P.110/2019 8909/2019

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

T 405311

S. No. 20145 Date 28/12/18 Rs.100/-

Sold to S. Sanjay

S/o S. prakash Rao R/o. Hyd

For Whom White waters Constructions pvt. Ltd, Sec-Bad

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

ASSIGNMENT AGREEMENT

This Assignment Agreement (the "Agreement") is entered into on this 24th day of May, 2019 by and between:

JANAPRIYA ENGINEERS SYNDICATE PVT. LTD. (formerly Engineers Syndicate (India) Pvt. Ltd.), a Company having its Corporate Office at 8-2-120/86 & 8-2-120/86/1, Plot No's 11 & 12, Keethi& Pride Towers, Road No. 02, Banjara Hills, Hyderabad – 500 034, represented by its Director: **Mr. K. RAVINDER REDDY S/o. Late Sri K.PURUSHOTHAM REDDY**, aged about 64 years, occupation: Business, R/o. House No.8-2-358 (old) and 8-2-293/82/F/A/35/B (New), Film Nagar, Jubilee Hills, Hyderabad. (AADHAAR No.4513 5451 7946 & PAN No.AAACE4560A)

(Hereinafter referred to as the **Assignor** which expression shall, unless the context otherwise requires, mean and include their heirs, successors, executors, legal representatives, etc.)

Presentation Endorsement

Presented in the Office of the Sub Registrar, Kukatpally along
Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between
on the 25th day of MAY, 2019 by Sri K.Ravinder Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Impression
1	ME		TANAY SALIKE::24/0 [1511-1-2019-4614]	TANAY SALIKE S/O. AJAY SALIKE VIKRAMPURI COLONY,KHARKHANA, HYD	
2	ME		RAJEEV MALVE::24 [1511-1-2019-4614	RAJEEV MALVE S/O. DEVIDAS MALVE VIKRAMPURI COLONY,KHARKHANA, HYD	
3	ME		AJAY SALIKE::24/05/201 [1511-1-2019-4614]	AJAY SALIKE S/O. SALIKE PRAKASH RAO VIKRAMPURI COLONY,KHARKHANA, HYD	
4	ME		WHITE WATERS CO [1511-1-2019-4614	WHITE WATERS CONSTRUCTIONS PVT LTD REPBY SANJAY SALIKE S/O. SALIKE PRAKASH RAO VIKRAMPURI COLONY,KHARKHANA, HYD	
5	MR		JANAPRIYA ENGINEERS SY [1511-1-2019-4614]	JANAPRIYA ENGINEERS SYNDICATE PVT LTD REPBY K.RAVINDER REDDY(DIRECTOR) S/O. LATE.K.PURUSHOTHAM REDDY BANJARA HILLS,, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		CH.LOVE KUMAR::25/ [1511-1-2019-4614]	CH.LOVE KUMAR HYD	
2		G.SHEKAR::25/05/201 [1511-1-2019-4614]	G.SHEKAR HYD	

Bk - 1, CS No 4614/2019 & Doct No 2905/2019. Sheet 1 of 10 Sub Registrar Kukatpally

20 MAY 2019

Signature of Sub Registrar

25th day of May,2019

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AND

WHITE WATERS CONSTRUCTIONS PRIVATE LIMITED, (PAN No.AABCW0252E) having its registered office at E11, Vikrampuri Colony, Karkhana, Secunderabad – 500 003, represented by its Directors:

1. **SANJAY SALIKE S/o. SALIKE PRAKASH RAO,** aged about 51 years, occupation: Business,(AADHAAR No.5617 1370 4644 & PAN No.ABVPS3940F)

2. **AJAY SALIKE S/o. SALIKE PRAKASH RAO,** aged about 51 years, occupation: Business, (AADHAAR No.4010 0021 2048)

3. **RAJEEV MALVE S/o. DEVIDAS MALVE,** aged about 49 years, occupation: Business, (AADHAAR No.8830 7030 9863)

4. **TANAY SALIKE S/o. AJAY SALIKE,** aged about 23 years, occupation: Business, (AADHAAR No.8688 5950 4645)

   Both are residing at House No.E-11, Vikrampuri Colony, Ghanshyam, Kharkhana, Napier Lines, Hyderabad-500009.

(Hereinafter referred to as **Assignees,** which expression shall, unless the context otherwise requires, mean and include its heirs, successors, executors, legal representatives, etc.)

The Assignor and the Assignees shall collectively be referred to as the **Parties** and individually be referred to as the **Party**

BACKGROUND:

A. Originally, Jakkileti Chandrasekhar Rao alias Makkapati Chadra Sekhar Rao, Jakkileti Hanumantha Rao alias Makkapati Hanumantha Rao, Jakkileti Nagarjuna Rao alias Makkapati Nagarjuna Rao, Smt. Jakkileti Ramadevi alias Pulluri Ramadevi and Jakkileti Padma Rao alias Ch. Padmavathi (hereinafter referred to as **Original Owners**) are the sole and absolute owners of land admeasuring Ac. 0.10 gts. out of Ac. 1.15 gts. in Sy. No. 652, 653, 654, 655 & 678 situated at Kukatpally Village and Municipality, Kukatpally Mandal (Previously Balanagar Mandal), Medchal-Malkajgiri District (Previously Ranga Reddy District), Telangana, hereinafter referred to as **Schedule Property**.

Sl No	Thumb Impression	Photo	Name & Address	Signature
				Kukatpally

Bk - 1, CS No 4614/2019 & Doct No 8909 / 2019. Sheet 2 of 10 Sub Registrar Kukatpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	**Aadhaar No: XXXXXXXX7946** Name: Kondakindi Ravinder Reddy	S/O Kondakindi Purushotham Reddy Late, Jubilee hills, Hyderabad, Andhra Pradesh, 500033	
2	**Aadhaar No: XXXXXXXX4645** Name: Salike Tanay	S/O Salike Ajay, Secunderabad, Hyderabad, Andhra Pradesh, 500009	
3	**Aadhaar No: XXXXXXXX4644** Name: Salike Sanjay	S/O Salike Prakash Rao, Tirumalagiri, Hyderabad, Telangana, 500009	
4	**Aadhaar No: XXXXXXXX9863** Name: Rajeev Malve	S/O Devidas Malve, Secunderabad, Hyderabad, Andhra Pradesh, 500009	

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						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	1000	0	0	0	1100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	100	0	21100	0	0	0	**21200**

Rs. 1000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,960WTN240519 dated ,24-MAY-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 21100/-, DATE: 24-MAY-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9123361085222,PAYMENT MODE:CASH-1000200,ATRN:9123361085222,REMITTER NAME: SANJAY SALIKE,EXECUTANT NAME: JANAPRIYA ENGINEERS SYNDICATE PVT. LTD,CLAIMANT NAME: WHITE WATERS CONSTRUCTIONS PVT LTD) .

Date:
25th day of May,2019

Signature of Registering Officer
Kukatpally

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B. The Original Owners entered into a Development Agreement (the **Development Agreement**) Dated: 10th October 2018, Vide Document No.4129/2019, with the Assignor pursuant to which the Original Owners entrusted the Schedule Property to the Assignor for development of the Schedule Property into a residential apartment building. While so, the Assignee is the sole and absolute owner of an extent of Ac. 1.00 in Sy. Nos. 652, 653, 654, 655, & 678 situated at Kukatpally Revenue Village and Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District and is also developing a further extent of Ac. 2.25 gts which is owned by the Assignor.

C. The Assignee has approached the Assignor and has proposed that the Assignor assign his rights under the Development Agreement with respect to the Schedule Property to the Assignee so that the Assignee can develop the entire land including the Schedule Property into a residential project consisting of apartments. In this respect, the Assignee has represented to the Assignor that it intends to develop a residential project over a total extent of land of which the Schedule Property forms a part. The Assignee has further represented that the Assignee intends to construct maximum possible and permissible area as per GHMC Approvals.

D. In these circumstances, the Assignor and Assignee have entered into this Agreement and the Assignor has agreed to assign his rights under the Development Agreement to the Assignee so as to enable the Assignee to club the Schedule Property with adjacent property (those which are owned by the Assignee and those which are taken on development by the Assignee) and construct the residential project.

Now, therefore, in consideration of the premises herein contained, the parties hereto agree as follows:

1. <u>Assignment</u>

a) As and from the date of this Agreement, the Assignor unconditionally assigns the right to develop the Schedule Property under the Development Agreement in favor of Assignee and the Assignee agrees to develop the Schedule Property by clubbing the Schedule Property with the adjacent lands which are owned by the Assignee and those which are taken on development by the Assignee into a residential project consisting of apartments in accordance with the terms and conditions of the Agreement.

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ENDORSEMENT

Certified that the following amounts have been paid in respect of this document:

Description of fee/duty	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Stamp Duty u/s 41 of I.S. Act	—	286200	—	—	—	286200/-
Regn. Duty	—	—	—	—	—	—
User Charges	—	—	—	—	—	—
T.D./T.P.T.	—	—	—	—	—	—
TOTAL	—	286200	—	—	—	286200/-

Sub Registrar
Kukatpally

286200/-

NIL

482XP129/019

29/10/2019 SBI Bank Br Hyd

Sub Registrar,
Kukatpally.

1 వ పుస్తకము 2019 వ సం॥(బా.వ. సం॥1511) సంఖ్య 8909 నెంబరుగా రిజిస్టరు చేయబడినది. స్టాంపింగ్ నిమిత్తము గుర్తింపు నెంబరు 1511 I - 8909/2019 ఇవ్వబడినది.

2019 వ సం॥ నవంబర్ నెం 01 నాడు

సబ్-రిజిస్ట్రార్
కూకట్‌పల్లి

b) In consideration of the terms and conditions of this Agreement, the Assignee agrees to develop and construct the residential apartments on the Schedule Property by clubbing the Schedule Property with the adjacent properties and agrees to handover the constructed apartments to the Assignor within a period of 36 months with a grace period of 9 months from the date of GHMC approvals, in a finished condition.

c) In consideration of the terms and conditions set out this agreement, the Assignor agrees that the Assignee will be entitled to 55% of the total built-up area and proportionate car parking area to be constructed by the Assignee and the Assignor will be entitled to 45% of the built-up area and proportionate car parking area on a proportionate basis based on the proportion that the Schedule Property bears to the total land over which the residential project is being constructed. The Assignor shall be solely responsible and liable for handing over the proportionate built up area to the Original Owners in accordance with the terms of the Development Agreement from the Assignor's share.

d) The Assignor, and Assignee agree that apart from the obligations set out in this Agreement, the Assigneedoes not have any further obligations under the terms of the Development and the Assignor shall be responsible for performance of all its obligation and covenants in favor of the Original Owners and that the principal land owner very much familiar about this assignment deed and has given his consent to the parties to execute this d

e) To give effect to the terms and consideration of this Agreement, the Assignor appoints the Assignee, being White Waters Constructions Private Limited represented by Sri. Sanjay Salike, as its lawful attorney to do all or any of the deeds,acts andthings that the Assignor is permitted to do under the terms of the Development Agreement in respect to the Schedule Property for and on behalf of the Owners and the Assignor, including, entering into such agreements of sale, sale deeds etc. in favour of the prospective purchasers of the apartments.In the alternative, the Assignor further hereby undertakes to co-operate with the Assignee in all respects as may be required from time to time to give effect to the terms of the Development Agreement and to execute and register the Sale Deeds in respect of the apartments to be constructed over the Schedule Property in favour of purchasers of apartments.

f) Assignee has agreed to pay Rs.10,00,000/- an advance refundable deposit within three months from the date of this agreement.

g) Assignees have to fulfill all the obligations to the original land owners what ever assignor as agreed to perform in the development agreement.

2. Further actions

Each of the Parties will execute, acknowledge and deliver all such other and additional notices, releases and other documents and will do all such other acts as may be necessary or advisable to fully assign to the Assignees all of the respective rights and interests herein granted or intended to be granted and to carry out their respective obligations under this Agreement.

3. Amendment

The terms of this Agreement shall not be altered or added to nor shall anything be omitted therefrom except by means of a supplementary deed in writing duly signed by the Parties hereto.

4. Entirety

This Agreement contains all of the terms and conditions agreed by and between the Parties hereto and any prior agreements or understanding pertaining to any such matters shall stand terminated except with regard to any accrued rights thereunder.

5. Notices

Any demand for payment or notice requiring to be made or given by either Party to the other shall be sufficiently made or given if sent by that Party to the other in writing by registered post acknowledgement due or by a nationally recognized courier agency with acknowledgement of delivery or by email followed immediately by facsimile, with receipt of successful transmission at the address mentioned first above or in the event of any change in address, to the address notified by the Parties.

6. Severability

In the event that any provision of this Agreement is found to be invalid orillegal under any applicable law, such provision shall be deemed to be omitted to the extent of such invalidity or illegality, and the other provisions of this Agreement shall remain valid and in force, and shall continue to govern the relationship between the Parties.

7. Governing law and jurisdiction

This Agreement shall be governed by Indian Law. The Parties agree that only the Courts in Hyderabad, India, will have jurisdiction on any matter pertaining to this Agreement.

SCHEDULE OF THE PROPERTY

All that the land admeasuring Ac.0-10 Gts., out of Ac.1-15 Gts., in Survey Nos.652, 653, 654, 655 & 678, situated at KUKATPALLY Revenue Village and Kukatpally Municipality, Kukatpally Mandal (Previously Balanagar Mandal), Medchal-Malkajgiri District (Previously Ranga Reddy District) Telangana and bounded by:

NORTH	:	Land in part of Sy.Nos.652 to 655 & 678 belongs to Janapriya Engineer Syndicate Pvt. Ltd.
SOUTH	:	Land belongs to Dr. Ranganadh, Ch. Annapurna & Others.
EAST	:	Neighbours Land.
WEST	:	Neighbours Land.

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IN WITNESS WHEREOF, the Parties have entered into this Deed the day and year first above written in Hyderabad, India.

WITNESSES:

1.

2.

ASSIGNOR

Janapriya Engineers Syndicate Pvt. Ltd.
Represented by its Director

ASSIGNEES

White Waters Constructions Private Limited,
Represented by its Directors

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Salike Ajay

పుట్టిన సంవత్సరం / Year of Birth : 1987
పురుషుడు / Male

4010 0021 2048

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Salike Prakash Rao
Plot E11, Vikram Puri, Behind
Food World, Karkhana,
Secunderabad, Hyderabad,
Andhra Pradesh, 500009

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

ఆధార్

భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No. 1079/02112/00218

To
Salike Sanjay
S/O Salike Prakash Rao
H No E-11
Vikrampuri Colony
Ghansilayam
Karkhana
Tirumalagiri
Nainer Lines Hyderabad
Andhra Pradesh - 500009
9848045487

KL11091324 3FT
11091324

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
5617 1370 4644
ఆధార్ - సామాన్యుని హక్కు

Salike Sanjay
పుట్టిన సంవత్సరం / Year of Birth : 1987
పురుషుడు / Male

5617 1370 4644
ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రాజీవ్ మాల్వ్
Rajeev Malve
పుట్టిన సంవత్సరం / Year of Birth : 1969
పురుషుడు / Male

8830 7030 9863

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O దేవిదాస్ మాల్వ్, ప్లాట్ నెంబర్ 34, మచిలీపాల ఎన్క్లావ్, సెంటర్ పాయింట్ ఎదురుగా, ఆల్వాల్ రోడ్ తిరుమలగిరి, సికింద్రాబాద్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500009

Address: S/O Devidas Malve, Plot no 34, Machilipala Enclave, Opposite to centre point, Alwal Road Tirumalgiri, Secunderabad, Hyderabad, Andhra Pradesh, 500009

ఆధార్ - Sanamanyuni Hakku

ఆధార్

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు/Enrollment No.: 1171/00164/02241

To
Salike Tanay
S/O Salike Ajay
Plot E11
Vikram Puri
Karkhana
Behind Food World
Secunderabad
Hyderabad Andhra Pradesh - 500009

Download Date: 01/07/2017 Generation Date: 26/07/2011

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
8686 5950 4645
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

Salike Tanay
పుట్టిన తేదీ / DOB: 06/04/1995
పురుషుడు / MALE

8686 5950 4645
నా ఆధార్, నా గుర్తింపు

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KUKATPALLY

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GOVERNMENT OF INDIA

కొండకింది రవీందర్ రెడ్డి
Kondakindi Ravinder Reddy

పుట్టిన సంవత్సరం/Year of Birth 1953
పురుషుడు / Male

4513 5451 7946

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చదలవాడ లవ్ కుమార్
Chadalavada Love Kumar

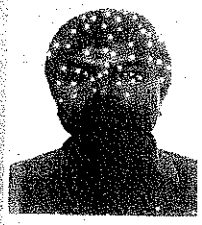
పుట్టిన సంవత్సరం/Year of Birth 1966
పురుషుడు / Male

2794 9908 3081

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గౌరిదేవి శేఖర్
Gowridevi Shekar



పుట్టిన సంవత్సరం/Year of Birth 1984
స్త్రీ / Female

9855 7186 7476

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Kondakindi Purushotham Reddy Late, 8-2-293/82/F/A/35-B, Road No 6, Beside FNCC, Jubilee Hills Jubilee Hills, Hyderabad, Andhra Pradesh, 500033

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1800 180 1947
help@uidai.gov.in
www.uidai.gov.in

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Chacalavada Ramadas, 23-130/119 Jana Priya Soudha Apartment, Matha Laxmi Nagar, Near Arabindo College Gaddiannaram, Hyderabad, Rangareddi, Andhra Pradesh 500060

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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Online Challan Proforma[SRO copy]

Challan No: **960WTN240519**

BANK Code: **SBH**		Payment : CASH
I	**Remmiter Details**	
	Name	SANJAY SALIKE
	Address	HYDERABAD
	PAN Card Number	
	Aadhar Card Number	********4644
	Mobile Number	*******487
II	**Executant Details**	
	Name	JANAPRIYA ENGINEERS SYNDICATE PVT. LTD
	Address	HYDERABAD
III	**Claimant details**	
	Name	WHITE WATERS CONSTRUCTIONS PVT LTD
	Address	SECUNDERABAD
IV	**Document Nature**	
	Nature of Document	Assignment deed
	Property Situated in(District)	MEDCHAL-MALKAJGIRI
V	**Amount Details**	
	Stamp Duty	1000
	Transfer Duty	0
	Registration Fee	20000
	User Charges	100
	TOTAL	21100
	Total in Words	Twenty One Thousand One Hundred Rupees Only
	Date(DD-MM-YYYY)	24-05-2019
	Transaction Id	9123361085222
	Signature of remitter	

Online Challan Proforma[Citizen copy]

Challan No: **960WTN240519**

BANK Code: **SBH**		Payment : CASH
I	**Remmiter Details**	
	Name	SANJAY SALIKE
	Address	HYDERABAD
	PAN Card Number	
	Aadhar Card Number	********4644
	Mobile Number	*******487
II	**Executant Details**	
	Name	JANAPRIYA ENGINEERS SYNDICATE PVT. LTD
	Address	HYDERABAD
III	**Claimant details**	
	Name	WHITE WATERS CONSTRUCTIONS PVT LTD
	Address	SECUNDERABAD
IV	**Document Nature**	
	Nature of Document	Assignment deed
	Property Situated in(District)	MEDCHAL-MALKAJGIRI
V	**Amount Details**	
	Stamp Duty	1000
	Transfer Duty	0
	Registration Fee	20000
	User Charges	100
	TOTAL	21100
	Total in Words	Twenty One Thousand One Hundred Rupees Only
	Date(DD-MM-YYYY)	24-05-2019
	Transaction Id	9123361085222
	Signature of remitter	

Bk - 1, CS No 4614/2019 & Doct No 8505/2019. Sheet 10 of 10 Sub Registrar Kukatpally

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OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office
KUKATPALLY