

SCANNED 1

Dno 39369/2021



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తెలంగాణ తెలంగాణ TELANGANA

SI.No. 8430 Date 23/10/2021 Rs. 100/-

B. mayank Reddy s/o B. Ram Reddy
Self & others R/o Kanim Nagar

T Billing AD 739430
T. SUMALATHA
Licensed SA
EIC No: 16-1
R No: 152
Printed in India

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SALE DEED

This Sale Deed is made and executed on this the 27th day of October 2021, at S.R.O. Sanga Reddy District, Telangana State, by and between:

M/s. TRIAXES BATTERIES LLP (Formerly known as M/s. TRIAXES BATTERIES LTD)., (LLP No.AAW-7296) (PAN No.AARFT5828N). A firm registered under the Limited Liability partnership Act of 2008, having its registered office at Flat No.401, Sridurga Usha Nilayam, H. No.8/3/318/11, Jaiprakash Nagar, Yellareddyguda, Hyderabad - 500 073, Telangana State, represented by its Designated Partner (DPIN:00056925) **Mr. CHALASANI SISIR** S/o Sri C.R.K. DAS, aged about 70 years, Occupation: Business, R/o.102, Amrutha Enclave , C block ,Road No.14,Banjara Hills, Khairatabad ,Hyderabad , Telangana-500 034, (Aadhar No. 6331 3431 9441, PAN No.ACTPC4218P).

Hereinafter called as the "VENDOR" which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, successors and assignees etc., of the "FIRST PART"

Handwritten signatures of B. Mayank Reddy and B. Ram Reddy.

Contd.2..

B. Mayank B. Ram Reddy
For GHR INFRA DEVELOPERS LLP
Designated Partner

For TRIAXES BATTERIES LLP
Chalasan
Designated Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 182040/- paid between the hours of _____ and _____ on the 27th day of OCT, 2021 27th day of OCT, 2021 by Sri Chalasani8 Sisir

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	CL		 BADDAM RADHA RANI [1711-1-2021-417]	BADDAM RADHA RANI W/O. BADDAM RAM REDDY	<i>B. Radha Rani</i>
2	CL		 B RAM REDDY BADDAM [1711-1-2021-41755]	B RAM REDDY BADDAM S/O. B RAJAREDDY	<i>B. Ram Reddy</i>
3	CL		 BADDAM MUKESH REDDY [1711-1-2021-417]	BADDAM MUKESH REDDY S/O. B RAM REDDY BADDAM	<i>M. Reddy</i>
4	CL		 BADDAM MAYANK REDDY [1711-1-2021-41755]	BADDAM MAYANK REDDY S/O. B RAM REDDY BADDAM	<i>M. Reddy</i>
5	EX		 [1711-1-2021-41755]	CHALASANI SISIR(R)/M/S. TRIAXES BATTERIES LLP (FORMERLY KNOWNAS M/S. TRIAXES BATTERIES LTD)	<i>S. Chalasani</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 [1711-1-2021-4175]	A VIDYA SAGAR AADHAAR CARD	<i>A. Vidya Sagar</i>
1		 [1711-1-2021-41755]WITNESS	KARTHIK REDDY AADHAAR CARD	<i>K. Kartik</i>

27th day of October, 2021

Signature of Joint SubRegistrar1

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IN FAVOUR OF

1). **Sri BADDAM MAYANK REDDY, S/O. Sri B. RAM REDDY BADDAM**, Aged About 35 Years Occ: Private Employee, Resident at H.No.1-10-282, KalaNagar, Metpalli Village and Mandal, Karim Nagar District Telangana State, (PAN No. AMVPB2646Q, Adhar No.6030 7010 6933).

2). **Sri BADDAM MUKESH REDDY, S/O. Sri B. RAM REDDY BADDAM**, Aged About 33 Years, Occ: Business, Resident at Villa No.77, The Neighbourhood, Kompally, Gundlapochampalle, K.V Ranga Reddy District, Telangana State – 500 014. (PAN No. BFJPB3156B, Adhar No. 3070 8945 7835).

3). **Sri B. RAM REDDY BADDAM, S/O. Sri B. RAJAREDDY**, Aged About 67 Years, Occ: Business, Resident at Villa No.77, The Neighbourhood, Kompally, Gundlapochampalle, K.V Ranga Reddy District, Telangana State – 500 014. (PAN No. ABEPB5962H, Adhar No. 3640 3147 7911).

4). **Sri BADDAM RADHA RANI, W/O. Sri BADDAM RAM REDDY**, Aged About 60 Years, Occupation: Housewife, Resident at Villa No.77, The Neighbourhood, Kompally, Gundlapochampalle, K.V. Ranga Reddy District, Telangana State .500 014. (PAN No. AEVPB2585A, Adhar No.9095 4005 1129)

Hereinafter called "**THE VENDEES**" which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal representatives, successors and assignees etc., of the "**SECOND PART**"

WHEREAS the **VENDOR** is the sole and absolute owner of the land admeasuring **Ac.20-00 Guntas**, in **Sy.Nos.264, 265, 266 and 267**, Situated at **KOLLUR VILLAGE**, Sanga Reddy Taluq, Ramachandrapuram Mandal, Medak District, having purchased the same in public auction from 1. Andhra Pradesh Industrial Development Corporation Limited, 2. Andhra Pradesh State Financial Corporation (APSFC), 3. Andhra Bank (AB) & 4. Canara Bank (CB), vide registered Sale deed document No.**2625 of 2000**, dt: 06-06-2000, registered at S.R.O, Sanga Reddy, Medak District and Rectification Deed Document No.**29981 of 2006**, dt: 08-12-2006, registered S.R.O, Sanga Reddy, Medak District.

Whereas the Vendor initially was a limited company registered with the registrar of companies under the provisions of Indian companies Act., in the name and style of **M/s. TRIAXES BATTERIES LTD** and subsequently changed its constitution and registered as Limited Liability Partnership as **M/s. TRIAXES BATTERIES LLP (LLP No.AAW-7296)** as per the LIMITED LIABILITY PARTNERSHIP Act of 2008. Thus all the assets of **M/s. TRIAXES BATTERIES LTD** Vested with the **M/s. TRIAXES BATTERIES LLP**.

B. Reddy

M. Reddy

Contd.3..

For TRIAXES BATTERIES LLP

J. Chakraborty

Designated Partner

B. Meay

For GHR INFRA DEVELOPERS LLP

B. Radha Rani

V. J. J. Respected Partner

SI No	Thumb Impression	Photo	Name & Address	Signature
				Sangareddy (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9441 Name: Sisir Chalasani	C/O Crk Das, Khairatabad, Hyderabad, Telangana, 500034	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	2002440	0	0	0	2002540
Transfer Duty	NA	0	546120	0	0	0	546120
Reg. Fee	NA	0	182040	0	0	0	182040
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	36400	0	0	0	36400
Total	100	0	2768000	0	0	0	2768100

Rs. 2548560/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 182040/- towards Registration Fees on the chargeable value of Rs. 36408000/- was paid by the party through E-Challan/BC/Pay Order No ,164ZY231021,789LUL231021 dated ,23-OCT-21,23-OCT-21 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1384000/-, DATE: 23-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1300594823035,PAYMENT MODE:CASH-1001138,ATRN:1300594823035,REMITTER NAME: B MAYANK REDDY,EXECUTANT NAME: TRIAXES BATTERIS LLP,CLAIMANT NAME: B MAYANK REDDY AND OTEHRS) .(2). AMOUNT PAID: Rs. 1384000/-, DATE: 23-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3216307977813,PAYMENT MODE:CASH-1001138,ATRN:3216307977813,REMITTER NAME: B MUKESH REDDY,EXECUTANT NAME: TRIAXES BATTERIES LLP,CLAIMANT NAME: B MUKESH REDDY AND OTHERS) .

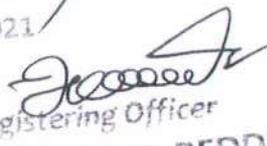
Date:

27th day of October,2021

Signature of Registering Officer
Sangareddy (R.O)

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Register as document
No: 39369 of 2021 (1949 S.E.)
Number 171-1-39369 of 2021
Date: 27/10/2021


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

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Whereas originally **M/s. Universal Tiles LTD** Acquired the Properties total to an extent of Ac. 36-00 Gts., in various Sy. No in Kollur village and alienated the part of the land and retained to an extent of Ac. 20-00 Gts part of Sy.No 264,265,266,267.

And Whereas the **M/s. Universal Tiles LTD** approached the revenue authorities for conversion of agricultural land in to non-agriculture purpose by paying required fee the **District Revenue Officer** Sanga Reddy after due verification and after collecting the necessary charges issued the orders vide proceedings No.E1/878/19988 Dt.18-02-1988. Thus the lands owned by the **M/s. Universal Tiles LTD** are the absolute property of the company.

Whereas the **M/s. Universal Tiles LTD** with an object to construct the industry approached the Grampanchayath Kolluru with relevant plans for construction of buildings seeking the permission. The Grampanchayath Authorities Kollur after collection of necessary charges granted the building permission and assigned the door No. 6-45, recorded the name of **M/s. Universal Tiles LTD** as a owner of the property in Kollur Grampanchayath ownership records.

And whereas **M/s. Universal Tiles LTD** thereafter approached the A.P State finance corporation, APIDC LTD and the mortgaged the said 20 Acers properties and availed the financial support from them including the other financial intuitions such as Andhra Bank, Canara Bank to run the industry.

WHEREAS **M/s. Universal Tiles Limited** (hereinafter called as the "Mortgager Company") situated at Kollur Village, Sangareddy Taluk, Ramachandrapuram Mandal, Medak District, Telangana, is the absolute owner of land admeasuring AC.20-00 guntas and buildings constructed thereon with the funds advanced by the Vendors along with supporting parties herein and more fully described in the schedule hereunder.

Schedule:

Sl. No.	Sy. No.	Land Admg.	Village.
1.	264 Part	Ac 0.7 (guntas)	Kollur.
2.	265 Part	Ac 0.7 (guntas)	Kollur.
3.	266 Part	Ac 10.02 (guntas)	Kollur.
4.	267 Part	Ac 9.24 (guntas)	Kollur.
Total:		Ac 20.00	

AND WHEREAS the Mortgager company deposited the above said properties by way of equitable mortgage with the VENDORS and the Supporting parties for availing Term Loans i.e., a term loan of R.60.00 Lakhs and Addl. Term loan of Rs.25.00 Lakhs from Andhra Pradesh Industrial Development Corporation Limited (APIDC), ranking pari passu in charge with the term loans of Rs.30.00 lakhs from Andhra Pradesh State Financial Corporation; Term Loan of Rs.25.00 lakhs from Andhra Bank and Term Loan of Rs.16.14 Lakhs from Canara Bank towards the land, buildings and Plant & Machinery.

B. Reddy

B. Reddy
For **GHR INFRA DEVELOPERS LLP**

Contd.4..

B. Meany

V. K. Reddy
Designated Partner

For **TRIAxes BATTERIES LLP**
S. Chakraborty
Designated Partner

B. Radha Ravi

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WHEREAS the said mortgager company committed several defaults in the repayment of installments and interest as per the terms and conditions stipulated in the respective sanction letters of the vendors and the supporting parties.

Whereas the aforesaid financial Institution for recovery of debt amount from **M/s. UNIVERSAL TILES** put the properties in open auction in which the vendor **M/s. TRIAXES BATTERIES LTD** (now known as TRIAXES BATTERIES LLP) was declared as a successful bidder and thus the financial Institution having received the sale consideration from the vendor executed the sale deed vide document No.2625 of 2000, dt: 06-06-2000, registered at S.R.O, Sanga Reddy. Thus the vendor herein became the owner of the property.

Whereas the Vendor had sold and executed several sale deeds to several as detailed to below parties.

Sl.No.	NAME OF THE PURCHASER	Sy.No.	Extent	Doc No. & Date
1.	Polasam Loka Srinivas Rao & 7 Others	264	0-07	19466/2006, 24-08-2006
		265	0-02	
		266	0-09	
		267	2-22	
2.	Polasam Loka Srinivas Rao & 5 Others	265	0-05	21516/2006, 18-09-2006
		266	2-25	
		267	0-10	
3.	Polasam Sathyanarayana	266	1-00	1339/2007, 12-01-2007
4.	Polasam Loka Srinivas Rao	266	2-08	8259/2007, 03-04-2007
5.	GHR Infra Developers LLP (Vendee herein)	267	2-00	22921/2021, 23-06-2021
6.	GHR Infra Developers LLP (Vendee herein)	266	2-06	32875/2021, 19-07-2021
7.	RAMA KUMAR POTTURI	267	0-21.07	32876/2021, 24-08-2021
8	GHR Infra Developers LLP (Vendee herein)	267	2-26	34773/2021 20-09-2021

B. Reddy *V. Reddy*

Contd.5..

B. Reddy *B. Radha Rami*
For GHR INFRA DEVELOPERS LLP
V. Reddy
Designated Partner

For TRIAXES BATTERIES LLP
S. Chakraborty
Designated Partner

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AND WHEREAS the Vendor has offered to sell a part of the property land admeasuring **2510. 86Sq. Yards**, out of total extent of **16810 Sq. Yards** (equivalent to Ac. 03-18.92 Gts. **door No.6-45**), in **Survey No. 266 & 267**, Situated at **KOLLUR VILLAGE**, Sanga Reddy Taluq, Ramachandrapuram Mandal, Sangareddy District, (erstwhile Medak District), Telangana State (more fully described in the Schedule hereunder and hereinafter referred to as the 'Schedule Property') free from all encumbrances.

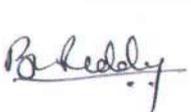
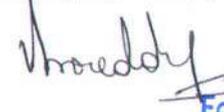
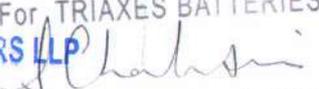
AND WHEREAS the Vendor declared that it's title to the said Schedule Property is clear and marketable and the vendor is in absolute possession of the same since the date of its purchase, and no part of the said Schedule Property is subject to any acquisition / requisition or liable to any taxes to the Government.

WHEREAS the Vendor has offered to sell the Schedule Property of **2510.86 Sq. Yards** in **Survey No. 267**, contained in door No.6-45 for a consideration of **Rs.3,64,08,000/- (Rupees THREE CRORES SIXTY FOUR LAKHS EIGHT THOUSAND only)** and, relying upon the said representations of the Vendor, the Vendees have agreed to purchase the same, which is free from encumbrances for a total consideration of **Rs.3,64,08,000/- (Rupees THREE CRORES SIXTY FOUR LAKHS EIGHT THOUSAND only)** on the terms and conditions hereinafter appearing.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

In pursuance of the above said Sale consideration, the Vendee had already paid the total sale consideration amounting to a sum of **Rs.3,64,08,000/- (Rupees THREE CRORES SIXTY FOUR LAKHS EIGHT THOUSAND only)** in the following manner: -

- a. **Rs.88,00,000/- (Rupees Eighty-Eight Lakhs only)** vide cheque No.001143, Dated on 27/10/2021 Drawn on **THE GAYATRI CO-OPERATIVE URBAN BANK LTD**, Metpelly, Karimnagar Branch, Telangana Received from **Sri BADDAM MAYANK REDDY**.
- b. **Rs.88,00,000/- (Rupees Eighty-Eight Lakhs only)** vide cheque No.001144, Dated on 27/10/2021 Drawn on **THE GAYATRI CO-OPERATIVE URBAN BANK LTD**, Metpelly, Karimnagar Branch, Telangana Received from **Sri BADDAM MUKESH REDDY**.
- c. **Rs.92,21,960/- (Rupees Ninety Two Lakhs Twenty One Thousand Nine Hundred and Sixty only)** vide cheque No.000557, Dated on 27/10/2021 Drawn on **ICICI BANK**, Himayathnagar Branch, Hyderabad, Telangana Received from **Sri BADDAM MAYANK REDDY**.
- d. **Rs.92,21,960/- (Rupees Ninety Two Lakhs Twenty One Thousand Nine Hundred and Sixty only)** vide cheque No.000006, Dated on 27/10/2021 Drawn on **HDFC BANK**, Kompalle Branch, Medchal, Hyderabad Telangana Received from **Sri BADDAM MUKESH REDDY**.
- e. **By way of 1% TDS of Rs. 3,64,080 (Rupees Three Lakhs Sixty Four Thousand and eighty only)**



Contd.6..
For TRIAXES BATTERIES LLP
For GHR INFRA DEVELOPERS LLP

Designated Partner

Designated Partner

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Designated Partner



The payment and receipt whereof the Vendor does hereby admit and acknowledge from the same doth hereby release the Vendees forever.

The Vendees have deducted an amount of **Rs. 3,64,080 (Rupees Three Lakhs Sixty Four Thousand and eighty only)** towards Tax Deduction at Source (TDS@ 1%.) and the challan to that extent shall be submitted by the Vendees to the vendor.

The Vendor does hereby covenant and agree with the Vendees herein the manner following that is to say: -

1. That the Vendor do hereby grant, transfer, convey unto and to the use of the Vendees all that the Schedule Property of **2510. 86Sq. Yards**, out of total extent of **16810 Sq. Yards** at **door No.6-45** in **Survey No. 267 Part**, Situated at **KOLLUR VILLAGE**, Sanga Reddy Taluq, Ramachandrapuram Mandal, Sangareddy District, (erstwhile Medak District), Telangana and more particularly described in the schedule hereunder together with all the privileges, easements and appurtenances belonging thereto and together with all the estate, right, title and interest, claim, demand of the Vendor and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Vendees absolutely.
2. That it shall be lawful for the Vendees at all times hereinafter to enjoy as the absolute owners the said Schedule Property peacefully and quietly, without any let, suit, trouble, or eviction or hindrance either by the Vendor or anybody claiming through it or any other person whatsoever, and the Vendor will indemnify the Vendees from and against all such losses, costs, damages, claims and expenses.
3. The Vendor simultaneously with the execution of the sale deed have put the Vendees in vacant, actual and peaceful possession of the said Schedule Property.
4. The Vendor does hereby declare that there are no tax dues to the Revenue Department payable in respect of said Schedule Property and the said property is free from all kinds of demands, encumbrances, acquisitions, requisitions and attachments.
5. The Vendor do hereby declare that the Vendor will further fully indemnify the Vendees against all encumbrances, charges, estates and defect in title of any kind whatsoever in respect of the said Schedule Property or deprived of all or any part in respect thereof conveyed by reason of anything done or omitted by the said Vendor, it shall make good all such losses and damages which the Vendees may sustain.
6. That the Vendor does hereby covenant and declare that all the taxes payable have been paid up to date and there is no demand or claim in respect of the Schedule Property. The Vendor hereby further declares that henceforth it will be lawful for the Vendees to occupy and enjoy the Schedule Property as its absolute property. And neither Vendor nor its heirs, successors, and legal representatives will have any right or claim thereon and all such rights of the Vendor shall henceforth rest absolutely in favour of the Vendees.

B. Reddy *M. Reddy*

A. Nayak *B. Radha Rani*

For TRIAXES BATTERIES LLP. Contd. 7.

For GHS INFRA DEVELOPERS LLP
Designated Partner

U Designated Partner

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Sangareddy (R.O)

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7. The Vendor hereby agrees to cooperate with the Vendee to get the title of the said Schedule Property changed in the name of the Vendees in Revenue and/or Municipal Records.
8. The Vendor does hereby further agree with the Vendees at all times hereafter at the cost of the Vendees to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said Schedule Property to the Vendees according to the true intent and meaning of this deed.
9. That the Vendor do hereby declare that the Schedule Property hereby conveyed is neither a surplus land/excess land nor assigned land within the meaning of Section 2 (1) of Act, 9 of 1977 and also not covered by the Land Reforms Act 1973. Therefore, the prohibitory provisions of the said Acts are not applicable to the said Schedule Property.
10. That the Vendor do hereby declare that there are No Protected Tenants over the Schedule Property.

**STATEMENT REGARDING THE MARKET VALUE
OF THE PROPERTY FILED**

Under Rule-3 of the Andhra Pradesh Prevention of Under Valuation Instrument Rules 1975.

All that part and parcel of land as per the particulars below:

Property Particulars	Survey No.	Area in Sq. Yards	Total Market Value In Rs.
Tellapur Municipality limits, H.No.6-45 (Old Kollur Grampanchayath village Old H.No. 6-45) Ramachandrapuram Mandal, SANGAREDDY Dist., (Old Medak Dist) Telangana.	267 Part	2510.86 Sq. yards	Rs.3,64,08,000/-

B. Reddy *M. Reddy*

B. Reddy

B. Radha Rani

Contd.8..

For TRIAXES BATTERIES LLP

S. Chakraborty
Designated Partner

For GHR INFRA DEVELOPERS LLP
V. V. V.
Designated Partner

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For GHR INFRA DEVELOPERS LLP

Designated Partner

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SCHEDULE OF PROPERTY

ALL that the piece and parcel of land with door No.6-45 measuring admeasuring **2510.86 Sq. Yards**, out of total extent **16810 Sq. Yards**, in **Survey No. 267 Part**, situated at KOLLUR Village, Municipal limits of Tellapur, Ramachandrapuram Mandal, Sangareddy District, Telangana State, bounded by

North : Land in Survey No. 267 Part of **GHR INFRA DEVELOPERS LLP**
South : Land in Survey No. 267 Part of **VENDORS LAND**
East : Land in Survey No. 267 part of **NEIGHBOUR'S LAND**
West : Land in Survey No. 267 Part of **GHR INFRA DEVELOPERS LLP**

IN WITNESS WHEREOF, the Vendor and the Vendee have signed this Sale Deed on the date, month and year first mentioned herein above in the presence of the following witnesses;

For TRIAXES BATTERIES LLP

[Signature]
Designated Partner

VENDOR

WITNESSES

- 1) *[Signature]*
2) *[Signature]*

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

VENDEES

For GHR INFRA DEVELOPERS LLP

[Signature]
Designated Partner

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For CHR INFRA DEVELOPERS LLP

Designated Partner

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Site Plan Showing in Sy no 266,267 Situating at Kollur(vi),RC puram(M),SangaReddy(Di



SCALE 1 : 1000

ALL DIMENSIONS ARE IN FEET



VENDOR

For TRIAXES BATTERIES LLP

[Signature]
Designated Partner

WITNESSES:

1) *[Signature]*

2) *[Signature]*
For GHR INFRA DEVELOPERS LLP

[Signature]
Designated Partner

VENDEE

[Signature] *[Signature]*
B. Neeraj B. Reddha Rami

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DESIGNATED PARTNER DEVELOPERS LLP

Designated Partner

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PROCEEDINGS OF THE DISTRICT REVENUE OFFICER
MEDAK DISTRICT SANGAREDDY
PRESENT: SRI. MISATYANARAYANA

R.Dis. Proce.No E1/878/1988

Dated: - 18-02-1988.

Sub: - Lands – Medak dist. Ramachandrapuram (M), Kollur(V), - Sy.No.264, 265, 266 and 267 to an extension of Acr.20.00 gts. – Permission to accord Agricultural land into non Agricultural land purpose – Orders – Issued.

Read: - 1) RDO, Sangareddy, Lr.No.B1/4517/1986, Dated.08.05.1987.
2) Representation Dated: 17.02.1988, Filed by Managing Director, Universal Tiles Limited, Hyderabad.

ORDER:-

In the circumstances reported and as recommended by the Revenue Divisional Officer, Sangareddy, in the Reference 1st read above permission is hereby accorded U/s, 61 of the AP(T.A) L.R. Act 1317 F., in favour of M/S. Universal tiles Limited, Hyderabad to appropriate an extent of Ac. 20.00gts in the following Sy.No.s to non Agricultural (Industrial) purpose subject to the conditions specified below.

Sl.No.	Sy.No.	Extent	Village
1	264	Ac. 0.07 gts	Kollur
2	265	Ac. 0.07 gts	Kollur
3	266	Ac. 10.02 gts	Kollur
4	267	Ac. 9.24 gts	Kollur
Total		Ac. 20.00 gts	

CONDITIONS

1. That the lands are liable for the levy and collection of special assessment U/r.71 of the AP (T.A) L.R Rules or the non Agricultural land assessment as per the AP Non Agricultural Lands Assessment Act and the rules made there under which ever higher.
2. That the permission shall cease if the lands are not used for "Industrial Purpose" with in a period of one year or if the lands are used for other than industries purpose.

Sd/-

District Revenue Officer, Medak.

To

The Managing Director, M/S. Universal Tiles Ltd.,
Regd. Office, 4-1-920, IInd floor, Parsigalli, Tilak Road, Hyderabad-500001.

Copy to the RDO, Sangareddy,

Copy to the MRO, Ramachandrapur for necessary action,

Copy to Stock file.

// TRIJE COPY//

Administrative Officer
Collector, Medak, Sangareddy.

For GHR INFRA DEVELOPERS LLP
Designated Partner

BK -1, CS No 41755/2021 & Doct No
39369/2021 Sheet 10 of 18 Joint SubRegistrar
Sangareddy (R.O)



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For GHR INFRA DEVELOPERS LLP

Designated Partner



TRIAXES BATTERIES LLP
(Formerly Known as TRIAXES BATTERIES LIMITED)
(LLPIN: AAW-7296)

NOTICE TO PARTNERS AND DESIGNATED PARTNERS

NOTICE is hereby given that Meeting of the Partners and Designated Partners of Triaxes Batteris LLP (Formerly known as Triaxes Batteries Ltd) will be held on Wednesday, the 21st April 2021, at 10.00 a.m. at the registered office of the LLP situated at Flat No.401, Sri Durga Usha Nilayam H.No. 8/3/318/11,Jai Prakashnagar, Yella Reddy Guda Hyderabad-500 073, Telangana, to transact the following Business:

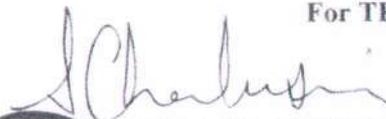
• To consider and if thought fit, to pass with or without modification(s), the following resolution as a **Special Resolution**:

RESOLVED THAT pursuant to the provisions of the Limited Liability Partnership Act, 2008 and the rules made there under (including any statutory modification thereof for the time being in force and as may be enacted from time to time), consent of the Partners and Designated Partners of the LLP be and is hereby accorded to sell the the LLP's land/ part of the land admeasuring Acre 10 Acres 38 Guntas and 115 Sq. Yards or 53113 Square Yards., situated at Door No.6-45, Survey Nos. 266 & 267, Kollur Village, Ramachandra Puram Mandal, Sangareddy District, Telangana to any buyer on such terms and conditions as deemed fit in the interest of the LLP.

RESOLVED FURTHER THAT Mr. CHALASANI SISIR (DPIN:00056925), Designated Partner of the LLP be and is hereby authorised on behalf the LLP to negotiate and finalise the terms and conditions of the sale with the Buyer including the sale price of the land as he deems fit and to sign and execute required agreements, deeds, power of attorney and other documents as may be required for the sale / transfer of the land and also for the registration of sale of land in the name of the Buyer and to do all such acts, deeds and things as may be required in this regard.

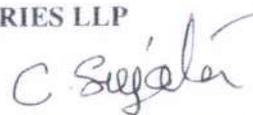
// BY ORDER OF THE BOARD //

For TRIAXES BATTERIES LLP


CHALASANI SISIR
Designated Partner
DPIN-00056925

Place: Hyderabad

Date: 20.04.2021


CHALASANI SUJATA
Designated Partner
DPIN-02797221



Regd. Office: FLAT NO.401, SRI DURGA USHA NILAYAM H.NO. 8/3/318/11,
JAI PRAKASHNAGAR, YELLA REDDY GUDA HYDERABAD-500 073, TELANGANA.

For GHR INFRA DEVELOPERS LLP

Designated Partner

BK-1, CS No 41755/2021 & Doct No
37869/22 / Sheet 11 of 18 Joint SubRegistrar1
Sangareddy (R.O)

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TRIAXES BATTERIES LLP
(Formerly Known as TRIAXES BATTERIES LIMITED)
(LLPIN: AAW-7296)

CERTIFIED COPY OF THE SPECIAL RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF TRIAXES BATTERIES LLP (FORMERLY KNOWN AS TRIAXES BATTERIES LTD) AT THE MEETING HELD ON WEDNESDAY, THE 21ST APRIL 2021, AT 10.00 A.M. AT THE REGISTERED OFFICE OF THE LLP SITUATED AT FLAT NO.401, SRI DURGA USHA NILAYAM H.NO. 8/3/318/11, JAI PRAKASHNAGAR, YELLA REDDY GUDA HYDERABAD-500 073, TELANGANA.

In pursuance of notice all the partners & Designated Partners attended the meeting discussed the agenda and unanimously passed the following resolution

RESOLVED THAT pursuant to the provisions of the Limited Liability Partnership Act, 2008 and the rules made there under (including any statutory modification thereof for the time being in force and as may be enacted from time to time), **consent of the Partners and Designated Partners of the LLP be and is hereby** accorded to sell the LLP's land / Part of the Land admeasuring Acre 10 Acres 38 Guntas and 115 Sq. Yards or 53113 Square Yards., situated at Door No.6-45, Survey Nos. 266 & 267, Kollur Village, Ramachandra Puram Mandal, Sangareddy District, Telangana to any buyer on such terms and conditions as deemed fit in the interest of the LLP.

RESOLVED FURTHER THAT Mr. CHALASANI SISIR (DPIN:00056925), Designated Partner of the LLP be and is hereby authorised on behalf the company to negotiate and finalise the terms and conditions of the sale with the Buyer including the sale price of the land as he deems fit and to sign and execute required agreements, deeds, power of attorney and other documents as may be required for the sale / transfer of the land and also for the registration of sale of land in the name of the Buyer and to do all such acts, deeds and things as may be required in this regard.

//Certified Copy//

For TRIAXES BATTERIES LLP



Chalasan

CHALASANI SISIR

Designated Partner

DPIN-00056925

C. Sujata

CHALASANI SUJATA

Designated Partner

DPIN-02797221



Regd. Office: FLAT NO.401, SRI DURGA USHA NILAYAM H.NO. 8/3/318/11,
JAI PRAKASHNAGAR, YELLA REDDY GUDA HYDERABAD-500 073, TELANGANA.

For GHR INFRA DEVELOPERS LLP

V. S. K.
Designated Partner

Bk-1, CS No 41755/2021 & Doct No
37369/21 Sheet 12 of 18

Joint SubRegistrar
Sangareddy (R.O)



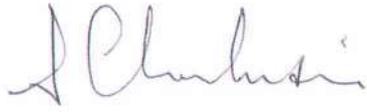
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భారత ప్రభుత్వం
Government of India



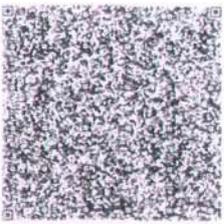
పేరు పేరు:
Sisir Chalasanani
పేరు సం. DOB: 17-02-1951
లింగం: MALE



6331 3431 9441
VID : 9147 2530 9997 6463

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



పేరు పేరు:
అమృతా దాస్, 102 అమృతా ఎన్క్లేవ్ సీ, రోడ్ నెం. 14, బంజారా హిల్స్, ఖైరాతాబాద్, హైదరాబాద్, తెలంగాణ - 500034

Address:
C/O: Crk Das, 102 Amrutha Enclave C-
Block, Road No 14, Banjara Hills,
Khairatabad, Hyderabad
Telangana - 500034

6331 3431 9441
VID : 9147 2530 9997 6463

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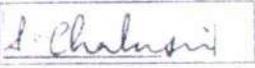
స్థాయి లెఖా సంఖ్య /PERMANENT ACCOUNT NUMBER
ACTPC4218P



నామ /NAME
SISIR CHALASANI

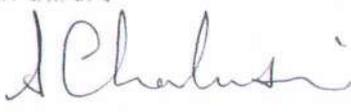
పిల్లా కా నామ /FATHER'S NAME
RADHAKRISHNA DAS CHALASANI

జన్మ తిథి /DATE OF BIRTH
17-02-1951

హస్తాక్షర /SIGNATURE


ముఖ్య ఆదాయ అధికారి, ఆంధ్ర ప్రదేశ్
Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दे
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.



In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AARFT5828N



नाम / Name
TRIAXES BATTERIES LLP

निगम/गठन की तारीख
Date of Incorporation/Formation
15/04/2021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री 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: timinfo@nsdl.co.in


For GHR INFRA DEVELOPERS LLP
Designated Partner

Bk - 1, CS No 41755/2021 & Doct No
Sheet 13 of 18 Joint SubRegistrar1
Sangareddy (R.O)

[Handwritten mark]

Housiey.com

For CHR INFRA DEVELOPERS LLP
Designated Partner

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भारत सरकार
GOVERNMENT OF INDIA

Baddam Mayank Reddy
ಬದ್ದಂ ಮಯಾಂಕ ರೆಡ್ಡಿ
जन्म तिथि/DOB: 27-01-1986
पुरुष / MALE

6030 7010 6933

- आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता
S/O: बद्धम रामरेड्डी, कालनगर, मेटपल्लि
1-10-282, कालनगर, मेटपल्लि, कर्नाम नगर,
आंध्र प्रदेश-505325

Address:
S/O: Baddam Ramreddy, H No
1-10-282, kalanagar, met palli mandal,
Metpalle, Metpalle, Karim Nagar,
Andhra Pradesh-505325

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भारत सरकार
GOVERNMENT OF INDIA

Baddam Mukesh Reddy
ಬದ್ದಂ ಮುಖೇಶ್ ರೆಡ್ಡಿ
ಪುಟ್ಟನೆ ತೇದಿ/DOB: 14/01/1988
ಪುರುಷರು/ MALE

Mobile No: 9866098366

3070 8945 7835
VID : 9173 5227 5528 7008

ನಾ ಆಧಾರ್ - ನಾ ಗುರುತಿ

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विरुनामा:
S/O ಬದ್ದಂ ರಾಮ್ ರೆಡ್ಡಿ, ವಿಲಾ ನಂ-77, ದ ನೆಲವುಪ್ಪಾಂಚ್ಚಿ,
ಕೆ.ವಿ.ರಂಗಾರೆಡ್ಡಿ, ಗುಂಡಾಪೊಚ್ಚಿ,
ತೆಲಂಗಾಣ - 500014

Address :
S/O Baddam Ram Reddy, Villa No-77, The
Neighbourhood, Kompally, Gundlapochampalle,
K.v. Rangareddy,
Telangana - 500014

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भारत सरकार
Government of India

B Ram Reddy
ಬಿ ರಾಮ್ ರೆಡ್ಡಿ
ಪುಟ್ಟನೆ ತೇದಿ/DOB: 09/06/1954
ಪುರುಷರು/ MALE

3640 3147 7911
VID : 9182 9851 7495 6451

ನಾ ಆಧಾರ್, ನಾ ಗುರುತಿ

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विरुनामा:
S/O ಬದ್ದಂ ರಾಜ್ ರೆಡ್ಡಿ, ವಿಲಾ ನಂ-77, ದ ನೆಲವುಪ್ಪಾಂಚ್ಚಿ,
ಕೆ.ವಿ.ರಂಗಾರೆಡ್ಡಿ, ಗುಂಡಾಪೊಚ್ಚಿ,
ತೆಲಂಗಾಣ - 500014

Address:
S/O Baddam Raja Reddy, Villa No-77, The
Neighbourhood, Kompally,
Gundlapochampalle, K.v. Rangareddy,
Telangana - 500014

3640 3147 7911
VID : 9182 9851 7495 6451

भारत सरकार
Government of India

Baddam Radha Rani
ಬದ್ದಂ ರಾಧಾ ರಾಣಿ
ಪುಟ್ಟನೆ ತೇದಿ/DOB: 11/01/1961
FEMALE

9095 4005 1129
VID : 9162 9888 2429 8773

ನಾ ಆಧಾರ್, ನಾ ಗುರುತಿ

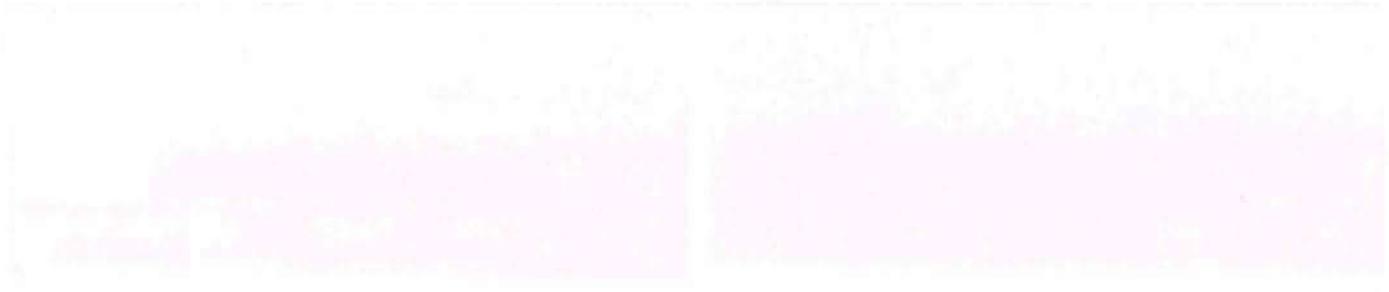
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

विरुनामा:
W/O ಬದ್ದಂ ರಾಮ್ ರೆಡ್ಡಿ, ವಿಲಾ ನಂ-77, ದ ನೆಲವುಪ್ಪಾಂಚ್ಚಿ,
ಕೆ.ವಿ.ರಂಗಾರೆಡ್ಡಿ, ಗುಂಡಾಪೊಚ್ಚಿ,
ತೆಲಂಗಾಣ - 500014

Address:
W/O Baddam Ramreddy, Villa No-77, The
Neighbourhood, Kompally,
Gundlapochampalle, K.v. Rangareddy,
Telangana - 500014

9095 4005 1129
VID : 9162 9888 2429 8773

For GHR INFRA DEVELOPERS LLP
Designated Partner



Bk - 1, CS/No 41755/2021 & Doct No
 39369/2021 Joint SubRegistrar
 Sangareddy (R.O)

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For CHR INFRA DEVELOPERS LLP

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAYANK REDDY
RAM REDDY BADDAM

27/01/1986
Permanent Account Number
AMVPB2646Q

M Reddy
Signature



M Reddy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BADDAM MUKESH REDDY
RAM REDDY BADDAM

14/01/1988
Permanent Account Number
BFJPB3156B

M Reddy
Signature



M Reddy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABEPB5962H

नाम/ Name
BADDAM RAMREDDY

पिता का नाम/ Father's Name
RAJAREDDY BADDAM

जन्म की तारीख/ Date of Birth
09/06/1964

R. Ram
हस्ताक्षर/ Signature



13/12/2017

R. Ram

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEVPB2585A

नाम/ Name
BADDAM RADHA RANI

पिता का नाम/ Father's Name
JANARDHAN REDDY MUTHYALA

जन्म की तारीख/ Date of Birth
11/01/1961

B. Radha Rani
हस्ताक्षर/ Signature



16/12/2017

B. Radha Rani

For GHR INFRA DEVELOPERS LLP

Designated Partner

Bk-1, CS No 41755/2021 & Doct No
39369/21 Sheet 15 of 18

Joint SubRegistrar
Sangareddy (R.O)



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Download Date: 02/11/2020



అనుమల విద్యా బాల
Anumula Vidya Balar
పుట్టిన తేదీ/DOB: 16/01/1988
పురుషుడు/ MALE

INSUR DATE: 28/08/2017

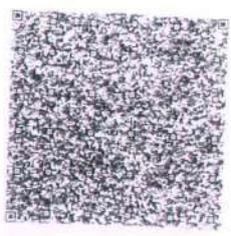
5849 9869 6359

VID : 9130 0202 5492 1255

నా ఆధార్, నా గుర్తింపు

పాలకొండ జిల్లా
3-148 హి నో. మైన్ రోడ్, నల్లారి
రెడ్డిగూడెం - 506349

Address
3-148 H NO, MAIN ROAD, NALLARE,
Reddigoem, Warangal,
Andhra Pradesh - 506349



అనుమల విద్యా బాల

5849 9869 6359

VID : 9130 0202 5492 1255

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భారత ప్రభుత్వం
Government of India



కతి కార్తిక రెడ్డి
Kathi Karthik Reddy
పుట్టిన తేదీ/DOB: 07/08/1987
పురుషుడు/ MALE

8725 0762 4992

VID : 9145 1026 3859 8889

నా ఆధార్, నా గుర్తింపు



అధికారిక ప్రభుత్వ సేవ
Unique Identification Authority of India

తెలుగువారికి:
సంబంధించిన: కతి అనంద్ రెడ్డి, 2-3-478/28 ఫ్లాట్ నెం.
201 వినయకా ఆర్కేడ్, రోడ్ నెం-3 సాయి నగర్ కాలనీ,
నాగోల్, హయాత్ నగర్, బాంగారెడ్డి,
తెలంగాణ - 500068

Address:
C/O: Kathi Anand Reddy, 2-3-478/28 Flat No-
201 Vinayaka Arcade, Road No-3 Sai Nagar
Colony, Nagole, Hayathnagar, K.v.
Bangareddy,
Telangana - 500068

Kathi

8725 0762 4992

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

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FOR GHR INFRA DEVELOPERS LLP
Designated Partner

Bk - 1, CS No 41755/2021 & Doct No
39369/DEM Sheet 16 of 18 Joint SubRegistrar
Sangareddy (R.O)

Housiey.com

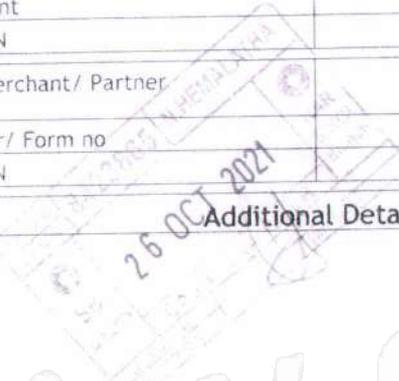


SBI Branch Payment Challan	
Customer Copy	
Challan No. (ATRN)	1300594823035
Amount/Fee Payable	INR 1384000.00
Merchant Order Amount	INR 1384000.00
Customer/Bank Charges	INR 0.00
GST	INR 0.00
Challan Expiry on	30-Oct-2021 at close of Business Hour
Challan Generation Date and Time	23-Oct-2021 17:06
Name of the Customer	BMAYANKREDDY
Mobile Number	9949911002
Email Id	NA
Mode of payment	SBI Branch Payment
Customer GSTIN	NA
Name of the Merchant/ Partner	CARD REGISTRATION AND STAMPS DEPARTMENT
Merchant Order/ Form no	164ZXY231021
Merchant GSTIN	NA
Additional Details	

Housiey.com

For GHR INFRA DEVELOPERS LLP

V. N. K. Designated Partner



BK-1, CS No 41755/2021 & Doct No
39369/2021 Sheet 17 of 18 Joint SubRegistrar
Sangareddy (R.O)

Housiey.com

Designated Partner
For GHR INFRA DEVELOPERS LLP

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SBI Branch Payment Challan	
Customer Copy	
Challan No. (ATRN)	3216307977813
Amount/Fee Payable	INR 1384000.00
Merchant Order Amount	INR 1384000.00
Customer/Bank Charges	INR 0.00
GST	INR 0.00
Challan Expiry on	30-Oct-2021 at close of Business Hour
Challan Generation Date and Time	23-Oct-2021 17:08
Name of the Customer	BMUKESHREDDY
Mobile Number	9949911002
Email Id	NA
Mode of payment	SBI Branch Payment
Customer GSTIN	NA
Name of the Merchant/ Partner	CARD REGISTRATION AND STAMPS DEPARTMENT
Merchant Order/ Form no	789LUL231021
Merchant GSTIN	NA
Additional Details	
<div style="position: relative; width: 100%; height: 100%;"> </div>	

For GHR INFRA DEVELOPERS LLP



Designated Partner

Bk - 1, CS No 41755/2021 & Doct No 2
39369/2021 Joint SubRegistrar1
Sheet 18 of 18 Sangareddy (R.O)

Housiey.com

For CHR INFRA DEVELOPERS LLP

Proposed Partner

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