

Doc No 6/40 St 2020.

Gr No
6291

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Z 289219

S.L. No. 828 Date 15/07/2020 Rs. 100/-

3. 10

Sold to K. Gopala Krishnam Raju

D. ANANTHA RAO
LICENSED STAMP VENDOR

Lic.No: 15-04-014/1992

RL.No: 15-04-002/2019

H.No. 1-14, Medchal,

Medchal-Malkajgiri Dist- 501 40

Cell: 9392011597

S/o. K. Satyanarayana Raju, Aged
Self & Wife.

RELEASE DEED

18TH This Indenture being "RELEASE DEED" is made and executed on this the
Day of July, 2020 at Hyderabad, Telangana State by and between the
following:

1. **SRI. RAJI REDDY SIDDIREDDYGARI**, S/o. Siddireddygarinarayana Reddy, aged 54 years, Occupation: Business, Resident of H.No. 1-46, Damarancha, YeldurthyMandal, Medak District. (Aadhar No. 4583 6820 3722 & PAN: ATHPS9389L)
2. **SRI. DANDU PRATAP**, S/o. Sri. (Late) DanduKomraiah, aged 52 years, Occupation: Business, Resident of H.No. 4-84, Prashanth Nagar Colony, Near VenugopalSwamy Temple, Quthbullapur, Hyderabad 500 055. (Aadhar No. 2908 3864 8151 & PAN:AEQPD4745R)

(Hereinafter called as "RELEASOR/s" which expression shall mean and include their Legal Heirs, administrators, successors, assignees, representatives, etc., of the FIRST PART)

S. M. Reddy

D. Anantha Rao

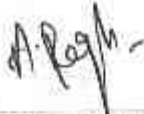
K. Gopala Krishnam Raju

A. Raju

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 4 and 5 on the 18th day of JUL, 2020 by Sri Raji Reddy Siddireddygarl

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	RE		 ALLURI RAGHU RAMA RAJU-18 [1504-1-2020-6291]	ALLURI RAGHU RAMA RAJU S/O. MAIRRAJU F.NO.301, P.NO.277, KPHB 6TH PHASE,, M.M.DIST. <i>A. Raju</i>	 
2	RE		 KALIDINDI GOPAL KRISHNAM RAJU [1504-1-2020-6291]	KALIDINDI GOPAL KRISHNAM RAJU S/O. KALIDINDISATYANARAYANA RAJU P.NO.255, AP.NO.401, KHANAMET, SERILINGAMPALLY, HYD.	 
3	RR		 DANDU PRATAP::18/07 [1504-1-2020-6291]	DANDU PRATAP S/O. LATE DANDUKOMARAIAM H.NO.4-84, PRASHANTH NAGAR COLONY,, QUTHBULLAPUR, HYD	
4	RR		 RAJI REDDY SIDDIREDDYGARL [1504-1-2020-6291]	RAJI REDDY SIDDIREDDYGARI S/O. SIDDIREDDYGARI NARAYANA REDDY H.NO.1-46, DAMARANCHA,, YELDURTHY, MEDAK DIST.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 D SRINIVAS RAJU-18/07/2020 [1504-1-2020-6291]	D SRINIVAS RAJU AADHAR	
2		 K RAMANJANEYA RAJU-18/07/2020 [1504-1-2020-6291]	K RAMANJANEYA RAJU AADHAR	

18th day of July, 2020


Signature of Sub Registrar
Medchal (R.O)

Generated on: 18/07/2020 05:36:45 PM



Bk - 1, CS No 6291/2020 & Doct No
61401/2020 Sheet 1 of 9 Sub Registrar
Medchal (R.O)

IN FAVOR OF

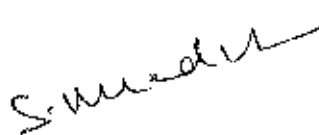
1. **SRI. KALIDINDI GOPALA KRISHNAM RAJU**, S/o. Kalidindi Satyanarayana Raju, Aged 51 years, Occupation: Business, Resident of Plot No. 255, Apartment 401, Khanamet, Serilingampally, Hyderabad 500 081. (Aadhar No 3517 0834 8964 & PAN: AICPR6476M)
2. **SRI. ALLURI RAGHU RAMA RAJU**, S/o. Mariraju, aged about 39 years, Occupation: Business, Resident of Flat No. 301, Plot No. 277, KPHB, 6th Phase, Medchal-Malkajgiri District. (Aadhar No. 8653 9722 6657 & PAN: AOUA0245B)

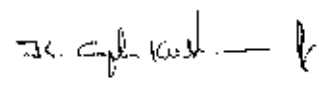
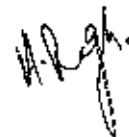
(Hereinafter called as "RELEASEE/s" which expression shall mean and include their Legal Heirs, administrators, successors, assignees, representatives, etc., of the SECOND PART)

WHEREAS, the RELEASOR/s / First Part and the RELEASEE/s / Second Part are the joint owners of the Land admeasuring Ac. 5.00 Gnts in Sy No. 509/3 (as per de-notification the Sy No. 509/U, 509/Ruu and 509/Ru), situated at Gundlapochampally Village, Medchal Mandal, Medchal Malkajgiri District, Telangana State, having the acquired the same vide Registered Sale Deed bearing document no. 14429 OF 2019, dated: 23.09.2019 duly registered before SRO Medchal.

AND WHEREAS, the RELEASOR/s / First Part and the RELEASEE/s / Second Part together entered upon and executed a Development Agreement-cum-General Power of Attorney (DA-GPA) bearing document no. 15387 OF 2019, dated: 23.10.2019, duly registered before the SRO Medchal in favor of M/s Primark Developers a registered partnership firm, Represented by its Managing Partner-Mr. Borra Samba Siva Rao (DEVELOPER) with regard to develop the above land into residential apartments.

AND WHEREAS, as per the above DA-GPA the RELEASOR/s / First Part and the RELEASEE/s / Second Part and Developer agreed to share the built-up area in the proposed residential apartment at the ratio of 30% of built up area and propionate car parking area & undivided share of land to the RELEASOR/s / First Part and the RELEASEE/s / Second Part (Land owners under the DA-GPA) and 70% of built up area and propionate car parking area & undivided share of land to the Developer.



E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5217 Name: Kalleshwari Ramanjaneya Raju	S/O K Surupa Raju, QUTHBULLAPUR, Rangareddy, Andhra Pradesh, 500055	
2	Aadhaar No: XXXXXXXX9909 Name: Dandu Srinivas Raju	S/O Dandu Surya Narayana Raju, Qutubullapur, K.v. Rangareddy, Telangana, 500055	
3	Aadhaar No: XXXXXXXX3722 Name: Raji Reddy Siddereddygar	S/O Siddireddy Gari Narayana Reddy, Kompallo, K.v. Rangareddy, Telangana, 500014	
4	Aadhaar No: XXXXXXXX8151 Name: Dandu Pratap	S/O Dandu Komarajiah, Qutubullapur, K.v. Rangareddy, Telangana, 500055	
5	Aadhaar No: XXXXXXXX8964 Name: Kalidindi Gopala Krishnam Raju	S/O Kalidindi Satyanarayana Raju, Hyderabad, Hyderabad, Andhra Pradesh, 500081	
6	Aadhaar No: XXXXXXXX0657 Name: Alluri Raghu Rama Raju	S/O Mariraju, pedakaakaani, Guntur, Andhra Pradesh, 522509	

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	DR/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	2500000	0		0	0	0	2500100
Transfer Duty	NA	0	0	0		0	0	0	0
Reg. Fee	NA	0	10000	0		0	0	0	10000
User Charges	NA	0	200	0		0	0	0	200
Total	100	0	2510200	0		0	0	0	2510300

Rs. 2500000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1999 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 126160000/- was paid by the party through E-Challan/BC/Pay Order No.751WIC187/20 dated 18-JUL-20 of SBINW.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2510200/-, DATE: 18-JUL-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7877425783705, PAYMENT MODE: CASH-1000200, ATRN: 7877425795705, REMITTER NAME: K. GOPALA KRISHNAM RAJU, EXECUTANT NAME: RAJI REDDY SIDDIREDDYGARI AND OTHER, CLAIMANT NAME: K. GOPALA KRISHNAM RAJU AND OTHERS.

Signature of Registering Officer
Medchal (R.O.)

Date:
18th day of July, 2020

Generated on: 18/07/2020 06:36:45 PM



Bk - 1, CS No 6291/2020 & Doct No 6/148 / 2020
Sub Registrar
Medchal (R.O.)
Sheet 2 of 9

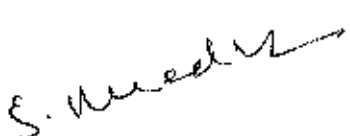
AND WHEREAS, pursuant to the DA-GPA, the developer applied for construction approval from Hyderabad Metropolitan Development Authority (HMDA), Hyderabad and subsequently caused affect to register a Supplementary Agreement-I, registered as document bearing No. 5964 of 2020, dated: 18-07-2020, duly registered before the RO Medchal.

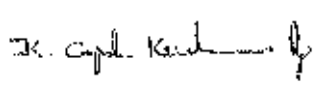
AND WHEREAS, RELEASOR/s / First Part have decided to release their respective share of built-up area in favor of RELEASEE/s / Second Part as such the parties hereto are desirous of this executing this indenture in order record the terms of such release being made by the First Part.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

I. AREA ENTITLEMENT:

1. That, as per the Development Agreement-cum-General Power of Attorney (DA-GPA) bearing document no. 15387 OF 2019 the RELEASOR/s / First Part and RELEASEE/s / Second Part, were entitled to 30% of total built-up area in the residential apartment to be constructed by the Developer.
2. That, the above entitlement of area (30%) stood allotted to the RELEASOR/s / First Part and RELEASEE/s / Second Part by the Developer under the Supplementary Agreement-I, registered as document bearing No. 5964 OF 2020, dated: 18-07-2020, R.O Medchal.
3. That, as per the above Supplementary Agreement-I, the 30% of built-up area and car parking area, falling to the share of RELEASOR/s / First Part and RELEASEE/s / Second Part was determined in accordance to total built-up area as per the construction application to the Hyderabad Metropolitan Development Authority (HMDA), Hyderabad, vide File No.034966/MED/R1/U6/HMDA/05032020






Bk -1, CS No 6291/2020 & Doct No

6140 / 2020 Sheet 3 of 9 Sub Registrar
Medchal (R.O)

1వ పునరుద్ధరణ 2020/2020 1842 వ
పంపిణీ - 6140..... రిలీఫ్ కమిషన్
చేయబడింది. పాపం/పాపం నివారణకు 1504
రిలీఫ్ 1504:6140 నివారణ చేయబడింది
2020 వంతు జులై 2020 24 వ 30


Sub Registrar

Generated on: 18/07/2020 05:36:45 PM



4. That, the area entitlement / allotment made jointly in favor of the RELEASEOR/s / First Part and RELEASEE/s / Second Part under the above Supplementary Agreement-I is as follows:

S.NO.	PARTY NAME	ENTITLEMENT IN BUILT-UP AREA (SHARE RATIO)	SHARE RATIO EQUIVALENT TO BUILT-UP AREA
01	1. SRI. KALIDINDI GOPALA KRISHNAM RAJU 2. SRI. ALLURI RAGHU RAMA RAJU 3. SRI. RAJI REDDY SIDDIREDDYGARI 4. SRI. DANDU PRATAP	30%	1,89,000 Sq. Feet un specified and un divided buildup area along with proportionate undivided share of land. 51,000 Sq. feet Car parking area in cellar & Stilt Floors

5. That, as per the above allotment, the RELEASEOR/s / First Part would be entitled to 94,500 Sq. Feet of undivided & Un specified built-up area (15%) and 25,500 Sq.feet Car parking area in the similar manner the RELEASEE/s / Second Part would be entitled to 94,500 Sq. Feet of undivided built-up area (15%) and 25,500 Sq.feet Car parking area.

II. RELEASE OF RIGHTS:

1. That, under this indenture the RELEASEOR/s / First Part herewith RELEASE, RENOUNCE, RELINQUISH & DISCLAIM their respective HALF SHARE – VIZ 94,500 Sq. Feet of undivided & Un Specified built-up area and 25,500 Sq.feet Car parking area. (i.e., 15% of share ratio as per the Supplementary Agreement-I) (herein after referred to as Schedule Property and morefully described in the schedule annexed hereto) along with their Joint Rights, Title and Interest in favor of the RELEASEE/s / Second Part.

S. Murali *DR*
36. Sph. Kal... of Akagi

Bk - 1, CS No 6291/2020 & Doct No
614012020 Sheet 4 of 9 Sub Registrar
Medchal (R.O)



Generated on: 18/07/2020 05:36:45 PM



:: 5 ::

2. That, RELEASEE/s / Second Part have accepted the RELEASE made by the RELEASOR/s / First Part, as such hereinafter the RELEASEE/s / Second Part shall have and hold the Schedule Property as absolute owner, exclusively together with ways, liberties, privileges, easements and appurtenances.
3. The RELEASEE/s shall hence-forth enjoy the said Schedule Property as sole and absolute owner without any interruption or disturbance from the RELEASOR/s or any person or persons claiming under the RELEASOR/s.
4. The RELEASOR/s hereby assure the RELEASEE/s that they has not encumbered or otherwise created any third party right over the Schedule Property and in the event any such claims or defects are found in future then RELEASOR/s herewith undertake to INDEMNIFY and keep INDEMNIFIED the RELEASEE/s, from any such claims/ encumbrance.
5. That, there are no other co-owners to the schedule property except the RELEASOR/s and the RELEASEE/s.

III. GENERAL COVENANTS:

1. That, the RELEASE of Schedule Property made, shall constitute right, title, interest and possession over the same in favor of RELEASEE/s/ Second Part.
2. That, the RELEASOR/s / First Part have agreed and accepted the Release of the schedule property and hereby affirm that NO CONSIDERATION whatsoever has been received by them, from the RELEASEE/s/ Second Part.

S. W. Meder *D. B. [Signature]*
W. C. [Signature] *A. [Signature]*



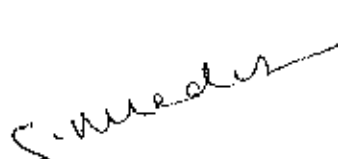
Bk -1, CS No 6291/2020 & Doct No

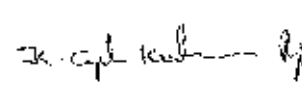
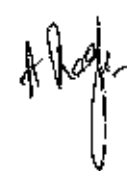
6/40/2020 Sheet 5 of 9 Sub Registrar
Medchal (R.O)

Generated on: 18/07/2020 05:36:45 PM



3. That, the First Part and Second Part hereto are aware that the Release of undivided built-up area made under this indenture is based upon the construction permit approval issued by the HMDA, further the Developer has already informed that First Part and Second Part that once the final building permit order is received by the Developer, another "Supplementary Agreement-II" would be executed and registered, whereby the built-up area allotted under Supplementary Agreement-I would be re-allotted by determining, identifying & demarcating the same in form of individual flats, in accordance finally approved building permit order.
4. That, in accordance to this Indenture, RELEASOR/s / First Part affirms and confirms that the RELEASEE/s/ Second Part shall alone be entitled to enter upon, executed and register the proposed the Supplementary Agreement-II with the Developer.
5. That, the Supplementary Agreement-I, DA-GPA and the respective title documents shall be read as part and parcel of this indenture.
6. That, hereby expressly agreed by the parties hereto that none of them shall commit any act and caused do to any such commission, which shall be directly or indirectly repugnant to the expressed scope of this indenture.
7. That, it is hereby expressly agreed between the parties hereto, the stamp duty and legal costs involved in having this Indenture executed shall be borne by all parties to this Indenture.
8. This Indenture is made in "SINGULAR ORIGINAL FORM" to be retained by the RELEASEE/s/ Second Part.



Bk - 1, CS No 6291/2020 & Doct No

61401 2020 Sheet 6 of 9

Sub Registrar
Medchal (R.O)



Generated on: 18/07/2020 05:36:45 PM

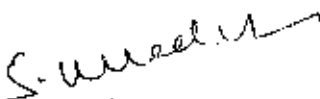


SCHEDULE PROPERTY

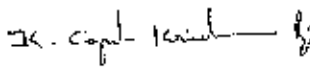
All that the undivided and un specified share of built-up area admeasuring 94,500 sq. Feet, 25,500 Sq. Feet Car Parking area(or) equivalent to 15% of the total built-up area in the proposed multi storied building named as **Primark "ECO NEST"** on the Land admeasuring Ac. 5.00 Gnts or gross land of 24,200 Sq. Yds., Net land area after 100 Feet road widening is of Ac 4.58 Gnts (or) 22,186.18 Sq. Yds forming part in Sy No. 509/3 (as per de-notification the Sy No. 509/U, 509/Ruu and 509/Ru), situated at Gundlapochampally Village, MedchalMandal, MedchalMalkajgiri District, Telangana State. which is bounded by;

NORTH : Existing 40 Ft Wide Road (Proposed 100 feet Wide Road)
SOUTH : Land in Sy No. 365
EAST : Land in Sy No. 509/2 of M/s. JK Agri Genetics Limited
WEST : Land in Sy No. 509/2 of M/s. Apparel Exports Park

INWITNESS WHEREOF the parties hereto have put their signatures on this "RELEASE DEED" on the Effective Date as above mentioned with free will and consent in presence of the attesting witnesses.

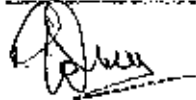
1. 
2. 

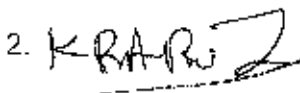
RELEASOR

1. 
2. 

RELEASEE

WITNESSES:

1. 

2. 

Bk - 1, CS No 6291/2020 & Doct No
61401 2020 Sheet 7 of 9 Sub Registrar
Medchal (R.O)



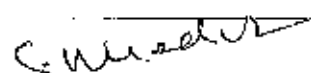
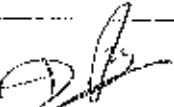
Generated on: 18/07/2020 05:36:45 PM



ANNEXURE 1-A

1	Description of the property	undivided and un specified share of built-up area admeasuring 94,500 sq. Feet, 25,500 Sq. Feet Car Parking area (or) equivalent to 15% of the total built-up area in the proposed multi storied building named as Primark "ECO NEST" on the Land admeasuring Ac. 5.00 Gnts or gross land of 24,200 Sq Yds., Net land area after 100 Feet road widening is of Ac 4.58 Gnts (or) 22,186.18 Sq. Yds forming part in Sy No. 509/3 (as per de-notification the Sy No. 509/U, 509/Ruu and 509/Ru), situated at Gundlapochampally Village, MedchalMandal, MedchalMalkajgiri District.
2	a) Nature of Roof b) Type of Structure	PROPOSED R.C.C. Ceilar + Stilt (Car Parkings) + 8 upper floors) With columns
3	Age of the Building	Proposed
4	Total extent of site	Ac.5.00 Gts
5	PROPOSED BUILTUP AREA Two level car parkings	Total : 94500 Sq.ft. (approx) 15% undivided share area 25500 Sq.ft. (1,10,000 + 60,000) (including common areas)
6	Annual Rental Value	---
7	GP Taxes per annum	---
8	Executant's estimate value of the proposed property	Prop. Car Parking = 25,500.0Sq.ft x 500 = 1,27,50,000 Proposed Building = 94500.0Sq.ft x 1200 = <u>11,34,90,000</u> Rs. 12,61,50,000
9.	Land Value	3630Sq.yards x Rs.1400 = Rs.50,82,000

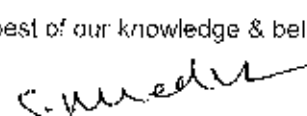
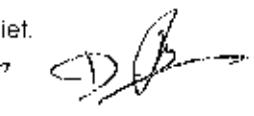
Dated : 18/07/2020

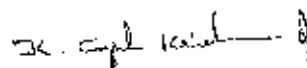

Signature of the Executant 

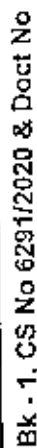
CERTIFICATE

We hereby declare that what is stated above is true to the best of our knowledge & belief.

Dated : 18/07/2020

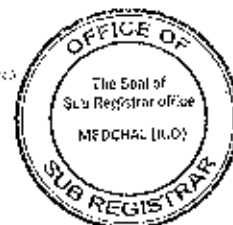

Signature of the Executant 


Signature of the Claimant 



Sub Registrar
Medchal (R.O)

Generated on: 18/07/2020 05:36:45 PM



THE KARUR VYSYA BANK LIMITED
UNDERMAN - KONDAPUR GROUND FLOOR PLOT NO.4F.5 AND 6-KONTAPUR
X ROADS KONDAPUR HYDRABAD - BANGALORE - 500064
PENT HOUSE PAKSANGHAI

THE COMMISSIONER
GRAND ASSOCIATION MUNICIPALITY

Six Lakh Thirty Thousand Seven Hundred Fifty Only

2003

PRIMARK DRIVERS OPERS

22

048052078067

[illegible]

Release ①

భారత ప్రభుత్వం
Government of India



రాజి రెడ్డి పయ్య రెడ్డిగారి
Raji Reddy Siddireddygar
పుట్టిన తేదీ/DOR: 15/04/1964
పురుషుడు/ MALE

S. Sreedhar

4583 6820 3722

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

Address:
S/O Siddireddy Gari Narayana
Reddy, H No 1-46, Damarancha,
Yeldurthy Mandal, Damarancha, గ్రామం, మెదక్ జిల్లా,
Medak, ఆంధ్ర ప్రదేశ్ - 502109

తెలుగులో:
S/O సిద్దిరెడ్డి గారి నారాయణ రెడ్డి, ఇంటి నం 1-
46, డామరాంఛ, యెల్దుర్తి మండలం, డామరాంఛ
గ్రామం, మెదక్ జిల్లా, ఆంధ్ర ప్రదేశ్ - 502109

4583 6820 3722

Release ①

భారత ప్రభుత్వం
Government of India

AD

2908 3864 8151

2908 3864 8151

Release ①

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కలిదిండి గోపాల కృష్ణం రాజు
Kalidindi Gopala Krishnam Raju

పుట్టిన సంవత్సరం/Year of Birth: 1989
పురుషుడు / Male

3517 0834 8964

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 500 కలిదిండి సత్యనారాయణ రాజు, ప్లాట్ నెం 255 ఆపార్ట్మెంట్ 401, ఖానామెట్, సర్వే ఆఫ్ ఇండియా సొసైటీ, సేరే లింగంపల్లి, హైదరాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్ - 500081

Address: S/O Kalidindi Satyanarayana Raju, Plot No 255 Apartment 401, Khanamet, survey of India society, Sere lingampally, Hyderabad, Andhra Pradesh, 500081

K. C. Prasad

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.సి. జి.పి. నెం. 1947, హైదరాబాద్-500081

Release

②

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



అల్లూరి రఘు రామ రాజు
Aluri Raghu Rama Raju

పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8653 9722 6657

ఆధార్ - సామాన్యుని హక్కు

A. R. Raghunath

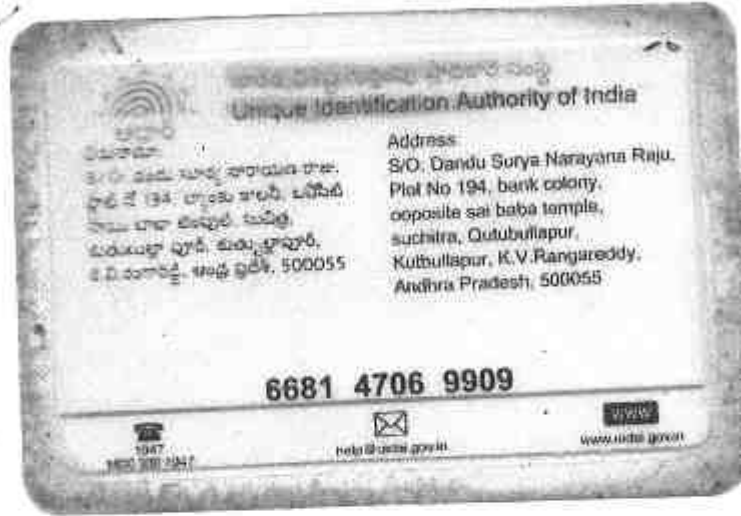
భారత ప్రభుత్వ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మందరా, 3-409, జగ్గిరెడ్డి అశ్వమేధుని పేక్షాకలి, పేక్షాకలిగూడెం గిరికొండ, అల్లూరి ప్రదేశ్, 522508

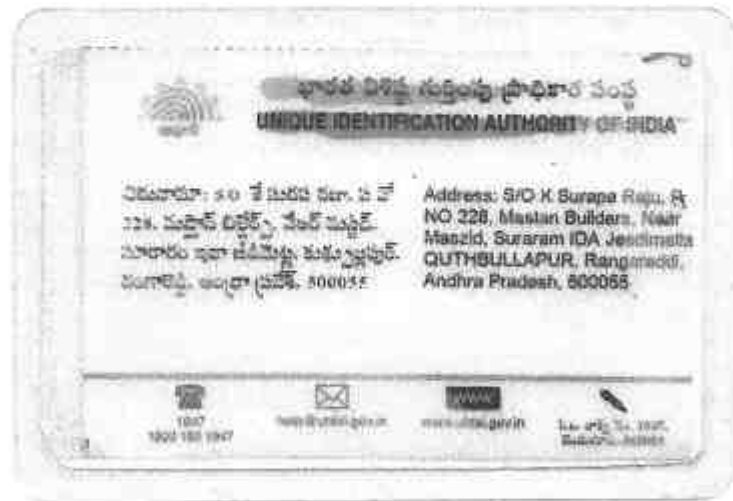
Address: S/O Mandara 3-409 Jaggarreddy ashwamedhuni Peddakalanti, Peddakaligudem Girikonda, Alluri pradesh, 522508

Aadhaar - Saamanyuni Hakku

Witness ①



Witness ②



Generated on: 18/07/2020 05:36:45 PM

