



## Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 30/08/2024, 02:09 PM

SRO Name: 2309 Suryapet

Receipt No: 12559

Receipt Date: 30/08/2024

Name: V GOPAIAH  
Transaction: Development Agreement Cum GPA  
Chargeable Value: 335228000 DD No:  
Bank Name:  
E-Challan Bank Name: SBIN

DD Dt:  
Bank Branch:  
E-Challan Bank Branch:

CS No/Doct No: 12408 / 2024

Challan No:  
Challan Dt:

E-Challan No: 978WDZ260824  
E-Challan Dt: 26-AUG-24

| Account Description                                                            | Amount Paid By |         |    | E-Challan |
|--------------------------------------------------------------------------------|----------------|---------|----|-----------|
|                                                                                | Cash           | Challan | DD |           |
| Registration Fee                                                               |                |         |    | 100000    |
| Deficit Stamp Duty                                                             |                |         |    | 3352180   |
| User Charges                                                                   |                |         |    | 1000      |
| Total:                                                                         |                |         |    | 3453180   |
| In Words: RUPEES THIRTY FOUR LAKH FIFTY THREE THOUSAND ONE HUNDRED EIGHTY ONLY |                |         |    |           |

Prepared By: SHANKAR

Signature by SR



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| Deficit Stamp Duty                                                             |                |         |    | 3352180   |
| User Charges                                                                   |                |         |    | 1000      |
| Total:                                                                         |                |         |    | 3453180   |
| In Words: RUPEES THIRTY FOUR LAKH FIFTY THREE THOUSAND ONE HUNDRED EIGHTY ONLY |                |         |    |           |

Prepared By: SHANKAR

Signature by SR



10.12.2024

ORIGINAL



తెలంగాణ తెలంగాణ TELANGANA

*DUSA SRINIVAS RAO* Z 660029

Tran Id: 240701191103211865

Date: 01 JUL 2024, 07:13 PM

Purchased By:

Y ANJIAH

S/o Y LINGAIAH

R/o HYDERABAD

For Whom

VISTA VIEW LLP

DUSA SRINIVAS RAO  
LICENSED STAMP VENDOR

Lic. No. 23/98

Ren.No. 23/23

12-11-696, WARASIGUDA,

SECUNDERABAD

Ph 9247420863

### JOINT DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY

This Joint Development Agreement cum General Power of Attorney (hereinafter referred to as JDA) is made and executed on this 31<sup>st</sup> day of July, 2024 by and between:

1. Shri. Vuppala Gopaiah, S/o. Late Vuppala Nagalingam, aged about 83 years, resident of 1-2-147/M/3, K. K. Road, Suryapet, Telangana (Aadhaar no. 5423 9723 2273).
2. Shri. Vuppala Srinivas, S/o. Shri Vuppala Gopaiah, aged about 55 years, resident of 1-2-147/A/3, Municipal Quarters, K.K. Road, Suryapet, Telangana (Aadhaar no. 9602 6038 8960).
3. Smt. Paidimarry Nirmala, W/o. Suresh, (D/o. Shri Vuppala Gopaiah), aged about 53 years, resident of H. no. 19-457, Reddy Colony, Miryalaguda, Nalgonda District, Telangana (Aadhaar no. 8363 386 67369).
4. Mr. Vuppala Rajendra Prasad, S/o. Late Vuppala Nagalingam, aged about 69 years, resident of H. No. 1-4-141, Edga Road, Suryapet, Telangana (Aadhar no. 5276 9895 9404).

Hereinafter jointly referred to as the Owners, and severally as Owner No. 1 and Owner No. 2, Owner no. 3 and Owner no. 4, respectively.

AND

M/s. Vista View LLP, a Limited Liability Partnership having its registered office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003 (PAN No.AAUFV8287A) and represented by its Designated Partner, Mr. Sachin Malve, S/o. Mr. Durgadas Malve, aged about 53 years, occupation Business, H. no. 1-8-215/30/C, Park Avenue Colony, P.G. Road, Secunderabad. Hereinafter referred to as the Developer.

*Sachin Malve*  
*Torasa*

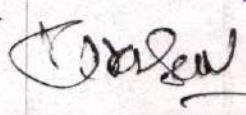
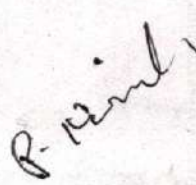
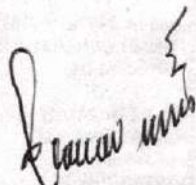
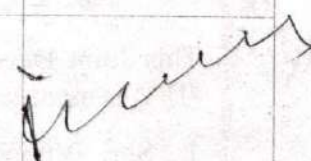
*M/s. VISTA VIEW LLP*  
*Sachin Malve*  
Designated Partner



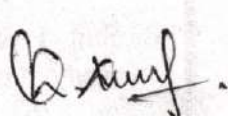
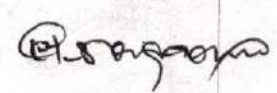
**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Suryapet 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 30th day of AUG, 2024 by Sri V Gopaiah

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

| Sl No | Code | Thumb Impression                                                                    | Photo                                                                                                                            | Address                                                                                                                                                                                                                     | Signature/Link Thumb Impression                                                       |
|-------|------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | CL   |    | <br>M/S VISTA VIEW LLP I<br>[2309-1-2024-12408] | M/S VISTA VIEW LLP REP BY SACHIN MALVE<br>S/O. DURGADAS MALVE<br>5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD SECUNDERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500003<br><i>Sachin Malve</i> |    |
| 2     | EX   |    | <br>VUPPALA RAJENDRA<br>[2309-1-2024-12408]     | VUPPALA RAJENDRA PRASAD<br>S/O. LATE VUPPALA NAGALINGAM<br>1-4-141, EDGA ROAD, SURYAPET VILL., SURYAPET MDL., SURYAPET DIST., TELANGANA, 508213,<br><i>Vuppala</i>                                                          |    |
| 3     | EX   |    | <br>PAIDIMARRY NIRMALA<br>[2309-1-2024-12408]   | PAIDIMARRY NIRMALA<br>W/O. SURESH<br>19-457, REDDY COLONY, MIRYALAGUDA VILL., MIRYALAGUDA MDL., NALGONDA DIST., TELANGANA, 508207,<br><i>P. Nirmala</i>                                                                     |    |
| 4     | EX   |   | <br>VUPPALA SRINIVAS<br>[2309-1-2024-12408]    | VUPPALA SRINIVAS<br>S/O. VUPPALA GOPAIAH<br>1-2-147/1/3, MUNICIPAL QUARTER, K K ROAD, SURYAPET VILL., SURYAPET MDL., SURYAPET DIST., TELANGANA, 508213,<br><i>Vuppala</i>                                                   |   |
| 5     | EX   |  | <br>VUPPALA GOPAIAH:<br>[2309-1-2024-12408]   | VUPPALA GOPAIAH<br>S/O. LATE VUPPALA NAGALINGAM<br>1-2-147/M/3, K K ROAD, SURYAPET, SURYAPET VILL., SURYAPET MDL., SURYAPET DIST., TELANGANA, 508213,<br><i>Vuppala</i>                                                     |  |

**Identified by Witness:**

| Sl No | Thumb Impression                                                                    | Photo                                                                                                                          | Name & Address                 | Signature                                                                             |
|-------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------|
| 2     |  | <br>CH KRISHNA::30/0<br>[2309-1-2024-12408] | CH KRISHNA<br>HYDERABAD        |  |
| 1     |  | <br>K PRABHAKAR RE<br>[2309-1-2024-12]      | K PRABHAKAR REDDY<br>HYDERABAD |  |

30th day of August, 2024

Signature of Sub Registrar

Biometrically Authenticated by  
SRO GUDAYENTLA AMBEDKAR BABU RAO  
on 30-AUG-2024 14:22:16

Generated on: 30/08/2024 02:39:35 PM



Bk - 1, CS No 12408/2024 & Doct No 12197/2024.  
Sheet 1 of 48  
Sub Registrar  
Suryapet



The expressions Owners and Developer shall mean and include unless it is repugnant to the context, their respective heirs, legal representatives, administrators, executors, successor in interest, assignees, nominees and the like.

## 1. DEFINITIONS.

- 1.1. Scheduled Land: Shall mean all that land admeasuring Ac. 4-00 gts., forming a part of Sy. No. 745, of Pillalamarri Village, Suryapet Mandal, Suryapet District of Telangana State. The Scheduled Land is described in detail in Annexure-A. The site plan of the Scheduled Land along with the proposed development is given in Annexure-B.
- 1.2. Flat: Shall mean individual flats that are proposed to be sold to prospective customers wherein the customer will become the absolute owner of his/her Flat(s) along with car parking and undivided share in the Scheduled Land. The Flat(s) along with car parking and undivided share of land is hereinafter referred to as Flat(s).
- 1.3. RERA ACT: Shall mean RERA Act 2016 of Telangana State along with the rules and regulations under the Act.
- 1.4. Carpet area, built up area, super built up area (SBUA): The built-up area of each Flat shall mean the area of the flat covered by external walls on all four sides including wall thickness, balconies, ducts. The super built-up area of each flat shall be the built-up area plus the proportionate area of common passages, lifts, lobbies, fire ducts, electrical ducts, headroom, lift room, electrical room, clubhouse, etc. Typically 1,000 sft of super built-up area would include about 750 sft of built-up area plus 250 sft of common areas. Super built-up area would exclude parking areas. The carpet area mentioned herein is as defined under the RERA Act, i.e., 'Carpet area means the net usable floor area of an apartment excluding the area covered by external walls, areas under service shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by internal partition walls of the apartment'. The details of carpet, built-up and super built-up areas of each flat is given in Annexure-E.
- 1.5. Car parking: shall mean car parking slot in basement/parking area of the Housing Project. Car parking in the basement shall be of two types: a. Single car parking shall mean a parking slot for one car admeasuring about 105 sft (about 7' 6" x 14') b. Family car parking shall mean a parking slot of two cars parked one behind the other admeasuring about 210 sft (about 7' 6" x 28').
- 1.6. VGS Vista Grande or Housing Project: Shall mean the Housing Project consisting of 4 residential blocks + clubhouse block + basement for parking + all Common Amenities and facilities proposed to be developed on the Scheduled Land.
- 1.7. Common Amenities: Shall mean all areas within the Housing Project that are not specifically allotted or sold to the parties herein and/or to their prospective customers like open to sky areas, compound wall, driveways, clubhouse, corridors, staircases, lift, infrastructure for utilities (water supply, electricity supply), sumps, overhead tanks, etc. No Flat owner shall have any exclusive rights on the Common Amenities and such Common Amenities shall be for use and enjoyment of all owners /occupants of the Flats.
- 1.8. Flat numbers: As per building permit order, other correspondence and documentation with Suryapet Municipality/DTCP and other departments the proposed development of Flats in basement for parking and 5/8 upper floors has been referred to as ground floor, first floor, second floor and so on. However, for the purpose of this JDA and for future agreements and deeds with prospective customers the Flats on each floor have been labeled as A101, A201, A301 and so on, signifying block number, floor number and flat number. For the purpose of this agreement 5/8 floors have been numbered as first floor, second floor till eighth floor. The usage of the term 'ground floor' has been avoided. Example: Flat C403 means Flat no. 3 on the fourth floor in C block.

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*[Handwritten signature]*  
**M/S. VISTA VIEW LLP**  
**Sachin Malik**  
**Designated Partner**



| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|------------------|-------|----------------|-----------|
|       |                  |       | Suryapet       |           |

**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                           | Address:                                                                   | Photo                                                                                 |
|-------|-----------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX2273<br>Name: Vuppala Gopaiah         | S/O Vuppala Nagalingam,<br>Suryapet, Suryapet, Nalgonda, Telangana, 508213 |    |
| 2     | Aadhaar No: XXXXXXXX8960<br>Name: Vuppala Srinivas        | S/O Vuppala Gopaiah,<br>Suryapet, Suryapet, Nalgonda, Telangana, 508213    |    |
| 3     | Aadhaar No: XXXXXXXX7369<br>Name: Paidimarri Nirmala      | W/O Suresh,<br>Miryalaguda, Miryalaguda, Nalgonda, Telangana, 508207       |   |
| 4     | Aadhaar No: XXXXXXXX9404<br>Name: Vuppala Rajendra Prasad | S/O Vuppala Nagalingam,<br>Suryapet, Suryapet, Nalgonda, Telangana, 508213 |  |
| 5     | Aadhaar No: XXXXXXXX8663<br>Name: Sachin Malve            | S/O Durgadas Malve,<br>Secunderabad, Hyderabad, Andhra Pradesh, 500003     |  |

**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                        | 3352180        | 0        | 0                           | 0                | 3352280        |
| 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              |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                 | <b>3453180</b> | <b>0</b> | <b>0</b>                    | <b>0</b>         | <b>3453280</b> |

Rs. 3352180/- 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. 335228000/- was paid by the party through E-Challan/BC/Pay Order No ,978WDZ260824 dated ,26-AUG-24 of ,SBIN/

Bk - 1, CS No 12408/2024 & Doct No 12197/2024.

Sub Registrar  
Suryapet

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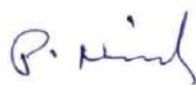
## 2. OVERVIEW.

- 2.1. The Owners herein are absolute Owners and in peaceful possession of the Scheduled Land.
- 2.2. The Owners have expressed interest in developing the Scheduled Land into a housing complex.
- 2.3. The Owners have expressed interest in developing entire Scheduled Land by constructing residential flats/apartments along with common amenities like clubhouse, roads, drains, water & electricity supply, landscaping, gates, children's park, compound wall, sports & recreational facilities, etc.
- 2.4. The Owners do not have adequate expertise and experience in taking up the housing project on their own and have been scouting for an entrepreneur who has the requisite resources and expertise.
- 2.5. M/s. Modi Properties Pvt. Ltd., is a leading developer in Hyderabad for over 3 decades. The Developer herein is a subsidiary/associate of M/s. Modi Properties Pvt. Ltd. The Developer is an SPV formed for development of the Scheduled Land. The Developer is in the business as real estate developers and managers and the Owners have approached the Developer for purposes of taking up the development of the Scheduled Land.
- 2.6. The Developer has agreed to take on development the Scheduled Land as proposed by the Owners. The Developer intends to develop the entire Scheduled Land by constructing residential flats along with certain common amenities.
- 2.7. The Developer keeping in view the optimum utilization of land, salability and other relevant factors intends to undertake development of the residential housing project with the following salient features:
  - 2.7.1. A highrise building of 8 floors shall be constructed to maximize the salable area.
  - 2.7.2. Parking shall be provided in basement floor/ stilt floor. Atleast one car parking shall be provided for each Flat.
  - 2.7.3. A clubhouse of admeasuring about 3% of the total built-up area shall be constructed on the Scheduled Land with facilities like banquet hall, gym, recreation room, swimming pool, etc.
  - 2.7.4. Flat(s) will be sold to prospective customers wherein the customer will become the absolute owner of his/her Flat(s).
  - 2.7.5. Largely, 3 types of Flats are proposed to be constructed having an super built-up area of about 985 sft (2BHK), 1,290 sft (3BHK) & 1,580 sft (3BHK). However, some flats may be of varying sizes.
  - 2.7.6. Common Amenities and utility services like roads, footpaths, water supply, electric power supply, children's park, tree plantation, sports facilities, etc., shall also be developed on the Scheduled Land.
  - 2.7.7. The Owners and Developer shall register the Housing Project under RERA Act and agreed to abide by its rules.
- 2.8. The parties herein have agreed to name the housing project as "VGS Vista Grande, Suryapet".
- 2.9. The parties hereto are desirous of recording the understanding reached amongst them with regard to the development of the entire Scheduled Land into writing as given herein.

## 3. ESSENCE OF UNDERSTANDING.

- 3.1. The Developer and the Owners have hereto reached into an agreement and understanding as under.
- 3.2. The Developer shall take the entire responsibility to develop the Scheduled Land at its own cost.
- 3.3. The Developer shall obtain necessary permits for building construction and other permissions at its own cost.


  
M/s. VISTA VIEW LLP  
Designated Partner

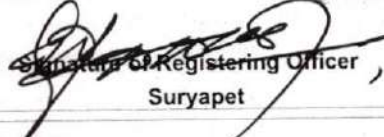


**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 3453230/-, DATE: 26-AUG-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8479702822317, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 8479702822317, REMITTER NAME: MR. SACHIN MALVE, EXECUTANT NAME: MR. VUPPALA GOPAIAH AND OTHERS, CLAIMANT NAME: VISTA VIEW LLP REP BY MR. SACHIN MALVE).

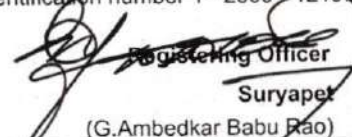
Date:

30th day of August, 2024

  
Registering Officer,  
Suryapet

**Certificate of Registration**

Registered as document no. 12197 of 2024 of Book-1 and assigned the identification number 1 - 2309 - 12197 - 2024 for Scanning on 30-AUG-24 .

  
Registering Officer  
Suryapet  
(G.Ambedkar Babu Rao)

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12197/2024. Sheet 3 of 48 Sub Registrar  
Suryapet

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- 3.4. The entire Scheduled Land is proposed to be developed into a Housing Complex.
- 3.5. The Housing Complex shall consist of basement for parking, 4 blocks of flats, clubhouse building and common amenities.
- 3.6. The permit for building construction shall be obtained in 2 phases i.e., for first 5 floors of Flats and thereafter for the 3 upper floors.
- 3.7. The constructed area along with proportional parking space and proportionate undivided share in the Scheduled Land shall be shared amongst the Developer and the Owners in certain proportion as provided under this agreement. The respective share shall be identified in terms of the number of Flats that are proposed to be constructed.
- 3.8. In view of the above sharing of constructed area together with undivided share in the Scheduled Land the ownership rights of the Owners and the Developer in the Scheduled Land shall get restricted and limited to the extent of the undivided share of land attached to the Flats which are agreed to be shared amongst themselves.
- 3.9. The Owners and the Developer shall be entitled absolutely to sell their respective shares of identified Flats without any let and hindrance from each other and to convey perfect title to the prospective purchasers of the Flats. The Developer and the Owners shall execute all such documents that may be required to convey perfect title to prospective purchasers.
- 3.10. The Owners are by way of this agreement authorizing the Developer to develop the Scheduled Land and sell/convey its share of Flats to prospective purchasers.
- 3.11. By way of this JDA the parties herein have identified and allotted Flats falling to their share for the first 5 floors in the Housing Project. The parties have herein agreed to execute and register a supplementary JDA, within 3 months of obtaining building permit for the upper 3 floors for allotment of their respective share of Flats.

#### 4. TITLE OF LAND.

- 4.1. Whereas late Vuppala Nagalingam was the owner of several ancestral lands in Sy. Nos. 737, 738, 739, 740, 745, 746, 747, & 748 of Pillalamarri Village, Suryapet Mandal, Suryapet District of Telangana. Late Vuppala Nagalingam passed away on 9-09-1994.
- 4.2. These lands devolved to the Hindu Undivided Family of Late Vuppala Nagalingam. Late Vuppala Nagalingam was survived by 7 sons. Accordingly, the seven sons of late Vuppala Nagalingam, viz., Late V. Rammurthy, Late V. Srisailam, V. Gopaiah, V. Suryanarayana, V. Chandra Shekar, Late V. Vidya Sagar and V. Rajendra Prasad are hereinafter referred to as Seven Sons, became absolute owners of the above referred lands.
- 4.3. After the death of late Vuppala Nagalingam, the Seven Sons of late Vuppala Nagalingam amicably partitioned the lands referred to above amongst themselves, by way of a partition deed dated 16-12-1994.
- 4.4. The name of late of Vuppala Nagalingam has been appropriately reflected in the revenue records (pahanis). After his death the revenue records reflect the name of his eldest son viz., late Vuppala Ramurthy as the owner of the above referred lands.
- 4.5. The partition deed of 1994 was presented to the revenue authorities and based on the said partition deed the revenue authorities have mutated the lands in favour of the Seven Sons and appropriate entries were made in the revenue records. Patta passbooks and title books were issued to the Seven Sons of late Vuppala Nagalingam. The Owner no. 1 herein is the 3<sup>rd</sup> son of Late Vuppla Nagalingam and patta no. 138, passbook no. 463242 and title book no. 462342 were issued to him.

*[Handwritten signature]*  
*[Handwritten signature]*

*P. Rini*  
*[Handwritten signature]*

*[Handwritten signature]*  
**M/s. VISTA VIEW LLP**  
**Sachin Mahesh**  
**Designated Partner**





Bk - 1, CS No 12408/2024 & Doct No 12197/2024. Sheet 4 of 48 Sub Registrar Suryapet

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- | Sl. No. | Donor           | Donee                             | Gift deed no. | Date       | Extent of gifted land |
|---------|-----------------|-----------------------------------|---------------|------------|-----------------------|
| 1       | Vuppala Gopaiah | Vuppala Srinivas (son)            | 661/2023      | 19-06-2023 | Ac. 1-00 gts          |
| 2       | Vuppala Gopaiah | Paidimarry Nirmala (daughter)     | 663/2023      | 19-06-2023 | Ac. 1-00 gts          |
| 3       | Vuppala Gopaiah | Vuppala Rajendra Prasad (brother) | 664/2023      | 19-06-2023 | Ac. 1-00 gts          |

- | S No | Owner                   | Patta no. | Passbook no. | Extent of ownership of land is Sy. No. 745, Pillalamarri Village |
|------|-------------------------|-----------|--------------|------------------------------------------------------------------|
| 1    | Vuppala Gopaiah         | 138       | T29210120091 | Ac. 4-24 gts.                                                    |
| 2    | Vuppala Srinivas        | 61297     | T29210124367 | Ac. 1-00 gts.                                                    |
| 3    | Paidimarry Nirmala      | 61298     | T29210124368 | Ac. 1-00 gts.                                                    |
| 4    | Vuppala Rajendra Prasad | 693       | T29210120429 | Ac. 1-00 gts.                                                    |

- | S No | Name of owner           | Extent of land converted in Sy. No. 745 | Proceeding no. | Issued by the MRO | Date of proceeding |
|------|-------------------------|-----------------------------------------|----------------|-------------------|--------------------|
| 1.   | Vuppala Gopaiah         | Ac. 1-00 gts.                           | 2300872524     | Thasildar         | 29-12-2023         |
| 2.   | Vuppala Srinivas        | Ac. 1-00 gts.                           | 2300872081     | Thasildar         | 15-12-2023         |
| 3.   | Paidimarry Nirmala      | Ac. 1-00 gts.                           | 2300872472     | Thasildar         | 15-12-2023         |
| 4.   | Vuppala Rajendra Prasad | Ac. 1-00 gts.                           | 2300872434     | Thasildar         | 15-12-2023         |

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Terasal

M/s. VISTA VIEW LLP  
Sachin Make  
Designated Partner





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## 5. PERMITS.

5.1. The parties herein have jointly made applications for building permit and other statutory permits as per the details given below:

5.1.1. NOC from Airports authority has been obtained for a building of height 170.15 mtrs vide NOC Id no. OFFKMT/SOUTH/B/111023/825393 dated 16-11-2023.

5.1.2. Provisional NOC from fire department was obtained for developing a building consisting of basement + 8 upper floors, in 4 residential blocks + a clubhouse building vide Ack no. 52489033202024 dated 21-05-2024.

5.1.3. Application for environment clearance was made to State Environment Impact Assessment Authority (SEIAA) for developing a building consisting of basement + 8 upper floors, in 4 residential blocks + a clubhouse building dated 09-05-2024. The application is still pending for approval.

5.1.4. Application for building permit was made to Suryapet Municipality/DTCP for developing a building consisting of basement + 5 upper floors, in 4 residential blocks + a clubhouse building. The application for building permit was favorably considered by the said authorities and a demand letter for payment of fees for Rs. 88,53,479/- was issued on 19-06-2024 in file no. 005851/BP/SURY/3049/0014/2024. As per the terms of the said letter the building permit would be issued upon payment of the said fees and charges and on compliance of other conditions.

5.2. The Parties herein have further agreed to the following:

5.2.1. The Developer shall pay the required fees for building permit within 7 days of executing this JDA.

5.2.2. That on release of the building permit the parties shall jointly make an application to the RERA authorities and obtain permit for sale of Flats (initially for 5 floors and thereafter for upper 3 floors) in the proposed development.

5.2.3. The permit for development is being obtained in 2 phases. In the first phase permit is being obtained for construction of basement + 5 upper floors with 4 residential blocks and one clubhouse building.

5.2.4. In the second phase, permit for additional 3 upper floors shall be applied for and obtained. However, application for the second phase of permit can only be made only after receipt of Environment Clearance referred to above.

5.2.5. Both parties shall cooperate with each other for obtaining said permits/NOCs/ clearances in phases and agree to not raise any objections on this count.

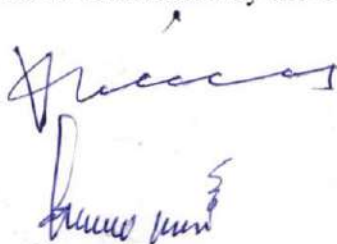
5.2.6. The terms of this JDA are primarily for development of basement + 5 upper floors, but shall be equally applicable to the development of the 3 upper floors, upon receipt of permit for the 3 upper floors.

## 6. TERMS OF JDA.

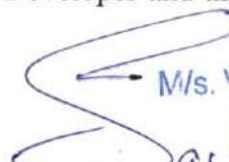
6.1. In pursuance of the foregoing and in consideration of mutual obligations undertaken by the Owners and Developer under this understanding, the Developer hereby agrees to develop the housing project on the Scheduled Land and the Owners hereby irrevocably authorize, appoint, nominate and empowers the Developer to undertake the development of about Ac. 4-00 gts., forming a part of Sy. no. 745 of Pillalamarri Village, Suryapet Mandal, Suryapet District of Telangana, being the Scheduled Land, subject to the terms and conditions hereinafter contained.

6.2. The Developer keeping in view the optimum utilization of land, salability and other relevant factors intends to undertake development of the Housing Project as per the details given above.

6.3. The Owners agree and affirm that they have understood the scheme of development of the Housing Project on the Scheduled Land formulated by the Developer and that they agree to the scheme so formulated by the Developer.





  
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- 6.4. The parties hereto have agreed that under the scheme of development the Developer shall take the entire responsibility of developing the Housing Project which inter-alia includes construction of Flat(s) and Common Amenities at its cost, risk and expense.
- 6.5. It is specifically agreed between the Owners and the Developer that the design and development of the Housing Project including the internal layout of each Flat, design of the Housing Project and the design and development of the Common Amenities shall be at the sole discretion of the Developer and that the Owners shall not interfere or raise any objections to the same.
- 6.6. Nature of the transaction between the Owners and the Developer:
- 6.6.1. The Owners agree to transfer 68% undivided share in the Scheduled Land to the Developer.
- 6.6.2. The Developer agrees to pay the consideration for the land transferred to it by the Owners in kind, by constructing Flats on the balance 32% undivided share in land retained by the Owners at the cost of the Developer.
- 6.6.3. During the course of development and on completion of the development on the Scheduled Land, the Developer shall become exclusive owner of 68% of the Flat(s) proposed to be constructed thereon along with appurtenant 68% undivided share in the Scheduled Land.
- 6.6.4. During the course of development and on completion of the development on the Scheduled Land, the Owners shall become exclusive owner of 32% of the Flat(s) proposed to be constructed thereon along with appurtenant 32% undivided share in the Scheduled Land.
- 6.6.5. The share of Flats allotted to the Owners and Developer shall be identified and recorded under this JDA (for the first 5 floors of Flats) and shall be recorded by way of a Supplementary Joint Development Agreement for the upper 3 floors after obtaining requisite building permits.
- 6.6.6. The Owners and Developer shall be absolutely authorized to sell their share of Flat(s) allotted to them along with car parking and undivided share of land to prospective purchasers without any further reference to each other.
- 6.6.7. The Owners, Developer and prospective purchasers shall be entitled to enjoy the Common Amenities, easement rights and other such rights in the Housing Project without claiming exclusive ownership of the same.
- 6.7. In consideration of the aforesaid premises and in consideration of the Developer agreeing to develop the Scheduled Land into a Housing Project by developing Flat(s) and Common Amenities for the Owners, 32% (thirty two percentage only) of the total Flat(s) proposed to be constructed, as per the specifications in Annexure – F at the cost of the Developer, the Owners agrees to convey or transfer 68% (sixty eight percentage only) of the total undivided share in the Scheduled Land in favour of the Developer and /or its nominees.
- 6.8. The consideration payable by the Developer to the Owners for sale and transfer of 68% of undivided share in the Scheduled Land pertaining to 68% of the total Flat(s) proposed to be developed/constructed is by way of development/construction and delivery of 32% of the total Flat(s) proposed to be constructed in the Housing Project by the Developer or its agent on the Scheduled Land at the cost of the Developer. In view of the same, the Owner is not liable to pay any amount to the Developer for development/construction of the Owner's 32% share of the Flat(s) and delivery thereof to the Owners. Likewise, the Developer is also not liable to pay any sale consideration for sale in its and /or in its nominees' favour of 68% of Undivided Share in Scheduled Land pertaining to 68% of the total Flat(s) proposed to be developed/constructed.

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Sachin Make  
Designated Partner



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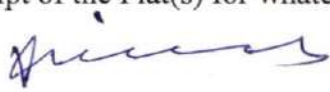




- 6.9. Accordingly, the consideration payable by the Developer to the Owners for transfer of 68% undivided share in the Scheduled Land shall be deemed and equal to the cost of construction of 32% share of the total Flat(s) proposed to be constructed. It is agreed between the parties herein that the Owners are transferring immovable property to the Developer in lieu of consideration being paid in kind by way of construction of flats on the Owners share of 32% in the Scheduled Land. For the purposes of valuation under section 16 of the GST Act, the consideration payable by the Developer to the Owner shall be the cost of construction + 10% profit incurred by the Developer for the Owners share of Flats.
- 6.10. It is further agreed that this JDA does not envisage any transfer of development rights, TDR, any other rights of whatsoever nature apart from what is given herein.
- 6.11. The Developer's right to get 68% of Flat(s) in the Scheduled Land conveyed to itself and/or its nominees, which is the consideration for its obligation to develop/construct and deliver to the Owners 32% of Flat(s) on the Schedule Land are valued equally.
- 6.12. That the Developer shall raise and spend all monies required for men and material for the construction of the Flat(s) and Common Amenities on the Scheduled Land.
- 6.13. That the Developer will provide the requisites amenities to all the Flat(s) such as water, electricity, drainage connections, electric transformers, meters, etc.
- 6.14. That for the purposes of commencement of the development under this understanding, the Owners hereby agree to let the Developer enter the Scheduled Land, excavate and start the development work and to do and perform all necessary acts on obtaining permits/sanction from DTCP/local municipality and other concerned authorities for construction. The Owners shall deliver the constructive and actual position of the Scheduled Land progressively as and when the Developer delivers the constructed area to the Owners.

## 7. ALLOTMENT OF FLATS.

- 7.1. The parties hereto have identified and determined their respective ownership of the flats, along with parking space and proportionate undivided share in the Scheduled Land. The details of the share of respective ownership of the parties is detailed in Annexure E attached herein. The summary of allotment is as under:
- 7.1.1. Allotment of Flats upto first 5 floors in 4 blocks:
- 7.1.1.1. The Developer shall be allotted 154 Flats in 4 blocks, admeasuring 1,97,315 sft of super built up area, along with 154 car parking and about 7,785 sq yds of undivided share in land.
- 7.1.1.2. The Owners shall be allotted 74 Flats in 4 blocks, admeasuring 91,115 sft of super built up area, along with 74 car parking and about 3,595 sq yds of undivided share in land.
- 7.1.2. Allotment of Flats for upper 3 floors in 4 blocks:
- 7.1.2.1. The Developer shall be allotted 68% Flats in 4 blocks, along with one car parking per Flat and about 4,668 sq yds of undivided share in land.
- 7.1.2.2. The Owners shall be allotted 32% Flats in 4 blocks, along with one car parking per Flat and about 2,262 sq yds of undivided share in land.
- 7.2. Owner no.1 to Owner no. 4 shall be collectively and together entitled to 32% of the total Flat(s) in the Housing Project on the Scheduled Land. The Flat(s) falling to the share of Owners shall further be divided between the Owner no. 1 to Owner no. 4 in equal proportion. That the apportionment amongst Owners of the Flat(s) received by them from time to time from the Developer is purely an internal arrangement and none of them will raise any objection or claim against third parties/buyers/prospective purchasers/Developer for non-apportionment/non receipt of the Flat(s) for whatever reason.


  
M/s. VISTA VIEW LLP  
Sachin Mahesh  
Designated Partner



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- 7.3. The Developer shall be entitled to the remaining 68% of Flat(s) in the Housing Project on the Scheduled Land.
- 7.4. It is specifically agreed that the allotment of Flats shall be such that the Developer and Owners get equitable share in the Flat(s) as per the above ratio. It is further agreed that the division of Flat(s) shall be made in such a manner that the Developer and Owners get equitable share in the Flat(s) as per the above ratio in each of the following:
- 7.4.1. Number of Flat(s).
  - 7.4.2. The aggregate Super built-up area of the Flat(s).
  - 7.4.3. Flat(s) of different kinds considering corner and middle Flat(s), types of the Flat(s), areas of the Flat(s), east and west facing Flat(s), floors, etc.
  - 7.4.4. No. of car parkings.
  - 7.4.5. Flats mortgaged to DTCP/local authority.
  - 7.4.6. The Owners share of Flat(s) shall be further sub-divided between Owner no.1 to Owner no. 4 equally and equitably as given above.

8. SUPPLEMENTARY JDA.

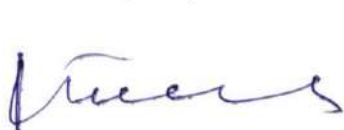
- 8.1. Both parties herein agreed to enter into one or more Supplementary Joint Development Agreements, for allotment of Flats, for the upper floors, within 3 months from receiving building permit for the same.

9. SPECIFICATIONS.

- 9.1. The construction shall be of the first class quality as per the details and specifications given in the Annexure -F hereto. The quality of construction of the standard Flat(s) to be delivered to the Owners and the standard Flat(s) falling to the share of the Developer in terms of this understanding shall be uniform and similar and in accordance with the specifications set out in the Annexure-F.

10. TIMELINE.

- 10.1. That the Developer hereby undertake and agree to construct the Flat(s) and deliver to Owners their share of Flat(s) within 48 months from the date of receipt of sanction / permission for construction from Suryapet Municipality/DTCP.
- 10.2. The Developer proposes to divide the Housing Complex into 4 blocks namely block A, block B, block C and block D. The Developer proposes to complete the construction of the Housing Complex in phases as under:
- 10.2.1. Block D within 18 months from receipt of building permit, subject to 6 months grace period.
  - 10.2.2. Block C within 32 months from receipt of building permit, subject to 6 months grace period.
  - 10.2.3. Block B within 38 months from receipt of building permit, subject to 6 months grace period.
  - 10.2.4. Block A within 48 months from receipt of building permit, subject to 6 months grace period.
  - 10.2.5. The Developer assures the Owners that there will not be a time over run of more than 6 months in handing over the agreed area except for reasons beyond its control (such as any natural calamities, abrupt change in Government Policies, unexpected shortage of materials, etc.). The Owners agree for such grace period of 6 months.


  
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Designated Partner

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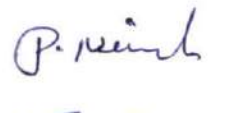
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- 10.2.6. In case of delay beyond the time stipulated, except for reasons beyond control (i.e., force majeure event), the Developer will pay the Owners a sum of Rs. 6/- per sft for every month of delay, for the area of each flat that has not been handed over to the Owners.
- 10.2.7. In the unlikely event of the Developer not being able to complete construction of all the Flat(s) falling to the share of the Owners, after a period of 48 months from the date of building permit, then the parties herein agree that the Developer shall in lieu of Flat(s) to be given to the Owners provide fully constructed Flat(s), that have not been sold, of equivalent size, from its share to the Owners. However, such an exchange / swap shall be on mutually agreed terms.
- 10.3. It is agreed by the Owners and the Developer that the construction and handover of the Owners share of Flat(s) shall be deemed to be completed on completion of major works like civil works, plumbing, electrical conducting, drainage, water proofing, elevation works, first coat of paint, grills and windows, doors, etc. The balance works like final coat of paint, bathroom tiles, electrical wiring and switches, flooring tiles, CP & Sanitary fittings, etc., shall be completed by the Developer upon the request of the Owners within 90 days of such a request so as to enable the prospective customers of the Owners to customize / make changes to the interiors within their Flat(s).
- 10.4. The parties herein have agreed that an advance intimation of 30 days by the Developer to the Owners for completion of the Flat shall be deemed to be handover of the completed Flat to the Owners. The Owners shall inspect the Flat within 7 days of such an intimation and provide a written list of snags to the Developer and the Developer shall be obliged to complete the works within the said 30 days period.
- 10.5. The completion/handover of the Flat by the Developer to the Owners shall not be linked to obtaining completion certificate, occupancy certificate or any such statutory approval or NOC.
11. REFUNDABLE SECURITY DEPOSIT.
- 11.1. The Owners have requested the Developer to deposit an amount of Rs. 160 Lakhs (Rupees One Hundred and Sixty Lakhs Only) as security deposit towards performance guarantee for fulfilling its obligations under this JDA.
- 11.2. The Developer has paid Rs. 40 Lakhs (Rupees Forty Lakhs only) as on date and the receipt of which is acknowledged by the Owners.
- 11.3. Additional security deposit of Rs. 20 lakhs shall be paid by the Developer to the Owners at the time of execution of JDA in favour of the Developer.
- 11.4. The third instalment of Rs. 20 lakhs shall be paid by the Developer to the Owners on receipt of building permit for basement + 5 upper floors from DTCP/Suryapet Municipality.
- 11.5. The fourth installment of Rs. 20 lakhs shall be paid by the Developer to the Owners at the time of handing over possession of the Scheduled Land to the Developer, within 30 days of receipt of the building permit for construction of basement + 5 upper floors.
- 11.6. The fifth instalment of Rs. 60 lakhs shall be paid by the Developer to the Owners on receipt of building permit for 3 upper floors from DTCP/Suryapet Municipality at the time of executing a Supplementary JDA.
- 11.7. The Security deposit shall be refunded to the Developer only after completion of all Flat(s) and within 15 days of intimation by the Developer to the Owners for refund of the same. The Developer in order to ensure the refund of the Security deposit towards the performance guarantee shall handover possession of the last 10 Flat(s) agreed to be developed/ constructed falling to the share of the Owners only after refund of the said security deposit.


  
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Sachin Mahesh  
Designated Partner



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## Online Challan Proforma[SRO copy]

Challan No: 978WDZ260824

BANK Code:  
SBH

Payment : NEFT/RTGS

## I Remmitter Details

Name MR. SACHIN MALVE  
Address SECUNDERABAD  
PAN Card Number AAUFV8287A  
Aadhar Card Number  
Mobile Number \*\*\*\*\*561

## II Executant Details

Name MR. VUPPALA GOPAIAH AND OTHERS  
Address SURYAPET

## III Claimant details

Name VISTA VIEW LLP REP BY MR. SACHIN MALVE  
Address SECUNDERABAD

## I V Document Nature

Nature of Document Development Agreement Cum GPA  
Property Situated in(District) SURYAPET  
SRO Name SURYAPET

## V Amount Details

Stamp Duty 3352180  
Transfer Duty 0  
Registration Fee 100000  
User Charges 1000  
Mutation Charges 0  
Haritha Nidhi 50  
TOTAL 3453230  
Total in Words Thirty Four Lakh Fifty Three Thousand Two Hundred Thirty Rupees Only  
Date(DD-MM-YYYY) 26-08-2024  
Transaction Id 8479702822317

Signature of remitter

## Online Challan Proforma[Citizen copy]

Challan No: 978WDZ260824

BANK Code:  
SBH

Payment : NEFT/RTGS

## I Remmitter Details

Name MR. SACHIN MALVE  
Address SECUNDERABAD  
PAN Card Number AAUFV8287A  
Aadhar Card Number  
Mobile Number \*\*\*\*\*561

## II Executant Details

Name MR. VUPPALA GOPAIAH AND OTHERS  
Address SURYAPET

## II Claimant details

Name VISTA VIEW LLP REP BY MR. SACHIN MALVE  
Address SECUNDERABAD

## I V Document Nature

Nature of Document Development Agreement Cum GPA  
Property Situated in(District) SURYAPET  
SRO Name SURYAPET

## V Amount Details

Stamp Duty 3352180  
Transfer Duty 0  
Registration Fee 100000  
User Charges 1000  
Mutation Charges 0  
Haritha Nidhi 50  
TOTAL 3453230  
Total in Words Thirty Four Lakh Fifty Three Thousand Two Hundred Thirty Rupees Only  
Date(DD-MM-YYYY) 26-08-2024  
Transaction Id 8479702822317

Signature of remitter

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9246165561

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## Document Registrartion eChallan Slip



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## Remitter / SRO / District-Registrar Details

|                |                  |
|----------------|------------------|
| Name           | MR. SACHIN MALVE |
| Mobile Number  | 9246165561       |
| Challan Number | 978WDZ260824     |
| PassCode       | 6f1R1            |



## 12. GENERAL POWER OF ATTORNEY IN FAVOUR OF DEVELOPER.

- 12.1. The Owners have on this day executed a General Power of Attorney, as given herein, in favour of the Developer to enable the Developer to sell (or mortgage) their share of Flats to any intending Purchaser (or financial institutions), without any further reference to the Owners.
- 12.2. In pursuance of the foregoing and in consideration of the mutual obligations undertaken by the Developer and the Owners under this JDA the Owners hereby constitute and appoint the Developer as their lawful attorney to represent and act on behalf of the Owners to do the following acts in the name of and on behalf of the Owners with respect to the Developer's share of Flats along with proportionate undivided share in the Scheduled Land and with appurtenant parking as per details given in Annexure D & E herein:
  - 12.2.1. To enter into sub contract for the sale of the said Flats for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
  - 12.2.2. To sign / execute booking forms, agreement of sale, agreement of construction or such other agreements or deeds in favour of prospective purchasers.
  - 12.2.3. To sell the said flats to the prospective purchaser or his / her nominee or nominees and to collect sale consideration and other charges in its favour.
  - 12.2.4. To execute the sale deed or sale deeds in favour of the prospective purchasers or their nominees, receive the consideration money, to present the sale deed or deeds executed by them in favour of the prospective purchasers or their nominees before the concerned registering office, admit execution and receipt of consideration and procure the registered deeds.
  - 12.2.5. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
  - 12.2.6. To enter into tripartite agreement and deeds with housing finance companies and prospective purchasers.
  - 12.2.7. To execute all such documents, deeds and agreements with housing finance companies for the purposes of securing loans in favour of prospective purchasers.
  - 12.2.8. To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said flats.
  - 12.2.9. To sign and verify complaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said flats.
  - 12.2.10. To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.
  - 12.2.11. Generally to act as the Attorney or Agent of the Owners in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said flats as fully and effectually in all respects as the Owners themselves would do if personally present.

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M/s. VISTAVIEW LLP  
  
Sachin Mahre  
Designated Partner



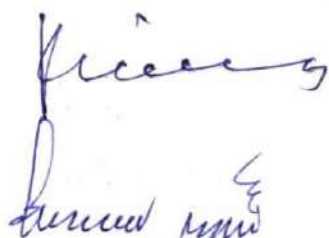
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- 12.3. Further the Owners hereby constitute and appoint the Developer as their lawful attorney to represent and act on behalf of the Owners to do the following acts in the name of and on behalf of the Owners with respect to the Scheduled Land and the Housing Project:
- 12.3.1. To make an application to DTCP/Suryapet Municipality and other statutory authorities for obtaining additional permits, NOCs, occupancy certificate, release of mortgage and such other purposes in relation to the Housing Project.
- 12.3.2. To apply for utility services including electricity supply, water supply, sewage connections and to make such necessary payments in the name of the Owners.
- 12.3.3. To execute/sign all such agreements, deeds (including hypothecation and mortgage deeds), forms, applications, affidavits, undertakings and the like in relation to obtaining permits/ NOCs and the like from any statutory authority/utility/ government in relation to or required for the development of the Scheduled Land into a Housing Project.
- 12.4. The Owners for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, namely the Developer in pursuance of these presents.
13. GENERAL POWER OF ATTORNEY IN FAVOUR OF OWNER NO. 2.
- 13.1. Owner no. 1, Owner no. 3 and Owner no. 4 herein are busy with their day to day activities and are unable to make representations/ applications /sign documents and do such acts and deeds that may be required for the purposes of obtaining permits/ NOCs for development of the Scheduled Land. Therefore, Owner no. 1, Owner no. 3 and Owner no. 4 hereby constitute and appoint Owner no. 2 as their lawful attorney to represent and act on behalf of all the Owners to do the following acts in the name of and on behalf of all the Owners with respect to development of the Scheduled Land into a Housing Project:
- 13.1.1. To execute, sign and file all the statements, petitions, applications, plans, undertakings, affidavits and declarations etc., necessary for and incidental to obtaining permits, NOCs, etc., for purposes of developing a Housing Project on Scheduled Land. In particular to make applications to DTCP, Suryapet Municipality, revenue department, fire department, pollution control board, environment board, Airport Authority, electricity board, water board and RERA authority.
- 13.1.2. To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said Housing Project.
- 13.1.3. To sign and verify complaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents in relation to the said Housing Project.
- 13.1.4. To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required solely for purpose of obtaining building permit from statutory authorities as per existing bye-laws.
- 13.1.5. To execute mortgage deed, gift deed, transfer deed relating to common areas of the Housing Project in favour of DTCP/local that are required solely for purpose of obtaining building permit from statutory authorities as per existing bye-laws.
- 13.1.6. To make an application to DTCP and other statutory authorities for obtaining occupancy certificate, release of mortgage and such other purposes in relation to the Housing Project.
- 13.1.7. To execute and apply for electricity connections, water connections, drainage connections and to make such necessary payments in the name of the Owners.





  
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- 13.1.8. To produce for verification original title documents or certify as true copy of such documents to statutory authorities or housing finance companies.
- 13.1.9. To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to obtaining approval from banks and housing finance companies to enable prospective customers obtain housing loans.
- 13.1.10. To execute and register a supplementary agreement, as required under this JDA, clearly demarcating the division/ allotment of flats between the Developer and the Owners, to enable the Developer and each individual Owner to sell flats so allotted to them, to prospective customers, without any further reference to each other.
- 13.1.11. Generally to act as the Attorney or Agent of the Owners in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said Housing Project as fully and effectually in all respects as the Owners themselves would do if personally present.
- 13.1.12. To execute/sign and present for registration the Supplementary Joint Development Agreement for allotment of Flats to the Owners and Developer as given herein.
- 13.1.13. The Owners for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney, namely the Developer in pursuance of these presents.
- 13.1.14. The lawful attorney shall not be entitled to sell, lease, alienate, mortgage, create charge, transfer, accept monies or undertake any such activity, apart from the ones mentioned above, with respect to the share of flats allotted to Owner nos.1, Owner no. 3 and Owner no. 4 or in general to any property not specifically allotted to Owner no. 2 herein.

#### 14. TAXES AND OTHER CHARGES.

- 14.1. That the Developer shall construct the Flat(s) as per specifications given in Annexure-F. The cost of any alteration/additions made to the Flat(s) allotted to the Owners on the request of the Owners or their buyers shall be payable by the Owners and / or by such buyers to the Developer.
- 14.2. Further, the Owners shall be liable to pay to the Developer water and electricity connection charges amounting to about Rs. 75,000/- per Flat, subject to change from time to time, falling to the share of the Owners towards cost of transformers, meters, electrical panels & other equipment, cables, RO plant, sump, fees and charges payable to the concerned authorities, etc. for the Flat(s) allotted to them.
- 14.3. As a marketing strategy, from time to time, special offers will be made which may include providing modular kitchen, furniture, soft furnishings, false ceiling, air-conditioners, etc., free of cost to prospective buyers. The cost of providing such furniture's and fixtures shall be borne by the Owners for their share of Flat(s).
- 14.4. All taxes including capital gains, income and wealth tax that may arise on account of the benefits to the Owners under this JDA shall be paid by the Owners. All such taxes shall be charged on the Owner's share of Flat(s).
- 14.5. That the Owner shall be responsible for payment of all such charges, levies, taxes, transfer fees, regularization fee, conversion fee, etc., of whatsoever nature that may be leviable or payable either on this date of understanding or on any future date to any Government, Quasi Government authorities and/or statutory bodies like Revenue Department, DTCP/Urban Development Authority/Local Municipality, ULC Department, etc., for under given purposes.

*[Handwritten signatures]*

*[Handwritten signature]*  
**M/s. VISTA VIEW LLP**  
**Sachin Mahesh**  
**Designated Partner**



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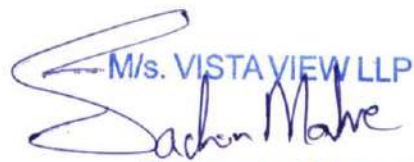
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- 14.5.1. For obtaining a no objection certificate or any other similar sanctions, permissions that may be required except fees and charges payable by the Developer for obtaining building permit and associated NOCs/permits/sanctions.
- 14.5.2. For regularization of usage of Scheduled Land for the development envisaged under this understanding.
- 14.5.3. For more perfecting and protecting the title to the Scheduled Land so as to convert the Scheduled Land from leasehold to freehold, declaring the Scheduled Land as non-agricultural land, declaring the Scheduled Land as not a surplus land and such other acts which ensures the absolute ownership to the Scheduled Land free from all encumbrances, charges, restrictions of whatsoever nature from Government, Quasi Government and/or any other statutory bodies either under the present laws as amended from time to time or any other laws that may be enacted at a future date.
- 14.5.4. Conversion of land from agricultural use to residential use in the Revenue Department or other relevant departments under the (Non Agricultural Lands Assessment) NALA Act 2006.
- 14.6. That the Owners, from the date of receipt of possession or from the deemed date of handover of their agreed Flat(s) shall be responsible for payment of all taxes, levies, rates, water & electricity charges, monthly maintenance charges, etc., in respect to Flats allotted to them. Likewise the Developer shall be responsible for payment of its share of taxes and charges.
- 14.7. That the stamp duty + registration charges, GST and any other taxes, fees, charges, levies that are payable or shall become payable for the Flat(s) allotted to the Owners are to be paid by them and/or by their eventual buyers. It is specifically agreed that taxes like GST and other taxes, fees, charges, levies that are payable or shall become payable as a consequence of this JDA or the Supplementary JDA and other agreements and deeds executed in pursuance of this JDA pertaining to the Owners share of Flat(s) shall be borne by the Owners exclusively.
- 14.8. The Parties herein agree that as per the prevailing rules under the GST Act the liability to pay GST shall be as under. Each party or their prospective purchasers shall pay GST as under.
- 14.8.1. The Developer shall raise GST invoices at the rate of 5% (prevailing rate subject to change) on a value that has been prescribed under the prevailing rules of the GST Act (subject to change), in stages, based on milestones in favour of the Owners. The Owners shall be liable to pay the GST amount to the Developer within 15 days of raising such an invoice.
- 14.8.2. The Owners shall inturn raise GST invoices in favour of its prospective purchasers at the rate of 5% on the actual value of sale. The Owners shall be entitled to claim ITC (input tax credit) based on the invoices raised by the Developer in favour of the Owners as given above. However, such input credit can be claimed for sales made before receipt of occupancy/completion certificate.
- 14.8.3. The Developer shall raise GST invoices at the rate of 5% in favour of its prospective purchasers on the actual value of sale.
- 14.8.4. The above shall be subject to change in rate or rules from time to time.



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- 14.9. That at the request of Owners the Developer shall market/sell the Flat(s) falling to their share for a consideration equal to 2.5% of the gross sale consideration payable by the prospective purchaser to the Owners for sale of each Flat(s). Further, an additional sum of 0.5% of the gross sale consideration shall be paid by the Owners to the Developer in cases where the prospective purchaser avails a housing loan to finance their purchase. The Developer shall provide services like sales, promotions, collections, documentation, registration, etc., to such prospective purchasers and collect all amounts towards sale consideration by cheques/demand drafts/pay orders in favour of the Owners. The Developer shall be responsible for payment of brokerage to brokers for such sales made by the Developer.

## 15. RIGHTS & OBLIGATIONS.

- 15.1. The Owners and the Developer and/or their respective successors/nominees shall be entitled to enjoy their respective shares of Flat(s) and all the Common Amenities and to use the Common Amenities in the Housing Project to be constructed on the Scheduled Land, subject to the rights and restrictions and obligations conferred and placed on them as under and both parties agree to exercise the rights and privileges and abide by and adhere to the restrictions and obligations mentioned under:
- 15.1.1. That all owners/tenants/users of Flat(s) shall keep and maintain their flats in a decent and civilized manner and shall do their part in maintaining the living standards of the Housing Project at a very high level.
- 15.1.2. That all owners/tenants/users of Flat(s) shall further endeavor and assist in good up-keep and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the owners/tenants/users of Flat(s), inter-alia shall not
- 15.1.3. throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same;
- 15.1.4. use the Flat for any illegal, immoral, commercial & business purposes;
- 15.1.5. use the Flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project;
- 15.1.6. store any explosives, combustible materials or any other materials prohibited under any law;
- 15.1.7. install grills or shutters in the balconies, main door, etc;
- 15.1.8. change the external appearance of the Flat(s);
- 15.1.9. install cloths drying stands or other such devices on the external side of the Flat(s);
- 15.1.10. store extraordinary heavy material therein;
- 15.1.11. to use the roads or passages for storage of material;
- 15.1.12. place shoe racks, pots, plants or other such material in the roads or passages of common use.
- 15.2. Both the parties hereto agree and undertake to incorporate the same rights and privileges and restrictions and obligations mentioned above in their agreement/sale deeds in favour of the other purchasers of Flat(s) so as to ensure that all the Flat(s) owners, whether falling within the Owners share of Flat(s) or the Developer's share of Flat(s), are entitled to the same rights and privileges and are subject to the same restrictions and obligations.
- 15.3. The Owners and/or their nominees shall become the absolute owners of the Owners' share of Flat(s) after the same is constructed and delivered to the Owners and/ or their nominees who shall alone be entitled thereto and to all incomes, gains, capital appreciations and benefits of all kinds and descriptions accruing, arising and flowing from or in relation thereto. Likewise, the Developer and/or their nominees shall be the absolute owners of the Developer's share of Flat(s) who shall alone be entitled thereto and to all incomes, gains, capital appreciations and benefits of all kinds and descriptions accruing, arising and flowing from or in relation thereto.

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- 15.4. The Owners and the Developer shall be respectively entitled to retain, enjoy, sell, lease or otherwise dispose-off their respective shares of Flat(s) along with their respective undivided share, right, title and interest in the Scheduled Land to such persons and at such prices as they may deem fit and shall be entitled to the proceeds from their respective shares and appropriate the same. Neither party shall have any right to claim over the Flat(s) allotted to the other party under this understanding.
- 15.5. The Developer and the Owners during the progress of construction work shall be entitled to offer their respective Flat(s) falling to their share for sale in their own respective names at their sole discretion and the other party shall not have any objection over the same. The Owners and the Developer shall be entitled to take bookings and receive advances for their respective share of Flat(s) during the time of construction or after the completion of the said Flat(s) from their purchasers. The Developer and the Owners shall also be entitled to execute a sale deed or enter into agreement of sale / construction in favour of their purchasers for their respective share of Flat(s) any time during the course of the project or after completion of the project without any further intimation or approval from each other.
- 15.6. On the basis of this understanding, the Developer will be entering into agreements with various parties for sale of Flat(s) together with undivided share, right, title and interest in the Scheduled Land and mobilizing all their resources - men, material and finance. In view of the same it shall not be open to the Owners to terminate this understanding unilaterally under any circumstances whatsoever. The rights vested in the Developer by virtue of this understanding are irrevocable.
- 15.7. The Developer shall be entitled to erect boards, in the Scheduled Land advertising for sale and disposal of the Flat(s) in the Scheduled Land and to publish in newspapers and other advertising media calling for application from prospective purchasers and market the same in any manner the Developer may deem fit and proper.
- 15.8. That all the Common Amenities, facilities and spaces like water tanks, drainage and sewerage connections, electrical transformers, water connections, clubhouse, roads, footpaths, gates, children's park, compound wall, sports & recreational facilities, swimming pool, tree plantation, etc. shall be used and held by the parties hereto or their assignees, nominees and successors in interest for the benefit of all the occupants of the Flat(s) without any exclusive right for any party.
- 15.9. That the parties hereto agree to do and perform all and such acts and deeds that are required to more fully effectuate the transactions entered into herein and to make secure the title of the other party and their respective successors in interest. The Developer and Owners agree to join together, if required, in execution of sale deeds in favour of the purchasers of Flat(s). Further, each party shall, if required, issue an NOC to the other party or its prospective purchasers/financers confirming that they do not have any objection for sale /mortgage/ alienation of the other parties share of Flats.
- 15.10. The Developer shall have a unhindered right to develop the Scheduled Land and undertake such works related to the development such as construction of building/apartments, creation of common amenities, roads, street lights, drainage system, parks, etc.
- 15.11. That the Owners shall provide/make available for inspection/verification all necessary documents (originals) pertaining to the title to the Scheduled Land in order to enable the prospective purchasers and/or to obtain loans from financial institutions, banks, etc.
- 15.12. The Developer shall be entitled to develop other such housing projects or lands abetting or near the Scheduled Land and the Owners shall not raise any objections to such a development.
- 15.13. The Owners shall sign all documents, applications, appeals, affidavits, plans, letters, representations, etc., that may be required for obtaining statutory permits for development of the Housing Project.

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Sachin Moha  
Designated Partner



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- 15.14. The Developer shall be entitled to obtain loans from banks and finance companies for the purpose of developing the Housing Project. Such loans may be used for financing cost of building permit, working capital, etc. the Developer shall be entitled to offer only its share of Flat(s) to such financiers as security. The Owners shall not object to the same and shall provide NOC to such financiers for the said purpose as and when requested for by the Developer. However, the Developer or its bankers/finance companies shall not be entitled to create any charge or encumbrance of whatsoever nature on the Owners share of Flats.
- 15.15. Terrace rights and rights of all other common areas not specifically allotted to the parties herein shall be divided between the parties herein in the ratio 68:32 i.e., 68% of such rights shall be allotted to the Developer and 32% of such rights shall be allotted to the Owners.
- 15.16. The Owners/Developer/prospective purchasers shall not be entitled to make any additions or alterations that may change the external appearance of the Flat(s) or building blocks. This restriction shall apply for a period of 15 years from handing over possession of the completed Flat(s). Thereafter, the Association in-charge of maintenance of the housing project shall govern any such proposed changes.

#### 16. WELFARE ASSOCIATION.

- 16.1. The Developer and the Owners shall ensure by incorporating necessary clause in agreement of sale / sale deed and/or any other agreements entered into with the purchasers / buyers that the respective purchasers / buyers of Flat(s) shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Housing Project and shall abide by its rules framed from time to time. Further, such respective purchasers / buyers of Flat(s) shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. Further, such respective purchasers / buyers shall undertake to contribute the corpus fund to the society/association and to regularly pay the subscription and also their contribution of the expenses as the society / association intimates them from time to time. Until the society / association is formed the purchasers / buyers shall pay to the Developer / Owners such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Developer / Owners.

#### 17. INDEMNITY.

- 17.1. The Owners shall not be liable for any financial transactions entered into by the Developer in respect of the Flat(s) falling to its share by way of collecting advance sale consideration etc., and likewise the Developer shall not be liable in respect of any financial transactions entered into by the Owner in respect of Flat(s) falling to its share. The parties shall keep each other indemnified on this count.
- 17.2. That it is agreed by the parties hereto that while the Scheduled Land is in the course of development and until the completion of the same, all the materials and machinery at the development side shall be solely at the risk of the Developer and the Developer shall alone be liable for all expenses, damages, losses, theft or destruction caused to any person or machinery or materials.

*[Signature]*

P. V. V. V.

*[Signature]*

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- 17.3. That the Owners hereby agree and bind themselves to indemnify and keep indemnified the Developer at all times in respect of all losses, expenses and cost to which the Developer may be put on account of all or any of the recitals contained herein to be incorrect with respect to the title, interest, ownership etc., of the Scheduled Land or on account of any hindrance caused to the Developer in peaceful enjoyment of the Scheduled Land either by the Owners or by anyone else claiming through them.
- 17.4. That the parties hereto shall always indemnify and keep indemnified the other for any loss, damage or expenditure caused on account of any violation or breach of the terms hereof, if any.

#### 18. REPRESENTATIONS AND GUARANTEES.

- 18.1. The Owners hereby confirms that their right, title and interest to and in the Scheduled Land are good, clear, marketable and that the Scheduled Land is not subject to any encumbrance, lien, mortgages, charges, restrictive covenants, statutory dues, court attachments, acquisitions and/or requisition proceedings, or claims of any other nature whatsoever. If there are any tax dues or encumbrances of whatsoever nature, it shall be the responsibility of the Owners to clear it at their cost. The Owners hereby guarantee to the title of the Scheduled Land and shall indemnify the Developer against any losses caused due to defect in the title of the Scheduled Land.
- 18.2. That the Developer shall provide a limited guarantee against construction defects for a period of one year from the deemed date of completion of the Scheduled Flat. The guarantee shall be subject to the following:
- 18.2.1. The guarantee shall cover construction defects and shall not cover items that are worn or damaged as a result of normal wear and tear. The guarantee shall not cover items damaged due to improper use or additions/alterations carried out by the Owner or their prospective purchasers / occupier.
- 18.2.2. The Owners or their prospective purchasers / occupier of the Flat shall be required to give a list in writing, of construction defects that require repair/corrections before taking possession of the Flat. Such defects shall be repaired/corrected by the Developer before handing over possession. Any defects not pointed out before taking possession shall not be considered as defects during the period of guarantee.
- 18.2.3. The guarantee shall not cover hairline cracks which may appear from time to time that are less than 1 mm wide. However, all hairline cracks shall be rectified before handing over possession.
- 18.2.4. In case civil work is taken up for repairs/correction of defects during the guarantee period, painting shall be taken up only on the affected area. Over a period of time shades of paint may vary and it may not be possible to exactly match the shade of the newly painted area with older ones.
- 18.2.5. The guarantee shall not be applicable for items purchased by the Purchaser and fitted by the Developer in the Flat.
- 18.2.6. The guarantee shall not be applicable in case of events beyond the control of the Vendor, like natural disasters, government orders, etc., (force majeure event).

#### 19. FORCE MAJEURE.

- 19.1. That in event of any delay in the completion of the construction of the Housing Project and delivery of possession of the Flats by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, pandemic, Government orders, etc., or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., or by way of any order of a court, tribunal, statutory authorities, etc., the Developer shall not be held responsible. The Owners or their successors-in-interest shall not have right to claim any compensation, interest, loss or damage, etc.

*[Signature]*  
*[Signature]*

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*[Signature]*

*[Signature]*  
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20. TERMINATION.

- 20.1. The rights vested in the Developer by virtue of this understanding are irrevocable.
- 20.2. That it is specifically agreed in interest of scheme of development of the Housing Project and to protect the interest of prospective purchasers and occupants of the Flat(s), the parties hereto shall cooperate with each other in all respects for the due completion of the Housing Project. Further, it is agreed that the parties hereto shall not be entitled to stop or seek stoppage of the construction under any circumstances from any court or other authority on any ground and they must restrict all their claims arising out of this JDA to be settled in monetary terms.

21. DISPUTE RESOLUTION.

- 21.1. All the disputes or differences between the Owners and the Developer arising out of, or in connection with, this agreement shall be decided through arbitration of two arbitrators; one to be appointed by the Owners and the other to be appointed by the Developer and the two arbitrators appointing the third arbitrator. The venue of the arbitration proceedings shall be Hyderabad and the provisions of Arbitration and Conciliation Act, 1996, shall be applicable to such proceedings. Law courts in Hyderabad shall alone have exclusive jurisdiction over all matters arising out of, or in connection with this understanding to the exclusion of all other law courts.

22. OTHER TERMS.

- 22.1. This understanding is executed in two originals, one each for Owners & Developer.
- 22.2. For the purpose of this agreement the market value of land shall be Rs. 1,100/- per sq yds i.e., Rs. 53.24 lakhs per acre.
- 22.3. For the purposes of this agreement the cost of construction of Falts is estimated at Rs. 1,100/- per sft and the cost of construction of parking area is estimated at Rs. 750/- per sft.

In witness whereof the Owners and Developer have affixed their signatures on this JDA on the day, the month and year first above mentioned in presence of the following witnesses at Hyderabad

Vuppala Gopaiah, Owner no. 1:



Vuppala Srinivas, Owner no. 2:



Paidimarry Nirmala, Owner no. 3:



Vuppala Rajendra Prasad, Owner no. 4:



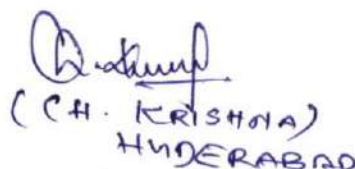
M/s. Vista View LLP,  
Rep. by Mr. Sachin Malve,  
Designated Partner.

  
M/s. VISTA VIEW LLP  
Designated Partner

Witness no. 1:

Name:

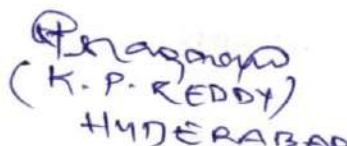
Address:

  
(CH. KRISHNA)  
HYDERABAD

Witness no. 2:

Name:

Address:

  
(K. P. REDDY)  
HYDERABAD



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## ANNEXURE A – DETAILS OF SCHEDULED LAND

All that portion of land having an extent of Ac. 4-00 gts., forming a part of Sy. No. 745, Pillamarri Village, Suryapet Mandal, Suryapet District, Telangana State under S.R.O. Suryapet and bounded by:

|       |                                                             |
|-------|-------------------------------------------------------------|
| North | Balance land belonging to Owners in Sy. No. 745.            |
| South | Existing 30' road and lands belonging to the Seven Brothers |
| East  | Existing 30' road and Chandana Nursing College              |
| West  | Existing road and land belonging to Owners in Sy. No. 738   |

*[Handwritten signature]*

*P. V. R. V. R.*

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M/s. VISTA VIEW LLP  
Sachin Mahesh  
Designated Partner



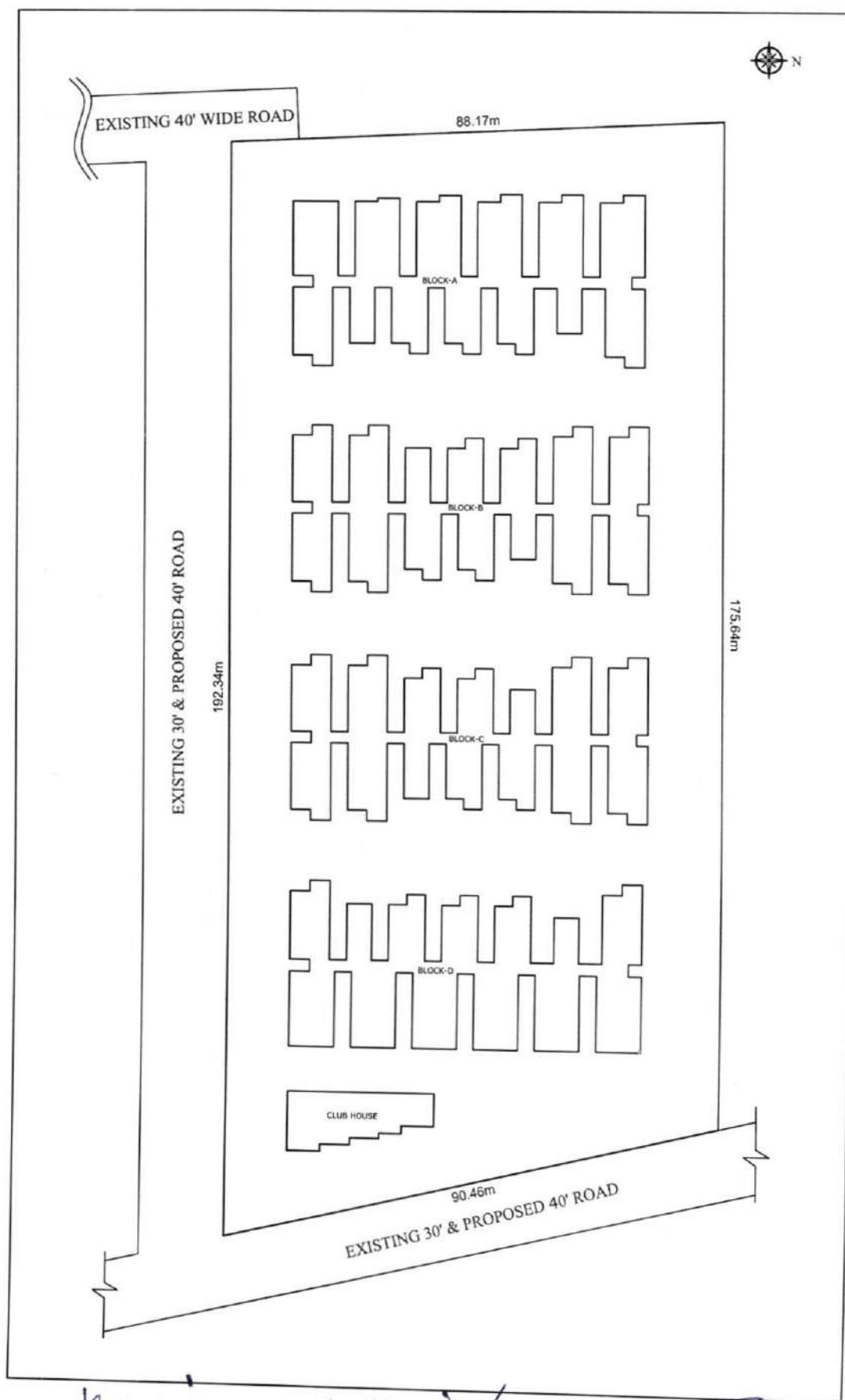
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ANNEXURE B – PLAN OF SCHEDULED LAND.



*Dr. R. R. R.*

*Dr. R. R. R.*

*R. R. R.*

M/s. VISTAVIEW LLP

*Sachin Malik*  
Designated Partner



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# ANNEXURE C – DETAILS OF PARTIES.

## Details of Owner no. 1:

| S No. | Description               | Details                                          |
|-------|---------------------------|--------------------------------------------------|
| 1.    | Name                      | Vuppala Gopaiah                                  |
| 2.    | Adress for correspondence | H. No. 1-2-147/M/3, KK Road, Suryapet, Telangana |
| 3.    | permanent address         | H. No. 1-2-147/M/3, KK Road, Suryapet, Telangana |
| 4.    | Aadhar no.                | 5423 9723 2273                                   |
| 5.    | PAN no.                   | AEQPV6800D                                       |
| 6.    | GST no.                   | NA                                               |
| 7.    | Mobile no.                | 9848320514                                       |
| 8.    | Email ID                  | lms.srpt@gmail.com                               |

## Details of Owner no. 2:

| S No. | Description               | Details                                                              |
|-------|---------------------------|----------------------------------------------------------------------|
| 9.    | Name                      | Vuppala Srinivas                                                     |
| 10.   | Adress for correspondence | H. No. 1-2-147/A/3, Municipal Quarters, KK Road, Suryapet, Telangana |
| 11.   | Permanent address         | H. No. 1-2-147/A/3, Municipal Quarters, KK Road, Suryapet, Telangana |
| 12.   | Aadhar no.                | 9602 6038 8960                                                       |
| 13.   | PAN no.                   | ABHPVB257E                                                           |
| 14.   | GST no.                   | NA                                                                   |
| 15.   | Mobile no.                | 9848320514                                                           |
| 16.   | Email ID                  | lms.srpt@gmail.com                                                   |

## Details of Owner no. 3:

| S No. | Description               | Details                                                       |
|-------|---------------------------|---------------------------------------------------------------|
| 17.   | Name                      | Paidimarry Nirmala                                            |
| 18.   | Adress for correspondence | H. No. 19-457, Reddy Colony, Miryalaguda, Nalgonda, Telangana |
| 19.   | Permanent address         | H. No. 19-457, Reddy Colony, Miryalaguda, Nalgonda, Telangana |
| 20.   | Aadhar no.                | 8363 3866 7369                                                |
| 21.   | PAN no.                   | ACUPP65G9R                                                    |
| 22.   | GST no.                   | NA                                                            |
| 23.   | Mobile no.                | 9848320514                                                    |
| 24.   | Email ID                  | abhinaythehater@gmail.com                                     |

## Details of Owner no. 4:

| S No. | Description               | Details                                        |
|-------|---------------------------|------------------------------------------------|
| 25.   | Name                      | Vuppala Rajendra Prasad                        |
| 26.   | Adress for correspondence | H. No. 1-4-141, Edga Road, Suryapet, Telangana |
| 27.   | permanent address         | H. No. 1-4-141, Edga Road, Suryapet, Telangana |
| 28.   | Aadhar no.                | 5276 9895 9404                                 |
| 29.   | PAN no.                   | AAVPV79BGK                                     |
| 30.   | GST no.                   | NA                                             |
| 31.   | Mobile no.                | 8684220737                                     |
| 32.   | Email ID                  | rpvuppala@gmail.com                            |

*[Handwritten signature]*

*[Handwritten signature]*

M/s. VISTAVIEW LLP  
*[Handwritten signature]*  
 Designated Partner



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Details of Developer:

| S No. | Description               | Details                                                                      |
|-------|---------------------------|------------------------------------------------------------------------------|
| 33.   | Name                      | M/s. Vista View LLP, Represented by its Designated Partner Mr. Sachin Malve. |
| 34.   | Adress for correspondence | 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003      |
| 35.   | Permanent address         | 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.     |
| 36.   | Aadhar no.                | 9554 2112 8663                                                               |
| 37.   | PAN no.                   | AAUFV8287A                                                                   |
| 38.   | GST no.                   | 36AAUFV8287A1ZJ                                                              |
| 39.   | Mobile no.                | 9866222222                                                                   |
| 40.   | Email ID                  | sachin@modiproperties.com                                                    |

ANNEXURE D – AREA STATEMENT-SUMMARY.

| S. No. | Description                                                     | Area                                |
|--------|-----------------------------------------------------------------|-------------------------------------|
| 1.     | Land area                                                       | 16,187.29 sq. mtrs or 19,360 sq yds |
| 2.     | Land effected in road widening                                  | 877.82 sq. mtrs or 1,050 sq yds     |
| 3.     | Net land area                                                   | 15,309.47 sq. mtrs or 18,310 sq yds |
| 4.     | Total no. of flats on 5 floors – permit received                | 228                                 |
| 5.     | Total no. of flats on upper 3 floors – permit to be applied for | 138                                 |
| 6.     | Undivided share of land per 100 sft of super built up area      | 3.9455 sq yds                       |

*[Handwritten signature]* P. Malve

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M/s. VISTA VIEW LLP  
Sachin Malve  
Designated Partner



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# ANNEXURE E – DETAILS OF ALLOTMENT OF FLATS.

The built-up areas are mentioned in square feet (sft) and land area is mentioned in square yards (sq yds).

| S No | Block No. | Flat No. | Carpet area | Built-up area | Super built-up area | Mortgaged | Undivided share of land | No. of car parking allotted | Car parking area | Flat allotted to |
|------|-----------|----------|-------------|---------------|---------------------|-----------|-------------------------|-----------------------------|------------------|------------------|
| 1.   | A         | 101      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 2.   | A         | 102      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 3.   | A         | 104      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 1          |
| 4.   | A         | 105      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 5.   | A         | 106      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 6.   | A         | 107      | 1,015       | 1,177         | 1,565               | No        | 61.75                   | 1                           | 105              | Owner 2          |
| 7.   | A         | 108      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 8.   | A         | 109      | 1,015       | 1,154         | 1,535               | No        | 60.56                   | 1                           | 105              | Developer        |
| 9.   | A         | 110      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Owner 3          |
| 10.  | A         | 111      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 11.  | A         | 201      | 1,015       | 1,186         | 1,580               | Mortgaged | 62.34                   | 1                           | 105              | Developer        |
| 12.  | A         | 202      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Owner 4          |
| 13.  | A         | 203      | 1,015       | 1,186         | 1,580               | Mortgaged | 62.34                   | 1                           | 105              | Developer        |
| 14.  | A         | 204      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 15.  | A         | 205      | 1,015       | 1,186         | 1,580               | Mortgaged | 62.34                   | 1                           | 105              | Developer        |
| 16.  | A         | 206      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 17.  | A         | 207      | 1,015       | 1,177         | 1,565               | Mortgaged | 61.75                   | 1                           | 105              | Developer        |
| 18.  | A         | 208      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Owner 2          |
| 19.  | A         | 209      | 1,015       | 1,154         | 1,535               | No        | 60.56                   | 1                           | 105              | Developer        |
| 20.  | A         | 210      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Developer        |
| 21.  | A         | 211      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 22.  | A         | 301      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 1          |
| 23.  | A         | 302      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 24.  | A         | 303      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 4          |
| 25.  | A         | 304      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 26.  | A         | 305      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 27.  | A         | 306      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 1          |
| 28.  | A         | 307      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 29.  | A         | 308      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 30.  | A         | 309      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 2          |
| 31.  | A         | 310      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 32.  | A         | 311      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 33.  | A         | 401      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 3          |
| 34.  | A         | 402      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |

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**M/s. VISTA VIEW LLP**  
**Sachin Mahre**  
**Designated Partner**



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| S No | Block No. | Flat No. | Carpet area | Built-up area | Super built-up area | Mortgaged | Undivided share of land | No. of car parking allotted | Car parking area | Flat allotted to |
|------|-----------|----------|-------------|---------------|---------------------|-----------|-------------------------|-----------------------------|------------------|------------------|
| 35.  | A         | 403      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 36.  | A         | 404      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 37.  | A         | 405      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 38.  | A         | 406      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 39.  | A         | 407      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 1          |
| 40.  | A         | 408      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 41.  | A         | 409      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 42.  | A         | 410      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 2          |
| 43.  | A         | 411      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 44.  | A         | 501      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 45.  | A         | 502      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 46.  | A         | 503      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 47.  | A         | 504      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 48.  | A         | 505      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 4          |
| 49.  | A         | 506      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 50.  | A         | 507      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 51.  | A         | 508      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 1          |
| 52.  | A         | 509      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 53.  | A         | 510      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 54.  | A         | 511      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 2          |
| 55.  | B         | 101      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 56.  | B         | 102      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 57.  | B         | 103      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 2          |
| 58.  | B         | 104      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 59.  | B         | 105      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 60.  | B         | 106      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 61.  | B         | 107      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 62.  | B         | 108      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 63.  | B         | 109      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 64.  | B         | 110      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 65.  | B         | 111      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 66.  | B         | 112      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 67.  | B         | 201      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 68.  | B         | 202      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 69.  | B         | 203      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Owner 2          |
| 70.  | B         | 204      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |

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**M/s. VISTAVIEW LLP**  
*Handwritten signature*  
**Designated Partner**



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| S No | Block No. | Flat No. | Carpet area | Built-up area | Super built-up area | Mortgaged | Undivided share of land | No. of car parking allotted | Car parking area | Flat allotted to |
|------|-----------|----------|-------------|---------------|---------------------|-----------|-------------------------|-----------------------------|------------------|------------------|
| 71.  | B         | 205      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 72.  | B         | 206      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Owner 3          |
| 73.  | B         | 207      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 74.  | B         | 208      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 75.  | B         | 209      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Owner 2          |
| 76.  | B         | 210      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 77.  | B         | 211      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 78.  | B         | 212      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 79.  | B         | 301      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 80.  | B         | 302      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 81.  | B         | 303      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 82.  | B         | 304      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 83.  | B         | 305      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 84.  | B         | 306      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 85.  | B         | 307      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 86.  | B         | 308      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 87.  | B         | 309      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 88.  | B         | 310      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 89.  | B         | 311      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 90.  | B         | 312      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 91.  | B         | 401      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 92.  | B         | 402      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 93.  | B         | 403      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 2          |
| 94.  | B         | 404      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 95.  | B         | 405      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 96.  | B         | 406      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 97.  | B         | 407      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 98.  | B         | 408      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 99.  | B         | 409      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 3          |
| 100. | B         | 410      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 101. | B         | 411      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 102. | B         | 412      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 4          |
| 103. | B         | 501      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 104. | B         | 502      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 105. | B         | 503      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 2          |
| 106. | B         | 504      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 107. | B         | 505      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 108. | B         | 506      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 109. | B         | 507      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |

*Pravins*

*P. Pravin*

*Pravin*

*Toradaw*

M/s. VISTA VIEW LLP  
*Sachin Mohre*  
 Designated Partner



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| S No | Block No. | Flat No. | Carpet area | Built-up area | Super built-up area | Mortgaged | Undivided share of land | No. of car parking allotted | Car parking area | Flat allotted to |
|------|-----------|----------|-------------|---------------|---------------------|-----------|-------------------------|-----------------------------|------------------|------------------|
| 110. | B         | 508      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 111. | B         | 509      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 112. | B         | 510      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 113. | B         | 511      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 114. | B         | 512      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 115. | C         | 101      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 116. | C         | 102      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 117. | C         | 103      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 2          |
| 118. | C         | 104      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 119. | C         | 105      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 120. | C         | 106      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 121. | C         | 107      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 122. | C         | 108      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 123. | C         | 109      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 124. | C         | 110      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 125. | C         | 111      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 126. | C         | 112      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 127. | C         | 201      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 128. | C         | 202      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 129. | C         | 203      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Owner 1          |
| 130. | C         | 204      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 131. | C         | 205      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 132. | C         | 206      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Owner 2          |
| 133. | C         | 207      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 134. | C         | 208      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 135. | C         | 209      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Owner 3          |
| 136. | C         | 210      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 137. | C         | 211      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 138. | C         | 212      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 4          |
| 139. | C         | 301      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 140. | C         | 302      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 141. | C         | 303      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 2          |
| 142. | C         | 304      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 143. | C         | 305      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 144. | C         | 306      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 145. | C         | 307      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 146. | C         | 308      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 147. | C         | 309      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 148. | C         | 310      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 149. | C         | 311      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |

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M/s. VISTA VIEW LLP  
*[Signature]*  
 Sachin Mahre  
 Designated Partner



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12197/2024. Sheet 27 of 48 Sub Registrar  
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| S No | Block No. | Flat No. | Carpet area | Built-up area | Super built-up area | Mortgaged | Undivided share of land | No. of car parking allotted | Car parking area | Flat allotted to |
|------|-----------|----------|-------------|---------------|---------------------|-----------|-------------------------|-----------------------------|------------------|------------------|
| 150. | C         | 312      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 151. | C         | 401      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 152. | C         | 402      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 153. | C         | 403      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 2          |
| 154. | C         | 404      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 155. | C         | 405      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 156. | C         | 406      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 1          |
| 157. | C         | 407      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 158. | C         | 408      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 159. | C         | 409      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 3          |
| 160. | C         | 410      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 161. | C         | 411      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 162. | C         | 412      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 4          |
| 163. | C         | 501      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 164. | C         | 502      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 165. | C         | 503      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 3          |
| 166. | C         | 504      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 167. | C         | 505      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 168. | C         | 506      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 2          |
| 169. | C         | 507      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 170. | C         | 508      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 171. | C         | 509      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 3          |
| 172. | C         | 510      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 173. | C         | 511      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 174. | C         | 512      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 4          |
| 175. | D         | 101      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 176. | D         | 102      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Developer        |
| 177. | D         | 104      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 1          |
| 178. | D         | 105      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Developer        |
| 179. | D         | 106      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 180. | D         | 107      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Owner 3          |
| 181. | D         | 108      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 182. | D         | 109      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Developer        |
| 183. | D         | 110      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 2          |
| 184. | D         | 111      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Developer        |
| 185. | D         | 201      | 839         | 970           | 1,290               | Mortgaged | 50.90                   | 1                           | 105              | Developer        |
| 186. | D         | 202      | 1,015       | 1,129         | 1,500               | Mortgaged | 59.18                   | 1                           | 105              | Owner 4          |
| 187. | D         | 203      | 1,015       | 1,129         | 1,500               | Mortgaged | 59.18                   | 1                           | 105              | Developer        |
| 188. | D         | 204      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 189. | D         | 205      | 1,015       | 1,129         | 1,500               | Mortgaged | 59.18                   | 1                           | 105              | Owner 1          |

*Princy B. Patel*

*Princy B. Patel*

*Princy B. Patel*

M/s. VISTAVIEW LLP  
*Sachin Mahre*  
 Designated Partner

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| S No | Block No. | Flat No. | Carpet area | Built-up area | Super built-up area | Mortgaged | Undivided share of land | No. of car parking allotted | Car parking area | Flat allotted to |
|------|-----------|----------|-------------|---------------|---------------------|-----------|-------------------------|-----------------------------|------------------|------------------|
| 190. | D         | 206      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Developer        |
| 191. | D         | 207      | 1,015       | 1,129         | 1,500               | Mortgaged | 59.18                   | 1                           | 105              | Developer        |
| 192. | D         | 208      | 625         | 741           | 985                 | Mortgaged | 38.86                   | 1                           | 105              | Owner 2          |
| 193. | D         | 209      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Developer        |
| 194. | D         | 210      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 195. | D         | 211      | 1,015       | 1,129         | 1,500               | No        | 59.18                   | 1                           | 105              | Owner 3          |
| 196. | D         | 301      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 197. | D         | 302      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 198. | D         | 303      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 4          |
| 199. | D         | 304      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 200. | D         | 305      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 201. | D         | 306      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 1          |
| 202. | D         | 307      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 203. | D         | 308      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 204. | D         | 309      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 2          |
| 205. | D         | 310      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 206. | D         | 311      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 207. | D         | 401      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 3          |
| 208. | D         | 402      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 209. | D         | 403      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 210. | D         | 404      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 211. | D         | 405      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 212. | D         | 406      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 213. | D         | 407      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 4          |
| 214. | D         | 408      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 215. | D         | 409      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 216. | D         | 410      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Owner 2          |
| 217. | D         | 411      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 218. | D         | 501      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 219. | D         | 502      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 3          |
| 220. | D         | 503      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 221. | D         | 504      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 222. | D         | 505      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 223. | D         | 506      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Developer        |
| 224. | D         | 507      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 225. | D         | 508      | 625         | 741           | 985                 | No        | 38.86                   | 1                           | 105              | Owner 4          |
| 226. | D         | 509      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Developer        |
| 227. | D         | 510      | 839         | 970           | 1,290               | No        | 50.90                   | 1                           | 105              | Developer        |
| 228. | D         | 511      | 1,015       | 1,186         | 1,580               | No        | 62.34                   | 1                           | 105              | Owner 1          |
|      |           |          | 1,86,520    | 2,16,840      | 2,88,430            | -         | 11,380                  | 228                         | 23,940           |                  |

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*[Handwritten signature]*

*P. V. V. V.*  
*[Handwritten signature]*

**M/s. VISTA VIEW LLP**  
*Sachin Mahesh*  
**Designated Partner**



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## ANNEXURE F – SPECIFICATIONS OF FLATS AND AMENITIES

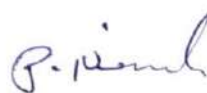
### Specification of construction of Flat(s):

|                    |                                                                         |
|--------------------|-------------------------------------------------------------------------|
| Structure:         | RCC                                                                     |
| Walls:             | 4"/6" solid cement blocks                                               |
| External painting: | Exterior emulsion                                                       |
| Internal painting: | Smooth finish with OBD                                                  |
| Flooring:          | 4'x2' vitrified tiles in drawing, dining. Wood finish tiles in bedrooms |
| Door frames:       | Wood (non-teak)                                                         |
| Main door:         | Polished panel door                                                     |
| Other doors:       | Painted panel doors                                                     |
| Electrical:        | Copper wiring with modular switches                                     |
| Windows:           | Powder coated sliding/UPVC windows with grills                          |
| Balcony:           | Toughened glass French window and railing                               |
| Bathrooms:         | Branded ceramic tiles – 4 / 7 ft height                                 |
| Plumbing:          | CPVC & PVC pipes                                                        |
| Sanitary:          | Branded sanitaryware                                                    |
| CP fittings:       | Branded quarter turn ceramic disc type.                                 |
| Kitchen platform:  | Granite slab with 2 ft dado and SS sink                                 |

### Specifications for amenities:

|                                                                              |
|------------------------------------------------------------------------------|
| Club House with banquet hall, Gym, Recreation room.                          |
| Swimming Pool                                                                |
| Children's Play Ground                                                       |
| Landscaped Gardens                                                           |
| CC roads and lighting                                                        |
| Sports Facilities                                                            |
| Backup Generator for Common Area Lighting and 1KVA back-up for each Flat(s). |

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M/s. VISTA VIEW LLP  
Sachin Mahave  
Designated Partner



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OFFICE OF THE SURYAPET Municipality/Municipal Corporation

TS-bPASS

Suryapet DISTRICT

**TS-bPASS FEES INTIMATION LETTER**

File No. : 005851/BP/SURY/3049/0014/2024

Dated : 19 June, 2024

Name : Sri Vuppala Gopaiah and Others  
S/o,D/o,W/o : S/o Late. Shri. V. Nagalingam  
Address : 1-2-147/A/3, K. K. Road, Suryapet, Suryapet District, Telangana  
Pin Code : 508213  
State : Telangana.

Dear Sir/Madam,

**Sub : SURYAPET Municipality/Municipal Corporation - Suryapet District - TSbPASS - Proposal for Building Permission for construction of Residential/Non-Residential Buildings - Fee Intimation Letter - Reg.**

**Ref : 1) Your Application No. 005851/BP/SURY/3049/0014/2024, dt:18 May, 2024.**

- 2) Telangana Municipalities Act,2019
- 3) G.O Ms No 168 MA dt 07-04-2012
- 4) G.O.Ms.No. 7 MA Dt:05-01-2016
- 5) G.O.Ms.No 62 MA dt: 21-03-2020
- 6) TS-bPASS Act, 2020

With reference to your Building application it is to inform that the proposal submitted by you for construction of **RESIDENTIAL** consisting of **BUILDING (CLUB HOUSE) (1 Ground + 4 upper floors) BUILDING (BLOCK D) (1 Cellar + 1 Ground + 4 upper floors) BUILDING (BLOCK B) (1 Ground + 4 upper floors) BUILDING (BLOCK C) (1 Ground + 4 upper floors) BUILDING (BLOCK A) (1 Ground + 4 upper floors)** situated at **5 Ward, Pillalamarri Locality, Pillalamarri Village, SURYAPET Mandal, Suryapet district** in Survey No./Ts No. **745/Part/ Plot No. N.A/ House No. N.A** has been examined in detail. You are requested to pay the balance amount of **Rs.88,53,479.00 Eighty Eight Lacs Fifty Three Thousand Four Hundred Seventy Nine Only** towards fee and charges through online payment within (30) Thirty days from the date of this notice, failing which your application will be returned / refused without any further intimation. Further, you are also requested to submit the following particulars / comply with the following conditions:

1. The Building application may be permitted subject to payment of Rs. **Rs.88,53,479.00** towards building permit fee online
2. Road effected area under master plan roads shall be handed over to under signed through registered gift deed in favour of "COMMISSIONER, SURYAPET Municipality/Municipal Corporation" (If applicable).
3. Registered Mortgage deed (If applicable).

**Fees Intimation Condition**

1. That the applicant shall comply the conditions laid down.





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Proceedings of the Competent Authority & Tahsildar Suryapet Mandal Suryapet District

Present: KOTLA KALYAN

Proedgs. No. 2300872524

Dated: 29/12/2023

Sub.: NALA Order

Ref.:

Order:

Sri ఉప్పల గోపయ్య నాగలింగం R/o Pillala Marri, Suryapet, Suryapet has applied for conversion of agriculture land situated in Sy.No 745/1/1/1 extent 4.2400 of Pillala Marri Village, Suryapet Mandal, Suryapet District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
  - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
  - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
  - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

*Kotla Kalyan*  
Tahsildar & Jt. Sub Registrar Office,  
Suryapet

To

Sri ఉప్పల గోపయ్య

Schedule

| Sl.No. | Village Mandal & District           | Sy.No.    | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|-------------------------------------|-----------|----------------------------|--------------------------------------|---------|
| 1      | Pillala Marri , Suryapet & Suryapet | 745/1/1/1 | 4.2400                     | 1.0000                               |         |





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**Government of Telangana  
Tahsildar & Jt. Sub Registrar Office, Suryapet**

**NALA Summary**

**Details of Converted Land**

Type of transaction : NALA

PPB No. T29210120091

District Suryapet

Mandal Suryapet

Village Pillala Marri

Khata No. 138

| S.No. | Survey No. | Extent Held ( in Ac.Gts. ) |
|-------|------------|----------------------------|
| 1     | 745/1/1/1  | 4.2400                     |

**Pattadar Details**

PPB No. T29210120091

Khata No. 138

Name ఉప్పల గోపయ్య

Aadhaar Number xxxxxxxx2273

Address PILLALA MARRI, SURYAPET, Suryapet,  
Suryapet, Suryapet, Suryapet, Pincode -  
508213, Mobile No - 9246120010

Father's / Husband's Name నాగలింగం

**PPB of Pattadar before Transaction**

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type |
|-------|------------|------------------|---------------|
| 1     | 737/ఉ      | 0.1900           | వట్టాదారుడు   |
| 2     | 739/అ3     | 3.2350           | వట్టాదారుడు   |
| 3     | 740/అ1     | 0.0800           | వట్టాదారుడు   |
| 4     | 745/1/1/1  | 4.2400           | వట్టాదారుడు   |
| 5     | 746/2      | 0.0400           | వట్టాదారుడు   |
| 6     | 747/3      | 0.1800           | వట్టాదారుడు   |
| 7     | 747/ఉ      | 0.1800           | వట్టాదారుడు   |

**PPB of Pattadar after Transaction**

| S.No. | Survey No.  | Extent (Ac. Gts) | Acquired type |
|-------|-------------|------------------|---------------|
| 1     | 737/ఉ       | 0.1900           | వట్టాదారుడు   |
| 2     | 739/అ3      | 3.2350           | వట్టాదారుడు   |
| 3     | 740/అ1      | 0.0800           | వట్టాదారుడు   |
| 4     | 745/1/1/1/1 | 3.2400           | వట్టాదారుడు   |
| 5     | 746/2       | 0.0400           | వట్టాదారుడు   |
| 6     | 747/3       | 0.1800           | వట్టాదారుడు   |
| 7     | 747/ఉ       | 0.1800           | వట్టాదారుడు   |

**Family Member Details**

PPB No. T29210120091

Name ఉప్పల గోపయ్య

Aadhaar Number xxxxxxxx2273

Address PILLALA MARRI, SURYAPET, Suryapet,  
Suryapet, Suryapet, Suryapet, Pincode -  
508213, Mobile No - 9246120010

Father's / Husband's Name నాగలింగం

**PPB of Family Member before Transaction**

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
|-------|------------|-------------------|---------------|

**PPB of Family Member after Transaction**

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
|-------|------------|-------------------|---------------|

*K. Chaitanya*  
Tahsildar & Jt. Sub Registrar Office,  
Suryapet





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Government of Telangana  
Tahsildar & Jt. Sub Registrar Office, Suryapet  
NALA Order

**Proceedings of the Competent Authority & Tahsildar Suryapet Mandal Suryapet District**

**Present:** PALREDDY SHYAM SUNDER REDDY

**Dated:** 15/12/2023

**Proedgs. No.** 2300872081

**Subj.:** NALA Order

**Ref.:**

**Order:**

Sri పుష్పలక్ష్మిరామ్ నాగిరెడ్డి కుమార్ R/o Pillala Marri, Suryapet, Suryapet has applied for conversion of agriculture land situated in Sy.No 745/2 extent 1.0000 of Pillala Marri Village, Suryapet Mandal, Suryapet District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
  - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
  - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
  - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

  
Tahsildar & Jt. Sub Registrar Office,  
Suryapet

**To**

**Sri పుష్పలక్ష్మిరామ్**

**Schedule**

| Sl.No. | Village Mandal & District           | Sy.No. | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|-------------------------------------|--------|----------------------------|--------------------------------------|---------|
| 1      | Pillala Marri , Suryapet & Suryapet | 745/2  | 1.0000                     | 1.0000                               |         |



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Suryapet





**Government of Telangana**  
**Tahsildar & Jt. Sub Registrar Office, Suryapet**

**NALA Summary**

**Details of Converted Land**

Type of transaction : NALA

PPB No. T29210124367

District Suryapet

Village Pillala Marri

Mandal

Khata No.

Suryapet

61297

| S.No. | Survey No. | Extent Held ( in Ac.Gts. ) |
|-------|------------|----------------------------|
| 1     | 745/2      | 1.0000                     |

**Pattadar Details**

PPB No. T29210124367

Name పువ్వుల క్రిష్ణవాస్

Khata No.

61297

Aadhaar Number

xxxxxxxx8960

Address 1-2-147/A/3, MUNICIPAL QTRS K K ROAD,  
Suryapet, Suryapet, Suryapet, Suryapet,  
Pincode - 508213, Mobile No - 9848320514

Father's / Husband's Name

నాగలింగం ఉప్పల

**PPB of Pattadar before Transaction**

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type   |
|-------|------------|------------------|-----------------|
| 1     | 745/2      | 1.0000           | దానము / బహుమానం |

**PPB of Pattadar after Transaction**

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type |
|-------|------------|------------------|---------------|
|-------|------------|------------------|---------------|

**Family Member Details**

PPB No. T29210124367

Name పువ్వుల క్రిష్ణవాస్

Aadhaar Number

xxxxxxxx8960

Address 1-2-147/A/3, MUNICIPAL QTRS K K ROAD,  
Suryapet, Suryapet, Suryapet, Suryapet,  
Pincode - 508213, Mobile No - 9848320514

Father's / Husband's Name

నాగలింగం ఉప్పల

**B of Family Member before Transaction**

| No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-----|------------|-------------------|---------------|
|-----|------------|-------------------|---------------|

**PPB of Family Member after Transaction**

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
|-------|------------|-------------------|---------------|

Tahsildar & Jt. Sub Registrar Office,  
Suryapet





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Sheet 35 of 48 Sub Registrar  
Suryapet

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**Proceedings of the Competent Authority & Tahsildar Suryapet Mandal Suryapet District**

**Present:** PALREDDY SHYAM SUNDER REDDY

**Dated:** 15/12/2023

**Proedgs. No.** 2300872472

**Subj.:** NALA Order

**Ref.:**

**Order:**

Sri పల్లాలిమర్రి నిర్మల పల్లాలిమర్రి సుందర్ R/o Pillala Marri, Suryapet, Suryapet has applied for conversion of agriculture land situated in Sy.No 745/1/2 extent 1.0000 of Pillala Marri Village, Suryapet Mandal, Suryapet District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
  - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
  - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
  - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

**Tahsildar & Jt. Sub Registrar Office,  
Suryapet**

**To**

**Sri పల్లాలిమర్రి నిర్మల**

**Schedule**

| Sl.No. | Village Mandal & District           | Sy.No.  | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|-------------------------------------|---------|----------------------------|--------------------------------------|---------|
| 1      | Pillala Marri , Suryapet & Suryapet | 745/1/2 | 1.0000                     | 1.0000                               |         |



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Suryapet

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**తెలంగాణ ప్రభుత్వం**  
**తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం, Suryapet**

విభజన యొక్క సారాంశం

**బదిలీ చేయబడిన భూమి యొక్క వివరాలు**

లావాదేవీ రకం: NALA

పిపిది నెంబి T29210124368

జిల్లా Suryapet

మండలం

Suryapet

గ్రామం Pillala Marri

ఖాతా నెంబి

61298

| క్రమం | సర్వే నెంబి | విస్తీర్ణం ఉన్నది (ఎం గుంబి) |
|-------|-------------|------------------------------|
| 1     | 745/1/2     | 1.0000                       |

**విక్రేత వివరాలు**

పిపిది నెంబి T29210124368

ఖాతా నెంబి

61298

పేరు పయిడిమర్రి నిర్మల

అధార్ నెంబి

xxxxxxxx7369

చిరునామా 19457, REDDY COLONY, Miryalaguda,  
Miryalaguda, Nalgonda, Pincode - 508207,  
Mobile No - 9849632020

తండ్రి / భర్త పేరు

పయిడిమర్రి సురేష్

**లావాదేవీకి ముందు విక్రేత యొక్క పిపిది**

| క్రమం | సర్వే నెంబి | విస్తీర్ణం (ఎం గుంబి) | పొందిన రకం      |
|-------|-------------|-----------------------|-----------------|
| 1     | 745/1/2     | 1.0000                | దానము / బహుమానం |

**లావాదేవీ తర్వాత విక్రేత యొక్క పిపిది**

| క్రమం | సర్వే నెంబి | విస్తీర్ణం (ఎం గుంబి) | పొందిన రకం |
|-------|-------------|-----------------------|------------|
|-------|-------------|-----------------------|------------|

**కొనుగోలుదారు వివరాలు**

పిపిది నెంబి T29210124368

పేరు పయిడిమర్రి నిర్మల

అధార్ నెంబి

xxxxxxxx7369

చిరునామా 19457, REDDY COLONY, Miryalaguda,  
Miryalaguda, Nalgonda, Pincode - 508207,  
Mobile No - 9849632020

తండ్రి / భర్త పేరు

పయిడిమర్రి సురేష్

**లావాదేవీకి ముందు కొనుగోలుదారు యొక్క పిపిది**

| క్రమం | సర్వే నెంబి | విస్తీర్ణం (ఎం గుంబి) | పొందిన రకం |
|-------|-------------|-----------------------|------------|
|-------|-------------|-----------------------|------------|

**లావాదేవీ తరువాత కొనుగోలుదారు యొక్క పిపిది**

| క్రమం | సర్వే నెంబి | విస్తీర్ణం (ఎం గుంబి) | పొందిన రకం |
|-------|-------------|-----------------------|------------|
|-------|-------------|-----------------------|------------|

తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం,

Suryapet





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Suryapet

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Proceedings of the Competent Authority & Tahsildar Suryapet Mandal Suryapet District

Present: PALREDDY SHYAM SUNDER REDDY

Dated: 15/12/2023

Proedgs. No. 2300872434

Sub: NALA Order

Ref:

Order:

Sri ష్యాం రామేందర్ వారి దింఖా R/o Pillala Marri, Suryapet, Suryapet has applied for conversion of agriculture land situated in Sy.No 745 1 1 2 extent 1.0000 of Pillala Marri Village, Suryapet Mandal, Suryapet District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
  - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
  - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
  - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

Tahsildar & Jt. Sub Registrar Office,  
Suryapet

To

Sri ష్యాం రామేందర్

Schedule

| Sl.No. | Village Mandal & District          | Sy.No.    | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|------------------------------------|-----------|----------------------------|--------------------------------------|---------|
| 1      | Pillala Marri, Suryapet & Suryapet | 745/1/1/2 | 1.0000                     | 1.0000                               |         |



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Suryapet

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**Government of Telangana  
Tahsildar & Jt. Sub Registrar Office, Suryapet**

**NALA Summary**

**Details of Converted Land**

Type of transaction : NALA

PPB No. T29210120429

District Suryapet

Mandal Suryapet

Village Pillala Marri

Khata No. 693

| S.No. | Survey No. | Extent Held ( in Ac.Gts. ) |
|-------|------------|----------------------------|
| 1     | 745/1/1/2  | 1.0000                     |

**Pattadar Details**

PPB No. T29210120429

Khata No. 693

Name ఉప్పల రాజేందర్

Aadhaar Number xxxxxxxx9404

Address PILLALA MARRI, SURYAPET, Suryapet,  
Suryapet, Suryapet, Suryapet, Pincode -  
508213, Mobile No - 9441483311

Father's / Husband's Name నాగ లింగం

**PPB of Pattadar before Transaction**

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type   |
|-------|------------|------------------|-----------------|
| 1     | 737/అ      | 0.0950           | పట్టాదారుడు     |
| 2     | 738/అ1/1   | 4.0600           | పట్టాదారుడు     |
| 3     | 739/అ3/1   | 0.1054           | పట్టాదారుడు     |
| 4     | 740/అ2     | 3.2000           | పట్టాదారుడు     |
| 5     | 745/1/1/2  | 1.0000           | దానము / బహుమానం |
| 6     | 747/అ1     | 0.1700           | పట్టాదారుడు     |

**PPB of Pattadar after Transaction**

| S.No. | Survey No. | Extent (Ac. Gts) | Acquired type |
|-------|------------|------------------|---------------|
| 1     | 737/అ      | 0.0950           | పట్టాదారుడు   |
| 2     | 738/అ1/1   | 4.0600           | పట్టాదారుడు   |
| 3     | 739/అ3/1   | 0.1054           | పట్టాదారుడు   |
| 4     | 740/అ2     | 3.2000           | పట్టాదారుడు   |
| 5     | 747/అ1     | 0.1700           | పట్టాదారుడు   |

**Family Member Details**

PPB No. T29210120429

Name ఉప్పల రాజేందర్

Aadhaar Number xxxxxxxx9404

Address PILLALA MARRI, SURYAPET, Suryapet,  
Suryapet, Suryapet, Suryapet, Pincode -  
508213, Mobile No - 9441483311

Father's / Husband's Name నాగ లింగం

**PPB of Family Member before Transaction**

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
|-------|------------|-------------------|---------------|

**PPB of Family Member after Transaction**

| S.No. | Survey No. | Extent (Ac. Gts.) | Acquired type |
|-------|------------|-------------------|---------------|
|-------|------------|-------------------|---------------|

Tahsildar & Jt. Sub Registrar Office,  
Suryapet





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Suryapet

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# ధరణి | دھرنی | Dharani

Integrated Land Records Management System  
Government of Telangana



Sri. Ponguleti Srinivas Reddy  
Hon'ble Minister for Revenue and Housing,  
Information & Public Relations of Telangana



Sri. Anumula Revanth Reddy  
Hon'ble Chief Minister  
of Telangana

## Land Details Search

Search By\*

☒ Survey No./ Sub-Division No.

☐ Pattadar Passbook Number

District\*

Suryapet | సూర్యాపేట

Mandal\*

Suryapet | సూర్యాపేట

Village\*

Pillala Marri | పిల్లాల మర్రి

Survey No./ Sub-Division No.

745/1/1/1/2

Khata No.

138

34W39



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## Land Details

District

Suryapet | సూర్యాపేట

Mandal

Suryapet | సూర్యాపేట

Village

Pillala Marri | పిల్లాల మర్రి

Khata Number

138

Survey No./ Sub-Division No.

745/1/1/1/2

Pattadar Name

ఉప్పల గోపయ్య / ఉప్పల గోపయ్య

Father / Husband's Name

నాగలింగం / నాగలింగం

Caste Category

General

Gender

Male

Total Extent (Ac. Gts)

1.0000

Nature of Land

Patta

Classification of Land

Wetlands

Market value of Survey no.(in INR)

1960000

Land Status

Signed as NALA

Land Type

NALA Land

Transaction Status

--0

eKYC Status

Aadhaar available & e-KYC completed

PPB Number

T29210\*\*\*\*\*

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Suryapet

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# ధరణి | دهرنی | Dharani

Integrated Land Records Management System  
Government of Telangana



Sri. Ponguleti Srinivas Reddy  
Hon'ble Minister for Revenue and Housing,  
Information & Public Relations of Telangana



Sri. Anumula Revanth Reddy  
Hon'ble Chief Minister  
of Telangana

తెలుగు

## Land Details Search

Search By\*

☒ Survey No./ Sub-Division No.

☐ Pattadar Passbook Number

District\*

Suryapet | సూర్యాపేట

Mandal\*

Suryapet | సూర్యాపేట

Village\*

Pillala Marri | పిల్లాల మర్రి

Survey No./ Sub-Division No.

745/3

Khata No.

61297

6Z269

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## Land Details

District

Suryapet | సూర్యాపేట

Mandal

Suryapet | సూర్యాపేట

Village

Pillala Marri | పిల్లాల మర్రి

Khata Number

61297

Survey No./ Sub-Division No.

745/3

Pattadar Name

పుప్పల శ్రీనివాస్ / VUPPALA SRINIVAS

Father / Husband's Name

నాగలింగం ఉప్పల /  
NAGALINGAM VUPPALA

Caste Category

General

Gender

Male

Total Extent (Ac. Gts)

1.0000

Nature of Land

Patta

Classification of Land

Wetlands

Market value of Survey

no.(in INR)

1960000

Land Status

Signed as NALA

Land Type

NALA Land

Transaction Status

--

eKYC Status

Aadhaar available & e-KYC completed

PPB Number

T29210\*\*\*\*\*

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Suryapet

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# ధరణి | دھرنی | Dharani

Integrated Land Records Management System  
Government of Telangana



Sri. Ponguleti Srinivas Reddy  
Hon'ble Minister for Revenue and Housing,  
Information & Public Relations of Telangana



Sri. Anumula Revanth Reddy  
Hon'ble Chief Minister  
of Telangana

## Land Details Search

Search By\*

☒ Survey No./ Sub-Division No.

☐ Pattadar Passbook Number

District\*

Mandal\*

Village\*

Suryapet | సూర్యాపేట

Suryapet | సూర్యాపేట

Pillala Marri | పిల్లాల మర్రి

Survey No./ Sub-Division No.

Khata No.

745/1/3

61298

1KBHW



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## Land Details

District

Suryapet | సూర్యాపేట

Mandal

Suryapet | సూర్యాపేట

Village

Pillala Marri | పిల్లాల మర్రి

Khata Number

61298

Survey No./ Sub-Division No.

745/1/3

Pattadar Name

పయిడిమర్రి నిర్మల /  
PAIDIMARRI NIRMALA

Father / Husband's Name

పయిడిమర్రి సురేష్ /  
SURESH

Caste Category

General

Gender

Female

Total Extent (Ac. Gts)

1.0000

Nature of Land

Patta

Classification of Land

Wetlands

Market value of Survey

no.(in INR)  
1960000

Land Status

Signed as NALA

Land Type

NALA Land

Transaction Status

--

eKYC Status

Aadhaar available & e-KYC completed

PPB Number

T29210\*\*\*\*\*

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Click here (<https://cersai.org.in/CERSAI/asstsrch.prg>) for CERSAI for Asset Based Search.





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Suryapet

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# ధరణి | دهرنی | Dharani

Integrated Land Records Management System  
Government of Telangana



Sri. Ponguleti Srinivas Reddy  
Hon'ble Minister for Revenue and Housing,  
Information & Public Relations of Telangana



Sri. Anumula Revanth Reddy  
Hon'ble Chief Minister  
of Telangana

## Land Details Search

Search By\*

☒ Survey No./ Sub-Division No.

☐ Pattadar Passbook Number

District\*

Suryapet | సూర్యాపేట

Mandal\*

Suryapet | సూర్యాపేట

Village\*

Pillala Marri | పిల్లాల మర్రి

Survey No./ Sub-Division No.

745/1/1/3

Khata No.

693

YZYMC



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## Land Details

District

Suryapet | సూర్యాపేట

Mandal

Suryapet | సూర్యాపేట

Village

Pillala Marri | పిల్లాల మర్రి

Khata Number

693

Survey No./ Sub-Division No.

745/1/1/3

Pattadar Name

ఉప్పల రాజేందర్ / ఉప్పల రాజేందర్

Father / Husband's Name

నాగ లింగం / నాగ లింగం

Caste Category

General

Gender

Male

Total Extent (Ac. Gts)

1.0000

Nature of Land

Patta

Classification of Land

Wetlands

Market value of Survey no.(in INR)

1960000

Land Status

Signed as NALA

Land Type

NALA Land

Transaction Status

--(1)

eKYC Status

Aadhaar available & e-KYC completed

PPB Number

T29210\*\*\*\*\*

Disclaimer - The information provided online is updated, and no physical visit is required.  
Click here (<https://cersai.org.in/CERSAI/asstsrch.prg>) for CERSAI for Asset Based Search.



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12197/2024.

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Suryapet

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తెలంగాణ ప్రభుత్వము  
పట్టాదారు పాసు పుస్తకం  
భూమి యాజమాన్య హక్కు పత్రం



జిల్లా : సూర్యాపేట

డివిజన్ : సూర్యాపేట

మండలం : సూర్యాపేట

గ్రామం : పిల్లాల మర్రి

పాస్ బుక్ నెం. :

T29210120091



భాతా నెం. : 138



1. పట్టాదారు పేరు ఇంటిపేరుతో : ఉప్పల గోపయ్య
2. తండ్రి/భర్త పేరు : నాగలింగం
3. స్త్రీ/పురుషుడు : Male
4. చిరునామా : పిల్లాల మర్రి
5. కులము : General
6. ఆధార్ సంఖ్య : XXXXXXXX2273
7. పట్టాదారు సంతకం ఎడమ/కుడి చేతి వేలిముద్ర



01

తహశీల్దార్ సంతకం

*Handwritten signature*

|                    |         |        |             |       |
|--------------------|---------|--------|-------------|-------|
| 4                  | 745/1/1 | 4.2400 | పట్టాదారుడు |       |
| 5                  | 746/2   | 0.0400 | పట్టాదారుడు | పట్టా |
| 6                  | 747/2   | 0.1800 | పట్టాదారుడు | పట్టా |
| 7                  | 747/3   | 0.1800 | పట్టాదారుడు | పట్టా |
| మూర్తి విస్తీర్ణము |         | 9.3450 |             |       |

T29210120091

05



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Suryapet

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**తెలంగాణ ప్రభుత్వము**  
**పట్టాదారు పాసు పుస్తకం**  
**భూమి యాజమాన్య హక్కు పత్రం**

జిల్లా : సూర్యాపేట  
మండలం : సూర్యాపేట  
పాస్ బుక్ టైప్ : Individual

డివిజన్ : సూర్యాపేట  
గ్రామం : పిల్లాల మర్రి

పాస్ బుక్ నెం. :

T29210124367



ఖాతా నెం. : 61297



1. పట్టాదారు పేరు ఇంటిపేరుతో : వుప్పల శ్రీనివాస్
2. తండ్రి / భర్త పేరు : లేట్ ఉప్పల గోపయ్య
3. స్త్రీ / పురుషుడు : Male
4. చిరునామా : పిల్లాల మర్రి
5. కులము : General
6. ఆధార్ / పాస్ పోర్ట్ / CIN సంఖ్య : XXXXXXXX8960
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

01



తహశీల్దార్ సంతకం

*[Handwritten signature]*

20

**తెలంగాణ ప్రభుత్వము**

జిల్లా : సూర్యాపేట  
మండలం : సూర్యాపేట

డివిజన్ : సూర్యాపేట  
గ్రామం : పిల్లాల మర్రి

**వ్యవసాయ భూమి వివరములు**

తేది: 21-06-2023

| క్ర.సం.           | సర్వే నెం. / సబ్ డివిజన్ నెం. | విస్తీర్ణము ఎ. గు. | భూమి పొందిన పద్ధతి | రిమార్కులు | తహశీల్దార్ సంతకం   |
|-------------------|-------------------------------|--------------------|--------------------|------------|--------------------|
| 1.                | 745/2                         | 1.0000             | దానము / బహుమానం    | పట్టా      | <i>[Signature]</i> |
| పూర్తి విస్తీర్ణం |                               | 1.0000             |                    |            |                    |

T29210124367

2023



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12197/2024. Sheet 46 of 48 Sub Registrar  
Suryapet

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OK



**తెలంగాణ ప్రభుత్వము**  
**పట్టాదారు పాసు పుస్తకం**  
**భాషా యాజమాన్య హక్కు పత్రం**

జిల్లా: సూర్యాపేట

డివిజన్ : సూర్యాపేట

మండలం: సూర్యాపేట

గ్రామం : పిల్లాల మర్రి

పాస్ బుక్ నెం. :

T29210120429



ఖాతా నెం. : 693



1. పట్టాదారు పేరు ఇంటిపేరుతో: ఉప్పల రాజేందర్
2. లింగం/భర్తపేరు : నాగ లింగం
3. స్త్రీ/పురుషుడు : Male
4. చిరునామా : పిల్లాల మర్రి
5. కులము : General
6. ఆధార్ సంఖ్య : XXXXXXXX9404
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

01



తహశీల్దార్ సంతకం

*Handwritten signature*

|                    |           |        |                 |       |  |
|--------------------|-----------|--------|-----------------|-------|--|
| 4                  | 740/అ2    | 3,2000 | పట్టాదారుడు     | పట్టా |  |
| 5                  | 745/1/1/2 | 1,0000 | దానము / బహుమానం | పట్టా |  |
| 6                  | 747/అ1    | 0,1700 | పట్టాదారుడు     | పట్టా |  |
| మొత్తం విస్తీర్ణము |           | 9,1304 |                 |       |  |

T29210120429

60



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Suryapet

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భారత ప్రభుత్వం  
Government of India



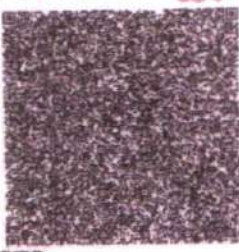
పుప్పల గోపయ్య  
Vuppala Gopaiah  
పుట్టిన తేదీ/DOB: 01/01/1940  
పురుషుడు/ MALE

Issue Date: 18/03/2016

5423 9723 2273  
VID : 9154 5641 6532 4012  
నా ఆధార్, నా గుర్తింపు

*Princy*

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India



వివరాలు:  
S/O: పుప్పల నాగలింగం, 1-2-147/ఎం/3, కే కే రోడ్,  
కే కే రోడ్, మార్కాపేట, నెల్గొండ,  
తెలంగాణ - 508213

Address:  
S/O: Vuppala Nagalingam, 1-2-147/a/3, k k  
road, k k road, Suryapet, Nalgonda,  
Telangana - 508213

5423 9723 2273  
VID : 9154 5641 6532 4012  
1947 | help@uidai.gov.in | www.uidai.gov.in

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



పుప్పల శ్రీనివాస్  
Vuppala Srinivas  
పుట్టిన సంవత్సరం/Year of Birth: 1969  
పురుషుడు / Male

9602 6038 8960

ఆధార్ - సామాన్యుని హక్కు

*Srinivas*

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు: S/O: పుప్పల గోపయ్య  
1-2-147/ఎం/3, కే కే రోడ్  
మున్సిపల్ క్వటర్స్, కే కే రోడ్  
మార్కాపేట, మార్కాపేట, నెల్గొండ  
ఆంధ్ర ప్రదేశ్, 508213

Address: S/O: Vuppala  
Gopaiah, 1-2-147/A/3, k k  
road, municipal qvaters, k k  
road, Suryapet, Nalgonda,  
Suryapet, Andhra Pradesh,  
508213

1947 | help@uidai.gov.in | www.uidai.gov.in | సేవ గాఢ్ మె. 1947, తెల. గాఢ్-508213

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



పుప్పల సురేష్  
WFO Suresh  
పుట్టిన సంవత్సరం/Year of Birth: 1945  
పురుషుడు / Male

8360 3866 7369

ఆధార్ - సామాన్యుని హక్కు

*S. Suresh*

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు: WFO సురేష్, 19-457  
బస్ స్టాండ్ మార్కాపేట, మార్కాపేట  
నెల్గొండ, ఆంధ్ర ప్రదేశ్, 508207

Address: WFO Suresh,  
House/Bldg/Apt. 19-457  
Street/Road/Lane: bussy  
colony, Village/Town/City  
Miryalaguda, District  
Nalgonda, P.O. Miryalaguda  
State: Andhra Pradesh,  
PinCode: 508207

1947 | help@uidai.gov.in | www.uidai.gov.in | సేవ గాఢ్ మె. 1947, తెల. గాఢ్-508207

భారత ప్రభుత్వం  
Government of India



పుప్పల రాజేంద్ర ప్రసాద్  
Vuppala Rajendra Prasad  
పుట్టిన తేదీ/DOB: 23/08/1955  
పురుషుడు/ MALE

5276 9895 9404  
VID : 9106 5107 5684 3769  
నా ఆధార్, నా గుర్తింపు

*Rajendra*

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India



వివరాలు:  
S/O: పుప్పల నాగలింగం, 1-4-141, ఈస్ట్ రోడ్,  
మార్కాపేట, మార్కాపేట, నెల్గొండ,  
తెలంగాణ - 508213

Address:  
S/O: Vuppala Nagalingam, 1-4-141, edga  
road, suryapet, Suryapet, Nalgonda,  
Telangana - 508213

5276 9895 9404  
VID : 9106 5107 5684 3769  
1947 | help@uidai.gov.in | www.uidai.gov.in



**భారత ప్రభుత్వం**  
Government of India

**సచిన్ మాలవే**  
Sachin Malve  
పుట్టిన తేదీ/DOB: 16/04/1971  
పురుషుడు/ MALE

*Sachin Malve*

**9554 2112 8663**  
VID : 9196 8038 5743 5250

నా ఆధార్, నా గుర్తింపు

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**సచిన్ మాలవే**  
S/O దుర్గాదాస్ మాలవే, 0-0-2028/30/C, పర్వతము  
కాలనీ, పార్కావెన్యూ, పి.జి. రోడ్, సెకండరాబాద్, హైదరాబాద్,  
ఆంధ్రప్రదేశ్ - 500003

**Address:**  
S/O Durgadas Malve, 1-8-215/30/C,  
PARKAVENUE COLONY, secunderabad, P G  
ROAD, Secunderabad, Hyderabad,  
Andhra Pradesh - 500003

**9554 2112 8663**  
VID : 9196 8038 5743 5250

**భారత ప్రభుత్వం**  
Government of India

**చాతీరి కృష్ణ**  
Chathiri Krishna  
పుట్టిన తేదీ/DOB: 01/07/1976  
పురుషుడు/ MALE

*Chathiri Krishna*

**7882 5588 2635**  
VID : 9105 3057 6363 0503

నా ఆధార్, నా గుర్తింపు

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**సీ.ఎం. నారాయణ్ లాటే**  
S/O నారాయణ్ లాటే, 0-0-320/అ/144, గ్ గ్ 126,  
షాంకెట్, మి.గ. నగర్, గోల్కొండ, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500008

**Address:**  
S/O Narasaiah Late, 8-1-328/A/144, GF 126,  
Shaikpet, M G Nagar, Golconda, Hyderabad,  
Andhra Pradesh - 500008

**7882 5588 2635**  
VID : 9105 3057 6363 0503

**భారత ప్రభుత్వం**  
Government of India

**కాండ్రి ప్రభాకర్ రెడ్డి**  
Kandi Prabhakar Reddy  
పుట్టిన తేదీ / DOB: 15/01/1974  
పురుషుడు / Male

*Kandi Prabhakar Reddy*

**3287 6953 9204**

నా ఆధార్, నా గుర్తింపు

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
Unique Identification Authority of India

**కామలా**  
2-3-64/10/24 1st floor/అంబర్ జైస్వాల్ కాలనీ  
నీలయం, జైస్వాల్ కాలనీ, అంబర్పేట్,  
హైదరాబాద్, తెలంగాణ, 500013

**Address:**  
2-3-64/10/24 1FLOOR KAMALA  
NILAYAM, JAISWAL COLONY, Amberpet,  
Hyderabad, Telangana, 500013

**3287 6953 9204**



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