

**BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI
Original Application No.192 of 2021 (SA),**

IN THE MATTER OF:

Human Rights & Consumer Protection Cell Trust

..Applicant(s)

Versus

The State of Telangana and 9 Ors.

..Respondent(s)

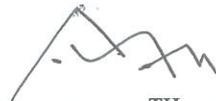
INDEX TO THE TYPED SET OF PAPERS

S No	Date	Description	Page Nos
1	08.10.2018	Various Sale Cum GPoA with Possession issued in favor of Gunateja Infra for various land extents across Sy Nos 345,346,347, 349,350,355,357,358,359,360 in village panchayats of Ameenpur	1-97
2	26.10.2018	Sale Deed executed between land developer Gunateja Infra as PoA in favor of vendee for Open plot no 344 ,admeasuring 166.66 sq yards, in Survey nos 345, 346,347,348,349,350,357,358,359 &360 in village panchayats of Ameenpur	98-123
3	19.01.2019	Building Permit Order Issued by Ameenpur Municipality in favor of applicant for Plot No 306 spread across Survey Nos 345-350 & 357-360	124-125
4	04.07.2019	Sale Deed executed between land developer Gunateja Infra as PoA in favor of vendee for Open plot no 326, admeasuring 216.66 Sq Yards, in Survey nos 345, 346,347,348,349,350,357,358,359 &360 in village panchayats of Ameenpur	126-153
5	10.10.2018-	Sale Deed in favor of applicant for Plot No 267	154-172

	11.01.2019	spread across Survey Nos 345, 346,347,348,349,350,357,358,359 &360 along with Building Permit Order Issued by Ameenpur Municipality	
6	04.10.2021- 24.12.2021	Sale deed for Plot no 289 spread across Survey Nos 345, 346, 347, 348, 349 ,350, 357, 358 ,359 & 360 along with two Residential unit work orders placed by owners of Plot no 289 in favor of construction & development entity owned by Respondent no 10	173-185

The above documents are certified to be true copies of the originals

Dated at Chennai, on this the ^{25th} day of March 2022


COUNSEL FOR 10TH RESPONDENT



తెలంగాణ తెలంగాణ TELANGANA

S. No. 15786 Date 04/10/18 Rs. 100/-

Sold to Gali Anil Kumar

S/o Gali Shankar Hjr

For Whom Guntateja Infra Sangareddy

S 530976

MOHAMMED SHUJAUDDIN
Licenced Stamp Vendor
Lic.No:16-10-048/1990
Ren. No.16-10-048/2017
H.No.6-2-188/8, A.C. Guards,
Hyderabad (South) District
Phone No.:9246263797

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale Cum General Power of Attorney with Possession is made and executed on this 4th Day of October, 2018 at Sangareddy, by

1. **SRI. JERIPETI GOVARDHAN RAJU S/O. J. RAMULU**, Aged About 38 Yrs, Occ: Business, R/o. C-6, Madhura Nagar, Sanjeev Reddy Nagar, Hyderabad **AADHAR NO.5363 1370 8238**.
2. **SRI. JERIPETI RAVINDHAR RAJU S/O. JAIPAL**, Aged About 41 Yrs, Occ: Business, R/o H.No.6-8/2/1, Chandanagar, Venkateshwar Temple Back Side, Tirumalgiri, Hyderabad - 500 050 **AADHAR NO.6963 5095 9350**.
3. **SRI. JERIPETI SATYANARAYANA RAJU S/O. JAIPAL @ j. ramulu**, Aged About 40 Yrs, Occ: Business, R/o H.No.8-3-222/c/o, C-6, Madhuranagar, S.R. Nagar, Hyderabad **AADHAR NO.3393 8988 8008**.

(Hereinafter called the "VENDORS" which shall mean and include all his legal heirs, assigns agents, legal representatives, successors, executors, administrators and assigns etc.)

J. Govardhan

J. Ravindhar

For GUNATEJA INFRA

Partner

J. Satyanarayana

2018 నవంబరు 10 తేది
 1940 ఏ.డి. నవంబరు 18 తేది
 లా. 02 మరియు 0 కేసులకు
 సంగారెడ్డి జిల్లా నివాసములో గల ఇంటి నెం:
 గ్రామము Armeenpur Patancheru
 లిఫ్ట్‌వేన్ చట్టము 1902 లోని సెక్షన్ 11 కింద
 ముమ్మడించబడిన భూమి వివరాలు మరియు వేరుముద్రలు
 సహా దాఖలు చేసి రుసుము రూ. 2000/- చట్టబద్ధముగా
 ప్రాతి ఇచ్చినట్లు ఉన్నట్లు ప్రకటించబడినట్లు

వస్తు వివరము
 39532
 కాగితముల సంఖ్య 12
 ఈ కాగితముల వలన సంఖ్య 1

జాయింట్ సబ్-రెజిస్ట్రార్



ఇతరము ప్రాబంధ వ్రేలు



ఇతరము ప్రాబంధ వ్రేలు

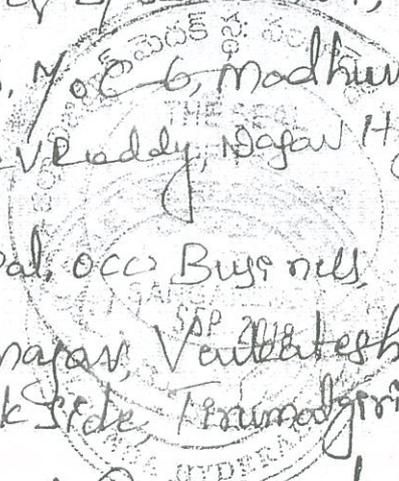


ఇతరము ప్రాబంధ వ్రేలు



ఇతరము ప్రాబంధ వ్రేలు

J. hande Jr
 J. hande Jr s/o J. Ramulu, occ
 Business, No 6, Madhuvanagar
 Sanjeev Reddy, Nagar Hyderabad
 J. Kandhara s/o Jaipal, occ Business No
 Chandanagar, Venkateshwar
 Back Side, Trammadgiri Hydr
 J. Jaipal @ J. Ramulu, occ
 Business, No 6, Madhuvanagar,
 S.R. Nagar, Hyderabad
 G. G. Shanker, occ Business, No
 Armeenpur, (V) Patancheru (M)



సంతకము N. Bala Babu పేరు N. Basu babu
 తండ్రి పేరు N. Manchoraiah వయస్సు 32
 వృత్తి R. Lakshmana చిరునామము No. 332/A
 K. P. H. B. Kukatpally, Hyd

సంతకము పేరు V. K. C. Babu
 తండ్రి పేరు Kumara Sanyal వయస్సు 48
 వృత్తి R. Lakshmana చిరునామము No. 5-178
 G. K. P. S. S. Hyderabad

2018 నవంబరు 10 తేది
 1940 ఏ.డి. నవంబరు 18 తేది

MD. GHOUSE BABA
 JOINT SUB-REGISTRAR-I
 RC(CB) SANGAREDDY

IN FAVOUR OF

M/s. GUNATEJA INFRA, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana. Aadhaar No. **3997 4258 3000**.

(Hereinafter called the "PURCHASER" which shall mean and include all his legal heirs, assigns, agents, legal representatives, successors, executors, administrators and assigns etc.)

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the Land in Syno.345, admeasuring Ac 1.024 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.1794/1979, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his ½ share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 3, in the following manner:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and totally admeasuring Ac 4.17 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Govardhan Raju (The Vendor No.1 herein) under a Registered Sale Deed bearing Document No.2700/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas J. Govardhan Raju has got Occupancy Rights Certificate bearing No.B4/Inam/218/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Govardhan Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.317676/104.

J. Govardhan Raju

J. Govardhan Raju

J. Govardhan Raju

For GUNATEJA INFRA

[Signature]
Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 04 and 03 on the 10th day of OCT, 2018 by Sri Vinay Raj

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

SI No Code Thumb Impression Photo Address

Signature/Ink Thumb Impression

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 ఈ కాగితముల వదుల వ్యయం 2

Identified by Witness:

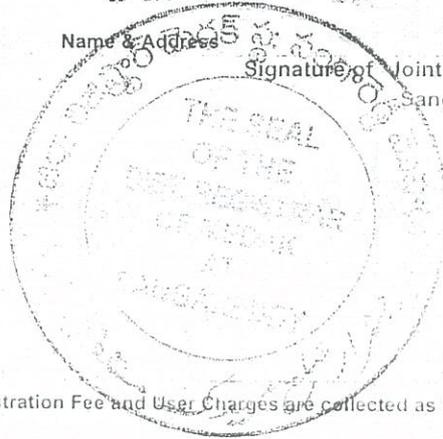
SI No Thumb Impression
 10th day of October, 2018

Photo

Name & Address

Signature

Signature of Joint SubRegistrar
 Sangareddy (R.O)



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	2361250	0	0	0	2361350	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	2000	0	0	0	2000	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	2363350	0	0	0	2363450	

Rs. 2361250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 47225000/- was paid by the party through E-Challan/BC/Pay Order No. 348DAT031018 dated 03-OCT-18 of SBIN/

Bk - 1, Cf No 4120/2018 & Doct No 39532/2018 Sheet 2 of 10 Joint SubRegistrar Sangareddy (R.O)

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 2363350/-, DATE: 03-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0135719904222, PAYMENT MODE: CASH-1000200, ATRN: 0135719904222, REMITTER NAME: GALI ANIL KUMAR, EXECUTANT NAME: JERIPETI GOVARDHAN RAJU AND OTHERS, CLAIMANT NAME: GALI ANIL KUMAR)

1940 S.E. 39532/2018
 10th day of October, 2018

Register as document
 No 39532 of 2018 (1940 S.E.)
 Number 111-1 39532 of 2018
 Date: 10/10/2018

Signature of Registering Officer
 Sangareddy (R.O)

Registering Officer

MD. GHOUSE BABA
 JOINT SUB-REGISTRAR-I
 RO(OB) SANGAREDDY



And whereas the Vendor No.1, J. Govardhan Raju with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5369/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39531 /2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and totally admeasuring Ac 4.18 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ravinder Raju (The Vendor No.2 herein) under a Registered Sale Deed bearing Document No.541/1985, Dated.21-01-1985, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Ravinder Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.406418/524.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and totally admeasuring Ac 4.05 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Satyanarayana Raju (The Vendor No.3 herein) under a Registered Sale Deed bearing Document No.2723/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Satyanarayana Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.445745/1394.

And whereas the Vendor Nos.1, 2 and 3, i.e., J. Govardhan Raju and J. Ravinder Raju and J. Satyanarayana Raju, have jointly with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5368/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39530 /2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

J. Govardhan Raju

J. Ravinder Raju

J. Satyanarayana Raju

For GUNA TEJA INFRA

Partner

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Whereas the Vendors jointly decided to sell agricultural land in Syno.345, admeasuring Ac 0.04 Gts out of Ac 1.04 Gts and Syno.349, admeasuring Ac 0.09 Gts out of Ac 1.36 Gts and Syno.350, admeasuring Ac 0.02 Gts out of Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.03 Gts out of Ac 1.27 Gts and Syno.358, admeasuring Ac 1.19 Gts out of Ac 1.24 Gts and totally admeasuring Ac 3.06 Gts Situated at Ameenpur Village and Mandal, Sangareddy District and the Purchaser Company who is interested in purchasing property in Ameenpur Village area approached the Vendors and offered to purchase the said property. The Vendors have agreed to sell the schedule mentioned property to the Purchaser Company for a total sale consideration of Rs.4,72,25,000/- (Rupees Four Crore Seventy Two Lakhs and Twenty Five Thousand Only) (i.e., Rs.1,50,00,000/- per acre) and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

NOW THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That the Vendors have agreed to sell to the Purchaser all that the schedule mentioned property, for a total sale consideration of Rs.4,72,25,000/- (Rupees Four Crore Seventy Two Lakhs and Twenty Five Thousand Only) and the Purchaser Company has paid the total sale consideration amount of Rs.4,72,25,000/- (Rupees Four Crore Seventy Two Lakhs and Twenty Five Thousand Only) to the Vendor Nos.1 to 3 as detailed under:
 1. An amount of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) by way of Cheque No.104773, Axis Bank Ltd., Serilingampally Branch in favour of J. GOVARDHAN RAJU.
 2. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104779, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
 3. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104780, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
 4. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104781, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
 5. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104782, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.

I. Govardhan

J. Govardhan

I. Govardhan

For GUNATEJA INFRA

[Signature]
Partner

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 జయంత్ నర్-రిజిస్ట్రార్



6. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104783, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
7. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104784, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
8. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104785, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
9. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104786, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
10. An amount of Rs.23,75,000/- (Rupees Twenty Three Lakhs Seventy Five Thousand Only) by way of Cheque No.104787, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
11. An amount of Rs.33,75,000/- (Rupees Thirty Three Lakhs Seventy Five Thousand Only) by way of Cheque No.104800, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.

which the Vendors acknowledge the receipt of the same.

2. The Vendors have delivered the vacant and peaceful possession of the schedule property to the purchaser company on this day of Registration of this Deed.
3. That the Vendors declare that the schedule property is free from any charge, encumbrance, litigation, minors interest and a clear marketable title will be conferred in favour of the Purchaser Company on execution of sale deed. The Vendors further specifically declare that the schedule property is not mortgaged with any Bank or Financial Institution and also not offered as collateral security to the loan facility availed by any person/s or company/ies.
4. The Vendors further declares that the schedule property is not subject to any court auction, litigation civil or criminal and The Government Acquisition and also there are no prohibitory order issued by any statutory authority, prohibiting the sale of the schedule property.
5. The Vendors shall clear off all the charges to be payable to the concerned civil/revenue authorities and handover copies of the receipts to the purchaser company at the time of registration of sale deed.

J. Chandhara Sir

J. Chandhara

For GUNA TEJA INFRA

J. Chandhara

Partner

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6. That the sale deed shall be executed in terms of this Agreement in favour of the Purchaser Company or their nominee/s in part or full as directed by the Purchaser Company from time to time and shall handover vacant possession of the schedule property to the Purchaser Company or their nominee/s.
7. It is declared by the Vendors that the schedule property is owned by them and no one else has or have any right or interest over the schedule property and it is also declared that the schedule is free from litigation civil or criminal, minor's interest.
8. The Vendor shall handover the original sale deeds referred to above and originals or copies of all the relevant documents to the Purchaser Company on the date of execution and registration of AGPA.
9. The Schedule Property proposed to be sold is not an assigned land as defined under A.P. Assigned Lands (Prohibition of Transfer) Act 9 of 1977. The Vendor further declares that the schedule land is not attracted by provision of A.P. Land Reforms (Ceiling on Agriculture Holdings) Act No.1 of 1973.
10. That the Stamp Duty and other expenses in respect of execution and registration of AGPA shall be borne exclusively by the Purchaser Company alone.

THE VENDOR HEREBY IRREVOCABLY AUTHORIZE SRI. SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER TO DO THE FOLLOWING ACTS, DEEDS AND THINGS IN THE NAME AND ON BEHALF OF THE VENDOR:

1. To execute the sale deed in favour of themselves or to enter into sub contract for the sale of the said property for any consideration which they deems reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
2. To sell the schedule property to the Sub Agreement Holder or their nominee or nominees.
3. To execute the sale deed in favour of the Sub Purchaser or purchaser, receive the consideration, money to present the sale deed or deeds executed by him in favour of the sub purchaser or purchaser company before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds.
4. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for an incidental to the completion of registration of the said sale deed.

J. Handal

For GUNA TEJA INFRA

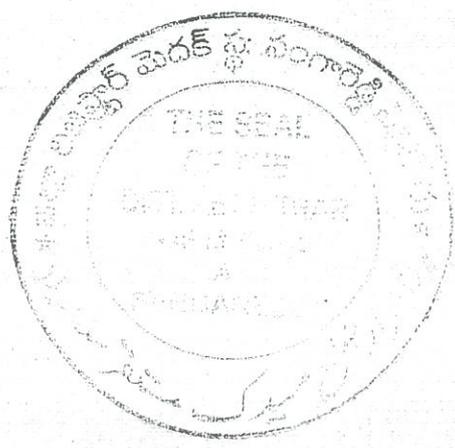
J. Bandhary

J. Shankar

Part

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జాయింట్ సర్-రిజిస్ట్రార్



5. To appear and act in all courts, Civil or Criminal revenue whether original or appellate, in the registration and other offices of the state or central government and of local bodies in relation to the said property.
6. To appear before the Mandal Revenue Officer, Patancheru Mandal, Revenue Divisional officer, Joint Collector, with regards to any revenue litigation in respect of the Schedule Property. In furtherance of the said objective to give complaint, written statements, declarations, affidavits, depositions etc., on the name and on behalf of the Vendor.
7. To engage the services of any sub contractor or Developer/builder for carrying out the construction activity on the schedule property including hiring of labour, contractors, etc.,
8. The Attorney Holder shall take expeditious steps to get the plan sanctioned for construction of Residential Units/Apartments from Municipality/HUDA/Gram Panchayath.
9. To Mortgage the property with any bank or financial institution for availing the loan facility by executing loan documents including demand promissory note, letter evidencing deposit of title deeds, etc., The liability shall not be passed on to the Vendor and it shall be cleared by the Purchaser Company only.
10. To sub delegate any or all the powers conferred on them and such sub delegation shall stand ratified by the Vendor.
11. The General Power of Attorney given through this AGPA shall not be altered or revoked.
12. To Develop the land into Residential Layout and to sell the Plotted area to the prospective buyers or their nominee/s and to receive the sale consideration on our behalf and to issue valid receipts.
13. To do any other acts, deeds and things which lawfully required to be done in furtherance of the aforesaid objectives on the name and on behalf of the vendor and such acts, deeds and things shall be ratified by the Vendor for himself, his heirs, executors, successors, legal representatives, administrators and assignees.

J. Kandhara

J. Kandhara

J. Kandhara

For GUNA TEJA INFRA

[Signature]
Pa

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SCHEDULE OF PROPERTY

All that the agricultural land in Syno.345, admeasuring Ac 0.04 Gts out of Ac 1.04 Gts and Syno.349, admeasuring Ac 0.09 Gts out of Ac 1.36 Gts and Syno.350, admeasuring Ac 0.02 Gts out of Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.03 Gts out of Ac 1.27 Gts and Syno.358, admeasuring Ac 1.19 Gts out of Ac 1.24 Gts and totally admeasuring Ac 3.06 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State, and bounded by:

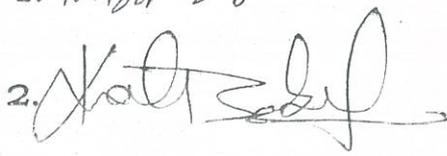
NORTH : NEIGHBOUR'S LAND
SOUTH : NEIGHBOUR'S LAND
EAST : NEIGHBOUR'S LAND
WEST : NEIGHBOUR'S LAND

RULE (3) MARKET VALUE STATEMENT

Survey No.	Value Per Acre	Area in Acres	Village	Total Value
345, 349, 350, 355, 357, 358,	1,50,00,000/-	Ac 3.06 Gts	Ameenpur	Rs.4,72,25,000/-

IN WITNESS WHEREOF the Vendors above names have herewith, set their hands to this AGREEMENT OF SALE CUM GPA today on the day, month and year first above written at Sangareddy, Medak District, A.P.,

WITNESSES:

1. N. Bob Bob
2. 

1. 
2. 
3. 

VENDORS

For GUNA TEJA INFRA

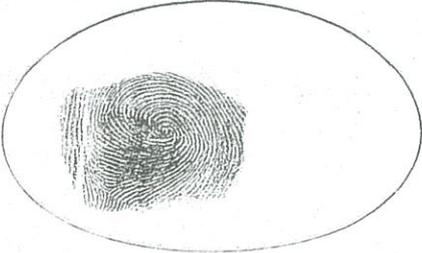
PURCHASER
(M/s. GUNATEJA INFRA
Rep. by its Managing Partner)


Partner

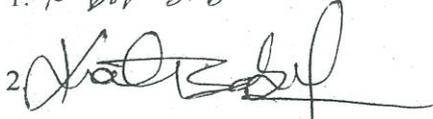
I
 39532
 కాగితముల సంఖ్య 12
 ఈ కాగితముల విలువ సంఖ్య 8
 జాబ్బాంట్ సబ్-డివిజన్



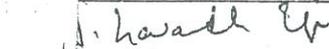
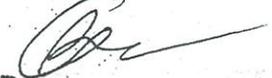
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT , 1908

Sl.No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present / Seller / Buyer
			<p>Terripete - Gollapothlam Road Slo J. Ramulu R/o C-6 Madhura Nagar Sangesv Reddy Nagar Hyd</p>
			<p>Terripete, Ravindhar Reddy Slo Jai Prasad H.No. 6-8/2/1 Chandra Nagar Veem kateshwar Temple Back Sida Tirumalguni. Hyd. 50050</p>
			<p>Terripete, Satyamaram Reddy Slo Jai Prasad H.No. 8-3-222/c10-C-6 Madhuramagar S.R Nagar Hyd</p>
			<p>Gandhi Anand Kumar Slo Gandhi Shanker H.No. 3-61, Ameerpur (V) Sangesv Reddy (D)</p>

SIGNATURE OF WITNESSES:

1. N. Bobo Bobo
 2. 

SIGN. OF THE EXECUTANT/S
 For GUNA TEJA INFRA

1. 
 2. 
 3. 

 Partner

వ పుస్తకము
 39532 ద్వితీయ సంఖ్య
 కాగితముల సంఖ్య 12
 ఈ కాగితముల వరుస సంఖ్య 9
 జాయింట్ సర్టిఫికేట్



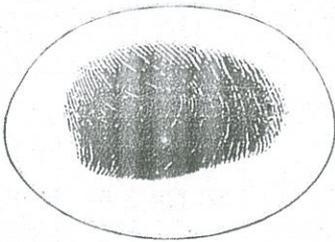
PHOTOGRAPHS AND FINGER PRINTS OF WITNESSES AS PER SECTION 32A OF REGISTRATION ACT, 1908 AS PER C & IG R & S CIRCULAR RC No. G1/7326/2012, date 30-3-2012

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE PHOTO PHOTOGRAPH

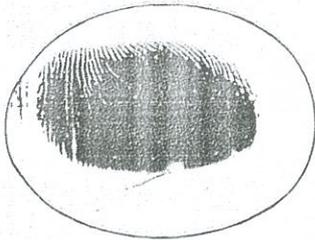
NAME & PERMANENT POSTAL ADDRESS OF SELLER/BUYER

Witness (1):



Nedumaila Basu Babu
S/o mancharaiah
M/en. 532/A Adit no. 401 Road no-1
near Huda Garden K.P.H.B. Kukati Pally
Hyd. 500072

Witness (2):



VJ kandi Babu
S/o Kumar Swamy
AWo. 5-1786 Gokula Plets near
at Phas. 12. P.H.B. Colony. Kukati Pally
Hyd. 500072

WITNESSES:

1. N Bt Babu

2.

S. Haradh Eij
S. Chandhary
S.
SIGNATURE OF EXECUTANTS

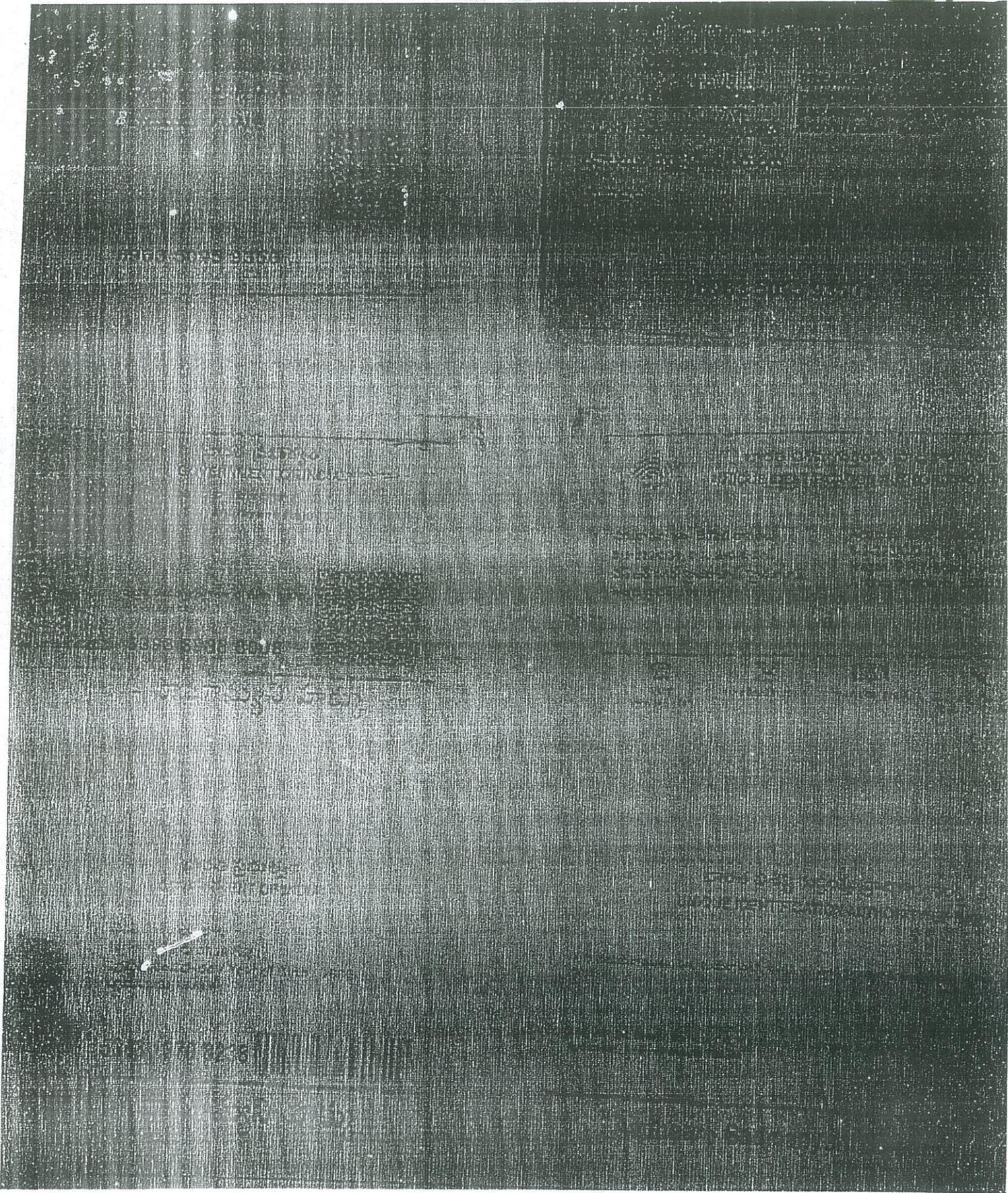
For GUNA TEJA INFRA

Partner

I
 39532
 కాశీరమణి పేరు 12
 ఈ కాశీరమణి వసతి పేరు 10

జూలై 2 - 2015





T న పుస్తకము
 39532 మూల్యము
 కాగితముల సంఖ్య 12
 ఈ కాగితముల మూల్యము 11.



23

000E 8527 466E

3930 4967 8382

India's Identification Authority of India
నా ఆధార్ నంబర్ / Your Aadhaar No. : 3930 4967 8382

Enrollment No.: 20170101101101

To: Gollu Jit Kumar, S/O Gollu Shankar, 3-9-1, AMBEBUR, PATANCHERU MANDAL, Amisempur, Medak Andhra Pradesh - 502032, 9440428768



Download Date: 20/12/2017 Generation Date: 13/01/2012

భారత ప్రభుత్వం

భారత ప్రభుత్వం

భారత ప్రభుత్వం
India's Identification Authority of India
నా ఆధార్ నంబర్ / Enrollment No.: 2052/50231/59541

To: నిడుమల రోసు బాబు
Nidurnolu Bosu Babu
S/O N Nandharajah
MIG 532/A, Flat No 401
Road No 1
Near Huda Garden KPHB
Kukatpally
Kukatpally, Trunmalagiri Hyderabad
Telangana 500072
9848646622

Ref: 1096 / 18P / 322666 / 322995 / P
SB261210570FH

నా ఆధార్ నంబర్ / Your Aadhaar No. : 3930 4967 8382



నిడుమల రోసు బాబు
Nidurnolu Bosu Babu
భువ్వా రెడ్ / DOB : 15/08/1984
పురుషుడు / Male

3930 4967 8382

నా ఆధార్ నంబర్, నా గుర్తింపు



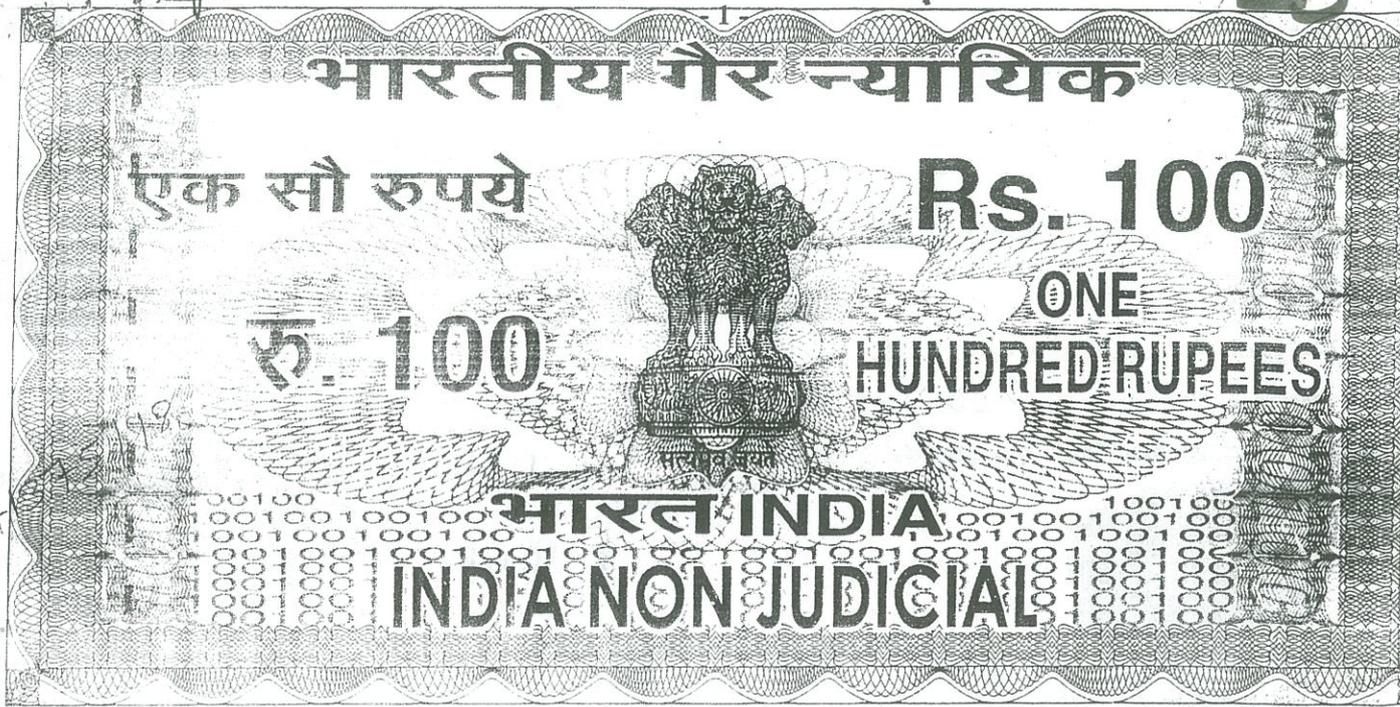
Aadhaar - Your Personal Aadhaar
నిరుదాహుతి: 2052/50231/59541
Address: 5/0 నిడుమల రోసు బాబు, పిల్లూ, ఎ-ఎం.ఎ. రోడ్ నెంబర్ 1, మిగ 532/ఎ, ఫ్లాట్ నెంబర్ 401, రోడ్ నెంబర్ 1, నేర్ హుడా గార్డెన్ కె.పి.హెచ్ కుకాట్పాలి, కుకాట్పాలి, త్రిశూలగిరి హైదరాబాద్ తెలంగాణ - 500072
9848646622

Aadhaar - Your Personal Aadhaar
నిరుదాహుతి: 3930 4967 8382
Address: 6881/50/50-1 రోడ్, గోల్లూ శంకర్, గోల్లూ శంకర్, పాతంచేరు మండలం, అమిసెంపూరు, మెదక్ ఆంధ్రప్రదేశ్ - 502032, 9440428768

.....చిట్టకము
 39532 చిట్టకము మొత్తం
 కాగితముల సంఖ్య..... 12
 ఈ కాగితముల వరుస సంఖ్య..... 12

జాయింట్ సబ్-రిజిస్ట్రార్





తెలంగాణ తెలంగాణ TELANGANA

S. No. 15785 Date 05/10/18 Rs. 100/-

Sold to Sri. Anil Kumar

For Sri. Shankar

For Whom Sri. Gunateja Infos Sangareddy

S 530975

MOHAMMED SHUJAUDDIN
Licenced Stamp Vendor
Lic.No:16-10-048/1990
Ren. No.16-10-048/2017
H.No.6-2-188/8, A.C. Guard
Hyderabad (South) District
Phone No.:9246263797

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale Cum General Power of Attorney with Possession is made and executed on this 5th Day of October, 2018 at Sangareddy, by

1. **SRI. JERIPETI GOVARDHAN RAJU S/O. J. RAMULU**, Aged About 38 Yrs, Occ: Business, R/o. C-6, Madhura Nagar, Sanjeev Reddy Nagar, Hyderabad **AADHAR NO.5363 1370 8238**.
2. **SRI. JERIPETI RAVINDHAR RAJU S/O. JAIPAL**, Aged About 41 Yrs, Occ: Business, R/o H.No.6-8/2/1, Chandanagar, Venkateshwar Temple Back Side, Tirumalgiri, Hyderabad - 500 050 **AADHAR NO.6963 5095 9350**.
3. **SRI. JERIPETI SATYANARAYANA RAJU S/O. JAIPAL @ j. ramulu**, Aged About 40 Yrs, Occ: Business, R/o H.No.8-3-222/c/o, C-6, Madhuranagar, S.R. Nagar, Hyderabad **AADHAR NO.3393 8988 8008**.

(Hereinafter called the "VENDORS" which shall mean and include all his legal heirs, assigns agents, legal representatives, successors, executors, administrators and assigns etc.)

G. Karthikeyan

For GUNATEJA INFRA

J. Chandhara

J. Shankar

Partner

IN FAVOUR OF

M/s. GUNATEJA INFRA, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana. Aadhaar No.**3997 4258 3000**.

(Hereinafter called the "**PURCHASER**" which shall mean and include all his legal heirs, assigns, agents, legal representatives, successors, executors, administrators and assigns etc.)

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the Land in Syno.345, admeasuring Ac 1.024 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.1794/1979, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his 1/2 share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 3, in the following manner:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and totally admeasuring Ac 4.17 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Govardhan Raju (The Vendor No.1 herein) under a Registered Sale Deed bearing Document No.2700/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas J. Govardhan Raju has got Occupancy Rights Certificate bearing No.B4/Inam/218/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Govardhan Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.317676/104.

J. Govardhan Raju

For GUNA TEJA INFRA

J. Govardhan Raju

[Signature]
Partner

J. Govardhan Raju

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photograph as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the parties and 04 on the 10th day of OCT, 2018 by Sri J Vinay Raj

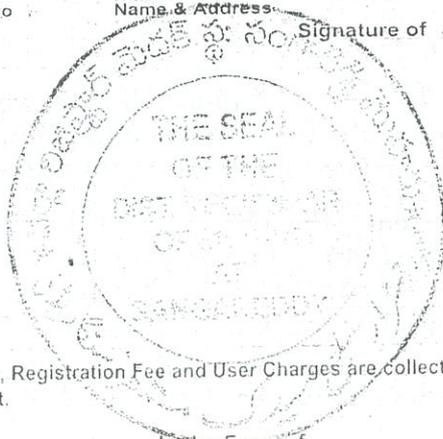
Execution/admitted by (Details of all Executants/Claimants under Sec-32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Impression:
			<u>39533</u>		
					<u>14</u>
					<u>2</u>

Identified by Witness:

SI No Thumb Impression
10th day of October, 2018

Photo Name & Address Signature
Signature of Joint SubRegistrar1 Sangareddy (R.O)



3
Joint SubRegistrar1 Sangareddy (R.O)
39533/20 of 14 Sheet 2 of 14
CS: 41375/2018 & Deot No

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	7387500	0	0	0	7387600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	7389600	0	0	0	7389700

Rs. 7387500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 147750000/- was paid by the party through E-Challan/BC/Pay Order No. 805VMD031018 dated 03-OCT-18 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7389600/-, DATE: 03-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5562282560222, PAYMENT MODE: CASH-1008200, ATRN: 5562282560222, REMITTER NAME: GALI ANIL KUMAR, EXECUTANT NAME: JERIPETI GOVARDHAN RAJU AND OTHERS, CLAIMANT NAME: GALI ANIL KUMAR)

194033
10th day of October, 2018

Register as document
No 39533 of 2018 (1940 S.E.)
Number 17/1-1 39533 2018
Date: 10/10 2018
Signature of Registering Officer Sangareddy (R.O)

Registering Office

MD. GHOUSE BABA
JOINT SUB-REGISTRAR-F
RO(OB) SANGAREDDY.



And whereas the Vendor No.1, J. Govardhan Raju with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5369/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39531 /2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and totally admeasuring Ac 4.18 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ravinder Raju (The Vendor No.2 herein) under a Registered Sale Deed bearing Document No.541/1985, Dated.21-01-1985, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Ravinder Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.406418/524.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and totally admeasuring Ac 4.05 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Satyanarayana Raju (The Vendor No.3 herein) under a Registered Sale Deed bearing Document No.2723/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Satyanarayana Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.445745/1394.

And whereas the Vendor Nos.1, 2 and 3, i.e., J. Govardhan Raju and J. Ravinder Raju and J. Satyanarayana Raju, have jointly with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5368/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39530 /2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

J. Govardhan Raju

J. Govardhan Raju

J. Govardhan Raju

For GUNATEJA INFRA

Partner

39538
 14
 3



Whereas the Vendors jointly decided to sell agricultural land in Syno.345, admeasuring Ac 1.00 Gts out of Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.27 Gts out of Ac 1.36 Gts and Syno.350, admeasuring Ac 0.36 Gts out of Ac 0.38 Gts and Syno.357, admeasuring Ac 0.24 Gts out of Ac 1.27 Gts and Syno.358, admeasuring Ac 0.05 Gts out of Ac 1.24 Gts and totally admeasuring Ac 9.34 Gts Situated at Ameenpur Village and Mandal, Sangareddy District and the Purchaser Company who is interested in purchasing property in Ameenpur Village area approached the Vendors and offered to purchase the said property. The Vendors have agreed to sell the schedule mentioned property to the Purchaser Company for a total sale consideration of **Rs.14,77,50,000/-** (Rupees Fourteen Crore Seventy Seven Lakhs and Fifty Thousand Only) (i.e., Rs.1,50,00,000/- per acre) and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

NOW THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That the Vendors have agreed to sell to the Purchaser all that the schedule mentioned property, for a total sale consideration of **Rs.14,77,50,000/-** (Rupees Fourteen Crore Seventy Seven Lakhs and Fifty Thousand Only) and the Purchaser Company has paid the total sale consideration amount of **Rs.14,77,50,000/-** (Rupees Fourteen Crore Seventy Seven Lakhs and Fifty Thousand Only) to the Vendor Nos.1 to 3 as detailed under:
 - 1) An amount of **Rs.50,00,000/-**(Rupees Fifty Lakhs Only) by way of Cheque No.104760, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
 - 2) An amount of **Rs.50,00,000/-**(Rupees Fifty Lakhs Only) by way of Cheque No.104761, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
 - 3) An amount of **Rs.50,00,000/-**(Rupees Fifty Lakhs Only) by way of Cheque No.104762, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
 - 4) An amount of **Rs.50,00,000/-**(Rupees Fifty Lakhs Only) by way of Cheque No.104763, dated: ___/10/2018, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
 - 5) An amount of **Rs.50,00,000/-**(Rupees Fifty Lakhs Only) by way of Cheque No.104764, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU

J. Govardhan Raju

For GUNATEJA INFRA

J. Kandhary

Partner

J. Govardhan Raju

..... 6 వ పుస్తకము
 39533 నెంబర్
 కాలిఫర్నియా నెంబర్ 14
 ఈ కాలిఫర్నియా నెంబర్ నెంబర్ 4
 నెంబర్ 15-02255



- 6) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104765, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 7) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104766, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 8) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104767, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 9) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104768, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 10) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104769, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 11) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104770, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 12) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104771, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU
- 13) An amount of Rs. **48,57,000/-** (Rupees Forty Eight Lakhs Fifty Seven Thousand Only) by way of Cheque No.104772, Axis Bank Ltd., Serilingampally Branch in favour of GOVARDHAN RAJU.
- 14) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104774, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
- 15) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104775, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
- 16) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104776, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.

J. Khandhary

J. Khandhary

J. Khandhary

For GUNA TEJA INFRA

Partner

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- 17) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104777, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
- 18) An amount of Rs. **43,75,000/-** (Rupees Forty Three Lakhs Seventy Five Thousand Only) by way of Cheque No.104778, Axis Bank Ltd., Serilingampally Branch in favour of J. RAVINDER RAJU.
- 19) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104788, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 20) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104789, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 21) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104790, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 22) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104791, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 23) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104792, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 24) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104793, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 25) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104794, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 26) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104795, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 27) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104796, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.

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For GUNA TEJA INFRA

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Partner

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- 28) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104797, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 29) An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104798, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.
- 30) An amount of Rs. **35,00,000/-** (Rupees Thirty Five Lakhs Only) by way of Cheque No.104799, Axis Bank Ltd., Serilingampally Branch in favour of J. SATYANARAYANA RAJU.

which the Vendors acknowledge the receipt of the same.

- 2) The Vendors have delivered the vacant and peaceful possession of the schedule property to the purchaser company on this day of Registration of this Deed.
- 3) That the Vendors declare that the schedule property is free from any charge, encumbrance, litigation, minors interest and a clear marketable title will be conferred in favour of the Purchaser Company on execution of sale deed. The Vendors further specifically declare that the schedule property is not mortgaged with any Bank or Financial Institution and also not offered as collateral security to the loan facility availed by any person/s or company/ies.
- 4) The Vendors further declares that the schedule property is not subject to any court auction, litigation civil or criminal and The Government Acquisition and also there are no prohibitory order issued by any statutory authority, prohibiting the sale of the schedule property.
- 5) The Vendors shall clear off all the charges to be payable to the concerned civil/revenue authorities and handover copies of the receipts to the purchaser company at the time of registration of sale deed.
- 6) That the sale deed shall be executed in terms of this Agreement in favour of the Purchaser Company or their nominee/s in part or full as directed by the Purchaser Company from time to time and shall handover vacant possession of the schedule property to the Purchaser Company or their nominee/s.
- 7) It is declared by the Vendors that the schedule property is owned by them and no one else has or have any right or interest over the schedule property and it is also declared that the schedule is free from litigation civil or criminal, minor's interest.
- 8) The Vendor shall handover the original sale deeds referred to above and originals or copies of all the relevant documents to the Purchaser Company on the date of execution and registration of AGPA.

J. Kandhara

J. Kandhara

J. Kandhara

For GUNA TEJA INFRA

Partner

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9. The Schedule Property proposed to be sold is not an assigned land as defined under A.P. Assigned Lands (Prohibition of Transfer) Act 9 of 1977. The Vendor further declares that the schedule land is not attracted by provision of A.P. Land Reforms (Ceiling on Agriculture Holdings) Act No.1 of 1973.
10. That the Stamp Duty, and other expenses in respect of execution and registration of AGPA shall be borne exclusively by the Purchaser Company alone.

THE VENDOR HEREBY IRREVOCABLY AUTHORIZE SRI. SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER TO DO THE FOLLOWING ACTS, DEEDS AND THINGS IN THE NAME AND ON BEHALF OF THE VENDOR:

1. To execute the sale deed in favour of themselves or to enter into sub contract for the sale of the said property for any consideration which they deems reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
2. To sell the schedule property to the Sub Agreement Holder or their nominee or nominees.
3. To execute the sale deed in favour of the Sub Purchaser or purchaser, receive the consideration, money to present the sale deed or deeds executed by him in favour of the sub purchaser or purchaser company before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds.
4. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for an incidental to the completion of registration of the said sale deed.
5. To appear and act in all courts, Civil or Criminal revenue whether original or appellate, in the registration and other offices of the state or central government and of local bodies in relation to the said property.
6. To appear before the Mandal Revenue Officer, Patancheru Mandal, Revenue Divisional officer, Joint Collector, with regards to any revenue litigation in respect of the Schedule Property. In furtherance of the said objective to give complaint, written statements, declarations, affidavits, depositions etc., on the name and on behalf of the Vendor.
7. To engage the services of any sub contractor or Developer/builder for carrying out the construction activity on the schedule property including hiring of labour, contractors, etc.,

S. Hanadh Raju

For GUNA TEJA INFRA

J. Kandhara

Partner

J. Sankar

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8. The Attorney Holder shall take expeditious steps to get the plan sanctioned for construction of Residential Units/Apartments from Municipality/HUDA/Gram Panchayath.
9. To Mortgage the property with any bank or financial institution for availing the loan facility by executing loan documents including demand promissory note, letter evidencing deposit of title deeds, etc., The liability shall not be passed on to the Vendor and it shall be cleared by the Purchaser Company only.
10. To sub delegate any or all the powers conferred on them and such sub delegation shall stand ratified by the Vendor.
11. The General Power of Attorney given through this AGPA shall not be altered or revoked.
12. To Develop the land into Residential Layout and to sell the Plotted area to the prospective buyers or their nominee/s and to receive the sale consideration on our behalf and to issue valid receipts.
11. To do any other acts, deeds and things which lawfully required to be done in furtherance of the aforesaid objectives on the name and on behalf of the vendor and such acts, deeds and things shall be ratified by the Vendor for himself, his heirs, executors, successors, legal representatives, administrators and assignees.

SCHEDULE OF PROPERTY

All that the agricultural land in Syno.345, admeasuring Ac 1.00 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.27 Gts and Syno.350, admeasuring Ac 0.36 Gts and Syno.357, admeasuring Ac 0.24 Gts and Syno.358, admeasuring Ac 0.05 Gts and totally admeasuring Ac 9.34 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, and bounded by:

NORTH	:	NEIGHBOUR'S LAND
SOUTH	:	NEIGHBOUR'S LAND
EAST	:	NEIGHBOUR'S LAND
WEST	:	NEIGHBOUR'S LAND

J. Handley Jr

For GUNATEJA INFRA

J. Handley

J. Handley

Partner

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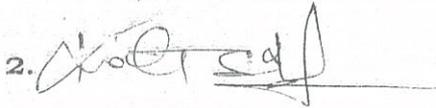
RULE (3) MARKET VALUE STATEMENT

Survey No.	Value Per Acre	Area in Acres	Village	Total Value
345, 346 347, 348 349, 350 357, 358,	1,50,00,000/-	Ac 9.34 Gts	Ameenpur	Rs.14,77,50,000/-

IN WITNESS WHEREOF the Vendors above names have herewith, set their hands to this AGREEMENT OF SALE CUM GPA today on the day, month and year first above written at Sangareddy, Medak District, A.P.,

WITNESSES:

1. N. Bala Babu

2. 

1. J. Hanu Reddy

2. J. Hanu Reddy

3. J. Hanu Reddy

VENDORS

For GUNATEJA INFRA

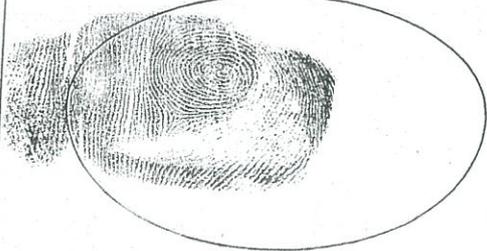
PURCHASER
(M/s. GUNATEJA INFRA Partner.)
Rep. by its Managing Partner)



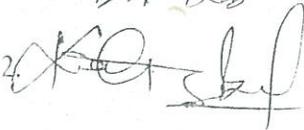
₹ ద పుస్తకము
 39533 దస్తావేజు సంఖ్య
 కాగితముల సంఖ్య 14
 ఈ కాగితముల వివరములు 10
 అయితే నా.....



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908

Sl.No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present / Seller / Buyer
			<p><u>Devipetla Govardhan Raju</u> <u>S/o J. Ramulu</u> <u>R/o C-6 Madhura Nagar</u> <u>Sanjeev Reddy Nagar</u> <u>Hyd</u></p>
			<p><u>Devipetla Ravindhar Raju</u> <u>S/o Jai Paul</u> <u>HNO-6-8/2/1 Chandhanaga</u> <u>Venkatashwari Temple Be</u> <u>Torumanigudi</u> <u>Hyd. 50050</u></p>
			<p><u>Devipetla Satyanarayana Raju</u> <u>S/o Jai Paul</u> <u>HNO Jai Paul</u> <u>HNO-8-3-222/Ch.C-6</u> <u>Madhuranagar S.R Nagar. Hyd</u></p>
			<p><u>Gauli Anand Kumar</u> <u>S/o Gauli Shanker</u> <u>HNO-3-61 Ameronpur(V)</u> <u>Sanga Rest (D)</u></p>

SIGNATURE OF WITNESSES:

1. N. Bala Babu
2. 

Haath Eij
J. Handharaj
S. 

SIGN. OF THE EXECUTANT/S
 For GUNATEJANIPRA


 Officer

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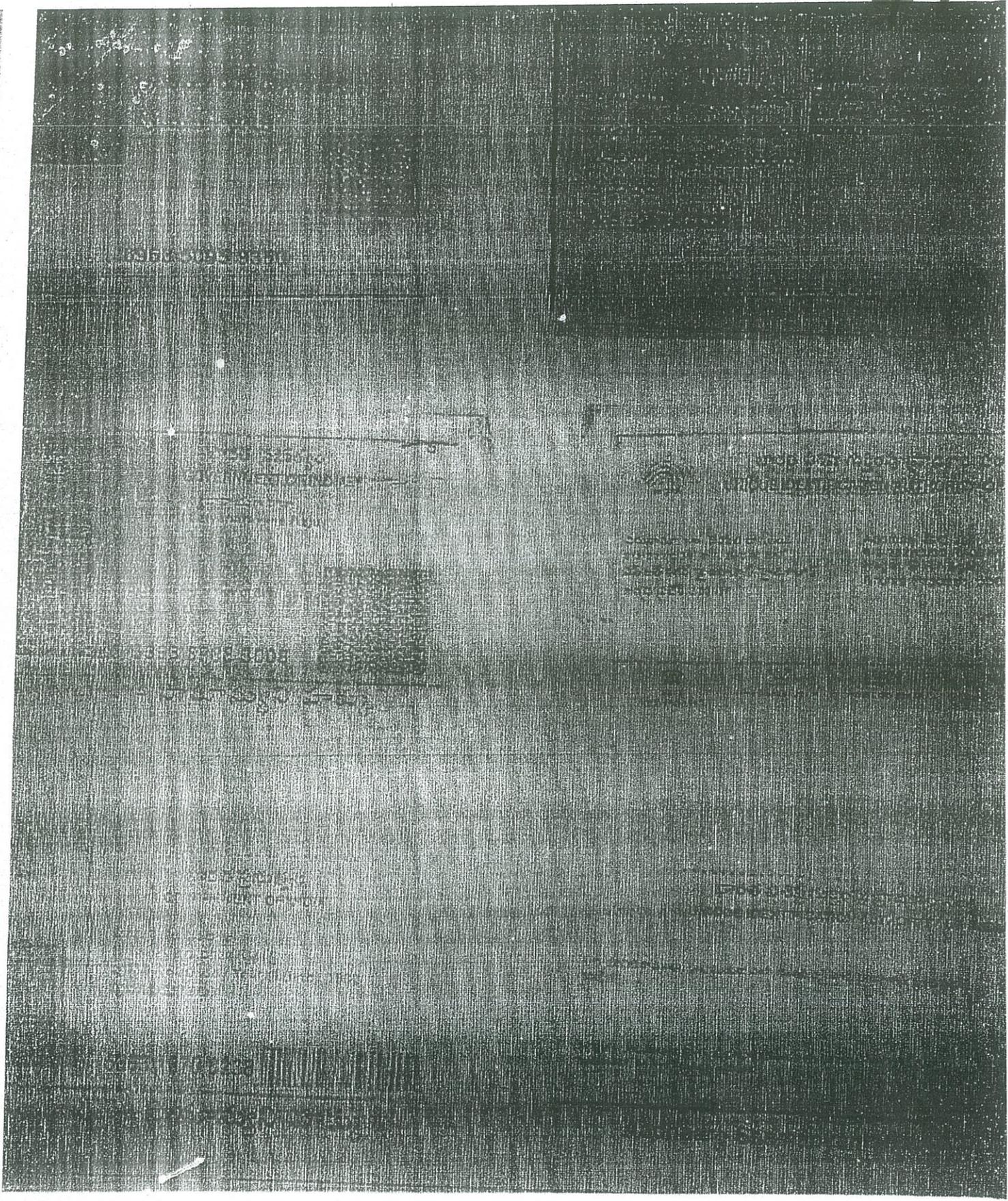
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జాబాబుల పేజీ - రిజిస్ట్రార్





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 కాగితము సంఖ్య 14
 ఈ క్రిందను వేసిన సంఖ్య 13

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జానాంట్ నబ్-రిజిస్ట్రార్



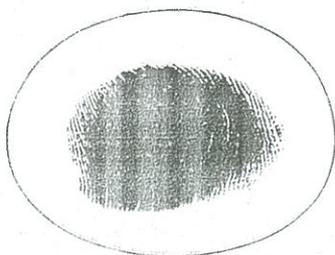
PHOTOGRAPHS AND FINGER PRINTS OF WITNESSES AS PER SECTION 32A OF REGISTRATION ACT, 1908 AS PER C & IG R & S CIRCULAR RC No. G1/7326/2012, date 30-3-2012

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE PHOTO PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF SELLER/BUYER

Witness (1):



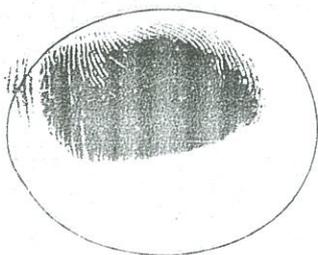
Nidumaru. Besu Babu

S/o Naneharajah

Mul. 532/A Plot No 401 Road. m

near Huda Garden. K.P.H.B. kukatpally. 5thd. 500072

Witness (2):



(U) Kashi Babu

S/o Kumar Swamy

Hw- 5-1786 Gokul plot near

9th phas. K.P.H.B colony kukatpally. 144 - 500072

WITNESSES:

1. N. Brh Babu

2.

J. Lavadu Eji

J. Chandhary

J. Babu

SIGNATURE OF EXECUTANTS

FOR GUNATEJA INFRA

Partner

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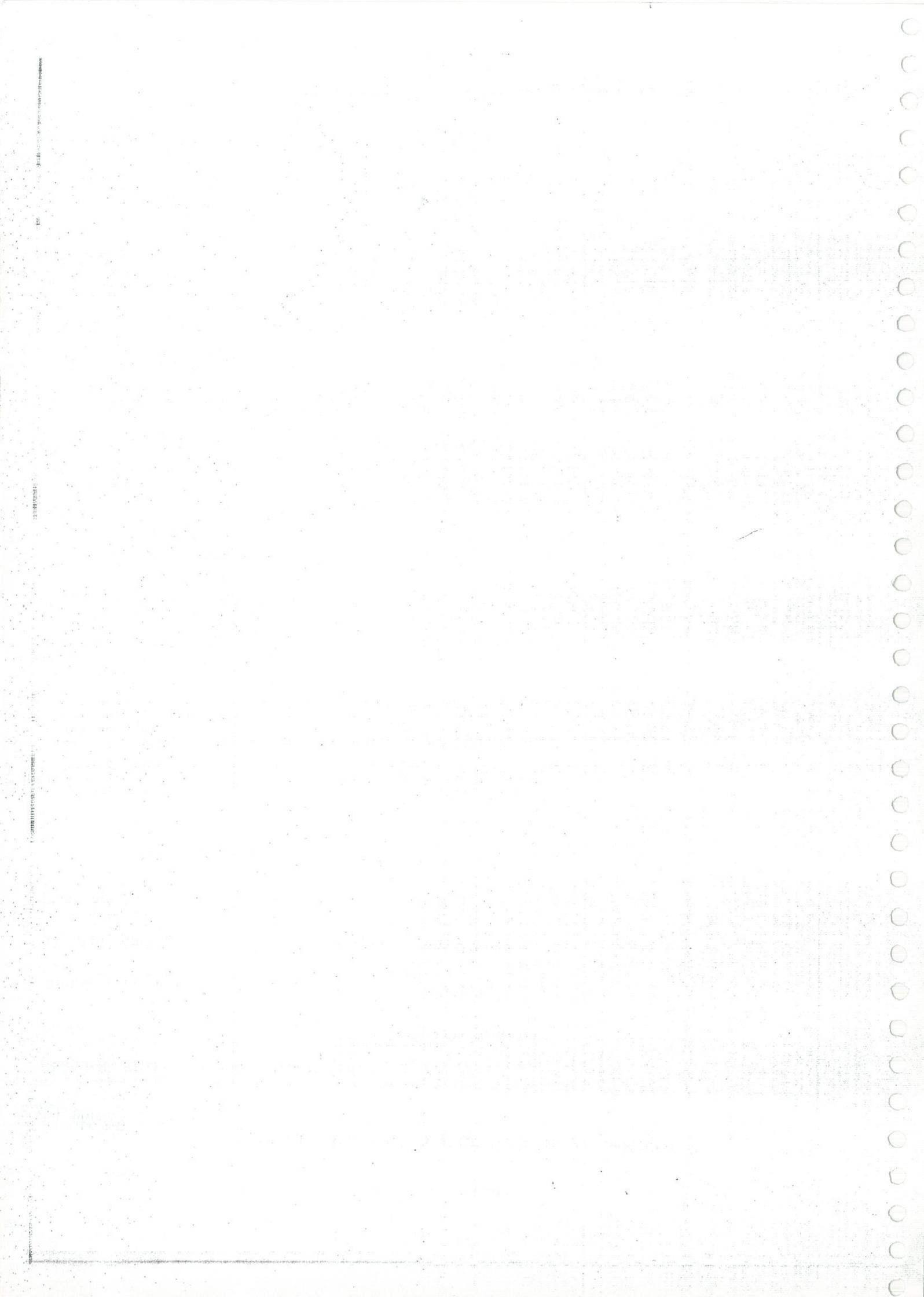
CP 1033/10

Challan No:805VMD031018	
 Registration & Stamps Department, Telangana	
Bank Code :SBIN	
I Remitter Details	
Name	GALI ANIL KUMAR
Address	3-61, AMEENPUR VILLAGE AND MANDAL, SANGAREDDY DISTRICT
PAN Card Number	AAPFG3984N
Aadhar Card Number	
Mobile Number	*****895
II Executant Details	
Name	JERIPETI GOVARDHAN RAJU AND OTHERS
Address	C-6, MADHURA NAGAR, SANJEEV REDDY NAGAR
III Claimant details	
Name	GALI ANIL KUMAR
Address	3-61, AMEENPUR VILLAGE AND MANDAL, SANGAREDDY DISTRICT
IV Document Nature	
Nature of Document	AGREEMENT OF SALE CUM GPA
Property Situated in(District)	SANGAREDDY
V Amount Details	
Stamp Duty	7387500
Transfer Duty	0
Registration Fee	2000
User Charges	100
TOTAL	7389600
Total in Words	SEVENTY THREE LAKH EIGHTY NINE THOUSAND SIX HUNDRED RUPEES ONLY
Date(DD-MM-YYYY)	03-10-2018
Transaction Id	5562282560222
Signature of remitter	

Challan No:805VMD031018	
 Registration & Stamps Department, Telangana	
Bank Code :SBIN	
I Remitter Details	
Name	GALI ANIL KUMAR
Address	3-61, AMEENPUR VILLAGE AND MANDAL, SANGAREDDY DISTRICT
PAN Card Number	AAPFG3984N
Aadhar Card Number	
Mobile Number	*****895
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Name	JERIPETI GOVARDHAN RAJU AND OTHERS
Address	C-6, MADHURA NAGAR, SANJEEV REDDY NAGAR
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Name	GALI ANIL KUMAR
Address	3-61, AMEENPUR VILLAGE AND MANDAL, SANGAREDDY DISTRICT
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Date(DD-MM-YYYY)	03-10-2018
Transaction Id	5562282560222
Signature of remitter	

PassCode	BHJBK
Challan Number	805VMD031018
Mobile Number	9154899895
Name	GALI ANIL KUMAR
Remitter / SRO / District-Registrar Details	
Registration & Stamps Department, Telangana 	

Reference details for eChallan



0006 8258 3000

ETAM / MALE
Gall Anil Kurisar
S/O Gali Shankar
3-61 AMEENPUR
AMEENAPUR
Medak Andhra Pradesh - 502032

3997 4254 3000
నా ఆధార్ నా గుర్తింపు
Your Aadhaar No. :

Signature/yzid

Download Date: 20/12/2017 Generation Date: 13/01/2012

Enrollment No.: 2012/50231/59541

ఆధార్ కార్డు

ETAM



భారత ప్రభుత్వం

Ministry of Identification Authority of India

ముఖ్య సంఖ్య / Enrollment No.: 2052/50231/59541

To,
నిడుమల బసు బాబు
Nidumolu Bosu Babu
S/O N Nandharajah
MG 532/A, Flat No 401
Road No 1
Near Huda Garden KPHB
Kulkapally
Kulkapally Tirumalagiri Hyderabad
Telangana 500072
9848646622

Ref: 1096 / 18F / 322669 / 322995 / P
SB261210670FH



నిడుమల బసు బాబు / Your Aadhaar No. :
3930 4967 8382
నా ఆధార్, నా గుర్తింపు

నిడుమల బసు బాబు
Nidumolu Bosu Babu
బిల్డింగ్ నెం / DOB : 15/08/1964
లింగము / Male



3930 4967 8382
నా ఆధార్, నా గుర్తింపు

Address:
S/O Venugopal Reddy, S-17th, 400/11/10/5, NER'S 2nd PHASE, KPHB Colony, KULKAT PALAY, Hyderabad, Andhra Pradesh - 500072

చిరునామా:
S/O నువ్వులపాల రెడ్డి, S-17వ, 400/11/10/5, నెర్స్ 2వ దశ, కుల్కాట్ పాలయ్, హైదరాబాద్, ఆంధ్రప్రదేశ్ - 500072

ఆధార్ నెం - 500072

2055 8178-04197

Aadhaar - Aam Aadmlika Adhikar

చిరునామా:
ETAM / MALE
Gall Anil Kurisar
S/O Gali Shankar
3-61 AMEENPUR
AMEENAPUR
Medak Andhra Pradesh - 502032

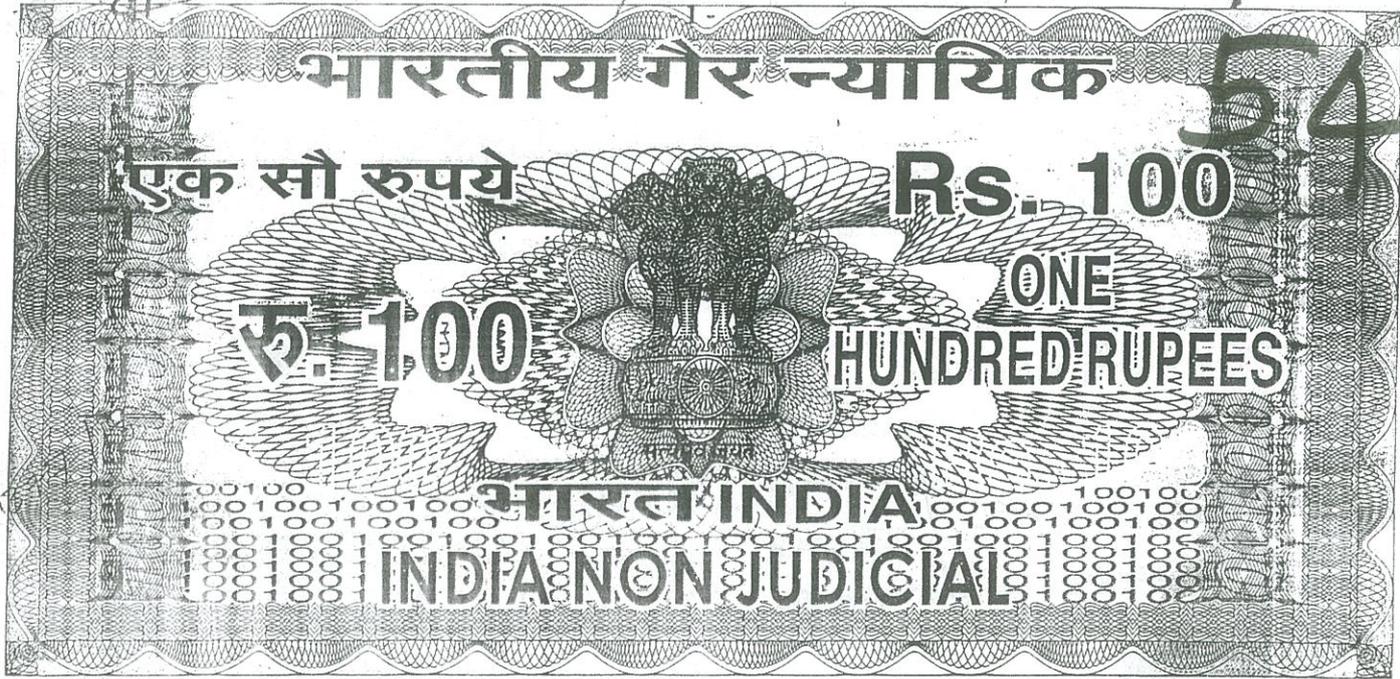
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2012/50231/59541

Aadhaar - Aam Aadmlika Adhikar

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 ఈ కాగితముల వివరములు..... 14





తెలంగాణ తెలంగాణ TELANGANA

S 530973

S. No. 15783 Date 04/10/18 Rs. 100/-

Sold to Gali Anil Kumar

to Gali Shankar, Jr

For Whom Mrs Gunateja Infra Sangareddy D

MOHAMMED SHUJAUDIN
Licenced Stamp Vendor
Lic.No:16-10-048/1990
Ren. No.16-10-048/2017
H.No.12-188/8, A.C. Guards,
Hyderabad (South) District
Phone No.:9246263797

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale Cum General Power of Attorney with Possession is made and executed on this 4th Day of October 2018 at Sangareddy, by

SRI. JERIPETI VINAY RAJ S/O. LATE. J. KRISHNA, Aged About 27 Yrs, Occ: Business, R/o H.No.22-98/2, Kanukunta, Ramachandrapuram Mandal, Sangareddy District **AADHAR NO.3353 9356 9339**.

(Hereinafter called the "VENDOR" which shall mean and include all his legal heirs, assigns agents, legal representatives, successors, executors, administrators and assigns etc.)

J. Vinay Raj

For GUNATEJA INFRA

[Signature]
Partner :

2018 వ సం. అక్టోబర్ నెల 10 వ తేదీ
9 గంటల నా. క. రిజిస్ట్రేషన్ మాసం 18 వ తేదీ
రాత్రి 02 నుండి 03 వరకు

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39535 దస్తావేజు మొత్తం
కాగితముల సంఖ్య 11
ఈ కాగితముల వరుస సంఖ్య 1

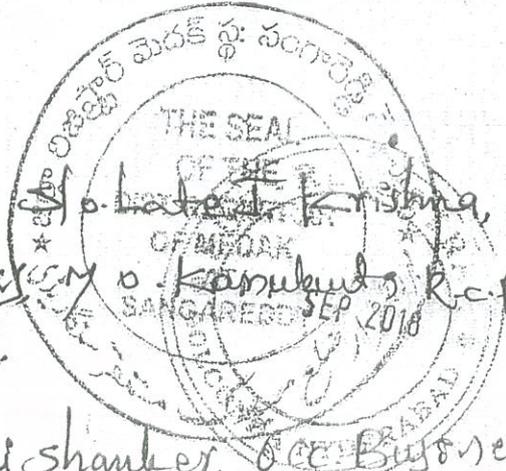
జాయింట్ సబ్-రెజిస్ట్రార్

Ameenpur Patancheru

2000/-
సమస్యను పరిష్కరించుటకు
సహాయము చేసే దానిని

Tilak Raj

Tilak Raj



s/o Latest Krishna, OCC.
Business of Kamaladevi R.C. Puram
Mandel

s/o Gali Shanker, OCC. Business of
Ameenpur, (V) Patancheru Mandel



ఇతర ప్రాబల్య క్షేత్ర

ఇలాపించినది

అధికారులు N. B. Babu పేరు N. Bosubabu
అధికారి పేరు Namcharaiah తరఫున 32
Bussiness విరుద్ధము MUG 532 IA
Audgardeem. K.P. H.B. Kukotley
Ayd. 500072

V. K. Babu పేరు V. K. Babu
అధికారి పేరు V. Kenare Surf. తరఫున 28
పుత్తి Ramesh విరుద్ధము

2018 వ సం. అక్టోబర్ నెల 10 వ తేదీ
9 గంటల నా. క. రిజిస్ట్రేషన్ మాసం 18 వ తేదీ

MD. GHUSE BABA
JOINT SUB-REGISTRAR-I
RO(OB), SANGAREDDY.

IN FAVOUR OF

M/s. GUNATEJA INFRA, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana. Aadhaar No.3997 4258 3000.

(Hereinafter called the "PURCHASER" which shall mean and include all his legal heirs, assigns, agents, legal representatives, successors, executors, administrators and assigns etc.)

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the Land in Syno.345, admeasuring Ac 1.024 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.1794/1979, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his ½ share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 5, in the following manner:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ramchander Raju under a Registered Sale Deed bearing Document No.4041/1984, Dated.19-07-1984, Registered at RO, Sangareddy.

And whereas J. Ramchander Raju has got Occupancy Rights Certificate bearing No.B4/Inam/220/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer; Patancheru Mandal, mutated the name of J. Ramchander Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.427558/1395.

J. V. Raju

For GUNATEJA INFRA


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. 2000/- paid between the hours of 03 and 06 on the 10th day of OCT, 2018 by Sri J Vinay Raj

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
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Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
				Signature of Joint SubRegistrar1 Sangareddy (R.O)

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	1706250	0	0	0	1706350
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	100	0	1708350	0	0	0	1708450

Rs. 1706250/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 34125000/- was paid by the party through E-Challan/BC/Pay Order No ,87241F031018 dated .03-OCT-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1708350/-, DATE: 03-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4886859127822, PAYMENT MODE: CASH-1000200 ATRN:4886859127822, REMITTER NAME: GALI ANIL KUMAR, EXECUTANT NAME: JERIPETI VINAY RAJ, CLAIMANT NAME: GALI ANIL KUMAR)

Date: 19/10/2018 Register as document
10th day of October, 2018

No 39535 of 2018 (1940 S.E.) Sangareddy (R.O)

Number 1711-1 39535 of 2018

Date: 10/10/2018

Registering Officer

MD. GHOUSE BABA
JOINT SUB-REGISTRAR-1
RO(OB) SANGAREDDY.

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BK No 41377/2018 & Doc No 39535/2018 Joint SubRegistrar1 Sangareddy (R.O) Sheet 2 of 11

And whereas the said J. Ramchander Raju, in turn Gifted the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to J. Vinay Raj (The Vendor No.1 herein) under a Registered Gift Settlement Deed bearing Document No.12620/2014, Dated.01-10-2014, Registered at RO, Sangareddy.

Thus the Vendor No.1, Sri. J. Vinay Raj became the sole and absolute owner of the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas the Vendor i.e., J. Vinay Raj with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.16721/2014, Dated.17-12-2014 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No.39534/2018, Dated.10/10/2018, Registered at RO, Sangareddy.

Whereas the Vendors decided to sell agricultural land in Syno.359, admeasuring Ac 1.29 Gts out of Ac 1.35 Gts and Syno.360, admeasuring Ac 0.22 Gts out of Ac 2.14 Gts and totally admeasuring Ac 2.11 Gts Situated at Ameenpur Village and Mandal, Sangareddy District and the Purchaser Company who is interested in purchasing property in Ameenpur Village area approached the Vendors and offered to purchase the said property. The Vendors have agreed to sell the schedule mentioned property to the Purchaser Company for a total sale consideration of Rs.3,41,25,000/- (Rupees Three Crore Forty One Lakhs and Twenty Five Thousand Only) (i.e., Rs.1,50,00,000/- per acre) and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

NOW THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That the Vendors have agreed to sell to the Purchaser all that the schedule mentioned property, for a total sale consideration of Rs.3,41,25,000/- (Rupees Three Crore Forty One Lakhs and Twenty Five Thousand Only) and the Purchaser Company has paid the total sale consideration amount of Rs.3,41,25,000/- (Rupees Three Crore Forty One Lakhs and Twenty Five Thousand Only) to the Vendor as detailed under:

J. Vinay Raj

For GUNATEJA INFRA

Partner

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1. An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104747, Axis Bank Ltd., Serilingampally Branch.
2. An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104748, Axis Bank Ltd., Serilingampally Branch.
3. An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104749, Axis Bank Ltd., Serilingampally Branch.
4. An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104750, Axis Bank Ltd., Serilingampally Branch.
5. An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104751, Axis Bank Ltd., Serilingampally Branch.
6. An amount of Rs. **50,00,000/-** (Rupees Fifty Lakhs Only) by way of Cheque No.104752, Axis Bank Ltd., Serilingampally Branch.
7. An amount of Rs. **41,25,000/-** (Rupees Forty One Lakhs Twenty Five Thousand Only) by way of Cheque No.104753, Axis Bank Ltd., Serilingampally Branch.

which the Vendors acknowledge the receipt of the same.

2. The Vendors have delivered the vacant and peaceful possession of the schedule property to the purchaser company on this day of Registration of this Deed.
3. That the Vendors declare that the schedule property is free from any charge, encumbrance, litigation, minors interest and a clear marketable title will be conferred in favour of the Purchaser Company on execution of sale deed. The Vendors further specifically declare that the schedule property is not mortgaged with any Bank or Financial Institution and also not offered as collateral security to the loan facility availed by any person/s or company/ies.
4. The Vendors further declares that the schedule property is not subject to any court auction, litigation civil or criminal and The Government Acquisition and also there are no prohibitory order issued by any statutory authority, prohibiting the sale of the schedule property.
5. The Vendors shall clear off all the charges to be payable to the concerned civil/revenue authorities and handover copies of the receipts to the purchaser company at the time of registration of sale deed.

J. V. Raj

For GUNATEJA INFRA


Partner

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6. That the sale deed shall be executed in terms of this Agreement in favour of the Purchaser Company or their nominee/s in part or full as directed by the Purchaser Company from time to time and shall handover vacant possession of the schedule property to the Purchaser Company or their nominee/s.
7. It is declared by the Vendors that the schedule property is owned by them and no one else has or have any right or interest over the schedule property and it is also declared that the schedule is free from litigation civil or criminal, minor's interest.
8. The Vendor shall handover the original sale deeds referred to above and originals or copies of all the relevant documents to the Purchaser Company on the date of execution and registration of AGPA.
9. The Schedule Property proposed to be sold is not an assigned land as defined under A.P. Assigned Lands (Prohibition of Transfer) Act 9 of 1977. The Vendor further declares that the schedule land is not attracted by provision of A.P. Land Reforms (Ceiling on Agriculture Holdings) Act No.1 of 1973.
10. That the Stamp Duty and other expenses in respect of execution and registration of AGPA shall be borne exclusively by the Purchaser Company alone.

THE VENDOR HEREBY IRREVOCABLY AUTHORIZE SRI. SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER TO DO THE FOLLOWING ACTS, DEEDS AND THINGS IN THE NAME AND ON BEHALF OF THE VENDOR:

1. To execute the sale deed in favour of themselves or to enter into sub contract for the sale of the said property for any consideration which they deems reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
2. To sell the schedule property to the Sub Agreement Holder or their nominee or nominees.
3. To execute the sale deed in favour of the Sub Purchaser or purchaser, receive the consideration, money to present the sale deed or deeds executed by him in favour of the sub purchaser or purchaser company before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds.
4. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for an incidental to the completion of registration of the said sale deed.
5. To appear and act in all courts, Civil or Criminal revenue whether original or appellate, in the registration and other offices of the state or central government and of local bodies in relation to the said property.

J. V. Raj

For GUNA TEJA INFRA

[Signature]
Partner

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 ఈ కాగితముల వరుస సంఖ్య 5

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6. To appear before the Mandal Revenue Officer, Patancheru Mandal, Revenue Divisional officer, Joint Collector, with regards to any revenue litigation in respect of the Schedule Property. In furtherance of the said objective to give complaint, written statements, declarations, affidavits, depositions etc., on the name and on behalf of the Vendor.
7. To engage the services of any sub contractor or Developer/builder for carrying out the construction activity on the schedule property including hiring of labour, contractors, etc.,
8. The Attorney Holder shall take expeditious steps to get the plan sanctioned for construction of Residential Units/Apartments from Municipality/HUDA/Gram Panchayath.
9. To Mortgage the property with any bank or financial institution for availing the loan facility by executing loan documents including demand promissory note, letter evidencing deposit of title deeds, etc., The liability shall not be passed on to the Vendor and it shall be cleared by the Purchaser Company only.
10. To sub delegate any or all the powers conferred on them and such sub delegation shall stand ratified by the Vendor.
11. The General Power of Attorney given through this AGPA shall not be altered or revoked.
12. To Develop the land into Residential Layout and to sell the Plotted area to the prospective buyers or their nominee/s and to receive the sale consideration on our behalf and to issue valid receipts.
13. To do any other acts, deeds and things which lawfully required to be done in furtherance of the aforesaid objectives on the name and on behalf of the vendor and such acts, deeds and things shall be ratified by the Vendor for himself, his heirs, executors, successors, legal representatives, administrators and assignees.

J. V. Reddy

For GUNATEJA INFRA


Partner

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SCHEDULE OF PROPERTY

All that the agricultural land in Syno.359, admeasuring Ac 1.29 Gts and Syno.360, admeasuring Ac 0.22 Gts and totally admeasuring Ac 2.11 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, and bounded by:

NORTH : NEIGHBOUR'S LAND
 SOUTH : NEIGHBOUR'S LAND
 EAST : NEIGHBOUR'S LAND
 WEST : NEIGHBOUR'S LAND

RULE (3) MARKET VALUE STATEMENT

Survey No.	Value Per Acre	Area in Acres	Village	Total Value
359, 360	1,50,00,000/-	Ac 2.11 Gts	Ameenpur	Rs.3,41,25,000/-

IN WITNESS WHEREOF the Vendors above names have herewith, set their hands to this AGREEMENT OF SALE CUM GPA today on the day, month and year first above written at Sangareddy, Medak District, A.P.,

WITNESSES:

1. N. Balu Bal

2. K. S. S. S.

J. V. V. V.
 VENDOR

For GUNATEJA INFRA

PURCHASER Partner
 (M/s. GUNATEJA INFRA
 Rep. by its Managing Partner)

For GUNATEJA INFRA

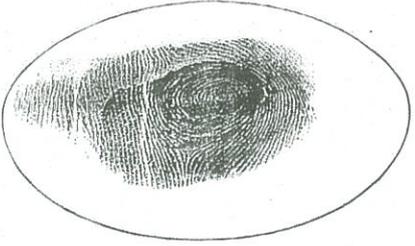
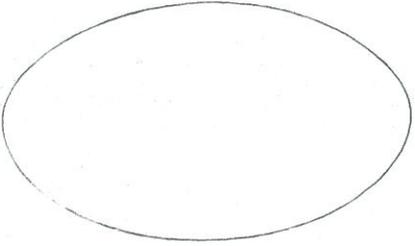
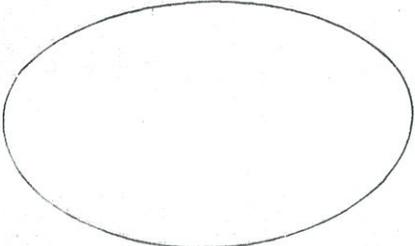
Partner

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 ఈ కాగితముల తయారీ సంఖ్య 7

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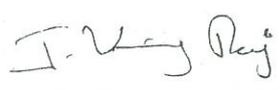


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT , 1908

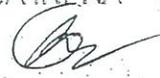
Sl.No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present / Seller / Buyer
			<p>Deshpote. Vinay. Raju S/o Late J. Krishna HNo 22-98/2 Kamukunta Ramachandra Puram (M) Sangareddy (D)</p>
			<p>Gali Anil Kumar S/o. Shankar HNo- 3-61 Ameenpur (V) Sangareddy (M)</p>
			<hr/> <hr/> <hr/> <hr/> <hr/>
			<hr/> <hr/> <hr/> <hr/> <hr/>

SIGNATURE OF WITNESSES:

1. 
2. 



SIGN. OF THE EXECUTANT/S
 FOR GUNATEJANERA



Partner

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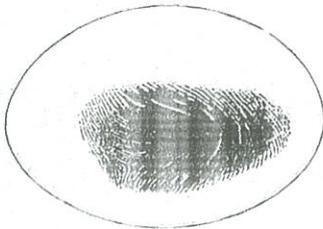
PHOTOGRAPHS AND FINGER PRINTS OF WITNESSES AS PER SECTION 32A OF REGISTRATION ACT, 1908 AS PER C & IG R & S CIRCULAR RC No. G1/7326/2012, date 30-3-2012

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE PHOTO PHOTOGRAPH

NAME & PERMANENT POSTAL ADDRESS OF SELLER/BUYER

Witness (1):



Nidumanchi Bapu Babu

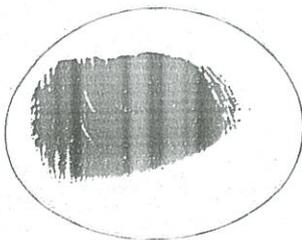
S/o Nandharajulu

Plot No 532/A Plot No-401 Road No.1

Near Huda Garden - K.P. H.B

Kukat Pally - Hyd. 500072

Witness (2):



V. Kallu Babu

S/o Kumar Swamy

Plot No - 5-1786 Chakula Plot near

9th phase - K.P. H.B. Colony

Kukat Pally - Hyd. - 500072

WITNESSES:

1. N. Bapu Babu

2. [Signature]

[Signature]

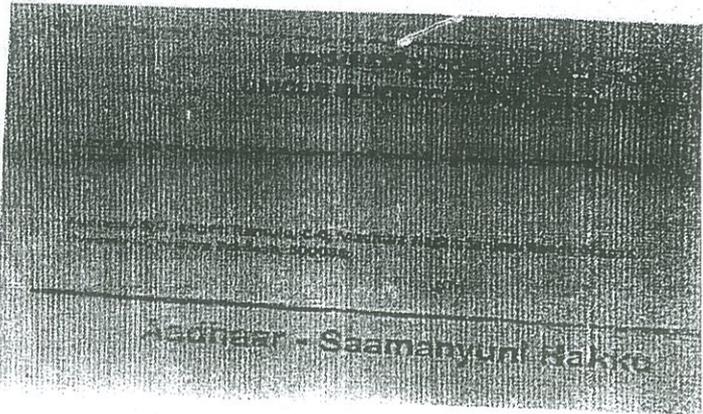
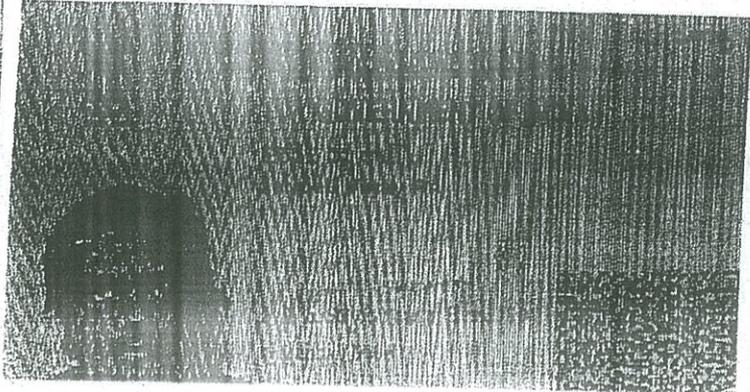
SIGNATURE OF EXECUTANTS

FOR GUNATEJA INFRA

Partner

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Aadhaar - Saamanyuni Raksha

ఆధార్
భారత ప్రభుత్వం
Ministry of Identification, Government of India

Enrollment No.: 2017/01054/09501

శ్రీ
 గాంధీ ఆంజనేయ
 Gali Anil Kumar
 S/O Gali Shankar
 3-61 AMEENPUR
 PATANCHERU MANDAL
 Ameenapur
 Medak, Andhra Pradesh - 502032
 9440428752

Download Date: 20/12/2017 Generation Date: 13/01/2012

Signature: 

శ్రీ ఆధార్ సంఖ్య / Your Aadhaar No. :
3997 4258 3000
 నా ఆధార్, నా గుర్తింపు

శ్రీ ఆంజనేయ
 Gali Anil Kumar
 పుట్టిన తేదీ/DOB: 22/12/1973
 పులింపు/MALE

3997 4258 3000
 నా ఆధార్, నా గుర్తింపు

.....వ పుస్తకము
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 కాగితముల సంఖ్య.....
 ఈ కాగితముల వరుస సంఖ్య.....

జాయింట్ సబ్-రిజిస్ట్రార్



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ఆధార కార్డు

భారత ప్రభుత్వం

Ministry of Identification, Government of India

సమాచార సంఖ్య / Enrollment No.: 205215023159541

To,

నామినేటర్ లకు
Nidumolu Besu Babu
S/O N Nandharajah
M/G 532/A, Flat No 401
Road No 1
Near Huda Garden KPHB
Kukatpally
Kukatpally, Trunmalagiri Hyderabad
Telangana 500072
9848646622

Ref: 1096 / 18P / 322866 / 322995 / P

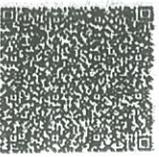


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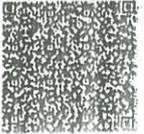
మీ ఆధార సంఖ్య / Your Aadhaar No. :

3930 4967 8382

నా ఆధార, నా గుర్తింపు



నామినేటర్ లకు
Nidumolu Besu Babu
బిల్డింగ్ నెం / DOB : 15/09/1984
సంఖ్య / Male



3930 4967 8382

నా ఆధార, నా గుర్తింపు



ఆధార కార్డు

వీరు నామినేటర్

నామినేటర్ కు
S/O నామినేటర్ కుమార్
వ్యక్తి, వ-బి.ఎ. కే.ఎ. రోడ్
కొంపల్లి, హైదరాబాద్
కూకట్‌పల్లి, హైదరాబాద్
పంపు కేంద్రం - 500072

Address:

S/O. Venkatesh Kumar Sanyal, 5
17B, GURUJI ROAD, NEAR
PHASE, KPHB COLONY, KUKAT
PALLY, HYDRABAD,
ANDHRA PRADESH - 500072

2854 8172B 0497

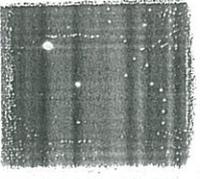
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ఆధార సంఖ్య / Aadhaar No.

7610 9718 9522



నామినేటర్
SANYAL / VENKATESH
Kumar Sanyal
Ward No. 5, KPHB Colony
Kukatpally, Hyderabad



.....వ పుస్తకము
 39535.....దస్తావేజు మొత్తం
 కాగితముల సంఖ్య.....||
 ఈ కాగితముల వచన సంఖ్య.....||

జాయింట్ సబ్-రిజిస్ట్రార్



103714

U90/339536/18 8/10/18



తెలంగాణ తెలంగాణ TELANGANA

S 530974

S. No. 15784 Date 04/10/18 Rs. 100/-

Sold to Gali Anil Kumar

For Whom Gali Shankar the m/s Gunateja Infra Sangareddy

MOHAMMED SHUJAUDDIN
Licenced Stamp Vendor
Lic.No:16-10-048/1990
Ren. No.16-10-048/2017
H.No.6-2-188/8, A.C. Guards,
Hyderabad (South) District
Phone No.:9246263797

AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITH POSSESSION

This Agreement of Sale Cum General Power of Attorney with Possession is made and executed on this 04th Day of October 2018 at Sangareddy, by

SRI. JERIPETI VINAY RAJ S/O. LATE. J. KRISHNA, Aged About 27 Yrs, Occ: Business, R/o H.No.22-98/2, Kanukunta, Ramachandrapuram Mandal, Sangareddy District AADHAR NO.3353 9356 9339.

(Hereinafter called the "VENDOR" which shall mean and include all his legal heirs, assigns agents, legal representatives, successors, executors, administrators and assigns etc.)

For GUNATEJA INFRA

[Signature]
Partner

[Signature]
J. King Reg

IN FAVOUR OF

M/s. GUNATEJA INFRA, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana. Aadhaar No.3997 4258 3000.

(Hereinafter called the "PURCHASER" which shall mean and include all his legal heirs, assigns, agents, legal representatives, successors, executors, administrators and assigns etc.)

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360. Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the Land in Syno.345, admeasuring Ac 1.024 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.1794/1979, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his ½ share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 5, in the following manner:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ramchander Raju under a Registered Sale Deed bearing Document No.4041/1984, Dated.19-07-1984, Registered at RO, Sangareddy.

And whereas J. Ramchander Raju has got Occupancy Rights Certificate bearing No.B4/Inam/220/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Ramchander Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.427558/1395.

J. Ramchander Raju

For GUNATEJA INFRA


PART

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. 2000/- paid between the hours of _____ and _____ on the 10th day of OCT, 2018 by Sri J Vinay Raj

Execution admitted by (Details of all Executants/Claimants under Sec 32A)
 SI No Code Thumb Impression Photo Address
 39536
 గానీమూల రాజు
 ఈ గానీమూల రాజు రాజు

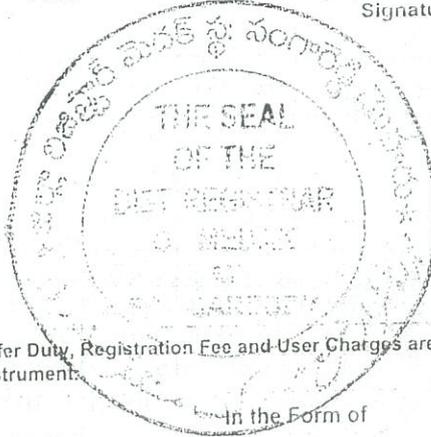
Signature/Ink Thumb Impression

Identified by Witness:

SI No Thumb Impression
 10th day of October, 2018

Photo Name & Address

Signature
 Signature of Joint SubRegistrar1
 Sangareddy (R.O)



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	1462500	0	0	0	1462500	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	2000	0	0	0	2000	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	1464600	0	0	0	1464700	

Rs. 1462500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 29250000/- was paid by the party through E-Challan/BC/Pay Order No ,913YZX031018 dated 03-OCT-18 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1464600/-, DATE: 03-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8781026257722, PAYMENT MODE: CASH-1000200, ATRN: 8781026257722, REMITTER NAME: GALI ANIL KUMAR, EXECUTANT NAME: JERIPETI VINAY RAJ, CLAIMANT NAME: GALI ANIL KUMAR)

1960 గానీమూల రాజు - 18
 Date: 10/10/2018 Register as done by Signature of Registering Officer
 No. 39536 of 2018 (1940 S.E.) Sangareddy (R.O)

Number 17A1-1, 39536 of 2018
 Date: 10/10/2018

Registering Officer

MD. GHOUSE BABA
 JOINT SUB-REGISTRAR-I
 RO(OB) SANGAREDDY.



39536/2018
 Joint SubRegistrar1
 Sangareddy (R.O)
 Sheet 1 of 1

80

And whereas the said J. Ramchander Raju, in turn Gifted the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to J. Vinay Raj (The Vendor No.1 herein) under a Registered Gift Settlement Deed bearing Document No.12620/2014, Dated.01-10-2014, Registered at RO, Sangareddy.

Thus the Vendor No.1, Sri. J. Vinay Raj became the sole and absolute owner of the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas the Vendor i.e., J. Vinay Raj with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.16721/2014, Dated.17-12-2014 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39534/2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

Whereas the Vendors decided to sell agricultural land in Syno.359, admeasuring Ac 0.06 Gts out of Ac 1.35 Gts and Syno.360, admeasuring Ac 1.32 Gts out of Ac 2.14 Gts and totally admeasuring Ac 1.38 Gts Situated at Ameenpur Village and Mandal, Sangareddy District and the Purchaser Company who is interested in purchasing property in Ameenpur Village area approached the Vendors and offered to purchase the said property. The Vendors have agreed to sell the schedule mentioned property to the Purchaser Company for a total sale consideration of Rs. **2,92,50,000/-** (Rupees Two Crore Ninety Two Lakhs and Fifty Thousand Only) (i.e., Rs.1,50,00,000/- per acre) and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

NOW THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That the Vendors have agreed to sell to the Purchaser all that the schedule mentioned property, for a total sale consideration of Rs. **2,92,50,000/-** (Rupees Two Crore Ninety Two Lakhs and Fifty Thousand Only) and the Purchaser Company has paid the total sale consideration amount of Rs. **2,92,50,000/-** (Rupees Two Crore Ninety Two Lakhs and Fifty Thousand Only) to the Vendor as detailed under:

J. Vinay Raj

FOR CUMMATEJA INTER

Partner

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 ఈ కాగితముల వివర సంఖ్య..... 3

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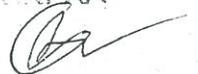
1. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104754, Axis Bank Ltd., Serilingampally Branch.
2. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104755, Axis Bank Ltd., Serilingampally Branch.
3. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104756, Axis Bank Ltd., Serilingampally Branch.
4. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104757, Axis Bank Ltd., Serilingampally Branch.
5. An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) by way of Cheque No.104758, Axis Bank Ltd., Serilingampally Branch.
6. An amount of Rs.42,50,000/- (Rupees Forty Two Lakhs Fifty Thousand Only) by way of Cheque No.104759, Axis Bank Ltd., Serilingampally Branch.

which the Vendors acknowledge the receipt of the same.

2. The Vendors have delivered the vacant and peaceful possession of the schedule property to the purchaser company on this day of Registration of this Deed.
3. That the Vendors declare that the schedule property is free from any charge, encumbrance, litigation, minors interest and a clear marketable title will be conferred in favour of the Purchaser Company on execution of sale deed. The Vendors further specifically declare that the schedule property is not mortgaged with any Bank or Financial Institution and also not offered as collateral security to the loan facility availed by any person/s or company/ies.
4. The Vendors further declares that the schedule property is not subject to any court auction, litigation civil or criminal and The Government Acquisition and also there are no prohibitory order issued by any statutory authority, prohibiting the sale of the schedule property.
5. The Vendors shall clear off all the charges to be payable to the concerned civil/revenue authorities and handover copies of the receipts to the purchaser company at the time of registration of sale deed.
6. That the sale deed shall be executed in terms of this Agreement in favour of the Purchaser Company or their nominee/s in part or full as directed by the Purchaser Company from time to time and shall handover vacant possession of the schedule property to the Purchaser Company or their nominee/s.

J. Vijay Raj

For GUNA-TRIA INFRA



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7. It is declared by the Vendors that the schedule property is owned by them and no one else has or have any right or interest over the schedule property and it is also declared that the schedule is free from litigation civil or criminal, minor's interest.
8. The Vendor shall handover the original sale deeds referred to above and originals or copies of all the relevant documents to the Purchaser Company on the date of execution and registration of AGPA.
9. The Schedule Property proposed to be sold is not an assigned land as defined under A.P. Assigned Lands (Prohibition of Transfer) Act 9 of 1977. The Vendor further declares that the schedule land is not attracted by provision of A.P. Land Reforms (Ceiling on Agriculture Holdings) Act No.1 of 1973.
10. That the Stamp Duty and other expenses in respect of execution and registration of AGPA shall be borne exclusively by the Purchaser Company alone.

THE VENDOR HEREBY IRREVOCABLY AUTHORIZE SRI. SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER TO DO THE FOLLOWING ACTS, DEEDS AND THINGS IN THE NAME AND ON BEHALF OF THE VENDOR:

1. To execute the sale deed in favour of themselves or to enter into sub contract for the sale of the said property for any consideration which they deems reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
2. To sell the schedule property to the Sub Agreement Holder or their nominee or nominees.
3. To execute the sale deed in favour of the Sub Purchaser or purchaser, receive the consideration, money to present the sale deed or deeds executed by him in favour of the sub purchaser or purchaser company before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds.
4. To execute, sign and file all the statements, petitions, applications and declarations, etc., necessary for an incidental to the completion of registration of the said sale deed.
5. To appear and act in all courts, Civil or Criminal revenue whether original or appellate, in the registration and other offices of the state or central government and of local bodies in relation to the said property.

J. V. Rao

For GUNA TEJA INFRA

[Signature]
Partner

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6. To appear before the Mandal Revenue Officer, Patancheru Mandal, Revenue Divisional officer, Joint Collector, with regards to any revenue litigation in respect of the Schedule Property. In furtherance of the said objective to give complaint, written statements, declarations, affidavits, depositions etc., on the name and on behalf of the Vendor.
7. To engage the services of any sub contractor or Developer/builder for carrying out the construction activity on the schedule property including hiring of labour, contractors, etc.,
8. The Attorney Holder shall take expeditious steps to get the plan sanctioned for construction of Residential Units/Apartments from Municipality/HUDA/Gram Panchayath.
9. To Mortgage the property with any bank or financial institution for availing the loan facility by executing loan documents including demand promissory note, letter evidencing deposit of title deeds, etc., The liability shall not be passed on to the Vendor and it shall be cleared by the Purchaser Company only.
10. To sub delegate any or all the powers conferred on them and such sub delegation shall stand ratified by the Vendor.
11. The General Power of Attorney given through this AGPA shall not be altered or revoked.
12. To Develop the land into Residential Layout and to sell the Plotted area to the prospective buyers or their nominee/s and to receive the sale consideration on our behalf and to issue valid receipts.
13. To do any other acts, deeds and things which lawfully required to be done in furtherance of the aforesaid objectives on the name and on behalf of the vendor and such acts, deeds and things shall be ratified by the Vendor for himself, his heirs, executors, successors, legal representatives, administrators and assignees.

J. V. Raj

For GUNATEJAINERA


Partner

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SCHEDULE OF PROPERTY

All that the agricultural land in Syno.359, admeasuring Ac 0.06 Gts and Syno.360, admeasuring Ac 1.32 Gts and totally admeasuring Ac 1.38 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, and bounded by:

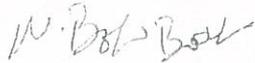
NORTH : NEIGHBOUR'S LAND
SOUTH : NEIGHBOUR'S LAND
EAST : NEIGHBOUR'S LAND
WEST : NEIGHBOUR'S LAND

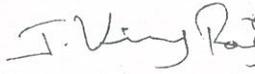
RULE (3) MARKET VALUE STATEMENT

Survey No.	Value Per Acre	Area in Acres	Village	Total Value
359, 360	1,50,00,000/-	Ac 1.38 Gts	Ameenpur	Rs.2,92,50,000/-

IN WITNESS WHEREOF the Vendors above names have herewith, set their hands to this AGREEMENT OF SALE CUM GPA today on the day, month and year first above written at Sangareddy, Medak District, A.P.,

WITNESSES:

1. 
2. 


VENDOR

For GUNATEJA INFRA


Partner

PURCHASER
(M/s. GUNATEJA INFRA
Rep. by its Managing Partner)

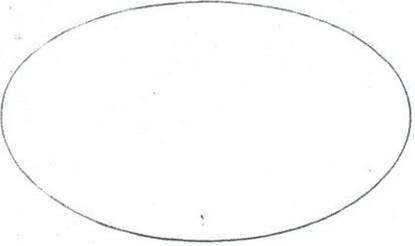
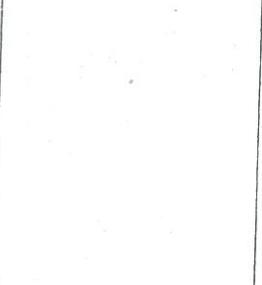
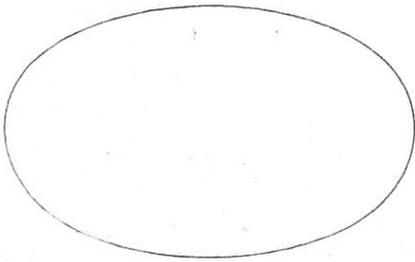
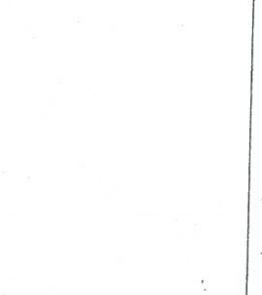
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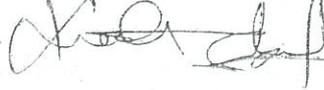
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 అందులో పేజీ-వివరాలు



PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT , 1908

Sl.No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present / Seller / Buyer
			<p>Jerriset Vinay Raju 3/6 1st - J. Koushika HNo - 22 - 98/2 Kanukuntra Ramachandra puram Am Sangareddy (D)</p>
			<p>Gauthi Anil Kumar 5/6 Shanka HNo - 3-61 Amesapur (V) Sangareddy (D)</p>
			<hr/> <hr/> <hr/> <hr/> <hr/>
			<hr/> <hr/> <hr/> <hr/> <hr/>

SIGNATURE OF WITNESSES:

1. 
2. 


 SIGN. OF THE EXECUTANT/S
 For GUNATEJA INFRA


 Partner

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 ఈ కాగితముల వయస్ సంఖ్య 8

బ్యాంక్ నల్-డివిజన్



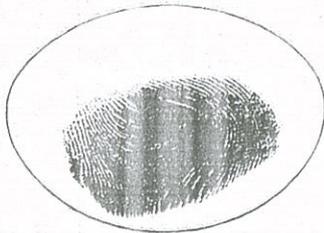
PHOTOGRAPHS AND FINGER PRINTS OF WITNESSES AS PER SECTION 32A OF REGISTRATION ACT, 1908 AS PER C & IG R & S CIRCULAR RC No. G1/7326/2012, date 30-3-2012

FINGER PRINT IN BLACK INK (LEFT THUMB)

PASSPORT SIZE PHOTO PHOTOGRAPH

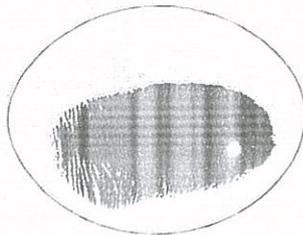
NAME & PERMANENT POSTAL ADDRESS OF SELLER/BUYER

Witness (1):



V. Kotesi Babu
S/o Kumer Swamy
Apn - 5-1786 Gokulap Plot near
Old Phos K.P.H.B. Colony
Rukat Pally Hyd - 500072

Witness (2):



M. Nidumuru Boshu baby
S/o moncherajulu
Plot No 532/A Plot No-401 Road no.1
Near Huda Garden K.P.H.B
Rukat Pally. Hyd - 500072

WITNESSES:

1. [Signature]

[Signature]

SIGNATURE OF EXECUTANTS

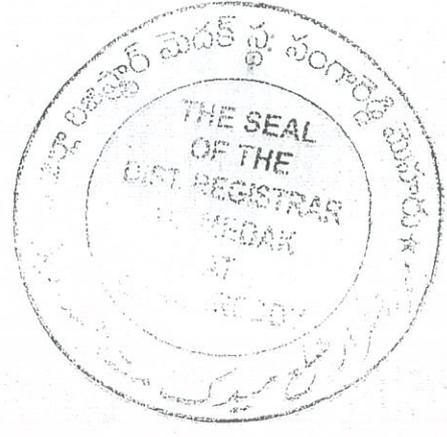
2. N. B. B. Babu

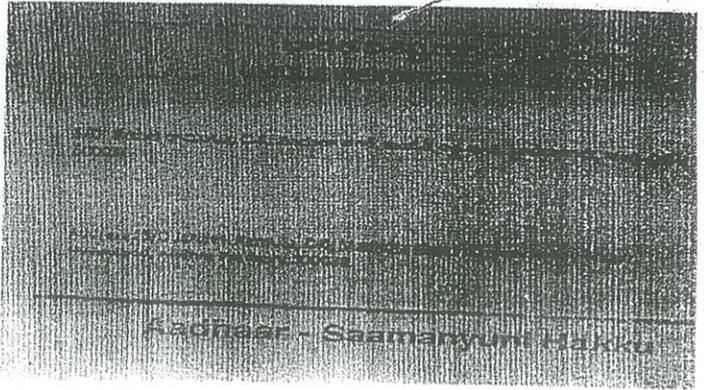
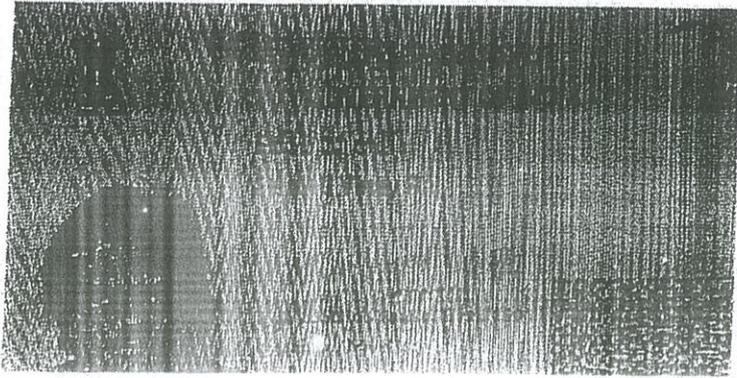
For GUNA TEJA INFRA

[Signature]
Partner

.....వ పుస్తకము
.....39536.....దస్తావేజు మొత్తం
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డా. డబ్ల్యు. ఎ. రాజు-రిజిస్ట్రార్





..... పుస్తకము
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జాయింట్ సబ్-రిజిస్ట్రార్



.....న పుస్తకము
 39536 మొత్తం
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 ఈ కాగితముల తమన సంఖ్య ||

జాయింట్ సబ్-రిజిస్ట్రార్



SCANNED

41935/18

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తెలంగాణ తెలంగాణ TELANGANA

Rs 100/-

T 751247

S.No: 32,288 DATE 09/10/2018

SOLD TO: Ulapalli. Sainivagulu S/o Narasimham.

R/o pratasaam dt.

FOR WHOM: self

RAVI NARAYANA RAO
LICENSED STAMP VENDOR
L.No.17-11-006 / 1994
RL.No.17-11-009 / 2018
H.No.23-38/1, Ashok Nagar, (Jyothi Nagar),
R.C.Puram, Hyderabad - 502 032
Cell: 9390095711

SALE DEED

This Sale Deed is made and executed on this 26th Day of October, 2018 at Sangareddy, by

1. **SRI. JERIPETI VINAY RAJ S/O. LATE. J. KRISHNA**, Aged About 27 Yrs, Occ: Business, R/o H.No.22-98/2, Kanukunta, Ramachandrapuram Mandal, Sangareddy District - **AADHAR NO.3353 9356 9339**.

The Party No.1 Represented by their Agreement of Sale Cum GPA Holder **M/s. GUNATEJA INFRA**, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana., vide Registered Agreement of Sale Cum GPA bearing Document No. 39535 /2018, Dated. 10/10/18, Registered at RO, Sangareddy.

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4170/- paid between the 10/10/2018 and 10/10/2018 on the 26th day of OCT, 2018 by Sri Jeripeti Vinay Raj

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 UTLAPALLI SRINIVASULU [1711-1-2018-43272]	UTLAPALLI SRINIVASULU S/O. NAKASIMHAM VOLETIVARIPALEM MANDALAM EAST POLINENI, PALEM PRAKASHIM DIST A.P
2	EX		 [1711-1-2018-43272]EX	RUDRARAJU SATYANARAYANA RAJU SPA HOLDER[R]/M/S. GUNATEJA INFRA GPA HOLDER SPA DOCT NO: 234/2018 REGISTERED AT RO SANGAREDDY - 1711. OFFICE AT PREMISES NO. 3-61 AMEENPUR VILALGE & MANDAL SANGAREDDY DIST TS
3	EX		 [1711-1-2018-43272]	MALLESH NAGANOLLA SPA HOLDER[R]/M/S. GUNATEJA INFRA GPA HOLDER SPA DOCT NO.: 234/2018 REGISTERED AT RO SANGAREDDY - 1711 OFFICE AT PREMISES NO. 3-61 AMEENPUR VILALGE & MANDAL SANGAREDDY DIST TS

Signature in Thumb Impression
99
OCT 2018
M. Srinivasulu

Sreenivasulu

Mallesh

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 MOHAMME SHAFEEQUDDIN [1711-1-2018-43272]	MOHAMME SHAFEEQUDDIN AADHARCARD	<i>Shafeeq</i>
2		 [1711-1-2018-43272]	SHIVAKUMAR PANCARD	<i>K. G. S.</i>

26th day of October, 2018

Signature of Joint SubRegistrar
Sangareddy (R.O)

Joint SubRegistrar
Sangareddy (R.O)
 41935/2018 Sheet 1 of 13
 Dec No 43272/2018 & Dec No



2. **SRI. JERIPETI GOVARDHAN RAJU S/O. J. RAMULU**, Aged About 38 Yrs, Occ: Business, R/o. C-6, Madhura Nagar, Sanjeev Reddy Nagar, Hyderabad **AADHAR NO.5363 1370 8238**.
3. **SRI. JERIPETI RAVINDHAR RAJU S/O. JAIPAL**, Aged About 41 Yrs, Occ: Business, R/o H.No.6-8/2/1, Chandanagar, Venkateshwar Temple Back Side, Tirumalgiri, Hyderabad - 500 050 **AADHAR NO.6963 5095 9350**.
4. **SRI. JERIPETI SATYANARAYANA RAJU S/O. JAIPAL @ J. RAMULU**, Aged About 40 Yrs, Occ: Business, R/o H.No.8-3-222/c/o, C-6, Madhuranagar, S.R. Nagar, Hyderabad **AADHAR NO.3393 8988 8008**.

The Party Nos.2 to 4 Represented by their Agreement of Sale Cum GPA Holder **M/s. GUNATEJA INFRA**, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana., vide Registered Agreement of Sale Cum GPA bearing Document No. 39533/2018, Dated. 10/10/18, Registered at RO, Sangareddy.

Represented by their SPA Holders a) **Sri. MALLESH NAGANOLLA son of Sri. N. MALLAIAH**, aged about 33 years, Occupation: Business, residing at House No.3-28, Ameenpur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No. **7529 1979 5704** and b) **Sri. RUDRARAJU SATYANARAYANA RAJU son of Sri. R. V. KRISHNAM RAJU**, aged about 44 years, Occupation: Employee, residing at House No.1-99/3, Appanamuni Lanka, Sakhinetipalli Mandal, East Godavari District, Andhra Pradesh. Aadhaar No. **7913 6760 5093**, vide registered SPA bearing Document No. 234/2018, dated: 10/10/2018, registered at R.O. Sangareddy.

HEREINAFTER Called the **VENDOR**, which expression shall mean and include his heirs, legal representatives, executors, successors, assigns and administrators of the **ONE PART**.

IN FAVOUR OF

SRI. UTLAPALLI SRINIVASULU S/O. SRI. NARASIMHAM, aged about 43 years, Occupation: Business, residing at Voletivaripalem Mandalam, East Polineni Palem, Prakasam District, Andhra Pradesh-523116. Aadhaar No. **3270 3048 7351**.

HEREINAFTER Called the **VENDEE**, which expression shall mean and include his heirs, legal representatives, executors, successors, assigns and administrators of the **OTHER PART**.

Whereas the Vendor is the sole and absolute owner of the **Open Plot bearing No.344**, admeasuring **166.66 Sq.Yds** in Survey Nos. **345, 346, 347, 348, 349, 350, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State.

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos. **345, 346, 347, 348, 349, 350, 355, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District.

For GUNATEJA INFRA



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

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Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
			E-Challan	Cash				
Stamp Duty	100	0	12661	0	20665	0	33426	
Transfer Duty	NA	0	12503	0	0	0	12503	
Reg. Fee	NA	0	4170	0	0	0	4170	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	29434	0	20665	0	50199	

Rs. 25164/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4170/- towards Registration Fees on the chargeable value of Rs. 833500/- was paid by the party through E-Challan/BC/Pay Order No. 773CFR111018 dated 11-OCT-18 of SBIN/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 29434/-, DATE: 11-OCT-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1722182278806, PAYMENT MODE: CASH-1000200, ATRN: 4722182278806, REMITTER NAME: UTLAPALLI SRINIVASULU, EXECUTANT NAME: GALI ANIL KUMAR, CLAIMANT NAME: UTLAPALLI SRINIVASULU

Date: 19/10/2018
26th day of October 2018

Signature of _____
Sangareddy (R.O)

BK-1, CS No. 4227/2018, Dist No. 4193, Sheet 2 of 12
 Joint Sub Registrar,
 Sangareddy (R.O)

Register as document
 4193 of 2018 (1940 S.F.)
 Number 17/11-1 4193 of 2018
 Date: 26/10/2018

Registering Officer

MD. GHOUSE BABA
 JOINT SUB REGISTRAR-I
 RO(OB) SANGAREDDY.

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And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the land in Syno.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and ~~Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts~~ Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.1794/1979, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his ½ share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 5, in the following manner:

1) J. VINAY RAJ (SYNOS.359, AC 1.35 GTS & SYNO.360, AC 2.14 GTS):

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ramchander Raju under a Registered Sale Deed bearing Document No.4041/1984, Dated.19-07-1984, Registered at RO, Sangareddy.

And whereas J. Ramchander Raju has got Occupancy Rights Certificate bearing No.B4/Inam/220/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Ramchander Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.427558/1395.

And whereas the said J. Ramchander Raju, in turn Gifted the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to his son J. Vinay Raj (The Vendor No.1 herein) under a Registered Gift Settlement Deed bearing Document No.12620/2014, Dated.01-10-2014, Registered at RO, Sangareddy.

Thus the Vendor No.1, Sri. J. Vinay Raj became the sole and absolute owner of the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District.

FOR JUNA TEJA INFRA



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 Sheet 3 of 13
 Joint SubRegistrar1
 Sangareddy (R.O)



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And whereas the Vendor No.1, J. Vinay Raj with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.16721/2014, Dated.17-12-2014 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No.39534/2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

And whereas the Vendor No.1, J. Vinay Raj, sold the dry agricultural land bearing Syno.359, admeasuring Ac 1.29 Gts out of Ac 1.35 Gts and Syno.360, admeasuring Ac 0.22 Gts out of Ac 2.14 Gts and totally admeasuring Ac 2.11 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State, to **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. G. Shanker**, under a Registered Agreement of Sale Cum GPA with Possession bearing Document No. 39535/2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

2. J. GOVARDHAN RAJU (SYNO.345, AC 1.04 GTS & SYNO.346, AC 1.06 GTS)

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and totally admeasuring Ac 4.17 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Govardhan Raju (The Vendor No.2 herein) under a Registered Sale Deed bearing Document No.2700/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas J. Govardhan Raju has got Occupancy Rights Certificate bearing No.B4/Inam/218/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Govardhan Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.317676/104.

And whereas the Vendor No.2, J. Govardhan Raju with an intention to develop his land (i.e., Syno.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts) into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5369/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39531/2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

GUNATEJA INFRA



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Sangareddy (R.O)

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3) J. RAVINDER RAJU & J. SATYANARAYANA RAJU & J. GOVARDHAN RAJU:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and totally admeasuring Ac 4.18 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ravinder Raju (The Vendor No.3 herein) under a Registered Sale Deed bearing Document No.541/1985, Dated. 21-01-1985, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Ravinder Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.406418/524.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and totally admeasuring Ac 4.05 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Satyanarayana Raju (The Vendor No.4 herein) under a Registered Sale Deed bearing Document No.2723/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Satyanarayana Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.445745/1394.

And whereas the Vendor No.2, 3 and 4, i.e., J. Govardhan Raju and J. Ravinder Raju and J. Satyanarayana Raju, have jointly with an intention to develop their land (i.e., Syno.347, admeasuring Ac 2.07 Gts, Syno.348, admeasuring Ac 2.09 Gts, Syno.349, admeasuring Ac 1.36 Gts, Syno.350, admeasuring Ac 0.38 Gts, Syno.355, admeasuring Ac 0.09 Gts, Syno.357, admeasuring Ac 1.27 Gts, Syno.358, admeasuring Ac 1.24 Gts, totally admeasuring Ac 10.30 Gts) into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5368/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No.39530/2018, Dated.10/10/2018, Registered at RO, Sangareddy.

And whereas the Vendor Nos.2 to 4 hereinabove sold the agricultural land in Syno.345, admeasuring Ac 1.00 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.27 Gts and Syno.350, admeasuring Ac 0.36 Gts and Syno.357, admeasuring Ac 0.24 Gts and Syno.358, admeasuring Ac 0.05 Gts and and totally admeasuring Ac 9.34 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. Gali Shanker,** under a Registered Agreement of Sale Cum GPA With Possession bearing Document No.39533/2018, Dated.10/10/2018.

GUNATEJA INFRA



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Upon the powers conferred through the said AGPAs, **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. Gali Shanker** divided the said land to an extent of Ac 12.05 Gts in Survey Nos. **345, 346, 347, 348, 349, 350, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State into Residential Plots duly obtaining the necessary layout permission from concerned Authorities.

Whereas the Vendor decided to sell the schedule property and the Purchaser who was interested in purchasing property in Ameenpur Village area approached the Vendor and offered to purchase the said property. The Vendor have agreed to sell the schedule mentioned property to the Purchaser for a total sale consideration of **Rs.8,33,300/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred Only)** and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

- 1) That the Vendor has agreed to sell to the Purchaser all that the Open Plot bearing No. **344**, admeasuring **166.66** Sq.Yds Situated at Ameenpur Village and Mandal, Sangareddy District, for a total sale consideration of **Rs.8,33,300/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred Only)** and the VENDEE has paid the total sale consideration amount of **Rs.8,33,300/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred Only)** to the Vendor herein by way of Cheque bearing No. **194814**, Drawn on Axis Bank, Chennai Branch, Hyderabad, Dated. 04-10-2018 as a full and final settlement and the Vendor hereby acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the schedule mentioned property by way of ABSOLUTE SALE to the Vendee TO HAVE and TO HOLD and the same forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the VENDOR is having in respect of the Schedule Property.
- 2) Whereas the above named Vendor is the sole and absolute owner of the schedule property and in peaceful possession of the schedule property hereby conveyed and has been except the above said Vendor herein there are no other persons having any manner of rights or interests in the same and the Vendor have full authority to convey the same.
- 3) That the Vendor has delivered peaceful possession of the schedule property to the VENDEE.
- 4) That the Vendor has paid all the property taxes, charges etc., and there are no dues of any kind whatsoever to the said property.

M. S. GUNATEJA INFRA



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- 3) That the Vendor handed over all the relevant papers and documents of the schedule property to the VENDEE herein for his records (link document in Xerox Copies).
- 6) That the schedule property hereby sold by the Vendor to the VENDEE is free from all kinds of encumbrances, charges, mortgages, etc., whatsoever either by the Govt., or public.
- 7) The Vendor assures the VENDEE that no one else has any claims, right, interest whatsoever on the schedule property, that the Vendor and their predecessors in title have absolute right, title, interest and possession in and over the schedule property and the VENDEE have full power and absolute authority to peacefully hold, possess and enjoy the schedule property without any claim or demand whatsoever from the Vendor or any person, claiming through or under them.
- 8) That the Vendor does hereby covenants with the VENDEE to save harmless, indemnify and keep indemnified the VENDEE against any loss/expenditure that may be put to by reason of any defect in the title of the Vendor or their predecessors in title, to the schedule property and from and against all claims, encumbrances, charges that may arise at any future date.
- 9) That the Vendor does hereby agree to save harmless and keep indemnified the VENDEE from and against all losses, damages, costs, expenses which the VENDEE may be put to sustain by reasons of any claim being made by anybody whatsoever to the said property.
- 10) That the Vendor does hereby further agrees and undertakes to sign all the papers, applications, forms & affidavits etc., at the cost and instance of the VENDEE to get the name of the VENDEE mutated in the municipal and other revenue records.
- 11) The survey number in which the schedule mentioned is not Assigned lands which does not come under Act. No.9 of 1977.
- 12) It is hereby declared that there is no structure or house on the schedule land, if it is found action can be initiated under section 27 and 64 of Indian Stamp Act.

Note: - Stamp Duty paid at the time of Registration of Agreement of Sale Cum GPA with possession for Ac 12.05 Gts was Rs.90,97,950/- out of which the proportionate Stamp Duty of RS.20,665/- may be denoted U/s of 16 of I.S. Act. Now remaining Stamp Duty of Rs.29,434/- paid for 166.66 Sq.Yds along with the Sale Deed.

REJAINFRA



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 CS No 4872/2018 & Deci No
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 Joint SubRegistrar1
 Sangareddy (R.O.)

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SCHEDULE OF THE PROPERTY

All that the of Open Plot bearing No.344, admeasuring 166.66 Sq.Yds in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State., and bounded by:

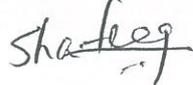
NORTH : PLOT NO.345
SOUTH : PLOT NO.343.
EAST : 30'-0" WIDE ROAD.
WEST : PLOT NO.367.

RULE (3) MARKET VALUE STATEMENT

Survey Nos.	Plot No.	Value Per Sq.Yds @ Rs.	Total Area Sq. Yds.	Village/ Town.	Total value. Rs.
1	2	3	4	5	6
345, 346, 347, 348, 349, 350, 357, 358, 359 and 360	344	5000/-	166.66	Ameenpur Village	Rs.8,33,300/-

INWITNESS whereof the Vendor and Purchaser, above named has set their hands to this Sale Deed, on this the day, month and year aforesaid mentioned at Sangareddy.

WITNESSESS:

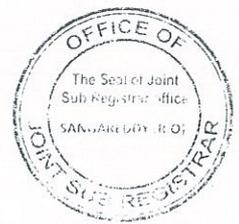
1. 

2. 


VENDOR
(A.G.P.A. HOLDER)

VENDEE

Rk. 1, CS No 43272/2018 & Doct No
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 Sangareddy (R.O)



Bk No 43272/2018 & Dist No
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 Sangareddy (R.O)

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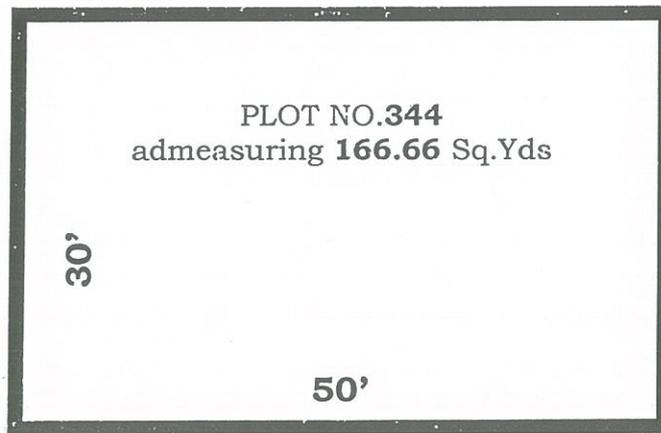


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REGISTRATION PLAN OF All that the Open Plot bearing No.344, in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State.

DEVELOPER: SRI. JERIPETI VINAY RAJ S/O LATE. J. KRISHNA AND 3 OTHERS REPRESENTED BY THEIR AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY HOLDER: SRI. GALI ANIL KUMAR S/O. SRI. GALI SHANKER.

VENDEE : SRI. UTLAPALLI SRINIVASULU S/O. SRI. NARASIMHAM



WITNESSES:

1. Shateeg 
2. 

ALUMIA TEJA INFRA



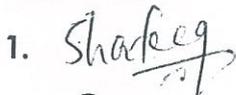
VENDOR
(A.G.P.A. HOLDER)

VENDEE

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT 1908

Sl. No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present/Seller/Buyer
			<p>VENDOR:-</p> <p>GALI ANIL KUMAR son of GALI SHANKAR, aged about 45 years, residing at House No.3-61, Ameenupur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.3997 4258 3000</p>
			<p>SPA Holder No.1:-</p> <p>Sri. MALLESH NAGANOLLA son of Sri. N. MALLAIAH, aged about 33 years, residing at House No.3-28, Ameenpur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.7529 1979 5704</p>
			<p>SPA Holder No.2:-</p> <p>Sri. RUDRARAJU SATYANARAYANA RAJU son of Sri. R. V. KRISHNAM RAJU, aged about 44 years, residing at House No.1-99/3, Appanamuni Lanka, Sakhinetipalli Mandal, East Godavari District, Andhra Pradesh. Aadhaar No.7913 6760 5093</p>

WITNESSES:-

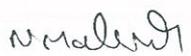
1. 
2. 



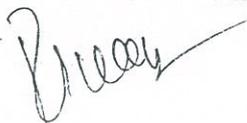
SIGN OF THE EXECUTANT/S

If the purchaser(s) is/are unable to present himself/herself/themselves before the Sub-Registrar, the following request should be signed.

I/we send herewith my/our photograph(s) and fingerprint(s) in the form prescribed through our representatives **MALLESH NAGANOLLA** and **RUDRARAJU SATYANARAYANA RAJU** as I/we cannot appear personally before the Registering Officer in the Office of the Sub-Registrar of Assurance R.O. Sangareddy.


SIGN OF THE REPRESENTATIVE

SIGN OF THE PURCHASER/S



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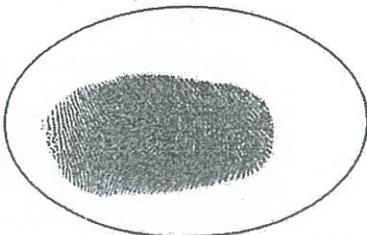
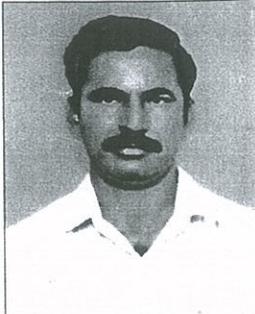
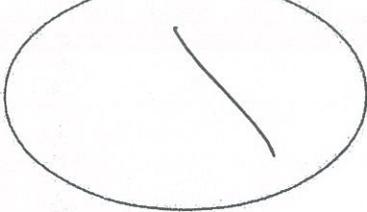
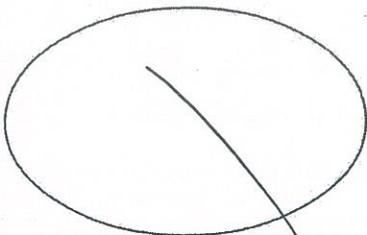
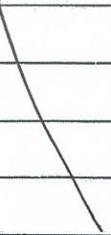
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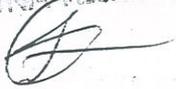
PHOTO GRAPHS AND FINGERPRINTS AS PER SECTION 32 A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
1.			<p>U. Srinivasulu</p> <p>S/o Narasimham</p> <p>Vedativaripalem (m)</p> <p>East. Pothaneni palem</p> <p>Prakasam</p>
2.			<p>M. Madhava Rao</p> <p>S/o Madhava Kondaraju</p> <p>H.No. 4-56</p> <p>Prakasam</p>
3.		<p></p> <p>PHOTO (BLACK & WHITE)</p>	<p></p>
4.		<p></p> <p>PHOTO (BLACK & WHITE)</p>	<p></p>

SIGNATURE OF WITNESSES :

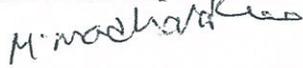
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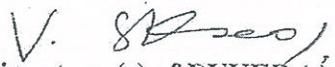
SIGNATURE OF THE EXECUTANTS



Note : If the Buyer (s) is are not present before the Sub-Registrar, the following request should be signed. I/We send herewith my/our Photograph (s) and fingerprints in the form prescribed, through my representative, Sri M. Madhava Rao as I / We cannot appear personally before the Registering officer in the office of the Sub-Registrar of Assurance

Signature of the Representatives




Signature (s) of BUYER (s)

119

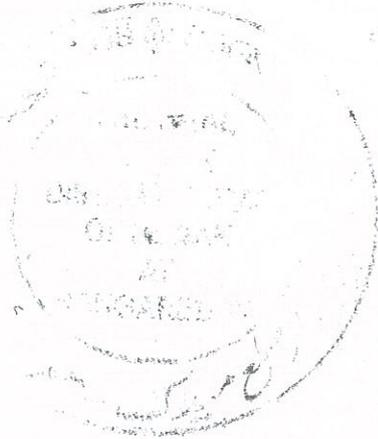
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11

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SECRET



Bk: 1 CS No 43272/2018 & Doct No
4/935/2018 Sheet 12 of 12 Joint SubRegistrar1
Sangareddy (R.O)



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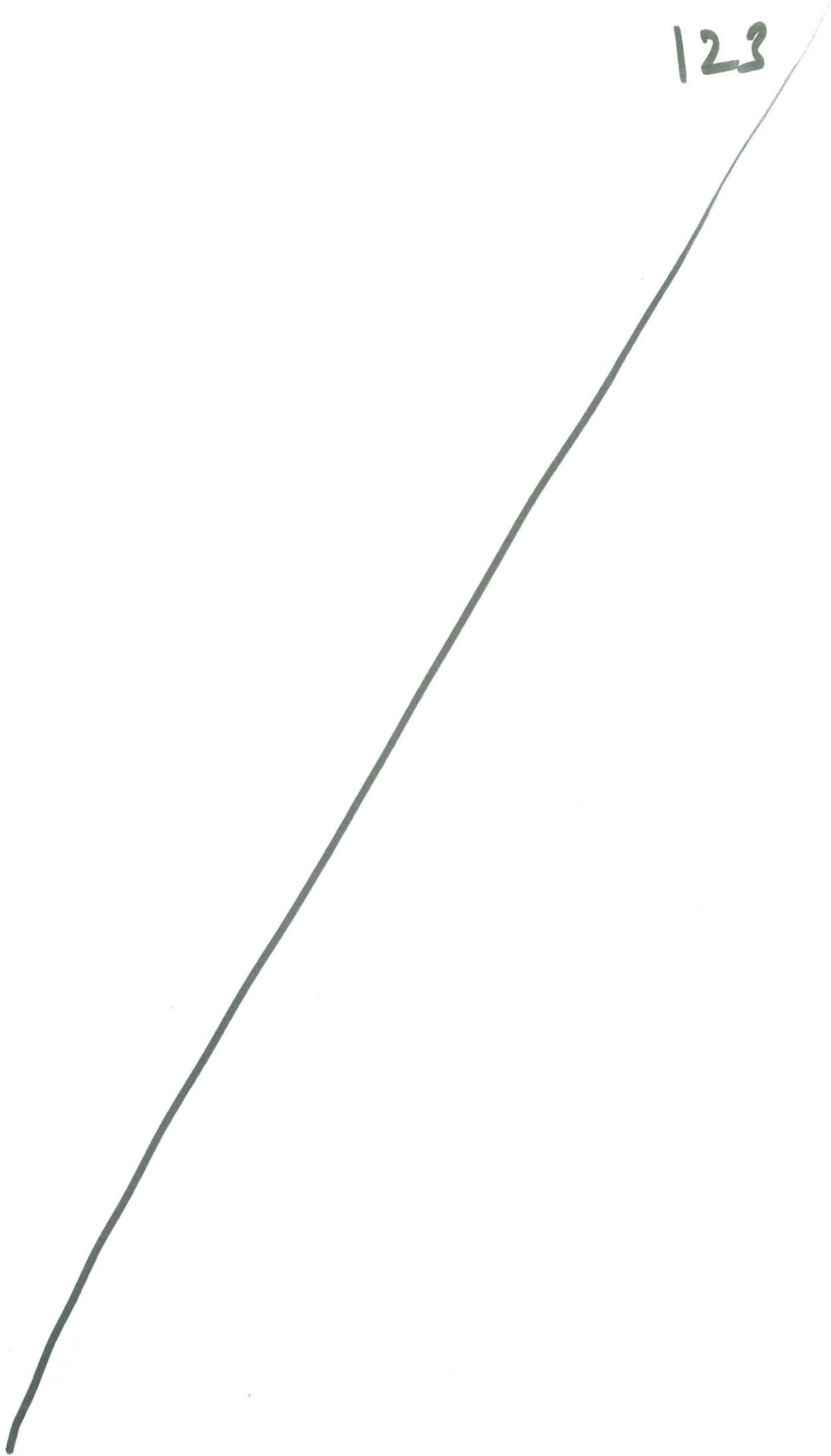
Bkt. 1 CS No 43272/2018 & Doct No
 4193/2018 Sheet 12 of 13 Joint SubRegistrar1
 Sangareddy (R.O)



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123



OFFICE OF THE AMEENPUR MUNICIPALITY, SANGAREDDY DIST.

TOWN PLANNING SECTION
BUILDING PERMIT ORDER

124

TO

SRI /SMT. UNNAM MOHAN RAO
S/O KOTAIAH
Sy. Nos. 345 TO 350, 357 TO 360.
Plot No. 306 AMEENPUR

FILE No	565/2018-19	2019
PERMIT No	229/2018-19	2019
Date	19 01	2019

Sir / Madam,

Sub: Building Permission – Sanctioned – Reg. Application for the Residential STILT + 2 Upper Floors in Plot no. 306, in survey nos. 345 TO 350, 357 TO 360 an extent of 144.92 Sq.Mts. Ameenpur, Sangareddy District to belonging SRI /SMT UNNAM MOHAN RAO S/O KOTAIAH

Ref: File no 565/2018-19 .dated. 19/01/2019

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant		SRI /SMT. UNNAM MOHAN RAO S/O KOTAIAH					
2	Developer / Builder Lic.No.					Lic. No		
3	Licensed Technical Person		DEVENDER RAO			Lic No. CA/98/23600		
4	Structural Engineer Lic.No.					Lic No.		
5	Others							
B SITE DETAILS								
1	T.S.No.							
2	Premises No/Plot No.		Sy. Nos. 345 TO 350, 357 TO 360. Plot No. 306					
3	Layout/Sub-Div.No							
4	Street		AMEENPUR					
5	Locality		AMEENPUR					
6	Town / City		AMEENPUR					
C DETAILS OF PERMISSION SANCTIONED								
1	Floors	STILT		Upper floors		Parking floors+Open area		
2	Use	No.	Area (m ²)	No.	Area (m ²)	Level	No.	Area (m ²)
a	Residential/Commercial	1	95.25	2	95.25			
b	Others						-	-
c	No.of floors						-	-
		--	--	--	--	--	--	--
3	Setbacks (m)	Front		Rear	Side I	Side II		
		1.5 M		1.00 M	1.00 M	1.00 M		
4	Site Area (m ²)	144.92						
5	Road affected area (m ²)	-						
6	Net Area(m ²)	144.92						
7	Tot-lot Area (m ²)	0						
8	Height (m)	6 Mts						
9	No. of RWHPs	1						
10	No. of Trees	5						
11	Others	NA						
D DETAILS OF FEES PAID (RS.) TOTAL 194915=00, Challan No.9073 Date:- 11.01.2019								
1	Building Permit Fee	29257=00		7	LRS(33.3%)			
2	Development Charges	19100=00		8	Others			
3	Betterment Charges:			9	Conversion Charges		1450=00	
4	VLT Charges	5000=00		10	Debris		1500=00	
5	RWHS Charges	2865=00		11	Labour cess		14412=00	
6	Open space Charges (14%)	121331=00		12				
E OTHER DETAILS :								
1	Contractor's all Risk Policy No.			Dt	Valid Up to			
2	Notarized Affidavit No	Dt:		Floor handed over	Area (m ²)			
3	Entered in prohibitory property watch Register Sl.No.	Dt;		S.R.O.	Sangareddy			
F	Construction to be Commenced Before				18-01-2022			
G	Construction to be Completed Before				18-01-2025			
The Building permission is sanctioned subject to following conditions:								

Commissioner
Ameenpur Municipality

9 JAN 2019

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The Building permission is sanctioned subject to following conditions:

- 1 The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked.
- 2 If construction is not commenced within one year, building application shall be submitted afresh duly Paying required fees.
- 3 Sanctioned Plan shall be followed strictly while making the construction & shall be displayed at the site.
- 4 Commencement Notice shall be submitted by the applicant before commencement of the building.
- 5 Completion Notice shall be submitted after completion of the building.
- 6 Occupancy Certificate is compulsory before occupying any building.
- 7 Public Amenities such as Water Supply, Electricity Connections will be provided only on production of Occupancy certificate.
- 8 Prior Approval should be obtained separately for any modification in the construction.
- 9 Tree Plantation shall be done along the periphery and also in front of the premises.
- 10 Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- 11 Rain Water Harvesting Structure (percolation pit) shall be constructed.
- 12 Space for Transformer shall be provided in the site keeping the safety of the residents in view.
- 13 Garbage House shall be made within the premises.
- 14 Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without Partition walls & rolling shutters and the same should not be converted or misused for any other purpose.
- 15 This sanction is accorded on surrendering of Road affected portion of the site to ameenpur at free of cost without claiming any compensation at any time as per the undertaking submitted.
- 16 Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
- 17 The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
- 18 A safe distance from Electrical Lines shall be followed as per rules.
- 19 If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- 20 All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
- 21 The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
- 22 The Registration authority shall register only the permitted built up area as per sanctioned plan.
- 23 The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
- 24 The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
- 25 Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
- 26 Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
- 27 As per the undertaking executed in terms of A.P. Building Rules-2012,
 - a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions.
 - d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from ULB after providing all the regular service connections to each portion of the building and duly submitting the following.
 - (i) Building Completion Notice issued by the LTP duly certifying that the building is completed as per the sanctioned plan.
 - (ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - (iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - (iv) Insurance Policy for the completed building for a minimum period of three years.
28. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii) Provide Generator, as alternate source of electric supply.
 - iv) Emergency Lighting in the Corridor / Common passages and stair case.
 - v) Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
 - vi) Manually operated and alarm system in the entire buildings;
 - vii) Separate Underground static water storage tank capacity of 25, 000 lits. Capacity.
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings;
 - ix) Hose Reel, Down Corner.
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - xii) Transformers shall be protected with 4 hours rating fire resist constructions.
 - xiii) To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Copy to

1. The Town Planning Section Head
2. The Officer concerned, Property Tax Section
3. The Municipal Engineer
4. The Sanitary Inspector

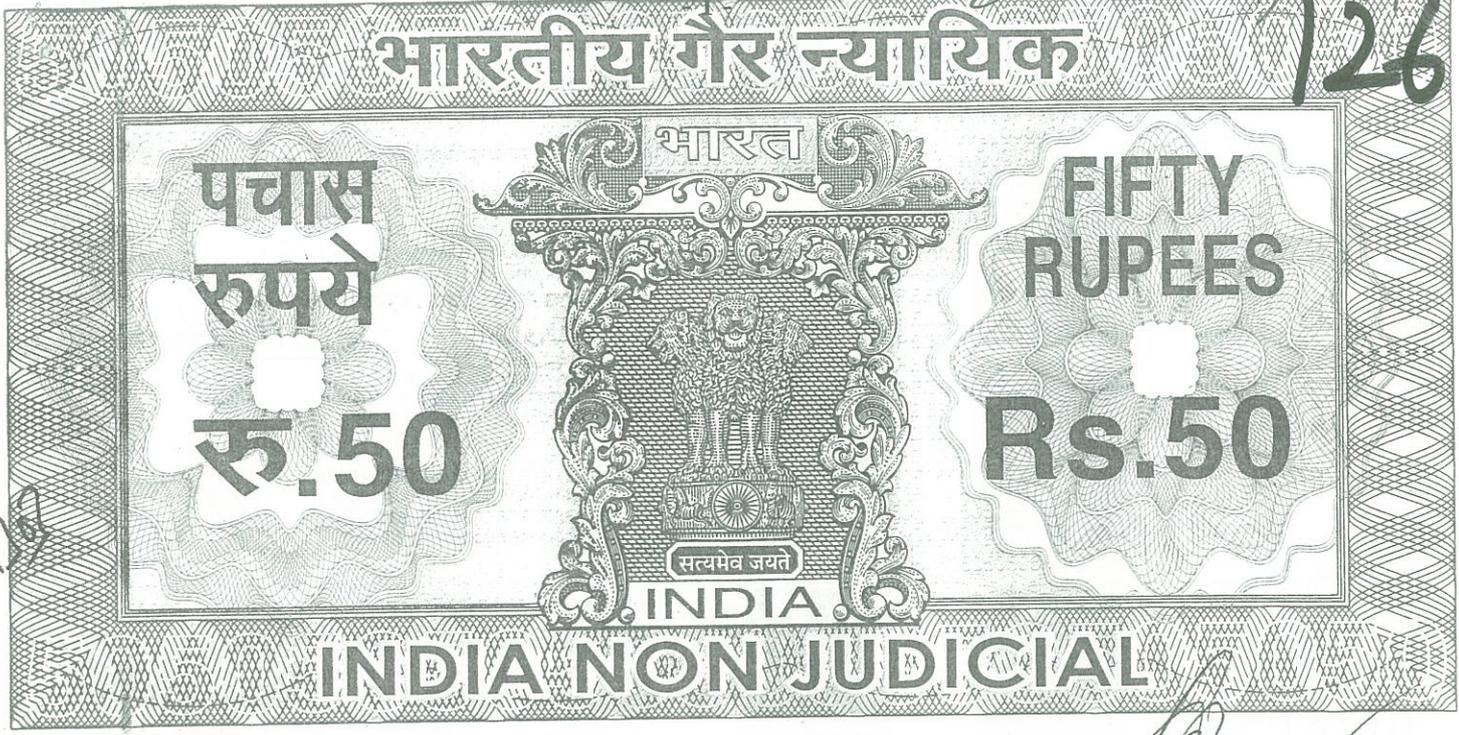
COMMISSIONER
 Ameerpur Municipality
 19 JAN 2019

SCANNED

29/7/2019

भारतीय गैर न्यायिक

126



212

తెలంగాణ తేలంగానా TELANGANA - 50/-

S.No: 26,834 DATE: 04.07.2019

SOLD TO: unnam mureli krishna s/o kotaich

No. prakasam (dist)

FOR WHOM: - self

236149

RAVI NARAYANA RAI
LICENSED STAMP VENDOR

L.No.17-11-008 / 1994

RL.No.17-11-009 / 2018

H.No.23-36/1, Ashok Nagar, (Jyothi Nagar

R.C.Puram, Hyderabad - 502 032

Cell: 9390095711

SALE DEED

This Sale Deed is made and executed on this 04th Day of JULY, 2019 at Sangareddy, by

1. **SRI. JERIPETI VINAY RAJ S/O. LATE. J. KRISHNA.**, Aged About 27 Yrs, Occ: Business, R/o H.No.22-98/2, Kanukunta, Ramachandrapuram Mandal, Sangareddy District - **AADHAR NO.3353 9356 9339.**

The Party No.1 Represented by their Agreement of Sale Cum GPA Holder **M/s. GUNATEJA INFRA**, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana., vide Registered Agreement of Sale Cum GPA bearing Document No.**39535/2018**, Dated.10/10/2018 Registered at RO, Sangareddy.

For GUNA TEJA INFRA


Partner

Noted to go back

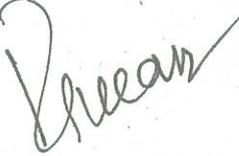
PLOT NO-326

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Imp Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5420/- paid between the hours of _____ and _____ on the 04th day of JUL, 2019 by Sri Gali Anil Kumar

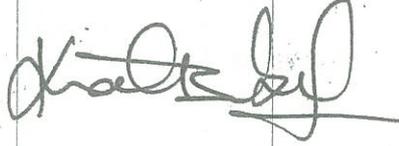
127

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 UNNAM MURALI [1711-1-2019-31]	UNNAM MURALIKRISHNA S/O. KOTAIAH R/O HOUSE NO. 3-33A BADEVARIPALEM VILALGE, VOLETIVARIPALEM MANDAL PRAKASAM DIST A.I	 03 JUL 2019
2	EX		 [1711-1-2019-31303]E	MALLES NAGANOLLA SPA HOLDER[RJM/S. GUNATEJA INFRA GPA HOLDER SPA DOCT NO.: 234/2018, REGISTERED AT RO SANGAREDDY - 1711, OFFICE AT PREMISES NO: 3-61 AMEENPUR VILALGE & MANDAL SANGAREDDY DIST TS	
3	EX		 [1711-1-2019-31303]	RUDRARAJU SATYANARAYANA RAJU SPA HOLDER[RJM/S. GUNATEJA INFRA GPA HOLDER SPA DOCT NO.: 234 /2018, REGISTERED AT RO SANGAREDDY - 1711, OFFICE AT PREMISES NO: 3-61 AMEENPUR VILALGE & MANDAL SANGAREDDY DIST TS	

Rep by: B1 Shitaramaiah/
P. Pitchaiah
R/O Kondaiah, B. Sitaramaiah

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1711-1-2019-31303]	KALI BABU AADHAAR CARD	
2		 [1711-1-2019-31303]M	SANTOSH KUMAR PAN CARD	

Joint SubRegistrar1
Sangareddy (R.O)

Bk - 1, CS No 31303/2019 & Doct No
29314/19 Sheet 1 of 14

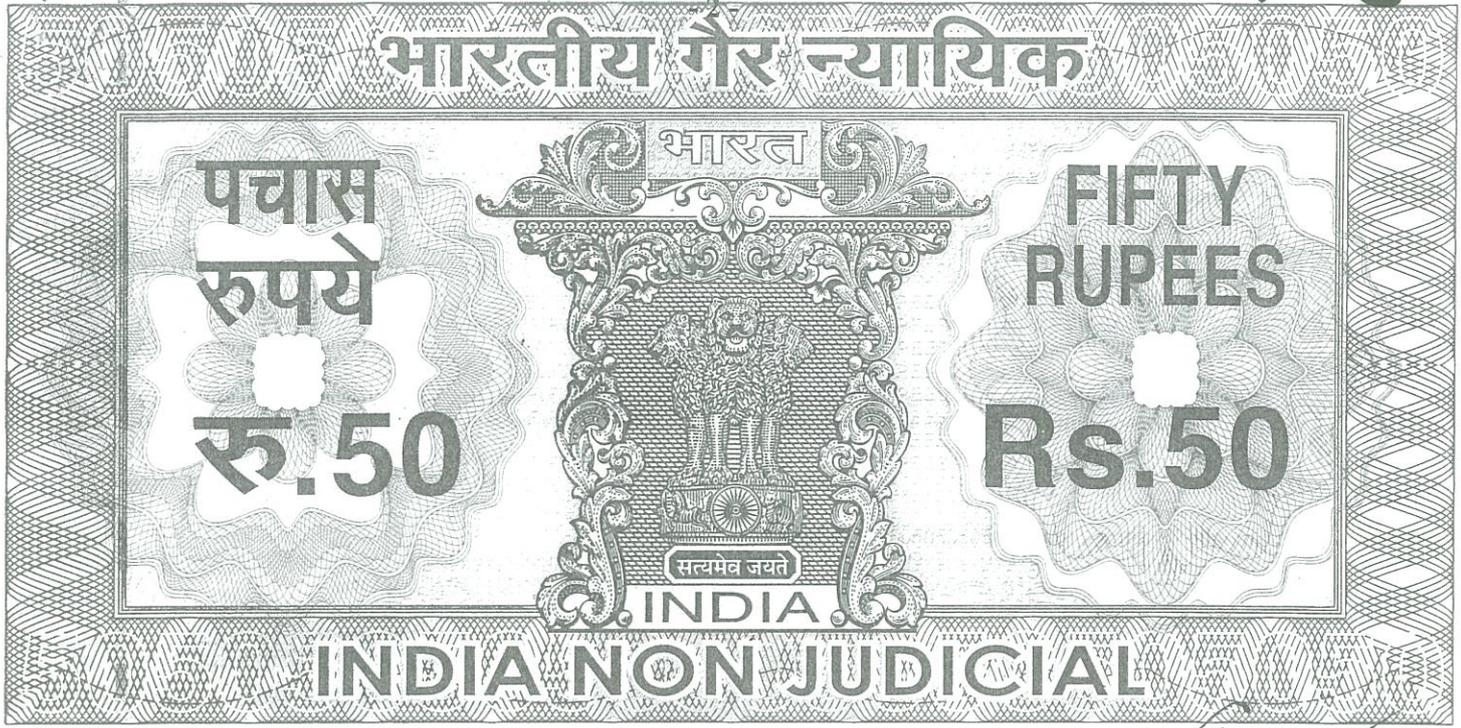
04th day of July, 2019

Signature of Joint SubRegistrar1
Sangareddy (R.O)



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తెలంగాణ తేలంగానా TELANGANA - 50/-

S.No: 26 835 DATE: 04.07.2019

SOLD TO: Unnam Mureli Krishna s/o Kotaich

FOR WHOM: M. Prekasham (dau)
-ly

[Signature] F 236150

RAVI NARAYANA RAO
LICENSED STAMP VENDOR
L.No.17-11-006 / 1994
RL.No.17-11-009 / 2018
H.No.23-36/1, Ashok Nagar, (Jyothi Nagar)
R.C.Puram, Hyderabad - 502 032
Cell: 9390095711

2. **SRI. JERIPETI GOVARDHAN RAJU S/O. J. RAMULU**, Aged About 38 Yrs, Occ: Business, R/o. C-6, Madhura Nagar, Sanjeev Reddy Nagar, Hyderabad **AADHAR NO.5363 1370 8238**.
3. **SRI. JERIPETI RAVINDHAR RAJU S/O. JAIPAL**, Aged About 41 Yrs, Occ: Business, R/o H.No.6-8/2/1, Chandanagar, Venkateshwar Temple Back Side, Tirumalgiri, Hyderabad - 500 050 **AADHAR NO.6963 5095 9350**.
4. **SRI. JERIPETI SATYANARAYANA RAJU S/O. JAIPAL @ J. RAMULU**, Aged About 40 Yrs, Occ: Business, R/o H.No.8-3-222/c/o, C-6, Madhuranagar, S.R. Nagar, Hyderabad **AADHAR NO.3393 8988 8008**.

The Party Nos.2 to 4 Represented by their Agreement of Sale Cum GPA Holder **M/s. GUNATEJA INFRA**, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana., vide Registered Agreement of Sale Cum GPA bearing Document No.39533/2018, Dated.10/10/2018 Registered at RO, Sangareddy.

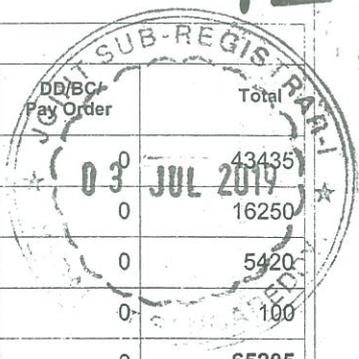
For GUNA TEJA INFRA

[Signature]
Partner

129

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						DB/BC Pay Order	Total
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	16475	0	26860	0	43435	
Transfer Duty	NA	0	16250	0	0	0	16250	
Reg. Fee	NA	0	5420	0	0	0	5420	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	38245	0	26860	0	65205	



Rs. 32725/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5420/- towards Registration Fees on the chargeable value of Rs. 1083500/- was paid by the party through E-Challan/BC/Pay Order No ,2291AS040719 dated ,04-JUL-19 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 38245/-, DATE: 04-JUL-19, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0141838096209,PAYMENT MODE:NB-1000200.ATRN:0141838096209,REMITTER NAME: UNNAM MURALIKRISHNA,EXECUTANT NAME: GALI ANIL KUMAR,CLAIMANT NAME: UNNAM MURALIKRISHNA)

Date: 04th day of July,2019

Signature of Registering Officer
Sangareddy (R.O)

Bk -1, C\$ No 31303/2019 & Doct No 29314/19. Sheet 2 of 14 Joint SubRegistrar Sangareddy (R.O)

Register as document

No: 29314 of 2019 (1040 S.E.)
Number 1711-1 29314 of 2019
Date: 4/7/2019

Registering Officer



Represented by their SPA Holders a) Sri. **MALLESH NAGANOLLA** son of Sri. **N. MALLAIAH**, aged about 33 years, Occupation: Business, residing at House No.3-28, Ameenpur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.**7529 1979 5704** and b) Sri. **RUDRARAJU SATYANARAYANA RAJU** son of Sri. **R. V. KRISHNAM RAJU**, aged about 44 years, Occupation: Employee, residing at House No.1-99/3, Appanamuni Lanka, Sakhinetipalli Mandal, East Godavari District, Andhra Pradesh. Aadhaar No.**7913 6760 5093**, vide registered SPA bearing Document No.**234/2018**, dated: 10/10/2018, registered at R.O. Sangareddy.

HEREINAFTER Called the **VENDOR**, which expression shall mean and include his heirs, legal representatives, executors, successors, assigns and administrators of the **ONE PART**.

IN FAVOUR OF

SRI. UNNAM MURALIKRISHNA, S/o. SRI. KOTAIAH, aged about 40 yrs., Occup: Business, R/o. House No.3-33A, Badevaripalem Village, Voletivaripalem Mandal, Prakasam District, Andhra Pradesh - 523113, Aadhaar No.**8379 4179 3312**.

HEREINAFTER Called the **VENDEE**, which expression shall mean and include her heirs, legal representatives, executors, successors, assigns and administrators of the **OTHER PART**.

Whereas the Vendor is the sole and absolute owner of the **Open Plot bearing No.326**, admeasuring **216.66 Sq.Yds** in Survey Nos.**345, 346, 347, 348, 349, 350, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State.

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos.345, 346, 347, 348, 349, 350, 355, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the Land in Syno.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.**1794/1979**, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his ½ share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 5, in the following manner:

For GUNA TEJA INFRA


Partner

Bk - 1, CS No 31303/2019 & Doct No
29314119. Sheet 3 of 14 Joint SubRegistrar
Sangareddy (R.O)



1) **J. VINAY RAJ (SYNOS.359, AC 1.35 GTS & SYNO.360, AC 2.14 GTS):**

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ramchander Raju under a Registered Sale Deed bearing Document No.4041/1984, Dated.19-07-1984, Registered at RO, Sangareddy.

And whereas J. Ramchander Raju has got Occupancy Rights Certificate bearing No.B4/Inam/220/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Ramchander Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.427558/1395.

And whereas the said J. Ramchander Raju, in turn Gifted the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to his son J. Vinay Raj (The Vendor No.1 herein) under a Registered Gift Settlement Deed bearing Document No.12620/2014, Dated.01-10-2014, Registered at RO, Sangareddy.

Thus the Vendor No.1, Sri. J. Vinay Raj became the sole and absolute owner of the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District.

And whereas the Vendor No.1, J. Vinay Raj with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.16721/2014, Dated.17-12-2014 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No.39534/2018, Dated.10/10/2018 Registered at RO, Sangareddy.

And whereas the Vendor No.1, J. Vinay Raj, sold the dry agricultural land bearing Syno.359, admeasuring Ac 1.29 Gts out of Ac 1.35 Gts and Syno.360, admeasuring Ac 0.22 Gts out of Ac 2.14 Gts and totally admeasuring Ac 2.11 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State, to **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. G. Shanker**, under a Registered Agreement of Sale Cum GPA with Possession bearing Document No.39535/2018, Dated.10/10/2018, Registered at RO, Sangareddy.

For GUNA TEJA INFRA



Partner

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 Sangareddy (R.O)



2. J. GOVARDHAN RAJU (SYNO.345, AC 1.04 GTS & SYNO.346, AC 1.06 GTS)

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and totally admeasuring Ac 4.17 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Govardhan Raju (The Vendor No.2 herein) under a Registered Sale Deed bearing Document No.2700/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas J. Govardhan Raju has got Occupancy Rights Certificate bearing No.B4/Inam/218/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Govardhan Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.317676/104.

And whereas the Vendor No.2, J. Govardhan Raju with an intention to develop his land (i.e., Syno.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts) into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5369/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No.39531/2018, Dated.10/10/2018 Registered at RO, Sangareddy.

3) J. RAVINDER RAJU & J. SATYANARAYANA RAJU & J. GOVARDHAN RAJU:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and totally admeasuring Ac 4.18 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ravinder Raju (The Vendor No.3 herein) under a Registered Sale Deed bearing Document No.541/1985, Dated. 21-01-1985, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Ravinder Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.406418/524.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and totally admeasuring Ac 4.05 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Satyanarayana Raju (The Vendor No.4 herein) under a Registered Sale Deed bearing Document No.2723/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

For GUNA TEJA INFRA



Partner

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Sangareddy (R.O)

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And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Satyanarayana Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.445745/1394.

And whereas the Vendor No.2, 3 and 4, i.e., J. Govardhan Raju and J. Ravinder Raju and J. Satyanarayana Raju, have jointly with an intention to develop their land (i.e., Syno.347, admeasuring Ac 2.07 Gts, Syno.348, admeasuring Ac 2.09 Gts, Syno.349, admeasuring Ac 1.36 Gts, Syno.350, admeasuring Ac 0.38 Gts, Syno.355, admeasuring Ac 0.09 Gts, Syno.357, admeasuring Ac 1.27 Gts, Syno.358, admeasuring Ac 1.24 Gts, totally admeasuring Ac 10.30 Gts) into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5368/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No.39530/2018, Dated.10/10/2018, Registered at RO, Sangareddy.

And whereas the Vendor Nos.2 to 4 hereinabove sold the agricultural land in Syno.345, admeasuring Ac 1.00 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.27 Gts and Syno.350, admeasuring Ac 0.36 Gts and Syno.357, admeasuring Ac 0.24 Gts and Syno.358, admeasuring Ac 0.05 Gts and and totally admeasuring Ac 9.34 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. Gali Shanker,** under a Registered Agreement of Sale Cum GPA With Possession bearing Document No.**39533/2018**, Dated.10/10/2018.

Upon the powers conferred through the said AGPAs, **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. Gali Shanker** divided the said land to an extent of Ac 12.05 Gts in Survey Nos.**345, 346, 347, 348, 349, 350, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State into Residential Plots duly obtaining the necessary layout permission from concerned Authorities.

Whereas the Vendor decided to sell the schedule property and the Purchaser who was interested in purchasing property in Ameenpur Village area approached the Vendor and offered to purchase the said property. The Vendor have agreed to sell the schedule mentioned property to the Purchaser for a total sale consideration of **Rs.10,83,300/- (Rupees Ten Lakhs Eighty Three Thousand Three Hundred and Fifty Only)** and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

For GUNA TEJA INFRA



Partner

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NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

- 1) That the Vendor has agreed to sell to the Purchaser all that the Open Plot bearing No.326, admeasuring 216.66 Sq.Yds, Situated at Ameenpur Village and Mandal, Sangareddy District, for a total sale consideration of **Rs.10,83,300/- (Rupees Ten Lakhs Eighty Three Thousand Three Hundred and Fifty Only)** and the VENDEE has paid the total sale consideration amount as follows:
 - a) a sum of Rs.8,80,000/- through Cheque No.000057, dated 04-07-2019 of HDFC bank, Ramachandrapuram Branch.
 - b) a sum of 2,03,300/- through RTGS.to the Vendor from the Vendee as a full and final settlement and the Vendor hereby acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the schedule mentioned property by way of ABSOLUTE SALE to the Vendee TO HAVE and TO HOLD and the same forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the VENDOR is having in respect of the Schedule Property.
- 2) Whereas the above named Vendor is the sole and absolute owner of the schedule property and in peaceful possession of the schedule property hereby conveyed and has been except the above said Vendor herein there are no other persons having any manner of rights or interests in the same and the Vendor have full authority to convey the same.
- 3) That the Vendor has delivered peaceful possession of the schedule property to the VENDEE.
- 4) That the Vendor has paid all the property taxes, charges etc., and there are no dues of any kind whatsoever to the said property.
- 5) That the Vendor handed over all the relevant papers and documents of the schedule property to the VENDEE herein for their records (link document in Xerox Copies).
- 6) That the schedule property hereby sold by the Vendor to the VENDEE is free from all kinds of encumbrances, charges, mortgages, etc., whatsoever either by the Govt., or public.

For GUNA TEJA INFRA


Partner

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Sangareddy (R.O)



- 7) The Vendor assures the VENDEE that no one else has any claims, right, interest whatsoever on the schedule property, that the Vendor and their predecessors in title have absolute right, title, interest and possession in and over the schedule property and the VENDEE have full power and absolute authority to peacefully hold, possess and enjoy the schedule property without any claim or demand whatsoever from the Vendor or any person, claiming through or under them.
- 8) That the Vendor does hereby covenants with the VENDEE to save harmless, indemnify and keep indemnified the VENDEE against any loss/expenditure that may be put to by reason of any defect in the title of the Vendor or their predecessors in title, to the schedule property and from and against all claims, encumbrances, charges that may arise at any future date.
- 9) That the Vendor does hereby agree to save harmless and keep indemnified the VENDEE from and against all losses, damages, costs, expenses which the VENDEE may be put to sustain by reasons of any claim being made by anybody whatsoever to the said property.
- 10) That the Vendor does hereby further agrees and undertakes to sign all the papers, applications, forms & affidavits etc., at the cost and instance of the VENDEE to get the name of the VENDEE mutated in the municipal and other revenue records.
- 11) The survey number in which the schedule mentioned is not Assigned lands which does not come under Act. No.9 of 1977.
- 12) It is hereby declared that there is no structure or house on the schedule land, if it is found action can be initiated under section 27 and 64 of Indian Stamp Act.

Note: - Stamp Duty paid at the time of Registration of Agreement of Sale Cum GPA with possession for Ac 12.05 Gts was Rs.90,97,950/- out of which the proportionate Stamp Duty of RS.26,860/- may be denoted U/s of 16 of I.S. Act. Now remaining Stamp Duty of Rs.38,245/- paid for 216.66 Sq.Yds along with the Sale Deed.

For GUNA TEJA INFRA



Partner

14)

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Sangareddy (R.O)



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SCHEDULE OF THE PROPERTY

All that the of Open Plot bearing No.326, admeasuring 216.66 Sq.Yds in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State., and bounded by:

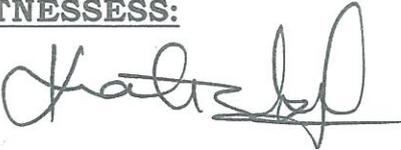
NORTH : PLOT NO.327.
SOUTH : PLOT NO.325.
EAST : 30'-0" WIDE ROAD.
WEST : NEIGHBOUR'S LAND.

RULE (3) MARKET VALUE STATEMENT

Survey Nos.	Plot No.	Value Per Sq.Yds @ Rs.	Total Area Sq. Yds.	Village/ Town.	Total value. Rs.
1	2	3	4	5	6
345, 346, 347, 348, 349, 350, 357, 358, 359 and 360	326	5000/-	216.66	Ameenpur Village	Rs.10,83,300/-

INWITNESS whereof the Vendor and Purchaser, above named has set their hands to this Sale Deed, on this the day, month and year aforesaid mentioned at Sangareddy.

WITNESSES:

1. 
2. 

For GUNA TEJA INFRA


VENDOR Partner
(A.G.P.A. HOLDER)

VENDEE

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Sangareddy (R.O)

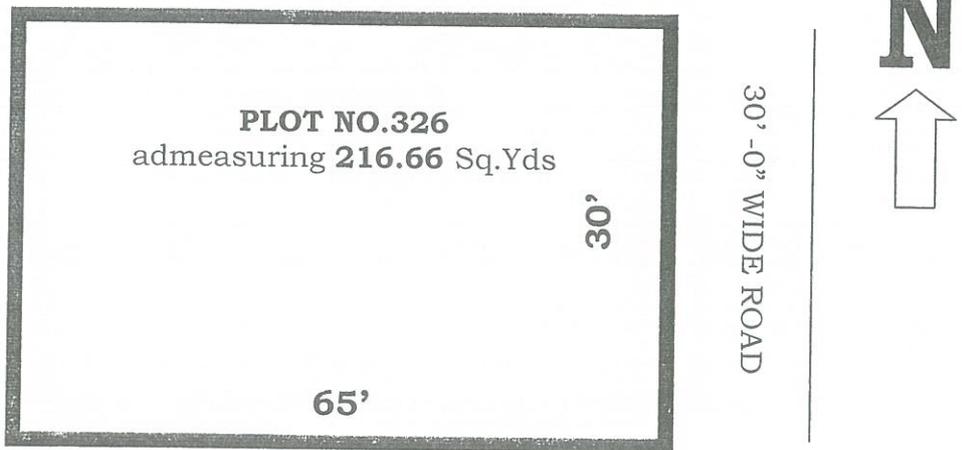
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REGISTRATION PLAN OF All that the Open Plot bearing No.326, admeasuring 216.66 Sq.Yds in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State.

DEVELOPER: SRI. JERIPETI VINAY RAJ S/O LATE. J. KRISHNA AND 3 OTHERS REPRESENTED BY THEIR AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY HOLDER: SRI. GALI ANIL KUMAR S/O. SRI. GALI SHANKER.

VENDEE : SRI. UNNAM MURALIKRISHNA, S/o. SRI. KOTAIAH



For GUNA TEJA INFRA.

[Signature]
Partner

WITNESSESS:

1. *[Signature]*

2. *[Signature]*

VENDOR
(A.G.P.A. HOLDER)

VENDEE

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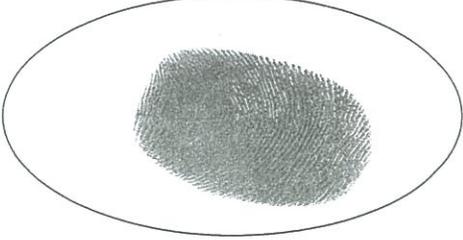
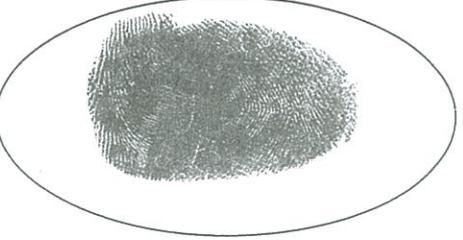
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Sangareddy (R.O)

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PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT 1908

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Sl. No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present/Seller/Buyer
			<p>VENDOR:-</p> <p>GALI ANIL KUMAR son of GALI SHANKAR, aged about 45 years, residing at House No.3-61, Ameenupur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.3997 4258 3000</p>
			<p>SPA Holder No.1:-</p> <p>Sri. MALLESH NAGANOLLA son of Sri. N. MALLAIAH, aged about 33 years, residing at House No.3-28, Ameenpur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.7529 1979 5704</p>
			<p>SPA Holder No.2:-</p> <p>Sri. RUDRARAJU SATYANARAYANA RAJU son of Sri. R. V. KRISHNAM RAJU, aged about 44 years, residing at House No.1-99/3, Appanamuni Lanka, Sakhinetipalli Mandal, East Godavari District, Andhra Pradesh. Aadhaar No.7913 6760 5093</p>

WITNESSES:-

1. 
2. 

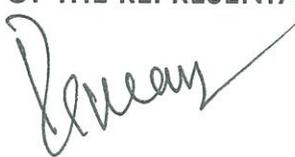
For GUNA TEJA INFRA


SIGN OF THE EXECUTANT'S Partner

If the purchaser(s) is/are unable to present himself/herself/themselves before the Sub-Registrar, the following request should be signed.

I/we send herewith my/our photograph(s) and fingerprint(s) in the form prescribed through our representatives **MALLESH NAGANOLLA and RUDRARAJU SATYANARAYANA RAJU** as I/we cannot appear personally before the Registering Officer in the Office of the Sub-Registrar of Assurance R.O. Sangareddy.


SIGN OF THE REPRESENTATIVE



SIGN OF THE PURCHASER/S

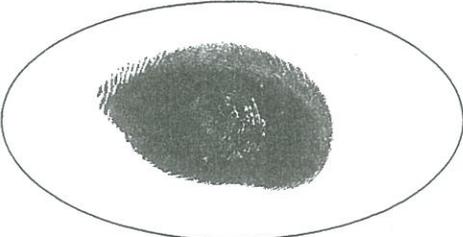
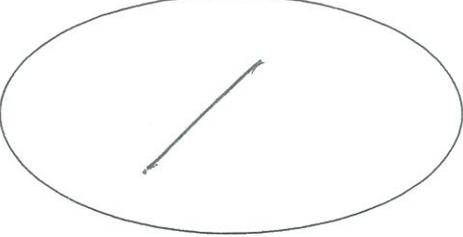
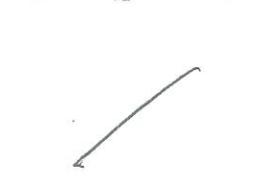
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29314-119. Sheet 11 of 12 Joint SubRegistrar
Sangareddy (R.O)

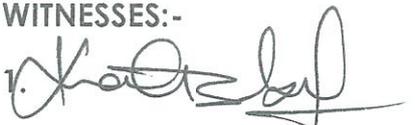
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**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION
32A OF REGISTRATION ACT 1908**

Sl. No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph	Name and Permanent Postal Address of Present/Seller/Buyer
			<u>U. Muralikrishna</u> <u>s/o Kotaiah</u> <u>Badevari Palem(V)</u> <u>Voletivari Palem(M)</u> <u>Potakagam(DT) A.P.</u>
			<u>B. Sitha Ramaiah</u> <u>s/o Pitchaiah</u> <u>Badevari Palem(V)</u> <u>Voletivari Palem(M)</u> <u>Potakagam(DT)</u>
			<u>A.P-523113</u>

WITNESSES:-

- 
- 

For GUNA TEJA INFRA


Partner

SIGN OF THE EXECUTANT/S

If the purchaser(s) is/are unable to present himself/herself/themselves before the Sub-Registrar, the following request should be signed.

I/we send herewith my/our photograph(s) and fingerprint(s) in the form prescribed through my representative Sri/Smt./Kum. B.SITHARAMAIAH S/o.W/o.D/o. PITCHAIAH, as I/we cannot appear personally before the Registering Officer in the Office of the Sub-Registrar of Assurance at Songareddy

B. Sitha Ramaiah
SIGN OF THE REPRESENTATIVE

U. Murali Krishna
SIGN OF THE PURCHASER/S

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 కాగితం పేజీ 14
 ఓ కాగితం పేజీ 12

.....



Unique Identification Authority of India

భారత ప్రభుత్వం

భారత ప్రభుత్వం

To
గొల్ల అనిల్ కుమార్
S/O Goll Shankar
3-61 AMEENPUR
PATANCHERU MANDAL
Ameenapur
Medak Andhra Pradesh - 502032
9440428768

Download Date: 20/11/2017
Generation Date: 13/01/2012

Signature Valid

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
3997 4258 3000
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గొల్ల అనిల్ కుమార్
S/O Goll Shankar
3-61 AMEENPUR
PATANCHERU MANDAL
Ameenapur
Medak Andhra Pradesh - 502032
9440428768

3997 4258 3000

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం

GOVERNMENT OF INDIA

నాగవోల మల్లేష్
Naganolla Mallesh

పుట్టిన తేదీ / Year of Birth: 1985
పురుషుడు / Male

7529 1979 5704

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం

GOVERNMENT OF INDIA

చిరునామా: S/O Naganolla Mallesh, 3-28 AMEENPUR, PATANCHERU MANDAL, Ameenapur, Ameenpur, Medak, Andhra Pradesh, 502032

చిరునామా: S/O Naganolla Mallesh, 3-28 AMEENPUR, PATANCHERU MANDAL, Ameenapur, Ameenpur, Medak, Andhra Pradesh, 502032

1947 1985 1947
nag@uidai.gov.in www.uidai.gov.in

భారత ప్రభుత్వం

GOVERNMENT OF INDIA

రుద్రరాజు సత్యనారాయణ రాజు
Rudraraju Satyanarayana Raju

పుట్టిన తేదీ / DOB: 25/08/1974
పురుషుడు / MALE

7913 6760 5093

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: R V Krishnam Raju, 1-99/3, Sakshinagar Mandal, Appanaramuni Lanka, East Godavari, Andhra Pradesh - 533252

చిరునామా: S/O: R V Krishnam Raju, 1-99/3, Sakshinagar Mandal, Appanaramuni Lanka, East Godavari, Andhra Pradesh - 533252

1947 1985 1947
www.uidai.gov.in

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.....వ పుస్తకము
 29314/19వస్త్రీకేటా మొత్తం
 కాగితముల సంఖ్య 14
 ఈ కాగితముల వతున చట్టము 13

జాయింట్ సెక్రటరీ



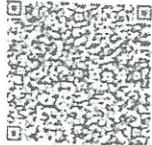
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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Unnam Murailkrishna

పుట్టిన సంవత్సరం/Year of Birth: 1979
పురుషుడు / Male

8379 4179 3312



భారత ప్రభుత్వం - నా ఆధార్ - నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Kotash, 3-33A, Badevanpalem, Badevanpalem, Prakasam, Andhra Pradesh, 523113

చిరునామా: చిరునామా, బదేవంపాలెం, బదేవంపాలెం, ప్రకాశం, ఆంధ్ర ప్రదేశ్, 523113

భారత ప్రభుత్వం
Government of India

Battini Silha Ramaiah

పుట్టిన తేదీ/ DOB: 01/07/1965
పురుషుడు / MALE

5813 3855 6879

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O పిచ్చయ్య, 2-64A, Badevanipalem, Prakasam, Andhra Pradesh - 523113

Address: S/O Pitchaiah, 2-64A, Badevanipalem, Prakasam, Andhra Pradesh - 523113

5813 3855 6879

1947 <http://uidai.gov.in> www.uidai.gov.in

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Vemulamada Kali Babu

పుట్టిన తేదీ/ DOB: 06/05/1989
పురుషుడు / M / LE

2255 8778 0497

ఆధార్-సామాన్యమానవుడి హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Vemulamada Kumara Swamy, 5-1786, GOKUL PLOTS, NEAR 9th PHASE, K P H B COLONY, KUKAT PALLY, Hyderabad, Andhra Pradesh - 500072

Address: S/O Vemulamada Kumara Swamy, 5-1786, GOKUL PLOTS, NEAR 9th PHASE, K P H B COLONY, KUKAT PALLY, Hyderabad, Andhra Pradesh - 500072

2255 8778 0497

Aadhaar-Aam Admi ka Adhikar

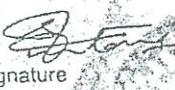
आयकर विभाग
INCOME TAX DEPARTMENT
M SANTOSH KUMAR

VENKATESHWAR RAO MOLUGURU

04/08/1985
Permanent Account Number

AUMPM8703C

Signature



भारत सरकार
GOVT. OF INDIA



I

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 ఈ కాగితముల వకున పట్టా..... 14

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39625/18

39625/18

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తెలంగాణ తెలంగాణ TELANGANA

S 530859

S. No. 15614 Date 03/10/18 Rs. 100/-

Sold to Dacharla Malayadri
Peda Kotraiah & Prakasham Pillai

For Whom [Signature]

SALE DEED

MOHAMMED SHUJAUDDIN
Licenced Stamp Vendor
Lic.No:16-10-048/1990
Ren. No.16-10-048/2017
H.No.6-2-188/8, A.C. Guards,
Hyderabad (South) District
Phone No.:9246263797

This Sale Deed is made and executed on this 10th Day of October, 2018 at Sangareddy, by

1. **SRI. JERIPETI VINAY RAJ S/O. LATE. J. KRISHNA**, Aged About 27 Yrs, Occ: Business, R/o H.No.22-98/2, Kanukunta, Ramachandrapuram Mandal, Sangareddy District - **AADHAR NO.3353 9356 9339**.

The Party No.1 Represented by their Agreement of Sale Cum GPA Holder **M/s. GUNATEJA INFRA**, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana. Aadhaar No. **3997 4258 3000** vide Registered Agreement of Sale Cum GPA bearing Document No. 39535/2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

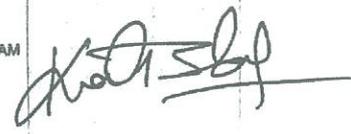
For GUNATEJA INFRA

Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4333/- paid between the hours of 09 and 02 on the 04th day of OCT, 2018 by Sri G Anil Kumar

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 DACHARLA MALYADRI:110/11 [1711-1-2018-41352]	DACHARLA MALYADRI S/O. PEDA KOTAJAH H NO. 2-25, NUKAVARAM, PAKASHAM DIST T.S	
2	EX		 [1711-1-2018-41352]E	RUDRARAJU SATYANARAYANA RAJU SPA HOLDER(R)/M/S. GUNATEJA INFRA GPA HOLDER SPA DOCT NO: _____/2018, REGISTERED AT RO SANGAREDDY - 1711, OFFICE AT PREMISES NO: 3-61 AMEENPUR VILALGE & MANDAL SANGAREDDY DIST TS	
3	EX		 [1711-1-2018-41352]EX-2	MALLESH NAGANOLLA SPA HOLDER(R)/M/S. GUNATEJA INFRA GPA HOLDER SPA DOCT NO: _____/2018, REGISTERED AT RO SANGAREDDY - 1711, OFFICE AT PREMISES NO: 3-61 AMEENPUR VILALGE & MANDAL SANGAREDDY DIST TS	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1711-1-2018-41352]WIT	SANTOSH KUMAR AADHAR CARD	
2		 [1711-1-2018-41352]WIT	SHIVA KUMAR PAN CARD	

Bk - 1, GS No 41352/2018 & Doct No 396272018
Joint SubRegistrar1 Sangareddy (R.O)
Sheet 1 of 10

10th day of October, 2018

Signature of Joint SubRegistrar Sangareddy (R.O)

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2. **SRI. JERIPETI GOVARDHAN RAJU S/O. J. RAMULU**, Aged About 38 Yrs, Occ: Business, R/o. C-6, Madhura Nagar, Sanjeev Reddy Nagar, Hyderabad **AADHAR NO.5363 1370 8238**.
3. **SRI. JERIPETI RAVINDHAR RAJU S/O. JAIPAL**, Aged About 41 Yrs, Occ: Business, R/o H.No.6-8/2/1, Chandanagar, Venkateshwar Temple Back Side, Tirumalgiri, Hyderabad - 500 050 **AADHAR NO.6963 5095 9350**.
4. **SRI. JERIPETI SATYANARAYANA RAJU S/O. JAIPAL @ J. RAMULU**, Aged About 40 Yrs, Occ: Business, R/o H.No.8-3-222/c/o, C-6, Madhuranagar, S.R. Nagar, Hyderabad **AADHAR NO.3393 8988 8008**.

The Party Nos.2 to 4 Represented by their Agreement of Sale Cum GPA Holder **M/s. GUNATEJA INFRA**, having its Registered Office at Premises No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana, Represented by its Managing Partner **SRI. GALI ANIL KUMAR S/O SRI. GALI SHANKER**, Aged About 45 Years, Occupation: Business, R/o. H.No.3-61, Ameenpur Village and Mandal, Sangareddy District, Telangana., vide Registered Agreement of Sale Cum GPA bearing Document No. 39533 /2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

Represented by their SPA Holders a) **Sri. MALLESH NAGANOLLA son of Sri. N. MALLAIAH**, aged about 33 years, Occupation: Business, residing at House No.3-28, Ameenpur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No. **7529 1979 5704** and b) **Sri. RUDRARAJU SATYANARAYANA RAJU son of Sri. R. V. KRISHNAM RAJU**, aged about 44 years, Occupation: Employee, residing at House No.1-99/3, Appanamuni Lanka, Sakhinetipalli Mandal, East Godavari District, Andhra Pradesh. Aadhaar No. **7913 6760 5093**, vide registered SPA bearing Document No. 234 /2018, dated: 10 /10/2018, registered at R.O. Sangareddy.

HEREINAFTER Called the **VENDOR**, which expression shall mean and include his heirs, legal representatives, executors, successors, assigns and administrators of the **ONE PART**.

IN FAVOUR OF

SRI. DACHARLA MALYADRI S/O. SRI. PEDAKOTAIAH, aged about 68 years, Occupation: Business, residing at House No.2-25, Nukavaram, Prakasam District, Andhra Pradesh-523113. Aadhaar No. **6462 7520 1772**.

HEREINAFTER Called the **VENDEE**, which expression shall mean and include his heirs, legal representatives, executors, successors, assigns and administrators of the **OTHER PART**.

Whereas the Vendor is the sole and absolute owner of the **Open Plot bearing No.267**, admeasuring **173.33 Sq.Yds** in Survey Nos. **345, 346, 347, 348, 349, 350, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State.

Originally Late. Rahman Ali Sab was the Pattedar and Possessor of the Dry Agricultural Land bearing Synos. **345, 346, 347, 348, 349, 350, 355, 357, 358, 359 and 360**, Situated at Ameenpur Village and Mandal, Sangareddy District.

For GUNATEJA INFRA

Partner

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						
	Stamp Papers	Challan w/S 41 of IS Act	E-Challan	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	13174	100	21492	0	34866
Transfer Duty	NA	0	13000	5	0	0	13005
Reg. Fee	NA	0	4333	0	0	0	4333
User Charges	NA	0	100	0	0	0	100
Total	100	0	30607	105	21492	0	52304

Rs. 26279/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4333/- towards Registration Fees on the chargeable value of Rs. 867000/- was paid by the party through Cash and E-Challan/BC/Pay Order No .142NYW031018 dated .03-OCT-18 of .HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 30607/-, DATE: 03-OCT-18, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 4718051426003, PAYMENT MODE: NB-1000200, ATRN: 4718051426003, REMITTER NAME: DACHARLA MALYADRI, EXECUTANT NAME: GALI ANIL KUMAR, CLAIMANT NAME: DACHARLA MALYADRI)

Date: 10th day of October, 2018

Signature of Registering Officer Sangareddy (R.O)

1940 G.S. of 2018

Bk - 1, CS No 41352/2018 & Doct No 39621/2018 Joint SubRegistrar Sangareddy (R.O) Sheet 2 of 19

Register as document

No: 39621 of 2018 (1940 S.E.)
Number 1711-39621 of 2018
Date: 10/10/2018

Registering Officer

MD. GHOUSE BABA
JOINT SUB-REGISTRAR-I
RO(OB) SANGAREDDY.

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And whereas after the death of the said Rahman Ali Sab, his son Basith Ali sold the Land in Syno.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and Syno.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and Syno.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts and totally admeasuring Ac 17.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to 1) Brijendra Mohan Batra & 2) Uday Batra under a Registered Sale Deed bearing Document No.1794/1979, Dated.21-12-1979, Registered at RO, Sangareddy.

And whereas Uday Batra empowered his father Brijendra Mohan Batra to sell his ½ share in respect of the above referred lands under a Registered General Power of Attorney bearing Document No.48 of 1981, Dated.27-02-1981.

And whereas the said Brijendra Mohan Batra being absolute owner and GPA Holder of his son, sold the above referred lands to the Vendor Nos.1 to 5, in the following manner:

1) J. VINAY RAJ (SYNOS.359, AC 1.35 GTS & SYNO.360, AC 2.14 GTS):

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ramchander Raju under a Registered Sale Deed bearing Document No.4041/1984, Dated.19-07-1984, Registered at RO, Sangareddy.

And whereas J. Ramchander Raju has got Occupancy Rights Certificate bearing No.B4/Inam/220/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Ramchander Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.427558/1395.

And whereas the said J. Ramchander Raju, in turn Gifted the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to his son J. Vinay Raj (The Vendor No.1 herein) under a Registered Gift Settlement Deed bearing Document No.12620/2014, Dated.01-10-2014, Registered at RO, Sangareddy.

Thus the Vendor No.1, Sri. J. Vinay Raj became the sole and absolute owner of the land bearing Synos.359, admeasuring Ac 1.35 Gts and Syno.360, admeasuring Ac 2.14 Gts totally admeasuring Ac 4.09 Gts Situated at Ameenpur Village and Mandal, Sangareddy District.

For GUNA TEJA INFRA

Partner

And whereas the Vendor No.1, J. Vinay Raj with an intention to develop his land into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.16721/2014, Dated.17-12-2014 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39534/2018, Dated. 16/10/2018, Registered at RO, Sangareddy.

And whereas the Vendor No.1, J. Vinay Raj, sold the dry agricultural land bearing Syno.359, admeasuring Ac 1.29 Gts out of Ac 1.35 Gts and Syno.360, admeasuring Ac 0.22 Gts out of Ac 2.14 Gts and totally admeasuring Ac 2.11 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State, to **M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. G. Shanker**, under a Registered Agreement of Sale Cum GPA with Possession bearing Document No. 39535/2018, Dated. 16/10/2018 Registered at RO, Sangareddy.

2. J. GOVARDHAN RAJU (SYNO.345, AC 1.04 GTS & SYNO.346, AC 1.06 GTS)

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and totally admeasuring Ac 4.17 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Govardhan Raju (The Vendor No.2 herein) under a Registered Sale Deed bearing Document No.2700/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas J. Govardhan Raju has got Occupancy Rights Certificate bearing No.B4/Inam/218/1996, Dated.23-07-1997, issued by RDO, Sangareddy in respect of the above referred land and the Mandal Revenue Officer, Patancheru Mandal, mutated the name of J. Govardhan Raju in the Revenue Records and issued Pattadar Pass Book and Title Deed in his name vide Nos.317676/104.

And whereas the Vendor No.2, J. Govardhan Raju with an intention to develop his land (i.e., Syno.345, admeasuring Ac 1.04 Gts and Syno.346, admeasuring Ac 1.06 Gts) into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5369/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39531/2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

For GUNA TEJA INFRA


Partner,

3) J. RAVINDER RAJU & J. SATYANARAYANA RAJU & J. GOVARDHAN RAJU:

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.350, admeasuring Ac 0.38 Gts and Syno.355, admeasuring Ac 0.09 Gts and Syno.357, admeasuring Ac 1.27 Gts and Syno.358, admeasuring Ac 1.24 Gts and totally admeasuring Ac 4.18 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Ravinder Raju (The Vendor No.3 herein) under a Registered Sale Deed bearing Document No.541/1985, Dated. 21-01-1985, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Ravinder Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.406418/524.

Whereas Brijendra Mohan Batra being absolute owner and GPA Holder of his son Uday Batra, sold the land bearing Synos.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.36 Gts and totally admeasuring Ac 4.05 Gts Situated at Ameenpur Village and Mandal, Sangareddy District, to J. Satyanarayana Raju (The Vendor No.4 herein) under a Registered Sale Deed bearing Document No.2723/1984, Dated.31-05-1984, Registered at RO, Sangareddy.

And whereas the Mandal Revenue Officer, Patancheru Mandal, mutated the name of the J. Satyanarayana Raju in the Revenue Records and issued Pattadar Pass Book and Title Deeds in his name vide Nos.445745/1394.

And whereas the Vendor No.2, 3 and 4, i.e., J. Govardhan Raju and J. Ravinder Raju and J. Satyanarayana Raju, have jointly with an intention to develop their land (i.e., Syno.347, admeasuring Ac 2.07 Gts, Syno.348, admeasuring Ac 2.09 Gts, Syno.349, admeasuring Ac 1.36 Gts, Syno.350, admeasuring Ac 0.38 Gts, Syno.355, admeasuring Ac 0.09 Gts, Syno.357, admeasuring Ac 1.27 Gts, Syno.358, admeasuring Ac 1.24 Gts, totally admeasuring Ac 10.30 Gts) into Residential Villas, entered into a Development Agreement Cum GPA with M/s. Aashrith Resorts Pvt. Ltd., Rep. by its Director Sri. I.V.S.N. Raju S/o. Subbaraju, under a Registered DAGPA bearing Document No.5368/2016, Dated.10-03-2016 and due to some un avoidable reasons the same has been cancelled vide Registered Cancellation of DAGPA bearing Document No. 39530 /2018, Dated. 10/10/2018, Registered at RO, Sangareddy.

And whereas the Vendor Nos.2 to 4 hereinabove sold the agricultural land in Syno.345, admeasuring Ac 1.00 Gts and Syno.346, admeasuring Ac 1.06 Gts and Syno.347, admeasuring Ac 2.07 Gts and Syno.348, admeasuring Ac 2.09 Gts and Syno.349, admeasuring Ac 1.27 Gts and Syno.350, admeasuring Ac 0.36 Gts and Syno.357, admeasuring Ac 0.24 Gts and Syno.358, admeasuring Ac 0.05 Gts and and totally admeasuring Ac 9.34 Gts Situated at Ameenpur Village and Mandal, Sangareddy District to M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. Gali Shanker., under a Registered Agreement of Sale Cum GPA With Possession bearing Document No. 39533 / 2018, Dated. 10/10/2018.

For GUNA TEJA INFRA

Partner

Upon the powers conferred through the said AGPAs, M/s. Gunateja Infra Represented by its Managing Partner Sri. Gali Anil Kumar S/o. Sri. Gali Shanker divided the said land to an extent of Ac 12.05 Gts in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State into Residential Plots duly obtaining the necessary layout permission from concerned Authorities.

Whereas the Vendor decided to sell the schedule property and the Purchaser who was interested in purchasing property in Ameenpur Village area approached the Vendor and offered to purchase the said property. The Vendor have agreed to sell the schedule mentioned property to the Purchaser for a total sale consideration of **Rs.8,66,650/-(Rupees Eight Lakhs Sixty Six Thousand Six Hundred and Fifty Only)** and the Purchaser accepted to purchase the schedule property for the said sale consideration being just and reasonable and also as per the prevailing market value.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

- 1) That the Vendor has agreed to sell to the Purchaser all that the Open Plot bearing No.267, admeasuring 173.33 Sq.Yds, Situated at Ameenpur Village and Mandal, Sangareddy District, for a total sale consideration of **Rs.8,66,650/-(Rupees Eight Lakhs Sixty Six Thousand Six Hundred and Fifty Only)** and the VENDEE has paid the total sale consideration amount of **Rs.8,66,650/-(Rupees Eight Lakhs Sixty Six Thousand Six Hundred and Fifty Only)** to the Vendor herein by way of Cheque bearing No. 63/941, Drawn on State Bank of INDIA, Kandukuru Branch, Dated. 03 -10-2018 as a full and final settlement and the Vendor hereby acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the schedule mentioned property by way of ABSOLUTE SALE to the Vendee TO HAVE and TO HOLD and the same forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the VENDOR is having in respect of the Schedule Property.
- 2) Whereas the above named Vendor is the sole and absolute owner of the schedule property and in peaceful possession of the schedule property hereby conveyed and has been except the above said Vendor herein there are no other persons having any manner of rights or interests in the same and the Vendor have full authority to convey the same.
- 3) That the Vendor has delivered peaceful possession of the schedule property to the VENDEE.
- 4) That the Vendor has paid all the property taxes, charges etc., and there are no dues of any kind whatsoever to the said property.

For GUNA TEJA INFRA

Partner

- 5) That the Vendor handed over all the relevant papers and documents of the schedule property to the VENDEE herein for his records (link document in Xerox Copies).
- 6) That the schedule property hereby sold by the Vendor to the VENDEE is free from all kinds of encumbrances, charges, mortgages, etc., whatsoever either by the Govt., or public.
- 7) The Vendor assures the VENDEE that no one else has any claims, right, interest whatsoever on the schedule property, that the Vendor and their predecessors in title have absolute right, title, interest and possession in and over the schedule property and the VENDEE have full power and absolute authority to peacefully hold, possess and enjoy the schedule property without any claim or demand whatsoever from the Vendor or any person, claiming through or under them.
- 8) That the Vendor does hereby covenants with the VENDEE to save harmless, indemnify and keep indemnified the VENDEE against any loss/expenditure that may be put to by reason of any defect in the title of the Vendor or their predecessors in title, to the schedule property and from and against all claims, encumbrances, charges that may arise at any future date.
- 9) That the Vendor does hereby agree to save harmless and keep indemnified the VENDEE from and against all losses, damages, costs, expenses which the VENDEE may be put to sustain by reasons of any claim being made by anybody whatsoever to the said property.
- 10) That the Vendor does hereby further agrees and undertakes to sign all the papers, applications, forms & affidavits etc., at the cost and instance of the VENDEE to get the name of the VENDEE mutated in the municipal and other revenue records.
- 11) The survey number in which the schedule mentioned is not Assigned lands which does not come under Act. No.9 of 1977.
- 12) It is hereby declared that there is no structure or house on the schedule land, if it is found action can be initiated under section 27 and 64 of Indian Stamp Act.

Note: - Stamp Duty paid at the time of Registration of Agreement of Sale Cum GPA with possession for Ac 12.05 Gts was Rs.90,97,950/- out of which the proportionate Stamp Duty of RS.21,492/- may be denoted U/s of 16 of I.S. Act. Now remaining Stamp Duty of Rs.30,607/- paid for 173.33 Sq.Yds along with the Sale Deed.

For GUNA TEJA INFRA


Partner

SCHEDULE OF THE PROPERTY

All that the of Open Plot bearing No.267, admeasuring 173.33 Sq.Yds in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State., and bounded by:

NORTH : PLOT NO.268.
SOUTH : PLOT NO.266.
EAST : 40'-0" WIDE ROAD.
WEST : PLOT NO.306.

RULE (3) MARKET VALUE STATEMENT

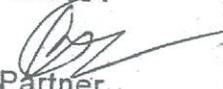
Survey Nos.	Plot No.	Value Per Sq.Yds @ Rs.	Total Area Sq. Yds.	Village/ Town.	Total value. Rs.
1	2	3	4	5	6
345, 346, 347, 348, 349, 350, 357, 358, 359 and 360	267	5000/-	173.33	Ameenpur Village	Rs.8,66,650/-

INWITNESS whereof the Vendor and Purchaser, above named has set their hands to this Sale Deed, on this the day, month and year aforesaid mentioned at Sangareddy.

For GUNA TEJA INFRA

WITNESSES:

1. 
2. 

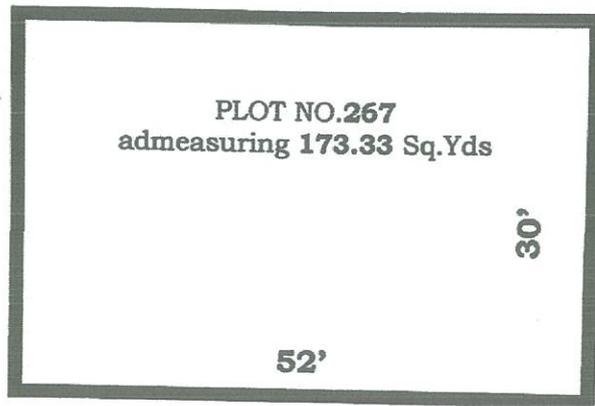

VENDOR Partner
(A.G.P.A. HOLDER)

VENDEE

REGISTRATION PLAN OF All that the Open Plot bearing No.267, in Survey Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, Situated at Ameenpur Village and Mandal, Sangareddy District, Telangana State.

DEVELOPER: SRI. JERIPETI VINAY RAJ S/O LATE. J. KRISHNA AND 3 OTHERS REPRESENTED BY THEIR AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY HOLDER: SRI. GALI ANIL KUMAR S/O. SRI. GALI SHANKER.

VENDEE : SRI. DACHARLA MALYADRI S/O. SRI. PEDAKOTAIAH



For GUNA TEJA INFRA

Partner

**VENDOR
(A.G.P.A. HOLDER)**

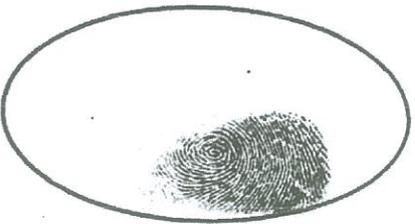
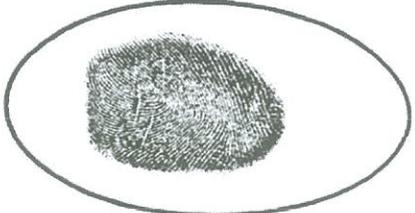
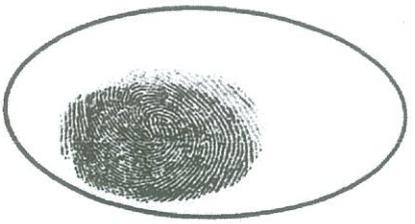
VENDEE

WITNESSES:

1.

2.

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT 1908

Sl. No.	Finger Print In Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present/Seller/Buyer
			VENDOR:- GALI ANIL KUMAR son of GALI SHANKAR, aged about 45 years, residing at House No.3-61, Ameenupur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.3997 4258 3000
			SPA Holder No.1:- Sri. MALLESH NAGANOLLA son of Sri. M. MALLAIAH, aged about 33 years, residing at House No.3-28, Ameenpur Village and Mandal, Sangareddy District, Telangana State. Aadhaar No.7529 1979 5704
			SPA Holder No.2:- Sri. RUDRARAJU SATYANARAYANA RAJU son of Sri. R. V. KRISHNAM RAJU, aged about 44 years, residing at House No.1-99/3, Appanamuni Lanka, Bakhinetipalli Mandal, East Godavari District, Andhra Pradesh. Aadhaar No.7913 6760 5093

WITNESSES:-

- 
- 

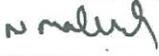
For GUNA TEJA INFRA


Partner

SIGN OF THE EXECUTANT/S

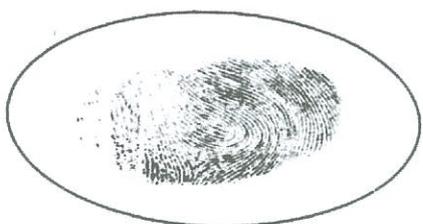
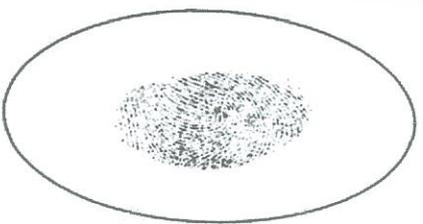
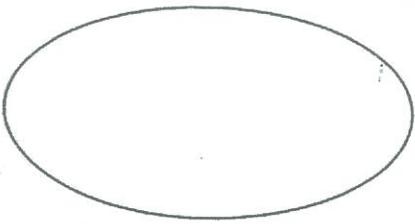
If the purchaser(s) is/are unable to present himself/herself/themselves before the Sub-Registrar, the following request should be signed.

I/we send herewith my/our photograph(s) and fingerprint(s) in the form prescribed through our representatives MALLESH NAGANOLLA and RUDRARAJU SATYANARAYANA RAJU as I/we cannot appear personally before the Registering Officer in the Office of the Sub-Registrar of Assurance R.O. Sangareddy.


SIGN OF THE REPRESENTATIVE

SIGN OF THE PURCHASER/S

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT 1908

Sl. No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present/Seller/Buyer
			Dacharla Malayadri S/o Peda Kotabalu, Nukavaram, Prakasam dist, Andhra Pradesh
			V. Kali Babu S/o Komara Swamy, KPHB colony Hyderabad.
			

WITNESSES:-

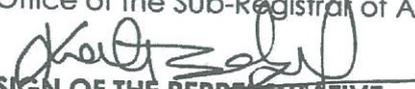
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- 

For GUNA TEJA INFRA

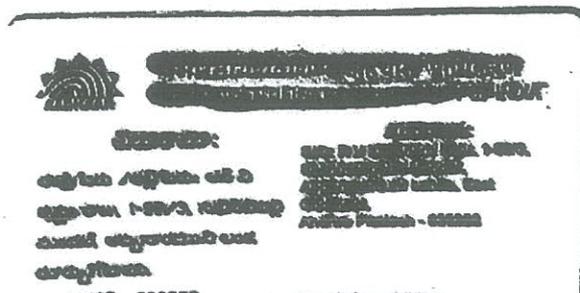
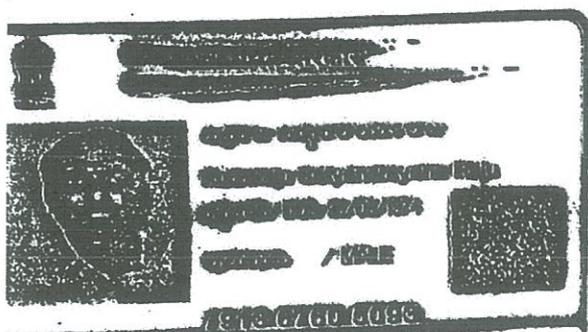
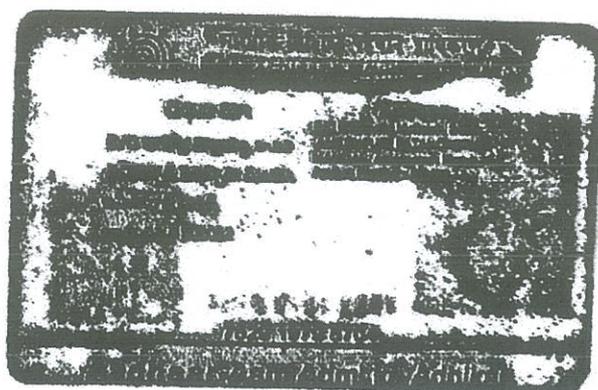
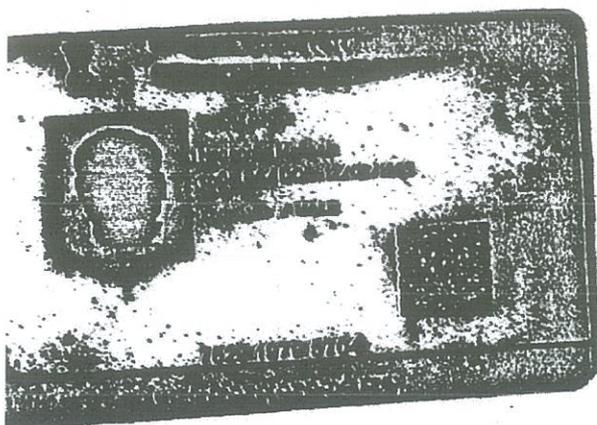
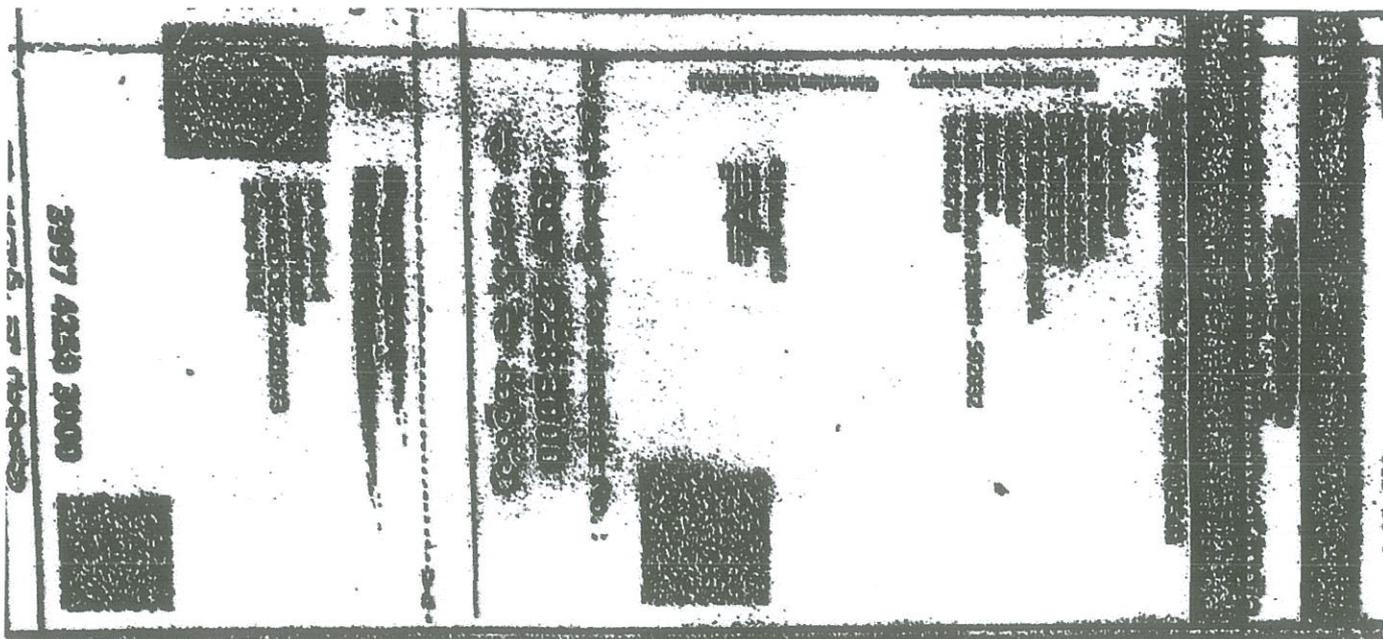

SIGN OF THE EXECUTANTS

If the purchaser(s) is/are unable to present himself/herself/themselves before the Sub-Registrar, the following request should be signed.

I/we send herewith my/our photograph(s) and fingerprint(s) in the form prescribed through my representative Sri/Smt./Kum. V. Kali Babu S/o.W/o.D/o. KOMARA SWAMY, as I/we cannot appear personally before the Registering Officer in the Office of the Sub-Registrar of Assurance _____


SIGN OF THE REPRESENTATIVE


SIGN OF THE PURCHASER/S



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



దాహర్ల మాల్యాద్రి
Daoharla Malayadri
పుట్టిన తేదీ/ DOB: 23/08/1950
పురుషుడు / MALE



6462 7520 1772

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
/O పెదకోటయ్య, 2-25,
నాకవరం, వలేటివారిపాలెం మండలం,
నాశిం,
ఆంధ్ర ప్రదేశ్ - 523113
462 7520 1772

Address:
S/O Pedakotaiah, 2-25,
Nukaveram, Prakasam,
Andhra Pradesh - 523113



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



వెములమాడ కెలి బాబు
Vemulamada Kelli Babu
పుట్టిన తేదీ/ DOB: 06/05/1989
పురుషుడు / MALE



2255 8778 0497

ఆధార్-సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O వెములమాడ కుమార
స్వామి, కా-నూరి, గోకుల్ ప్లాట్స్,
శ్రీ పద్మ దర్శన్, కె పి హిల్స్ వీ కలనీ,
కుతబ్ పల్లి, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500072

Address:
S/O Vemulamada Kumara Swamy, 5-
178A, GOKUL PLOTS, NEAR SH
PHASE, K P H B COLONY, KUKAT
PALLY, Hyderabad,
Andhra Pradesh - 500072

2255 8778 0497

Aadhaar-Aam Admi ka Adhikar

ఆదాయ విభాగం
INCOME TAX DEPARTMENT
శ్రీ SANTOSH KUMAR
VENKATESHWAR RAO MOLUGURU
04/08/1985
Permanent Account Number
AUMPM8703C



Signature

భారత ప్రభుత్వం
GOVT. OF INDIA



ఆదాయ విభాగం
INCOME TAX DEPARTMENT
శ్రీ KESAVA KUMAR
VELEPPA KOILA KOTTA
1/03/1985
Permanent Account Number
711113108



భారత ప్రభుత్వం
GOVT. OF INDIA



OFFICE OF THE AMEENPUR MUNICIPALITY, SANGAREDDY DIST.

TOWN PLANNING SECTION

BUILDING PERMIT ORDER

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TC

SRI /SMT. DACHARLA MALYADRI, S/O. PEDAKOTAIAH Sy. Nos. 345 TO 350, 357 TO 360. Plot No. 267 .AMEENPUR Sir / Madam,	FILE No	535/2018-19	2019
	PERMIT No	204/2018-19	2019
	Date	11 01	2019

Sub: Building Permission – Sanctioned – Reg.Application for the Residential STILT + 2 upper Floors in plot no 267 in survey no 345 TO 350, 357 TO 360 an extent of 144.92 Sq.Mts Ameenpur Village Municipality Ameenpur, Sangareddy District to an belonging to DACHARLA MALYADRI, S/O. PEDAKOTAIAH

Ref: File no 535/2018-19 .dated. 22/12/2018

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant	SRI /SMT. DACHARLA MALYADRI, S/O. PEDAKOTAIAH						
2	Developer / Builder Lic.No.		Lic. No					
3	Licensed Technical Person	DEVENDER RAO		Lic No.	CA/98/23600			
4	Structural Engineer Lic.No.		Lic No.					
5	Others							
B SITE DETAILS								
1	T.S.No.							
2	Premises No/Plot No.	SURVEY NOS.345,346,347,348,349,350,357,358,359 AND 360, PLOT NO 267						
3	Layout/Sub-Div.No							
4	Street	AMEENPUR						
5	Locality	AMEENPUR						
6	Town / City	AMEENPUR						
C DETAILS OF PERMISSION SANCTIONED								
1	Floors	STILT		Upper floors		Parking floors+Open area		
2	Use	No.	Area (m ²)	No.	Area (m ²)	Level	No.	Area (m ²)
a	Residential/Commercial	1	90.96	2	95.31			
b	Others						-	-
c	No.of floors						-	-
		--	--	--	--	--	--	--
3	Setbacks (m)	Front 1.5 M		Rear 1	Side I 1	Side II 1		
4	Site Area (m ²)	144.92						
5	Road affected area (m ²)	-						
6	Net Area(m ²)	144.92						
7	Tot-lot Area (m ²)	0						
8	Height (m)	6						
9	No. of RWHPs	1						
10	No. of Trees	2						
11	Others	NA						
D DETAILS OF FEES PAID (RS.) TOTAL 194915=00, Challan No. 9074, Date: 10-01-2019								
1	Building Permit Fee	33757=00		7	LRS(33.3%)			
2	Development Charges	19100=00		8	Others			
3	Betterment Charges:			9	Conversion Charges		1450=00	
4	VLT Charges	500=00		10	Debris		1500=00	
5	RWHS Charges	2865=00		11	Labour cess		14412=00	
6	Open space Charges (14%)	121331=00		12				
E OTHER DETAILS :								
1	Contractor's all Risk Policy No.			Dt	Valid Up to			
2	Notarized Affidavit No	Dt:		Floor handed over	Area (m ²)			
3	Entered in prohibitory property watch Register Sl.No.	Dt;		S.R.O.	Sangar eddy			
F	Construction to be Commenced Before			10-01-2022				
G	Construction to be Completed Before			10-01-2025				
The Building permission is sanctioned subject to following conditions:								

Commissioner
Ameenpur Municipality
Ameenpur Municipality
11 JAN 2019
110

The Building permission is sanctioned subject to following conditions:

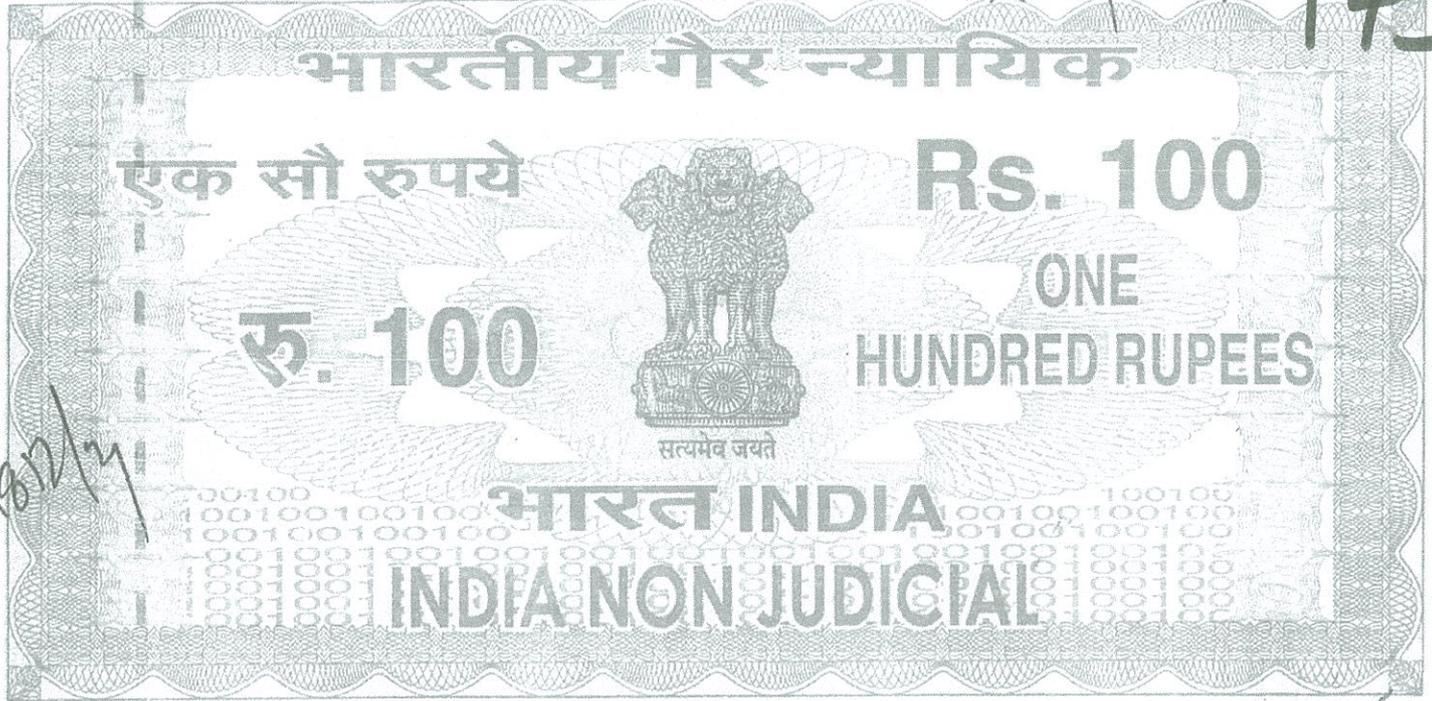
1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked.
2. If construction is not commenced within one year, building application shall be submitted afresh duly Paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction & shall be displayed at the site.
4. Commencement Notice shall be submitted by the applicant before commencement of the building.
5. Completion Notice shall be submitted after completion of the building.
6. Occupancy Certificate is compulsory before occupying any building.
7. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of Occupancy certificate.
8. Prior Approval should be obtained separately for any modification in the construction.
9. Tree Plantation shall be done along the periphery and also in front of the premises.
10. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
11. Rain Water Harvesting Structure (percolation pit) shall be constructed.
12. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
13. Garbage House shall be made within the premises.
14. Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without Partition walls & rolling shutters and the same should not be converted or misused for any other purpose.
15. This sanction is accorded on surrendering of Road affected portion of the site to ameenpur at free of cost without claiming any compensation at any time as per the undertaking submitted.
16. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
17. The Developer/Builder/Owner to provide service road wherever required with specified standards at their own cost.
18. A safe distance from Electrical Lines shall be followed as per rules.
19. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
20. All Public and Semi Public buildings shall provide facilities to physically handicapped persons.
21. The mortgaged built up area shall be allowed for registration only after an Occupancy Certificate is produced.
22. The Registration authority shall register only the permitted built up area as per sanctioned plan.
23. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area.
24. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
25. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the Commissioner.
26. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
27. As per the undertaking executed in terms of A.P. Building Rules-2012,
 - a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions.
 - d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from ULB after providing all the regular service connections to each portion of the building and duly submitting the following.
 - (i) Building Completion Notice issued by the LTP duly certifying that the building is completed as per the sanctioned plan.
 - (ii) Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - (iii) An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - (iv) Insurance Policy for the completed building for a minimum period of three years.
28. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
 - i) To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - ii) Provide Fire resistant swing door for the collapsible lifts in all floors.
 - iii) Provide Generator, as alternate source of electric supply.
 - iv) Emergency Lighting in the Corridor / Common passages and stair case.
 - v) Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
 - vi) Manually operated and alarm system in the entire buildings;
 - vii) Separate Underground static water storage tank capacity of 25, 000 lits. Capacity.
 - viii) Separate Terrace Tank of 25,000lits capacity for Residential buildings;
 - ix) Hose Reel, Down Corner.
 - x) Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - xi) Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - xii) Transformers shall be protected with 4 hours rating fire resist constructions.
 - xiii) To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.


 COMMISSIONER
 Ameenpur Municipality
 110

- Copy to
1. The Town Planning Section Head
 2. The Officer concerned, Property Tax Section
 3. The Municipal Engineer
 4. The Sanitary Inspector

SCANNED

42165/2021 173



తెలంగాణ తేలంగానా TELANGANA

AM 830365

క్రమ సంఖ్య 17815 తేదీ : 17 DEC 2021
 కొన్నవారి పేరు : Appalah padala S/o. Narasimham padala.
 ఎవరి కొరకు : Self & others. R/o. Mancherla.

CH MENAKA
 Licensed Stamp Vendor
SANGAREDDY
 Cell: 9949445336

SALE DEED

This deed of sale is made and executed on this 24th day of **DECEMBER, 2021** by:

- 1. SRI. DINESH KUMAR BOHRA, S/o. SRI. MALCHAND BOHRA, aged about 46 years, Occup: Business, R/o. H.No.2-93/6/A, Tara Nagar, Serilingampally, Rangareddy District, Telangana State, Aadhar No:- 4636 0974 1002.**
- 2. SRI. MANISH KUMAR GOYAL, S/o. SRI. RAMCHARAN GOYAL, aged about 46 years, Occup: Business, R/o. H.No.1-88/2/3, Taranagar, Serilingampally, Rangareddy District, Telangana State, Aadhar No:- 5841 9539 7909.**

hereinafter called the vendors which expression shall mean and include their heirs legal representatives, assignees etc in one part.

Contd..2

[Handwritten signature]

P. Appiah

manu

P. Anand Kumar

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. 29600/- paid between the hours of _____ and _____ on the 24th day of DEC, 2021 by Sri Dinesh Kumar Bohra

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Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	CL		 ARUNA KUMARI.PAD [1711-1-2021-49812]	ARUNA KUMARI PADALA W/O. APPAIAH PADALA C2-34, ADILABAD (U), ADILABAD (URBAN), ADILABAD, TELANGANA, 504303, KRISHNA COLONY, <i>P. Aruna</i>
2	CL		 APPAIAH PADALA:24/12/21 [1711-1-2021-49812]	APPAIAH PADALA S/O. NARASIMHAM PADALA C2-34, ADILABAD (U), ADILABAD (URBAN), ADILABAD, TELANGANA, 504303, KRISHNA COLONY, <i>P. Appiah</i>
3	EX		 MANISH KUMAR GOYAL:12 [1711-1-2021-49812]	MANISH KUMAR GOYAL S/O. RAMCHARAN GOYAL 1-88/2/3, TARANAGAR, SRILINGAMPALLE, RANGAREDDY, TELANGANA, 500019, , <i>M. Manish</i>
4	EX		 DINESH KUMAR BOHRA: [1711-1-2021-49812]	DINESH KUMAR BOHRA S/O. MALCHAND BOHRA 2-93/6/A, TARANAGAR, SRILINGAMPALLE, RANGAREDDY, TELANGANA, 500019, , <i>Dinesh</i>



Bk - 1, CS No 49812/2021 & Doct No 4365/2021
Joint SubRegistrar1 Sangareddy (R.O)
Sheet 1 of 9

Identified by Witness:				Signature
SI No	Thumb Impression	Photo	Name & Address	
1		 ANUDEEP:24/12/21 [1711-1-2021-49812]	ANUDEEP AADHAAR CARD	<i>P. Anudeep</i>
2		 VISHNUMURTHY:24/12/21 [1711-1-2021-49812]	VISHNUMURTHY AADHAAR CARD	<i>Vishnumurthy</i>

24th day of December, 2021

[Signature]
Signature of Joint SubRegistrar1 Sangareddy (R.O)

Generated on: 24/12/2021 02:10:09 PM



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- 2 -

IN FAVOUR OF

1. **SRI. APPAIAH PADALA**, S/o. SRI. NARASIMHAM PADALA, aged about 54 years, Occup: Employee, Aadhar No:- 2165 3287 6968.
2. **SMT. ARUNA KUMARI PADALA**, W/o. SRI. APPAIAH PADALA, aged about 51 years, Occup: Housewife, Aadhar No:- 3007 0413 6490.

Both R/O. H.No.C2-34, Krishna Colony, Mancherial, Srirampur Colony, Adilabad District - 504303, Telangana State, hereinafter called the vendees which expression shall mean and include their heirs legal representatives, assignees etc in other part.

Whereas the vendors are the absolute owners possessors of Semi-finished RCC house, constructed on Plot No.289, admeasuring an area of 173.33 Sq.Yds., with a Plinth area in Ground Floor 1361.25 Sft., in First Floor 1361.25 Sft., and in Second Floor 1361.25 Sft., thus the total Plinth area comes to 4083.75 Sft., in Sy.Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, roof covered with RCC, situated at Ameenpur Village & Mandal, Sangareddy Dist., T.S., having purchased the said plot of land through a Regd. Sale deed bearing Doct. No. 29320 of 2019, Regd. at RO Sangareddy.

The construction permission of the said house sanctioned by Panchayath Secretary G.P. Ameenpur, vide Proc. No. 1009/2018-19, dated 20-07-2018.

To meet their family necessities the vendors herein have offered to sell the said property to the vendees for a total sale consideration amount of Rs.59,20,000/- (Rupees Fifty Nine Lakhs and Twenty Thousand only). The vendees also agreed to purchase the same for the said value and already paid the total sale consideration amount of Rs.59,20,000/- (Rupees Fifty Nine Lakhs and Twenty Thousand only) to the vendor as follows:

- a) a sum of Rs.22,20,000/- (Rupees Twenty Two Lakhs and Twenty Thousand only) through Loan availed from LIC Housing Finance Ltd.
- b) a sum of Rs.22,20,000/- (Rupees Twenty Two Lakhs and Twenty Thousand only) through Loan availed from LIC Housing Finance Ltd.
- c) a sum of Rs.14,80,000/- (Rupees Fourteen Lakhs and Eighty Thousand only) by the way of RTGS, the vendees has paid the total sale consideration in full and final settlement to the vendors and the vendors here by admit and acknowledge the receipt for the said sale consideration.

before execution of sale deed. Thus the total sale consideration was received and the receipt of which is acknowledged by the vendors. The property thus sold is free from all encumbrances what so ever.

[Handwritten Signature]
Mouid

[Handwritten Signature]
P. Appaiah
[Handwritten Signature]
P. Aruna Kumari

Contd..3

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E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1002 Name: Dinesh Kumar Bohra	S/O Malchand Bohra, Serilingampally, Rangareddi, Andhra Pradesh, 500019	

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

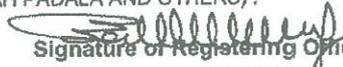
Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty w/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	325500	0	0	0	325600
Transfer Duty	NA	0	88800	0	0	0	88800
Reg. Fee	NA	0	29600	0	0	0	29600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	5920	0	0	0	5920
Total	100	0	450320	0	0	0	450420

Rs. 414300/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 29600/- towards Registration Fees on the chargeable value of Rs. 5920000/- was paid by the party through E-Challan/BC/Pay Order No ,984TR2241221 dated 24-DEC-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 450320/-, DATE: 24-DEC-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2180767372123,PAYMENT MODE:NB-1001138,ATRN:2180767372123,REMITTER NAME: APPAIAH PADALA,EXECUTANT NAME: DINESH KUMAR BOHRA AND OTHERS,CLAIMANT NAME: APPAIAH PADALA AND OTHERS).

Date:
24th day of December,2021


Signature of Registering Officer
Sangareddy (R.O)

Bk-1, CS No 49812/2021 & Doct No 47165/24. Sheet 2 of 9 Joint SubRegistrar Sangareddy (R.O)

47165 Register as document
No: of 2021 (194 S.E.)
Number 1711-1. 47165 of 2021
Date: 24/12/2021


Registering Officer



The vendors above named do hereby grant transfer and convey their absolute rights title and interest claims and demands what so ever over the said property in favour of the vendees. The vendors have delivered the vacant possession of the schedule property hereby conveyed to the vendees. The vendors hereby indemnifies the vendees from all losses and litigation's if any over the said property. The vendors further agreed that they have not made any third party sales/agreements/leases/mortgages etc., over the said property and agreed to compensate the vendees if any loss happened due to defective title of the vendors.

The vendors hereby further declare that henceforth it will be lawful for the vendees to occupy and enjoy the said property, as their absolute property and neither vendors nor their heirs representatives will have no right or claim thereon and all such rights of the vendors shall henceforth rest absolutely in favour of the vendees their heirs and assignees.

The vendors hereby deliver to the vendees all the relevant deeds evidence and writings now in their possession and custody relating to the title of the vendors to the property hereby demised.

We do hereby declare that the identity and address proof of the parties and witnesses are true and correct and the transferee has satisfied about the ownership of the transferor over the property sought to be transferred through this document.

SCHEDULE OF PROPERTY:

All that the Semi-finished RCC house, constructed on Plot No.289, admeasuring an area of 173.33 Sq.Yds., with a Plinth area in Ground Floor 1361.25 Sft., in First Floor 1361.25 Sft., and in Second Floor 1361.25 Sft., thus the total Plinth area comes to 4083.75 Sft., in Sy.Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, roof covered with RCC, situated at Ameenpur Village & Mandal, under District and Sub Registrar office at Sangareddy, Telangana State.

BOUNDARIES:

North : Plot No.288,
South : Plot No.290,
East : Plot No.284,
West : 30' Wide Road.

PARTICULARS OF PAYMENT (E-CHALANA)

DSD	- Rs. 3,25,600/-
TD	- Rs. 88,800/-
FEES	- Rs. 29,600/-
USER CHARGES	- Rs. 500/-
MUTATION	- Rs. 5,920/-

Rs.4,50,420/-

[Handwritten signature]
Rouch

P. Appara

P. Anuragani

Contd..4

Bk - 1, CS No/49812/2021 & Doct No
Sheet 3 of 9 Joint SubRegistrar
Sangareddy (R.O)



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- 4 -

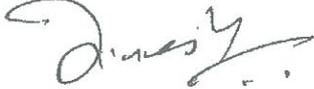
ANNEXURE I - A

- | | | |
|---|---|---|
| 1. Description of the house | : | All that the Semi-finished RCC house, constructed on Plot No.289, in Sy.Nos.345, 346,347, 348, 349, 350, 357, 358, 359 and 360, situated at Ameenpur(V&M), Sangareddy Dist., T.S. |
| a) Nature of the Roof | : | RCC |
| b) Type of Structure | : | : |
| 2. Age of the house | : | : |
| 3. Total extent of site | : | 173.33 Sq.Yds., |
| 4. Built up Area | : | : |
| In Ground Floor | : | 1361.25 Sft., |
| In First Floor | : | 1361.25 Sft., |
| In Second Floor | : | 1361.25 Sft., |
| | | <hr/> |
| Total Plinth area | : | 4083.75 Sft., |
| | | <hr/> |
| 5. Annual rental value | : | : |
| 6. G.P. Tax per Annum | : | : |
| 7. Executants estimate of MV of the house | : | Rs.59,20,000/- |

In Witness where of the parties above named have herewith put their signatures to this deed of sale with their free will and desire on the day month and year aforementioned.

Witnesses: -

1. P. Anudeep
2. 


Anudeep

VENDORS:

P. Anudeep
P. Anudeep

VENDEES:

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Bk-1, CS No 49812/2021 & Doct No
Sheet 4 of 9
Joint Sub Registrar
Sangareddy (R.O)



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PLAN SHOWING THE PROPOSED REGISTRATION OF:

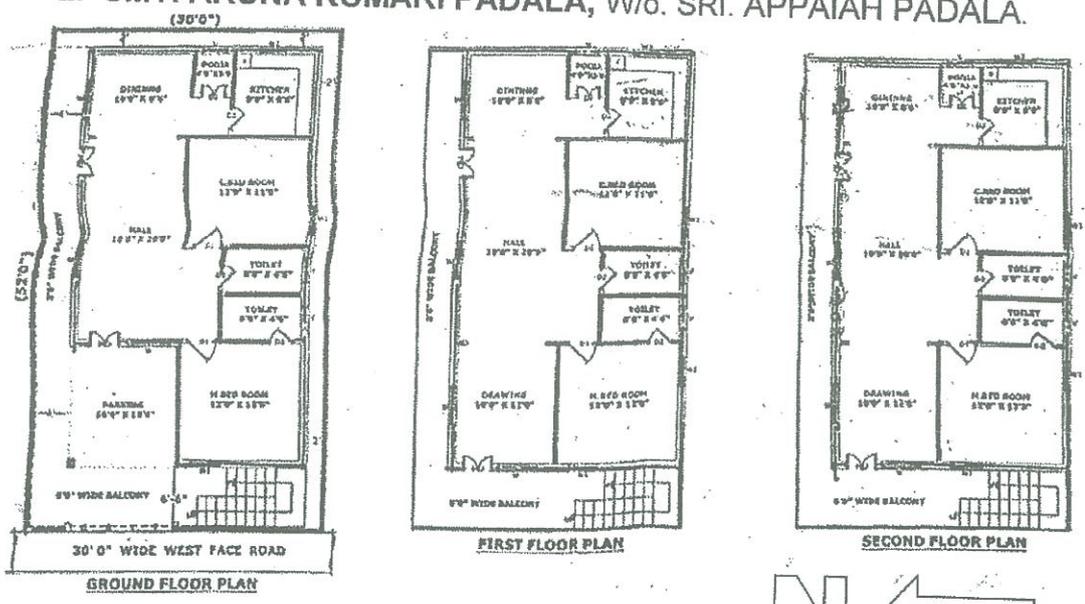
All that the Semi-finished RCC house, constructed on Plot No.289, admeasuring an area of 173.33 Sq.Yds., with a Plinth area in Ground Floor 1361.25 Sft., in First Floor 1361.25 Sft., and in Second Floor 1361.25 Sft., thus the total Plinth area comes to 4083.75 Sft., in Sy.Nos.345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, roof covered with RCC, situated at Ameenpur Village & Mandal, Sangareddy Dist., T.S.

VENDORS :

1. SRI. DINESH KUMAR BOHRA, S/o. SRI. MALCHAND BOHRA,
2. SRI. MANISH KUMAR GOYAL, S/o. SRI. RAMCHARAN GOYAL.

VENDEES :

1. SRI. APPAIAH PADALA, S/o. SRI. NARASIMHAM PADALA,
2. SMT. ARUNA KUMARI PADALA, W/o. SRI. APPAIAH PADALA.



BOUNDARIES:

North : Plot No.288,
 South : Plot No.290,
 East : Plot No.284,
 West : 30' Wide Road.

Witnesses: -

1. P. Anudeep
- 2.

N ←

 noted

VENDORS:

P. Appiah
 P. Aruna Kumari
VENDEES:

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भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ నెలంగానా TELANGANA 100/1000
No: 2419 DATE: 04/10/2021

AC 609475

OLD TO: Appaiiah padala S/o Narasimham padala
R/o Adilabad Dt
WHOM: self & others

SUDDAPALLI RENUKA
Licensed Stamp Vendor
L.No.17-11-009/2011
R.L.No.17-11-039/2020
Flat No.G-2, H.No.24-69/1, Sri Sai Ganesh Residency,
Kakatiya Nagar, R.C.Puram,
Hyd. 502 032 Cell : 9949520069

WORK ORDER

1. DATE OF ORDER : 04.10.2021

2. PLACED BY :

- i) SRI.APPAIAH PADALA, S/o.SRI.NARASIMHAM PADALA, aged about 54 years, Occupation: Employee, residing at H.No.C2-34, Krishna Colony, Mancherial, Srirampur Colony, Adilabad District-504303, Telangana State (Aadhar No. 2165 3287 6968)
- ii) SMT.ARUNA KUMARI PADALA, W/o.SRI.APPAIAH PADALA, aged about 51 years, Occupation: House Wife, residing at H.No.C2-34, Krishna Colony, Mancherial, Srirampur Colony, Adilabad District-504303, Telangana State (Aadhar No. 3007 0413 6490) (VENDEES)

3. PLACED ON :

M/s.CHARISHA CONSTRUCTIONS AND DEVELOPERS (PVT) LTD., having its Office at Plot No.1787/P, Gokul Plots, Vekataramana Colony, KPHB, Hyderabad
Represented by its Director
SRI.V.KALI BABU, S/o. SRI.V.KUMARA SWAMY, aged about 30 years, Occupation: Business, R/o.H.No.5-1786, Gokul Plots, Near 9th Phase, KPHB Colony, Kukatpally, Hyderabad-500072, Telangana State (Aadhar No. 2255 8778 0497) (BUILDER)

P. Annamuri

For Charisha Constructions Pvt Ltd. Contd..2
[Signature]

4. TITLE OF THE OWNER :
OF THE PROPERTY :

- a) DATE OF SALE DEED :
- b) REGD. DOCUMENT NO. :
- c) REGISTRAR OFFICE :

d) Semi-Finished House on Plot No. 289, in Survey Nos. 345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, admeasuring area 173.33 sq.yards, having total built up area 4200 SFT (Ground Floor 1400 SFT, First Floor 1400 SFT & Second Floor 1400 SFT), roof covered with RCC, situated at AMEENPUR VILLAGE, AMEENPUR MANDAL, SANGAREDDY DISTRICT, TELANGANA STATE

5. SCOPE OF THE ORDER

Furnishing the above property and make it habitable for residential use with all amenities and facilities including.

- a. Walls : Rs. 9,90,000/-
- b. Plastering : Rs. 9,50,000/-
- c. Doors : Rs. 8,50,000/-
- d. Windows : Rs. 6,50,000/-
- e. Kitchen : Rs. 4,60,000/-
- f. Toilets : Rs. 4,90,000/-

Total : Rs. 43,90,000/-

6. Time for completion and handing over :

7. Consideration : Rs. 43,90,000/-

8. Payment Schedule : As per completion of works

9. The loan amount from LICHFL will be directly released in the name of the BUILDER.

10. That I (BUILDER) will rectify any defects or deficiency in the work executed with in 30 days from the date of handing over of possession.

[Handwritten Signature]

P. Arun Kumar

VENDEE

[Handwritten Signature]
P. Arun Kumar

BUILDER

भारतीय गैर न्यायिक

184

एक सौ रुपये

₹. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA RS.100/-
: 22639 DATE: 29/10/2021

TO: Appaiah Padala, S/o. Narasimham P.
FROM: Adilabad Dist.
Self & others

AD 132565

RAVI NARAYANA RAO
LICENSED STAMP VENDOR
L.No. 17-11-006/1994
R.L No. 17-11-032 / 2021
H.No. 23-36/1, Ashok Nagar, (Jyothi Nagar),
R.C.Puram, Hyuerabad - 502 032.
Cell : 9390095711

WORK ORDER

1. DATE OF ORDER : 29.10.2021

2. PLACED BY :

- i) SRI.APPAIAH PADALA, S/o.SRI.NARASIMHAM PADALA, aged about 54 years, Occupation: Employee, residing at H.No.C2-34, Krishna Colony, Mancherial, Srirampur Colony, Adilabad District-504303, Telangana State (Aadhar No. 2165 3287 6968)
- ii) SMT.ARUNA KUMARI PADALA, W/o.SRI.APPAIAH PADALA, aged about 51 years, Occupation: House Wife, residing at H.No.C2-34, Krishna Colony, Mancherial, Srirampur Colony, Adilabad District-504303, Telangana State (Aadhar No. 3007 0413 6490) (VENDEES)

3. PLACED ON :

SRI.VEMULAMADA KUMARA SWAMY, S/o.SRI.VEMULAMADA CHIRANJEEVA
RAD, aged about 51 years, Occupation: Business, R/o.H.No.5-
1786, Gokul Plots, Near 9th Phase, KPHB Colony, Kukatpally,
Hyderabad-500072, Telangana State (Aadhar No. 9777 2235
1375) (BUILDER)

Contd..2

P. Appaiah Kurni

V. Kanagireddy

4. TITLE OF THE OWNER OF THE PROPERTY :

- a) DATE OF SALE DEED :
- b) REGD. DOCUMENT NO. :
- c) REGISTRAR OFFICE :

d) Semi-Finished House on Plot No. 289, in Survey Nos. 345, 346, 347, 348, 349, 350, 357, 358, 359 and 360, admeasuring area 173.33 sq.yards, having total built up area 4200 SFT (Ground Floor 1400 SFT, First Floor 1400 SFT & Second Floor 1400 SFT), roof covered with RCC, situated at AMEENPUR VILLAGE, AMEENPUR MANDAL, SANGAREDDY DISTRICT, TELANGANA STATE

5. SCOPE OF THE ORDER

Furnishing the above property and make it habitable for residential use with all amenities and facilities including.

a. Plumbing	:	Rs. 8,50,000/-
b. Flooring	:	Rs. 9,00,000/-
c. Electrification	:	Rs. 7,50,000/-
d. Painting	:	Rs. 8,00,000/-
e. False Ceiling	:	Rs. 8,00,000/-
f. Compoundwall with Gate	:	Rs. 2,90,000/-

Total	:	Rs. 43,90,000/-

- 6. Time for completion and handing over :
- 7. Consideration : Rs.43,90,000/-
- 8. Payment Schedule : As per completion of works
- 9. The loan amount from LICHFL will be directly released in the name of the BUILDER.
- 10. That I (BUILDER) will rectify any defects or deficiency in the work executed with in 30 days from the date of handing over of possession.

VENDEE
P. Arunkumar

V. Kura Suresh
 BUILDER

**BEFORE THE NATIONAL GREEN
TRIBUNAL**
**Original Application. No:192 of 2021
(SZ)**

IN THE MATTER OF:

Human Rights & Consumer Protection Cell
Trust

...Applicant

-Vs-

The State of Telangana and 9 others

...Respondents

INDEX TO THE TYPED SET OF PAPERS

M/s.S.RAJMAKESH (E.No.2471/2005)

P.HARIVETTRISELVAN (Ms.No.3328/16)

R.ANANTHAKUMAR (D.No.1251/2020)

Mob: 94433 40940

Email: advrajmakesh@gmail.com

(Counsel for Petitioner)
