

C.SNO.430/22



తెలంగాణ తెలంగాణ TELANGANA

No. 309 Date 13-01-2022

Sold to S. K. Krishna

S/o H. W. Ganesh Reddy

For Whom MIS Square Space Intra city put 16, 19

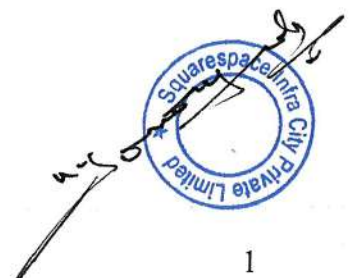
B.H. 1004
AM 348401

B. Hemant Kumar Reddy
 LICENCED STAMP VENDOR
 LIC No. 15-10-052/2019
 REN. LIC No. 15-10-076/2022
 Flat No. 97, Khanamet, Kondapur,
 Serilingampally Mandal, RR. Dist.
 Phone: 9398879802

SALE DEED

This SALE DEED is made and executed on this the 13th day of January, 2022 - by and between -

1. **GOCL Corporation Limited**, (formerly known as Gulf Oil Corporation Limited) (CIN-L24292TG1961PLC000876) a company registered under the Companies Act, 1956 and having its registered office at IDL Road, Kukatpally, Hyderabad - 500072, Telangana, India, represented by its Chief Executive Officer and Whole Time Director, Mr. Pankaj Kumar, duly authorised vide Board Resolution dated 11.11.2021. (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest and permitted assigns and hereinafter referred to as "VENDOR /GOCL")



Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3465125/- paid between the hours of 4 and on the 13th day of JAN, 2022 13th day of JAN, 2022 by Sri Pankaj Kumar

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	CL			SQUARESPACE INFRACITY PVT.LTD REP BY SRINIVASULU VEMULAPALLI (AUTHORIZED SIGNATORY) S/O. LATE.VEMULAPALLI KOTAIAH FLAT.NO.206, ETNA HALCYON BY PHONEIX APTS. ROAD.NO.78, JUBILEE HILLS, HYDERABAD
2				NXTDIGITAL LIMITED REP BY PRAMOD MEHTA (AUTHORIZED SIGNATORY) S/O. PRAKASH CHAND MEHTA FLAT NO.502, AAKRUTHI ELGANCE CHS LTD, MIRA ROAD, THANE, MAHARASHTRA
3	EX			GOCL CORPORATION LIMITED REP BY PANKAJ KUMAR (AUTHORIZED SIGNATORY) S/O. MANI BHUSHAN SINHA R/O.MADHAPUR, HYDERABAD, HYDERABAD

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			V.SAI KRISHNA HYD	
2			B.VASUDHAR HYD	

13th day of January, 2022

Signature of Sub Registrar
Kukatpally**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4729 Name: Valakirthy Sai Krishna	S/O Valakirthy Ganesh, Balanagar, Rangareddi, Andhra Pradesh, 500018	
2	Aadhaar No: XXXXXXXX3911 Name: Vasudhar Boppa	S/O B Sudhakar Rao, Bachpalle, Rangareddi, Andhra Pradesh, 500090	

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2. **NXTDIGITAL LIMITED**, (CIN - L51900MH1985PLC036896) a company registered under the Companies Act, 1956 (previously known as "Hinduja Ventures Limited) and having its registered office at In Centre, 49/50, MIDC, 12th Road, Andheri (E), Mumbai, Maharashtra - 400093, India, duly represented by its Authorised Signatory, Mr.Pramod Mehta, authorised vide Board Resolution dated 13th august, 2021(which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest and permitted assigns and hereinafter referred to as "AGREEMENT HOLDER)

IN FAVOUR OF

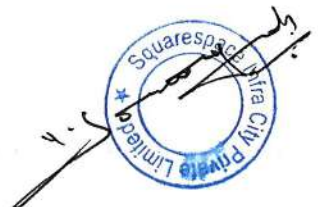
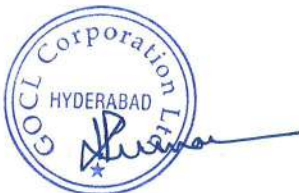
Squarespace Infra City Private Limited(CIN-U70109TG2020PTC138608), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Plot No. 508/A, Rd No. 22, Jubilee Hills, Hyderabad – 500033, Telangana (PAN – ABDCS2967D), represented by its Director, Mr. Srinivasulu Vemulapalli, duly authorized vide its Board Resolution dated 16th august, 2021.

(Hereinafter referred to as the "**VENDEE**", which term shall, unless repugnant to the context or meaning thereof, mean and include their successors, representatives, executors, administrators, and assignees etc.) of the Other Part.

The "**VENDOR**", "**AGREEMENT HOLDER**" and "**VENDEE**" are hereinafter collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS

- A. The Vendor /GOCL Corporation is a company engaged in the business of manufacture of Detonators and accessories, as part of its business activity has acquired an extent of land admeasuring Ac. 105-04 Gts. in Survey Nos. 627, 629 1011/1, 1011/2, 1011/3, 1011/4,1011/12 (part) situated, lying and being at Kukatpally Village and out which an extent of Ac.100-00 gts is for non-Industrial use, hereinafter referred to as "**Larger Extent**".



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX7756 Name: Pankaj Kumar	Pan aj Kumar, Madhapur, K.v. Rangareddy, Telangana, 500081	
4	Aadhaar No: XXXXXXXX1537 Name: Pramod Mehta	C/O Pramod Mehta, Mira-Bhayander, Thane, Maharashtra, 401107	
5	Aadhaar No: XXXXXXXX8181 Name: Vemulapalli Srinivasulu	C/O Late Vemulapalli Kotaiah, Greater Hyderabad(m.corp), Hyderabad, Telangana, 500033	

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						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	100	0	38116375	0	0	0	38116475
Transfer Duty	NA	0	10395375	0	0	0	10395375
Reg. Fee	NA	0	3465125	0	0	0	3465125
User Charges	NA	0	1500	0	0	0	1500
Mutation Fee	NA	0	693025	0	0	0	693025
Total	100	0	52671400	0	0	0	52671500

Rs. 48511750/- towards Stamp Duty including T,D under Section 41 of I.S. Act, 1899 and Rs. 3465125/- towards Registration Fees on the chargeable value of Rs. 693025000/- was paid by the party through E-Challan/BC/Pay Order No ,418DLJ120122,701SXQ120122 dated ,12-JAN-22,12-JAN-22 of ,SBIN/SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 15978360/-, DATE: 12-JAN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9119263237019,PAYMENT MODE:CASH-1001138,ATRN:9119263237019,REMITTER NAME: SQUARESPACE INFRA CITY PRIVATE LIMITED,EXECUTANT NAME: GOCL CORPORATION LIMITED,CLAIMANT NAME: SQUARESPACE INFRA CITY PRIVATE LIMITED). (2). AMOUNT PAID: Rs. 36693040/-, DATE: 12-JAN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4184089040637,PAYMENT MODE:CASH-1001138,ATRN:4184089040637,REMITTER NAME: SQUARESPACE INFRACITY PVT,EXECUTANT NAME: GOCL CORPORATION LIMITED,CLAIMANT NAME: SQUARESPACE INFRACITY PVT).

Date:

13th day of January,2022

Signature of Registering Officer

Kukatpally

Note:-One copy has been Registered along with this Original

Sub-Registrar
Kukatpally
Medchal-Malkajgiri Dist

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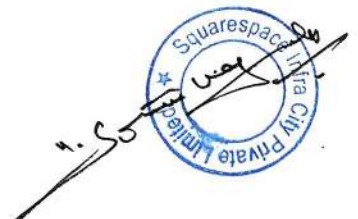


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- B. The title of the VENDOR to the above said Land devolved on it through Award No. D/369/66 dated 13.12.1967 and on payment of land cost, the Special Deputy Collector (Land Acquisition), Industries, Hyderabad acquired an extent of Ac.105-04 Gts, in Survey Numbers of 627 (Ac.05-00 Gts), 629 (Ac. 08-09 Gts), 1011/1 (Ac. 22-17 Gts), 1011/2 (Ac. 12-00 Gts), 1011/3 (Ac. 12-18 Gts), 1011/4 (Ac. 20-38 Gts), 1013 (Ac. 3-31 Gts), 1014 (Ac. 3-14 Gts), 1015 (Ac. 3-24 Gts), 1016 (Ac. 2-32 Gts), 1017 (Ac. 2-07 Gts), 1021 (Ac. 4-01 Gts) and 1022 (Ac. 4-13 Gts) of Kukatpally Village & Mandal, Medchal – Malkajgiri District.
- C. By an Agreement of Sale-cum-General Power of Attorney dated 30-12-2010 bearing registered document No. 100 of 2011 registered at the office of the Sub Registrar, Kukatpally executed by VENDOR in favour of AGREEMENT HOLDER. The Vendor granted in favour of AGREEMENT HOLDER various rights, including the right to sell / dispose / alienate the land including the right to sign the papers, Sale Deed, agreement of sale or any other deed or deeds of transfer in respect of Land admeasuring Ac.02-00 Gts. (9,680 Sq. Yds.) shown as Block 'C' , Ac 0-13 Guntas in Survey No.1011/3 (Part) & Ac 1-27 Guntas in Sy no . 1011/4 (Part) (more particularly described in **PART-I** of the Schedule here under written and hereinafter referred to as "**Schedule Part-I Property**") out of Larger Extent for a total consideration of Rs.1000,00,000/- (Rupees Ten Crores Only) which was fully paid by the AGREEMENT HOLDER.
- D. By an Agreement of Sale-cum-General Power of Attorney dated 23.03.2011 bearing registered document Doc. No. 1067 of 2011 registered at the office of the Sub Registrar, Kukatpally executed by VENDOR in favour of AGREEMENT HOLDER. The Vendor granted in favour of AGREEMENT HOLDER various rights, including the right to sell / dispose / alienate the land including the right to sign the papers, Sale Deed, agreement of sale or any other deed or deeds of transfer in respect of Land admeasuring Ac.02-30 Gts. (13,310 Sq. Yds.) shown as Block 'D' in Survey No.1011/3 (Part) (more particularly described in **PART-II** of the Schedule here under written and hereinafter referred to as "**Schedule Part-II Property**") out of Larger Extent, for a total consideration of Rs.13,75,00,000/- (Rupees Thirteen crores seventy five lakhs Only) which was fully paid by the AGREEMENT HOLDER.

"**Schedule – Part I Property**" and "**Schedule Part- II Property**" are hereinafter collectively referred to as the "**Schedule Property**".



1 వ పుస్తకము 2022 వ సం|| (కా.శ. సం|| 1943) సం|| పు
429... నెంబరుగా రిజిస్టర్ చేయబడినది. స్కానింగ్
నిమిత్తము గుర్తింపు నెంబరుగా 1511- I-429/2022

ఇవ్వబడినది.

2022 వ సం|| డిసెంబరు 8 నెల... 17... వతేది

సబ్-రిజిస్ట్రార్
కూకట్‌పల్లి
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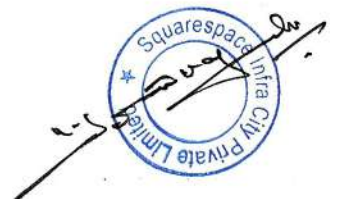
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- E. The VENDEE herein had offered to step into the shoes of the AGREEMENT HOLDER for consideration and get all the rights of AGREEMENT HOLDER under the Agreements of Sale-Cum-General Power of Attorneys dated December 30, 2010, bearing registered document no.100 of 2011 and dated March 23, 2011, bearing registered document No.1067 of 2011 with the O/o Kukatpally.
- F. The AGREEMENT HOLDER has agreed to relinquish all its rights under the aforementioned documents in favour of Vendee for a total consideration of Rs.69,30,25,000/- (Rupees Sixty Nine Crores Thirty Lakhs Twenty Five Thousand Only)
- G. The Agreement Holder has also confirmed that the Vendor agrees to convey the Schedule Property and the Vendee agreed to take conveyance of the same on 'AS IS WHERE IS' basis.

NOW THIS DEED WITNESSES THAT –

1. That the Vendee has paid a as consideration of Rs.69,30,25,000/- (Rupees Sixty Nine Crores Thirty Lakhs Twenty Five Thousand Only) to the AGREEMENT HOLDER. The consideration paid to the AGREEMENT HOLDER shall be construed as the consideration paid to the Vendor. The details of payment of total consideration is as under:
 - i. Rs.17,32,56,250/- (Rupees Seventeen crores Thirty two lacs Fifty Six thousand two hundred and Fifty only) being 25% of the total consideration, paid on or before the execution of these presents the payment and receipt whereof the AGREEMENT HOLDER do hereby admit and acknowledges); and
 - ii. Rs. 51,97,68,750/- (Rupees Fifty one crores ninety seven lacs sixty eight thousand seven hundred and fifty only) being balance of the total consideration for which the VENDEE has issued a cheque dated 12th January 2022 with intent to honour the same on the said date.
2. That in consideration of all the above Vendor, as owner, does hereby convey, transfer unto the Vendee herein by way of absolute sale, all that Schedule Property together with all their rights, title, interests, easements, liberties, privileges and appurtenances etc., to have and hold the same absolutely and forever.



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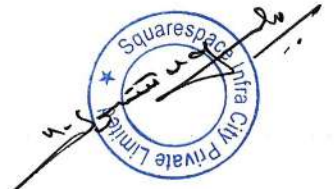
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3. That the Vendor further hereby agrees to put the Vendee in actual possession of the Schedule Property upon actual receipt of entire sale consideration by the AGREEMENT HOLDER.
4. The VENDEE has investigated VENDOR'S title to the Schedule Property and have measured the same and are satisfied as regards the title, its marketability and area of Schedule Property and shall not raise any issue/demand / query or dispute regarding the same now or anytime in future. The VENDEE hereby acknowledges and agrees that the Schedule Property is sold on 'AS IS WHERE IS BASIS'.
5. The Vendor hereby further declare and assure the Vendee as follows: -
 - a) That the Schedule Property shall be quietly entered into upon, held and enjoyed without any let or hindrance or any interruption or disturbance by the Vendor or any other person claiming through them or under him by any person or persons whomsoever.
 - b) That the Schedule Property hereby sold is not subject to any prior sale, agreement of sale and the same is free from all encumbrances such as securities, tenancy rights, maintenance claims, mortgages, court attachments, charges or liens of any kind whatsoever and that the Vendor alone have got rights to the same .
 - c) That the Vendor or any other person or persons claiming through them shall do, execute or cause to be done all lawful acts, deeds and things for further and more perfectly conveying and assuring the Schedule Property to the Vendee or any person claiming through the Vendee.
 - d) That the Vendor shall co-operate with the Vendee by making applications, swearing affidavits and/or giving statements before the concerned authorities for the purpose of mutation of the Vendee's name in the relevant records in respect of the Schedule Property.
 - e) The Vendor hereby declare that there is no house or building or any construction in the Schedule Property.
 - f) That the Schedule Property does not belong to or under mortgage to Government or Government Agencies or Undertakings etc., and the Schedule



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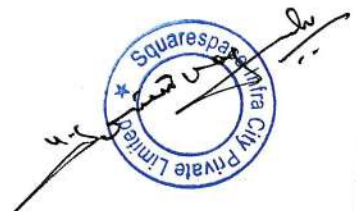


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Property is not an assigned land as defined in the A. P. Assigned Lands (Prohibition of Transfer) Act No.IX of 1977.

- g) That the Vendor has paid all taxes and other public dues in respect of the Schedule Property up to the date of this sale deed and the Vendee shall bear all such taxes etc., on and from this date.
- h) The sale consideration is equal to or greater than the market value of the Schedule Property and the same constitutes adequate, full and final consideration for the sale of the Schedule Property.
- i) The Schedule Property shall be entered into and upon by the VENDEE without any interruption from the VENDOR or any person claiming through them.
- j) The previous title deeds relating to the Schedule Property as mentioned in **Annexure-A** are hereby handed over by the VENDOR to the VENDEE. IT IS CLARIFIED THAT WHERE THE TITLE DEEDS RELATE TO THE LARGER LAND ONLY COPY WOULD BE GIVEN.
- k) The VENDEE shall bear all expenses of registration such as stamp duty, registration fee, etc., in respect of this Sale Deed.
- l) All rights, title, interests, claims, and demands of the VENDOR in the Schedule Property are hereby transferred to the VENDEE under these presents.
- m) Each of the VENDORS' covenants, statements and assurances are separate and independent and none of the representations and warranties shall be treated as qualified by any actual or constructive knowledge on the part of the VENDEE, its partners, agents, representatives, officers, employees, or advisors. The representations and warranties and the liability of the VENDORS for any breach thereof shall not be in any manner limited by any information disclosed or made available to or received by the VENDEE or any of its agents, officers, representatives, employees, or advisers during the course of due diligence or anytime thereafter.
- n) The VENDORS shall indemnify and keep indemnified the VENDEE of all costs, charges, fees, fines, penalties, dues, etc., that may be imposed/levied on the VENDEE by any authority in respect of the Schedule Property towards local taxes



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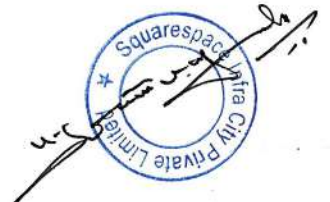
and any other statutory dues, demands, claims, etc., relating to the period up to the date of execution of the Sale Deed.

- o) All liabilities towards Central Government, State Government or local authorities, including taxes due and payable for the Schedule Property, for all periods relating prior to the date of Sale Deed, shall be borne by the VENDORS;
 - p) The VENDOR do hereby agree to sign and execute any and all documents as may be required for further confirming title and ownership of the VENDEE in respect of the Schedule Property; and transfer of title and ownership to the VENDOR in respect of the Schedule Property in the records of concerned authorities.
 - q) The VENDOR may apply and take such steps as necessary to have this Schedule Property mutated in its name in all city survey, revenue, municipal and all any other records. The VENDOR agrees to cooperate with the VENDEE, wherever the VENDORS' consents or signatures may be required.
6. The stamp duty, registration charges and all other out of pocket expenses (including other state taxes and levies such as Service Tax, GST, Local Body Tax, if applicable) payable on this Sale Deed shall be borne and paid by the VENDEE alone. Each party shall bear and pay their own expenses including professional fees of their respective Advocates.
7. TERMINATION :

Notwithstanding anything to the contrary or otherwise in this Sale Deed, in the event of breach by VENDEE of any term /condition in this Sale Deed including non payment of consideration to AGREEMENT HOLDER on time this Sale Deed may be terminated in sole discretion of Vendor and / AGREEMENT HOLDER . On such termination the VENDEE shall have no rights against the Vendor and/or against AGREEMENT HOLDER and / or against the Schedule Property and Vendor/ AGREEMENT HOLDER shall be free and independent to deal with Schedule Property in any manner whatsoever.

8. GOVERNING LAW, ARBITRATION AND JURISDICTION OF THE COURTS

- (i) This Sale Deed as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.



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- (ii) Any disputes and/or differences arising out of the Sale Deed or from the interpretation of the terms and conditions, or non-compliance or non-payment, the same shall be resolved mutually and amicably by both the parties. If it cannot be resolved mutually and amicably, the same shall be referred to Arbitration by a panel of three Arbitrators under the provisions of the Arbitration and Conciliation Act, 1996 or any other relevant Arbitration law for the time being in force. The Arbitration shall be held in English language in the City of Hyderabad, State of Telangana.
- (iii) The Courts at Hyderabad, state of Telangana, alone shall have exclusive jurisdiction to try and entertain all the dispute arising between the parties pending arbitration.

SCHEDULE

("SCHEDULE PROPERTY")

All that Schedule Part-I Property and Schedule Part-II Property shown in Block C and Block D respectively and in aggregate admeasuring 22,990 Sq. Yds. Or Ac. 04-30 Guntas in Survey No. 1011/3 (Part) & 1011/4(part) out of Larger, Extent situated at Kukatpally Village, Balanagar Mandal, Ranga Reddy District, Telangana, is described and bounded as under:

PART-I

(Schedule Part-I Property)

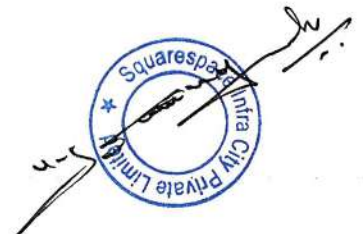
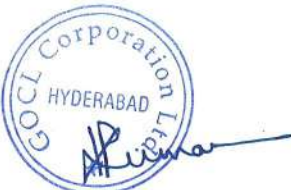
All that the land admeasuring 9,680 Sq. Yds. Or Ac.02-00 Gts. shown as Block 'C' in Survey No.1011/3 (Part) and 1011/4 (part) out of Larger Extent situate at Kukatpally Village, Balanagar Mandal, Ranga Reddy District, Telangana, and bounded as follows:

NORTH : Land in Sy. No. 1011/4

SOUTH : Land in Sy. No. 1011/3

EAST : Neighbour's Land

WEST : Land in Sy. No. 1011/4



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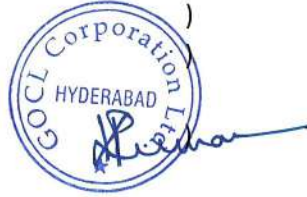
PART- II
Schedule Part-II Property

All that the land admeasuring Ac.02-30 Gts. OR 13,310 Sq. Yds. shown as Block 'D' in Survey No.1011/3 (Part) out of Larger Extent, situated in Kukatpally village, Balanagar Mandal, Hyderabad, Ranga Reddy District and bounded as follows:

NORTH : Land in Sy. No. 1011/3
SOUTH : Existing 100 ft road
EAST : Neighbour's Land
WEST : Land in Sy. No. 1011/3

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective common seal and hands to this writing the day and year first herein above written.

THE COMMON SEAL OF the within named
GOCL CORPORATION LTD., the VENDOR
is hereunto affixed pursuant to the)
Resolution of its Board of Directors
passed in that behalf, on the day of 2021

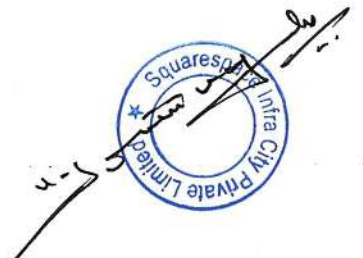


in the presence of)

- (1) , Managing Director and)
(2) , Director and)

in the presence of:—)

1. *V. S. Krishna*
2. *V. H. B.*



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(SIGNED AND DELIVERED)

by the within named **NXTDIGITAL LIMITED**, the AGREEMENT
HOLDER) is hereunto affixed pursuant to the)
Resolution of its Board of Directors)
passed in that behalf, on the day of
2021



in the presence of)

(1) , Managing Director and)

(2) , Director and)

in the presence of:-)

1. N. Salar. Sha

2. V. H. B.

(SIGNED AND DELIVERED)

by the within named

SQUARESPACE INFRA CITY PRIVATE LIMITED,

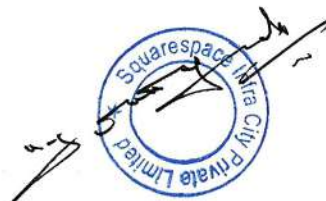
THE VENDEE, BY MR. _V SRINIVASULU AUTHORISED OFFICER



Witnesses -

1. N. Salar. Sha

2. V. H. B.



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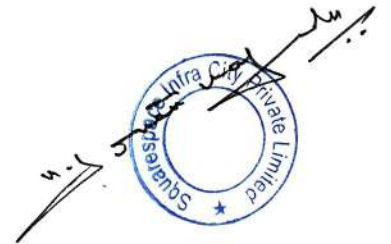
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ANNEXURE -A

1. Copy of the Letter No. D/1508/66 dated 31.01.1968 from the Special Dy Collector L A (Industries) , Government of Andhra Pradesh.
2. Copy of the Letter No,LC/2281/2008 dated 29.10.2021 from the District Collector, Medchal – Malkajgiri District, Government of Telangana, (Revenue Department)



9.16/2022

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Kukatpally



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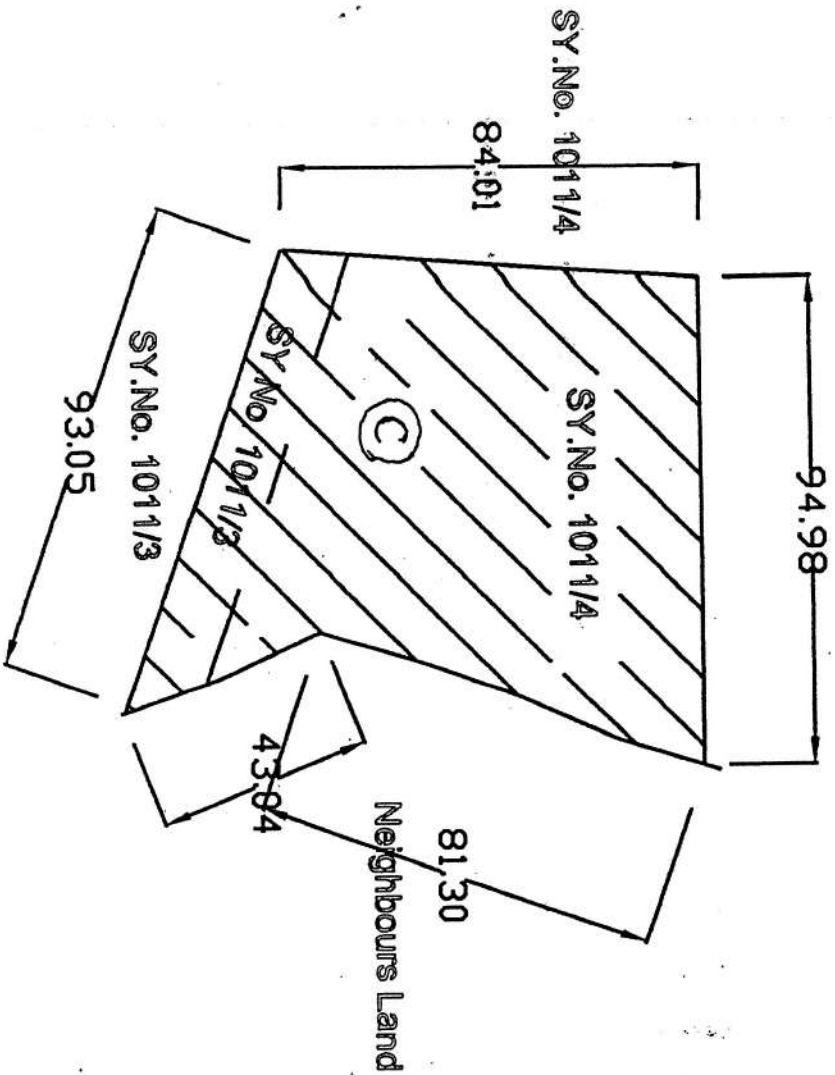
SY.No. 1011/4

N



DETAILS OF BLOCKS :

SY.No.	AREA (ACRES)
Partly 1011/4 & Partly 1011 3	2-00 {Ac 0 - 13 Guntas -- 1011/3} {Ac. 1-27 Guntas -- 1011/4}



Alleges

Shamund

P.16/2022

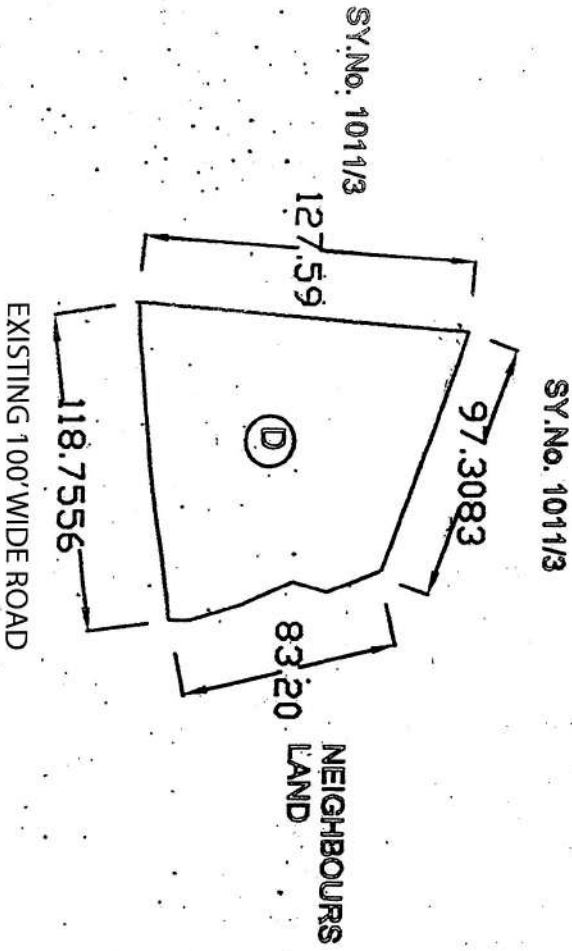
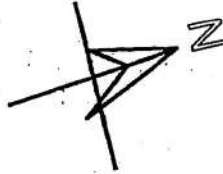
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Kukatpally



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GULF OIL Corporation Limited HYDERABAD



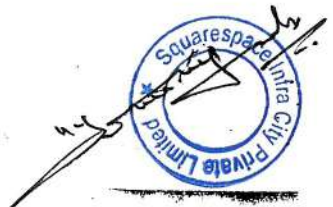
DETAILS OF BLOCKS :

SY.No. BLOCK No.	AREA (ACRES)
$\frac{1011}{3}$	D
	2.75

Shamank

Abhishek

SCALE: NTS
DATE : 23-03-2011



P-16/2022

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Kukatpally



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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS
OF NXTDIGITAL LIMITED AT ITS MEETING HELD ON AUGUST 13, 2021.**

Authority to execute Agreement in respect of land at Hyderabad

"RESOLVED THAT Company do sell the land admeasuring about 4 (four) acres and 30 Gts. (Thirty Guntas) in Survey No. 1011/3 (part) and 1011/4 (part) situated in Kukatpally Village, Balanagar Mandal, Hyderabad, Ranga Reddy District and that Mr. Pramod Mehta, , Asst. General Manager – Taxation of the Company be and is hereby authorized to execute the Sale Agreement / Agreement to sale, execute any other papers/documents as may be required by the purchaser or Registrar or Government Authorities in respect of sale of land admeasuring about 4 (four) acres and 30 Gts. (Thirty Guntas) in Survey No. 1011/3 (part) and 1011/4 (part) situated in Kukatpally Village, Balanagar Mandal, Hyderabad, Ranga Reddy District and to do all such acts, deeds, matters and things as may be necessary to give effect to this Resolution.

RESOLVED FURTHER THAT the Company does hereby undertake to ratify and confirm all actions and whatsoever Mr. Pramod Mehta, Asst. General Manager - Taxation of the Company shall lawfully do or cause to be done in and about the premises aforesaid".

**//Certified True Copy//
For NXTDIGITAL Limited
(formerly known as Hinduja Ventures Limited).**



**Amar Chintopanth
Whole Time Director & CFO
DIN: 00048789**



**Date: 26.08.2021
Place: Mumbai**

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Sub Registrar
Kukatpally



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GOCL Corporation Limited

Corporate Office

IDL Road, Kukatpally,
Hyderabad 500072, Telangana, India.

T : +91 (40) 23810671-9

F : +91 (40) 23813860, 23700747

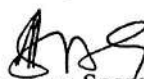
E : info@goclcpr.com

W: http://www.goclcpr.com

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GOCL CORPORATION LIMITED HELD ON THURSDAY, THE NOVEMBER 11, 2021.

“RESOLVED FURTHER THAT Mr. Pankaj Kumar, Chief Executive Officer & Whole Time Director be and is hereby authorized on behalf of the Company to execute the Master Framework Agreement as per the draft placed at the Meeting or any other deeds, agreements or documents as may be necessary for effecting the sale of land and take all such actions as may be required for the purpose including presenting the aforesaid documents before the registering authorities and to issue specific power of attorney as may be required.”

Certified True Copy
For GOCL Corporation Limited


Company Secretary

9.16/2022

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Kukatpally



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CERTIFIED TRUE EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/s. SQUARESPACE INFRA CITY PRIVATE LIMITED ("COMPANY") HELD ON MONDAY, 16th DAY OF AUGUST, 2021 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO.508/A, RD NO.22, JUBILEE HILLS, HYDERABAD-500033, TELANGANA

AUTHORISATION TO MR. VEMULAPALLI SRINIVASULU TO SIGN AND EXECUTE THE AGREEMENTS

"RESOLVED THAT Mr. Vemulapalli Srinivasulu (Aadhaar No: 5341 7445 8181) be and is hereby authorized to sign and execute and undertake all documents and papers as may be required in connection with execution of memorandum of understanding, joint development agreement, supplementary development agreement, addendums, sale agreements, sale deeds/deed of conveyance, deed of cancellation, rectification deed, letter of intent, lease deed, Master Framework Agreement or any other document or agreement ("collectively known as Agreements") as may be required in connection with the property situated at Survey No.627 (part), 629 (part), 1011/1 (part), 1011/2 (part), 1011/3 (part) and 1011/4(part) situated at Kukatpally Village, Mandal, Medchal-Malkajgiri District, Telangana and present the same for registration and receive back the same after registration from the concerned Registration authorities, handover the duly registered documents/agreements and do all acts and deeds incidental thereto to effectively discharge the aforesaid powers and generally to do all such acts, deeds and things in connection with the above on behalf of the Company.

RESOLVED FURTHER THAT a copy of this resolution certified to be true by any Director, be submitted to the relevant party of the Agreement or Deed or any other person/authority as and when required."

//CERTIFIED TRUE COPY//
FOR SQUARESPACE INFRA CITY PRIVATE LIMITED


GADAM MURALIDHAR
DIRECTOR
DIN: 06384300



SQUARESPACE INFRA CITY PRIVATE LIMITED
PLOT NO.508/A, RD NO.22, JUBILEE HILLS, HYDERABAD-500033, TELANGANA
CIN No. U70109TG2020PTC138608

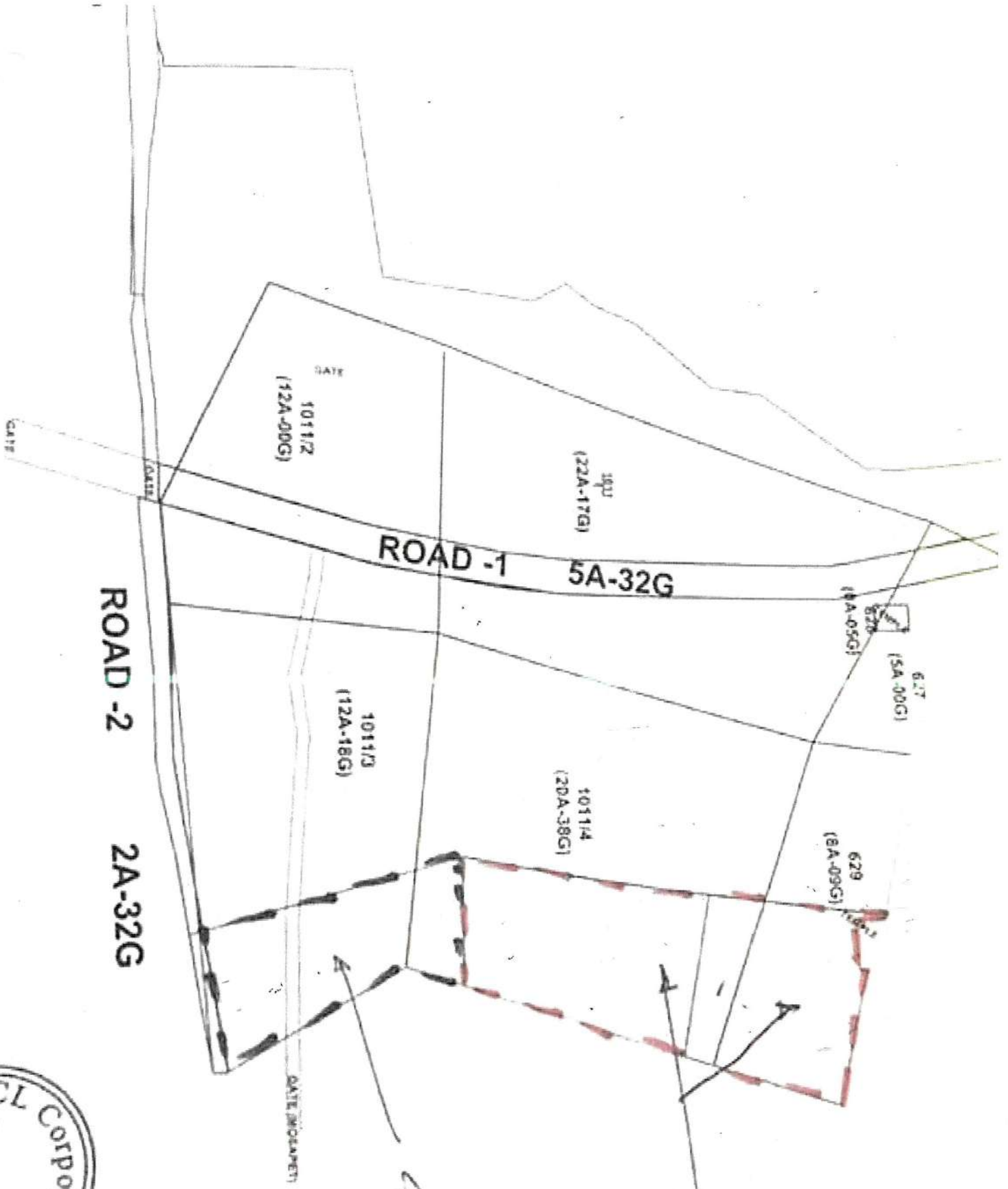
8.16/2022

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Kukatpally



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4.75 Acres

11.4 Acres

9.16/2022

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Kukatpally



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GREATER HYDERABAD MUNICIPAL CORPORATION

Office of the
Commissioner & Spl. Officer
Town Planning Section [HO]
GHMC, Tank Bund, Hyderabad

Lr. No:A/7818/TPS/TP14/GHMC/2009

Date: 18.11.2009

To,
The Managing Director,
Gulf Oil Corporation Limited,
Kukatpally,
R.R.Dist.

Sir,

Sub:- GHMC – TPS – HO – Road widening of road from Moosapet IDL
Cheruvu through the premises of Gulf Oil Corporation – Reg.

Ref:- Your letter dt: 14.10.2009.

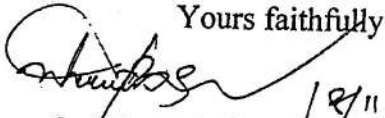
*** **

With reference to your letter cited, it is to inform that as per the approved Master Plan of Kukatpally Zone approved by Government in G.O.Ms.No.288 MA dt:3.4.2008 (copy of the G.O. is enclosed herewith), Sy.No.627, 629, 1011/1, 1011/2, 1011/3, 1011/4 & 1011/12(Part), situated at Kukatpally, Hyderabad are earmarked for Multiple Use Zone and as per Zoning Regulations appended to the Master Plan, following activities are permissible in Multiple Use Zone.

1. All activities except industries.
2. Computer Software and Hardware units.
3. Function Halls.
4. Cinema Halls.
5. Hotels.

This is for your information.

Yours faithfully


18/11/2009
for Commissioner & Spl. Officer
GHMC

Copy to:
The Dy. Commissioner,
Circle No.14,
GHMC,
Kukatpally, R.R.Dist.

P.16/2022

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Kukatpally



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GOVERNMENT OF TELANGANA
REVENUE DEPARTMENT

Office of the Collector,
Medchal Malkajgiri District

No.LC/2281/2008

Dated.29.10.2021

ENDORSEMENT

Sub:- Acquisition of land Admeasuring Ac.81.02 gts situated in Sy.No.627, 629, 1011/1, 1011/2, 1011/3, 1011/4 and Land Alienation in Sy.No.1011/12 to extent of Ac.18.38 gts of Kukatpally Village and Mandal, Medchal-Malkajgiri District totaling Ac.100.00 gts in favour of Indian Detonator Limited(IDL) presently GOCL Corporation Limited – Issue of sale Certificate – Regarding.

- Ref:-
1. G.O.Ms.No.1314, Revenue Dept., dated.28.08.1965.
 2. Land Acquisition Award No.D/369/66, dated.13.12.1967 passed by the Special Deputy Collector(Land Acquisition), Industries, Hyderabad.
 3. The Special Deputy Collector(Land Acquisition), Industries, Hyderabad Lr.No. D/1508/1966 dated: 31.01.1968.
 4. G.O.Ms.No.302, Revenue (Land Revenue) Department, dt.26.02.2009
 5. The Managing Director, M/s.GOCL Corporation Limited, Hyderabad, Letter dated.22.09.2021.
 6. The Tahsildar, Kukatpally Lr.No.B/1608/2019, dt.20.10.2021.
- &&&

1. Whereas, in the reference 1st cited, the Government issued orders for alienation of land admeasuring Ac.28.00 gts situated in Sy.No.1011/12 of Kukatpally Village and Mandal, Medchal Malkajgiri District on payment of Rs.1000/- (Rupees One Thousand Only) as market rate in favour of M/s. Indian Detonator Limited presently GOCL Corporation Limited.
2. And whereas, on the request of the Indian Detonator Limited(IDL), and on payment of land cost by them, the Special Deputy Collector (Land Acquisition), Industries, Hyderabad acquired an extent of Ac.105.04 gts in Sy.Nos.627(Ac.5.00 gts), 629(Ac.8.09 gts), 1011/1(Ac.22.17 gts), 1011/2(Ac.12.00 gts), 1011/3(Ac.12.18 gts), 1011/4(Ac.20.38gts), 1013(Ac.3.31gts), 1014(Ac.3.14gts), 1015(Ac.3.24gts), 1016(Ac.2.32gts), 1017(Ac.2.07gts), 1021(Ac.4.01gts) and 1022(Ac.4.13gts) of Kukatpally Village and Mandal, Medchal-Malkajgiri District for the purpose of extension of Indian Detonator Limited (IDL) presently GOCL Corporation Limited, through his Award No.D/369/66,dated.13.12.1967.
3. And whereas, in the reference 3rd cited the Special Deputy Collector, (Land Acquisition), Industries, Hyderabad informed the Company that as per the award, the possession of the above land was given to the Company on 30.04.1966, 01.05.1966 and 18.05.1966, and the Award for the remaining area of Ac.10-23 gts was yet to be passed and therefore the sale certificate will be issued after the award is passed for remaining area and also after completion of post award work.

4. And whereas, in the reference 4th cited, the Government has issued orders to change the land use from Industrial to Non-Industrial use to an extent of Ac.100.00 gts owned by the GOCL Corporation Limited, Hyderabad as following.

Sl.No.	Sy.No.	Extent in Acres	Reference / Order
1	627	5-00	Land Acquisition Award No.D/369/66, dated.13.12.1967 passed by the Special Deputy Collector(Land Acquisition)Industries, Hyderabad
2	629	8-09	-do-
3	1011/1	22-17	-do-
4	1011/2	12-00	-do-
5	1011/3	12-18	-do-
6	1011/4	20-38	-do-
	Sub total	81-02	
7	1011/12	18-38	G.O.Ms.No.1314, Revenue Dept., dated.28.08.1965
	Total	100-00	

5. And whereas, the Managing Director, GOCL Corporation Limited in his letter 5th cited, informed that the sale certificate was not issued so far and requested to issue a formal sale certificate, and whereas the Tahsildar, Kukatpally in his report 6th cited reported that the GOCL Corporation Ltd has rights over the subject land to an extent of Ac.100.00 gts and recommended for sale certificate.
6. In view of the above, it is certified that, GOCL Corporation Limited is in peaceful continues possession of the land since 18.05.1966 and absolute owner having acquired legally and was alienated by Government on payment of market value for the land in Survey Numbers shown at Para No.4 above and in conformity of the above, the Government have converted the said land from Industrial to Non-Industrial use.
7. The Awards passed U/s. 11 of the Land Acquisition Act, 1894 are exempted from payment of stamp duty U/s. 51 of the Land Acquisition Act, 1894.

Hence informed.



To,
The Managing Director,
GOCL Corporation Limited,
Hyderabad.

Mauli 29.10
District Collector,
Medchal Malkajgiri District

by



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACKPK4777A

नाम/Name
PANKAJ KUMAR

पिता का नाम/Father's Name
MAH BHUSHAN SINHA

जनम की तारीख/Date of Birth
24/07/1968

4680 4460 7756
VID : 9125 0477 3268 6064

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACKPK4777A

नाम/Name
PANKAJ KUMAR

पिता का नाम/Father's Name
MAH BHUSHAN SINHA

जनम की तारीख/Date of Birth
24/07/1968

4680 4460 7756
VID : 9125 0477 3268 6064

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

उपराज्य
Uttarakhand

विमलपल्ली श्रीनिवासुलु
Vemulapalli Srinivasulu

पुष्प सं/DOB: 03/09/1969

पुरुष/MALE

5341 7445 8181
VID : 9125 0477 3268 6064

न एडार, न सुद्रिणु

भारत सरकार
Government of India

उपराज्य
Uttarakhand

विमलपल्ली श्रीनिवासुलु
Vemulapalli Srinivasulu

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भारत सरकार
Government of India

उपराज्य
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विमलपल्ली श्रीनिवासुलु
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Government of India

उपराज्य
Uttarakhand

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पुष्प सं/DOB: 03/09/1969

पुरुष/MALE

5341 7445 8181
VID : 9125 0477 3268 6064

न एडार, न सुद्रिणु

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Kukatpally

भारत सरकार
GOVERNMENT OF INDIA

वसुधर बोप्पना
Vasudhar Boppana
पुष्टि तारीख / DOB: 18/02/1977
पुरुष / MALE

3751 7641 3911

अधार - सामान्य मानववर्गीकरण

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण:
S/O बक सुधाकर राव,
प्लॉट नं. 63, प्लॉट नं. 201, साई
रिजिडेंसी, नज़र गीतानजली
स्कूल, बचपल्ली,
रंगारेड्डी, आंध्र प्रदेश
- 500090

Address:
S/O B Sudhakar Rao, plot.no-
63, Flat.no-201, Sai
Residency, Near Geetanjali
School, Bachpalle,
Rangareddi, Andhra Pradesh
- 500090

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 081

भारत सरकार
GOVERNMENT OF INDIA

वलकिरी साय कृष्ण
Valakirthy Sai Krishna
पुष्टि तारीख / Year of Birth: 1994
पुरुष / Male

8200 4587 4729

अधार - सामान्य निवास

भारत विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण:
S/O वलकिरी गणेश
10-1-24/1, फाथे नगर, जवाहर लाल नगर
बालनगर, मूसपेट,
रंगारेड्डी, आंध्र प्रदेश
500018

Address: S/O Valakirthy
Ganesh, 10-1-24/1, Fathe
Nagar, Jawhar Lal Nagar,
Balanagar, Moosapet,
Rangareddi, Andhra
Pradesh, 500018

1847
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

प.ओ. बॉक्स नं. 1947,
बंगलूरु-560001

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 418DLJ120122

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name SQUARESPACE INFRA CITY
PRIVATE LIMITED
PAN Card No ABDCS2967D
Aadhar Card No
Mobile Number *****090
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Executant Details
Name GOCL CORPORATION LIMITED
Address REGISTERED OFFICE AT IDL
.....
Claimant Details
SQUARESPACE INFRA CITY
.....
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Document Nature
Nature of Document Sale Deed
Property Situated MEDCHAL-MALKAJGIRI
in(District)
SRO Name KUKATPALLY
Amount Details
Stamp Duty 11562925
Transfer Duty 3153525
Registration Fee 1051175
User Charges 500
Mutation Charges 210235
TOTAL 15978360
One Crore Fifty Nine Lakh Seventy
Eight Thousand Three Hundred Sixty
Rupees Only
Total in Words
Date(DD-MM-YYYY) 12-01-2022
Transaction Id 9119263237019

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 418DLJ120122

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name SQUARESPACE INFRA CITY
PRIVATE LIMITED
PAN Card No ABDCS2967D
Aadhar Card No
Mobile Number *****090
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Executant Details
Name GOCL CORPORATION LIMITED
Address REGISTERED OFFICE AT IDL
.....
Claimant Details
SQUARESPACE INFRA CITY
.....
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Document Nature
Nature of Document Sale Deed
Property Situated MEDCHAL-MALKAJGIRI
in(District)
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Transfer Duty 3153525
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Eight Thousand Three Hundred Sixty
Rupees Only
Total in Words
Date(DD-MM-YYYY) 12-01-2022
Transaction Id 9119263237019

Stamp & Signature

e- STAMPS
Document Registration eChallan Slip



Registration & Stamps Department
Telangana

Remitter / SRO / District-Registrar Details

Name SQUARESPEACE INFRA CITY PRIVATE LIMITED
Mobile Number 9391303090
Challan Number 418DLJ120122
AssCode dwaWB

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Kukatpally

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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 418DLJ120122

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name SQUARESPACE INFRA CITY
PRIVATE LIMITED
PAN Card No ABDCS2967D
Aadhar Card No
Mobile Number *****090
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Executant Details
Name GOCL CORPORATION LIMITED
Address REGISTERED OFFICE AT IDL
Claimant Details
SQUARESPACE INFRA CITY
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Document Nature
Nature of Document Sale Deed
Property Situated
in(District) MEDCHAL-MALKAJGIRI
SRO Name KUKATPALLY
Amount Details
Stamp Duty 11562925
Transfer Duty 3153525
Registration Fee 1051175
User Charges 500
Mutation Charges 210235
TOTAL 15978360
Total in Words One Crore Fifty Nine Lakh Seventy
Eight Thousand Three Hundred Sixty
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Date(DD-MM-
YYYY) 12-01-2022
Transaction Id 9119263237019

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 418DLJ120122

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name SQUARESPACE INFRA CITY
PRIVATE LIMITED
PAN Card No ABDCS2967D
Aadhar Card No
Mobile Number *****090
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Executant Details
Name GOCL CORPORATION LIMITED
Address REGISTERED OFFICE AT IDL
Claimant Details
SQUARESPACE INFRA CITY
Address REGISTERED OFFICE AT PLOT
NO. 508/A, RD NO. 22, JUBILEE
HILLS, HYDERABAD
Document Nature
Nature of Document Sale Deed
Property Situated
in(District) MEDCHAL-MALKAJGIRI
SRO Name KUKATPALLY
Amount Details
Stamp Duty 11562925
Transfer Duty 3153525
Registration Fee 1051175
User Charges 500
Mutation Charges 210235
TOTAL 15978360
Total in Words One Crore Fifty Nine Lakh Seventy
Eight Thousand Three Hundred Sixty
Rupees Only
Date(DD-MM-
YYYY) 12-01-2022
Transaction Id 9119263237019

Stamp & Signature

e- STAMPS
Document Registration eChallan Slip



Registration & Stamps Department
Telangana

Remitter / SRO / District-Registrar Details

Name

SQUARESPACE INFRA CITY PRIVATE LIMITED

Mobile Number

9391303090

Challan Number

418DLJ120122

Sub Registrar
Kukatpally
District Code

dwaWB

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8.16/22



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 13/01/2022, 07:28 PM

SRO Name: 1511 Kukatpally		Receipt No: 441		Receipt Date: 13/01/2022	
Name: PANKAJ KUMAR					
Transaction: Sale Deed					
Chargeable Value: 0		DD No:		CS No/Doct No: 430 / 2022	
Bank Name:		DD Dt:		Challan No: 701SXQ120122	
E-Challan Bank Name: SBIN		Bank Branch:		E-Challan Dt: 12-JAN-22	
E-Challan Bank Name: SBIN		E-Challan Bank Branch:			
Account Description					
Registration Fee		Cash		Amount Paid By	
Transfer Duty / TPT		DD		E-Challan	
Deficiency Stamp Duty				2413950	
User Charges				7241850	
Mutation Charges				26553450	
Total:				1000	
				482790	
				36693040	
In Words: RUPEES THREE CRORE SIXTY SIX LAKH NINETY THREE THOUSAND FORTY ONLY					
Prepared By: NAVEEN					
Signature by SR					





Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 13/01/2022, 07:27 PM

8.16/22

SRO Name: 1511 Kukatpally

Receipt No: 440

Receipt Date: 13/01/2022

Name: PANKAJ KUMAR

Transaction: Sale Deed

CS No/Doct No: 430 / 2022

Chargeable Value: 693025000

DD No:

Challan No:

E-Challan No: 418DLJ120122

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 12-JAN-22

E-Challan Bank Name: SBIN

Bank Branch:

E-Challan Bank Branch:

Account Description	Amount Paid By		
	Cash	Challan	DD
Registration Fee			E-Challan
Transfer Duty /TPT			1051175
Deficit Stamp Duty			3153525
User Charges			11562925
Mutation Charges			500
Total:			210235

In Words: RUPEES ONE CRORE FIFTY NINE LAKH SEVENTY EIGHT THOUSAND THREE HUNDRED SIXTY ONLY

Prepared By: NAVEEN

Signature of NAVEEN