SCANNED Sheet No: 1409/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ तेलंगाना TELANGANA

AF 214107

SERIAL No: 159 DATE: 8/1/2021

SOLD TO SMT/SRI K. Vikas

S/O,D/O,W/O K. Venkateshwar Rao R/o Hyd

FOR WHOM M/s prime Infratech

B. KOTESWARAMMA
LICENCED STAMP VENDOR
H. No. 2-2-7/31/B, Flat No. 303,

SUPPLEMENTARY AGREEMENT

This supplementary agreement is made and executed on this the 20 day of January 2021, at Shankarpally, Ranga Reddy District, Telangana State, by and between :-

1. **Mr. IMTIAZ AHMED**, son of **MAQBOOL AHMED**, aged about 57 years, Occupation Doctor and residing at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. Aadhar No.8748 2832 7054.

2. **Mrs. MALIHA AHMED**, wife of **Mr. IMTIAZ AHMED**, aged about 49 years, Occupation Research Scientist, presently residing at 6 Falcon Court, South Barrington, IL 60010, USA and permanent residence at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. Aadhar No.6526 2552 1327.

3. **Mr. MUKTAR AHMED**, son of **MAQBOOL AHMED**, aged about 51 years, Occupation Business presently residing at S98W13465, Stonebridge Way, Muskego, WI 53150, USA and permanent residence at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. Aadhar No.8367 7273 1338.

4. **Mrs. FAHMINA Y HUSSAIN**, wife of **Mr. MUKTAR AHMED**, aged about 49 years, Occupation Doctor, presently residing at S98W13465, Stonebridge Way, Muskego, WI 53150, USA and permanent residence at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. Aadhar No.7565 9702 3561.

Hereinafter referred to as the "OWNERS," (morefully owner No.1, owner No.2, owner No.3 & owner No.4 respectively) which expression shall mean and include their heirs, agents, assignees, administrators, executors etc., on the one part;

JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/17/23

1 3 5

2 4

For PRIME INFRATECH

Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shankarpally 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 10 and on the 19th day of FEB, 2021 by Sri Imtiyaz Ahmed

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

Sl No	Mode	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1				KROTHAPALLI VIKAS PRIME INFRATECH	
2	EX			IMTIAZ AHMED S/O AMINA Y HUSSAIN , MUKTAR AHMED. R/O. ROAD NO.10, BANJARAHILLS, HYDERABAD	
3	EX			IMTIAZ AHMED S/O MUKTAR AHMED , WAGEEDUL AHMED	
4	EX			IMTIAZ AHMED S/O A HOLDER MOULHA AHMED , IMTIAZ AHMED R/O. ROAD NO.10, BANJARAHILLS,	
5	EX			IMTIAZ AHMED S/O. WAGEEDUL AHMED R/O. ROAD NO.10, BANJARAHILLS, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			A.CHINNA SHIVAIAH KUKATPALLY HYDERABAD	Acsivaiah
2			HARISH KAVLAYAPALLY CHEVELLA MANDAL RANGAREDDY DIST	

10th day of February,2021

Signature of Sub Registrar

Generated on: 18/02/2021 12:24:13 PM

Bk - 1, CS No 1474/2021 & Doct No 1494/2021 Sheet 1 of 23 Sub Registrar Shankarpally

OFFICE OF The Seal of Sub Registrar office SHANKARPALLY SUB REGISTRAR

AND

M/S. PRIME INFRATECH, a partnership firm having its registered office at Prime House, 3rd Floor, Plot No.19, Jeyabheri Enclave, Gachibowli, Hyderabad – 500032., PAN No.AAUFP8354Q, represented by its Managing Partner, Sri. **KROTHAPALLI VIKAS**, son of **K. VENKATESWARA RAO**, aged about 30 years, Aadhar No.3910 8256 1171.

Hereinafter referred to as the "**DEVELOPER,**" which expression shall mean and include their heirs, agents, assignees, administrators, executors etc., on the other part;

WHEREAS

The owners and the developer have entered into **development agreement cum general power of attorney** vide document **No.12467/2019** registered at SRO, Shankarpally. The Developer applied for permission to HMDA vide **File No. 035331/SKP/R1/U6/HMDA/13032020** for construction of Apartment Building on the schedule property.

WHEREAS,

The OWNERS are the full and absolute OWNERS of the land, more fully described in the Schedule of this Agreement, hereinafter referred to as the "**schedule property**".

Owner No.1. Mr. Imtiaz Ahmed, is the owner of Land to an extent of 181.5 square yards in Sy.No.132/e1/4/1, 726 square yards in Sy.No.132/e1/3/1, 865.5 square yards in Sy.No.132part, 121 square yards in Sy.No.149/e3/2/1, 121 square yards in Sy.No.149/e2/2 total admeasuring 1815 square yards vide sale deed No.2887/2014 dated 13/11/2014, sale deed No.239/2016 dated 21/01/2016 and rectification deed No.10632/2019 dated 24/09/2019 all registered at SRO, Shankarpally.

Owner No.2, Mrs. Malika Ahmed, is the owner of Land to an extent of 1391.5 square yards in Sy.No.132part, 242 square yards in Sy.No.149part total admeasuring 1633.5 squareyards vide sale deed No.2887/2014 dated 13/11/2014, sale deed No.239/2016 dated 21/01/2016 and rectification deed No.10632/2019 dated 24/09/2019 all registered at SRO, Shankarpally.

Owner No.3, Mr. Mukter Ahmed, is the owner of Land to an extent of 242 square yards in Sy.No.132/e1/2/4/3, 1028.5 square yards in Sy.No.132/e1/4/3/2, total admeasuring 1270.5 square yards vide sale deed No.2887/2014 dated 13/11/2014 registered at SRO, Shankarpally.

Owner No.4, Mrs. Fahmina Y Hussain, is the owner of Land to an extent of 1331 square yards in Sy.No.132part vide sale deed No.2887/2014 dated 13/11/2014 registered at SRO, Shankarpally.

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/09/23

3

5

For PRIME INFRATECH

Managing Partner

Sl No	Thumb Impression	Photo	Name & Address	Signature
				Shankarpally

Sk - 1, GS No 1474/2021 & Doct No 1469/2021, Sheet 2 of 23 Sub Registrar Shankarpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1682 Name: Andela Harish Kumar	S/O Andela Mallappa, Nandipeta, K.v. Rangareddy, Telangana, 501503	
2	Aadhaar No: XXXXXXXX8845 Name: Arvell Chinna Bhaiah	S/O Arvell Subbanna Lata, Kukatpally, Hyderabad, Telangana, 500072	
3	Aadhaar No: XXXXXXXX7054 Name: Irfaz Ahmed	S/O Maqbool Ahmed, Khairatabad, Hyderabad, Telangana, 500004	
4	Aadhaar No: XXXXXXXX1171 Name: Vikas Krotapalli	S/O Venkateswara Rao Krotapalli, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Facility	In the Form of						
	Stamp Papers	Challan u/S 41 of I.S Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	696060	0	0	0	696160
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1000	0	0	0	1000
User Charges	NA	0	200	0	0	0	200
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	697260	0	0	0	697360

Rs. 696060/- 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 .486CYL180221 dated .18-FEB-21 of HDFS/

Online Payment Details Received from SBI :

(1). AMOUNT PAID: Rs. 697260/-, DATE: 18-FEB-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 350820190438,PAYMENT MODE:NB-1801136,ATRN:350820190438,ACHT-TEST NAME: K VIKAS,EXECUTANT NAME: IRFAZ AHMED AND OTHERS,CLAIMANT NAME: PRIME INFRATECH) .

Date:
10th day of February,2021

Signature of Registering Officer
Shankarpally

Generated on: 19/02/2021 12:24:10 PM

OFFICE OF SUB REGISTRAR

All the properties are situated adjacent to each other forming into a single and contiguous land of an extent total admeasuring 6050 square yards. The owners have obtained permission for conversion of Agriculture lands to non-agriculture purpose vide proceeding No.c1/4646/2016 dated 05/01/2017 issued by Revenue Divisional Officer, Chevella Division.

WHEREAS

As per the said development agreement cum general power of attorney, this supplementary agreement is being executed by all the parties to identify their share of respective flats/areas in the project **PRIME TITANIA.**

WHEREAS

All the parties mutually agreed to share the constructed areas in the schedule property as below:

Flats falling to the share of Owner No.1 **Mr. IMTIAZ AHMED**

Sl.No.	Flat No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	213	Second Floor	46	1285	1
2.	301	Third Floor	79	2205	1
3.	302	Third Floor	46	1280	1
4.	303	Third Floor	46	1280	1
5.	304	Third Floor	46	1280	1
6.	305	Third Floor	46	1280	1
7.	309	Third Floor	67	1880	1
8.	310	Third Floor	46	1285	1
9.	311	Third Floor	61	1715	1
10.	312	Third Floor	61	1715	1
11.	705	Seventh Floor	46	1280	1
12.	713	Seventh Floor	46	1285	1

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/8/2023

3

5. For PRIME INFRATECH

Managing Partner

Bk-1, Dt No 1474/2021 & Doct No 1409/2021, Sheet 3 of 23 Sub Registrar Shankarpally

ఈ పుస్తకము 2021 సం॥శా.శ.1942 సం॥క్రోధి నామ సంవత్సరము నందు రికార్డు చేయబడి స్కానింగు నిమిత్తము గుర్తింపు నెం 1524 ఈ.తే.19.....2021 నవంబర్ మాసము. 2021 సం॥నవంబర్ నెల....19...తేది.

సబ్ రిజిస్ట్రార్
శంకరపల్లి, రంగారెడ్డిజిల్లా.

SYED SIRAJ ANWAR
SUB - REGISTRAR
Shankarpally, R.R.Dist

Generated on: 18/02/2021 12:24:13 PM

OFFICE OF The Sub Registrar office SHANKARPALLY SUB REGISTRAR

Commercial Areas falling to the share of Owner No.1 Mr. IMTIAZ AHMED

Sl.No.	Commercial No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	CG2 Part	Ground Floor	69	1923	1
2.	CF1Part	First Floor	15	418	1

Flats falling to the share of Owner No.2 Mrs. MALIHA AHMED

Sl.No.	Flat No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	104	First Floor	41	1150	1
2.	110	First Floor	41	1155	1
3.	306	Third Floor	46	1280	1
4.	307	Third Floor	46	1280	1
5.	308	Third Floor	67	1880	1
6.	313	Third Floor	46	1285	1
7.	314	Third Floor	79	2215	1
8.	502	Fifth Floor	46	1280	1
9.	510	Fifth Floor	46	1285	1
10.	707	Seventh Floor	46	1280	1
11.	708	Seventh Floor	67	1880	1

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/14/23

3. 5

For PRIME INFRATECH

Managing Partner

Bk - 1, CS No 1474/2021 & Doot No 1409/2021 Sheet 4 of 23 Sub Registrar Shankarpally

Generated on: 18/02/2021 12:34:13 PM

SUB REGISTRAR OFFICE Qs

Commercial Areas falling to the share of Owner No.2 Mrs. MALIHA AHMED

Sl.No.	Commercial No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	CF2 Part	First Floor	52	1458	1

Flats falling to the share of Owner No.3 Mr. MUKTAR AHMED

Sl.No.	Flat No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	501	Fifth Floor	79	2205	1
2.	503	Fifth Floor	46	1280	1
3.	505	Fifth Floor	46	1280	1
4.	509	Fifth Floor	67	1880	1
5.	512	Fifth Floor	61	1716	1
6.	514	Fifth Floor	79	2215	1
7.	709	Seventh Floor	67	1880	1

Commercial Areas falling to the share of Owner No.3 Mr. MUKTAR AHMED

Sl.No.	Commercial No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	CG2 Part	Ground Floor	52	1451	1
2.	CF1Part	First Floor	11	315	0

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-20-2023

3.

5.

4.

For PRIME INFRATECH

Managing Partner

Bk - 1, CS No 1474/2021 & Doct No 1409/2021 Sheet 5 of 23 Sub Registrar Shankarpally

Flats falling to the share of Owner No.4 Mrs. FAHMINA Y HUSSAIN

Sl.No.	Flat No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	105	First Floor	41	1150	1
2.	106	First Floor	41	1150	1
3.	107	First Floor	41	1150	1
4.	206	Second Floor	46	1280	1
5.	506	Fifth Floor	46	1280	1
6.	507	Fifth Floor	46	1280	1
7.	508	Fifth Floor	67	1880	1
8.	513	Fifth Floor	46	1285	1
9.	706	Seventh Floor	46	1280	1
10.	710	Seventh Floor	46	1285	1

Commercial Areas falling to the share of Owner No.4 Mrs. FAHMINA Y HUSSAIN

Sl.No.	Commercial No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	CF2 Part	First Floor	39	1100	1

3.

5.

For PRIME INFRATECH

Managing Partner

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/19/03

Bk - 1, CS No 1474/2021 & Doct No 1409/2021 Sheet 5 of 23 Sub Registrar Shankarpally

Generated on: 10/8/2021 15:24:13 PM

OFFICE OF THE SUB REGISTRAR

Flats falling to the share of M/S PRIME INFRATECH

Sl.No.	Flat No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	103	First Floor	41	1160	1
2.	108	First Floor	62	1740	1
3.	109	First Floor	62	1745	1
4.	111	First Floor	55	1540	1
5.	112	First Floor	55	1540	1
6.	201	Second Floor	79	2205	1
7.	202	Second Floor	46	1280	1
8.	203	Second Floor	46	1280	1
9.	204	Second Floor	46	1280	1
10.	205	Second Floor	46	1280	1
11.	207	Second Floor	46	1280	1
12.	208	Second Floor	67	1880	1
13.	209	Second Floor	67	1880	1
14.	210	Second Floor	46	1285	1
15.	211	Second Floor	61	1715	1
16.	212	Second Floor	61	1715	1
17.	214	Second Floor	79	2215	1
18.	401	Fourth Floor	79	2205	1
19.	402	Fourth Floor	46	1280	1
20.	403	Fourth Floor	46	1280	1

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-2-2021

1. 3. 5. For PRIME INFRATECH

2. 4.

Managing Partner

Bk - 1, CS No 1474/2021 & Doot No 14009/2021 Sheet 7 of 23 Sub Registrar Shankarpally

21.	404	Fourth Floor	46	1280	1
22.	405	Fourth Floor	46	1280	1
23.	406	Fourth Floor	46	1280	1
24.	407	Fourth Floor	46	1280	1
25.	408	Fourth Floor	67	1880	1
26.	409	Fourth Floor	67	1880	1
27.	410	Fourth Floor	46	1285	1
28.	411	Fourth Floor	61	1715	1
29.	412	Fourth Floor	61	1715	1
30.	413	Fourth Floor	46	1285	1
31.	414	Fourth Floor	79	2215	1
32.	504	Fifth Floor	46	1280	1
33.	511	Fifth Floor	61	1715	1
34.	601	Sixth Floor	79	2205	1
35.	602	Sixth Floor	46	1280	1
36.	603	Sixth Floor	46	1280	1
37.	604	Sixth Floor	46	1280	1
38.	605	Sixth Floor	46	1280	1
39.	606	Sixth Floor	46	1280	1
40.	607	Sixth Floor	46	1280	1
41.	608	Sixth Floor	67	1880	1
42.	609	Sixth Floor	67	1880	1
43.	610	Sixth Floor	46	1285	1
44.	611	Sixth Floor	61	1715	1

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/9/2021

1-23-2021

1. 2. 3. 5. For PRIME INFRATECH

Managing Partner

Bk - 1, CS No 1474/2021 & Doct No 1404/2021 Sheet 8 of 23 Sub Registrar Shankarpally

45.	612	Sixth Floor	61	1715	1
46.	613	Sixth Floor	46	1285	1
47.	614	Sixth Floor	79	2215	1
48.	701	Seventh Floor	79	2205	1
49.	702	Seventh Floor	46	1280	1
50.	703	Seventh Floor	46	1280	1
51.	704	Seventh Floor	46	1280	1
52	711	Seventh Floor	61	1715	1
53	712	Seventh Floor	61	1715	1
54	714	Seventh Floor	79	2215	1

Commercial Areas falling to the share of **M/S PRIME INFRATECH**

Sl.No.	Commercial No.	Floor No.	Undivided share of land (square yards)	Builtup Area (square feet)	Number of car parkings
1.	CG1	Ground Floor	154	4310	2
2.	CF3	First Floor	121	3394	2
3.	CF1 Part	First Floor	16	443	1

WHEREAS

That both the parties have mutually agreed that the excess developed area/constructed area received more than their entitled area by the developer in terms of the said development agreement cum general power of attorney, the cost of the excess area shall be paid by the developer to the owners and vice versa at prevailing market rate. Also, balance car parking areas available after sharing as above shall be shared among the owners and the developer as per their respective sharing ratio mentioned in the development agreement cum general power of attorney. Thereafter, the owners of the land and the developer shall not claim any excess area more than their entitlement as mentioned above and the owners shall execute necessary deed of conveyance in favour of the developer, if necessary, on their demand.

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/10/23

1. 3. 5 For PRIME INFRATECH

2 4

Managing Partner

Bk - 1, CS No 1474/2021 & Doct No 1409/2021 Sheet 9 of 23 Sub Registrar Shankarpally

WHEREAS

All the parties agree that amenities areas CG1 and CF3 are retained by M/s Prime Infratech, CG2 and CF2 are retained by the owners and CF1 is retained by owners and M/s Prime Infratech. Indoor Games/Gym area (A1)of carpet area 2689 square feet and Baby care centre area (A2) of carpet area 845 square feet will be used as common facilities or services and shall be enjoyed by the owners/prospective purchasers of Flats in Prime Titania. A1 and A2 shall be handed over by builder M/s Prime Infratech to the Owners Association of Prime Titania after its formation after completion of construction and obtaining of occupancy certificate from competent authority.

WHEREAS

As per the said development agreement cum General Power of Attorney, the developer paid the balance refundable security deposit of Rs.50,00,000/-(Rupees Fifty Lakhs Only) to the owners as below and the owners shall refund the total security deposit of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) as mentioned in the said development agreement cum General Power of Attorney.

i) Rs.5,70,000/- (Rupees Five Lakhs Seventy Thousand Only) to Owner No.1 vide RTGS on 10/09/2020.

ii) Rs.9,30,000/- (Rupees Nine Lakhs Thirty Thousand Only) to Owner No.1 vide cheque No.001701, drawn on HDFC Bank, Jayabheri Enclave Gachibowli Branch, Hyderabad.

iii) Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only) to Owner No.2 vide cheque No.001702, drawn on HDFC Bank, Jayabheri Enclave Gachibowli Branch, Hyderabad.

iv) Rs.4,30,000/- (Rupees Four Lakhs Thirty Thousand Only) to Owner No.3 vide RTGS on 10/09/2020.

v) Rs.6,20,000/- (Rupees Six Lakhs Twenty Thousand Only) to Owner No.3 vide cheque No.001703, drawn on HDFC Bank, Jayabheri Enclave Gachibowli Branch, Hyderabad.

vi) Rs.11,00,000/- (Rupees Eleven Lakhs Only) to Owner No.4 vide cheque No.001704, drawn on HDFC Bank, Jayabheri Enclave Gachibowli Branch, Hyderabad.

WHEREAS

This supplementary agreement is a integral part, part and parcel of the said development agreement cum general power of attorney and not an independant document.

3.

5 For PRIME INFRATECH

Managing Partner

4

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:

Bk - 1, CS No 1474/2021 & Doct No 14091/2021
Sheet 10 of 23 Sub Registrar Shankarpally

Generated on: 19/02/2024 12:24:13 PM

OFFICE OF The Sub Registrar Office SHANKARPALLY

SCHEDULE OF PROPERTY

An extent of 6050 square yards of land in Survey Nos. 132/e1/4/1, 132/e1/3/1, 149/e3/2/1, 149/e2/2, 132/e1/2/4/3, 132/e1/4/3/2, 132part & 149part situated at MOKILA VILLAGE, & Grampanchayath, Shankarpally Mandal, Ranga Reddy District, Telangana State between the following boundaries:

North : Land belonging to Manne Kistaiah in Sy.No.132/AA

South : Shankarpally - Hyderabad Road

East : 40' wide Road

West : Neighbours Land in Sy.No.132 Part & 149 Part

In between the above boundaries, an extent of 6050 Sq.Yds of land with all easement rights.

Signature of Owners

1.
2.
3.
4.
5.

For PRIME INFRATECH

Managing Partner

Signature of Developer

Signature of Witnesses

1. Acsivaian
2. Avanthy

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/14/23

Bk - 1, CS No 1474/2021 & Doct No 1469/2021, Sheet 11 of 23 Sub Registrar Shankarpally

Generated On: 18/02/2021 12:24:13 PM

OFFICE OF
The Sub-Registrar office
SHANKARPALLY

ANNEXURE-I-A

1. Description of the Development : Proposed **Apartments Building construction consisting of Cellar (parking) + Ground floor + 7 Upper floors** on the Land bearing Survey Nos. **132/ es1/4/1, 132/es1/3/1, 149/es3/2/1, 149/es2/2, 132/es1/2/4/3, 132/es1/4/3/2, 132Part & 149Part** Total Admeasuring 6050 Sq.Yds Situated at **MOKILA VILLAGE** & Grampanchayat, Shankerpally Mandal, Rangareddy district.

a) Nature of roof : R.C.C.

b) Type of structure : **With Pillars**

2. Total Extent of site : 6050Sq.Yds

3. Built up area Particulars

Total Built Up Area	**:1,59,442 square feet (14,811 sft Commercial)**
Residential built up areas	**:1,44,631 square feet**
Commercial built up area	**:14, 811 square feet**
Parking Area	**:41,128 square feet**
Proposed in DGPA	**:1,35,000 square feet**
Balance Area	**:65,570 square feet**

4. M.V.of the Property : Rs.16,01,05,560 /-

I/we do hereby declare that what is stated above is true to the best of my/our knowledge and belief.

Signature of Owners **Signature of Developer**

1. 3.

For PRIME INFRATECH

Managing Partner

2. 4.

Signature of Witness

1. ACSivaiah 2.

Bk - 1, CS No 1474/2021 & Doct No 1409/2021 Sheet 12 of 23 Sub Registrar Shankarpally

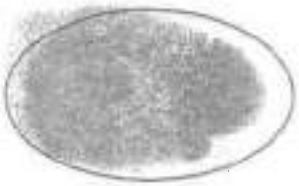
PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT. 1908.

FINGER PRINT

IN BLACK INK

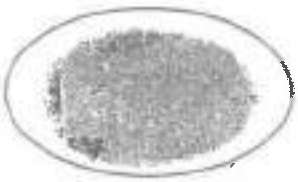
(Left Thumb)

(1)



(2)

(3)



(4)

NAME & PERMANENT

POSTAL ADDRESS OF

Presentant/Seller/Buyer

Mr. IMTIAZ AHMED, son of **MAQBOOL AHMED**, residing at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S.

Mrs. MALIHA AHMED, wife of **Mr. IMTIAZ AHMED**, residing at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. and presently Residing at 8 Falcon Court, South Barrington, IL 60010, USA.

Mr. MUKTAR AHMED, son of **MAQBOOL AHMED**, residing at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. and presently Residing at S98W13465, Stonebridge Way, Muskego, WI 53150, USA.

Mrs. FAHMINA Y HUSSAIN wife of **Mr. MUKTAR AHMED**, residing at H.No.8-2-601/B/1/23, Road No.10, Banjara Hills, Hyderabad, T.S. and presently Residing at S98W13465, Stonebridge Way, Muskego, WI 53150, USA.

WITNESSES:

1. Acsivaian
2. Anamth

Signature of Executants

1.
2.
3.
4.

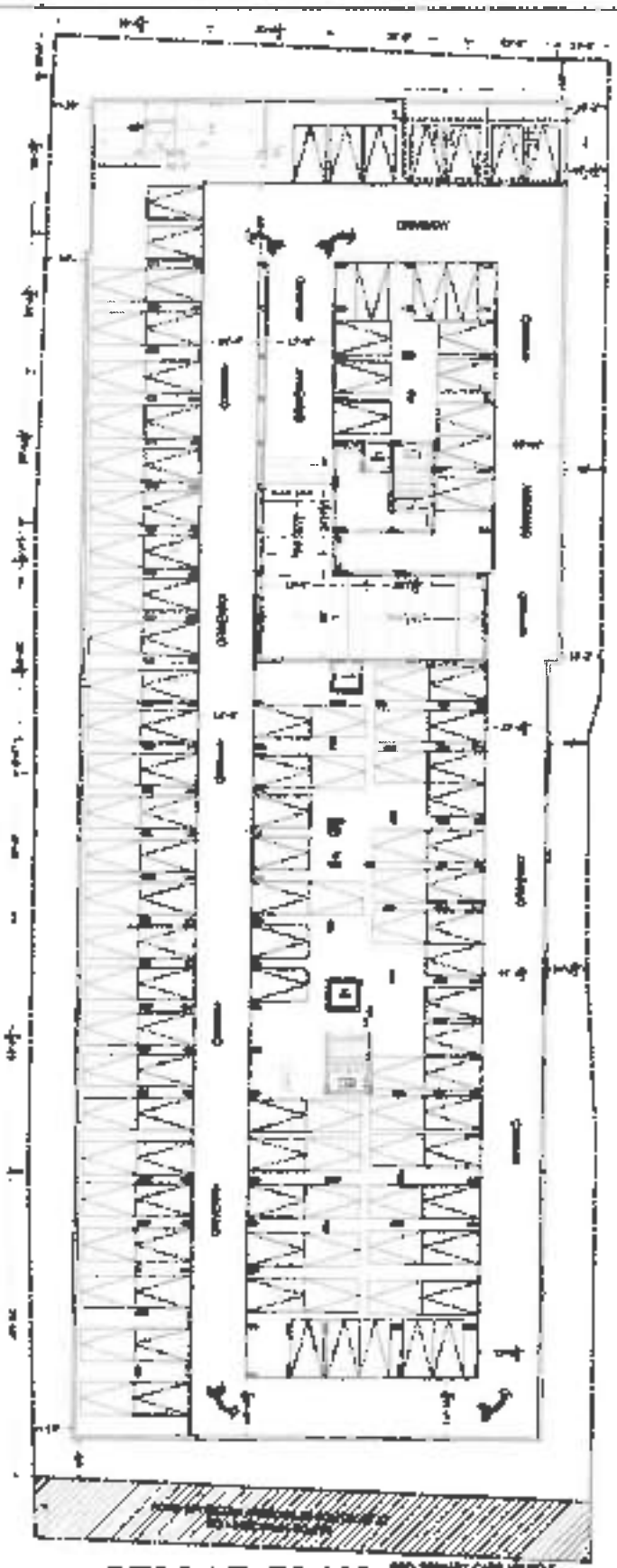
For PRIME INFRATECH

Managing Partner

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/18/23

1-20-2021

Bk - 1, CS No 1474/2021 & Doct No 1409/2021, Sheet 13 of 23 Sub Registrar Shankarpally



1.

2.

3

4.

5.

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/18/23

For PRIME INFRATECH

Managing Partner

CELLAR PLAN

41,128.214 sft

NOTE : PARKING MAY CHANGE ACCORDING TO FINAL COLUMNS

No	DATE	DESCRIPTION	BY	APPD
		REVISIONS.		

PURPOSE .	AUTHORIZED BY
FOR APPROVAL	NAME :
	SIGN : DATE :

CLIENT:

Project : TITANIA
By : M/S.PRIME CONST.

PROJECT

PROPOSED RESIDENTIAL HI-RISE APARTMENTS AT MOKILA, HYDERABAD (TS).

PROJECT CONSULTANTS :

Akshaya Infra Consultants Pvt.Ltd.
Architects & Engineers.

Head Office :
1st Floor, Bhawani Enclave, Yi-Phase, KPHB Colony, Above More Supermarket, Hyderabad-500 072, A.P.INDIA.
+91-40-23164848,4949,4989.
a.kalyan@akshayaindia.com
www.akshayaindia.com

Branch Office
9-29-18/A, Flat No. 301, Pulak Heights, Balaji Nagar, Near Jalguri junction, Visakhapatnam-530 003, A.P.
0891-6626403701,4342
akshaya.vsp@akshayaindia.com
www.akshayaindia.com

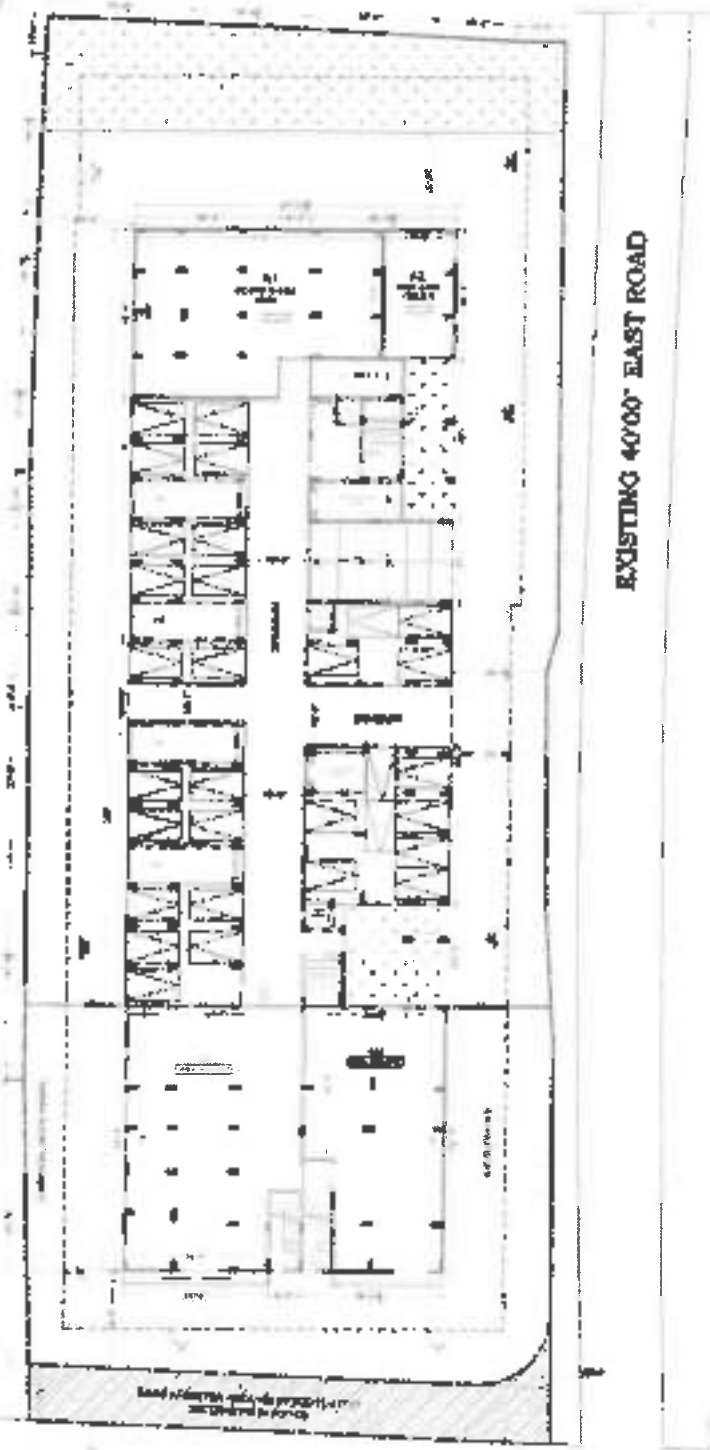
CHIEF CONSULTANT : SUBHAKARA RAO, M.Tech (Struct)

DRAWING TITLE :

CELLAR FLOOR PLAN

ARCHITECT	HYMA	APPROVED	M.S RAO
DRAWN	MADHU	DATE	12.01.2021
CHECKED		SCALE	AS SHOWN
DRAWING No			REV 0

OPTION:



GROUND FLOOR PLAN

1.
2.
3.
4.
5.

For PRIME INFRATECH

Managing Partner

OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/18/23

C+G+7 FLOORS(24.0M HT)

PLOT AREA = 5058.99SQ.MTS. / 6050.50SQ.YDS (1.0 ACRE10.0 GUNTAS)
ROAD AFFECTED AREA = 198.89 SQ.MTS. / 237.87 SQ.YDS
NET PLOT AREA = 4860.10 SQ.MTS. / 5812.63 SQ.YDS (1 ACRE 8.03 GUNTAS)
REQ.TOT LOT AREA : 5,231.37 SQ.FT.(10.0%)
PRO.TOT LOT AREA : 5,317.43 SQ.FT

FIRST FLOOR AREA:13,470.0 SFT
TYP.FLOOR AREA:21,860.0 SFT
FOR 6 FLOORS AREA:1,31,160.0 SFT
TOTAL 7 FLOORS AREA:1,44,630.0 SFT

G.F COMMERCIAL AREA:7,683.65 SFT
F.F COMMERCIAL AREA:7,127.75 SFT
TOTAL G.F& F.F COMMECIAL AREA: 14,811.40 SFT
PRO.AMENITIES:3,460.07 SFT

NOTE : PARKING MAY CHANGE ACCORDING TO FINAL COLUMNS

No.	DATE	DESCRIPTION	BY	APPD
		REVISIONS		

PURPOSE : FOR APPROVAL

AUTHORIZED BY
NAME
SIGN : DATE :

CLIENT

Project : TITANIA
By : M/S.PRIME CONST.

PROJECT:

PROPOSED RESIDENTIAL HI-RISE APARTMENTS AT MOKILA, HYDERABAD (TS).

PROJECT CONSULTANTS :

Akshaya Infra Consultants Pvt.Ltd.
Architects & Engineers.

Corp. Office:
1st floor, Bhavana Enclave, Hi-Fleet, KPHB Colony, Above More Supermarket, Hyderabad-500 072, A.P.,INDIA.
Ph:+91-23154865,4142 Fax:
akshaya@akshayainfra.com
www.akshayainfra.com

Branch Office:
9-29-19/A, Flat No. 301, Near Hospital, Balaji Nagar, Next Sriparamjunction, Mahabaganam-530 003, A.P.
0891-6666404781,4782
akshaya.vizag@akshayainfra.com
www.akshayainfra.com

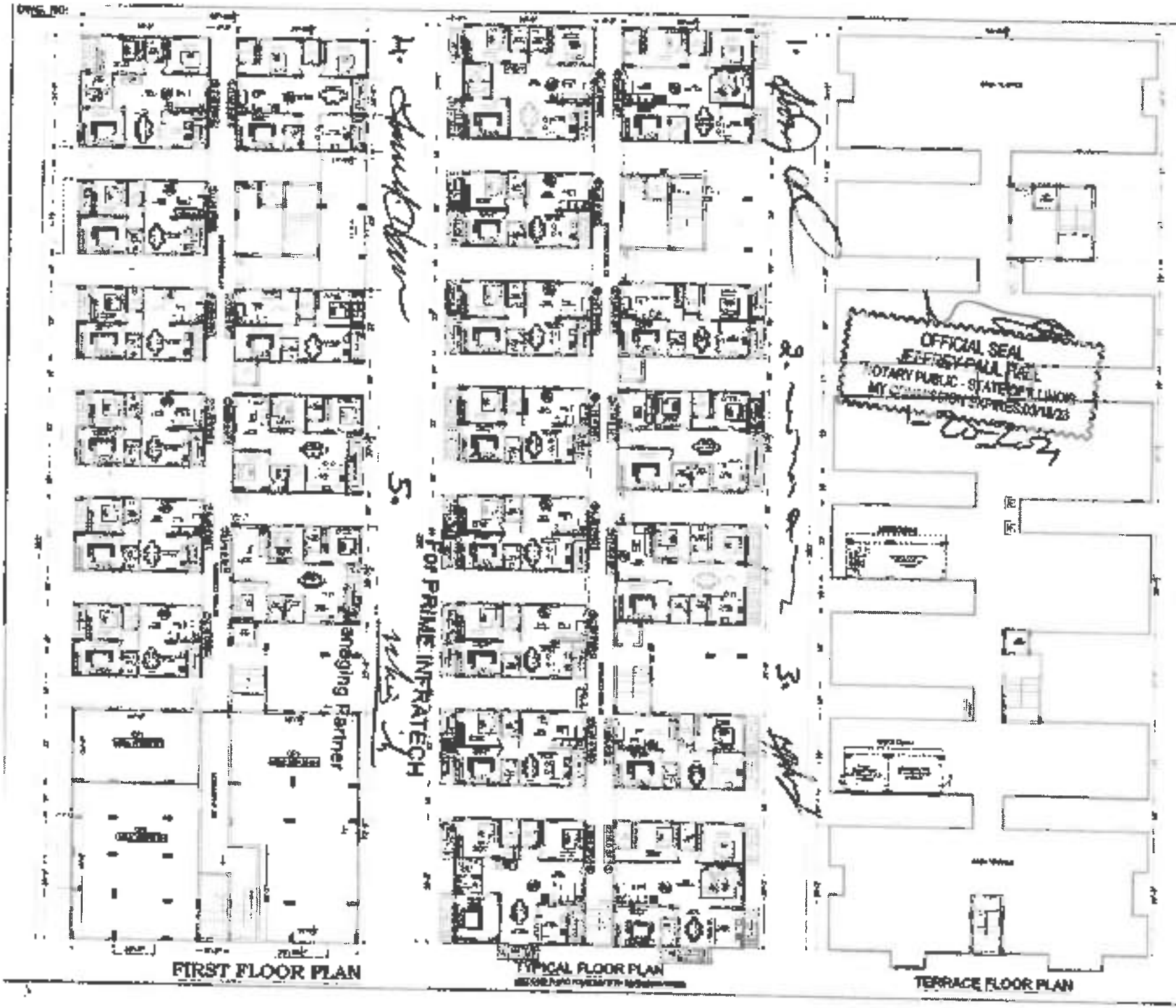
CHIEF CONSULTANT : [illegible]

DRAWING TITLE :

GROUND FLOOR PLAN & BUILDING SECTION

OPTION :

ARCHITECT	HINA	APPROVED	N.S.RAO
DRAWN	NADHU	DATE	12.01.2021
CHECKED		SCALE	AS SHOWN
DRAWING No :			REV 0


FIRST FLOOR PLAN
TYPICAL FLOOR PLAN
TERRACE FLOOR PLAN
OFFICIAL SEAL
JEFFREY PAUL HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/18/23
GENERAL NOTES
FLOOR PLAN(S)

Bk - 1, Gs No 1474/2021 & Doct No
1454/2021 Sheet 16 of 23 Sub Registrar
Shankarpally

Generated on: 19/05/2021 12:24:13 PM

OFFICE OF
The Sub Registrar
RANGAREDDY
SUB REGISTRAR

We the People

Of the United States.

SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
PASSEPORT
PASAPORTE

USA

UNITED STATES OF AMERICA

P

AHMED

MITIAZ

UNITED STATES OF AMERICA

10 Jun 1963

INDIA

M

Department of State

USA

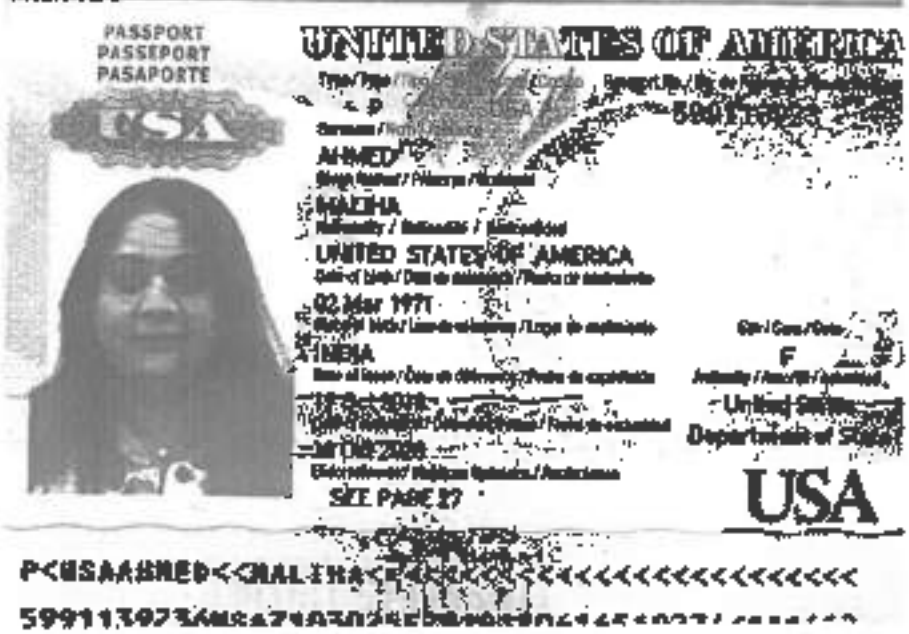
SEE PAGE 31

P<USAAHMED<<IMTIAZ<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

531142611 8USA6306106M2601054332684278<188444

Bk - 1, CS No 1474/2021 & Doc No 1409/2021 Sheet 17 of 23 Sub Registrar Shankarpally


We the People
SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR


PASSPORT
PASSEPORT
PASAPORTE
USA
UNITED STATES OF AMERICA
AHMED
HALIMA
UNITED STATES OF AMERICA
02 Mar 1971
F
SEE PAGE 27
USA
P<USAAHMED<<HALIMA<<<<<<<<<<<<<<<<<<<<<<<<
599113973

Bk - 1, CS No 1474/2021 & Doct No
/ 4 04 / 2021. Sheet 18 of 23 Sub Registrar
Bhandarapally

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

నమోదు సంఖ్య / Enrollment No 2017/50604/65900

To,

[redacted]

Hussain Fatima Yasmeen

W/O: Mohdar Ahmed

[redacted]

Sitara Co Operative Society, Road No 10

Banjara Hills

Khairatabad

Banjara Hills Khairatabad Hyderabad

Telangana 500034

7337429021

Ref: 2017/20174901/89/470226/P

[redacted]

SA07648790GFT

[redacted]

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7565 9702 3581

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం

Government of India

[redacted]

Hussain Fatima Yasmeen

పుట్టిన తేదీ/DOB : 14/09/1971

స్త్రీ / Female

[redacted]

7565 9702 3581

నా ఆధార్, నా గుర్తింపు

[redacted]

భారత ప్రభుత్వం

Unique Identification Authority of India

[redacted]

నమోదు సంఖ్య / Enrollment No. : 1118/60704/02829

To

Mukhtar Ahmad

[redacted]

GPO: Mazhari Ahmad

[redacted]

Road Number10

[redacted]

Shama Co- Operative Society

[redacted]

Banjara Hills,Hyderabad

Andhra Pradesh - 500034

[redacted]

[redacted]

[redacted]

[redacted]

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8367 7273 1338

ఆధార్ – సామాన్యుని హక్కు

[redacted]

[redacted]

Mukhtar Ahmad

[redacted]

8367 7273 1338

Bk - 1, CS No 1474/2021 & Doct No 1409/2021 Sheet 20 of 23 Sub Registrar Shankarpally

Generated on 19/12/2021 1:13:13 PM

OFFICE OF THE SUB REGISTRAR SHANKARPALLY

SUB REGISTRAR SHANKARPALLY

भारत सरकार

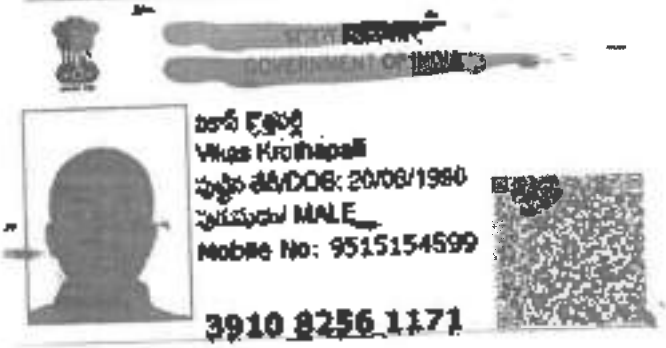
Malika Ahmed
DOB: 02-03-1971
Gender:Female

6526 2552 1327

आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

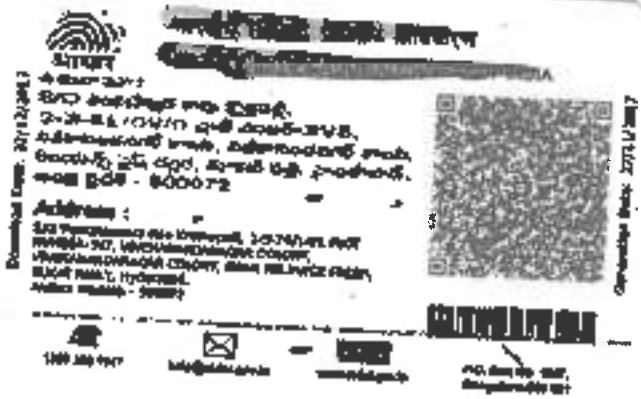
Address:
W/o Sanjay Ahmed, 8-2-601/B/1/23, Road No 10, Shanti Co Op Society, Banjara Hills, Khairatabad, Banjara Hills, Khairatabad, Hyderabad, Telangana, 500034



Vikas Krishnapalli
DOB/DOB: 20/06/1980
MALE
Mobile No: 9515154599

3910 8256 1171

నా ఆధార్ – నా గుర్తింపు



Address :

Your Aadhaar No. :
3636 6415 1682

Enrollment No. : 1038/00001/09750

10/06/2013

3636 6415 1682

Address
S/O Arvati Subbanna Lane, Plot No 700,H.No 4-32-1549/2/70, Sri Chaitnder Colony, Phase 2, Alwyn Colony, Kukatpally, Hyderabad, Telangana - 500072

3233 2321 8845

Chinna Sivaiah
DOB: 05/06/1974
/ MALE

3233 2321 8845

MERA AADHAAR, MERI PEHCHAN

Acsivaian

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature of Deed Market Value Consideration Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
31/73	VILL/COL: MOKILA/ALL RESIDENTIAL LOCALITY W-B: 0-0 SURVEY: 132/^B1/4/1 132/^B1/3/1 149/^B3/2/1 149/^B2/2 132/^B1/2/4/3 132/^B1/4/3/2 132P 149P EXTENT: 6050SQ.Yds BUILT: 135000SQ. FT Boundaries: [N]: LAND BELONGS TO MANNE KISTAIAH IN SY NO.132/AA [S] SHANKARPALLY HYDERABAD ROAD [E]: 40 WIDE ROAD [W]: NEIGHBOURS LAND IN SY NO, 132 PART & 149 PART Link Doct: 2887/2014 of SRO 1524 Link Doct: 239/2016 of SRO 1524 Link Doct: 10632/2019 of SRO 1524	(R) 20-11-2019 (E) 30-10-2019 (P) 07-11-2019	0110 Development Agreement Cum GPA Mkt.Value:Rs. 67025000 Cons.Value:Rs. 91500000	1.(EX)IMTIAZ AHMED 2.(EX)MALIHA AHMED 3.(EX)MUKTAR AHMED 4.(EX)FAHMINA Y HUSSAIN 5.(CL)M/S PRIME INFRACTECH	0/0 12467/2019 [1] of SRO SHANKARPALLY(1524)
32/73	VILL/COL: MOKILA/ALL RESIDENTIAL LOCALITY W-B: 0-0 SURVEY: 132P PLOT: 306 EXTENT: 56.42SQ.Yds.BUILT: 1287SQ. FT Boundaries: [N]: OPEN TO SKY [S] OPEN TO SKY [E]: OPEN TO SKY [W]: CORRIOR Link Doct: 3168/2001 of SRO 1501 Link Doct: 3915/2015 of SRO 1524 Link Doct: 1010/2019 of SRO 1524 Link Doct: 5536/2000 of SRO 1501 Link Doct: 5537/2000 of SRO 1501	(R) 26-09-2019 (E) 26-09-2019 (P) 26-09-2019	0101 Sale Deed Mkt.Value:Rs. 197990 Cons.Value:Rs. 2187900	1.(EX)M/S SUBHI INFRA 2.(CL)MALIREDDY SHANMUKHA MANI SRINIVASA REDDY	0/0 10697/2019 [1] of SRO SHANKARPALLY(1524)

23

Bk - 1, CS No 1474/2021 & Doct No 1409/2021 Sheet 23 of 23 Sub Registrar Shankarpally