

28272/2021

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తెలంగాణ తెలంగాణ TELANGANA
St. No: 6744 Date: 13/7/2021

Sold to Smt/Sr. SATTI VENKATA SATYANARAYANA REDDY To: CH. SOMA SUNDRA RAO

S/o. D/o. W/o. NARSU REDDY, R/o. H/O

For Whom: M. SRINIVAS INFRASTRUCTURE

CH. SOMA SUNDRA RAO
LICENCED STAMP VENDOR
LIC No: 15-23-019/2011
REN. No: 15-23-090/2020
H.No: 7-4-44/A, Ferozabad, Sowdagally PO,
Medchal-Malkajgiri Dist. Cell: 9865475915

SALE DEED

THIS DEED OF SALE is made and executed on this the 28th day of **JULY, 2021** at R.O. **SANGAREDDY** by:

1. M/s. **SARAYOO INFRATECH PRIVATE LIMITED**, (CIN: U45209TG2013PTC088171) - (PAN: AATCS4114R) a company Registered under Companies Act, 1956, Having its Registered Office at Plot No.25 & 26, H. No.5-5-35/80, Prashanth Nagar, Kukatpally, Hyderabad, Telangana-500 072., represented by its **Authorised Signatory** vide its **Board Resolution dt: 24.03.2021**, Sri. **KALLURI DAMODHER RAO**, S/o. K. SRINIVAS RAO, R/o. # 5-198, Shivaji Nagar Colony, Meerpet, Saroornagar, Rangareddy, Telangana State-500097, (Aadhaar No. 7336 8750 1538).
2. M/s. **MEE VASATHI HOMES PRIVATE LIMITED**, (CIN: U45209TG2013PTC088341) - (PAN: AAICM6559P) a company Registered under Companies Act, 1956, Having its Registered Office at Plot No.25 & 26, H. No.5-5-35/80, Prashanth Nagar, Kukatpally, Hyderabad, Telangana-500 072., represented by its **Authorised Signatory** vide its **Board Resolution dt: 24.03.2021**, Sri. **KALLURI DAMODHER RAO**, S/o. K. SRINIVAS RAO, R/o. # 5-198, Shivaji Nagar Colony, Meerpet, Saroornagar, Rangareddy, Telangana State-500097, (Aadhaar No. 7336 8750 1538).

For Kailash Ganga Constructions Pvt. Ltd.,

[Signature]
Authorized Signatory

For Mirchi Developers Private Limited

[Signature]
Authorized Signatory

For SRINIVAS INFRASTRUCTURE

[Signature]
Managing Partner
For SRI ADITYA SQUARES

Managing Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. _____ paid between the hours of _____ and _____ on the _____ by Sri _____

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			ADITYA SQUARES REP BY NEELI SRINIVASA BABU S/O. VENKATESWARLU	N.C. 18
2	CL			SRINIVAS INFRASTRUCTURE REP BY SATTI ENKATA SATYANARAYANA REDDY S/O. SATTI NARSI REDDY	S. Narasi
3	EX			M/S. MIRCHI DEVELOPERS PRIVATE LIMITED REP BY KELLETTI RAJU S/O. K RAJESHAM	
4	EX			M/S. KARASH GANGA CONSTRUCTIONS PRIVATE LIMITED REP BY DANDA VENKATA NARAYANAREDDY S/O. LAKSHMI REDDY	D. Lakshmi

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			MOHAN BABU AADHAAR CARD	P. Mohan
2			RAJESH KUMAR AADHAAR CARD	R. J.

28th day of July, 2021

Signature of Joint SubRegistrar1
Sangareddy (R.O)

Bk - 1, CS No 30142/2021 & Doct No

Joint SubRegistrar1
Sangareddy (R.O)
Sheet 1 of 16



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Authorized Signatory



Represented by their Agreement of Sale Cum General Power of Attorney Holder:

1. **M/s. KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED, (CIN: U45200TG1995PTC021302) (PAN No. AABCK0292Q)** a company registered under companies Act, 1956, having its Registered Office at # 7-90/8/A, Plot No.1, Second Floor, Gayatri Enclave, Gandipet Road, Kokapet, Hyderabad, Rangareddy, Telangana-500075, Represented by its **Authorised Signatory vide its Board Resolution dt: 27.07.2021, Sri. DANDA VENKATA NARAYANAREDDY, S/o. LAKSHMI REDDY R/o. H.No.7-31, Obulakkaplle, Prakasam, Andhra Pradesh-523330, {Aadhaar No. 7943 2844 1571}.**

2. **M/s. MIRCHI DEVELOPERS PRIVATE LIMITED, (CIN: U4503TG2016PTC111797) - (PAN No. AAKCM5426H)** a company registered under companies Act, 1956, having its Registered Office at H.No.157/3, KPHB Colony, Kukatpally, Hyderabad, Telangana State-500072 Represented by its **Authorised Signatory vide its Board Resolution dt: 27.07.2021, Sri. KELLETI RAJU, S/o. K. RAJESHAM R/o. Jagadgiri Gutta, Kukatpally, Hyderabad, Telangana State-500037, {Aadhaar No. 3759 4996 9852}.**

(vide Agreement of Sale Cum GPA bearing Document No. **27982/2021**, Bk-I, Dated:**24-07-2021**, Registered at **R.O. SANGAREDDY**)

Hereinafter referred to as the "**VENDORS**" which shall mean and include all his respective heirs, executors, legal representatives, successors and allignees of the one part:

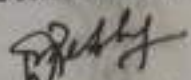
IN FAVOUR OF

1. **SRINIVAS INFRASTRUCTURE, (Firm Registration No.237 of 2020) (PAN: AEHFS3334J)** Having its Registered Office at 12-5-38/1 New colony, Anakapalli, Visakhapatnam, Andhra Pradesh Represented by its **Partner: Sri. SATTI VENKATA SATYANARAYANA REDDY S/o. Sri. SATTI NARSI REDDY**, aged about 55 years, Occ: Business, R/o. H.No.12-5-38, New Colony, Ward -29, Opp R.K. Medical Center, Ankapalle, Visakhapatnam, Andhra Pradesh-531001, {Aadhaar No. 9092 4115 3313}.

2. **SRI ADITYA SQUARES, (Firm Registration No.612 of 2019) (PAN: ADWFS1669N)** Having its Registered Office at Flat No.202, 1st Floor Sy No.758/A, Vaibhav Apts/Koremula Village, Chowdariguda Gram Panchayath, Ghatkesar, Medchal, Telangana Represented by its **Partner: Sri. NEELI SRINIVASA BABU S/o. Sri. VENKATESWARLU**, aged about 42 years, Occ: Business, R/o. Plot No.2, NGO Colony, Narasaraopet, Guntur, Andhra Pradesh-522601, {Aadhaar No. 9413 1371 7127} (PAN No.ADUPN1852C)

Hereinafter referred to as the "**VENDEES**" which shall mean and include all its respective heirs, executors, legal representatives, successors and assignees of the other part:

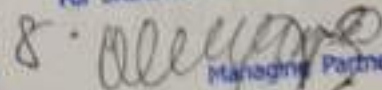
For Kailash Ganga Constructions Pvt. Ltd.,


Authorised Signatory

For Mirchi Developers Private Limited


Authorised Signatory

For SRINIVAS INFRASTRUCTURE


Managing Partner

For SRI ADITYA SQUARES


Managing Partner

Bk - 1, CS No 30142/2021 & Doct No
/ / Sheet 2 of 16 Joint SubRegistrar
Sangareddy (R.O)

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						
	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/B/C/ Pay Order	Total
Stamp Duty	100	0	0	0	838000	0	838100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	0	0	0	0
User Charges	NA	0	0	0	0	0	0
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	0	0	838000	0	838100

Date:
28th day of July, 2021

Signature of Registering Officer
Sangareddy (R.O)

Register as document
No: of 2021 (1941 S.E.)
Number 1711-1 of 2021
Date: 2021

Registering Officer
MD. GHOUSE BABA
JOINT SUB-REGISTRAR-II
RO (OB) SANGAREDDY

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Whereas the VENDORS/EXECUTANT No.1 is the absolute owner, peaceful possessor and purchaser of the Agricultural Lands as shown below:-

Survey Nos.	Admeasuring Ac.-Gts
208/A	2-32½
208/AA	2-32½
193/5/1	1-03½
193/5/2	1-03½

Total admeasuring is **Ac.7-32 Gts.**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State., having purchased the same from J. TRISHUL S/o. J. NARSIMHA REDDY and 5 OTHERS, Vide Regd. Sale Deed bearing Document No.17763 of 2013, Dated: 17/09/2013, Regd. At R.O. Sangareddy.

And Whereas the VENDORS/EXECUTANT No.1 is also the absolute owner, peaceful possessor and purchaser of the Agricultural Lands as shown below:-

Survey Nos.	Admeasuring Ac.-Gts
212/AA	0-35

Total admeasuring is **Ac.0-35 Gts.**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State., having purchased the same from Sri. J. NARSIMHA REDDY S/o. Late. J. SATHI REDDY AND 5 OTHERS, Vide Regd. Sale Deed bearing Document No.17764 of 2013, Dated: 17/09/2013, Regd. At R.O. Sangareddy.

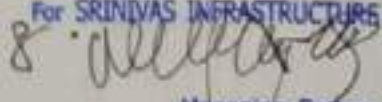
Whereas the VENDORS/EXECUTANT No.2 is the absolute owner, peaceful possessor and purchaser of the Agricultural Lands as shown below:-

Survey Nos.	Admeasuring Ac.-Gts
209	7-13

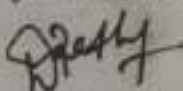
Total admeasuring is **Ac.7-13 Gts.**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State., having purchased the same from MUNISH GUPTA @ MUNISH KUMAR GUPTA, Vide Regd. Sale Deed bearing Document No.16450 of 2013, Dated: 20-08-2013, Regd. at R.O. Sangareddy.

Whereas the VENDORS/EXECUTANT No.2 is also the absolute owner, peaceful possessor and purchaser of the Agricultural Lands as shown below:-

Survey Nos.	Admeasuring Ac.-Gts
210/AA	2-32

For SRINIVAS INFRASTRUCTURE

 Managing Partner

For Kailash Ganga Constructions Pvt. Ltd.,


 Authorised Signatory

For Mirchi Developers Private Limited


 Authorised Signatory

For SRINADITYA SQUARE

 Managing Partner

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

Description of Fee/Duty	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/B/C Pay Order	
Stamp Duty	100	0	366980	0	838000	0	1205080
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	344280	0	0	0	344280
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	17220	0	0	0	17220
Total	100	0	728980	0	838000	0	1567080

Rs. 366980/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1859 and Rs. 344280/- towards Registration Fees on the chargeable value of Rs. 17214000/- was paid by the party through E-Challan/B/C Pay Order No. D793WU240721,299K5X120721 dated 24-JUL-21,12-JUL-21 of SBIN/SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 287980/-, DATE: 24-JUL-21, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: 0507837677114, PAYMENT MODE: CASH-1001138, ATRN: 0507837677114, REMITTER NAME: SRINIVAS INFRASTRUCTURE, EXECUTANT NAME: KAILASH GANGA CONSTRUCTIONS AND OTHER, CLAIMANT NAME: SRINIVAS INFRASTRUCTURE) (2). AMOUNT PAID: Rs. 441000/-, DATE: 12-JUL-21, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: 7684433421335, PAYMENT MODE: NB-1001138, ATRN: 7684433421335, REMITTER NAME: SRINIVAS INFRASTRUCTURE, EXECUTANT NAME: KAILASH GANGA CONSTRUCTIONS AND OTHER, CLAIMANT NAME: SRINIVAS INFRASTRUCTURE).

Date:

28th day of July, 2021

Signature of Registering Officer
Sangareddy (R.O)

BK-1, CS No. 30142/2021 & Doc No. 30142/2021
Bk-1, CS No. 30142/2021 & Doc No. 30142/2021
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Joint Sub-Registrar
Sangareddy (R.O)

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Total admeasuring is Ac.2-32 Gts., Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State., having purchased the same from M/s. KRISHNA LOGISTICS and 4 OTHERS, Vide Regd. Sale Deed bearing Document No.353 of 2014, Dated: 21-012-2014, Document Regd. at R.O. Sangareddy.

And thereafter the VENDORS/EXECUTANT had applied for Conversion of land from Agriculture to Non-Agriculture, vide its Proceedings Nos. A2/8801/2018, Dated 28-05-2019, A2/6046/2018, Dated 01-12-2018 & A2/6044/2018, Dated 01-12-2018, issued by R.D.O. Sangareddy Division, Sangareddy District, Telangana State.

So Whereas the above said VENDORSS/EXECUTANTS are clubbed their above said Lands and Obtaining Permission from the **HMDA** Vide its File No. **032663/ZOC/LO/U6/ HMDA/08012020**, Dated: 09-09-2020 and Lay out Permit No. **03/LO/Plg/ HMDA/2020**, Dated: 09-09-2020., for the Residential **OPEN PLOTS** in Survey Nos. 208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA, total admeasuring is **Ac.18-32 Gts.**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State., and the said layout named as "**VENICE CITY**".

Whereas the VENDORSs have executed an **Agreement of Sale Cum GPA** in favour of M/s. **KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED**, Represented by its **Authorised Signatory** vide its **Board Resolution dt: 28.04.2021**, **Sri. DANDA VENKATA NARAYANAREDDY**, S/o. LAKSHMI REDDY & M/s. **MIRCHI DEVELOPERS PRIVATE LIMITED**, Represented by its **Authorised Signatory** vide its **Board Resolution dt: 26.04.2021**, **Sri. KELLETI RAJU** S/o. K. RAJESHAM R/o. Jagadgiri Gutta, Kukatpally, Hyderabad, Telangana State-500037, in respect of

Sl.No.	Plot NOs	SQ .METERS
1	28	158.86
2	29	137.96
3	44	153.29
4	45	176.51
5	71	137.96
6	72	148.19
7	73	166.82
8	80	329.80
9	101	137.96
10	113	329.80
11	130	137.96
12	131	137.96
13	132	137.96
14	133	137.96
15	134	137.96

For Kailash Ganga Constructions Pvt. Ltd.,

Authorised Signatory

For Mirchi Developers Private Limited

Authorized Signatory

For SRINIVAS INFRASTRUCTURE

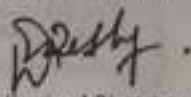
Managing Partner

For SRI ADITYA SQUARES

Managing Partner

Sl.No.	Plot NOs	SQ. METERS
16	135	137.96
17	136	137.96
18	137	157.20
19	145	329.80
20	155	137.96
21	156	137.96
22	157	137.96
23	158	137.96
24	159	137.96
25	161	137.96
26	163	137.96
27	164	137.96
28	165	137.96
29	166	137.96
30	167	137.96
31	168	137.96
32	173	153.29
33	174	153.29
34	177	329.80
35	181	153.29
36	182	153.29
37	184	153.29
38	187	137.96
39	188	137.96
40	189	137.96
41	190	137.96
42	191	137.96
43	192	137.96
44	195	137.96
45	196	137.96
46	197	137.96
47	198	137.96
48	199	137.96
49	200	137.96
50	201	129.64
51	207	329.80
52	210	153.29
53	211	153.29
54	213	153.29
55	214	153.29
56	217	131.62
57	218	137.96

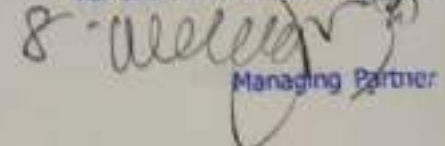
For Kailash Ganga Constructions Pvt. Ltd.,


 Authorised Signatory

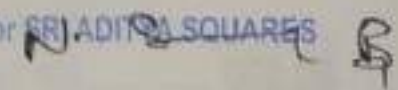
For Mirchi Developers Private Limited


 Authorized Signatory

For SRINIVAS INFRASTRUCTURE


 Managing Partner

For SRINADITHA SQUARES


 Managing Partner

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_____, Sheet 4 of 16 Joint SubRegistrar
Sangareddy (R.O)



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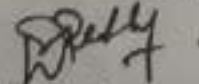
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Sl.No.	Plot NOs	SQ. METERS
58	219	137.96
59	220	137.96
60	221	137.96
61	222	137.96
62	223	137.96
63	224	137.96
64	226	158.86
65	227	137.96
66	228	137.96
67	229	137.96
68	230	137.96
69	234	153.29
70	235	153.29
71	236	153.29
72	237	153.29
73	238	329.80
74	241	153.29
75	242	153.29
76	243	153.29
77	244	153.29
78	245	153.29
79	246	153.29
80	247	164.54
81	248	162.33
82	249	167.22
83	250	167.22
84	251	167.22
85	252	169.55
86	253	169.55
87	254	209.03
88	255	209.03
89	262	1,368.90

Thus the total Plots admeasuring **18460.21 Sq.Yards** or **15435.09 Sq.mtrs.**, in **Survey Nos.208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA**, and the layout named as **"VENICE CITY"**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State., (vide Agreement of Sale Cum GPA bearing Document No. **27982/2021**, Bk-I, Dated:**24-07-2021**, Registered at **R.O. SANGAREDDY**)

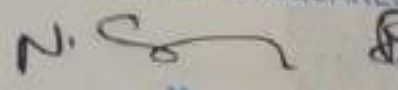
For Kailash Ganga Constructions Pvt. Ltd.,


Authorized Signatory

For Mirchi Developers Private Limited


Authorized Signatory


For SRINIVAS INFRASTRUCTURE
Managing Partner


For SRI ADITYA SQUARES
Managing Partner

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Sangareddy (R.O)



For Minor Development Private Limited

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WHEREAS the VENDORS rep. by his AGPA Holder has offered and Agree to sell the

S.NO.	PLOT NUMBERS	EXTENT IN SQ.METERS
1.	252	169.55
2.	253	169.55
3.	254	209.03
4.	255	209.03

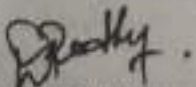
Thus total Plots area admeasuring 906 Sq. Yards., or 757.16 Sq. Meters., in Survey Nos.208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA, and the layout named as "VENICE CITY", Situated at PATIGHANPUR VILLAGE and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State from and out of the above mentioned property and referred to as the schedule property to the VENDEES for a total sale consideration of Rs.1,72,14,000/- (Rupees One Crore Seventy Two Lakhs and Fourteen Thousand Only) @ Rs.19,000/- per Sq.yards, and the VENDEES have agreed to purchase the said property for the said sale consideration from the VENDORS.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1). That in pursuance of the above offer and in acceptance of consideration the VENDEES has paid the entire sale consideration amount of Rs.1,72,14,000/- (Rupees One Crore Seventy Two Lakhs and Fourteen Thousand Only) to the VENDORS as follows:

- a) Rs.1,000/- (Rupee One Thousand Only) paid through online transfer vide UTR No.SBIN421155999692 dated 04-06-2021 received from SRINIVAS INFRASTRUCTURE in favor of KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED.
- b) Rs.64,99,000/- (Rupees Sixty Four Lakhs Ninety Nine Thousand Only) paid through online transfer vide UTR No. SBINR52021060527235287 dated 05-06-2021 received from SRINIVAS INFRASTRUCTURE in favor of KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED.
- c) Rs.49,00,000/- (Rupee Forty Nine Lakhs Only) paid through online transfer vide UTR No. SBINR52021060829549862 dated 08-06-2021 received from SRINIVAS INFRASTRUCTURE in favor of KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED.
- d) Rs.20,00,000/- (Rupees Twenty Lakhs Only) paid through online transfer vide Ref No. 635210695 dated 21-05-2021 received from Sri Aditya Squares in favor of KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED.

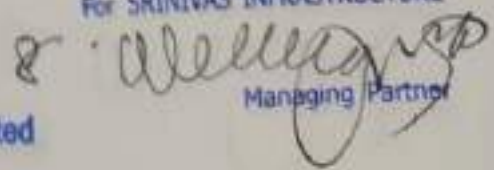
For Kailash Ganga Constructions Pvt. Ltd.,


Authorized Signatory

For Mirchi Developers Private Limited


Authorized Signatory

For SRINIVAS INFRASTRUCTURE


Managing Partner

For SRI ADITYA SQUARES


Managing Partner

Bk - 1, CS No 30142/2021 & Doct No
____ / ____ Sheet 7 of 16 Joint SubRegistrar
Sangareddy (R.O)



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- e) Rs.30,67,535/- (Rupees Thirty Lakhs Sixty Seven Thousand Five Hundred and Thirty Five Only) paid vide Chq No.593976 dated 21-05-2021 received from SRINIVAS INFRASTRUCTURE in favor of MIRCHI DEVELOPERS PRIVATE LIMITED.
- f) Rs.2,33,488/- (Rupees Two Lakhs Thirty Three Thousand Four Hundred and Eighty Eight Only) paid vide Chq No.032664 dated 23-07-2021 received from Sri Aditya Squares in favor of KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED.
- g) Rs.3,40,837/- (Rupees Three Lakhs Forty Thousand Eight Hundred and Thirty Seven Only) paid vide Chq No.032669 dated 24-07-2021 received from Sri Aditya Squares in favor of MIRCHI DEVELOPERS PRIVATE LIMITED.
- h) a) An amount of Rs.1,37,712/- (Rupees One Lakh Thirty Seven Thousand Seven Hundred and Twelve Only) in the name of KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED is deducted towards TDS and to be paid Income Tax Department.
- i) An amount of Rs.34,428/- (Rupees Thirty Four Thousand Four Hundred and Twenty Eight Only) in the name of MIRCHI DEVELOPERS PRIVATE LIMITED is deducted towards TDS and to be paid Income Tax Department.

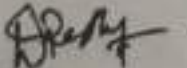
Towards the full and final settlement of the same.

That the VENDORS hereby acknowledges the receipt of the said sum and releases the VENDEES from any future liability of payment in this transaction. That the VENDORS also hereby declares and transfers the schedule mentioned property by way of ABSOLUTE SALE to the VENDEES TO HAVE and TO HOLD and the same forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the VENDORS is having in respect of the Schedule property.

2. That the VENDORS has to-day handed over the vacant and peaceful physical possession of the schedule property to the VENDEES and assures to keep indemnified from all losses, costs, expenses, damages and whatsoever may be the VENDEES shall be put into by reason of any defect in the title of the schedule property hereby conveyed.

3. That the VENDORS further covenants with the VENDEES that if the VENDEES shall be deprived of whole or any part on account of any defect in the title of the VENDORS, he shall indemnify and compensate the VENDEES against the same.

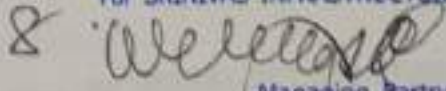
For Kailash Ganga Constructions Pvt. Ltd.,


Authorized Signatory

For Mirchi Developers Private Limited


Authorized Signatory

For SRINIVAS INFRASTRUCTURE


Managing Partner

For SRI ADITYA SQUARES


Managing Partner

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Sangamcholy (R.O)

Before / after / against / with / without /

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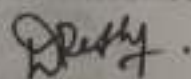


4. That the VENDEES shall hold and enjoy the schedule property as an absolute owner as he likes without any coercion or hindrance either from the VENDORS or any others whomsoever.
5. That the schedule property is free from all encumbrances, charges, sales, gifts, mortgages, and court attachments etc.,
6. That there are no legal impediments whatsoever for the VENDORS conveying the schedule property in favour of the VENDEES herein.
7. The VENDORS hereby declare that there is no house structures existing over the schedule property by hereby conveyed.
8. That the land effected by this document is not an assigned land as defined in Section 2 (1) Act 9 of 1977.
9. That the VENDORS further assure for more perfectly conveying and assuring the schedule property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.
10. That the VENDORS further agree to sign all such papers and petitions which shall be required reasonably in getting mutation in the revenue records or in any other concerned departments at the expenses of the VENDEES only.
11. The executant's declare that the Principle of the above mentioned AGPA is alive and the AGPA is still in force.
12. A Stamp duty of Rs.8,38,000/- being adjusted Vide Doct. No.27982/2021, In Pursuance of clarification of I.G., R.S. & CCRA, in para (5) (1) of his proceedings No.MV/18289/95, Dated : 1-7-1995.

RULE - 3 MAIN STATEMENT

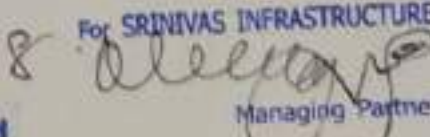
Sy.Nos.	Village	Plot No.	Value Per Sq.Yard	Extent Sq.Yds	Total Amount
208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA	PATIGHANPUR VILLAGE	Plot No.252,253,254 & 255	2750/-	906	24,91,500/-

For Kailash Ganga Constructions Pvt. Ltd.,

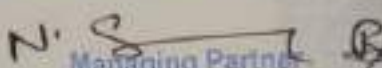

Authorised Signatory

For Mirchi Developers Private Limited


Authorised Signatory

For SRINIVAS INFRASTRUCTURE

Managing Partner

For SRI ADITYA SQUARES


Managing Partner

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____ / ____ Sheet 9 of 16 Joint SubRegistrar
Sangareddy (R.O)



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SCHEDULE OF PROPERTY

All that the part and parcel of the Plot bearing Numbers as detailed below:

S.NO.	PLOT NUMBERS	EXTENT IN SQ.METERS
1.	252	169.55
2.	253	169.55
3.	254	209.03
4.	255	209.03

Thus total Plots area admeasuring **906 Sq. Yards.**, or 757.16 Sq. Meters., in **Survey Nos. 208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA**, and the layout named as **"VENICE CITY"**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as PATI Village), Patancheru Mandal, Sangareddy District, Telangana State and bounded by:

Sl. Nos.	Plot Nos.	North Boundary	South Boundary	East Boundary	West Boundary
1	252	Plot No.251	Plot No.253	Plot No.266	30' Wide Road
2	253	Plot No.252	Plot No.254	Plot No.266	30' Wide Road
3	254	Plot No.253	Plot No.255	Plot No.265	30' Wide Road
4	255	Plot No.254	40' Wide Road	Plot No.265	30' Wide Road

and more clearly delineated in the plan annexed hereto and marked in Red Colour.

IN WITNESS WHEREOF THE VENDORS have set his/her hands to these papers with free will and consent on the day, month and year first above mentioned.

For Kailash Ganga Constructions Pvt. Ltd.,

WITNESSES :

1. *[Signature]*

2. *[Signature]*

[Signature]
VENDOR-1
(AGPA HOLDER)

For Mirchl Developers Private Limited

[Signature]
Authorized Signatory
VENDOR-2
(AGPA HOLDER)

For SRINIVAS INFRASTRUCTURE

[Signature]
Managing Partner
VENDEE-1

For SRI ADITYA SQUARES

[Signature]
VENDEE-2 Partner

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____ / _____, Sheet 10 of 16 Joint SubRegistrar
Sangareddy (R.O)

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REGISTRATION PLAN OF PLOT BEARING NUMBERS AS DETAILED BELOW:

Sl. Nos.	Plot Nos.	Plots Admeasuring Sq.meters	North Boundary	South Boundary	East Boundary	West Boundary
1	252	169.55	Plot No.251	Plot No.253	Plot No.266	30' Wide Road
2	253	169.55	Plot No.252	Plot No.254	Plot No.266	30' Wide Road
3	254	209.03	Plot No.253	Plot No.255	Plot No.265	30' Wide Road
4	255	209.03	Plot No.254	40' Wide Road	Plot No.265	30' Wide Road

VENDORS:

1. M/s. SARAYOO INFRATECH PRIVATE LIMITED represented by its **Authorised Signatory, Sri. KALLURI DAMODHER RAO, S/o. K. SRINIVAS RAO,**

2. M/s. MEE VASATHI HOMES PRIVATE LIMITED, represented by its **Authorised Signatory, Sri. KALLURI DAMODHER RAO, S/o. K. SRINIVAS RAO,**

Represented by their Agreement of Sale Cum General Power of Attorney Holders:

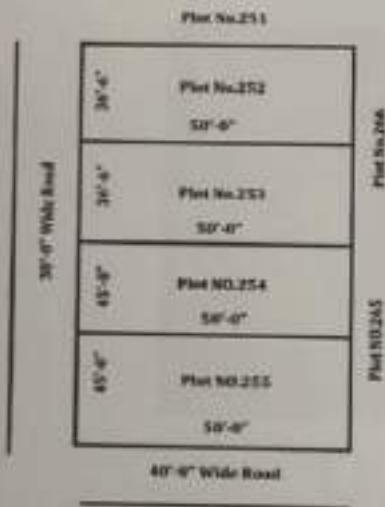
1. M/s. KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED, Represented by its **Authorized Signatory, Sri. DANDA VENKATA NARAYANAREDDY, S/o. LAKSHMI REDDY**

2. M/s. MIRCHI DEVELOPERS PRIVATE LIMITED, Represented by its **Authorized Signatory, Sri. KELLETI RAJU, S/o. K. RAJESHAM**

VENDEES:

1. SRINIVAS INFRASTRUCTURE Represented by its **Partner: Sri. SATTI VENKATA SATYANARAYANA REDDY S/o. Sri. SATTI NARSI REDDY,**

2. SRI ADITYA SQUARES, Represented by its **Partner: Sri. NEELI SRINIVASA BABU S/o. Sri. VENKATESWARLU,**

INCLU: ☐

For Kailash Ganga Constructions Pvt. Ltd.,

[Signature]
Authorised Signatory

VENDOR-1
(AGPA HOLDER)

For Mirchi Developers Private Limited

[Signature]
Authorized Signatory
VENDOR-2
(AGPA HOLDER)

For SRI ADITYA SQUARES

[Signature]
Managing Partner
VENDEE-2

WITNESSES:

- [Signature]*
- [Signature]*

For SRINIVAS INFRASTRUCTURE

8. *[Signature]*
Managing Partner
VENDEE-1



P. Mahu kulu

EXTRACTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF MIRCHI DEVELOPERS PRIVATE LIMITED HELD ON 27th JULY, 2021 AT 11:00 AM AT 5TH FLOOR, ALLURI TRADE CENTER, BHAGYANAGAR COLONY, OPP: KPHB COLONY, KUKATPALLY, HYDERBAD-500072.T.S.

AUTHORIZATION TO EXECUTE SALE DEED.

"RESOLVED THAT the company jointly with M/s. Kailash Ganga Constructions Pvt Ltd do hereby execute sale deed to deal with the property/ land admeasuring **906 Sq. Yards., or 757.16 Sq. Meters.**, bearing plot no.252,253,254,255, in Survey Nos.208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA, and the layout named as **"VENICE CITY"**, Situated at **PATIGHANPUR VILLAGE** and G.P (formerly known as **PATI Village**), Patancheru Mandal, Sangareddy District, Telangana State., in favor of **SRINIVAS INFRASTRUCTURE, (Firm Registration No.237 of 2020) (PAN: AEHFS3334J) & SRI ADITYA SQUARES, (Firm Registration No.612 of 2019) (PAN: ADWFS1669N)**. The plotted area given below.

S.NO.	PLOT NUMBERS	EXTENT IN SQ.METERS
1.	252	169.55
2.	253	169.55
3.	254	209.03
4.	255	209.03

"RESOLVED FURTHER THAT Mr. KELLETI RAJU S/o. Rajesham, Aadhar No.:3759 4996 9852, , aged about 33 Years, H.No.4-35-27, Venkateshwara Nagar, Jagadgiri Gutta, Kukatpally, Hyderabad - 500037. Authorized Representative of the Company be and is hereby authorized to sign and execute sale deed on behalf of the company as above said plot no. plot no.252,253,254,255, before the Board and to do all such acts, deeds matters and things as deemed necessary, proper and desirable for giving effect to the said **SALE DEED**.

"RESOLVED FURTHER THAT any of the directors of the Company be and is hereby severally authorized to issue certified copy of the foregoing resolution to the concerned authorities, as may be required."

//Certified True Copy//

For MIRCHI DEVELOPERS PVT LTD

K. Leela *Challa Sailaja*

Kakunuri Sravan **Challa Sailaja**
Director **Director**
(DIN: 07303313) **(DIN: 09036880)**

MIRCHI DEVELOPERS PRIVATE LIMITED

**5TH FLOOR, ALLURI TRADE CENTER,
BHAGYANAGAR COLONY, OPP: KPHB COLONY,
KUKATPALLY, HYDERBAD - 500072.
CIN: U43203TG2016PTC111797**

KAILASH GANGA CONSTRUCTIONS PVT LTD.

#Registered Office: #7-90/8/A, Gayathri Enclave, 2nd Floor, Gandipet Road,
Kokapet, Hyderabad - 500 075.

CIN No: U45200TG1995PTC021302

TRUE EXTRACTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS (NO. 04/2021-22) OF
KAILASH GANGA CONSTRUCTIONS PRIVATE LIMITED, HELD AT #7-90/8/A, PLOT 1, IIND FLOOR,
GAYATHRI ENCLAVE, GANDIPET ROAD, KOKAPET, HYDERABAD, TELENGANA - 500075 ON TUESDAY,
JULY 27, 2021

AUTHORIZATION TO EXECUTE SALE DEED

The Chairman informed the Board that the Company jointly with M/s. Mirchi Developers Pvt Ltd (Mirchi) had purchased 18460.214 Sq. Yds. (15435.09 Sq. Mtrs) Through AGPA No-29476 dated 27-07-2021 in Survey Nos. 208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA, Situated at PATIGHANPUR VILLAGE FORMERLY KNOWN AS PATI VILLAGE), PATANCHERU MANDAL, SANGAREDDY DISTRICT, TELANGANA STATE from M/s. SARAYOO INFRASTRUCTURE PRIVATE LIMITED (Sarayu) & M/s. MEE VASATHI HOMES PRIVATE LIMITED (Mee Vasathi), out of which the Company, jointly with Mirchi is willing to sale out Plot Nos. 252, 253, 254, & 255 having total plotted area of 906 Sq yds. (757.16 Sq Mtr) to M/s SRINIVAS INFRASTRUCTURE, FRN: 237 of 2020, (PAN: AEHFS3334J) and M/s. SRI ADITYA SQUARE FRN: 612 of 2019 (PAN: ADWFS1669N). For the purpose the Company needs to authorize the Board to do the Sale Transaction and authorize somebody to sign and execute necessary documents on behalf of the Company. Board discussed the issue and passed the following resolution:

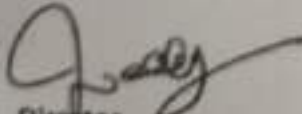
"RESOLVED THAT the Company do authorize the Board to do enter into the Sale of Plot Nos. 252, 253, 254, & 255 having total plotted area of 906 Sq yds. (757.16 Sq Mtr) to M/s SRINIVAS INFRASTRUCTURE, FRN: 237 of 2020, (PAN: AEHFS3334J) and M/s. SRI ADITYA SQUARE FRN: 612 of 2019 (PAN: ADWFS1669N.) jointly with M/s. Mirchi Developers Pvt Ltd do execute Sale Deed to deal with above said property / land admeasuring 906 Sq.Yards or 757.16 Sq. Meters, bearing Plot Nos. 252, 253, 254, & 255 in Survey Nos. 208/A, 208/AA, 193/5/1, 193/5/2, 212/AA, 209 & 210/AA situated at PatiGhanpur village, Patancheru Mandal, Sangareddy District, Telangana State, in favor of M/s SRINIVAS INFRASTRUCTURE, FRN: 237 of 2020, (PAN: AEHFS3334J) and M/s. SRI ADITYA SQUARE FRN: 612 of 2019 (PAN: ADWFS1669N).

"RESOLVED FURTHER THAT Mr. Danda Venkata Narayana Reddy, Aadhar No.:7943 2844 1571, Authorised Representative of the Company be and is hereby authorized to sign and execute Sale Deed as tabled before the Board on behalf of the company and to do all such acts, deeds matters and things as deemed necessary, proper and desirable for giving effect to the said AGPA.

"RESOLVED FURTHER THAT any of the Directors of the Company be and is hereby severally authorized to issue certified copy of the foregoing resolution to the concerned authorities, as may be required."

//Certified True Copy//

For Kailash Ganga Constructions Pvt Ltd


Director
Narsi Reddy Teegela
(DIN: 05337298)



Daruka Venkata Narayanaswamy

భూమి వివరాలు మరియు పత్రాల నమోదు
భూమి వివరాలు మరియు పత్రాల నమోదు
భూమి వివరాలు మరియు పత్రాల నమోదు

7943 2844 1671

అధికారి - సామాన్య నివాసితులు

 भारत सरकार भारत-संघीयता भारत-संघीयता	
भारत-संघीयता	
आवेदन संख्या: 1/1 आवेदन दिनांक: 1/1 आवेदन स्थान: 1/1	आवेदन: 1/1 आवेदन: 1/1 आवेदन: 1/1

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కేలెన్ రాజు
Kellen Raju

భారత ప్రభుత్వం / Government of India
అధార్ / Ahaar

3759 4996 9852

అధార్ - సామాన్యుని హక్కు


ఆంధ్ర ప్రదేశ్ శాసనసభ
GOVERNMENT OF ANDHRA PRADESH
 Address: S/O Koteswari Rajeswar
 4-35-27, VENKATESHWARA
 NAGAR, OPP NAGARJUNA
 SCHOOL LANE, JAGADGIRI
 GUTTA, KUKATPALLY,
 Rangareddi, Andhra Pradesh,
 500037


भारत सरकार
GOVERNMENT OF INDIA


Satti Venkata Satyanarayana Reddy
 పుట్టిన తేదీ: 01/06/1966
 లింగం: MALE

Medicine No: 9848198999
9092 4115 3313
 VID : 9196 1417 5135 8186

నా ఆధార్ - నా గుర్తింపు


भारतीय विधिपत्र प्रधिकरण
INDIAN JUDICIAL PAPER AUTHORITY OF INDIA
आधार
 5/0 58 28-05, 5801 No 12-5-38, 5801 28, 5801
 29, 5801 1 5801 2801 5801, 5801, 5801
 5801 5801 - 531001
Address 1
 5/0 5801 2801 5801, H No 12-5-38, 5801 2801
 5801 - 29, 5801 5801 Medical Center, 5801
 5801 5801
 5801 5801 - 531001
9092 4115 3313
9092 4115 3313
   
 1547 info@judicial.gov.in www.judicial.gov.in P.O. Box No 1547,
 Bangalore-560 001

मोहनानी राजेश कुमार
Mohadani Rajesh Kumar
UID: 55/DOB: 18/07/1981
Gender: MALE

5744 5996 6567

आधार कार्ड

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

నీల శ్రీనివాస్ బాబు
Neel Srinivas Babu

పుట్టిన తేదీ/Year of Birth: 1979
పురుషుడు / Male

9413 1371 7127

అధార్ - సామాన్య నివాస హక్కు

భారత విద్య గుర్తింపు ప్రాధికార పత్రం
UNIVERSITY GRANT COMMISSION OF INDIA

విజయవాడ: ఎం. వెంకటేశ్వర్లు
పి.ఓ. కాలనీ,
నరసారాపేట,
గూడూరు,
ఆంధ్ర ప్రదేశ్,
522501

Address: S/O Venkateswarlu, plot
no-2, n g o colony, Narasaraopet,
Narasaraopet, Guntur, Andhra
Pradesh, 522501

1947
1900 190 1900

help@ugc.gov.in

www.ugc.gov.in

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N. S. R.

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Sangareddy (R.O)

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