

මීළුවූ तेलंगाना TELANGANA

Trin Id: 230727114902745728
Date: 27 JUL 2023, 11:52 AM
Purchased By:
K N S PADMAJI RAO
S/GLATE BHASKER RAO
R/o RR DIST
For Whom
MS LANDINDIA DEVELOPERS PVT LTD

AW 976682

T SUMALATHA
LICENSED STAMP VENDOR
Lic. No. 15-25-004/2013
Ren.No. 15-25-082/2022
3-148, Kokapet Village. Gandiet
Mandal, Ranga Roddy Dist
Ph 9951459569

SUPPLEMENTARY AGREEMENT

This Supplementary Agreement is made and executed on this the 27th day of July, 2023 at S.R.O., Gandipet, District Ranga Reddy, by and between:

- 1. SMT. T.SWAPNA DEVI W/o. SRI. T.S.ANAND, aged about 56 years, Occupation: House wife, R/o. House No.13-6-433/128, Netaji Nagar Colony, Ring Road, Langer House, Hyderabad 500 008, (Aadhaar No.XXXX XXXX 8159, Pan No.ASCPG3258N)
- 2. SRI. NARAMMAGARI NARAYAN REDDY, S/O. SRI. NARSI REDDY, aged about 63 years, Occupation: Retd.,Govt.,Service, R/o, H.No.8-6-1011/3-4/P, New Venkata Ramana Colony, Rd.No.1, Sagar Road, Saroornagar, Ranaga Reddy District., Telangana State., (Aadhaar No.XXXX XXXX 5721, PAN No.ADEPN2917Q).
- 3. SRI. T.S. ANAND, S/O. SRI. T. RAGHAVA REDDY, aged about 61 years, Occupation: Business, R/o. H.No.13-6-433/128, Netaji Nagar Colony, Lunger House, Hyderabad.,500008. Telangana State., (Aadhaar No.XXXX XXXX 3457, PAN No.ADJPT4915D).

HEREINAFTER called the "LAND OWNERS" which term shall mean and include all their legal heirs, representatives, executors, administrators and assignees etc., of the ONE PARTA

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For LANDINDIA DEVELOPERS PVT LTD.



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AND

M/s. LANDINDIA DEVELOPERS PRIVATE LIMITED, (Pan No.AACCL3746P) Represented by its Managing Director SRI. K.N.S.PADMAJI RAO S/O. LATE BHASKER RAO, Aged about 56 years, Occupation: Business, Resident of Flat No.101, Block-B, Capital Green Apartments, Secretariat Colony, Puppalguda, Hyderabad Aadhaar No.XXXX XXXX 7514, Mobile No.9848389149

HEREINAFTER called the "DEVELOPER" which term shall mean and include all its legal heirs, representatives, executors, administrators and assignees etc., of the SECOND PART.

Whereas the Land Owner No.1 is the absolute owner and possessor of the Plot bearing No.17 covered in Survey Nos.145, 146, 147, 156 and 157, admeasuring 837.00 Square yards or 699.73 Square meters, situated at MANCHIREVULA VILLAGE, Gandipet Mandal(previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, having acquired the same through Registered Sale Deed Document No.1583/2013, dated:08-03-2013, Regd. at S.R.O., Gandipet, Ranga Reddy District.

Whereas the Land Owner No.2 & 3 are the absolute owner's and possessor's of the Plot bearing No.18 covered in Survey Nos.145, 146, 147, 156, 157, admeasuring 416.66 Square yards or 348.38 Square meters (in which 250.00 Square yards belongs to Narammagari Narayan Reddy and remaining 166.66 Square yards belongs to T.S.Anand), situated at MANCHIREVULA VILLAGE, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, having acquired the same through Registered Exchange Deed Document No.6671/2021, dated:22-04-2021 Regd. at S.R.O., Gandipet, Ranga Reddy District.

Whereas, the Land Owners have entered into a Development Agreement-cum-General Power of Attorney registered as Document No.6841/2021 registered at S.R.O., Gandipet, Ranga Reddy District (hereinafter called the "Principal Agreement" for brevity), with the Developer herein, in respect of the Plot bearing Nos.17 and 18 covered in Survey Nos.145, 146, 147, 156, 157, admeasuring 1253.66 Square yards or 1048.21 Square meters, situated at MANCHIREVULA VILLAGE, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, more particularly described in the Schedule Property annexed to the Principal Agreement, for the purpose of constructing a residential complex in the ratio of 50% to the Land Owners and 50% to the Developer.

Whereas the Land owners and the Developer herein have revised the sharing ratios mentioned in the above referred Development Agreement-cum-General Power of Attorney from 50 % to 48% to the Land Owners and from 50% to 52% to the Developer respectively.

Whereas, the expressions, "Land Owners", "Developer" and "Schedule Property" and all other expressions, which are used and not defined hereunder shall have the same meaning as assigned to them respectively under the Principal Agreement.

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For LANDINDIA DEVELOPERS P

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SI No	Aadhaar Details	E-KYC Details as received from Oloci. Address:
1	Aadhaar No: XXXXXXXX3457 Name: T S Anand	S/O T Raghava Reddy, Golconda, Hyderabad, Andhra Pradesh, 500008
2	Aadhaar No: XXXXXXXX5721 Name: Narammagari Narayan Reddy	C/O Narammagari Narsi Reddy, Vanastalipuram, K.v. Rangareddy, Telangana, 500070
3	Aadhaar No: XXXXXXXX8159 Name: T Swapna Devi	W/O TS Affand, Golconda, Hyderabad, Andhra Pradesh, 500008

Complex, Consistering

Aadhaar No: XXXXXXXX7514

Name: Kavali Naga Surya Padmaji Rao

S/O Kavali Bhaskar Rao, Hyderabad, Rangareddi, Andhra Pradesh, 500018



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

Description			In th	e Form of			100
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	44460	0	0	0	44560
Transfer Duty	NA	0	0	0	0	0	<i>₩.</i> 0
Reg. Fee	NA	0	2600	0	0	0	2000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	46960	0	0	0	47060

Rs. 44460/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No .501SAV270723 dated .27-JUL-23 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 47010/-, DATE: 27-JUL-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO. 2759660004815, PAYMENT MODE:NB-1001138, ATRN: 2759660004815, REMITTER NAME: LANDINDIA DEVELOPERS PRIVATE LIMITED, EXECUTANT NAME: T.SWAPNA DEVI AND OTHERS, CLAIMANT NAME: AND INDIA DEVI AND OTHERS PRIVATE LIMITED).

Date:

Sub Regi

2 of 9

Sheet

Bk - 1, CS No 9744/2023 & Doct No 9270/2023. Sheet 2 of 9

27th day of July,2023

Certificate of Registration

Registered as document no. 9270 of 2023 of Book-1 and assigned the identification number 2023 for Scanning on 27-JUL-23.

Gandipet

Gandip

(Mohd Abdul Hafeet)

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Photo

Whereas, the Developer has obtained permission for construction of the residential complex, consisting of stilt for parking plus five upper floors from the Manchirevula Municipality, who sanctioned the same, vide File No.001467/BP/DTCP/3129/0015/2021, Permit No.0011/BP/3129/2021 Dated:02-11-2021 and accordingly initiated the development in the name and style of "LANDINDIA'S GRANDEUR".

Whereas, the Developer and the Land Owners hereto have decided to earmark their respective shares in the built up areas.

Whereas, accordingly, the Parties hereto have entered into this Supplementary Agreement, as under:

NOW THIS MEMORANDUM OF SUPPLEMENTARY DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

- THAT the present Supplementary Agreement shall be construed as continuation and part of registered Development Agreement-cum-General Power of Attorney bearing document No.6841/2021, respectively.
- 2. All that 48% built up areas allocated to the Land Owners, along with proportionate undivided share of the land described in below:

FIRST PARTY/LAND OWNERS SHARE

SI. No.	FLAT Nos.	FLOOR	FACING	Area in Sq. Feet	UDS in Sq. Yards	LAND OWNER NAME
1	201	2 nd Floor	West	1177	49.44	T.SWAPNA DEVI
2	202	2 nd Floor	East	1177	49.44	T.SWAPNA DEVI
3	203	2 nd Floor	East	1185	49.77	T.SWAPNA DEVI
4	204	2 nd Floor	North	1210	50.82	T.SWAPNA DEVI
5	401	4 th Floor	West	1177	49.44	T.SWAPNA DEVI
6	402	4 th Floor	East	1177	49.44	T.SWAPNA DEVI
7	403	4 th Floor	East	1185	49.77	T.SWAPNA DEVI
8	404	4 th Floor	North	1210	50.82	T.SWAPNA DEVI
9	205	2 nd Floor	North	1220	51.24	NARAMMAGARI NARAYAN REDDY
10	405	4 th Floor	North	1220	51.24	NARAMMAGARI NARAYAN REDDY
11	501	5 th Floor	West	1177	49.44	T.S. ANAND
12	504	5 th Floor	North	1210	50.82	T.S. ANAND

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FOR LANDINDIA DEVELOPERS PUT LTD.

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That The First Party/Land Owners allotted to Car Parking in Stilt Floor, amenities, Common areas as per their shares.

3. All that 52% built up areas allocated to the Land Owners, along with proportionate undivided share of the land described in below:

SECOND PARTY / DEVELOPER SHARE

SI. No.	FLAT Nos.	FLOOR	FACING	Area in Sq. Feet	UDS in Sq. Yards	DEVELOPER
1	101	1 st Floor	West	1177	49.44	
2	102	1 st Floor	East	1177	49.44	
3	103	1 st Floor	East	1185	49.77	
4	104	1 st Floor	North	1210	50.82	
5	105	1 st Floor	North	1220	51.24	
6	301	3 rd Floor	West	1177	49.44	
7	302	3 rd Floor	East	1177	49.44	M/s. LANDINDIA DEVELOPERS
8	303	3 rd Floor	East	1185	49.77	PRIVATE LIMITED
9	304	3 rd Floor	North	1210	50.82	50.9
10	305	3 rd Floor	North	1220	51.24	
11	502	5 th Floor	East	1177	49.44	
12	503	5 th Floor	East	1185	49.77	
13	505	5 th Floor	North	1220	51.24	

That The Second Party/Developer allotted to Car Parking in Stilt Floor, amenities, Common areas as per their shares.

4. THAT the parties hereto are entitled to hold and enjoy their respective allotted units without any hindrances or obstructions against each other.

2) M. Havaf hRoly

For LANDINDIA DEVELOPERS

Managing Director

" Color

- 5. The Developer shall be entitled to borrow loans and avail financial facilities for development of the Project under this Agreement, in relation to the Scheduled Property. The Developer shall be entitled to offer the Scheduled Property as security for obtaining any credit facilities from banks and financial institutions through pledge, mortgage or in any other manner, or sign and execute requisite mortgage deeds and other documents required therefore on such terms and conditions as the Developer deems fit and to get the same registered, if necessary, in the manner prescribed under law, solely for the purposes of meeting the Project/ Construction costs associated with the Project. It is clarified that in the event of availing any credit facilities by the Developer, the Developer alone shall be liable for the repayment of all such borrowings including interest, penalty and the Land Owners/s shall not be responsible/ liable in any manner for the repayment of such borrowings including interest/ penalty etc. The Land Owners/s agree/s to provide necessary support and co-operation for the aforesaid approvals i.e. to pledge, mortgage or sign and execute requisite mortgage deeds and other documents required thereof along with the developer.
- The Land Owners and the Developer shall jointly be responsible and liable for any of the obligations pertaining to the Project as per the provisions of the Real Estate (Regulation and Development) Act, 2016, including the title assurance.
- 7. The Principal Agreement shall stand modified accordingly and shall be in full force as modified by this Supplementary Agreement in all other respects.

SCHEDULE OF THE PROPERTY

All that the Plot bearing Nos.17 and 18 covered in Survey Nos.145, 146, 147, 156, 157, admeasuring 1253.66 Square yards or 1048.21 Square meters, situated at MANCHIREVULA VILLAGE, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State and bounded as follows:-

NORTH

: PLOT NO'S. 27, 28, 29,

SOUTH

: NEIGHBOUR'S AND 40'-00" WIDE ROAD,

EAST

: PLOT NO.19.

WEST

: PLOT NO.30.

"/ Coho.

2) N. Narae 1832 P. S. Jano

For LANDINDIA DEVELOPERS DAT LTD.

IN WITNESS WHEREOF, the Parties have set their hands to sign this Supplementary Agreement with free will and consent on this the 27^{th} day of July, 2023 in the presence of the following witnesses:

WITNESSES:

1. V. Lugadiely

2. Ch. T. serry levery

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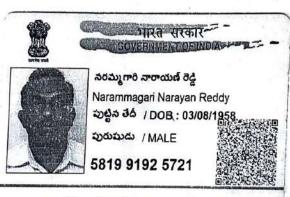
2. N. Navage Lossa

SIG. OF THE LAND OWNERS

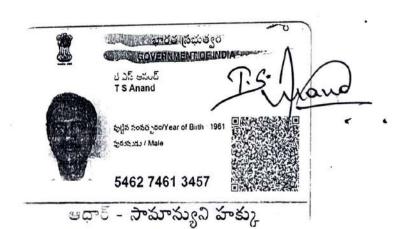
FOR LANDINDIA DEVELOPERS ONT LTI

SIG. OF THE DEVELOPER





M. Naray





కావాలి నాగ పూర్య పడ్మాజి రావు Kavali Naga Surya Padmaji Rao



వుట్టిన నంవన్స్వరం/Year of Birth: 1965 නුරානයක් / Male

4090 3699 7514

जायकर विमाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

LANDINDIA DEVELOPERS PRIVATE LIMITED

21/02/2009

Resmanent Account Humber

ACCL3M6P

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భారత ప్రభుత్వం GOVERNMENT OF INDIA

చెరుకూరి రిచుమం శేవు కుమార్ Cherukuri Tirumala Seshu Kumar

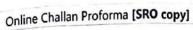
ప్రత్తిన మండిప్పారం. Year of Birth: 1975 School Male

5930 9143 9542



ఆదార్ - సామాన్యుని హక్కు

Chirc. sephy pur.



Registration & Stamps Deparment Government of Telangana



allan No: 501SAV270723

Challan No: 501:	Payment : NB				
Bank Code	emitter Details				
Name	LANDINDIA DEVELOPERS PRIVATE LIMITED				
	AACCL3746P				
PAN Card No Aadhar Card No					
Mobile Number	******945				
	PUPPALGUDA, HYDERABAD				
Address	xecutant Details				
	T.SWAPNA DEVI AND OTHERS				
Name Address	HOUSE NO.13-6-433/128, NETAJI NAGAR COLONY, RING ROAD, LANGER HOUSE, HYDERABAD				
	laimant Details				
Name	LANDINDIA DEVELOPERS PRIVATE				
	PUPPALGUDA, HYDERABAD				
Address	ocument Nature				
Nature of Document	Supplemental Deed, Ratification Deed u/s 4 of I.S.Act				
Property Situated	RANGAREDDY				
in(District) SRO Name	GANDIPET				
SKO Name	Amount Details				
Curron Duty	44460				
Stamp Duty Transfer Duty	0				
Registration Fee	2000				
User Charges	500				
Mutation Charges	0				
Haritha Nidhi	50				
	47010				
TOTAL Total in Words	Forty Seven ThousandTen Rupees Only				
Date(DD-MM-YYYY)	27-07-2023				
Transaction Id	2759660004815				
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Online Challan Proforma [Citizen copy]

Registration & Stamps Deparment Government of Telangana



Challan No: 501SAV270723

Bank Code : HDFS	Payment : NB				
	Remitter Details				
Name	LANDINDIA DEVELOPERS PRIVATE LIMITED				
PAN Card No	AACCL3746P				
Aadhar Card No					
Mobile Number	PUPPALGUDA, HYDERABAD				
Address					
E	xecutant Details				
Name · Address	T.SWAPNA DEVI AND OTHERS HOUSE NO.13-6-433/128, NETAJI NAGAR COLONY, RING ROAD, LANGER HOUSE, HYDERABAD				
	. Dataile				
Name	LANDINDIA DEVELOPERS PRIVATED				
Address	PUPPALGUDA, HYDERABAD				
Address	ocument Nature				
Nature of Document	Supplemental Deed, Ratification Deed u/s 4 of I.S.Act				
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in(District)	GANDIPET				
SRO Name	Amount Details				
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