

भारतीय गैर न्यायिक



S.No. 1744 Dt: 16-12-2022
తెలంగాణ తలంగానా TELANGANA

K. Jagadeeshwar S/o Late Sarangapani & Hanamkonda
M/s J-K Builders & P. m. Partner K. Jagadeeshwar

M. S. 575036
MARTHA KOMMALU
LICENCED STAMP VENDOR
for: 21-11-02/1991, R.L.No: 21-11-4
Dist. Court Premises, Warangal
Pin: 506 001, Cell: 9849460617

111

SUPPLEMENTARY AGREEMENT

This Deed of Supplementary Agreement is made on this 4th day of January, 2023 by and between;

1. NAKKA KOMURAMMA @ NAKKA KOMARAMMA, W/o Late Sri Rajakantham, age: 67 years, Occu: House Hold Work, R/o HNo.2-4-1245, Gandhinagar, Near Ambedkar Bhavan, Hanamkonda, Hanumakonda Dist. Pan No.KMFPK0914K, Aadhar No.665453862383.
2. NAKKA MANOHAR YADAV, S/o Late Sri Rajakantham, age: 49 years, Occu: Private Employee, R/o HNo.2-4-1448/1/1, Ashoka Colony, Hanamkonda, Hanumakonda Dist. Pan No.AGCPN5018M, Aadhar No.622153673500.
3. NAKKA HARIKRISHNA, S/o Late Sri Rajakantham, age: 46 years, Occu: Private Employee, R/o HNo.2-4-1245, Gandhinagar, Near Ambedkar Bhavan, Hanamkonda, Hanumakonda Dist. Pan No.AEWPN1058F, Aadhar No.651677069751.

(Hereinafter called as the SITE OWNERS / FIRST PARTY)



2. Jagan

For: JK BUILDERS
For: JK BUILDERS

1. LTI or N. Komala 3. Jagan

Managing Partner

Managing Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Warangal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3000/- paid between the hours of 4 and 5 on the 04th day of JAN, 2023 by Sri Shafi

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

Signature/Ink Thumb Impression

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 KASAGANI JAGADEESH [2111-1-2023-149]	KASAGANI JAGADEESHWAR (PARTNER) S/O. LATE BARANGAPANI 2-4-1224/2, HANAMKONDA, HANAMKONDA, WARANGAL(URBAN), TELANGANA, 506001, VIDYANAGAR, HANAMAKONDA
2	EX		 NAKKA HARIKRISHNA [2111-1-2023-149]	NAKKA HARIKRISHNA S/O. LATE RAJAKANTHAM 2-4-1445, HANAMKONDA, HANAMKONDA, WARANGAL(URBAN), TELANGANA, 506001, GANDHINAGAR, HANAMAKONDA
3	EX		 NAKKA MANOHAR [2111-1-2023-149]	NAKKA MANOHAR YADAV S/O. LATE RAJAKANTHAM 2-4-1448/1/1, HANAMKONDA, HANAMKONDA, WARANGAL(URBAN), TELANGANA, 506001, ASHOKACOLONY, HANAMAKONDA
4	EX		 NAKKA KOMURAMMA [2111-1-2023-149]	NAKKA KOMURAMMA ALIAS NAKKA KOMARAMMA W/O. LATE RAJAKANTHAM 2-4-1245, HANAMKONDA, HANAMKONDA, WARANGAL(URBAN), TELANGANA, 506001, GANDHINAGAR, HANAMAKONDA

[Signature]

[Signature]

[Signature]

LTI of
N. Komurama

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 P HARI KRISHNA [2111-1-2023-149]	P HARI KRISHNA S/O KUMARASWAMY R/O 2-11-536 GOPALPUR	<i>[Signature]</i>
2		 MD WAJID ALI [2111-1-2023-149]	MD WAJID ALI S/O SAJID ALI R/O HANUMAKONDA	<i>[Signature]</i>

04th day of January, 2023

Signature of Joint SubRegistrar
Warangal (R.O)

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IN FAVOUR OF

M/s J.K Builders, a partnership firm (Registered No.112/2020, Dt.27.02.2020), represented by its Managing Partner Sri KASAGANI JAGADEESHWAR, S/o Late Sri Sarangapani, age: 51 years, Occu: Business, R/o HNo.2-4-1224/2, Vidyanagar, Hanamkonda, Warangal City and Dist. Aadhar No.455775297404, DOB – 06.09.1971, Firm Pan No.AAPFJ9226Q.

(Hereinafter called as the BUILDER / DEVELOPER / SECOND PARTY)

Whereas by a deed of Development Agreement Cum General Power of Attorney Dt.15.03.2021, made between the same persons as are the parties hereto and in the same order (Hereinafter called 'The Principal Deed') the Site Owners / First Party agreed and given their property i.e., R.C.C. Building consists of Ground Floor with Open Land, measuring 533 Sq.Yards., equivalent to 447 Sq.Mts., bearing Greater Warangal Municipal Corporation HNo.2-4-1245 and it is forming part of Survey No.158 (Old 324/B) of Waddepally Revenue Village, Situated at Gandhinagar (Pochammagudi), Hanamkonda, Hanumakonda Dist (Formerly Warangal Dist), for development to construct the residential apartments consists of Stilt Plus 4 Upper Floors to the Builder / Developer, and the Principal Deed has been registered as Doc.No.9506/2021, in the Office of the Joint Sub-Registrar, Warangal (Urban).

And whereas after execution and registration of the Development Agreement Cum General Power of Attorney Document (9506/2021) the Developer / Second Party dismantled the old structure (RCC Building) and obtained the building permission for construction of the R.C.C Residential Apartment of First, Second, Third and Fourth Floor with Stilt Floor from the Greater Warangal Municipal Corporation vide permit No.3006/33382/W47/2021, Dt.01.11.2021, later the Developer / Second Party with consent of the Site Owners / First Party, to purchase the TDR (Transferable Development Right) from Smt Samala Vijaya Laxmi, who obtained the TDR Certificate from Greeter Warangal Municipal Corporation, bearing Sl.No.38/TDR/2022, Dt.19.05.2022 in File No.E-125596/2022, as such the parties (Site Owners / First Party and Developer / Second Party) having right to construct the additional floor i.e., Fifth Floor for utilizing the aforesaid TDR Certificate of Smt Samala Vijaya Laxmi, in view of the said fact the Site Owners / First Party have no objection in the construct of the Fifth



LTI of

N. Komala

2.

3. 4801

J.K BUILDERS J.K BUILDERS

Managing Partner

Managing Partner

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Joint Sub Registrar
Warangal (R.O)

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3500 Name: Nakka Manohar Yadav	S/O Nakka Rajakantham, Hanamkonda, Warangal, Telangana, 506001	
2	Aadhaar No: XXXXXXXX2383 Name: Nakka Komaramma	W/O Rajakantham, Hanamkonda, Warangal, Andhra Pradesh, 506001	
3	Aadhaar No: XXXXXXXX9751 Name: Nakka Hari Krishna	S/O Nakka Rajakantham, Hanamkonda, Warangal, Andhra Pradesh, 506001	
4	Aadhaar No: XXXXXXXX7404 Name: Kasagani Jagadeeshwar	S/O Kasagani Sarangapani, Ghatkesar, Rangareddi, Andhra Pradesh, 500092	

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						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	50	0	22000	0	0	0	22050
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	3000	0	0	0	3000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	50	0	25500	0	0	0	25550

Rs. 22000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 730DYK201222 dated, 20-DEC-22 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 25550/-, DATE: 20-DEC-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8131298888625, PAYMENT MODE: CASH-1001138, ATRN: 8131298888625, REMITTER NAME: K JAGADEESHWAR, EXECUTANT NAME: NAKKA KOMURAMMA AND OTHERS, CLAIMANT NAME: K JAGADEESHWAR REP JK BUILDERS).

Date:
04th day of January, 2023

Signature of Registering Officer
Warangal (R.O)

Registered as No: 276 of 2023
of Book 1 47 Day of January 2023

Registering Officer

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Floor in the aforesaid property and the parties (Site Owners and Builder / Developer) have obtained the building permission for construction of the R.C.C Residential Apartment of First, Second, Third, Fourth and Fifth Floor with Stilt Floor, from the Greater Warangal Municipal Corporation, Warangal, vide permit No.0230/BP/3006/2022, Dt.12.10.2022 in File No.008745/BP/DTCP3006/0326/2022. The TDS purchase payment and other expenses were paid by the Builder / Developer to the Smt Samala Vijayala Laxmi and others to the consent of the Site Owners / First Party and the parties have agreed such payment amount was born by the both parties as per their ration 47%:53% mentioned in the Principal Deed. The Site Owners / First Party also hereby agreed and paid such payment etc., (TDR Payment and expenses) as per their ratio of 47% to the Builder / Developer within 12 month of this deed and earlier to it.

**NOW THIS DEED OF SUPPLEMENTARY AGREEMENT WITNESSES
AS AGREED AND DECLARED AS UNDER;**

That in view of the sanction of the building permission with utilized the TDR, the allotment/s (Schedule 'B' and 'C') mentioned in the principal deed were modified and read in the manner hereinafter allotment/s (site owner's share and builder share) mentioned in this deed and enclosing the latest plan showing the location / situation and area of the flats.

That the apartment complex construction area increased from 10,908 Sq.Ft., to 13,595 Sq.Ft., ad per Municipal construction Permission vide permit No.0230/BP/3006/2022, Dt.12.10.2022 in File No.008745/BP/DTCP3006/0326/2022 and the latest plan was enclosed this deed.

LAND OWNERS 47% SHARE

Flat No.201 in Second Floor.

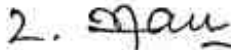
Flat No.302 in Third Floor.

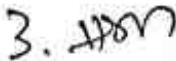
Flat No.402 in Fourth Floor.

Flat No.501 in Fifth Floor.

1.

 N. Komala

2. 

3. 

For: **JK BUILDERS**


Managing Partner

For: **JK BUILDERS**


Managing Partner

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DEVELOPERS' 53% SHARE

Flat Nos.101 in First Floor.

Flat No.202 in Second Floor.

Flat No.301 in Third Floor.

Flat No.401 in Fourth Floor.

Flat No.502 in Fifth Floor.

Flat No.102 in First Floor was kept jointly between Site Owners / First Party and Developer (Builder) / Second Party.

The proposed construction built up area including the common areas is approximately 10,908 Sq.Ft., (as it is a rough estimate prior to approval of plans by GWMC) and the breakup Plinth Area per each floor is given below as mentioned;

First Floor	-	about 2727 Sq.Ft.,
Second Floor	-	about 2727 Sq.Ft.,
Third Floor	-	about 2727 Sq.Ft.,
Fourth Floor	-	about 2727 Sq.Ft.,

Stilt / Parking Area = about 2727 Sq.Ft.,

The construction built up area including the common areas is now 13,595 Sq.Ft., as per the sanctioned plan and the breakup area per each floor is as given below;

First Floor	-	about 2719 Sq.Ft.,
Second Floor	-	about 2719 Sq.Ft.,
Third Floor	-	about 2719 Sq.Ft.,
Fourth Floor	-	about 2719 Sq.Ft.,
Fifth Floor	-	about 2719 Sq.Ft.,

Stilt / Parking Area = about 2719 Sq.Ft.,

That this Supplementary deed is the final in accordance with the principal deed.

1.


N. Komal

LTI or

2. 

3. 

For: 
For: 
Managing Partner

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Joint SubRegistrar
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SCHEDULE-'A' PROPERTY

All that the RCC Building consists of Ground Floor with Open Land, measuring 533 Sq.Yards, equivalent to 447 Sq.Mts, bearing Greater Warangal Municipal Corporation H.No.2-4-1245, forming part of Survey No.158 (Old 324/B) of Waddepalli Revenue Village, Situated at Gandhinagar (Pochammagudi), Hanamkonda, Warangal City and Dist., and it is in Ward-2, Block-4 of Greater Warangal Municipal Corporation limits, Bounded by;

EAST	:	HNo.2-4-1244 belongs to Nakka Rajender.
WEST	:	30'.0" Wide Road.
NORTH	:	HNo.2-4-1246 belongs to Nakka Komala.
SOUTH	:	30'.0" Wide Road.

That there are no changes in the names of the parties, house number, survey number or the total land area and boundaries

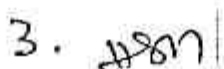
That it is further agreed that the GST or any other taxes relating to the flat/s shall be borne by the party to whom the flat is allotted.

That the parties hereby agree and declare that the other terms and conditions mentioned in the principal deed holds good and binding on the parties to this Supplementary deed also.

The Market Value of the Property is Rs.1,16,00,000/- (Proposed construction value is Rs.1,02,00,000/-; and Car / Parking area value is Rs.14,00,000/-) under Rule 3 of A.P.P.O.U.V. Instruments Rules, 1975, for the purpose of payment of stamp duty and registration fee.

The additional / excess plinth area stamp duty was paid through this deed.

The Stamp Duty of Rs.95,000/-, Registration Fee of Rs.20,000/-, and User Charges of Rs.200/-, aggregating a Total of Rs.1,15,200/- is remitted vide E-Challan No.265D8S120321 and the same was paid through principal deed Doc.No.9506/2021, Dt.15.03.2021, registered in the Office of the Joint Sub-Registrar, Warangal.

1.  N. Komala
2.  Jay
3.  Anon

For: JK BUILDERS
For: JK BUILDERS
 Managing Partner
Managing Partner

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W.K. BUILD

Mandana



1.  LTI or
N. Konda

2. Ans

3. ~~48m~~

For: **JK BUILDERS**
SECOND PARTY
 Managing Partner

Prepared by: Jay
(NARTHAUGENDAR)

For: **JK BUILDERS**

 Managing Partner

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Warangal (R.O)

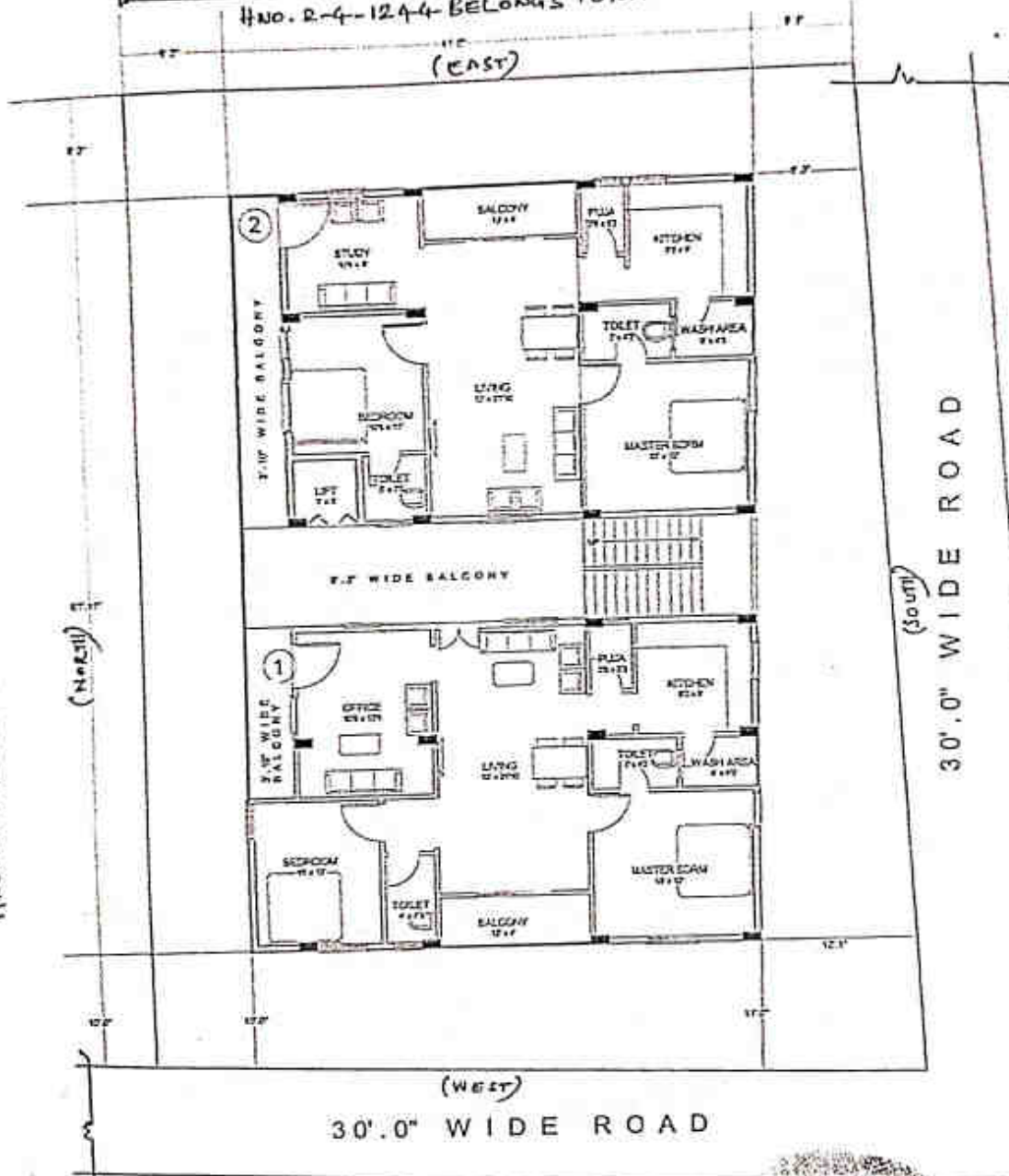


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FLAT No.	FLAT AREA INCL COMMON AREA
1	1275.00 SQ FT
2	1344.00 SQ FT

13410050 FT
HNO. 2-4-1244 BELONGS TO NAKKA RAJENDER



HN0.2-4-1246 BELONGS TO NAKKA KOMAIA.

WITNESSES:

1.	P. D. Mishra
----	--------------

2. MD. Waqid Ali

1. LTI of N. Komura
2. May
3. Hon

For: **JK BUILDERS**

Managing Partner

SITE OWNERS

For: JK BUILDERS

BUILDER

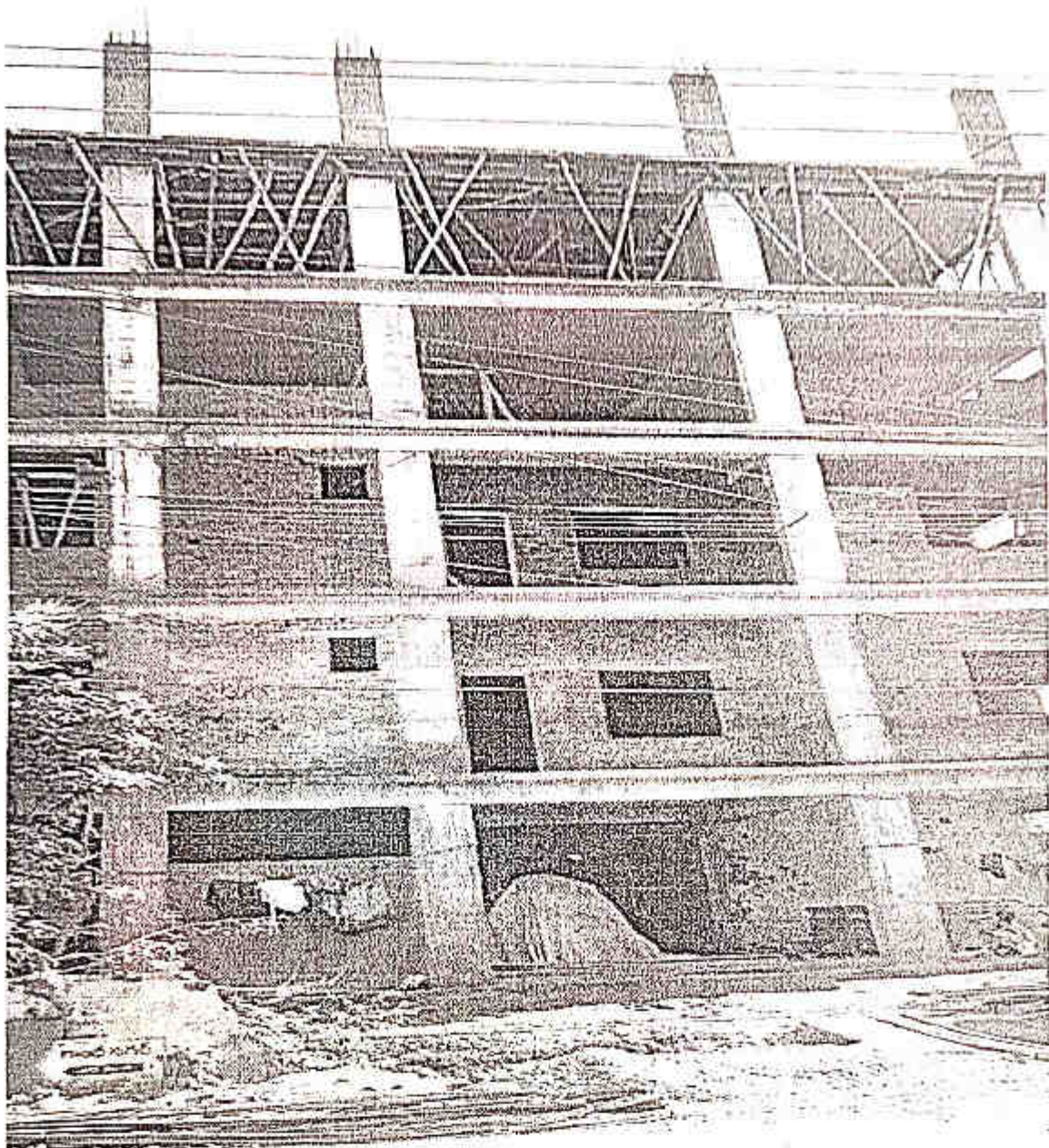
Investment Partner

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Warangal (R.O)



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1.



LTE or
N-Comer 2. span

3. 11871

For: JK BUILDERS

[Signature]
Managing Partner

For: JK BUILDERS

[Signature]
Managing Partner

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Warangal (R.O)



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Warangal

