rights (including any development rights), titles or interests or possession (each of whatever description) in or over or in relation to the Schedule Property or part thereof is or may in any way be impaired or whereby it is or may be prevented from transferring absolutely the Schedule Property to the Vendee;
- n. there are no pathways, canals, gas pipeline, nallah (primary, secondary and/or tertiary), water bodies, high tension wires, low tension wires, well etc. passing through or abutting the Schedule Property;
- o. upon execution of this Sale Deed, the Vendee shall be entitled to enter upon, hold, possess, alienate, dispose, deal with and enjoy the Schedule Property and receive the income and profits therefrom and undertake its business, as the sole and absolute owner, without any interference or disturbance from the Vendor, or any other persons including the Vendor's predecessors-in-title or from persons claiming through, under, or in trust for the Vendor and/or its predecessors-in-title;
- p. the Schedule Property is not reserved for any public purpose;
- q. there are no easements, quasi-easements, or restrictive covenants rights or watercourses or other rights affecting the Schedule Property;
- r. there is no claim, pending or threatened, against the Schedule Property or any part thereof for right of use (exclusive or otherwise), right of way, right of occupation, right of maintenance, right of residence or right of easement;
- s. there are no claims or charges whatsoever either for contribution, compensation, betterment, road making or repairs or otherwise outstanding and payable to the government or any local body or private body, authority or person in respect of the Schedule Property. No notice for any acquisition is issued against the Schedule Property or any part thereof;
- t. he has not done any act/s, deed/s, or thing/s, which are likely to curtail, restrict or prejudice his right to convey or prevent him from conveying and registering the Schedule Property, or any part thereof, to the Vendee in terms of this Sale Deed;
- u. the Schedule Property is not subject to any encroachments, survey and boundary disputes and no person other than the Vendor, at the time of execution of this Sale Deed any right, has title, interest or claim over the Schedule Property;

[Handwritten signatures and initials]



Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 12 of 25 Sub Registrar
Balanagar



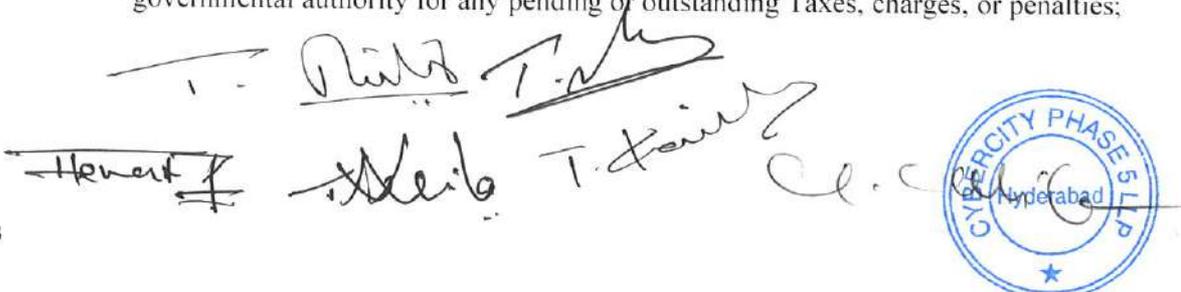
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- v. no acquisition proceedings are initiated, pending, or disposed pertaining to the Schedule Property and no land acquisition proceedings are proposed pertaining to the Schedule Property;
- w. the relevant title deeds or documents pertaining to the Schedule Property have been handed over to the Vendee;
- x. the Schedule Property is not agricultural land under applicable Indian laws including but not limited to Telangana Agricultural Land (Conversion for Non-Agricultural purposes) Act, 2006 and the IT Act;
- y. no entity or person has any right, title, interest or claim over the Schedule Property;
- z. he has not entered into any arrangement or agreement to sell, transfer, convey or alienate the Schedule Property in any manner whatsoever, or otherwise, with any third party/ies;
- aa. the Schedule Property is free from all Encumbrances, attachments, claims, liens, charges including any mortgage, charge and/or security in any other manner (with a similar economic effect of a mortgage), upon the Schedule Property or upon any part thereof, in favour of any bank, financial institution, lender, or a private party, hindrances, lis pendens etc., and other charges of any nature which shall not be created at any point in time from the Registration Date, whatsoever and howsoever, and that there is no latent or patent defect in the title, right and interest of Vendor and the same is conveyed to the Vendee;
- bb. there is no pending or threatened proceeding (whether pending or disposed) before a court of law, governmental authority, or any other authority in which the Schedule Property is a subject matter or likely to be made a subject matter;
- cc. all Taxes, charges, cesses, duties, fines, liabilities, penalties, and public dues, in respect of the Schedule Property which are due and payable to the government authorities, or any person have been paid up to the Registration Date. The Vendor has paid all such Taxes, charges, cesses, duties, fines, liabilities, penalties and public dues for the period up to the Registration Date, and there shall be no outstanding amount payable in respect of the Schedule Property;

“Taxes” shall mean all and any (i) statutory or other governmental levies, taxes, charges, cess, penalties, rates, stamp duties, dues including but not limiting to goods and services tax, property tax, income tax, registration charges, import duty, customs duty etc., including those pertaining or relating to the transfer of the Schedule Property as contemplated herein, and (ii) any interest and fines payable thereupon

- dd. he has not received any notices or is threatened to receive any notices from any governmental authority for any pending or outstanding Taxes, charges, or penalties;



 The block contains several handwritten signatures in black ink. At the top, there is a signature that appears to be 'D. S. T. S.' with a horizontal line underneath. Below it, there are two more signatures, one of which is 'Hemant' and another is 'S. S. T. S.'. To the right of these signatures, there is a blue circular stamp. The stamp contains the text 'CYBERCITY PHASE 5 LLP' around the top edge, 'Hyderabad' in the center, and a small star at the bottom.

Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 13 of 25 Sub Registrar
Balaganagar

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- ee. he has obtained all the approvals, licenses, registrations, no objections, authorizations and made all the filings, with the relevant governmental authorities as required under the applicable laws or otherwise necessary for the Schedule Property;
- ff. there are no defects whether structural or not, whether related to construction or not, in the Schedule Property which may cause any loss to the Vendee;
- gg. there are no income tax proceedings, claims or demands, pending or threatened, against the Vendor under the IT Act that can impact the ownership of or title to the Schedule Property of the Vendor, and/ or that can impact the transfer of the Schedule Property to the Vendee under this Sale Deed;
- hh. there is no liability of any Taxes, charges, fines, assessments, duties and other similar payments to taxation authorities of whatever kind, and however denominated, whether direct or indirect and whether levied by reference to income, profits, gains, net wealth, asset, values, turnover, added value, goods and services tax or other reference and statutory, governmental, state, provincial, local governmental or municipal impositions, duties, contributions, rates and levies, whenever and wherever imposed, outstanding against the Vendor or the Schedule Property that can adversely affect the ownership or entitlement of the Vendor to transfer of the Schedule Property;
- ii. he shall bear and pay all necessary Taxes under the IT Act, including any capital gains tax, penalty and interest amount pertaining to such Taxes, in relation to the sale and transfer of the Schedule Property. Further, any applicable TDS under the provisions of the IT Act by the Vendee on the purchase of the Schedule Property shall be duly withheld by the Vendee and deposited with the relevant tax authority and the Sale Consideration payable to the Vendor with respect to the Schedule Property shall be of net amount after deduction of applicable TDS;
- jj. there is no Encumbrance or restriction on the Schedule Property or any part thereof on account of any outstanding goods and services taxes and / or statutory dues and / or on account of any demand under Section 81 of Central Goods and Services Taxes Act, 2017 or Section 281 of the IT Act;
- kk. the Schedule Property is not subject to any charges, attachments or claims for maintenance or any wealth tax, income tax or capital gains tax, et cetera;
- ll. the Schedule Property is not an assigned land and is not adversely impacted by the applicable land laws;
- mm. all information and documents furnished to the Vendee, including the representations, and warranties given by the Vendor herein under this Sale Deed are true and correct and shall

~~Hevat~~ ~~T. K. S.~~ ~~T. K. S.~~ ~~T. K. S.~~



Bk - 1, CS No 841/2025 & Doct No
820/2025. Sheet 14 of 25 Sub Registrar
Balanagar



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continue to be true and correct and none of the information or documents that have been furnished to the Vendee is misleading in any particular manner whether by way of inclusion of incorrect or misleading information or omission of material information or both;

- nn. it shall be lawful for the Vendee, from time to time and at all times hereafter, to enter upon, use, occupy, develop, possess and enjoy the Schedule Property and to derive benefits including economic benefit thereon, receive rents, sale consideration and profits thereof and of every part thereof, without any suit or lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or by any other person claiming through / under him.

T. Dilip T. [Signature]

[Signature] [Signature]

T. [Signature]



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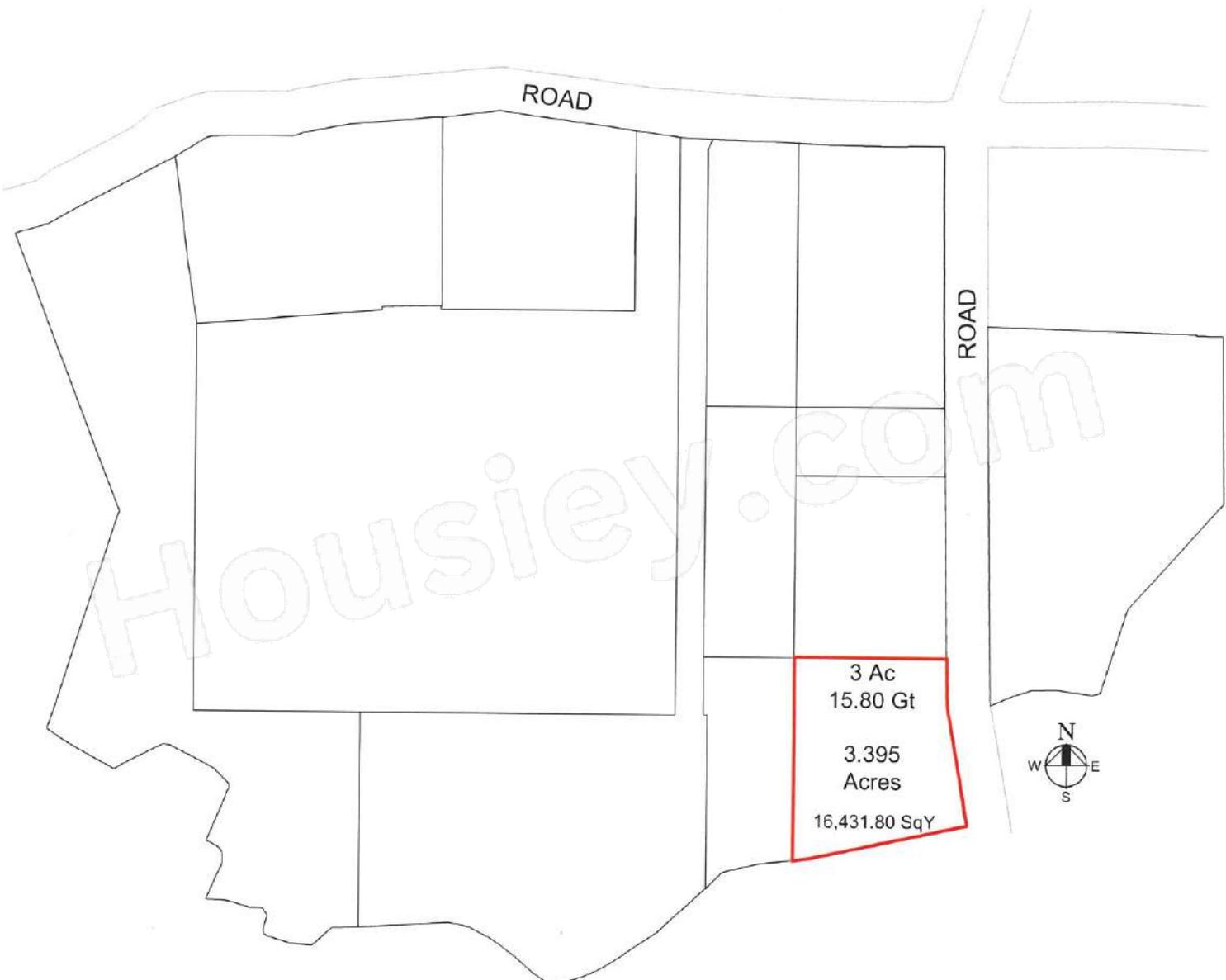
Sheet 15 of 25 Sub Registrar
Balanagar



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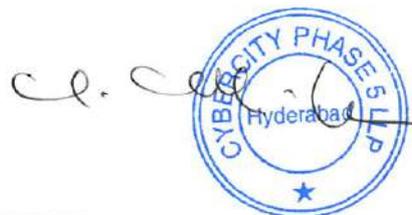
Annexure 1



T. Disha *T. Anu*

Hema *Shilpa*

T. Princy



Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 16 of 25 Sub Registrar
Balanagar



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Annexure - I

Undertaking to be given by the Transferor

I do hereby solemnly affirm and state as follows:

1. I am the true owner of 16,431.80 extent of land in Sy. no. 81, 101, 102, 108 to 112 in MOOSAPET village KUKATPALLU Mandal of MEDCHAL District.
2. The said land is not Government Land/Forest land/endowment land/wakf land.
3. The said land is not assigned land/ULC Surplus land/Agricultural ceiling surplus land.
4. The said land is not covered by any Court stay or injunction orders.
5. The said land is not in tank bed area, water course or water body.
6. The use of the said land is as per Zonal regulations and other land use restrictions imposed by GHMC/HMDA.

Declaration

I have carefully read and understood the above contents.

I declare that the above particulars are true and I will be liable for civil and criminal action in case they are proved otherwise at any point of time.

Date:

Place:

T. RAS KUMAR
[T. RAS KUMAR]

Deponent
Signature:

Name:

Address:

Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 17 of 25 Sub Registrar
Balanagar



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Annexure - II

Undertaking to be given by the Transferee

I do hereby solemnly affirm and state as follows:

1. I have verified the particulars relating to 16,431.80 extent of land in Sy.no _____ of MOOSAPET Village KUKATPALM Mandal MEDCHAL district. 8,101,102,108 to 112
2. The said land is not Government Land/Forest land/endowment land/wakf land.
3. The said land is not assigned land/ULC Surplus land/Agricultural ceiling surplus land.
4. The said land is not covered by any Court stay or injunction orders.
5. The said land is not in tank bed area, water course or water body.
6. The use of the said land is as per Zonal regulations and other land use restrictions imposed by GHMC/HMDA.

Declaration

I have carefully read and understood the above contents.

I declare that the above particulars are true and I will be liable for civil and criminal action in case they are proved otherwise at any point of time.

Date:

Place:

Signature

Name:

Address:



Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 18 of 25 Sub Registrar
Balnagar

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CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF CYBERCITY PHASE 5 LLP ("LLP/VENDEE") HELD ON THURSDAY, THE 20th FEBRUARY, 2025 AT THE CYBERCITY MARKETING OFFICE, GREEN HILLS ROAD, NEAR HI-TEC CITY MMTS, BALANAGAR, HYDERABAD- 500018, TELANGANA.

AUTHORISATION TO MR. KOTTU MURALI KRISHNA S/O. K. VENKATESHWARA RAO TO EXECUTE THE SALE DEED.

The Designated Partner informed that LLP is proposing to purchase the land of **31,460 Sq. Yards** situated in Survey Nos. 81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, and 112/C, **located at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri district, Telangana, India**, and more particularly described in **Schedule Property**.

The Designated Partner placed the Sale Deed Draft to be executed in connection with the purchase of land.

After discussions the Designated Partners unanimously passed the following resolution:

"Resolved that Mr. Kottu Murali Krishna S/o. K. Venkateshwara Rao (bearing Adhaar Number XXXX-XXXX-9033) is hereby authorised to sign the Sale Deed for and on behalf of LLP, which is executed by **Mr. T. RAJ KUMAR ("Vendor")** in favour LLP for the sale of land admeasuring **31,460 Sq. Yards** situated in Survey Nos. 81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, and 112/C, **located at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri district, Telangana, India**, and more particularly described in **Schedule Property**.

"RESOLVED FURTHER THAT Mr. Kottu Murali Krishna to authorised to present the said document for registration before the Sub-Registrar Office, Balanagar, and to do all such acts, deeds, and things as may be necessary in connection with the execution and registration of the sale deed."

SCHEDULE PROPERTY

DESCRIPTION OF SCHEDULE LAND

- A. All that part and parcel of freehold land aggregating to **16431.80 Sq. Yards** situated in Survey Nos. 81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, and 112/C, **located at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri district, Telangana, India**, and bounded by:

On or towards North :	Land belonging to the Vendor
On or towards South :	Land belonging to Neighbour
On or towards East :	100 Feet road
On or towards West :	Land belonging to the Vendee

CYBERCITY PHASE 5 LLP

CYBERCITY MARKETING OFFICE, Green Hills Road, NEAR HITECH CITY MMTS, Moosapet, Hyderabad, Medchal Malkajgiri, Telangana, 500018.



Bk - 1, CS No 841/2025 & Doct No
820/2025. Sheet 19 of 25

Sub Registrar
Balanagar



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B. All that part and parcel of freehold land aggregating to **15028.20 Sq. Yards** in situated in Survey Nos. 81/A, 81/B, 81/C, 101/1-A, 101/1-B, 101/1-C, 102, 108/A, 108/B, 108/C, 109/A, 109/B, 109/C, 110/A, 110/B, 110/C, 111/A, 111/B, 111/C, 112/A, 112/B, and 112/C, **located at Moosapet Village, Kukatpally Mandal, Medchal-Malkajgiri district, Telangana, India**, and bounded by

On or towards North : Land belonging to the Vendor
On or towards South: Land belonging to the Vendor
On or towards East : 100 Feet road
On or towards West : Land belonging to the Vendee

//CERTIFIED TO BE TRUE COPY//

FOR CYBERCITY PHASE 5 LLP


Srivardhan Reddy Vedra

Designated Partner

DIN NO. 05173126


Kottu Murali Krishna

Designated Partner

DIN NO. 00274082

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Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 20 of 25 Sub Registrar
Balnagar



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

టి రాజ్ కుమార్
T Raj Kumar

పుట్టిన సంవత్సరం/Year of Birth: 1960
పురుషుడు / Male

922 5665 0890

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O లేట్ టి శ్రీరాములు
11-5-264, స్ట్రీట్ నెం 19
బయో కెమికల్ రోడ్, బాలానగర్ మండల్
మూసాపేట్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500018

Address: S/O Late T
Sreeramulu, 11-5-264,
STREET NO 19, BIO
CHEMICAL ROAD,
BALNAGAR MANDAL,
MOOSAPET, Hyderabad,
Andhra Pradesh, 500018

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

భారత सरकार
GOVERNMENT OF INDIA

టి హేమంత్ ప్రకాష్
T Hemanth Prakash

పుట్టిన తేదీ / DOB : 26/02/1991
పురుషుడు / Male

4308 6724 8172

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: S/O టి రాజ్ కుమార్, హౌస్ నెం
11-5-264, బయో కెమికల్ రోడ్ స్ట్రీట్ నెం 19,
బాలానగర్ మండల్, మూసాపేట్, రంగారెడ్డి, ఆంధ్ర
ప్రదేశ్, 500018

Address: S/O T Rajkumar, H NO 11-5-264,
BIOCHEMICAL ROAD STREET NO 19,
BALANAGAR MANDAL, MOOSAPET,
Rangareddi, Andhra Pradesh, 500018

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భారత सरकार
GOVERNMENT OF INDIA

టి మనిష్ డత్త
T Manish Datta

పుట్టిన తేదీ / DOB : 04/03/1996
పురుషుడు / Male

6848 8215 6558

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: S/O టి రాజ్ కుమార్, హౌస్ నెం
11-5-264, బయో కెమికల్ రోడ్ స్ట్రీట్ నెం 19,
బాలానగర్ మండల్, మూసాపేట్, హైదరాబాద్, ఆంధ్ర
ప్రదేశ్, 500018

Address: S/O T Raj Kumar, H NO 11-5-264,
BIOCHEMICAL ROAD STREET NO 19,
BALANAGAR MANDAL, MOOSAPET,
Rangareddi, Andhra Pradesh, 500018

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

భారత सरकार
GOVERNMENT OF INDIA

టి నిఖిల
T Nikhila

పుట్టిన తేదీ / DOB : 09/10/1994
స్త్రీ / Female

4799 8020 5286

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: D/O టి రాజ్ కుమార్, హౌస్ నెం
11-5-264, బయో కెమికల్ రోడ్ స్ట్రీట్ నెం 19,
బాలానగర్ మండల్, మూసాపేట్, హైదరాబాద్, ఆంధ్ర
ప్రదేశ్, 500018

Address: D/O T Rajkumar, H NO 11-5-264,
STREET NO 19, MOOSAPET,
HYDERABAD, Rangareddi, Andhra Pradesh,
500018

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Bk - 1, CS No 841/2025 & Doct No
820/2025.

Sheet 21 of 25 Sub Registrar
Balanagar

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ಭಾರತ ಸರ್ಕಾರ
Government of India

ಆಧಾರ್

1947

29/09/2011



ವಿಳಾಸ
T Kanishka
ಪುಟ್ಟಿನ ತೇರಿ/DOB: 02/07/1989
ಲಿಂಗ / FEMALE

ಆಧಾರ್ ಅನಿರ ಸುಸ್ಥಿತಿ ದೃಢೀಕರಣ ಮಾರ್ಗದರ್ಶಿ, ಭಾರತ ಸರ್ಕಾರದಿಂದ ಪ್ರಕಟಿಸಲಾಗಿದೆ. ಇದು ನಿಮ್ಮ ದೃಶ್ಯದ ಮೂಲಕ ದೃಢೀಕರಣಗೊಂಡಿದೆ (ಆನ್‌ಲೈನ್ ಪ್ರಮಾಣೀಕರಣ ಅಥವಾ QR ಕೋಡ್ / ಆಫ್‌ಲೈನ್ XML ಯುಕ್ತ ಪ್ರಕ್ರಿಯೆ).
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).

8015 2440 1126

ನಾ ಆಧಾರ್, ನಾ ಸುಸ್ಥಿತಿ

ಭಾರತ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ ಸಂಸ್ಥೆ
Unique Identification Authority of India

ಆಧಾರ್

1947

29/09/2011

ವಿಳಾಸ:
D/O T Raj Kumar, 11-5-264, Street No 19,
BIO CHEMICAL ROAD, BALA NAGAR
MANDAL MOOSAPET, PO: Moosapet,
DIST: Rangareddi,
Andhra Pradesh - 500018



8015 2440 1126

VID : 9174 5372 1315 1549

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ಭಾರತ ಸರ್ಕಾರ
Government of India

ಆಧಾರ್

1947

06/06/2011



ಮುರಳಿ ಕೃಷ್ಣ ಕೊಟ್ಟು
Murali Krishna Kottu
ಜನ್ಮ ದಿನಾಂಕ / DOB : 06/06/1959
ಪುರುಷ / Male



8015 2440 9033

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ಆಧಾರ್

1947

06/06/2011

ವಿಳಾಸ:
S/O: ವೆಂಕಟೇಶ್ವರ ರಾವ್ ಕೊಟ್ಟು, #314,
100ಫೀಟ್ ರಸ್ತೆ, ಪೋಸ್ಟ್ ಆಫೀಸ್‌ನ ಎದುರು,
ಇಂದಿರಾನಗರ 1ನೇ ಹಂತ, ಬೆಂಗಳೂರು
ಉತ್ತರ, ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು,
ಕರ್ನಾಟಕ, 560038

Address:
S/O: Venkateshwara Rao Kottu,
#314, 100 Feet Road, Opp Post
Office, Indiranagar 1st Stage,
Bangalore North, Indiranagar,
Bangalore, Karnataka, 560038



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CYBER CITY POLICE STATION
Hyderabad

Handwritten signature

Bk - 1, CS No 841/2025 & Doct No
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Sheet 22 of 25 Sub Registrar
Balnagar



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भारत सरकार
Government of India

मूनिमंद वेंकू
Munimanda Venu
పుట్టిన తేదీ / DOB: 07/09/1979
పురుషుడు / Male

7642 4131 0815

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: S/O: మునిమంద వెంకటే, ఇంట నెం 21
-6-29, గౌతమి నగర్, రామగుండము, ఫెర్టిలిజిటీ, కరీంనగర్, తెలంగాణ, 505210

Print Date: 01/08/2021

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

7642 4131 0815

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భారత ప్రభుత్వం
Government of India

బాడే దొరబాబు
Bade Dorababu
పుట్టిన తేదీ / DOB: 01/08/1975
పురుషుడు / MALE

729 9533 7599

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రభుత్వ సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O బాడే సుధర్షణ రావు, 1-83, పెద్దవేదె, దేవలభద్ర, నందిగం మండలం, దేవలభద్ర, కృష్ణా జిల్లా, ఆంధ్ర ప్రదేశ్ - 532201

Address:
S/O Bade Sudharshana Rao, 1-83, PEDDAVEEDHI, DEVALABHADRA, NANDIGAM MANDALAM, Devalabhadra, Srikakulam, Andhra Pradesh - 532201

729 9533 7599

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Online Challan Proforma [SRO copy]

**Registration & Stamps Department**
Government of Telangana

Challan No: 622W13210225



Bank Code : ICICIC

Payment : NB

Remitter Details

Name	CYBERCITY PHASE FIVE LLP
PAN Card No	AAUFC1383N
Aadhar Card No	
Mobile Number	*****012
Address	HYDERABAD

Executant Details

Name	T RAJ KUMAR AND OTHERS
Address	HYDERABAD

Claimant Details

Name	CYBERCITY PHASE FIVE LLP
Address	HYDERABAD

Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	BALANAGAR

Amount Details

Stamp Duty	43090385
Transfer Duty	11751923
Registration Fee	3917308
User Charges	1000
Mutation Charges	783462
Haritha Nidhi	50
TOTAL	59544128

Total in Words
Five Crore Ninety Five Lakh Forty Four Thousand One Hundred and Twenty Eight Rupees Only

Date(DD-MM-YYYY) 21-02-2025

Transaction Id 8999319745127

Stamp & Signature

Online Challan Proforma [Citizen copy]

**Registration & Stamps Department**
Government of Telangana

Challan No: 622W13210225



Bank Code : ICICIC

Payment : NB

Remitter Details

Name	CYBERCITY PHASE FIVE LLP
PAN Card No	AAUFC1383N
Aadhar Card No	
Mobile Number	*****012
Address	HYDERABAD

Executant Details

Name	T RAJ KUMAR AND OTHERS
Address	HYDERABAD

Claimant Details

Name	CYBERCITY PHASE FIVE LLP
Address	HYDERABAD

Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	BALANAGAR

Amount Details

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Total in Words
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Date(DD-MM-YYYY) 21-02-2025

Transaction Id 8999319745127

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.**

Print

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Sheet 24 of 25 Sub Registrar
Balanagar



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e- STAMPS

For payment of NALA charges online eChallan

Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana	
	
Challan No: NL763FQT210225	
Bank Code : ICICIC	Payment : NB

Remitter Details	
Name	CYBERCITY PHASE FIVE LLP
PAN Card No	AAUFC1383N
Aadhar Card No	
Mobile Number	*****012
Address	HYDERABAD

Executant Details	
Name	T RAJ KUMAR AND OTHERS
Address	HYDERABAD

Claimant Details	
Name	CYBERCITY PHASE FIVE LLP
Address	HYDERABAD

Land Details	
Property Situated in(District)	MEDCHAL-MALKAJGIRI
Mandal Name	KUKATPALLY
Village Name	MOOSAPET
Local Body	GHMC
Survey No.	81,101,102,108 to 112
Land Extent (in Acres)	3. 16 (Guntas)

Amount Details	
Market Value of the Property	438729060
TOTAL	8774581
Total in Words	Eighty Seven Lakh Seventy Four Thousand Five Hundred and Eighty One Rupees Only
Date(DD-MM-YYYY)	21-02-2025

Transaction Id	9062262239613
Stamp & Signature	_____

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana	
	
Challan No: NL763FQT210225	
Bank Code : ICICIC	Payment : NB

Remitter Details	
Name	CYBERCITY PHASE FIVE LLP
PAN Card No	AAUFC1383N
Aadhar Card No	
Mobile Number	*****012
Address	HYDERABAD

Executant Details	
Name	T RAJ KUMAR AND OTHERS
Address	HYDERABAD

Claimant Details	
Name	CYBERCITY PHASE FIVE LLP
Address	HYDERABAD

Land Details	
Property Situated in(District)	MEDCHAL-MALKAJGIRI
Mandal Name	KUKATPALLY
Village Name	MOOSAPET
Local Body	GHMC
Survey No.	81,101,102,108 to 112
Land Extent (in Acres)	3. 16 (Guntas)

Amount Details	
Market Value of the Property	438729060
TOTAL	8774581
Total in Words	Eighty Seven Lakh Seventy Four Thousand Five Hundred and Eighty One Rupees Only
Date(DD-MM-YYYY)	21-02-2025

Transaction Id	9062262239613
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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820/2025.

Sub Registrar
Balanagar

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