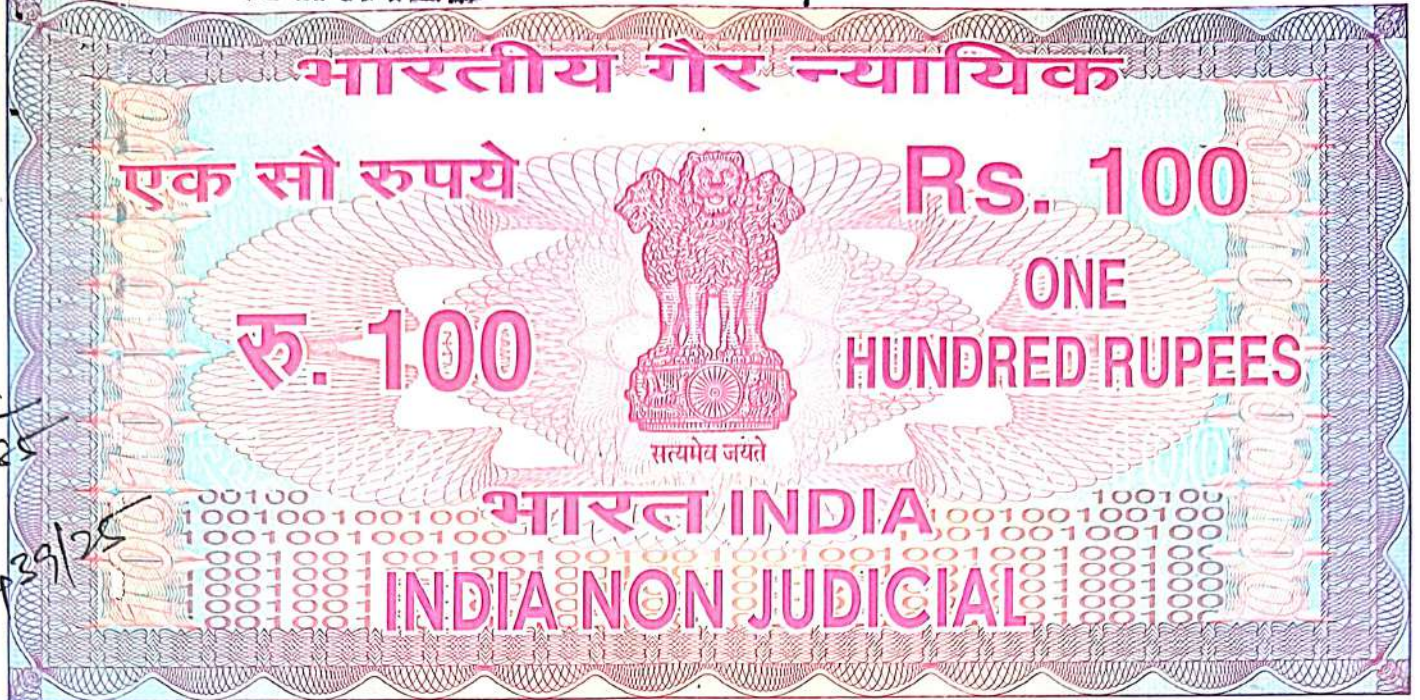


SCANNED

3354/2025



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250519133230651774
Date: 19 MAY 2025, 01:34 PM
Purchased By:
P RAJ KUMAR
S/o P KOMURIAH
R/o SADASIVPET
For Whom
GREENMETRO FARMS PRIVATE LIMITED

BL 688491
BRAMU
LICENSED STAMP VENDOR
Lic. No. 18/2020
Ren.No. 076/2023
SADASIVPET
Ph 8121978747

DEED OF MORTGAGE (Without Possession)

(Under Article 6(A) & 35(b) of schedule 1-A of Indian Act)

This deed of simple mortgage executed on this day 19th day of MAY 2025, between.

M/S GREENMETRO FARMS PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 2013 at Hyderabad under Corporate Identity Number: U70200TG2020PTC142682, Dt. 11.08.2020 and having its registered office at H No 8-2-293/82/A/787, PLOT NO.787, 3RD FLOOR, APURUPA TURBO, ROAD NO. 36, JUBILEE HILLS, HYDERABAD - 500033 (TS), PAN NO AAICG4502A, and Represented by its Board of directors has further authorized to **SRI. POTHARAJU RAJ KUMAR Son of POTHARAJU KOMURIAH**, aged about 57 Years, Occupation: Business, Resident of Plot No 118, Guru Nagar Colony, Sadasivpet, Sangareddy. Telangana - 502291 (Aadhaar No. XXXX XXXX 6039) to represent the company through Board Resolution dated on 19-05-2025, CELL NO -9849172980.

(Hereafter called "The Mortgagors" which his expression shall unless excluded by or is repugnant to the subject or context, include his heirs executors administrators and assigns)

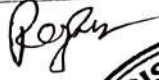
For GREENMETRO FARMS PRIVATE LIMITED

Authorised Signatory

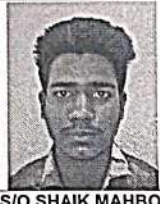
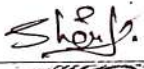
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Sadasivpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1450/- paid between the hours of _____ and _____ on the 19th day of MAY, 2025 by Sri M/S Greenmetro Farms Private

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	MR	Aadhar No XXXXXXXX6039 NAME: POTHARAJU RAJ KUMAR S/O PATHARAJU KOMURIAH SADASIVPET, SANGAREDDY, TELANGANA, 502291	 POTHARAJU RAJ K [1708-1-2025-343] POTHARAJU RAJ KUMAR(R)/M/S GREENMETRO FARMS PRIVATE LIMITED SADASIVPET,	 08 APRIL 2025 

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX0056 NAME: SHAIK MUZAFFAR ALI S/O SHAIK MAHBOOB ALI Sangareddy, Sangareddy, Medak, Telangana, 502001	 SHAIK MUZAFFAR ALI: [1708-1-2025-3439] SHAIK MUZAFFAR ALI AADHAR CARD	 09 APRIL 2025 
2	Aadhar No: XXXXXXXX4961 NAME: MD MOSIN S/O LATE MOHAMMED WAHED Sadasivpet, Medak, Andhra Pradesh, 502291	 MD MOSIN:: 19/05/202 [1708-1-2025-3439] MD MOSIN AADHAR CARD	 

19th day of May, 2025

Signature of Sub Registrar
Sadasivpet

Biometrically Authenticated by
SRO M.A.WAHED KHAN
on 19-MAY-2025 16:26:23

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	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1450	0	0	0	1450
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	6950	0	0	0	7050

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1450/- towards Registration Fees on the chargeable value of Rs. 1436000/- was paid by the party through E-Challan/BC/Pay Order No ,710712190525 dated ,19-MAY-25 of ,ICICIC/

Generated on: 19/05/2025 04:36:21 PM



IN FAVOUR OF

THE GRAMPANCHAYAT, Lingampally Revenue Village & Grampanchayat, Munipally Mandal, Sangareddy District. Pincode – 502345.

Hereinafter called “**The Mortgage**” which expression shall unless excluded by or is repugnant to the subject or context, include his successor in office and assign.

Whereas the Mortgagor is the absolute and sole beneficial owner and is seized, possessed of otherwise well and sufficiently entitled to the property fully described in the Schedule and for greater clearance delineated on the plan annexed here up to and there on shown with boundaries thereof colored **Red** and expressed to be hereby mortgaged.

And whereas the Mortgagor applied for permission under Section 13 & 14 of APUA (D) Act, 1975 to make a layout and form a new private street or road and building plots for residential purposes and in the land bearing Sy.No.122/P & admeasuring Ac 4.37 Gts., Situated at Lingampally Revenue Village & Grampanchayat, Munipally Mandal, Sangareddy District, Telangana, Pincode – 502345.

And whereas the Mortgagee having accepted the same as sanctioned the layout plan in C.No. 262/2025/HRO/H1, Ref No.16249/613/2024/E.P, Lingampally Revenue Village & Grampanchayat, Munipally Mandal, Sangareddy District, Telangana, Pincode – 502345, and D.T.L.P.No.13/2025/HRO/H1 subject to the following conditions that the following works as per specifications appended will be completed by the Mortgagor within three year from the date of release of approved layout.

1. Levelling with suitable gradient and formation of all roads with sub-surface, curbstones, metaling of the carriage way, side drains as per specifications in Annexure-B of Go. MS No.67 PR & RD, dt: 26.02.2002.
2. The Proposal forwarded by you for approval layout in Sy.No.122/P & admeasuring Ac 4.37 Gts., Situated at Lingampally Revenue Village & Grampanchayat, Munipally Mandal, Sangareddy District, Telangana, Pincode – 502345, applied by the mortgager has been examined under the provisions of section 113 of Telangana Panchayat Raj Act 2018 (Act 5 of 2018).
3. Construction of drains and channelization of NALAs for allowing storm water runoff. These may be channelized in such a way as to conserve or Harvest the water in nearest water body or public open space, etc.
4. Undertake greenery in the layout including avenue plantation in public open spaces and construct rain water harvesting pits etc.
5. Fencing of Open spaces.
6. Street lighting and electricity facilities.
7. Provision of sewerage disposal system and protected water supply system.

THE UNCLEMETHU FARMS PRIVATE LIMITED


Authorised Signatory

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 7000/-, DATE: 19-MAY-25, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 7963681875113, PAYMENT MODE: NB-1001138, ATRN: 7963681875113, REMITTER NAME: GREENMETRO FARMS PRIVATE LIMITED, EXECUTANT NAME: THE GRAMPANCHAYAT LINGAMPALLY , CLAIMANT NAME: GREENMETRO FARMS PRIVATE LIMITED) .

Date:

19th day of May, 2025

Signature of Registering Officer
Sadasivpet

Certificate of Registration

Registered as document no. 3384 of 2025 of Book-1 and assigned the Identification number 1 - 1708 - 3384 - 2025 for Scanning on 19-MAY-25 .

Registering Officer
Sadasivpet
(M.A Waheed Khan)

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 2 of 10 Sub Registrar
Sadasivpet

Generated on: 19/05/2025 04:36:21 PM



8. The mortgagor shall separately convey the area under roads with the amenities mentioned in Para supra and the site reserved for parks and playgrounds (open spaces) etc., in the layout area to the Local Authority free of Encumbrance at his cost / as per rules.
9. The Mortgagor does also hereby agree to pay the Government Revenue, Municipal Taxes over the said property if any, till the redemption of the property as the same vests automatically in favour of the Grampanchayath.

Now this deed of Mortgage witnesses as follows:

- I. In pursuance of the rules relating to as the approval of layout (hereafter referred to as the said rules) the Mortgagor shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the schedule land to the mortgagee.
 - (a) If the Mortgagor compels the works as stated in Para supra to the satisfaction of the Grampanachayath within the agreed period of Two years from the date of release of approved layout, the Mortgagee shall at the cost of Mortgagor be entitled to retransfer of the said plots or land at his expenses to the Mortgagor without any further liability on the same towards the execution of Works contemplated in Para supra.
- II. It is hereby expressly agreed and declared that in the event of any failure on the part of Mortgagor to comply with any of the terms and conditions for the sanction of layout or these shall be any breach by the Mortgagor of the covenants it shall be lawful for the Mortgagee to sell the mortgaged property or any part thereof in any manner as the Mortgagee think fit and mortgagor shall / forfeit the right of redemption as against the mortgagee.
 - (a) And it is hereby declared that the mortgagee, shall be free to complete the said works the amount so realized and the mortgagor, shall not be entitled to question the unfettered right of mortgagee in any court of law.
 - (b) If additional amounts for execution of the said works over and above the sale proceeds referred to in the above Para it shall be realized from the 'Mortgagor' or the purchaser of individual plots in the said layout area in the same manner as property tax and the other plots not covered by the mortgagee will be under the first charge towards the said excess amount spent by the Grampanchayath.

SCHEDULE OF BOUNDARIES OF MORTGAGE PLOTS

All that piece and parcel of bearing Plot Nos. 46, 47, 48, 49, 50, 51, 52 & 55 Total admeasuring 2051.28 Sq.yds or 1715.13 Sq meters in Sy.No.122/P admeasuring Ac. 4.37 Gts., Situated at Lingampally Revenue Village & Grampanchayat, Munipally Mandal, Sangareddy District, Telangana, Pincode – 502345, And bounded as follows.

FOR GREENMETRO FARMS PRIVATE LIMITED



Authorised Signatory

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 3 of 10 Sub Registrar
SadasiVpet



Generated on: 19/05/2025 04:36:21 PM



Plot Nos 46, extent 459 Sq. Yards.,

NORTH : 33'-0" WIDE ROAD & PARK
SOUTH : 33'-0" WIDE ROAD
EAST : 33'-0" WIDE ROAD
WEST : PARK

Plot Nos 47 to 50, total extent 931 Sq. Yards.,

NORTH : 33'-0" WIDE ROAD
SOUTH : OTHERS LAND
EAST : 33'-0" WIDE ROAD
WEST : OTHERS LAND

Plot Nos 51, 52 & 55, total extent 661.28 Sq. Yards.,

NORTH : 33'-0" WIDE ROAD & PLOT NO 54
SOUTH : OTHERS LAND
EAST : 33'-0" WIDE ROAD & PLOT NO 53 & 54
WEST : 33'-0" WIDE ROAD

The market value of the Schedule Property @ Rs.700/- Per Square Yard, Total Market value Rs. 14,35,896/- The Deficit Stamp Duty Of Rs 5000/-, Registration Fee of Rs 1450/-, User Charges Rs 500/- Haritha Nidhi Rs. 50/- Total Amount of Rs 7000/- amount paid through Net Banking.

The terms and conditions of this deed are binding and shall continue to be binding on the mortgagor, his heirs, successors in interest, right as well as a title and ownership and none of them shall entitled to question the correctness or the genuineness of the terms and conditions of this deed anywhere at any time in any court.

In witness where of the said mortgagor hereinto set his hand the day and the year first above written.

In the presence of

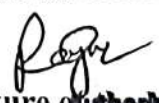
1. Witness

: 

2. Witness

: 

For GREENMETRO FARMS PRIVATE LIMITED


Signature of Authorised Signatory

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 4 of 10 Sub Registrar
Sadasivpet



Generated on: 19/05/2025 04:36:21 PM

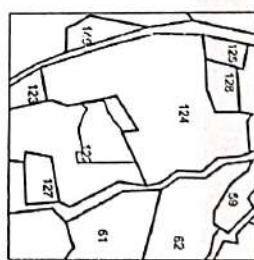




LINGAMPALLY GRAM PANCHAYAT

EXTRACT OF LINGAMPALLY VILLAGE MAP

SITE U/R :



REFERENCE:

- LAYOUT BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- MORTGAGE PLOTS

AREAS:

TOTAL LAYOUT AREA	: Ac. 4.37.00 Gts	or 23837.00 Sq.yds.
CANAL & BUFFER AREA	: Ac. 0.15.40 Gts	or 1693.40 Sq.yds.
NET LAYOUT AREA	: Ac. 4.21.60 Gts	or 21973.60 Sq.yds.
5% SITE RESERVED FOR OPEN SPACE (PARK) (10.02%)	: Ac. 0.18.20 Gts	or 2202.20 Sq.yds.
ROADS AREA (23.38%)	: Ac. 1.20.62 Gts	or 7335.02 Sq.yds.
PLOTTED AREA (56.60%)	: Ac. 2.22.78 Gts	or 12438.38 Sq.yds.
NO. OF PLOTS	: 64 Nos.	
MORTGAGE AREA (16.48% OF PLOTTED AREA)		
PLOT NOS. 46 to 51 & 55-	: 2051.28 Sq.yds.	

CAUTION:

THIS LAYOUT IS LEGALLY VALID ONLY ON ITS RELEASE / APPROVAL BY THE CONCERNED GRAM PANCHAYAT UNDER SECTION 11(2)(b) OF TELANGANA PANCHAYAT RAJ ACT, 2013 AND 5(2)(b) OF THE COMBINED TOWNSHIP ACT, 1920. NO PART OF THIS LAYOUT SHALL BE USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRAM PANCHAYAT.

NOTE: SMALL FOLLOWS THE CONVENTION MENTIONED IN REGULATION NO. 10 FROM IRRIGATION DEPARTMENT, GOVT. OF TELANGANA, DATED 1974.

LINGAMPALLY GRAM PANCHAYAT

REVISED DRAFT TECHNICAL LAYOUT PATTERN FOR THE RESIDENTIAL PLOTS IN SY.NOS.122/P SITUATED AT LINGAMPALLY VILLAGE & (G.P),MUNIPALLY (M), SANGAREDDY (DI).

Belongs to : M/S GREEN METRO FARMS PVT.LTD REPT. BY ITS. MANAGING DIRECTOR SRI. BODDU ASHOK S/O SRI VENKATA SUBBAIAH R/O JUBILHILLS , HYDERABAD.

SCALE : 1" = 66'-0"

ASSISTANT DIRECTOR

REGIONAL DEPUTY DIRECTOR
TOWNSHIP COUNTRY PLANNING, HYDERABAD

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 5 of 10 Sub Registrar
SadasiVpet



Generated on: 19/05/2025 04:36:21 PM



GOVERNMENT OF TELANGANA

From:
Regional Deputy Director
Of Town and Country Planning
DT&CP, Building 3rd Floor
A.C. Guard 640 Masabtank
Hyderabad-500004

To
The Panchayat Secretary,
Lingampally Gram Panchayat,
Munipally Mandal,
Sangareddy District.

Lr.Roc.No. 262/2025/HRO/H1, Dt.02.04.2025.

Sir,

Sub:- Layout – Lingampally Gram Panchayat, Munipally Mandal, Sangareddy District - Layout in Sy. No. 122/P - to an extent of Ac 4-37 Gts situated at Lingampally Grampanchayath - applied by M/s Green Metro Farms Pvt Ltd represented by its Managing Director Sri Boddu Ashok S/o Sri Venkatasubbalah - Revised Draft Technical Layout Pattern - Approved - Reg.

Ref:- 1. E. Panchayath No. 16249/613.
2. Circular Memo.No.1637/2018/P, Dt.18-05-2018 and 19-05-2018 of DT&CP, Hyderabad.
3. T/o Lr No 862/2024/HRO/H1, Dt:29-10-2024.
-:OO:-

The proposal forwarded by you for approval of layout in Sy. No. 122/P to an extent of Ac 4-37 Gts situated at Lingampally Grampanchayath applied by M/s Green Metro Farms Pvt Ltd represented by its Managing Director Sri Boddu Ashok S/o Sri Venkatasubbaiah has been examined under the provisions of Section 113 of Telangana Panchayat Raj Act 2018 (Act 5 of 2018), Telangana Gram Panchayat Land Development (Layout and Building) Rules 2002, issued vide G.O.Ms.No.67 PR & RD Department, dt: 26-02-2002 and Circular issued by DT&CP vide reference 2nd cited, approved Revised Draft Technical Layout Pattern Draft.TLP.No.74/2024/HRO Which revises **Draft - TLP. No.13/ 2025/ HRO/H1** with the following provisions.

1.	Total Layout area	:	Ac.04-37.00 Gts	23837.00 Sq. Yds.
2.	Buffer Area & Nala	:	Ac.00-15.40 Gts	1863.40 Sq. Yds.
3.	Net Layout area	:	Ac.04-21.60 Gts	21973.60 Sq. Yds.
4.	Open space (10.02%)	:	Ac.00-18.20 Gts	2202.20 Sq.Yds.
5.	Road area (33.38%)	:	Ac.01-20.62 Gts	7335.02 Sq.Yds.
6.	Plotted area (56.60%)	:	Ac.02-22.78 Gts	12436.38 Sq.Yds.
5.	Mortgage area (16.49%) (Plot Nos.46 to 52 & 55)			2051.28 Sq.Yds.
6.	No. of plots	:	(64)Nos.	

The Draft Technical Layout Pattern is accorded subject to the conditions imposed in the Annexure attached.

I enclose herewith three copies of Draft Technical Layout Pattern along with Annexure with a request to advise the applicant to comply the conditions as per Annexure.

The Gram Panchayat shall intimate the layout owner to execute the Registered mortgage of the plots as earmarked in the technical approved plan and Registered gift deed towards open space and roads area in favour of Gram Panchayat along with details of fee & other charges to be paid before release of Draft Layout Plan and develop the layout as per the condition laid down in the Annexure.

After receipt of the fee & other charges, mortgage deed, ECs (before and after mortgage) and Photographs of the display boards erected in mortgage area, shall release the Draft Technical Layout Pattern for undertaking developmental works of the layout.

After completion of developmental works by the layout owner / developer and complying the conditions imposed (as per Annexure), he shall submit proposals through Gram Panchayat for obtaining final layout.

The draft layout shall be executed within a period of two years from the date of approval by the Gram Panchayat.

Encl: Draft-TLP. No.13/2025/HRO/H1
In triplicate with Annexure

Yours faithfully,

REGIONAL DEPUTY DIRECTOR. 02/09/2025
274/mmr

Copy submitted to the DT&CP, Govt. of Telangana, Hyderabad for favour of information.
Copy to:

1. The District Town and Country Planning Officer Sangareddy District for information.
2. The District Panchayat Officer Sangareddy District for information.
3. The Sub-Registrar, Munipally for information.
4. The Layout Owner / Developer, M/s Green Metro Farms Pvt Ltd represented by its Managing Director Sri Boddu Ashok S/o Sri Venkatasubbalah.

ANNEXURE
(Revised Draft-TLP No.13/2025/HRO/H1)

1. The layout owner / developer is / are advised to demarcate block of plots and open spaces on the ground as per the draft layout plan enclosed. If there is any difference in the land area, you have to approach DT&CP / RDDTP / DTCPO for further clarification. If layout area is tallying with the approved draft layout plan, then you have to proceed with fencing the Mortgaged plots.
2. The owner or developer shall mortgage fifteen percent of the saleable land as shown in the draft layout to the Gram Panchayat as surety for carrying out the developments and complying with other conditions within the prescribed period. In the failure of which, the Gram Panchayat shall be empowered to sell away the mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality, the owner or developer shall be black-listed and shall not be allowed to undertake any development works in the entire State.
3. The layout owner / developer is / are requested to fence the area to be mortgaged with barbed wire and to display a board indicating the particulars of (16.49% of saleable area i.e., Plot Nos.46 to 52 & 55) extent 2051.26 Sq. Yards In Sy.No. 122/P of Lingampally Gram Panchayat to be mortgaged with In a period of one month in favour of Lingampally Gram Panchayat represented by its Panchayat Secretary and the area is not for sale A photograph of this has to be submitted to DT&CP / RDDTP / DTCPO and Gram Panchayat.
4. The layout owner / developer is / are requested to obtain and produce the certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub-Registrar, indicating that the area under mortgage is not sold to any other persons and vests with the developers only and also the same shall followed before apply for final Layout, the mortgaged plots shall be released by the Panchayat secretary only after release of final layout. Copy of the E.C shall be submitted to DTCPO / G.P / RDDTP / While submitting final layout proposals to the RDDTP Hyd Region.
The permission for layout development shall remain valid for two years during which time the layout work shall be completed and if not completed the permission of layout development shall be revalidated on application subject to the rules then in force on payment of 10% of the fee and charges.
6. The layout owner / developer shall not be permitted to sell the plots and area which is mortgaged in favour of Gram Panchayat.
7. Any owner or developer who sells, for building purposes, any piece of land which is a part of land demarcated and set apart for public purposes in an approved layout; shall be penalized with imprisonment up-to a period of three years.
8. All roads shall be opened for accessibility to the neighboring sites and the layout owner / developer shall not construct any compound wall / fencing around the site.
9. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / Agricultural Land Ceiling Act, 1973.
10. This permission of developing the land shall not be used as proof of the title of the land.
11. The layout owner / developer shall be solely responsible for the development of layout and in no way Gram Panchayat will take up development works.
12. The Deed of mortgage by conditions sale executed by the layout owner / developer in favour of Gram Panchayat is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout owner / developer and the Gram Panchayat is no way accountable to the plot purchaser in the event of default by the layout owner / developer.
13. The layout owner / developer shall display a board at a prominent place in the above site showing the layout pattern with draft layout number and with full details of the layout specifications and conditions to facilitate the public in the matter.
14. The Gram Panchayat shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to Gram Panchayat in particular, and in other plots of the layout in general until and unless the layout owner / developer completes the developmental works and then gets released the mortgaged land from Gram Panchayat and release of final layout.
15. If any court case pending with law, the Layout owner / Developer shall be responsible for settlement of the same. If any disputes / litigations arise in future regarding the ownership of the land, schedule of the boundaries, etc., the layout owner / developer shall be responsible for the settlement of the same and DT&CP / RDDTP / DTCPO and Gram Panchayat or its employees shall not be a party to any such dispute / litigations.
16. The Gram Panchayat / DPO reserves the right to cancel the Draft Layout Plan permission if it is found that permission is obtained by misrepresentation or by mistake of facts or incorrect

Bk - 1, CS No 3439/2025 & Doct No 3384/2025, Sheet 6 of 10 Sub Registrar Sadasivpet

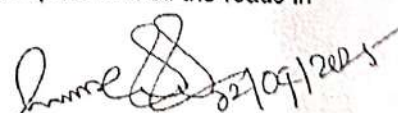


Generated on: 19/05/2025 04:36:21 PM



boundary measurements, as per Rule 08 of Go. Ms. No 67 PRRD dt: 26-02-2002 and the layout owner / developer shall be solely responsible for the same.

17. The layout owner / developer is / are the whole responsible if any discrepancy / litigation in ownership documents and Gram Panchayat is not responsible and approval of layout plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
18. The layout owner / developer should hand over the open space area to an extent of Ac. 0- 18.20 Gts (10.02%), roads area to an extent of Ac.1-20.62 (33.38%) to the Gram Panchayat at free of cost by way of Registered Gift Deed before release of Draft Layout from Gram Panchayat, after collecting the necessary charges and fees as per the rules in force.
19. The layout owner / developer of the site shall undertake the following works under the supervision of Gram Panchayat.
 - i) Levelling with suitable gradient and formation of all roads with sub-surface, curbstones, metalling of the carriage-way, side drains as per specifications in Annexure-B of GOMs.No.67 PR&RD, Dt.26-02-2002.
 - ii) Construction of drains and channelization of Nalas for allowing storm water run-off. These may be channelized in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - iii) Undertake greenery in the layout including avenue plantation in public open spaces and construct rain water harvesting pits etc.
 - iv) Fencing of open spaces.
 - v) Street lighting and Electricity facilities.
 - vi) Provision of sewerage disposal system and protected water supply system.
20. The layout owner / developer shall be wholly and solely responsible for the quality of workmanship of the layout development works and for ensuring safety during construction / development works, etc.
21. Shops, business premises and industrial units, shall not be allowed anywhere in the area covered by the approved layout except in the sites specially reserved for such proposals in the draft layout plan.
22. The corners of the sites at the junction of the streets should be splayed off as shown in the Draft Layout Plan.
23. Only detached dwelling house designed for the occupation of a single family shall be built in a site and no site shall be altered or sub-divided or otherwise utilized for the occupation of more than one family. Any future development is allowed with prior approval of Competent Authority.
24. All house sullage shall be disposed off in such a manner is to prevent it from running into or stagnating on adjacent streets. It may be used for the watering of gardens if no nuisance or instantiations will be created thereby such effluent should be allowed to flow freely into drains of channels after it has been previously treated sanitary in any matter required by the concerned Health Officer.
25. The applicant shall register the proposed under Telangana Real Estate (Regulation and Development) rules 2017, as applicable with the provisions of G.O.Ms.No.202 MA dt. 31.07.2017.
26. The Panchayath Secretary should ensure that the open space shall be developed by the applicant along with other developments as per the sanctioned DTLP before release of Final Layout.
27. Shall follow the condition mentioned in Irrigation Noc issued vide Lr. No. EE/Divn 1/SRD/DB/DEE(T)/AEE1/1521,dt: 05.12.2022.
28. The Panchayat Secretary to follow the above guidelines, while forwarding the Final Layout plan Proposed to DTCPO for onward conducting inspections as well as submission of feasibility report and also required to be asked to forward final layout plan layout plan proposals duly enclosing the following enclosures which are mandatory.
 - a. Copy of latest Encumbrance Certificate (EC) showing details of particulars before mortgage and after reconveyance deed i.e 15% of the plotted area of entire DTLP.
 - b. Copy of Registered gift Deed duly handing over the 10% open space and all the roads in the DTLP to the Gram Panchayath.


REGIONAL DEPUTY DIRECTOR
HYDERABAD. 14/11/2022

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 7 of 10 Sub Registrar
Sadasivpet



Generated on: 19/05/2025 04:36:21 PM



GREENMETRO FARMS PRIVATE LIMITED

CIN : U70200TG2020PTC142682

EXTRACTS OF MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF M/S. GREENMETRO FARMS PRIVATE LIMITED (CIN No: U70200TG2020PTC142682) COMMENCED AT 11.00 A.M AND CONCLUDED AT 12.00 P. M HELD ON MONDAY, 19th MAY 2025, AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT ILNO. 8-2-293/82/A/787, PLOT NO. 787, 3RD FLOOR, APURUPA TURBO, ROAD NO. 36, JUBILEE HILLS, HYDERABAD-500033.

To consider issuing Authorization to SRI. POTHARAJU RAJ KUMAR Son of POTHARAJU KOMURIAH to execute the Mortgage deed (Without Possession) and all necessary documents for Plot Bearing no's 46, 47, 48, 49, 50, 51, 52 & 55 Total admeasuring 2051.28 Sq.yds In Project Namely "Highway Green Orchids Phase-3" In Sy No 122/Part Vide Layout Permit Number D.T.L.P.No.13/2025/HRO/H1 Dated 02.04.2025 in Favour of The Lingampally Grampanchayat situated at Lingampally Village & G.P, Munipally Mandal, Sangareddy District T.S.

"RESOLVED THAT the Board of Directors of the company are hereby decided to execute the Mortgage deed (Without Possession) and all necessary documents for Plot Bearing no's 46, 47, 48, 49, 50, 51, 52 & 55 Total admeasuring 2051.28 Sq.yds In Project Namely "Highway Green Orchids Phase-3" In Sy No 122/Part Vide Layout Permit Number D.T.L.P.No.13/2025/HRO/H1 Dated 02.04.2025 in Favour of The Lingampally Grampanchayat situated at Lingampally Village & G.P, Munipally Mandal, Sangareddy District T.S. and Board hereby Authorized on behalf of the company to MR. POTHARAJU RAJ KUMAR execute all other related documents, papers, instruments on behalf of the company and also authorized to appear before the office of sub-register under concerned jurisdiction to sign, Execute the sale Deed and all other related documents, Papers, Instruments on behalf of the company for the purpose of above said Mortgage deed.

Name

PAN/Aadhar

Specimen Signature

for GREENMETRO FARMS PRIVATE LIMITED

MR. P RAJ KUMAR

Aadhaar No: XXXX XXXX6039



Authorised Signatory

//Certified True Copy//

For M/S. GREENMETRO FARMS PRIVATE LIMITED


ASHOK BODDU
Director
(DIN: 03388175)




NAGAVENKATA ADITYA BODDU
Director
(Din: 03556029)

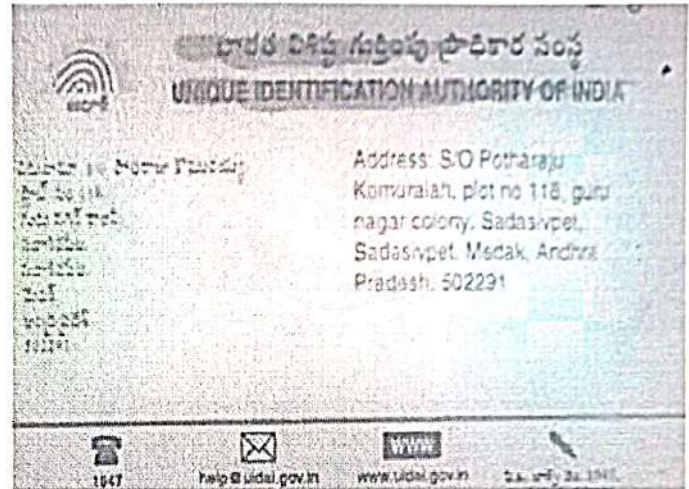
Plot No 787, Road No 36, JubileeHills, Hyderabad, Telangana, 500 033

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 8 of 10 Sub Registrar
Sadasivpet



Generated on: 19/05/2025 04:36:21 PM





For GREENMETRO FARMS PRIVATE LIMITED


Authorised Signatory

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 9 of 10 Sub Registrar
SadasiVpet



Generated on: 19/05/2025 04:36:21 PM



Issue Date: 30/03/2012



భారత ప్రభుత్వం
Government of India



షైక్ ముజాఫర్ అలీ
Shaik Muzaffar Ali
పుట్టిన తేదీ/DOB: 01/02/2002
పురుషుడు/ MALE

7090 7406 0056

VID : 9188 8117 4199 1247

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విరువామా:
S/O షైక్ మహబూబ్ అలీ, 4-6-83, ఇంద్ర కాలనీ, మండల్
సంగారెడ్డి, సంగారెడ్డి, మెదక్,
తెలంగాణ - 502001

Address:
S/O Shaik Mahboob Ali, 4-6-83, Indra Colony,
Mandal Sangareddy, Sangareddy, Medak,
Telangana - 502001



7090 7406 0056

VID : 9188 8117 4199 1247



1947



help@uidai.gov.in



www.uidai.gov.in

శైక్

Issue Date: 02/04/2012



భారత ప్రభుత్వం
Government of India



మడి మోసిన
Md Mosin
పుట్టిన తేదీ/DOB: 02/08/1996
పురుషుడు/ MALE

9661 2612 4961

VID : 9159 5676 8414 7835

నా ఆధార్, నా గుర్తింపు

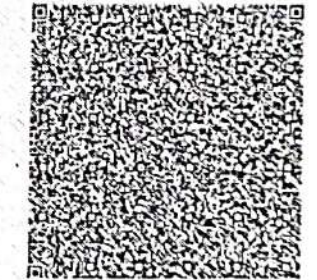


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విరువామా:
S/O లేట్ ముహమ్మద్ వాహేద్, ఇంటి నం 3-7-83/18,
రవీంద్ర నగర్, సదాశివపేట, మెదక్,
ఆంధ్రప్రదేశ్ - 502291

Address:
S/O Late Mohammed Wahed, H NO 3-7-
83/18, Ravindra Nagar, Sadasivpet, Medak,
Andhra Pradesh - 502291



9661 2612 4961

VID : 9159 5676 8414 7835



1947



help@uidai.gov.in



www.uidai.gov.in

Bk - 1, CS No 3439/2025 & Doct No
3384/2025. Sheet 10 of 10 Sub Registrar
Sadasivpet



Generated on: 19/05/2025 04:36:21 PM





Government of Telangana
Registration And Stamps Department

3384/25

Payment Details - Citizen Copy - Generated on 19/05/2025, 04:07 PM

SRO Name: 1708 Sadasivpet

Receipt No: 3700

Receipt Date: 19/05/2025

Name: M/S GREENMETRO FARMS PRIVATE

CS No/Doct No: 3439 / 2025

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 710712190525

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 19-MAY-25

Bank Name:

Bank Branch:

E-Challan Bank Name: ICICIC

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				1450
Deficit Stamp Duty				5000
User Charges				500
Total:				6950
In Words: RUPEES SIX THOUSAND NINE HUNDRED FIFTY ONLY				

RETURNED

Prepared By: NARESH

Signature by SR