

SCANNED

Ref No. 5964 of 2020.



తెలంగాణ తెలంగాణ TELANGANA

Z 289224

S.L. No. 833, Date 15/07/2020 Rs. 100/-

Sold to B. Sambaliva Rao.

sp. Seshagiri Rao, Hyd

For Whom m/s. Primark Developers, Hyd

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- 501 401
Cell: 939201 197

SUPPLEMENTARY AGREEMENT-I

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

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: AOUPA0245B)
3. **SRI. RAJI REDDY SIDDIREDDYGARI**, S/o. Siddireddygari Narayana Reddy, aged 54 years, Occupation: Business, Resident of H.No. 1-46, Damarancha, Yeldurthy Mandal, Medak District. (Aadhar No. 4583 6820 3722 & PAN: ATHPS9389L)

Jc. Gopal Krishna for A Raju - S. Madan D. Rao

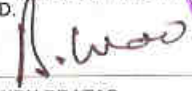
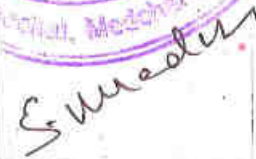
For PRIMARK DEVELOPERS

Managing Partner

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 2 and 4 on the 18th day of JUL, 2020 by Sri Kalidindi Gopala Krishnam Raju

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL		 M/S PRIMARK DEVELOPERS RE [1504-1-2020-6292]	M/S PRIMARK DEVELOPERS REP BY MNG PARTNER BORRA SAMBASIVA RAO S/O. SESHAGIRI RAO H.NO.1-111/C/459 & 460, RAGHAVENDRA NAGAR, KONDAPUR, HYD.	
2	EX		 DANDU PRATAP:18/07/2020 [1504-1-2020-6292]	DANDU PRATAP S/O. LATE DANDU KOMARAIH H.NO.4-84, PRASHANTH NAGAR COLONY,, QUTHBULLAPUR, M.M.DIST	
3	EX		 RAJI REDDY SIDDIREDDYGARI [1504-1-2020-6292]	RAJI REDDY SIDDIREDDYGARI S/O. SIDDIREDDYGARI NARAYAN REDDY H.NO.1-46, DAMARANCH,, YELDURTHY, MEDAK DIST.	
4	EX		 ALLURI RAGHU RAMA RAJU:18/07/2020 [1504-1-2020-6292]	ALLURI RAGHU RAMA RAJU S/O. MARIRAJU F.NO.301, P.NO.277, KPHB COLONY,, M.M.DIST.	
5	EX		 KALIDINDI GOPALA KRISHNAM RAJU [1504-1-2020-6292]	KALIDINDI GOPALA KRISHNAM RAJU S/O. KALIDINDI SATYANARAYANA RAJU P.NO.255, F.NO.401, KHANAMET,, SERILINGAMPALLY, HYD.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 D SRINIVAS RAJU:18/07/2020, [1504-1-2020-6292]	D SRINIVAS RAJU AADHAR	
2		 K RAMANJANEYA RAJU:18/07/ [1504-1-2020-6292]	K RAMANJANEYA RAJU AADHAR	

18th day of July,2020

Signature of Sub Registrar

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AND

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

Dr. Gert Karch by A. Ragh S. Mueller D. R.

A. Rao
Managing Partner

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9909 Name: Dandu Srinivas Raju	S/O Dandu Surya Narayana Raju, Gutubullapur, K.v. Rangareddy, Telangana, 500055	
2	Aadhaar No: XXXXXXXX5217 Name: Kallepalli Ramanjaneya Raju	S/O K Surapa Raju, GUTHRIJALLAPUR, Rangareddy, Andhra Pradesh, 500055	
3	Aadhaar No: XXXXXXXX8964 Name: Kalidindi Gopala Krishnam Raju	S/O Kalidindi Satyanarayana Raju, Hyderabad, Hyderabad, Andhra Pradesh, 500081	
4	Aadhaar No: XXXXXXXX3722 Name: Raji Reddy Siddereddygari	S/O Siddireddy Gari Narayana Reddy, Kompalle, K.v. Rangareddy, Telangana, 500014	
5	Aadhaar No: XXXXXXXX8151 Name: Dandu Pratap	S/O. Dandu Komareiah, Gutubullapur, K.v. Rangareddy, Telangana, 500055	
6	Aadhaar No: XXXXXXXX6657 Name: Alluri Raythu Ramesh Raju	S/O Mariraju, pedakaakaani, Guntur, Andhra Pradesh, 522509	
7	Aadhaar No: XXXXXXXX3861 Name: Sambasiva Rao Borra	S/O Seshagiri Rao Borra, Serilingampally, K.v. Rangareddy, Telangana, 500084	

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Sub Registrar
Medchal (R.O)

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

I. THE PROJECT:

1. That, within the terms of the Principal Deed, the Developer herein has applied for construction permit from the Hyderabad Metropolitan Development Authority (HMDA), Hyderabad, vide File No 034966/MED/R1/U6/HMDA/05032020 for construction of the Residential Apartment named as **PRIMARK "ECONEST"** consisting of Cellar+ Stilt (for Parking) 1,70,000 sq ft + **8(Eight)** Upper Floors, in **7 (Seven)** Blocks with total super built-up area of 6,30,000 sq.ft approximately, Club House with amenities, over the entire land admeasuring Ac. 5.00 Gnts or gross land of 24,200 Sq. Yds., Net land area. After proposed 100 Feet road widening land area 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, Medchal Mandal, Medchal Malkajgiri District, Telangana State.

II. ALLOTMENT OF FLATS:

1. That, as per the share ratio agreed under Clause VIII (Page 7) of the Principal Deed, the Owner / First Part shall be entitled to 30% of built-up area and the Developer / Second Part shall be entitled to 70% of built-up area along with proportionate share in undivided share in land. The share ratio of the parties under the Principal Deed has been Determined in accordance to total built-up area as per the above referred construction approval.

Dr. Cyril Kishor Kp A. Regh S. Meduri DB

For PRIMARK DEVELOPERS

P. Wao
Managing Partner

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 10 of IS Act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	4498000	0		0	0	4498100
Transfer Duty	NA	0	0	0		0	0	0
Reg. Fee	NA	0	10000	0		0	0	10000
User Charges	NA	0	100	0		0	0	100
Total	100	0	4508100	0		0	0	4508200

Rs. 4498000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 44980000/- was paid by the party through E-Challan/BC/Pay Order No. 513PZC180720 dated 18-JUL-20 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 4508100/-, DATE: 18-JUL-20, BANK NAME: SSIN, BRANCH NAME: BANK REFERENCE NO: 2935705268905, PAYMENT MODE: CASH-1000200, ATRN: 2935705268905, REMITTER NAME: PRIMARK DEVELOPERS, EXECUTANT NAME: K.GOPALA KRISHNAM RAJU AND OTHERS CLAIMANT NAME: PRIMARK DEVELOPERS).

Date:

18th day of July, 2020

Signature of Registering Officer
Medchal (R.O.)

Certificate of Registration

Registered as document no. 5964 of 2020 of Book-1 and assigned the iconification number 1 - 1597 - 5964 - 2020 for Scanning on 18-JUL-20.

Signature of Registering Officer
Medchal (R.O.)
(K. Shivan Kumar)

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2. That, in accordance to the Principal Deed and the Construction Permit, the following allotted is made to the respective parties to this indenture.

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
02	M/s PRIMARK DEVELOPERS, Represented by its Managing Partner : MR. BORRA SAMBA SIVARAO	70%	4,41,000 Sq. Feet un specified and un divided buildup area along with proportionate undivided share of land. 1,19,000 Sq. feet Car parking area in cellar & Stilt Floors
	TOTAL	100%	6,30,000 SQ. FEET Super Bilt-up area 1,70,000 SQ. FEET Parking area

III. THE COVENANTS:

1. That, this indenture is made and executed in accordance to the Clause XXV of the Principal Deed and as per the Section 17 of the Real Estate (Regulation & Development) Act, 2016 (No. 16 OF 2016).

W. Capital (and) by *A. Raja S. Suresh* *D.R.*

For PRIMARK DEVELOPERS

B. Sivas
Managing Partner

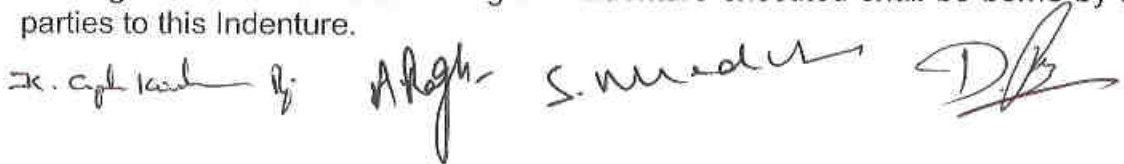
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2. That, the parties hereto agree that entitlement of built-up area allotted under this indenture is based upon the construction permit approval issued by the HMDA, however the final building permit order is yet to be received by the Developer / Second Part. As such the parties hereto reserve their right to execute further / another "Supplementary Agreement-II" whereby the built-up area allotted under this indenture would be re-allotted by determining, Identifying & demarcating the same in form of individual flats, in accordance finally approved building permit order.
3. That, the Owners/ First Part have agreed to allotment of their respective share and being satisfied with the same, have accepted / agreed to receive the same.
4. That, under this Indenture the respective share of the built-up area as described in the above tabular charts hereby stands allotted to the Owners/ First Part and Developer / Second Part towards their respective share as agreed under the Principal Deed.
5. That, the respective allotment of respective share of the built-up area as described in the above tabular charts shall constitute right, title, interest and possession over the same in favor of the Owners/ First Part and Developer / Second Part.
6. That, the Principal Deed and the respective title documents shall be read as part and parcel of this indenture.
7. That the Developer / Second Part hereby reiterate that the construction of the Residential Apartment over the Schedule Property shall be accomplished within the agreed time period mentioned in the Clause VII of the Principal Deed.
8. 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.
9. 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.



For PRIMARK DEVELOPERS


Managing Partner

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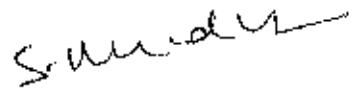


10. This Indenture is made in "DUPLICATE FORM" and each copy of this Indenture shall be deemed to Original and be retained by the Parties to this indenture, respectively.

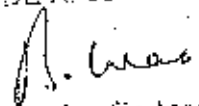
SCHEDULE PROPERTY

All that the PROPOSED MULTI STORIED BUILDING Named as Primark "ECO NEST" with the built-up area admeasuring 6,30,000 Sq. Feet & Car Parking area admeasuring 1,70,000 Sq. Feet on the Land admeasuring Ac. 5.00 Gnts or gross land of 24,200 Sq. Yds., Net land area. After proposed 100 Feet road widening land area 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 Feet 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

JK Agri Genetics Limited --- by   

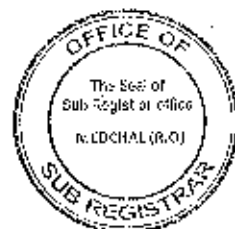
for PRIMARK DEVELOPERS


Managing Partner

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Medchal (R.O)



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IN WITNESS WHEREOF the parties hereto have put their signatures on this "SUPPLEMENTARY AGREEMENT-I" on the Effective Date as above mentioned with free will and consent in presence of the attesting witnesses.

1. K. Ceph. Gel.

2. ~~Ala~~

3. S. munda

4 

LAND OWNERS / FIRST PARTY

For M/S PRIMARK DEVELOPERS
For PRIMARK DEVELOPERS

FOR PRIVATE DEVELOPERS

A. Weiss

MANAGING PARTNER

SRI. BORRASAMBASIVARAO
DEVELOPER/ SECOND PART

WITNESSES:

1. *Quercus*

2. K-BAR, Ty

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ANNEXURE 1-A

1	Description of the property	PROPOSED MULTI STORIED BUILDINGS, forming part of 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	R.C.C. Cellar + 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	Total : 6,30,000Sq.ft. (approx)
	Two level car parkings	1,70,000.0Sq.ft. (1,10,000 + 60,000)
	First Floor area	73,906 Sq.ft. (73,906 X 1)
	2,3,4,5,6,7& 8 Floors	5,56,094 Sq.ft. (79441.94 x 7) (including common areas)
6	Annual Rental Value	---
7	GP Taxes per annum	---
8	Executant's estimate value of the proposed property	Prop. Car Parking = 1,70,000.0Sq.ft x 500 = 8,50,00,000 First Floor = 73,906.0Sq.ft x 760 = 5,61,68,560 2,3,4,5,6,7&8 floors 5,56,094 Sq.ft x 760 = <u>42,26,31,440</u> Rs.56,38,00,000
9	Land Value	24,200Sq.yards x Rs.1400 = Rs.3,38,80,000

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.

For PRIMARK DEVELOPERS

Dated : Signature of the Executant

18/07/2020

Managing Partner

Signature of the Claimant

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Medchal (R.O)



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Land Owner ①

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కలిదిండి గోపాల కృష్ణం రాజు
Kalidindi Gopala Krishnam Raju

పుట్టిన సంవత్సరం / Year of Birth: 1969
పురుషుడు / Male

3517 0834 8964

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

1947
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. ఛాన్స్ నెం. 1947, బాధ్యత - 560001

Land Owner ②

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అల్లూరి రఘు రామ రాజు
Alluri Raghu Rama Raju

పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8653 9722 6657

అధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O మారరాజు 3-499 అగ్రికల్చరల్ అథ్లెట్స్ సెంటర్, పెడకలూరి, పెడకలూరి గుంటూరు, ఆంధ్ర ప్రదేశ్, 522509

Address: S/O Marraju 3-499 Agriculture athletes center Pedakaluri, Pedakaluri Guntur, Andhra Pradesh, 522509

Aadhaar - Saamanyuni Hakku

Land Owner ③

భారత ప్రభుత్వం
Government of India

రాజ్ రెడ్డి సయ్య రెడ్డిగారి
Raji Reddy Siddareddygari
పుట్టిన తేదీ/DOB: 15/04/1964
పురుషుడు/ MALE

4583 6820 3722

నా అధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

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

చిరునామా: S/O సయ్యరెడ్డి గారి వారసుల రెడ్డి, ఇంటి నెం 1-46, దామరంచ, ఎల్లూర్తి మండలం, దామరంచ Yeldurthy Mandal, Damarancha, గ్రామం, మెదక్ జిల్లా, ఆంధ్ర ప్రదేశ్ - 502109

4583 6820 3722

Land owner ④

భారత ప్రభుత్వం
Government of India

దామర రెడ్డిగారి
Damar Reddygari

పుట్టిన తేదీ/DOB: 15/04/1964
పురుషుడు/ MALE

2908 3864 8151

నా అధార్, నా గుర్తింపు

Developer

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సంబశివ రావ్ బొర్రా
Sambasiva Rao Borra
పుట్టిన తేదీ / DOB: 05/06/1962
పురుషుడు / MALE

4317 1265 3861

భారతీయ విశిష్ట గుర్తింపు ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O శిష్యుని రావ్ బొర్రా, 1-
111/డి/459 ఆండ్ 460/501,
గేమ్ వర్క్ షాప్, రాఘవేంద్రా
నగర్, సర్వేంపాటి, కె.వి.
రంగారెడ్డి,
తెలంగాణ - 500064

4317 1265 3861

Witness 1

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

దాండు సుర్య నారాయణ రాజు
Dandu Surya Narayana Raju
పుట్టిన తేదీ / DOB: 07/08/1968
పురుషుడు / Male

6681 4706 9909

అధికారి - సామాన్యుని హక్కు

భారతీయ విశిష్ట గుర్తింపు ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O దాండు సుర్య నారాయణ రాజు,
ప్లట్ నెం 194, బ్యాంక్ కాలనీ,
ఉపై సై బాబా తింట్ల, సుచిత్ర,
కుత్బుల్లూర్, కె.వి.రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్, 500055

6681 4706 9909

Witness 2

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కల్లెపల్లి రామంజనేయ రాజు
Kallapalli Ramanjaneya Raju
పుట్టిన సంవత్సరం / Year of Birth: 1928
పురుషుడు / Male

6046 9130 5217

అధికారి - సామాన్యుని హక్కు

భారతీయ విశిష్ట గుర్తింపు ప్రాధికారం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O కే సురప రాజు, పి
NO 228, మిస్తాన్ బిల్డింగ్, నేర్ మజిద్,
సూర్రామ్ ఐడె జేడెమ్మెల్లా
కృత్బల్లూర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్, 500055

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K. RAO TO

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