



తెలంగాణ తెలంగాణ TELANGANA

AW 976682

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

T. Suma
 T SUMALATHA
 LICENSED STAMP VENDOR
 Lic. No. 15-25-004/2013
 Ren.No. 15-25-082/2022
 3-148, Kokapet Village, Gandiet
 Mandal, Ranga Reddy 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, Saroomnagar, 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, Langer 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 PART

1. Smt. Swapna Devi 2. N. Narasimha Reddy 3. T.S. Anand

For LANDINDIA DEVELOPERS PVT LTD

Managing Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of _____ on the 27th day of JUL, 2023 by Sri T.Swapna Devi

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

SI No Code Thumb Impression

Photo

Address

Signature/Ink Thumb Impression

1 CL



M/S LANDINDIA DEVELOPERS
PVT LTD (R/P) K.N.S.PADMAJI RAO
S/O. LATE BHASKER RAO
MUPPALGUDA, RANGA REDDY

M/S LANDINDIA DEVELOPERS
PVT LTD (R/P) K.N.S.PADMAJI RAO
S/O. LATE BHASKER RAO
MUPPALGUDA, RANGA REDDY

2 EX



T.S. ANAND::27/07/2023.16:
[1525-1-2023-9744]

T.S. ANAND
S/O. T.RAGHAVA REDDY
LANGERHOUSE, HYDERABAD

3 EX



NARAMMAGARI NARAYAN REDDY
S/O. NARSI REDDY
SAROORANAGAR, RANGA REDDY

NARAMMAGARI NARAYAN REDDY
S/O. NARSI REDDY
SAROORANAGAR, RANGA REDDY

4 EX



T.SWAPNA DEVI::27/07/2023
[1525-1-2023-9744]

T.SWAPNA DEVI
W/O. T.S. ANAND
NETAJI NAGAR COLONY, HYDERABAD

Identified by Witness:

SI No Thumb Impression

Photo

Name & Address

Signature

1



V JAGADISH::27/07/2023.1
[1525-1-2023-9744]

V JAGADISH

AADHAAR NO XXXX XXXX 0466

2



CH THIRUMALA SESHU KUMAR
[1525-1-2023-9744]

CH THIRUMALA SESHU KUMAR

AADHAAR NO XXXX XXXX 9542

27th day of July, 2023

Signature of Sub Registrar
Gandipet

Biometrically Authenticated by
SRO Mohd. Abdul Hafeez
on 27-JUL-2023 16:08:35

Generated on: 27/07/2023 04:11:40 PM



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.

1) T. Saha

2) N. Narasimha Reddy

T.S. Anand

For LANDINDIA DEVELOPERS PVT LTD.

Managing Director

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	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 T S Anand, Golconda, Hyderabad, Andhra Pradesh, 500008
4	Aadhaar No: XXXXXXXX7514 Name: Kavali Naga Surya Padmaji Rao	S/O Kavali Bhaskar Rao, Hyderabad, Rangareddy, Andhra Pradesh, 500018

Photo



Whereas, the Development
complex, consisting of
Municipality, with
Permit
for
development

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/BC/ Pay Order	
Stamp Duty	100	0	44460	0	0	0	44560
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	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: LANDINDIA DEVELOPERS PRIVATE LIMITED).

Date:

27th day of July, 2023

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 9270 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 9270 - 2023 for Scanning on 27-JUL-23.

Registering Officer

Gandipet

(Mohd Abdul Hafeez)

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

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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:

1. 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

Sl. 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

T. S. Anand

N. Narayana Reddy

T. S. Anand

For LANDINDIA DEVELOPERS PVT LTD.

Managing Director

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	M/s. LANDINDIA DEVELOPERS PRIVATE LIMITED
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	
8	303	3 rd Floor	East	1185	49.77	
9	304	3 rd Floor	North	1210	50.82	
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.

1) T. Gaba.

2) N. Narayana Reddy

3) T. S. A. Nand

For LANDINDIA DEVELOPERS PVT LTD.

Managing Director

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.
6. 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.

2) N. Narasimha Reddy P.S. Chand

For LANDINDIA DEVELOPERS PVT LTD.

Managing Director

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

WITNESSES:

1. V. Jugadish

2. Ch. T. Sankar Kumar

1. T. Saba.

2. N. Narasimhan

3. P. S. Mani

SIG. OF THE LAND OWNERS

For LANDINDIA DEVELOPERS PVT LTD.

Managing Director

SIG. OF THE DEVELOPER

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

టి స్వప్న దేవి
T Swapna Devi

పుట్టిన సంవత్సరం/Year of Birth : 1985
స్త్రీ / Female

8730 2536 8159

ఆధార్ - సామాన్యుని హక్కు

T. Swapna Devi

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

నరమ్మగారి నారాయణ రెడ్డి
Narammagari Narayan Reddy

పుట్టిన తేదీ / DOB : 03/08/1958
పురుషుడు / MALE

5819 9192 5721

ఆధార్ - సామాన్యమైన వుడి హక్కు

N. Narayan Reddy

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

టి ఎస్ ఆనంద్
T S Anand

పుట్టిన సంవత్సరం/Year of Birth : 1961
పురుషుడు / Male

5462 7461 3457

ఆధార్ - సామాన్యుని హక్కు

T. S. Anand



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కావలి నాగ్ సూర్య పద్మాజి రావు
Kavali Naga Surya Padmaji Rao



జన్మ సంవత్సరం/Year of Birth: 1965
పురుషుడు / Male



4090 3699 7514

ఆధార్ - సామాన్యుని హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LANDINDIA DEVELOPERS PRIVATE
LIMITED



21/02/2009

Permanent Account Number

AACCL37M6P

09122012

[Handwritten signature]



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చెరుకూరి తిరుమల శేషు కుమార్
Cherukuri Tirumala Seshu Kumar



జన్మ సంవత్సరం/Year of Birth: 1975
పురుషుడు / Male



5930 9143 9542

ఆధార్ - సామాన్యుని హక్కు

Ch. T. Seshu Kumar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

వెంకటేశ్వర జగదీశ్
Venkatesh Jagadish

జన్మ తేదీ/DOB: 30/05/1995
పురుషుడు / Male

V. Jagadish

4726 2173 0466

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 501SAV270723

Bank Code : HDFC

Payment : NB

Remitter Details

Name	LANDINDIA DEVELOPERS PRIVATE LIMITED
PAN Card No	AACCL3746P
Aadhar Card No	
Mobile Number	*****945
Address	PUPPALGUDA, HYDERABAD

Executant Details

Name	T.SWAPNA DEVI AND OTHERS
Address	HOUSE NO.13-6-433/128, NETAJI NAGAR COLONY, RING ROAD, LANGER HOUSE, HYDERABAD

Claimant Details

Name	LANDINDIA DEVELOPERS PRIVATE LIMITED
Address	PUPPALGUDA, HYDERABAD

Document Nature

Nature of Document	Supplemental Deed, Ratification Deed u/s 4 of I.S.Act
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

Amount Details

Stamp Duty	44460
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	47010
Total in Words	Forty Seven ThousandTen Rupees Only
Date(DD-MM-YYYY)	27-07-2023
Transaction Id	2759660004815
Stamp & Signature	

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 501SAV270723

Bank Code : HDFC

Payment : NB

Remitter Details

Name	LANDINDIA DEVELOPERS PRIVATE LIMITED
PAN Card No	AACCL3746P
Aadhar Card No	
Mobile Number	*****945
Address	PUPPALGUDA, HYDERABAD

Executant Details

Name	T.SWAPNA DEVI AND OTHERS
Address	HOUSE NO.13-6-433/128, NETAJI NAGAR COLONY, RING ROAD, LANGER HOUSE, HYDERABAD

Claimant Details

Name	LANDINDIA DEVELOPERS PRIVATE LIMITED
Address	PUPPALGUDA, HYDERABAD

Document Nature

Nature of Document	Supplemental Deed, Ratification Deed u/s 4 of I.S.Act
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SRO Name	GANDIPET

Amount Details

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Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	47010
Total in Words	Forty Seven ThousandTen Rupees Only
Date(DD-MM-YYYY)	27-07-2023
Transaction Id	2759660004815
Stamp & Signature	