

Government of Telangana
Registration And Stamps Department

2021/2020

Payment Details - Citizen Copy - Generated on 13/02/2020, 01:37 PM

SRO Name: 1525 Gandipet

Receipt No: 2181

Receipt Date: 13/02/2020

Name: SIVARAMA KRISHNA PRASAD VEMURI

CS No/Doct No: 2168 / 2020

Transaction: Sale Deed

Challan No:

E-Challan No: 574PAE110220

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 11-FEB-20

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFC

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				28605
Transfer Duty /TPT				85815
Deficit Stamp Duty				228740
User Charges				100
Total:				343260

In Words: RUPEES THREE LAKH FORTY THREE THOUSAND TWO HUNDRED SIXTY ONLY

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

SUB-REGISTRAR
Gandipet, R.R. Dist.
Signature by SR

Prepared By: KVIJAYA





తెలంగాణ తెలంగాణ TELANGANA

[Signature] V 950291

S.No. 22647 Date: 17-12-2019

Sold to: RAMESH

S/o.Late NARSING RAO

For Whom: M/s. VEDIC CONSTRUCTIONS.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad. Mobile: 9849355156

SALE DEED

This Sale deed is made and executed on this the 13th day of February 2020 at S.R.O, Gandipet, Ranga Reddy District by and between:

M/s. Vedic Constructions, a registered partnership firm, having its office at 8-3-191-147-20, B-13, 1st Floor, Madhura Nagar, Yousufguda, Hyderabad – 500 038 and represented by its Managing Partner, Mr. Sivarama Krishna Prasad Vemuri, S/o. Mr. V. Jagan Mohan Rao, aged about 48 years, Occupation: Business, R/o. Plot No. 29, Flat no. 101, Picket, Near AOC centre, Ishaq Colony, Secunderabad – 500 026 hereinafter referred to as the Vendor.

IN FAVOUR OF

Mrs. Konduru Prasanna, Wife of Mr. K. Rajesh Kumar, aged about 36 years residing at H. No. 11-12-191, Plot No. 174/B, Road No. 3, Sri Rama Krishnapuram, Kothapet, Saroornagar, Rangareddy Dist -500 035, hereinafter referred to as the 'Purchaser'

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For VEDIC CONSTRUCTIONS \

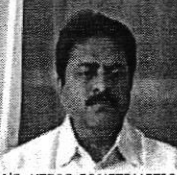
V.S.R. Prasad

Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 28605/- paid between the hours of _____ and _____ on the 13th day of FEB, 2020 by Sri Sivaram Krishna Prasad

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KONDURU PRASANNA: [1525-1-2020-2168]	KONDURU PRASANNA W/O. K.RAJESH KUMAR KOTHAPET, RANGA REDDY	<i>K. Prasanna</i>
2	EX		 M/S. VEDIC CONSTRUCTION [1525-1-2020-2168]	M/S. VEDIC CONSTRUCTIONS R/P SIVARAMA KRISHNA PRASAD VEMURI S/O. V JAGAN MOHAN RAO ISHAQ COLONY, HYD	<i>[Signature]</i>

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K RAJESH KUAMR::13/02/20 [1525-1-2020-2168]	K RAJESH KUAMR AADHAR NO.9875	<i>K Rajesh</i>
2		 B PRASHANTH::13/02/2020 [1525-1-2020-2168]	B PRASHANTH AADHAR NO 2835	<i>Prashanth</i>

13th day of February, 2020

Signature of Sub Registrar
Gandipet

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	228740	0	0	0	228840
Transfer Duty	NA	0	85815	0	0	0	85815
Reg. Fee	NA	0	28605	0	0	0	28605
User Charges	NA	0	100	0	0	0	100
Total	100	0	343260	0	0	0	343360

Rs. 314555/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 28605/- towards Registration Fees on the chargeable value of Rs. 5720775/- was paid by the party through E-Challan/BC/Pay Order No. 574PAE110220 dated 11-FEB-20 of ,HDFS/

Generated on: 13/02/2020 01:43:50 PM



Bk -1, CS No 2168/2020 & Doct No 2021/2020 Sheet 1 of 25 Sub Registrar Gandipet



Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 Whereas M/s. Radha Realty Corporation (India) Pvt. Ltd., represented by its Director Mr. J. Rajashekara Reddy, Mr. N. Ravindranath Reddy, MR Mansion Pvt. Ltd., represented by its Director Mr. V. Praveen Kumar Reddy and Mr. Jintender Kumar Kedia were the original owners of a larger piece of land situated in Sy. No. 418, 425 & 470 of Manchireveula Village, Gandipet Mandal (formerly known as Rajendranagar Mandal), R. R. District, Telangana having purchased the same by registered sale deeds from original owners and pattedars of the land.
- 1.2 M/s. Radha Realty Corporation (India) Pvt. Ltd., Mr. N. Ravindranath Reddy, MR Mansion Pvt. Ltd., and Mr. Jitender Kumar Kedia in turn sold small portions of land in the said survey numbers to Mr. Umakanth Katta, Mr. Vijaya Laxmi Katta, Mr. Ponnappalli Kamala.
- 1.3 M/s. Radha Realty Corporation (India) Pvt. Ltd., Mr. N. Ravindranath Reddy, MR Mansion Pvt. Ltd., Mr. Jitender Kumar Kedia, Mr. Umakanth Katta, Mrs. Vijaya Laxmi Katta, Mr. Ponnappalli Kamala sold undivided share of land, each admeasuring 100 sq. yds, out of a total land admeasuring 8,300 sq. yds, forming a part of Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R.R. District, Telangana to 74 individuals by way of 83 registered sale deeds.
- 1.4 Accordingly, Mrs. Sowjanya Rami Reddy and 72 others became absolute owners of total land admeasuring 8,300 sq. yds, forming a part of Sy. No. 418, 425 & 470 of Manchireveula Village, Rajendernagar Mandal, R. R. District, Telangana, hereinafter the land is referred to as the Scheduled Land and more fully described in the schedule annexed hereunder. The 73 owners of the Scheduled Land are hereinafter referred to as the Owners.
- 1.5 The details of the registered sale deeds, all registered at the sub-registrar Gandipet, by which the Owners acquired the Scheduled Land are detailed in Annexure – I attached herein.
- 1.6 The details of the registered sale deeds, all registered at the sub-registrar Gandipet, by which the predecessors in title of the Owners acquired the a greater piece of land, of which the Scheduled Land forms a smaller part are detailed in Annexure – II attached herein.
- 1.7 The Vendor has agreed to take on development the Scheduled Land from the Owners, by constructing a Housing Project with 15 floors of flats, 2 basements for parking, along with certain common amenities and entered in to a Development Agreement cum General Power of Attorney bearing document no. 5629/2016, dated 11.08.2016 registered at SRO, Gandipet. On a later date some terms and conditions of the said development agreement were suitably corrected/modified by way of a registered supplementary agreement dated 07.04.2018 registered as document no. 4985/2018.
- 1.8 Several Owners were represented by their registered General Power of Attorney holders for execution of the said Development Agreement. Details of such GPAs is given in Annexure – III attached herein.

For VEDIC CONSTRUCTIONS

V. S. R. Prasad
Managing Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 343260/-, DATE: 11-FEB-20, BANK NAME: HDFC, BRANCH NAME: , BANK REFERENCE NO: 5058986012409, PAYMENT MODE: NB-1000200, ATRN: 5058986012409, REMITTER NAME: KONDURU PRASANNA, EXECUTANT NAME: VEDIC CONSTRUCTIONS, CLAIMANT NAME: KONDURU PRASANNA).

Date:

13th day of February, 2020

Signature of Registering Officer

Gandipet

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 2 of 25 Sub Registrar
Gandipet

1వ పుస్తకము 2020లో శా. న. 1941
పు 2021..... నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగు నిమిత్తం గుర్తింపు తేది. 15/2/20
1వ 2021...../ 20 2020 వ్యవధి ముగిసినది.
2020 సంవత్సరం నెల 12 తేది.

రిజిస్టరింగ్ అధికారి

Generated on: 13/02/2020 01:43:50 PM



- 1.9 As per the terms of the said Development Agreement the vendor was obliged to construct the housing project on the Scheduled Land at its risk and cost. A total of 202 flats were proposed to be constructed, out of which 83 flats were allotted to the Owners and 119 flats were allotted to the Vendor. It was proposed that the Vendor will become absolute owner of the flats allotted to it and the Owners shall become absolute owners of the flats allotted to them. The division of flats falling to the share of the Vendor and the flats falling to the share of the Owners are detailed in Scheduled – B and Schedule – C of the said registered Development Agreement/Supplementary Agreement. By way of the said agreements the Vendor is absolutely entitled to sell its share of flats to intending purchasers.
- 1.10 The flat along with parking space, undivided share of land and common amenities for joint enjoyment, details of which are given in Annexure – A, fall to the share of the Vendor and the Vendor is absolutely entitled to sell the said flat to any intending purchaser without further reference to the Owners.
- 1.11 The Vendor has registered the Housing Project under the Provisions of the RERA Act with the Telangana Real Estate Regulatory Authority at Hyderabad on 22.03.2019 under registration no. P02400000523.

2. DETAILS OF PERMITS:

- 2.1 The Vendor / Owners have obtained permission from HMDA vide permit no. 000746/ZOA/R1/U6/HMDA/26042017, dated 09-09-2018 for developing the Scheduled Land into a residential complex consisting of 202 flats with two basements, 14 upper floors along with common amenities like roads, drainage, electric power connection, clubhouse, landscaped areas, etc.

3. PROPOSED DEVELOPMENT:

- 3.1. The Vendor proposes to develop the Scheduled Land in accordance with the permit for construction / development into a housing complex as per details given below:
- 3.1.1. 3 blocks of flats labeled as A, B & C are proposed to be constructed.
- 3.1.2. Each block consists of 14 floors.
- 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
- 3.1.4. Total of 202 flats are proposed to be constructed.
- 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 3.1.6. Clubhouse consisting of 6 floors admeasuring about 12,000 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.7. Each flat shall have a separately metered electric power connection.
- 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.

For VEDIC CONSTRUCTIONS \

V.S.R. Prasad

Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 3 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor. The Vendor reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 3.1.12. The Vendor shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.1.13. The extent of land being developed is 8,300 sq. yds. Each flat has been assigned proportionate undivided share from in the net land for development.
- 3.2. The proposed project of development on the entire Scheduled Land is styled as 'Amigo United Avenues' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor as Amigo United Avenues shall always be called as such and shall not be changed.
4. SCHEME OF SALE / PURCHASE :
- 4.1 By virtue of the above documents, the Vendor has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure – A and is hereinafter referred to as the Scheduled Flat.
- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors or its nominees.

For VEDIC CONSTRUCTIONS

V.S.R.K. Prabha

Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAIL OF FLAT BEING SOLD:

5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure – A attached to this deed. Hereinafter, the flat mentioned in Annexure – A is referred to as the Scheduled Flat.

5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.

5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.

5.6 That the Purchaser has examined the permit for construction obtained by the Vendor and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.

5.7 The plan of the Scheduled Flat constructed is given in Annexure – B attached herein. The layout plan of the Housing Project is attached as Annexure – C herein.

5.8 The Vendor has provided plans of the Scheduled Flat to the Purchaser along with details of carpet area, built-up area and super built-up area. The Purchaser has understood these terms and has verified the method adopted for calculating these areas in respect to the Scheduled Flat. The sale consideration mentioned herein is the lumpsum amount for the Scheduled Flat. The Purchaser confirms that he shall not raise any objections on this count.

For VEDIC CONSTRUCTIONS

V. S. R. K. Prabhu
Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021 / 2020 Sheet 5 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



6. SALE CONSIDERATION:

- 6.1 The Vendor hereby sells the Scheduled Flat and the Purchaser hereby shall become the absolute owner of the Scheduled Flat. The Purchaser has paid the entire sale consideration to the Vendor and the Vendor duly acknowledges the receipt of the entire sale consideration and the details of which are mentioned in Annexure – A.
- 6.2 It is specifically agreed between the parties herein that the total sale consideration given herein does not include the cost of enhancing the existing water supply through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is enhanced by such a government/ quazi government body on a pro-rata basis.

7. COMPLETION OF CONSTRUCTION & POSSESSION:

- 7.1 The Purchaser has inspected the Scheduled Flat and hereby confirms that the construction of the Scheduled Flat has been completed in all respects and that the Purchaser shall not raise any objections on this count hereafter.
- 7.2 Hereafter, the Purchaser shall be responsible for any loss, theft, breakage, damages, trespass and the like and the Purchaser shall also be obliged to pay monthly maintenance charges to the Vendor or the respective society or Association. The Vendor /Association shall be entitled to recover such dues, if any, from the Purchaser.
- 7.3 Hereafter the Purchaser shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses, etc. that may be payable with respect to the Scheduled Flat including property/ municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to the Government or other local bodies or any other concerned body or authority, etc. The Vendor shall be entitled to recover such dues, if any, from the Purchaser.
- 7.4 The Purchaser is deemed to have been handed over vacant possession of the Scheduled Flat on this day.

8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure – A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society / association has yet to be formed, the Purchaser shall pay to the Vendor 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 Vendor.

For VEDIC CONSTRUCTIONS

V. S. R. H. Pruthi

Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021 / 2020 Sheet 6 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 8.7 The Vendor shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.
9. RESTRICTION ON ALTERATIONS & USE:
- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.
- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser 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 Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same.

For VEDIC CONSTRUCTIONS

V. S. A. H. Prabod
Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 7 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



(b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.

- 9.4 The Vendor/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Vendor proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Vendor may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor as and when called for.
- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.
- 10.3 That the Purchaser shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Vendor or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the Housing Project and in respect to the Scheduled Flat and also the adjoining flats/blocks.

For VEDIC CONSTRUCTIONS

V.S.R.K. P. R. R. R.
Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 8 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



10.4 The Vendor reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the Scheduled Flat and that such changes do not affect the plan or area of the Scheduled Flat. The Purchaser shall not raise any objections on this count and agrees to issue an NOC for the same to the Vendor as and when called for.

11. COMPLIANCE OF STATUTORY LAWS:

11.1 The Purchaser agrees to abide by and follow all rules and regulations laid down by respective statutory authorities related to the Scheduled Land and the Housing Project. Any such conditions or restrictions imposed on the Vendor or its predecessor in title shall automatically be deemed to be applicable to the Purchaser and his successors-in-interest. The Purchaser shall ensure that this condition shall explicitly mentioned in conveyance deeds executed in favour of his successors-in-interest. The conditions laid by the following authorities (but not limited to them) shall be deemed to be apply to the Purchaser:

11.1.1 The defense services or allied organizations.

11.1.2 Airports Authority of India.

11.1.3 Relevant Urban Development Authority, Municipal Corporation, Municipality, Grampanchayat, town planning department, etc., who are authorized to issued permit for construction.

11.1.4 Fire department.

11.1.5 Electricity and water supply board.

11.1.6 Government authorities like MRO, RDO, Collector, Revenue department, Traffic Police, Police department, etc.

11.1.7 Irrigation department.

11.1.8 Environment department and pollution control board.

11.2 Any conditions that are laid out in the Real Estate Regulation Act from time to time shall be applicable to the Vendor and Purchaser. Terms and conditions laid down in this deed shall have precedence over rules and regulations that have not been explicitly defined in the Act.

12 GUARANTEE OF TITLE:

12.1 That the Vendor covenants with the Purchaser that the Scheduled Flat is free from all encumbrances of any nature such as prior sales, exchanges, mortgages, attachments, etc., and the Vendor confirms that they are the absolute owners of the same and have a perfect title to it and there is no legal impediment for its sale. The Vendor agrees to indemnify the Purchaser only to the extent and limited to any claims made by any party in respect to the ownership and title of the Schedule Flat or the Scheduled Land. The Purchaser has verified the extent, permit for construction and title/link documents pertaining to the Scheduled Flat and shall not make any claims on that count hereafter.

13 OTHER TERMS:

13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.

For VEDIC CONSTRUCTIONS

V.S.H. Prabod

Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 9 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of 8,300 sq. yds, forming a part of Sy. Nos. 418, 425 & 470 of Manchirevula Village, Gandipet Mandal (formerly known as Rajendranagar Mandal), Ranga Reddy District, under S.R.O. Gandipet, and bounded by:

North	Land in Survey no. 469
South	80 ft road
East	Land in survey nos. 426, 427 & land in survey no. 466
West	Land in survey no. 417 & survey no. 471

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For VEDIC CONSTRUCTIONS

V.S.R.K. Prabha

Managing Partner
VENDOR

X. Prabha

PURCHASER

witness

1. *K. Ray*
2. *Prabha*

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



ANNEXURE- A

1.	Names of Purchaser:	Mrs. Konduru Prasanna
2.	Purchaser's residential address:	R/o. H. No 11-12-191, Plot No. 174/B, Road No. 3, Sri Rama Krishnapuram, Kothapet, Saroornagar, R. R. - 500 035.
3.	Pan no. of Purchaser:	EPPPK2345L
4.	Aadhaar card no. of Purchaser:	9988 8876 9352
5.	Details of Scheduled Flat:	
	a. Flat no.:	501 on the fourth floor, in block no. 'B'
	b. Undivided share of land:	32 Sq. yds.
	c. Super built-up area:	1373 Sft
	d. Built-up area + common area:	1030 + 343 Sft.
	e. Carpet area	873.55 Sft.
	f. Car parking area	210 Sft
6.	Total sale consideration:	Rs.57,20,775/-(Fifty Seven Lakhs Twenty Thousand Seven Hundred and Seventy Five Only)
7.	Details of payment:	
	1. Rs.34,00,000/-(Rupees Thirty Four Lakhs Only) paid by way of D. D. No.774180, dated 27.01.2020 issued by State Bank of India, RACPC, Hyderabad.	
	2. Rs.23,20,775/-(Rupees Twenty Three Lakhs Twenty Thousand Seven Hundred and Seventy Five Only) already received.	
8.	<u>Description of the Schedule Flat:</u> All that portion forming a deluxe apartment bearing flat no.501 on the fourth floor, in block no. 'B' admeasuring 1373 sft. of super built-up area (i.e., 1030 sft. of built-up area & 343 sft. of common area) together with proportionate undivided share of land to the extent of 32.50 sq. yds. and a reserved parking space for double car in the basement admeasuring about 210 sft. in the residential complex named as "Amigo United Avenues" forming part of Sy. Nos. 418, 425 & 470 of Manchirevula Village, Gandipet Mandal (formerly known as Rajendranagar Mandal), Ranga Reddy District and bounded as under: North by : Open to Sky South by : Open to Sky East by : Open to Sky West by : 6'-6" wide corridor	

For VEDIC CONSTRUCTIONS

V. S. H. Prasad

Managing Partner

VENDOR

X. Prasanna

PURCHASER

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 11 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



ANNEXURE-1-A

1. Description of the Building : Deluxe apartment bearing flat no.501 on the fourth floor, in block 'B' of Amigo United Avenues, residential Localities, forming part of Sy. Nos. 418, 425 & 470 of Manchirevula Village, Gandipet Mandal (formerly known as Rajendranagar Mandal), Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) Plus Upper Fifteen Floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : Under Construction
3. Total Extent of Site : 32 sq. yds, U/s Out of 8,300 sq. yds.
4. **Built up area Particulars:**
- a) In the Basement Floor : 210 sft. Parking space for two car
- b) In the Fourth Floor : 1373 Sft
5. Annual Rental Value : ---
6. Municipal Taxes per Annum : ---
7. Executant's Estimate of the MV of the Building : Rs.57,20,775/-

Date: 13.02.2020

For VEDIC CONSTRUCTIONS

V.S.R.K. Prasad

Managing Partner

Signature of the Vendor

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

Date: 13.02.2020

For VEDIC CONSTRUCTIONS

V.S.R.K. Prasad

Signature of the Vendor

K. Prasad

Signature of the Purchaser

Bk - 1, CS No 2168/2020 & Doct No
2021 / 2020 Sheet 12 of 25 Sub Registrar
Gandipet

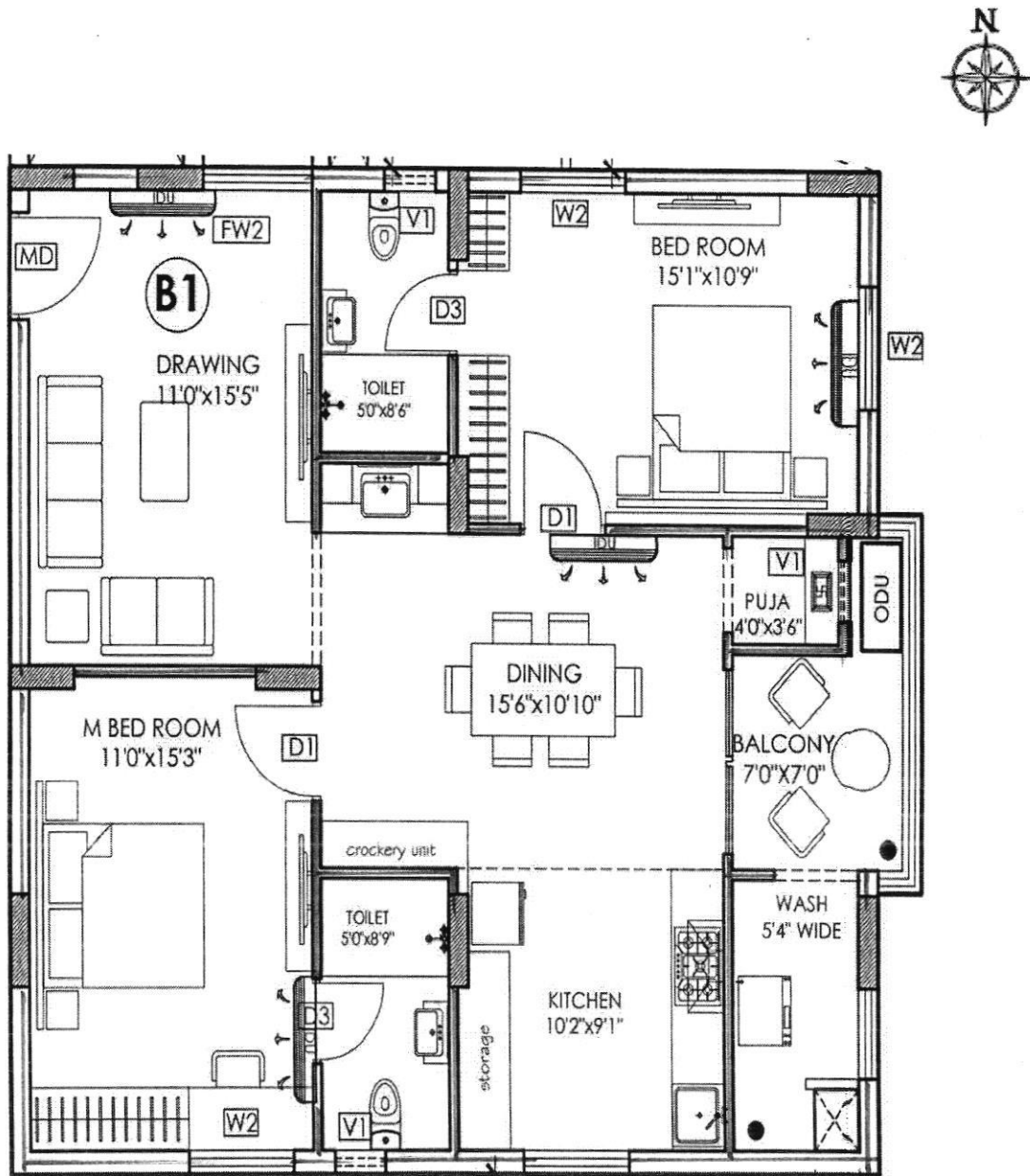


Generated on: 13/02/2020 01:43:50 PM



ANNEXURE- B

Plan of the Scheduled Flat:



For VEDIC CONSTRUCTIONS

V.S.R. Prabhu

Managing Partner

VENDOR

X. Prabhu

PURCHASER

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sub Registrar
Gandipet

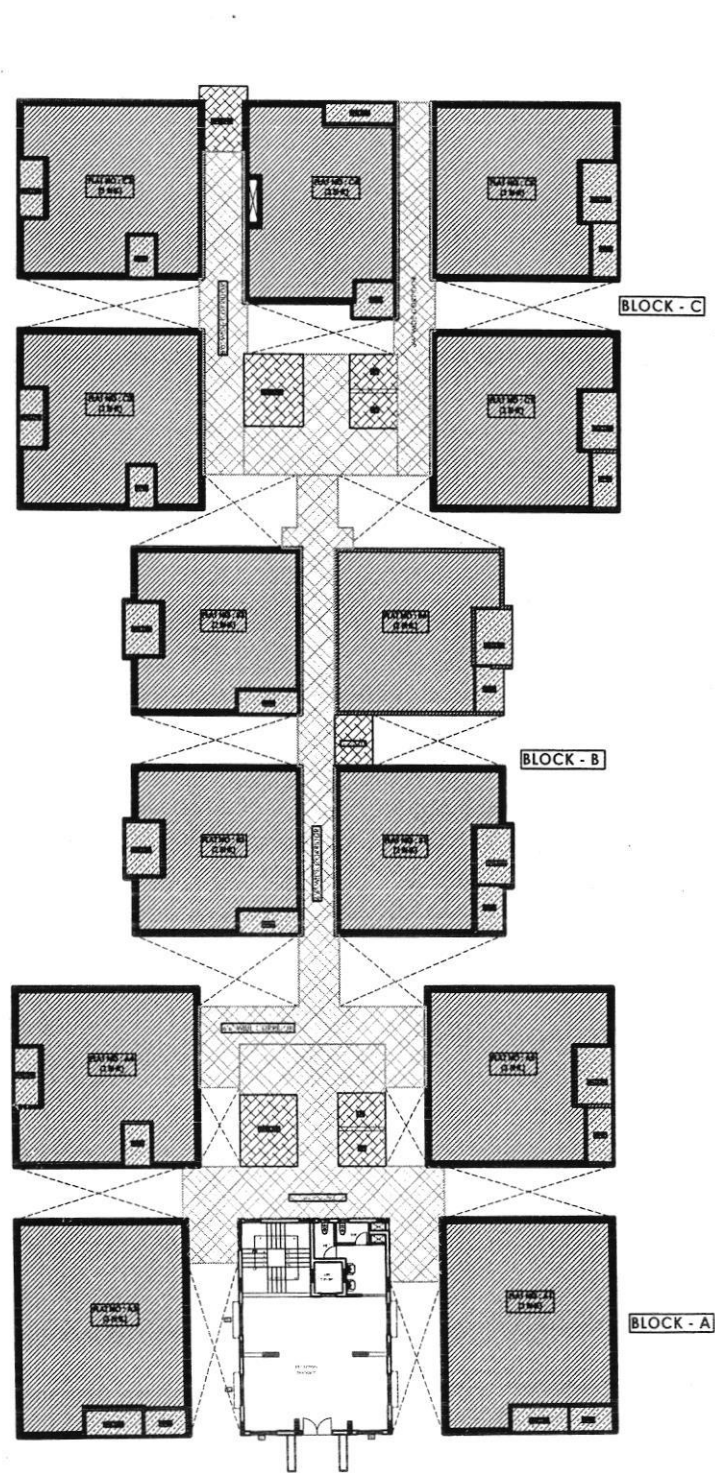


Generated on: 13/02/2020 01:43:50 PM



ANNEXURE - C

Layout plan of the Housing Project:



For VEDIC CONSTRUCTIONS

V.S.N.H. Prabodh

Managing Partner

VENDOR

K. Prabhanna

PURCHASER



Bk - 1, CS No 2168/2020 & Doct No

2021/2020 Sheet 14 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



ANNEXURE - I

Details of sale deeds, agreement of sale cum GPA & GPAs

Sl. no.	Vendor	Purchaser	Sale Deed /AGPA doc	Doc. Date	Extent sold	Sy. Nos & Village
1.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Sowjanya Reddy	3194/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
2.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Koppurapu Vinod Kumar,	3195/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
3.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Koppurapu Vinod Kumar	4786/2015	10-09-2015	100 sq.yds	425P Manchirevula Village
4.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Neelima Pothuganti,	3196/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
5.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Shrisha Punreddy	3197/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
6.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Nagaraju Valusa	3198/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
7.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Jyostna Poldas	3199/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
8.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, N. Ravindranath Reddy,	Swarna Poldas	3200/2015	26-06-2015	100 sq.yds	418 & 425P Manchirevula Village
9.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Kasarla Pushpanjali	3815/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
10.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Enabotula Saranga Rao	3817/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
11.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Srividya Godavarthi	3818/2015	27-07-2015	100 sq.yds	425P Manchirevula Village

For VEDIC CONSTRUCTIONS

V. S. R. Prasad

Managing Partner

Bk - 1, CS No 2168/2020 & Doct No
2021 / 2020 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



12.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Gummadi Nitin Pranav	3819/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
13.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Mudundi Pavan Kumar Raju	3820/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
14.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Gummadi Ajay Kumar	3821/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
15.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Gummadi Ravindranath	3822/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
16.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Ponnada Narasimha Rao & Ponnada Roopa Naga Sirisha	3823/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
17.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Maveleti Mallikarjuna Varma	4783/2015	10-09-2015	100 sq.yds	425P Manchirevula Village
18.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Produturi Sujender Reddy	4785/2015	10-09-2015	100 sq.yds	425P Manchirevula Village
19.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Pooskur Prabhakar Rao	4787/2015	10-09-2015	100 sq.yds	425P Manchirevula Village
20.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Kutcharlapati Satyavathi	4788/2015	10-09-2015	100 sq.yds	425P Manchirevula Village
21.	Jitender Kumar Kedia	Gorinka Gangadhara Rao	5857/2015	04-11-2015	100 sq.yds	470 Manchirevula Village
22.	Jitender Kumar Kedia	P. Uma Reddy	5858/2015	04-11-2015	100 sq.yds	470, Manchirevula Village
23.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	P. Uma Reddy	1391/2016	03-03-2016	100 sq.yds	425, Manchirevula Village
24.	Jitender Kumar Kedia	Yerrapa Reddy Ram Mohan Reddy	5859/2015	04-11-2015	100 sq.yds	470, Manchirevula Village
25.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Y. Ram Mohan Reddy	2147/2016	06-04-2016	100 sq.yds	425, Manchirevula Village

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 16 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



26.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Yerrappa reddy Ramohan Reddy	1390/2016	03-03-2016	100 sq.yds	425, Manchirevula Village
27.	Jitender Kumar Kedia	G. Ashok Krishna	5860/2015	04-11-2015	100 sq.yds	470, Manchirevula Village
28.	Jitender Kumar Kedia	Pabba Mallesham	5861/2015	04-11-2015	100 sq.yds	470, Manchirevula Village
29.	Jitender Kumar Kedia	V.G.V.V.B. Siddharth	5862/2015	04-11-2015	100 sq.yds	470, Manchirevula Village
30.	Jitender Kumar Kedia	Arepally Venkata Ranga Reddy, Sumalatha	6397/2015	01-12-2015	100 sq.yds	470, Manchirevula Village
31.	Jitender Kumar Kedia	Gillella Lavanya	6398/2015	30-11-2015	100 sq.yds	470, Manchirevula Village
32.	Jitender Kumar Kedia	Kommineni Sainath	6399/2015	30-11-2015	100 sq.yds	470, Manchirevula Village
33.	Jitender Kumar Kedia	R. Ramadevi	6400/2015	30-11-2015	100 sq.yds	470, Manchirevula Village
34.	Jitender Kumar Kedia	R. Ramadevi	6401/2015	30-11-2015	100 sq.yds	470, Manchirevula Village
35.	Jitender Kumar Kedia	Dr. R.C.M. Sarma	6402/2015	30-11-2015	100 sq.yds	470, Manchirevula Village
36.	Jitender Kumar Kedia	Vabilisetty Satyanarayana	6403/2015	30-11-2015	100 sq.yds	470, Manchirevula Village
37.	Umakanth Katta	Dilly Sai Nishanth	6772/2015	21-12-2015	100 sq.yds	470, Manchirevula Village
38.	Vijaya Lakshmi Katta	Kommineni Sravya	6773/2015	21-12-2015	100 sq.yds	470, Manchirevula Village
39.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Arepally Sudarshanamma	221/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
40.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Dinesh Maniyar	222/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
41.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Srinivasa Rao	223/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
42.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Chittimalla Ramesh	224/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
43.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	N. Gangadhara Rao	225/2016	11-01-2016	100 sq.yds	425, Manchirevula Village

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 17 of 25 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



44.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Sachin Shetti, Rajgopal Agarwal	226/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
45.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Vudumudi Sanjay Raghavaraju	232/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
46.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Vudumudi Sanjay Raghavaraju	231/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
47.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Pokkula Greeshma	233/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
48.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Vijayalaxmi Boya	234/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
49.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Bhagawanth Reddy Punreddy	235/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
50.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Saideesh Kumar Ajjan	236/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
51.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Rohit Taegaonkar	237/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
52.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Rajeev Babu	238/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
53.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Raghavendra Rao	239/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
54.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Kundanapu Haripriya Madhavi	240/2016	11-01-2016	100 sq.yds	425, Manchirevula Village
55.	Sri Umakanth Katta	Guduru Kiran Reddy	430/2016	23-01-2016	100 sq.yds	425, Manchirevula Village
56.	Sri Umakanth Katta	Guduru Kiran Reddy	431/2016	23-01-2016	100 sq.yds	425, Manchirevula Village
57.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Gudduru Kiran Reddy	1864/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
58.	Sri Umakanth Katta	Akshay Kumar Ahuja	432/2016	23-01-2016	100 sq.yds	425, Manchirevula Village
59.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Aluvaala Kavva	1392/2016	03-03-2016	100 sq.yds	425, Manchirevula Village
60.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Nimmala Rajamani	1393/2016	03-03-2016	100 sq.yds	425, Manchirevula Village

Bk - 1, CS No 2168/2020 & Doct No
2021/2020 Sheet 18 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



61.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Ravindranath Rao	1394/2016	03-03-2016	100 sq.yds	425, Manchirevula Village
62.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Kadavakollu Suresh Babu	1862/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
63.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Varalakshmi Devi Kondapalli	1863/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
64.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Puli Sravanthi	1865/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
65.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Ramesh Thota	1866/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
66.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Usha Kiran Veerla	1867/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
67.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Ponnapalli Kamala	1868/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
68.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Vedee Vijay Lakshmi	1869/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
69.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Bhavani Kendyala	1870/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
70.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Damodar Kendyala	1871/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
71.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Rajeshwari Alinoor	1872/2016	24-03-2016	100 sq.yds	470, Manchirevula Village
72.	Ponnapalli Kamala	Pola Kalyani	5037/2016	10-08-2016	100 sq.yds	470, Manchirevula Village
73.	Ravindranath Reddy	Addula Padmavathi	2131/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
74.	Ravindranath Reddy	Karangari Rama Krishna Reddy	2132/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
75.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	G. Sravan Kumar	2140/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
76.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Lenkala Sravya	2141/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
77.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	P. Soujanya	2142/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
78.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	V. Vidya Sagar	2143/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
79.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Srikanth Allamudi	2144/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
80.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	G. Anil Kumar	2145/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
81.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Ravikanth Allamudi	2146/2016	06-04-2016	100 sq.yds	470, Manchirevula Village
82.	Vijayalakshmi Katta	Mohana Krishna	3349/2016	04-06-2016	100 sq.yds	470, Manchirevula Village
83.	Vijayalakshmi Katta	Latha Nagampeta	4754/2016	04-08-2016	100 sq.yds	470, Manchirevula Village

Bk - 1, CS No 2168/2020 & Doct No
2021 / 2020 Sheet 19 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



ANNEXURE – II

Details of Title

- Sri Kishenchand Nenumal, Sri Govind Ram Nenumal and Smt. Bhuri Bhai, Azeezunnisa Begum and others entered into a compromise dated 06-04-1995, to end the protracted litigation in various courts of law, for division of ownership of a large piece of land which also included Ac. 1-30 gts., forming a part of Sy. No. 470, of Manchirevula Village, Rajendra Nagar Mandal, R.R. District. Sri Govind Ram Nenumal and Smt. Bhuri Bhai accordingly became absolute owners of Ac. 1-30 gts., forming a part of Sy. No. 470, of Manchirevula Village, Rajendra Nagar Mandal, R.R. District (as per details given in Sl. No. 1).
- Smt. Bhuri Bhai, Mr. Kishanchand, Mr. Gobind Ram sold Ac. 1-30 gts., forming a part of Sy. no. 470 to Shruthi Agro Pharma Pvt. Ltd., by way of a registered sale deed (as per details given in Sl. no. 2).
- Shruthi Agro Pharma Pvt. Ltd., in turn sold the said land to Mr. Jitender Kumar Kedia by way of registered sale deed (as per details given in Sl. No. 3& 4).
- Mr. Niradi Balram, Niradi Sangam and Niradi Gangulu were the original pattedars of land in Sy. Nos. 418 and 425 of of Manchirevula Village, Rajendra Nagar Mandal, R.R. District and patta passbooks and title books were issued to them as per details given below.

S.no	Name of the Pattedar	Patta no.	Passbook no.	Title book no.	Area in gts.	Sy. no.
1.	Niradi Sangam	162	188491	230857	0-07	418
					0-29	425
2.	Niradi Balram	161	188490	230856	0-07	418
					0-29	425
3.	Niradi Gangulu	160		230855	0-07	418
					0-28	425

- Mr. N. Balram, N. Sangam and N. Gangulu sold Ac. 1-00 gts., in Sy. No. 425 to B. Purshotham Reddy, who in turn sold it to Mr. T. Prasad Rao and it was then sold to M.R. Mansion Pvt. Ltd., by way of registered sale deed / AGPAs (as per details given in Sl. No. 5, 6 & 7).
- Mr. N. Balram, N. Sangam and N. Gangulu sold Ac.1-00 gts., in Sy. No. 425 and Ac. 0-21 gts., in Sy. no. 418 to M/s. Radha Realtors India Pvt. Ltd., by way of a registered sale deed (as per details given in Sl. no. 8).
- MR. Mansion Pvt. Ltd., Mr. Jitender Kumar Kedia, M/s. Radha Realtors India Pvt. Ltd., in turn sold parts of the land owned by them by a series of sale deeds/GPAs/AGPAs to Mr. Umakanth Katta, Vijay Lakshmi Katta and Mr. N. Ravindranath Reddy (as per details given in Sl. no. 9 to 23).
- MR. Mansion Pvt. Ltd., MR. Jitender Kumar Kedia, M/s. Radha Realtors India Pvt. Ltd., Mr. Umakanth Katta, Vijay Lakshmi Katta and Mr. N. Ravindranath Reddy in turn sold 100 sq. yds, each, forming a part of Sy. No. 418, 425, 470, to several intending purchasers as detailed in Annexure – I.

Sl. no.	Vendor	Purchaser	Sale Deed /AGPA doc	Doc. Date	Extent sold	Sy. Nos & Village
1.	Dr. P. Mallikarjuna Rao	Azeezunnisa Begum & 4 others	Compromise deed	06-04-1995	Ac. 50-36 gts	Sy. Nos. 469 to 476, 490, 503 to 506, 508
2.	Bhuri Bhai & 3 others	Shruthi Agro Pharma P Ltd	1167/1995	22-09-1995	Ac. 1-30 gts	Sy.No. 470

For VEDIC CONSTRUCTIONS

V. S. R. Prasad

Managing Partner



Bk - 1, CS No 2168/2020 & Doct No

2021 / 2020 Sheet 20 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



3.	Shruthi Agro Pharma P Ltd	Jitender Kumar Kedia	576/2007 Rectification deed	27-11-2006	Ac. 1-30 gts	Sy. No. 470
4.	Shruthi Agro Pharma P Ltd	Jitender Kumar Kedia	10670/2006	31-07-2006	Ac. 1-30 gts	Sy. No. 470
5.	N. Balram N. Sangam and N. Gangulu	B. Purushotham Reddy	11175/2005	24-10-2005	Ac. 1-00 gts.	Sy. No. 425
6.	B. Purushotham Reddy ,	T. Prasad Rao	7136/2006 AGPA	12-05-2006	Ac. 1-00 gts.	Sy. No. 425
7.	B. Purushotham Reddy T. Prasad Rao	M.R. Mansion Pvt. Ltd.	217/2016	11-01-2016	Ac. 1-00 gts.	Sy. No. 425
8.	M. Balram & 15 others	Radha Realtors Pvt. Ltd, Rep., N. Ravindranath Reddy	10169/2006	22-07-2006	Ac. 7-11 gts	Sy. no. 171, 418, 419, 423, 424, 425, 427
9.	Radha Realty Corp (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy,	Vijaya Lakshmi Katta	3816/2015	27-07-2015	100 sq.yds	425P Manchirevula Village
10.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Umakanth Katta	227/2016	11-01-2016	100 sq.yds	425 Manchirevula Village
11.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Umakanth Katta	228/2016	11-01-2016	100 sq.yds	425 Manchirevula Village
12.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Umakanth Katta	229/2016	11-01-2016	100 sq.yds	425 Manchirevula Village
13.	M.R. Mansion Pvt. Ltd., Rep by Praveen Kumar Reddy	Vijaya Lakshmi Katta	230/2016	11-01-2016	100 sq.yds	425 Manchirevula Village
14.	Jitender Kumar Kedia	Vijaya Lakshmi Katta	6404/2015	01-12-2015	100 sq.yds	470, Manchirevula Village
15.	Jitender Kumar Kedia	Umakanth Katta	6405/2015	01-12-2015	100 sq.yds	470, Manchirevula Village
16.	Radha Realty Corp. (I) Pvt. Ltd., Rep. J. Rajasekara Reddy, Rep., N. Ravindranath Reddy	Shirisha Punreddy	4784/2015	10-09-2015	100 sq.yds	425P Manchirevula Village

For VEDIC CONSTRUCTIONS

V.S.R.A. Prabha

Managing Partner



Bk - 1, CS No 2168/2020 & Doct No

2021/2020 Sheet 21 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



17.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	2389/2009	01-10-2009	Ac. 0-21 gts	Sy. No. 418
					Ac. 1-15 gts	Sy. No. 423
					Ac. 0-10 gts	Sy. No. 424
					Ac. 0-14 gts	Sy. No. 425
18.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	256/2009 Cancellation of GPA	02-02-2009	Ac. 0-05 gts	Sy. no. 171
					Ac. 0-28 gts	Sy. no. 419
					Ac. 0-07 gts.	Sy. No. 425
					Ac. 1-06 gts	Sy. no. 427
19.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	257/2009 GPA	02-02-2009	Ac. 0-05 gts	Sy. no. 171
					Ac. 0-28 gts	Sy. no. 419
					Ac. 0-07 gts.	Sy. No. 425
					Ac. 1-06 gts	Sy. no. 427
20.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	3447/2008 AGPA	01-09-2008	Ac. 0-21 gts	Sy. no. 418
					Ac. 1-15 gts	Sy. no. 423
					Ac. 0-10 gts.	Sy. No. 424
					Ac. 0-14 gts	Sy. no. 425
21.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	3446/2008 Cancellation of AGPA	01-09-2008	Ac. 0-21 gts	Sy. no. 418
					Ac. 1-15 gts	Sy. no. 423
					Ac. 0-10 gts.	Sy. No. 424
					Ac. 0-14 gts	Sy. no. 425
22.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	3356/2008 AGPA	27-08-2008	Ac. 0-25gts	Sy. No. 425
23.	M/s. Radha Realty Corporation, Rep. By N. Ravindranath Reddy	N. Ravindranath Reddy	3353/2008 AGPA	27-08-2008	Ac. 0-21 gts	Sy. no. 418
					Ac. 1-15 gts	Sy. no. 423
					Ac. 0-10 gts.	Sy. No. 424
					Ac. 0-14 gts	Sy. no. 425

For VEDIC CONSTRUCTIONS

V. S. R. R. P. R. R.

Managing Partner



Bk - 1, CS No 2168/2020 & Doct No

2021/2020 Sheet 22 of 25 Sub Registrar
Gandipet

Generated on: 13/02/2020 01:43:50 PM



ANNEXURE – III

Details of GPA details

Sl. no.	Owner	GPA holder	GPA doc no.	Doc. Date	Extent	Sy. Nos & Village
1.	Sowjanya Reddy	M. Raja Shekar Reddy	Validation file 5365/E/2016	03-08-2016	100 sq.yds	418 & 425P Manchirevula Village
2.	Koppurapu Vinod Kumar	Singireddy Srinivas	Validation file 5367/E/2016	03-08-2016	100 sq.yds	418 & 425P Manchirevula Village
3.	Jyostna Poldas	Sanjay Solomon Raj B	GPA no.4859/2016	06-08-2016	100 sq.yds	418 & 425P Manchirevula Village
4.	Srividya Godavarthi	G.Suri Babu	Validation file no. 7199/E/2015	09-11-2016	100 sq.yds	425P Manchirevula Village
5.	Yerrapa Reddy Ram Mohan Reddy	Gaddam Krishna Mohan	GPA No. 3037/2016	20-05-2016	100 sq.yds	470, Manchirevula Village
6.	Arepally Venkata Ranga Reddy,	Arepally Sumalatha	Validation file no. 5297/E/2016	30-07-2016	100 sq.yds	470, Manchirevula Village
7.	Vabilisetty Satyanarayana	Venu Gopal Vabbi	Validation file no. 5421/E/2016	06-08-2016	100 sq.yds	425P Manchirevula Village
8.	Vudumudi Sanjay Raghavaraju	Madhu Sehkar V	Validation file no. 5540/E/2016	10-08-2016	100 sq.yds	425 Manchirevula Village
9.	Pokkula Greeshma	Shirisha Punreddy	Validation file no. 5363/E/2016	03-08-2016	100 sq.yds	425 Manchirevula Village
10.	Vijaya Lakshmi Boya	Prashanth Kumar	Validation file no. 5368/E/2016	03-08-2016	100 sq.yds	470 Manchirevula Village
11.	Saideesh Kumar Ajjan	Prashanth Kumar A	Validation file no. 5364/E/2016	03-08-2016	100 sq.yds	425 Manchirevula Village
12.	Guduru Kiran Reddy	G. Janga Reddy	GP doc no. 2711/2016	04-05-2016	100 sq.yds	425, Manchirevula Village
13.	Akshay Kumar Ahuja	Anil Kumar Ahuja	GP doc no. 4850/2016	05-08-2016	100 sq.yds	425, Manchirevula Village
14.	Varalakshmi Devi Kondapalli	Vinod Kumar N	GP doc no. 4921/2016	10-08-2016	100 sq.yds	470 Manchirevula Village
15.	Puli Sravanthi	Vemula Bhadraiah	Validation file no. 5298/E/2016	03-07-2016	100 sq.yds	470 Manchirevula Village
16.	G. Anil Kumar	G. Ramalingeshwara Swamy	Validation file no. 530/E/2016	30-07-2016	100 sq.yds	470, Manchirevula Village

For VEDIC CONSTRUCTIONS)

V.S.R.K. Prabod

Managing Partner



Bk - 1, CS No 2168/2020 & Doct No

2021 / 2020

Sheet 23 of 25

Sub Registrar
Gandipet

8

Generated on: 13/02/2020 01:43:50 PM



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8085 8527 2835

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India

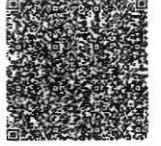


బిన్నూరి ప్రశాంత్

Binnuri Prashanth

పుట్టిన తేదీ / DOB : 20/05/1983

పురుషుడు / MALE



8085 8527 2835

నా ఆధార్, నా గుర్తింపు

Prashanth



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

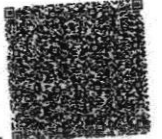


Konduru Rajesh Kumar

Konduru Rajesh Kumar

పుట్టిన తేదీ/DOB: 13/07/1979

పురుషుడు/ MALE



4917 4613 9875

VID : 9189 4699 4252 5227

నా ఆధార్ - నా గుర్తింపు

K. Rajesh



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



వేమూరి శివరామకృష్ణ ప్రసాద్
Vemuri Sivaramakrishna Prasad

పుట్టిన సంవత్సరం/Year of Birth : 1970

పురుషుడు / Male



9624 9424 7311

ఆధార్ - సామాన్యుని హక్కు

V. Sivaram



భారత ప్రభుత్వం

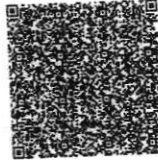
Government of India



Konduru Prasanna

పుట్టిన తేదీ / DOB: 21/07/1982

స్త్రీ / Female



9988 8876 9352

నా ఆధార్, నా గుర్తింపు

K. Prasanna

आयकर विभाग

INCOME TAX DEPARTMENT

PRASANNA KONDURU

SHYAM KONDURU

20/07/1984

Permanent Account Number

EPPPK2345L

K. Prasanna
Signature

भारत सरकार

GOVT. OF INDIA



04102016

Bk -1, CS No 2168/2020 & Doct No
2021 / 2020 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM



Online Challan Proforma[SRO copy]

Challan No: 574PAE110220

BANK Code: SBH Payment : NB

I Remitter Details

Name	KONDURU PRASANNA
Address	HYDERABAD
PAN Card Number	EPPPK2345L
Aadhar Card Number	*****9352
Mobile Number	*****999

II Executant Details

Name	VEDIC CONSTRUCTIONS
Address	SECUNDRABAD

III Claimant details

Name	KONDURU PRASANNA
Address	HYDERANAD

I
V Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY

V Amount Details

Stamp Duty	228740
Transfer Duty	85815
Registration Fee	28605
User Charges	100
TOTAL	343260
Total in Words	Three Lakh Forty Three Thousand Two Hundred Sixty Rupees Only
Date(DD-MM-YYYY)	11-02-2020
Transaction Id	5058986012409
Signature of remitter	

Online Challan Proforma[Citizen copy]

Challan No: 574PAE110220

BANK Code: SBH Payment : NB

I Remitter Details

Name	KONDURU PRASANNA
Address	HYDERABAD
PAN Card Number	EPPPK2345L
Aadhar Card Number	*****9352
Mobile Number	*****999 / 8340989999

II Executant Details

Name	VEDIC CONSTRUCTIONS
Address	SECUNDRABAD

III Claimant details

Name	KONDURU PRASANNA
Address	HYDERANAD

I
V Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY

V Amount Details

Stamp Duty	228740
Transfer Duty	85815
Registration Fee	28605
User Charges	100
TOTAL	343260
Total in Words	Three Lakh Forty Three Thousand Two Hundred Sixty Rupees Only
Date(DD-MM-YYYY)	11-02-2020
Transaction Id	5058986012409
Signature of remitter	

Bk - 1, CS No 2168/2020 & Doct No 8
2021/2020 Sub Registrar
Gandipet



Generated on: 13/02/2020 01:43:50 PM

