



తెలంగాణ తేలంగానా TELANGANA

Sl. No. 782 Date 18/01/2021 Rs.100/-

Name P.V. Rama Raju

S/o, W/o, D/o P. Anjaneya Raju

For Whom Sanvi Infra Projects Pvt. Ltd.

S. Sree Laxmi
Smt. S. SREELAXMI

AE 785087

LICENSED STAMP VENDOR

LIC. No.:15-21-11/2017, RL. No. 15-21-033/2020
Flat No. G1, Kanchana Residency, Kakatiya Nagar
Chintal, Medchal-Malkajigiri Dist. Ph. 9052295990

DEED OF AMENDMENT

(to DAGPA No. 9936 of 2007, dated 04.06.2007 registered at SRO, Medchal)

This Deed of Amendment is made and executed on this 2nd day of February, 2021 at
SRO, Quthbullapur

BETWEEN

Mr. KOLAN BAL REDDY, S/o. Late KOLAN PRATAP REDDY, aged about 27 years,
Resident of H.No. 1-72/1, Bachupally Village and Mandal, Medchal-Malkajigiri District
- 500 090, Telangana State (Aadhaar No. 9686-9390-8960),

hereinafter referred to as the "**FIRST PARTY / LAND OWNER**" which term unless repugnant
to the context or meaning thereof shall mean and include all his heirs, legal representatives,
successors, executors, administrators, assignees etc. of ONE PART;

Contd...2

FOR SANVI INFRA PROJECTS PVT. LTD.

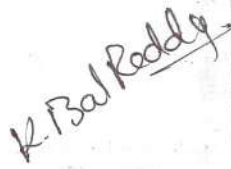
K. Bal Reddy -

[Signature]
Managing Director

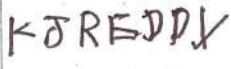
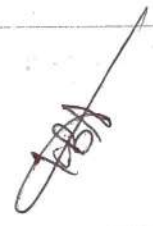
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 02 and 03 on the 02nd day of FEB, 2021 by Sri Kolan Bal Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 INDUKURI VENKATA RAMA [1521-1-2021-5190]	INDUKURI VENKATA RAMA RAJU (MANAGING DIRECTOR) S/O. I.ANJANEYA RAJU R/O. FLAT NO. 235-A, 7 TH FLOOR., KHANDALA BLOCK, MAYTAS HILLS, BACHPALLY, HYD	
2	EX		 KOLAN BAL REDDY::02/1 [1521-1-2021-5190]	KOLAN BAL REDDY S/O. LATE. KOLAN PRATAP REDDY R/Q.HNO. 1-72/1, BACHALLY, M.M.DIST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K JANARDHAN REDDY::02 [1521-1-2021-5190]	K JANARDHAN REDDY R/O HYD.	
2		 K BAL REDDY::02/02/20 [1521-1-2021-5190]	K BAL REDDY R/O HYD.	

02nd day of February, 2021

Signature of Sub Registrar
Quthbullapur
Exercising the powers of
Registrars under Section 30

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8234 Name: Kolan Janardhan Reddy	S/O Kolan Venkata Reddy Late, Bachpalle, Rangareddi, Andhra Pradesh, 500090	
2	Aadhaar No: XXXXXXXX5160 Name: Kolan Bal Reddy	S/O Kolan Janardhan Reddy, Bachpalle, K.v. Rangareddy, Telangana, 500090	
3	Aadhaar No: XXXXXXXX8960 Name: Kolan Bal Reddy	C/O Kolan Prathap Reddy, Nizampet, Medchal Malkajgiri, Telangana, 500090	

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4908/2021.
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Quthbullapur

AND

M/s. SANVI INFRA PROJECTS PRIVATE LIMITED (Earlier known as ELEVATIONS NIRMAL PRIVATE LIMITED and changed it to SANVI BUILDERS INDIA PRIVATE LIMITED and now changed it to SANVI INFRA PROJECTS PRIVATE LIMITED) a private limited company, duly incorporated under the Companies Act, 1956 having its New Registered Office at Plot No. 83, Spring Woods, Shambupur Village, Dundigal Municipality, Medchal-Malkajgiri District, Telangana State herein represented by its Managing Director : **Mr. INDUKURI VENKATA RAMA RAJU**, S/o. I. ANJANEYA RAJU, aged about 43 years, Occupation : Business, Resident of Flat No. 235-A, 7th Floor, Khandala Block, Maytas Hill County, Bachupally, Medchal-Malkajgiri District, Telangana State (Aadhaar No. 7045-1159-5086),

hereinafter referred to as the **"SECOND PARTY / DEVELOPERS"** which term unless repugnant to the context or meaning thereof shall mean and include all its directors from time to time, legal representatives, successors-in-interest, executors, administrators, assignees etc. of OTHER PART;

WHEREAS

A) The FIRST PARTY / LAND OWNER being the absolute owner and possessor of all that the land admeasuring 3751 Sq.yards in Survey No. 221, situated at Bachupally Village and Mandal, Medchal-Malkajgiri District under the limits of Nizampet Municipal Corporation (formerly in Quthbullapur Mandal, Ranga Reddy District), Now Telangana State entrusted the same for development to the SECOND PARTY / DEVELOPERS through a DEVELOPMENT AGREEMENT-CUM-GENERAL POWER OF ATTORNEY (DAGPA) dated 04.06.2007 registered at SRO, Medchal as Document No. 9936 of 2007 (Hereinafter referred to as the "Principal Development Agreement").

B) Pursuant to the Principal Development Agreement, the SECOND PARTY / DEVELOPERS integrated the said extent land of admeasuring 3751 Sq.yards in Survey No.221 with the adjoining land entrusted to it for development vide DAGPAs bearing Document No. 7564 of 2007, dated 18.04.2007; 9935 of 2007, dated 04.06.2007; 9937 of 2007, dated 04.06.2007 registered at SRO, Medchal and 8972 of 2013, dated 25.05.2013 registered at R.O. Ranga Reddy District. Having regard to widening of the adjoining roads, the SECOND PARTY / DEVELOPERS obtained the permission / approval in respect of 20,028.51 Sq.yards in Survey No. 221 of Bachupally Village for construction of multi-storied residential apartments complex (consisting of Cellar + Ground Floor + 5 Upper Floors, comprising Three Blocks and denoted it as A, B and C respectively AND Club House with Cellar + Ground Floor + 4 Upper Floors) from Hyderabad Metropolitan Development Authority (HMDA), Hyderabad vide its Proceedings and Technical Approval File No. 102520 / P4 / Plg / HMDA / 2013, dated 12.01.2021.

Contd....3

K. Bal Reddy

For SANVI INFRA PROJECTS PVT. LTD.

Managing Director

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX5086 Name: Indukuri Venkatarama Raju	S/O Anjaneyaraju, Bachpalle, K.v. Rangareddy, Telangana, 500090	

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 u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	0	1000
User Charges	NA	0	100	0	0	0	100
Total	100	0	1100	0	0	0	1200

Rs. 7/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,712ASY020221 dated ,02-FEB-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1100/-, DATE: 02-FEB-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 7809671423340, PAYMENT MODE: NB-1001138, ATRN: 7809671423340, REMITTER NAME: SANVI INFRA PROJECTS PVT LTD, EXECUTANT NAME: K BAL REDDY, CLAIMANT NAME: SANVI INFRA PROJECTS PVT LTD).

Date:

02nd day of February, 2021

Signature of Registering Officer

Quthbullapur

Certificate of Registration

Registered as document no. 4908 of 2021 of Book-1 and assigned the identification number 1 - 1321 - 4908 - 2021 for Scanning on 02-FEB-21 .

Registering Officer

Quthbullapur

Exercising the powers of Registrars under Section 30

(V.Jyothi)



C) The parties hereto initially agreed to share the built-up / saleable area (inclusive of common areas) along with the proportionate undivided share in the land equally i.e. in 50:50 ratio under the Principal Development Agreement. However having regard to the efforts put in and expenditure incurred by the SECOND PARTY / DEVELOPERS for transforming the uneven shape and for change of land use / classification in the zonal development plan of HMDA, the parties hereto have renegotiated the sharing ratio after several discussions and the FIRST PARTY / LAND OWNER agreed for reduction of his share and increase of share of SECOND PARTY / DEVELOPERS i.e. instead of sharing the built-up / saleable area in 50:50 ratio, the FIRST PARTY / LAND OWNER agreed for allotment of fixed built-up / saleable area of 29,011 Sq.ft. (inclusive of common areas) to him towards his entire share as LAND OWNER, while authorising the SECOND PARTY / DEVELOPERS to retain the entire remaining built-up / saleable area of 47,558 Sq.ft. (inclusive of common areas), derived from the development of said extent of 3751 Sq.yards entrusted for development by the LAND OWNER.

D) The parties having mutually agreed to amend the relevant portions of the Principal Development Agreement have decided to reduce the same into writing under this Deed of Amendment.

NOW THIS DEED OF AMENDMENT MADE TO THE PRINCIPAL DEVELOPMENT AGREEMENT WITNESSETH AS UNDER :

1) The Principal Development Agreement i.e. the Development Agreement-cum-General Power of Attorney bearing Document No. 9936 of 2007, dated 04.06.2007 registered at SRO, Medchal is hereby amended as follows :

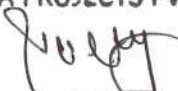
Amendment to ratio of built-up area :

- i) The figure and words "50% of the built-up area" in Line No. 2 of Clause No. 10 on Page No. 4 of the Principal Development Agreement relating to the built-up / saleable area agreed to be allotted to the share of the FIRST PARTY / LAND OWNER and wherever the same appear in the Principal Development Agreement are hereby deleted and substituted with the words and figures "fixed built-up / saleable area of 29,011 (Twenty Nine Thousand Eleven) Square Feet".
- ii) Similarly, the figure 50% in Line No. 4 of Clause No. 10 on Page No. 4 and Line No. 4 of Clause No. 21(a), Line No. 5 of Clause No. 21(b) and Line No. 5 of Clause No. 21(c) on Page No. 5 of the Principal Development Agreement relating to the built-up / saleable area agreed to be allotted to the share of the SECOND PARTY / DEVELOPERS and wherever the same appear in the Principal Development Agreement are hereby deleted and substituted with the words "the entire remaining built-up / saleable area of 47,558 (Forty Seven Thousand Five Hundred Fifty Eight) Square Feet".

Contd...4

K. Bal Reddy

For SANVI INFRA PROJECTS PVT. LTD.


Managing Director

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Quthbullapur



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2) The amendments hereby made to the Principal Development Agreement i.e. Development Agreement-cum-General Power of Attorney bearing Document No. 9936 of 2007, dated 04.06.2007 registered at SRO, Medchal shall be read as part and parcel of the Principal Development Agreement and construed as an integral part of the same and shall be co-terminus with Principal Development Agreement, hence this Deed of Amendment shall be the enclosure of and read in conjunction with the Principal Development Agreement.

3) The other terms and conditions of the Principal Deed i.e. Development Agreement-cum-General Power of Attorney bearing Document No. 9936 of 2007, dated 04.06.2007 registered at SRO, Medchal shall remain unaltered / unchanged and hold good till the obligations of the parties hereto have been fulfilled in all respects.

SCHEDULE OF PROPERTY

All that the land admeasuring 3751 Sq.yards in Survey No. 221, situated at Bachupally Village and Mandal, Medchal-Malkajgiri District under the limits of Nizampet Municipal Corporation (formerly in Quthbullapur Mandal, Ranga Reddy District), Telangana State

The boundaries of the total area admeasuring Ac. 3.08 Gts. are as follows :

NORTH BY	:	NEIGHBOURS LAND
SOUTH BY	:	NEIGHBOURS LAND
EAST BY	:	NEIGHBOURS LAND
WEST BY	:	ROAD

IN WITNESS WHEREOF the parties hereto have signed this Deed of Amendment on the date and place hereinabove referred with free will and consent to their entire satisfaction in the presence of the following witnesses.

WITNESSES :

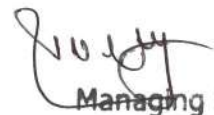
1) K. R. REDDY

2) 



FIRST PARTY / LAND OWNER

For SANVI INFRA PROJECTS PVT. LTD.



Managing Director

SECOND PARTY / DEVELOPERS

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Quthbullahpur



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Government of India

కొలన్ బాల్ రెడ్డి
Kolan Bal Reddy
పుట్టిన తేదీ/DOB: 16/08/1984
పురుషుడు/ MALE

9686 9390 8960
VID : 9180 5005 2461 2187

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా:
C/O కొలన్ ప్రథప్ రెడ్డి, ఇంటి నెంబర్ 1-72-1, బాచుపల్లి,
నిజామాబాద్, మెదక్ జిల్లా, తెలంగాణ - 500090

Address:
C/O Kolan Prathap Reddy, H No 1-72-1,
Bachupally, Nizampet, Medchal-malkajgiri,
Telangana - 500090

9686 9390 8960
VID : 9180 5005 2461 2187

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Government of India

ఇంద్రకున్ వెంకటరెడ్డి రాజు
Indukun Venkatarajulu Raju
పుట్టిన తేదీ/DOB: 25/05/1977
పురుషుడు/ MALE

7045 1159 5086
VID : 9120 4710 3382 3929

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O అంజనేయరాజు, ఫ్లాట్ నెంబర్ 235-ఎ, 7వ ఫ్లోర్, ఖండేలా బ్లాక్, మైటాస్ హిల్స్ జిల్లా,
బాచపల్లి, కె.వి. రంగారెడ్డి, తెలంగాణ - 500090

Address:
S/O Anjaneyaraju, Flat No 235-A, 7th
Floor, Khandela Block, Mytas Hill County,
Bachpalle, K.V. Rangareddy,
Telangana - 500090

7045 1159 5086
VID : 9120 4710 3382 3929

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Government of India

కొలన్ జానార్దన్ రెడ్డి
Kolan Janardhan Reddy
పుట్టిన తేదీ/DOB: 01/01/1965
పురుషుడు/ MALE

KJREDDY

8120 8123 8234
VID : 9168 5026 1412 8583

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
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చిరునామా:
S/O కొలన్ వెంకట రెడ్డి లేట్, హెచ్ నెంబర్ 1-72/ఎ, బాచుపల్లి,
నిజామాబాద్, మెదక్ జిల్లా, తెలంగాణ - 500090

Address:
S/O Kolan Venkata Reddy Late, H NO 1-
72/A, Bachupally, Quthbullapur,
Bachpalle, Rangareddi,
Andhra Pradesh - 500090

8120 8123 8234
VID : 9168 5026 1412 8583

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Government of India

కొలన్ బాల్ రెడ్డి
Kolan Bal Reddy

పుట్టిన సంవత్సరం/Year of Birth : 1991
పురుషుడు Male

2480 3406 5160

భారత విశిష్ట గుర్తింపు ప్రాథికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: కొలన్ జానార్దన్ రెడ్డి 1-72/ఎ, బాచుపల్లి బాచుపల్లి, బాచుపల్లి కె.వి. రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ 500090

Address: S/O Kolan Janardhan Reddy, 1-72/a, bachpally, bachpally, Bachpalle, Bachupally, K.V. Rangareddy, Qutubullapur, Andhra Pradesh, 500090

2480 3406 5160

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ఆధార్ - సామాన్యని పాస్ పోర్టు

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