

3161/2

2926/2022

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

430 DATE 03/03/2022

SOLD TO P.S. Rao

S/o V.A. D/o Veerajay

FOR WHOM Meenakshi Infrastructures private Limited

AG 758664

M. SABANAND
 LICENSE STAMP VENDOR
 L.No. 16-04-001/2012
 R.L. No. 16-04-062/2021
 8-3-222/D/11, D-16, Madhura Nagar
 Hyderabad-18. Ph: 9866478816

AGREEMENT FOR SALE CUM GENERAL POWER OF ATTORNEY

This Agreement for Sale cum General Power of Attorney is executed on this the 03rd day of March 2022 by:

M/s. Saturn Realters Private Limited (Company PAN No.AAJCS2853D), a Company incorporated under the Companies Act, 1956, having its registered office at # Sy.Nos.86, 87, 90 & 91, Sandhya Techno-1, Opposite Sunshine Hospital, Raidurg Main Road, Hyderabad - 500 032, Telangana, represented by its Director Smt. Kurra Neelima (alias Duggirala Neelima), W/o. Sri Kurra Paparao, aged about 43 years, Occupation: Business (Aadhaar No.6303 7759 0304); and Additional Director Smt. Saranala Sandhya, W/o. Sri Sreedhar Saranala, aged about 46 years, Occupation: Business (Aadhaar No.4202 3672 4564), vide Board Resolution dated 01.02.2022; Hereinafter referred to as the "VENDOR / EXECUTANT" which expression, unless repugnant to the context or meaning shall mean and include all its / their respective heirs, successors-in-interest, legal representatives, assignees, Directors, executors, etc., of the one part;

For SATURN REALTERS PVT. LTD

K. Neelima

Director For Meenakshi Infrastructures Pvt. Ltd.

For SATURN REALTERS PVT. LTD

S. Sandhya

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. 100000/- paid between the hours of _____ and _____ on the 03rd day of MAR, 2022 03rd day of MAR, 2022 by Sri K. Neelima

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

Sl No.	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S MEENAKSHI INFRASTRUCTURES PRIVATE LIMITED R/P BY CHITTURI SIVAJI S/O. LATE C. KRISHNA RAO JUBILEE HILLS, HYD	
2	EX			SARANALA SANDHYA W/O. SREEDHAR SARANALA RAIDURG MAIN ROAD, HYD	
3	EX			M/S SATURN REALTORS PRIVATE LIMITED R/P BY KURRA NEELIMA ALIAS DUGGIRALA NEELIMA W/O. KURRA PAPARAO RAIDURG MAIN ROAD, HYD	

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Sheet 1 of 14
Sub Registrar
Gandipet

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			P RAMAKRISHNA AADHAAR NO XXXX XXXX 8797	
2			D APPA RAO AADHAAR NO XXXX XXXX 0509	

03rd day of March, 2022

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4534 Name: Saranala Sandhya	C/O Sreedhar Saranala, Greater Hyderabad (m.corp), Hyderabad, Telangana, 500033	
2	Aadhaar No: XXXXXXXX0304 Name: Kurra Neelima	W/O Kurra Paparao, Balanagar, Rangareddi, Andhra Pradesh, 500018	

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IN FAVOUR OF

M/s. Meenakshi Infrastructures Private Limited (PAN No.AAECM0206D), having its registered office at MCH No.8-2-293/82/A/119, Plot No.119, Road No.10, Jubilee Hills, Hyderabad – 500 033, Telangana, represented by its Managing Director **Sri Chitturi Sivaji**, S/o. Late Sri C. Krishna Rao, aged about 57 years, Occupation: Business (Aadhaar No.7026 2655 8446, Mobile No.98499 13978); Hereinafter referred to as the “**VENDEE / ATTORNEY**”, which expression, unless repugnant to the context or meaning, shall mean and include all its / their respective heirs, successors-in-interest, legal representatives, assignees etc., of the other part;

RECITALS: HISTORY:

Whereas the Vendor herein is the absolute owner and peaceful possessor of the land admeasuring **22,990 sq.yds** equivalent to **Ac.4-30 gts** in Sy.No.346 (P) out of the total extent of Ac.15-25 gts in Sy.Nos.346 (P) and 351(P) situated at Puppalaguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District, Telangana, having acquired the same vide registered Sale Deed bearing Document No.9200/2021 dated 07.07.2021 from (1). Smt. K. Meera Reddy, W/o. Sri K. Vishnuvardhan Reddy (2). Sri K. Vishnuvardhan Reddy, S/o. Sri K. Mohan Reddy (3). Sri K. Varun Vardhan Reddy, S/o. Sri K. Vishnuvardhan Reddy (4). Sri K. Vivek Reddy, S/o. Sri K. Vishnuvardhan Reddy (5). M/s. Stephan Design & Engineering Limited (6). Sri K. Vishweshwar Reddy, S/o. Late Justice Konda Madhava Reddy (7). Smt. Shriya Bhupal, W/o. Sri Konda Anindith Reddy, and (8). Sri Konda Viswajit Reddy, S/o. Sri K. Vishweshwar Reddy, along with two Consenting Parties i.e., (1). M/s. Health Care (India) Limited, and (2). M/s. Citadel Research & Solutions Limited;

Whereas, Smt. K. Meera Reddy has acquired the land admeasuring Ac.1-00 Gts in Sy.No.346 (P) situated at Puppalaguda Village from Sri A. Kadappa & 8 Others, vide registered Sale Deed bearing Document No.5341/1995 dated 30.03.1995, registered at R.O. Ranga Reddy District. Later on, the said Sale Deed has been ratified vide Registered Ratification Deeds bearing Document No.2937/2012 dated 04.07.2012 and Document No. 4039/2012 dated 08.08.2012, registered at SRO, Gandipet, respectively. Whereas, Smt. Meera Reddy, has gifted an extent of 1,210 sq.yds each respectively, in favour of her husband Sri K. Vishnuvardhan Reddy and her sons Sri K. Varun Vardhan Reddy and Sri K. Vivek Reddy, vide registered Gift Settlement Deed bearing Document No.8528/2021 dated 09.04.2021, registered at SRO, Gandipet. The said Smt. K. Meera Reddy was left with only the remaining extent of 1,210 sq.yds only out of Ac.1-00 Gts acquired by her. Further, Smt. K. Meera Reddy, has obtained Land Conversion for the said entire land admeasuring Ac.1-00 gts from Agriculture to Non-Agriculture category vide Conversion Proceedings No.2100490980 dated 24.06.2021, from the office of The Tahsildar & Joint Sub-Registrar, Gandipet Mandal.

Whereas, M/s. Stephan Design & Engineering Limited, has acquired the land admeasuring Ac.2-30 gts in Sy.No.346 (P) situated at Puppalaguda Village from Sri A. Kadappa & 8 Others, vide registered Sale Deeds bearing Document No.10278/1995 dated 07.11.1995 for Ac.1-00 Gts and Document No. 8679/1995 dated 28.08.1995 for Ac.1-30 Gts, registered at R.O. Ranga Reddy District, respectively. Later on, the said Sale Deeds have been ratified vide Registered Ratification Deeds bearing Document No.2940/2012 dated 04.07.2012,

For SATURN REALTERS PVT. LTD For Meenakshi Infrastructures Pvt. Ltd.

For SATURN REALTERS PVT. LTD

K. Neelima

Managing Director

S. Sandhya
Director

Director

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Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8446 Name: Chitturi Sivaji	S/O C Krishna Rao, Shaikpet, Hyderabad, Telangana, 500033	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	39812500	0	0	0	39812600
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	39913500	0	0	0	39913600

Rs. 39812500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 612500000/- was paid by the party through E-Challan/BC/Pay Order No 985LZ3020322,859AJA020322 dated ,02-MAR-22,02-MAR-22 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 6163050/-, DATE: 02-MAR-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3596047036538,PAYMENT MODE:NB-1001138,ATRN:3596047036538,REMITTER NAME: MEENAKSHI INFRASTRUCTURES P LTD,EXECUTANT NAME: SATURN REALTERS P LTD,CLAIMANT NAME: MEENAKSHI INFRASTRUCTURES P LTD) .(2). AMOUNT PAID: Rs. 33750550/-, DATE: 02-MAR-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1432795056518,PAYMENT MODE:NB-1001138,ATRN:1432795056518,REMITTER NAME: MEENAKSHI INFRASTRUCTURES P LTD,EXECUTANT NAME: SATURN REALTERS P LTD, CLAIMANT NAME: MEENAKSHI INFRASTRUCTURES P LTD) .

Date:

03rd day of March,2022

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 2926 of 2022 of Book-1 and assigned the identification number 1- 1525- 2926 2022 for Scanning on 03-MAR-22 .

Registering Officer

Gandipet

(S.Sahadev)

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Document No.4040/2012 dated 08.08.2012, Document No.2941/2012 dated 04.07.2012 and Document No.4053/2012 dated 08.08.2012, registered at SRO, Gandipet, respectively. Further, M/s. Stephan Design & Engineering Limited, has obtained Land Conversion for the said land admeasuring Ac.2-30 Gts from Agriculture to Non-Agriculture vide Conversion Proceedings No.C1/434/2016 dated Nil.02.2016, from the office of The Revenue Divisional Officer, Rajendranagar Division.

Whereas, Sri K. Vishweshwar Reddy, has acquired the land admeasuring Ac.1-30 Gts equivalent to an extent of 8,470 sq.yds in Sy.No.346 (P) situated at Puppallaguda Village from Sri A. Kadappa & 8 Others, vide registered Sale Deed bearing Document No.6891/1995 dated 09.06.1995, registered at R.O. Ranga Reddy District. Later on, the said Sale Deed has been ratified vide Registered Ratification Deed bearing Document No.2935/2012 dated 04.07.2012 and Document No.4054/2012 dated 08.08.2012, registered at SRO, Gandipet, respectively. Further, the said Sri K. Vishweshwar Reddy, has obtained Land Conversion for the land admeasuring Ac.1-30 Gts from Agriculture to Non-Agriculture vide Conversion Proceedings No.C1/436/2016 dated Nil.02.2016, from the office of The Revenue Divisional Officer, Rajendranagar Division.

Whereas, out of the total extent of 8,470 sq.yds, Sri K. Vishweshwar Reddy, has gifted an extent of 2,823 sq.yds each in favour of his sons (i). Sri Konda Anindith Reddy and (ii). Sri Konda Viswajit Reddy, vide registered Gift Settlement Deed No.8529/2021 dated 09.04.2021, registered at SRO, Gandipet, and Sri. K. Vishweshwar Reddy was left with the remaining extent of 2,824 sq.yds only (out of Ac.1-30 Gts or 8,470 sq.yds). And later on, the said Sri Konda Anindith Reddy, has gifted his share of 2,823 sq.yds in favour of his wife, Smt. Shriya Bhupal, vide Gift Settlement Deed bearing Document No.8764/2021 dated 03.07.2021, registered at SRO, Gandipet.

Whereas out of the above, the Vendor has sold an extent of 9,680 sq.yds equivalent to Ac.2-00 gts in favour of the Vendee herein i.e., M/s. Meenakshi Infrastructures Pvt. Ltd vide Registered Sale Deed dated 03.03.2022 and left with an extent of **13,310 sq.yds.** equivalent to **Ac.2-30 gts.**

And Whereas now, out of the above remaining extent of land admeasuring **13,310 sq.yds.** equivalent to **Ac.2-30 gts** in Sy.No.346 (P), the VENDOR is desirous to sell an extent of **8,470 sq.yds** equivalent to **Ac.1-30 gts** (acquired vide registered Sale Deed bearing document No.6891/1995 dated 09.06.1995, registered Gift Settlement Deeds bearing document Nos.8529/2021 dated 09.04.2021 and 8764/2021 dated 03.07.2021, respectively) situated in Sy.No.346 (P) at Puppallaguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District, Telangana, to the Vendee herein, for a total sale consideration of **Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only)**. The Vendee has agreed to purchase the same for the said price. The said property is hereinafter referred to as SCHEDULE PROPERTY.

And whereas for the record the VENDOR will now be left with an extent of **4,840 sq.yds.** equivalent to **Ac.1-00 gts** (having acquired vide registered Documents i.e., (i). Sale Deed No.5341/1995 dated 30.03.1995 for an extent of 1,210 sq.yds, and (ii). Gift Settlement Deed No.8528/2021 dated 09.04.2021 for an extent of 3,630 sq.yds, respectively, as referred above).

For SATURN REALTERS PVT. LTD

For SATURN REALTERS PVT. LTD

K. Neelima
Director

For Meenakshi Infrastructures Pvt. Ltd.

3

S. Sandhya
Managing Director

S. Sandhya
Director

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NOW THIS AGREEMENT FOR SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

1. That the Vendor/s has/have decided to sell the schedule property to the Vendee along with vacant physical possession for the total sale consideration of **Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only)**.
2. The VENDEE has paid the entire amount of **Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only)** to the Vendor herein, as detailed below:
 - a) Rs.9,90,00,000/- (Rupees Nine Crores and Ninety lakhs only) vide Cheque No.035908 dated 23.02.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad;
 - b) Rs.9,90,00,000/- (Rupees Nine Crores and Ninety lakhs only) vide Cheque No.035909 dated 24.02.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad;
 - c) Rs.9,90,00,000/- (Rupees Nine Crores and Ninety lakhs only) vide Cheque No.035910 dated 25.02.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad;
 - d) Rs.9,90,00,000/- (Rupees Nine Crores and Ninety lakhs only) vide Cheque No.035911 dated 28.02.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad;
 - e) Rs.9,90,00,000/- (Rupees Nine Crores and Ninety lakhs only) vide Cheque No.035912 dated 02.03.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad;
 - f) Rs.3,71,25,000/- (Rupees Three Crores Seventy One lakhs and Twenty Five thousand only) vide Cheque No.036892 dated 03.03.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad;
 - g) Rs.7,42,50,000/- (Rupees Seven Crores Forty Two lakhs and Fifty thousand only) through RTGS vide Cheque No.035906 dated 03.03.2022 drawn on HDFC Bank, Lakdi-ka-pul, Hyderabad; and
 - h) Rs.61,25,000/- (Rupees Sixty One lakhs and Twenty Five thousand only) towards TDS;
3. The VENDOR/S hereby acknowledges receipt of the same.
4. That the Vendee shall have the absolute authority to enter into agreement of sale with prospective purchasers both in its capacity as the agreement holder and also in its capacity as lawful attorney on Vendor/s name and on behalf and also to receive advance sale consideration.
5. The Schedule property is free from all encumbrances, mortgages, pledges, hypothecation, liens, sureties, etc. And that there are no court proceedings, orders, attachments, will and other legal impediments of any kind what so ever on the Schedule property or is not a surplus land under the Urban land Ceiling Act or any other statute in force and it is further declared by the Vendors that the Vendors do have a clear marketable title to sell the Schedule Property in favour of the Vendee or its nominee(s).
6. The Schedule property is not subject to any other agreements.
7. That the stamp duty and registration charges in respect of the sale shall be borne by the Vendee or its nominees.

For SATURN REALTERS PVT. LTD

K. Neelima
Director

For Meenakshi Infrastructures Pvt. Ltd.

4

[Signature]
Managing Director

For SATURN REALTERS PVT. LTD

S. Sandhya
Director

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Gandipet

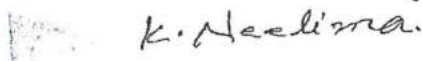


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8. That the VENDORS declare that all rates, taxes, cess, land revenue and non-agricultural tax in respect of the Schedule Property is paid upto date of agreement of sale and receipts are handed over to the Vendee.
9. That the Vendor/s has/have handedover all the link documents and the document of title in respect of the entire sale consideration received under the agreement.
10. That the Vendors have paid Property Tax / Open Land Tax up to the date of this Agreement.
11. The Vendors hereby delivers the Original Registered Sale Deeds to the Vendee to enable the Vendee to produce the said documents before the financial institutions or HMDA and /GHMC and /TSSEB etc., and agreed to present the originals as and when required by the Vendee.
12. The VENDORS hereby appoint and duly constitute the VENDEE as their attorney vested with the following powers in respect of the Schedule Property.
 - a. The power to sell, convey, transfer, gift, lease, release, development agreement cum GPA or in any other way, part with title, possession or rights associated with the schedule property or part thereof for any consideration that may be deemed fit and proper by the said attorney.
 - b. The power to sign and execute any documents and deeds, agreement, etc., conveying the Schedule Property or part thereof to prospective purchaser/s.
 - c. The power to collect consideration from any prospective purchasers in respect of Schedule Property of part thereof and to issue receipts in respect of the same.
 - d. The power to present documents for registration before registering authorities and to do all acts and deeds deemed necessary for registration of documents of Schedule Property.
 - e. The power to apply to HMDA, GHMC, TSSEB, HMWS&SB, MA&UD, ULC authorities, State and/or Central Government and other authorities, corporations, panchayats, Municipalities, quasi Government or otherwise for any plan approvals, consents, sanctions etc., on the Schedule Property.
 - f. The power to submit any applications, issue any affidavits, and make any statements that may be deemed necessary for any approvals, consents, sanctions etc., related to Schedule Property.
 - g. The power to mortgage, pledge, assign, lease the Schedule Property or part thereof with any financial institution, banks etc., for raising any finances.
 - h. The power to defend the Schedule Property or part thereof in any courts and for the purpose to appoint and remove any advocates, solicitors, staff, agents, sub-agents etc., make representations, obtain evidence, incur such costs, etc., as may be deemed necessary.

For SATURN REALTERS PVT. LTD

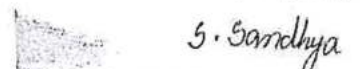

Director

For Meenakshi Infrastructures Pvt. Ltd.

5


Managing Director

For SATURN REALTERS PVT. LTD


Director

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- i. The power to furnish any details regarding Schedule Property to any person deemed fit by the said Attorney.
13. This agreement or any part thereof is not severable nor can it be transferred / assigned to any third party.
14. Both the parties mutually agree that in the event of any dispute arising between the parties herein, the matter shall be referred to the mutually agreed arbitrator and the award passed by the arbitrator shall be binding on each party and the provisions of the Arbitration and Conciliation Act, 1996 shall be applicable.
15. The Government Registered Value of the Schedule Property is Rs.21,000/- (Rupees Twenty One Thousand Only) per square yard and the total value comes to Rs.17,78,70,000/- (Rupees Seventeen Crores Seventy Eight lakhs and Seventy thousand only). The applicable stamp duty has been paid accordingly.

SCHEDULE PROPERTY

All that the undivided share of land admeasuring **8,470 sq.yds** equivalent to **Ac.1-30 Gts** out of Ac.4-30 gts (equivalent to 22,990 sq.yds) in Sy.No.346 (P) situated at Puppalaguda Village, Gandipet Mandal (earlier Rajendranagar Mandal), Ranga Reddy District, Telangana, and bounded as follows:

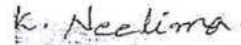
NORTH	:	Land belonging to M/s. Health Care (India) Limited and Others
SOUTH	:	Neighbours Land
EAST	:	Neighbours Land
WEST	:	Service Road

IN WITNESS WHEREOF, the Vendor / Executant and the Vendee / Attorney have signed this Agreement for sale cum General Power of Attorney on the day, month and year mentioned above.

WITNESSES:

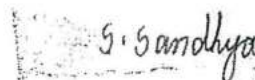
1. 
2. 

FOR VENDOR / EXECUTANT / V. LTD



Director

For SATURN REALTIES PVT. LTD



Director

VENDEE / ATTORNEY

For Meenakshi Infrastructures Pvt. Ltd.



Managing Director

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undivided share of

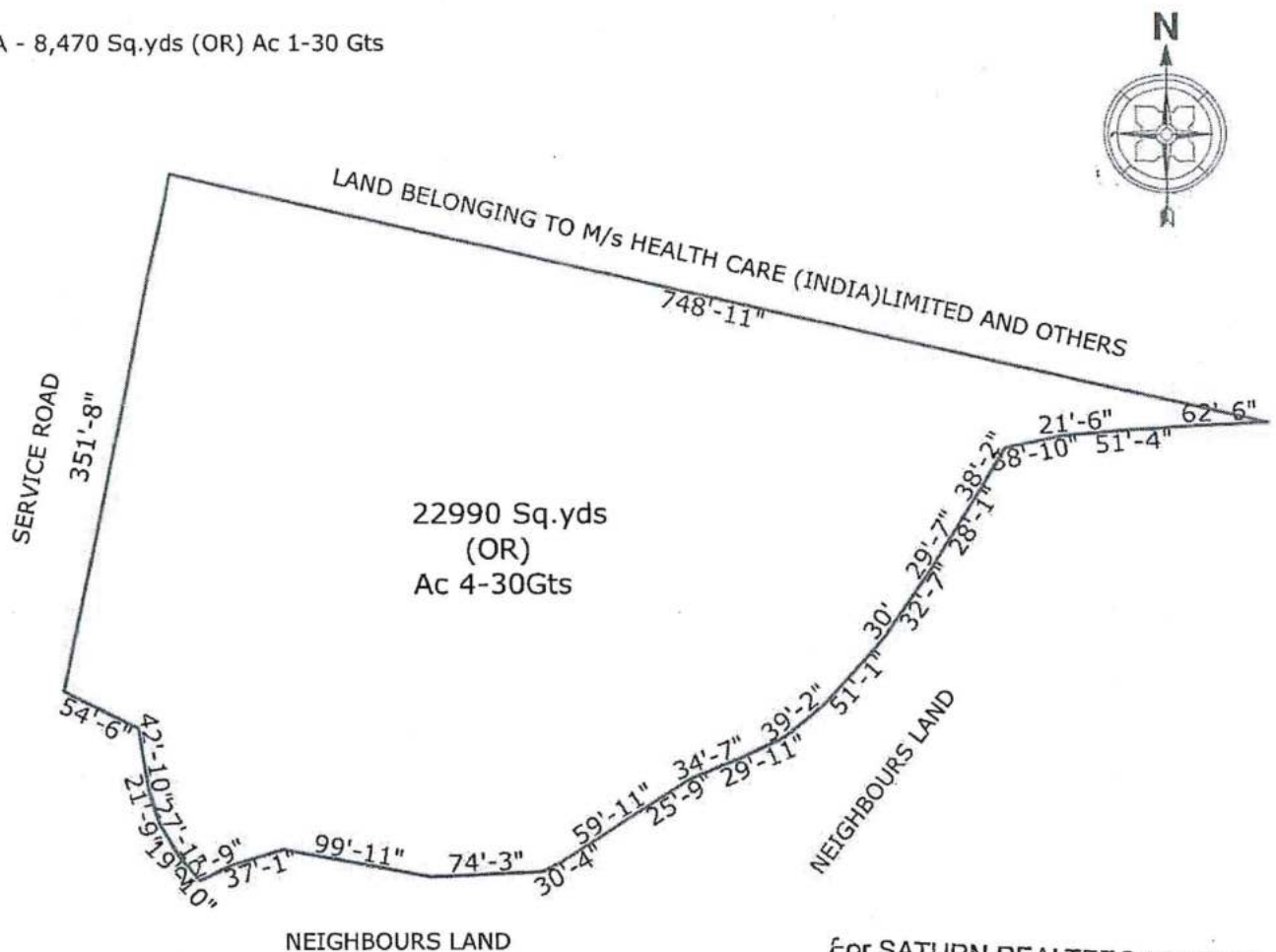
ALL THAT THE LAND ADMEASURING **8,470 SQ.YDS** (EQUIVALENT TO **AC.1-30 GTS** OUT OF AC.4-30 GTS) (EQUIVALENT TO 22,990 SQ.YDS) IN SY.NO.346 (P) SITUATED AT PUPPALAGUDA VILLAGE, GANDIPET MANDAL (EARLIER RAJENDRANAGAR MANDAL), RANGA REDDY DISTRICT, TELANGANA, AND BOUNDED AS FOLLOWS:

VENDOR - **M/S. SATURN REALTERS PRIVATE LIMITED** (COMPANY PAN NO.AAJCS2853D)
REPRESENTED BY ITS DIRECTOR **SMT.KURRA NEELIMA** (ALIAS DUGGIRALA NEELIMA),
W/o. SRI KURRA PAPARAO.AND ADDITIONAL DIRECTOR **SMT.SARANALA SANDHYA**,
W/o.SRI SREEDHAR SARANALA.

VENDEE - **M/s. MEENAKSHI INFRASTRUCTURES PRIVATE LIMITED**
REPRESENTED BY ITS MANAGING DIRECTOR **SRI. CHITTURI SIVAJI**, S/o. LATE SRI C. KRISHNA RAO.

INCLUDED - ———

AREA - 8,470 Sq.yds (OR) Ac 1-30 Gts



WITNESSES :

- 1.
- 2.

For Meenakshi Infrastructures Pvt. Ltd.

Managing Director

For SATURN REALTERS PVT. LTD

Director
VENDOR'S SIGN

For SATURN REALTERS PVT. LTD

Director

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Chitturi Sivaji
Chitturi Sivaji
పుట్టిన తేదీ/DOB: 25/07/1964
వయస్సు/AGE: 58
Mobile No: 9849077877

7026 2655 8446

410-9451-0404-559-3325

నా ఆధార్ - నా గుర్తింపు



भारतीय विभिन्न पञ्चान माधिकरण
ANALYTIC VERIFICATION AUTHORITY OF INDIA

સંપર્ક સંખ્યા:
S/O ને વડાશ્રી, 8-3-293/625/951, શે. નં 44,
બ્લોક નં 851, જાનકી મિલ, ગાયકવાડ, પુણજી.
મોબાઇલ - 500033

Address :
S/O: C Krishna Rao 8-2-293/H2A/651, Road
No 4a, Plot No 851 Jubilee Hills, Shaikpet.
Hyderabad.
Telangana - 500033

7026 2655 8446
VID. 2151 0408 5591 332




 P.O. Box 112, 1237,
 Washington, D.C. 20541

10/01/2012

Kurta Neelima
 2-5-95/2
 N/A Kurra Paparao
 Charaith Nagar Colony
 Near Swamimalai Kids Sch
 Hososapet
 Alanagar
 Bangalore
 Andhra Pradesh - 500018
 098277236
 UF007173907IN
 717380

K. Neelima.



కర్తా నీలమ
Kurra Neelima

29 / Female
Year of Birth : 1978

6303 7759 0304



GOVERNMENT OF INDIA

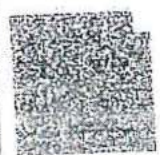
మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
6303 7759 0304
 ఆధార్ - సామాన్య విహిత



పెండ్యాల రామ కృష్ణ
Pendyala Rama Krishna
పుట్టిన తేదీ/DOB:
పురుషం/ MALE
Mobile No: 9849913978

3730 6024 8797
VID : 9129 0765 6813 3408

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Government of India

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4202 3672 4534
 NO. 010 0438 2500
 4202 3672 4534



4202 3672 4534
TEL. 210.9426.2042
ST. 900-6. ST. 70



1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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 9. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 10. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

INFORMATION

© 1998 by the American Psychological Association
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6202 3672 4534
VID: 4401 4426 20523

5. Sandhya

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Gandipet

భారత ప్రభుత్వం
Union Identification Authority of India
Government of India

Enrolment No.: 0647/00553/91272

To
Dharmasirigh Apparao
S.O Dharmasirigh Sanyasrayana
Flat No. 104, House No. 7-100/18
Hi Rise Regency, Road No. 2
Balan Colony
Nizampet
K.V. Rangareddy Telangana - 500050
9849785985

Signature valid 



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2945 4237 0509
VID : 9187 7258 3919 3405
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

2945 4237 0509
VID : 9187 7258 3919 3405
నా ఆధార్, నా గుర్తింపు

Also

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SATURN REALTERS PRIVATE LIMITED

Regd. Office : Sy.No.86,87,89,90,91, Sandhya Techno-1, OPP.Sunshine
Hospital, Raidurg Main Road, Hyderabad-500032, T.S., India, Ph:+7842004805

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF FY2020-21 OF THE BOARD OF DIRECTORS OF SATURN REALTERS PRIVATE LIMITED (CIN:U45200TG2004PTC044616) HELD ON TUESDAY THE 01ST DAY OF FEBRUARY, 2022 AT 1.00 P.M AT THE REGISTERED OFFICE OF THE COMPANY AT SY NO: 86,87,90,91, SANDHYA TECHNO-1, OPP SUNSHINE HOSPITAL, RAIDURG MAIN ROAD, HYDERABAD, TELANGANA 500 032.

ITEM No.5: APPROVAL FOR SALE / AGREEMENT FOR SALE CUM GENERAL POWER OF ATTORNEY FOR Ac 1-30 Gts LAND SITUATED AT PUPPALAGUDA:

Chairman further briefed the meeting that the Company expressed its intention to sell the land admeasuring 8,470 sq.yds equivalent to Ac.1-30 gts out of remaining land extent of 13,310 sq.yds. equivalent to Ac.2-30 gts (acquired vide registered Sale Deed bearing document No.6891/1995 dated 09.06.1995. registered Gift Settlement Deeds bearing document Nos.8529/2021 dated 09.04.2021 and 8764/2021 dated 03.07.2021, respectively) to interested parties for a price of Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only).

He further briefed the Board that Meenakshi Infrastructures Private Limited has expressed interest in the said land admeasuring 8,470 sq.yds equivalent to Ac.1-30 gts through an agreement for sale cum general power of attorney at the said price which is now agreed upon by both the parties.

The meeting further noted that the said sale/ agreement for sale cum general power of attorney is in the regular course of business at arm's length price and M/s.Meenakshi Infrastructures Private Limited is not a related party to the Company as per the provisions of section 188 of the Companies Act, 2013 and also the Board is having the necessary authority to sell the said land pursuant to provisions of section 180 of the Companies Act, 2013 and other applicable statutes for giving effect to the transfer and possession of the said land.

A draft copy of the proposed agreement for sale cum general power of attorney deed with the above said parties initialed by the chairman were placed before the Board for its consideration and approval.

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Gandipet



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SATURN REALTERS PRIVATE LIMITED

Regd. Office : Sy.No.86,87,89,90,91, Sandhya Techno-1, OPP.Sunshine
Hospital, Raidurg Main Road, Hyderabad-500032,T.S.,India. Ph:+7842004805

The Board consented to the proposal and the following was resolved by the Board:

"RESOLVED THAT consent of the Board be and is hereby accorded for sale of land admeasuring 8,470 sq.yds equivalent to Ac.1-30 gts out of total extent of remaining land extent of 13,310 sq.yds. equivalent to Ac.2-30 gts (acquired vide registered Sale Deed bearing document No.6891/1995 dated 09.06.1995, registered Gift Settlement Deeds bearing document Nos.8529/2021 dated 09.04.2021 and 8764/2021 dated 03.07.2021, respectively) situated at Sy.No.:346 (P) of Puppalaguda Village, Gandipet Mandal(earlier Rajendar Nagar Mandal), Ranga Reddy District, Telangana: for a price of Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only) to M/s Meenakshi Infrastructures Private Limited (CIN NO.: U45200TG2004PTC043603) or to its nominees by executing an agreement for sale cum general power of attorney."

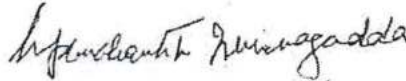
"RESOLVED FURTHER THAT Ms. Sandhya Saranala (DIN No.: 01717899) (AADHAR No.:4202 3672 4534) Additional Director of the Company or Kurra Neelima (alias Duggirala Neelima) (DIN No.: 07092830) (AADHAR No.:6303 7759 0304) Director of the Company be and are hereby authorized severally on behalf of the Company to execute and sign the Agreement for Sale cum General Power of Attorney for the sale of the said land."

"RESOLVED FURTHER THAT Ms. Sandhya Saranala (DIN No.: 01717899) (AADHAR No.: 4202 3672 4534) Additional Director of the Company or Kurra Neelima (alias Duggirala Neelima) (DIN No.: 07092830) (AADHAR No.: 6303 7759 0304) Director of the Company be and are hereby authorized severally to do all such acts, deeds and things on behalf of the Company as may be necessary and incidental to give effect to the above said sale and transfer of land in favour of M/s. Meenakshi Infrastructures Private Limited (CIN NO.: U45200TG2004PTC043603) or to its nominees."

For Saturn Realters Private Limited



(Jayalaxmi Saranala)
Director
DIN No.:02980266



(Upendranath Nimnagadda)
Additional Director
DIN No.:00613289

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Gandipet



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CERTIFIED TRUE COPY OF THE MINUTES OF THE 6TH MEETING OF FY 2021-22 OF THE BOARD OF DIRECTORS OF MEENAKSHI INFRASTRUCTURES PRIVATE LIMITED HELD ON WEDNESDAY THE 22ND DAY OF DECEMBER, 2021 AT 4.00 P.M. AT "MEENAKSHI", PLOT NO.119, ROAD NO.10, JUBILEE HILLS, HYDERABAD-500033, TELANGANA.

ITEM No.5: APPROVAL FOR ENTERING INTO SALE / AGREEMENT FOR SALE CUM GENERAL POWER OF ATTORNEY FOR Ac 1-30 Gts LAND SITUATED AT PUPPALGUDA::

Chairman further briefed the meeting that the Company for its business purpose is proposing to enter into agreement cum general power of attorney for the land admeasuring **8,470 sq.yds** equivalent to **Ac.1-30 gts** situated at Pupplaguda Village, Gandipet Mandal(earlier Rajendar Nargar Mandal), Ranga Reddy District, Telangana from interested parties for a price of Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only).

He further briefed the Board that Saturn Realters Private Limited has expressed interest to sell/enter into agreement for sale cum general power of attorney for land admeasuring **8,470 sq.yds** equivalent to **Ac.1-30 gts** out of remaining land extent of **13,310 sq.yds.** equivalent to **Ac.2-30 gts** (acquired vide registered Sale Deed bearing document No.6891/1995 dated 09.06.1995, registered Gift Settlement Deeds bearing document Nos.8529/2021 dated 09.04.2021 and 8764/2021 dated 03.07.2021, respectively) situated at Sy.No.:346 (P) of Pupplaguda Village, Gandipet Mandal at the reserve price which is now agreed upon by both the parties.

The meeting further noted that the said purchase is in the regular course of business at arms length price and M/s. Saturn Realters Private Limited is not a related party to the Company as per the provisions of section 188 of the Companies Act, 2013 and also the Board is having the necessary authority to purchase the said land pursuant to provisions of section 180 of the Companies Act, 2013 and other applicable statutes for giving effect to the transfer and possession of the said land.

A draft copy of the proposed sale deed with the above said parties initialed by the chairman were placed before the Board for its consideration and approval.

The Board consented to the proposal and the following was resolved by the Board:

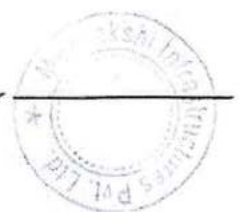
Meenakshi Infrastructures Pvt. Ltd.

#119, Road No. 10, Jubilee Hills, Hyderabad - 500 033, India.

Tel: +91 40 2335 8111, 6733 1234

E-mail : info@meenakshigroup.com | Url. www.meenakshigroup.com

CIN : U45200TG2004PTC043603



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Gandipet



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“RESOLVED THAT consent of the Board be and is hereby accorded for entering into agreement cum general power of attorney for land admeasuring **8,470 sq.yds** equivalent to **Ac.1-30 gts** out of remaining land extent of **13,310 sq.yds.** equivalent to **Ac.2-30 gts** (acquired vide registered Sale Deed bearing document No.6891/1995 dated 09.06.1995, registered Gift Settlement Deeds bearing document Nos.8529/2021 dated 09.04.2021 and 8764/2021 dated 03.07.2021, respectively) situated at Sy.No.:346 (P) of Pupplaguda Village, Gandipet Mandal(earlier Rajendar Nargar Mandal), Ranga Reddy District, Telangana; at a price of Rs.61,25,00,000/- (Rupees Sixty One Crores and Twenty Five lakhs only) from Saturn Realters Private Limited (CIN NO.: U45200TG2004PTC044616).”

“RESOLVED FURTHER THAT Mr.Chitturi Sivaji (DIN No.: 00024801) (AADHAR No.:7026 2655 8446) Managing Director of the Company be and is hereby authorized on behalf of the Company to execute and sign the agreements for Sale/sale deeds for the sale of the said land.”

“RESOLVED FURTHER THAT Mr.Chitturi Sivaji (DIN No.: 00024801) (AADHAR No.:7026 2655 8446) Managing Director of the Company be and is hereby authorized to do all such acts, deeds and things on behalf of the Company as may be necessary and incidental to give effect to the above said purchase and transfer of land in favour of Ms.Meenakshi Infrastructures Private Limited (CIN NO.: U45200TG2004PTC043603) or to its nominees.”

For Meenakshi Infrastructures Private Limited



(C.R.K.Prasad)
Company Secretary
Membership No.: A-19942

Meenakshi Infrastructures Pvt. Ltd.

#119, Road No. 10, Jubilee Hills, Hyderabad - 500 033, India.

Tel: +91 40 2335 8111, 6733 1234 | Fax : +91 40 6733 1270

E-mail : info@meenakshigroup.com | Url. www.meenakshigroup.com

CIN : U45200TG2004PTC043603

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Gandipet



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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 859AJA020322

Bank Code : SBIN

Payment :
NB

Remitter Details

Name MEENAKSHI INFRASTRUCTURES
P LTD
PAN Card No AAECM0206D
Aadhar Card No
Mobile Number *****488
Address 119 ROAD NO 10 JUBILEE HILLS
HYDERABAD 500033

Executant Details

Name SATURN REALTERS P LTD
Address SY NO 86 87 90 91 RAIDURG
HYDERABAD

Claimant Details

Name MEENAKSHI INFRASTRUCTURES
P LTD
Address 119 ROAD NO 10 JUBILEE HILLS
HYDERABAD 500033

Document Nature

Nature of Document AGREEMENT OF SALE CUM GPA
Property Situated in(District) RANGAREDDY
SRO Name GANDIPET

Amount Details

Stamp Duty 33750000
Transfer Duty 0
Registration Fee 0
User Charges 500
Mutation Charges 0
Haritha Nidhi 50
TOTAL 33750550

Total in Words Three Crore Thirty Seven Lakh Fifty
Thousand Five Hundred Fifty
Rupees Only

Date(DD-MM-
YYYY) 02-03-2022

Transaction Id 1432795056518

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 859AJA020322

Bank Code : SBIN

Payment :
NB

Remitter Details

Name MEENAKSHI INFRASTRUCTURES
P LTD
PAN Card No AAECM0206D
Aadhar Card No
Mobile Number *****488
Address 119 ROAD NO 10 JUBILEE HILLS
HYDERABAD 500033

Executant Details

Name SATURN REALTERS P LTD
Address SY NO 86 87 90 91 RAIDURG
HYDERABAD

Claimant Details

Name MEENAKSHI INFRASTRUCTURES
P LTD
Address 119 ROAD NO 10 JUBILEE HILLS
HYDERABAD 500033

Document Nature

Nature of Document AGREEMENT OF SALE CUM GPA
Property Situated in(District) RANGAREDDY
SRO Name GANDIPET

Amount Details

Stamp Duty 33750000
Transfer Duty 0
Registration Fee 0
User Charges 500
Mutation Charges 0
Haritha Nidhi 50
TOTAL 33750550

Total in Words Three Crore Thirty Seven Lakh Fifty
Thousand Five Hundred Fifty
Rupees Only

Date(DD-MM-
YYYY) 02-03-2022

Transaction Id 1432795056518

Stamp & Signature

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2926/2022. Sub Registrar
Sheet 13 of 14 Gandipet



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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 985LZ3020322

Bank Code : SBIN

Payment :
NB

Remitter Details	
Name	MEENAKSHI INFRASTRUCTURES P LTD
PAN Card No	AAECM0206D
Aadhar Card No	
Mobile Number	*****488
Address	119 ROAD NO 10 JUBILEE HILLS HYDERABAD 500033

Executant Details	
Name	SATURN REALTERS P LTD
Address	SY NO 86 87 90 91 RAIDURG HYDERABAD

Claimant Details	
Name	MEENAKSHI INFRASTRUCTURES P LTD
Address	119 ROAD NO 10 JUBILEE HILLS HYDERABAD 500033

Document Nature	
Nature of Document	AGREEMENT OF SALE CUM GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

Amount Details	
Stamp Duty	6062500
Transfer Duty	0
Registration Fee	100000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	6163050

Total in Words Sixty One Lakh Sixty Three Thousand Fifty Rupees Only

Date(DD-MM-YYYY) 02-03-2022

Transaction Id 3596047036538

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 985LZ3020322

Bank Code : SBIN

Payment :
NB

Remitter Details	
Name	MEENAKSHI INFRASTRUCTURES P LTD
PAN Card No	AAECM0206D
Aadhar Card No	
Mobile Number	*****488
Address	119 ROAD NO 10 JUBILEE HILLS HYDERABAD 500033

Executant Details	
Name	SATURN REALTERS P LTD
Address	SY NO 86 87 90 91 RAIDURG HYDERABAD

Claimant Details	
Name	MEENAKSHI INFRASTRUCTURES P LTD
Address	119 ROAD NO 10 JUBILEE HILLS HYDERABAD 500033

Document Nature	
Nature of Document	AGREEMENT OF SALE CUM GPA
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

Amount Details	
Stamp Duty	6062500
Transfer Duty	0
Registration Fee	100000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	6163050

Total in Words Sixty One Lakh Sixty Three Thousand Fifty Rupees Only

Date(DD-MM-YYYY) 02-03-2022

Transaction Id 3596047036538

Stamp & Signature

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Gandipet



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Government of Telangana Registration And Stamps Department

2926/22

Payment Details - Citizen Copy - Generated on 03/03/2022, 04:20 PM

SRO Name: 1525 Gandipet

Receipt No: 3206

Receipt Date: 03/03/2022

Name: K. NEELIMA

CS No/Doct No: 3161 / 2022

Transaction: AGREEMENT OF SALE CUM GPA

Challan No:

E-Challan No: 859AJA020322

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 02-MAR-22

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Deficit Stamp Duty

33750000

User Charges

500

Total:

33750500

In Words: RUPEES THREE CRORE THIRTY SEVEN LAKH FIFTY THOUSAND FIVE HUNDRED ONLY

Prepared By: MUNEERUDDIN

JOINT SUB-REGISTRAR - 5
Gandipet, R.R. Dist.

Signature by SR

RETURNED



Government of Telangana Registration And Stamps Department

2926/22

Payment Details - Citizen Copy - Generated on 03/03/2022, 04:19 PM

SRO Name: 1525 Gandipet

Receipt No: 3205

Receipt Date: 03/03/2022

Name: K. NEELIMA

CS No/Doct No: 3161 / 2022

Transaction: AGREEMENT OF SALE CUM GPA

Challan No:

E-Challan No: 985LZ3020322

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 02-MAR-22

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

100000

Deficit Stamp Duty

6062500

User Charges

500

Total:

6163000

In Words: RUPEES SIXTY ONE LAKH SIXTY THREE THOUSAND ONLY

JOINT SUB-REGISTRAR - 5

Gandipet, R.R. Dist.

Prepared By: MUNEERUDDIN

Signature by SR

RETURNED

