

An ISO Certified Company



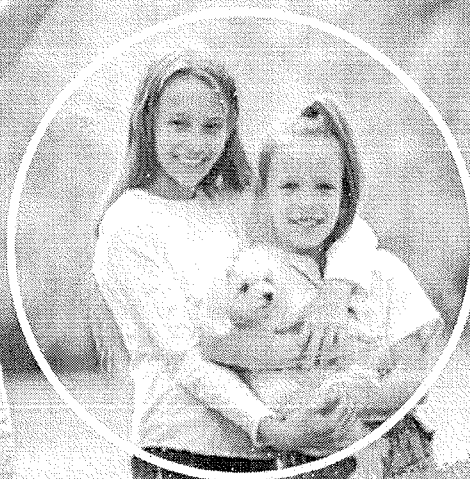
Luxury Villa Plots @ Kothur Municipality Limits.

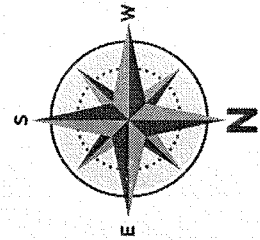
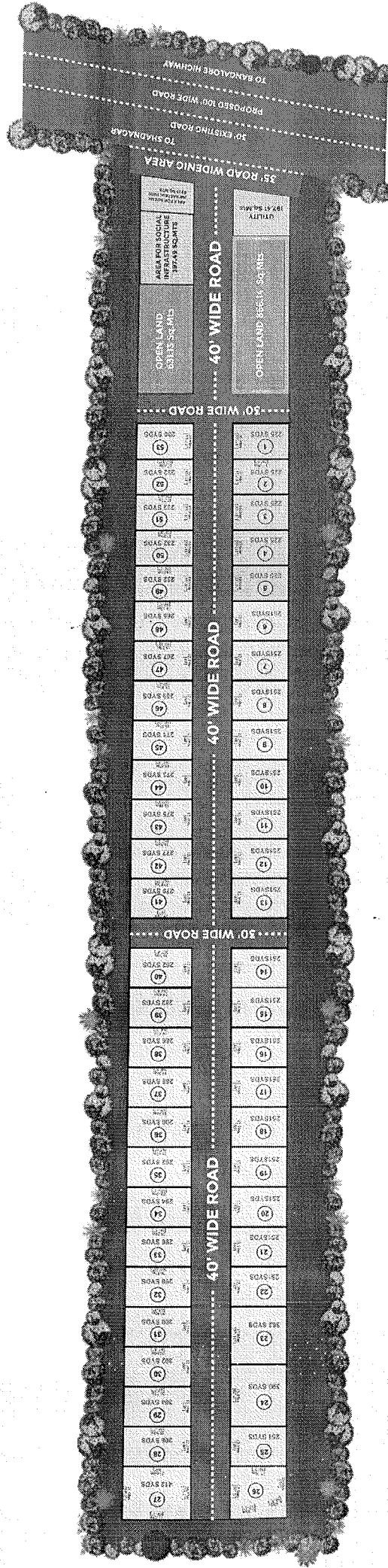
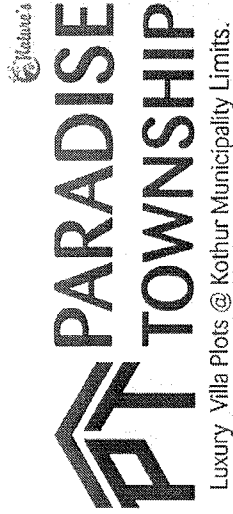
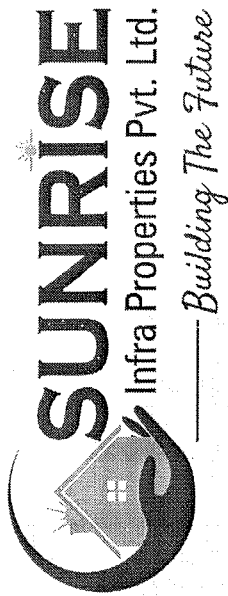
Nature's
**PARADISE
TOWNSHIP**

Offer Price

20499/-

Per Sq. yard





PROJECT TITLE: PLAN SHOWING THE APPROVED LAYOUT
IN SY NO: 96/AA, NANDIGAMA VILLAGE & MANDAL,
RR DISTRICT, TELANGANA.

	225 SYDS		232 SYDS
	251 SYDS		282 SYDS
	Other Size Plots		



M/s. G.N. SATYANARAYANA
B. HARI BABU, N. SUDHA RANI & PADMA POLIRATHI,
K. BRAHMAIAH & K. VARUN YADAV
Advocates

Flat No. 101, First Floor, Chayameena Enclave, A S Raju Nagar,
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Phone: 9246100703 / 9618117703 Email : gnsatyanarayana@gmail.com

Dt. 15-04-2024

Sub: Scrutiny of the documents of all that the residential plots with a project namely " Raichandani Green City" with a plotted area 19743.16 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District ad RERA project Reg.No.P02400004103 and having obtained LP No. 047144/SMD/LT/U6/HMDA/13072021 Dated 23-11-2021 from HMDA -Reg.

LIST OF DOCUMENTS

1. Photostat copy of Pahani for the year 1971-72
2. Photostat copy of Pahani for the years 1989-90, 1991-92
3. Photostat copy of ROR for the year 2017
4. Photostat copy of the TSRERA Registration certificate of project
5. Photostat copy of the draft layout letter vide application No.047144/SMD/LT/U6/HMDA/13072021 Dated 23-11-2021
6. Photostat copy of the Regd. Development Agreement cum Irrevocable General power of Attorney (with possession) vide Doc No. 4477/2021 dated 03-04-2021 Regd. at SRO Shadnagar
7. Photostat copy of the Regd.Sale deed vide Doc No. 3603/2021 dated 26-03-2021 Regd. at SRO Shadnagar
8. Photostat copy of the Nala order vide proceedings No.C/1089/2018 Dated 20-07-2018 issued by RDO Shadnanagar
9. Photostat copy of the Regd. Sale deed vide Doc No. 3604/2021 dated 26-03-2021 Regd. at SRO Shadnagar
10. Photostat copy of the Regd. Agreement of sale cum General power of Attorney (with possession) vide Doc No. 961/2019 dated 29-01-2019 Regd. at SRO Shadnagar
11. Photostat copy of the Regd. Agreement of sale cum General power of Attorney (with possession) vide Doc No. 9087/2018 dated 27-09-2018 Regd. at SRO Shadnagar
12. Photostat copy of the Regd. Sale deed vide Doc No. 15495/2006 dated 18-08-2006 Regd. at SRO Shadnagar
13. Photostat copy of the ROR vide proceedings No. F/176/2007 Dated 19-02-2007 issued by MRO Kothuru
14. Photostat copy of the Regd. Sale deed vide Doc No. 1058/1985 dated 03-05-1985 Regd. at SRO Shadnagar



15. Online Encumbrance Certificate produced from 01-01-1983 to 15-04-2024

TITLE FLOW:

Photostat copy of Pahani for the year 1971-72:

As per Pahani of the year 1971-72, P.Sangameshwar Reddy is the absolute owner and pattadar of land admeasuring Ac.13.01 gts in survey No. 96/AA , situated at Nandigama Village & Mandal, Rangareddy District.

Photostat copy of Pahani for the years 1989-90, 1991-92:

As per Pahani of the years 1989-1990,1991-92 Lakshmi Chandra Shekar is the absolute owner and pattadar of land admeasuring Ac.13.01 gts in survey No. 96/AA , situated at Nandigama Village & Mandal, Rangareddy District.

Photostat copy of ROR for the year 2017:

As per ROR of the year 2017, Lakshmi Chandra Shekar is the absolute owner and pattadar of land admeasuring Ac.5.01 gts in survey No. 96A/AA , P.Sangameshwar Reddy name is reflecting as absolute owner of Ac.1.20 gts in survey No.96AA/AA situated at Nandigama Village & Mandal, Rangareddy District.

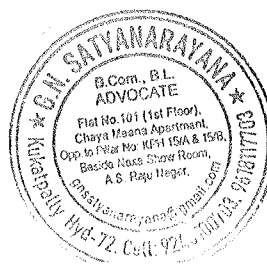
Photostat copy of the TSRERA Registration certificate of project

Telangana State Real Estate Regulatory Authority issued Registration certificate of project under the name and style of " Raichandani Green City" by the R S Constructions for the land in plots in survey Nos. 96/AA situated at Nandigama Village and Mandal, Rangareddy District and project Reg.No.P02400004103

Photostat copy of the draft layout letter vide application No.047144/SMD/LT/U6/HMDA/13072021 Dated 23-11-2021

HMDA has issued draft layout plan through letter vide application No.047144/SMD/LT/U6/HMDA/13072021 Dated 23-11-2021 for extent of 19743.16 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District in favour of M/s.R.S.Constructions Rep.by Anil Kumar Raichandani.

Mortgaged the **Plot Nos.27 to 33, 34 Part** through mortgage deed in favour of Metropolitan Commissioner, HMDA as per G.O.Ms.No.276 MA Dated 02-07-2010 vide Doc No.7540/2021 Dated 21-09-2021 and the total sale area is 20234.44 sq.mtrs and out of the plotted area is 11912.75 sq.mtrs



Photostat copy of the Regd. Development Agreement cum Irrevocable General power of Attorney (with possession) vide Doc No. 4477/2021 dated 03-04-2021 Regd. at SRO Shadnagar

Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani have jointly entered in to a Regd. Development Agreement cum Irrevocable General power of Attorney (with possession) vide Doc No. 4477/2021 dated 03-04-2021 Regd. at SRO Shadnagar for land admeasuring 24,200 sq. Yards or 20235.79 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District and 58% share allotted to land owners and 42% share allotted to developers.

Photostat copy of the Regd.Sale deed vide Doc No. 3603/2021 dated 26-03-2021 Regd. at SRO Shadnagar

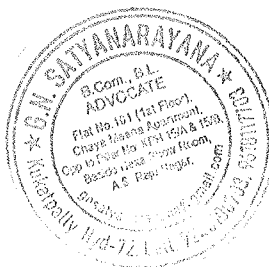
M/s. ETEG Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao Rep.by His AGPA holder Mr.Gurampally Srinivas Yadav (AGPA Doc No.9087/2018 Regd.at SRO Shadnagar) have jointly executed Regd.Sale deed vide Doc No. 3603/2021 dated 26-03-2021 Regd. at SRO Shadnagar in favour of **Mr.Gurampally Srinivas Yadav** for conveying title and possession of all that the land admeasuring 4840 sq.Yards in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District

Photostat copy of the Nala order vide proceedings No.C/1089/2018 Dated 20-07-2018 issued by RDO Shadnanagar

Nala order vide proceedings No.C/1089/2018 Dated 20-07-2018 issued by RDO Shadnanagar for conversion of agriculture land in to non-agriculture land for the land extent of Ac.5.00 gts in survey No.96 situated at Nandigama Village and Mandal, Rangareddy District in favour of M/s. Eat Egg Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao.

Photostat copy of the Regd. Sale deed vide Doc No. 3604/2021 dated 26-03-2021 Regd. at SRO Shadnagar

M/s. ETEG Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao Rep.by His AGPA holders Mr.Gurampally Srinivas Yadav and JR Infra Developers (AGPA Doc No.961/2019 Regd.at SRO Shadnagar) have jointly executed Regd.Sale deed vide Doc No. 3603/2021 dated 26-03-2021 Regd. at SRO Shadnagar in favour of **Mr.Gurampally Srinivas Yadav and JP Infra Developers Rep.by its proprietor Mr.Nitin Kumar Sarailwala** for conveying title and possession of all that the land admeasuring 19,360 sq.Yards in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District.



Photostat copy of the Regd. Agreement of sale cum General power of Attorney (with possession) vide Doc No. 961/2019 dated 29-01-2019 Regd. at SRO Shadnagar

M/s. ETEG Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao and **Mr.Gurampally Srinivas Yadav and JP Infra Developers Rep.by its proprietor Mr.Nitin Kumar Sarailwala have** entered in to Regd. Agreement of sale cum General power of Attorney (with possession) vide Doc No. 961/2019 dated 29-01-2019 Regd. at SRO Shadnagar for land admeasuring Ac.4.00 gts in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District.

Photostat copy of the Regd. Agreement of sale cum General power of Attorney (with possession) vide Doc No. 9087/2018 dated 27-09-2018 Regd. at SRO Shadnagar

M/s. ETEG Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao and **Mr.Gurampally Srinivas Yadav** has entered in to Regd. Agreement of sale cum General power of Attorney (with possession) vide Doc No. 9087/2018 dated 27-09-2018 Regd. at SRO Shadnagar for land admeasuring Ac.1.00 gts in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District.

Photostat copy of the Regd. Sale deed vide Doc No. 15495/2006 dated 18-08-2006 Regd. at SRO Shadnagar

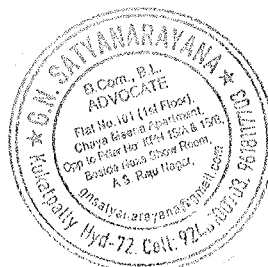
P.Sangameshwar Reddy has executed Regd. Sale deed vide Doc No. 15495/2006 dated 18-08-2006 Regd. at SRO Shadnagar in favour of **M/s. ETEG Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao** for conveying title and possession of all that the land admeasuring Ac.5.00 gts(Ac.6.20 gts) in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District.

Photostat copy of the ROR vide proceedings No. F/176/2007 Dated 19-02-2007 issued by MRO Kothuru

M/s. ETEG Farms Rep.by its partner Mr.Amaraneni Sambashiva Rao name is mutated in place of P.Sangameshwar Reddy as absolute owner of Ac.6.20 gts in survey No.96 & 96/AA situated at Nandigama Village and Mandal, Rangareddy District.

Photostat copy of the Regd. Sale deed vide Doc No. 1058/1985 dated 03-05-1985 Regd. at SRO Shadnagar

B.Papi Reddy and B. Ram Reddy have jointly executed Regd. Sale deed vide Doc No. 1058/1985 dated 03-05-1985 Regd. at SRO Shadnagar in favour of **P.Sangameshwar Reddy** for conveying title and possession of all that the



piece of agricultural land admeasuring Ac.6.20 gts in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District.

Online Encumbrance Certificate produced from 01-01-1983 to 15-04-2024

The Online Encumbrance Certificate produced from 01-01-1983 to 15-04-2024 shows that the transactions that have taken place during the period.

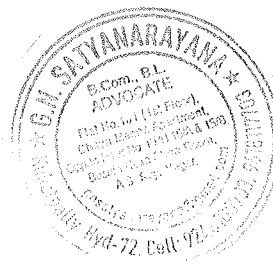
After verification of the produced documents I am of the opinion that Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala are the absolute land owners and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani (Regd. Development Agreement cum Irrevocable General power of Attorney (with possession) vide Doc No. 4477/2021 dated 03-04-2021 Regd. at SRO Shadnagar) who are the developers are also having right as absolute owner on all that the land admeasuring 24,200 sq. Yards or 20235.79 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District and 58% share allotted to land owners and 42% share allotted to developers.

And it is found that developed the land into the residential plots with a project namely " Raichandani Green City" by the R S Constructions for the land in plots in survey Nos. 96/AA situated at Nandigama Village and Mandal, Rangareddy District and project Reg.No.P02400004103 and having obtained LP No. 047144/SMD/LT/U6/HMDA/13072021 Dated 23-11-2021 from HMDA for plotted area of 19743.16 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District in favour of M/s.R.S.Constructions Rep.by Anil Kumar Raichandani.

Mortgaged the **Plot Nos.27 to 33, 34 Part** through mortgage deed in favour of Metropolitan Commissioner, HMDA as per G.O.Ms.No.276 MA Dated 02-07-2010 vide Doc No.7540/2021 Dated 21-09-2021 and the total sale area is 20234.44 sq.mtrs and out of the plotted area is 11912.75 sq.mtrs and the said document not produced before me for scrutiny.

As per E.C., Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani are the absolute owners of all that the land admeasuring 24,200 sq. Yards or 20235.79 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District and they have jointly sold the plot bearing Nos.21,23,24,5,18,16,14,8,3,4,49,48,47,43,40,39,38,25,46,1,53,51,13

Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani have jointly executed Regd.Gift settlement deed in favour of Gram Panchayat vide Doc



No.517/2024 Dated 27-01-2024 Regd.at SRO Shadnagar and also rectified the same through Regd. Rectification deed vide Doc No. 2060/2024 Dated 22-03-2024 Regd.at SRO Shadnagar, there was a supplementary deed entered by Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani vide Doc No.5659/2022 Dated 27-07-2022 SRO Shadnagar and same was produced for scrutiny And also Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani have executed a Regd. mortgage deed with out possession vide Doc No. 7539/2021 Dated 22-09-2021 Regd.at SRO Shadnagar and 7540/2021 Dated 22-02-2021 Regd.at SRO Shadnagar in favour of Metropolitan Commissioner ,HMDA and settlement deed in favour of local bodies i.e., Gram Panchayat Nandigama vide Doc No. 8275/2021 Dated 26-10-2021 Regd.at SRO Shadnagar and same was produced for scrutiny.

As per prohibited list the land extent of 100 sq.Yards in survey No.96/AA is covered under court before Hon'ble High court vide IA No.1/2023 in WP No.23305/2023 filed by Lavu Lokeshwar Rao

As per Dharani the land extent of Ac.1.20 gts in survey No.96/A/AA and Ac.0.20 gts in survey No.96/AA1 reflecting on the name of P.Sangameshwar Reddy as agriculture land

As per Dharani the land extent of Ac.5.01 gts in survey No.96/A/A reflecting on the name of Lakshmi Chandra Shekar as agriculture land

After thorough verification it is found that Mr.Gurumpalli Srinivas Yadav and M/s. JP Infra Developers rep.by its proprietor Mr.Nitin Kumar Sarailwala and M/s. R.S. Constructions partnership firm Rep.by its partner Anil Kumar D. Raichandani are the absolute owners of all that the land admeasuring 24,200 sq. Yards or 20235.79 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District and developed the land into the residential plots with a project namely " Raichandani Green City" by the R S Constructions for the land in plots in survey Nos. 96/AA situated at Nandigama Village and Mandal, Rangareddy District and project Reg.No.P02400004103 and having obtained LP No. 047144/SMD/LT/U6/HMDA/13072021 Dated 23-11-2021 from HMDA for plotted area of 19743.16 sq.Mtrs in survey No.96/AA situated at Nandigama Village and Mandal, Rangareddy District in favour of M/s.R.S.Constructions Rep.by Anil Kumar Raichandani.

G. N. SATYANARAYANA B.Com., B.L.
ADVOCATE
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G N Satya Naraya
G N SATYANARAYANA
Advocate



Registration & Stamps Department Government of Telangana

STATEMENT OF ENCUMBRANCE ON PROPERTY

Application Number: 934445

Statement Number: 156301033

Having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

Village: NANDIGAMA, Ward - Block: 0 - 1, Survey Number: 96/AA, Extent: 24200 Y Bounded by NORTH: LAND IN SY NO 81, SOUTH: LAND OF P SANGAMESWAR REDDY IN SY.NO.96/AA, EAST: LAND IN SY.NO. 95, WEST: ROAD LEADING TO DHANSINGH THANDA

Search has been made in Book 1 and in the indexes relating to 41 years from 01-01-1983 to 14-04-2024 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature of Deed Market Value Consideration Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doc No./Year [Schedule No.] SRO
1/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA HOUSE: EXTENT: 2620.78SQ.Yds Boundaries: [N]: LAND IN SY NO.81 [S] LAND OF P.SANGAMESHWAR REDDY IN SY NO.96/AA [E]: LAND IN SY NO.95 [W]: ROAD LEADING TO DHANSINGH THANDA Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Rectifies: 518/2024 Book-1 of SRO 1411	(R) 22-03-2024 (E) 22-03-2024 (P) 22-03-2024	0801 Rectification Deed Mkt.Value:Rs. 5369889 Cons.Value:Rs. 0	1.(DR)GURUMPALLI SRINIVAS YADAV 2.(DR)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(DR)M/S RS FORTUNES(RS CONSTRUCTIONS) REP BY SOHAIL IRFAN 4.(DE)EXECUTIVE AUTHORITY GRAM PANCHAYATH NANDIGAM	0/0 2060/2024 [1] of SRO SHADNAGAR(1411)
2/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA EXTENT: 2557.09SQ.Yds Boundaries: [N]: LAND IN SY NO.81 [S] LAND OF P.SANGAMESHWAR REDDY IN SY NO.96/AA [E]: LAND IN SY NO.95 [W]: ROAD LEADING TO DHANSINGH THANDA Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 3603/2021 Book-1 of SRO 1411	(R) 27-01-2024 (E) 27-01-2024 (P) 27-01-2024	0306 Gift in f/o Local Bodies (G.O 137) Mkt.Value:Rs. 5369889 Cons.Value:Rs. 5369889	1.(DR)GURUMPALLI SRINIVAS YADAV 2.(DR)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(DR)M/S RS CONSTRUCTIONS REP BY SOHAIL IRFAN 4.(DE)EXECUTIVE AUTHORITY GRAM PANCHAYATH NANDIGAM	0/0 518/2024 [1] of SRO SHADNAGAR(1411)
3/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA EXTENT: 6743.65SQ.Yds Boundaries: [N]: LAND IN SY NO 81 [S] LAND OF P SANGAMESWAR REDDY IN SY NO 96/AA [E]: LAND IN SY NO 95 [W]: ROAD LEADING TO DHANSINGH THANDA Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 3603/2021 Book-1 of SRO 1411	(R) 27-01-2024 (E) 27-01-2024 (P) 27-01-2024	0306 Gift in f/o Local Bodies (G.O 137) Mkt.Value:Rs. 14161560 Cons.Value:Rs. 14183460	1.(DR)M/S RS CONSTRUCTIONS REP BY SOHAIL IRFAN(DAGPA HOLDER) 2.(DR)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(DE)EXECUTIVE AUTHORITY GRAM PANCHAYATH NANDIGAM 4.(DR)GURUMPALLI SRINIVAS YADAV	0/0 517/2024 [1] of SRO SHADNAGAR(1411)
4/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 21 EXTENT: 2515SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.22 [W]: PLOT NO.20 Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527100	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [8] of SRO SHADNAGAR(1411)
5/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 22 EXTENT: 2515SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.23 [W]: PLOT NO.21 Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527100	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [9] of SRO SHADNAGAR(1411)
6/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 24 EXTENT: 3905SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.25 [W]: PLOT NO.23 Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 819000 Cons.Value:Rs. 819000	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [10] of SRO SHADNAGAR(1411)
7/43	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 3 EXTENT: 2235SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40'-0" WIDE ROAD [E]: PLOT NO.4 [W]: PLOT NO.2 Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 472500 Cons.Value:Rs. 472500	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [1] of SRO SHADNAGAR(1411)
	VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 18 EXTENT: 2515SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.19 [W]: PLOT NO.17	(R) 11-01-2023	0101	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S RS CONSTRUCTIONS REP BY VICKY M	0/0

	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 16 EXTENT: 2515Q.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.17 [W]: PLOT NO.15	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527100	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	199/2023 [7] of SRO SHADNAGAR(1411)
9/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 14 EXTENT: 2515Q.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.15 [W]: 30 WIDE ROAD	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527100	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [6] of SRO SHADNAGAR(1411)
10/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 8 EXTENT: 2515Q.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.9 [W]: PLOT NO.7	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527100	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [5] of SRO SHADNAGAR(1411)
11/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 5 EXTENT: 225SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.6 [W]: PLOT NO.4	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527100	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [4] of SRO SHADNAGAR(1411)
12/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 4 EXTENT: 225SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] 40 WIDE ROAD [E]: PLOT NO.5 [W]: PLOT NO.3	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 472500 Cons.Value:Rs. 472500	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [3] of SRO SHADNAGAR(1411)
13/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 49 EXTENT: 2325Q.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.48 [W]: PLOT NO.50	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 472500 Cons.Value:Rs. 472500	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [2] of SRO SHADNAGAR(1411)
14/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 48 EXTENT: 265SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.47 [W]: PLOT NO.49	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 487200 Cons.Value:Rs. 487200	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [18] of SRO SHADNAGAR(1411)
15/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 47 EXTENT: 2675Q.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.46 [W]: PLOT NO.48	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 556500 Cons.Value:Rs. 556500	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [17] of SRO SHADNAGAR(1411)
16/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 43 EXTENT: 2755Q.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.42 [W]: PLOT NO.44	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 560700 Cons.Value:Rs. 560700	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [16] of SRO SHADNAGAR(1411)
17/43	Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 43 EXTENT: 2755Q.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.42 [W]: PLOT NO.44	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 577500 Cons.Value:Rs. 577500	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAILWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	0/0 199/2023 [15] of SRO SHADNAGAR(1411)

	SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 39 EXTENT: 282SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.39 [W]: 30 WIDE ROAD	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 592200 Cons.Value:Rs. 592200	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	O/O 199/2023 [14] of SRO SHADNAGAR(1411)
18/43	Link Dct: 3603/2021 Book-1 of SRO 1411 Link Dct: 3604/2021 Book-1 of SRO 1411 Link Dct: 9087/2018 Book-1 of SRO 1411 Link Dct: 961/2019 Book-1 of SRO 1411 Link Dct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 39 EXTENT: 282SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.38 [W]: PLOT NO.40	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 592200 Cons.Value:Rs. 592200	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	O/O 199/2023 [13] of SRO SHADNAGAR(1411)
19/43	Link Dct: 3603/2021 Book-1 of SRO 1411 Link Dct: 3604/2021 Book-1 of SRO 1411 Link Dct: 9087/2018 Book-1 of SRO 1411 Link Dct: 961/2019 Book-1 of SRO 1411 Link Dct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 38 EXTENT: 286SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.37 [W]: PLOT NO.39	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 592200 Cons.Value:Rs. 592200	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	O/O 199/2023 [12] of SRO SHADNAGAR(1411)
20/43	Link Dct: 3603/2021 Book-1 of SRO 1411 Link Dct: 3604/2021 Book-1 of SRO 1411 Link Dct: 9087/2018 Book-1 of SRO 1411 Link Dct: 961/2019 Book-1 of SRO 1411 Link Dct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 25 EXTENT: 251SQ.Yds Boundaries: [N]: NEIGHBOURS LAND & 40 WIDE ROAD [E]: PLOT NO.26 [W]: PLOT NO.24	(R) 11-01-2023 (E) 10-01-2023 (P) 11-01-2023	0101 Sale Deed Mkt.Value:Rs. 600600 Cons.Value:Rs. 600600	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI(DAGPA HOLDER) 4.(EX)M/S R S CONSTRUCTIONS REP BY VICKY M KANJANI 5.(CL)M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED REP BY KIRAN LALWANI	O/O 199/2023 [11] of SRO SHADNAGAR(1411)
21/43	Link Dct: 3603/2021 Book-1 of SRO 1411 Link Dct: 3604/2021 Book-1 of SRO 1411 Link Dct: 9087/2018 Book-1 of SRO 1411 Link Dct: 961/2019 Book-1 of SRO 1411 Link Dct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 46 EXTENT: 269SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.45 [W]: PLOT NO.47	(R) 10-01-2023 (E) 10-01-2023 (P) 10-01-2023	0101 Sale Deed Mkt.Value:Rs. 564900 Cons.Value:Rs. 565000	1.(EX)GURAMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITHIN KUMAR SARAIWALA 3.(EX)AKKALDEV PRASAD(GPA HOLDER) 4.(CL)DIVYA RAJENDRAN REPRESENTED BY AKKALDEV PRASAD	O/O 183/2023 [1] of SRO SHADNAGAR(1411)
22/43	Link Dct: 7826/2022 Book-1 of SRO 1411 Link Dct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 1 EXTENT: 225SQ.Yds Boundaries: [N]: NEIGHBORS LAND [S] 40 FEET WIDE ROAD [E]: PLOT NO 2 [W]: 30 FEET WIDE ROAD	(R) 23-11-2022 (E) 23-11-2022 (P) 23-11-2022	0101 Sale Deed Mkt.Value:Rs. 472500 Cons.Value:Rs. 472500	1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY,NITIN KUMAR SARAIWALA 3.(EX)M/S R.S.CONSTRUCTIONS REP BY,NITESH HINDUJA (GPA HOLDER) 4.(CL)AKKALDEV PRASAD 5.(EX)M/S R.S.CONSTRUCTIONS REP BY,NITESH HINDUJA (GPA HOLDER)	O/O 8351/2022 [1] of SRO SHADNAGAR(1411)
23/43	Link Dct: 3603/2021 Book-1 of SRO 1411 Link Dct: 5659/2022 Book-1 of SRO 1411 Link Dct: 9087/2018 Book-1 of SRO 1411 Link Dct: 4477/2021 Book-1 of SRO 1411 Link Dct: 961/2019 Book-1 of SRO 1411 Link Dct: 3604/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 53 EXTENT: 230SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.52 [W]: 30 WIDE ROAD	(R) 28-10-2022 (E) 28-10-2022 (P) 28-10-2022	0101 Sale Deed Mkt.Value:Rs. 483000 Cons.Value:Rs. 483000	1.(EX)GURAMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)AKKALDEV PRASAD(GPA HOLDER) 4.(CL)SRILAXMI SOMU REPRESENTED BY RAMESH REDDY SOMU 5.(CL)DEEPTHI SOMU REPRESENTED BY RAMESH REDDY SOMU	O/O 7844/2022 [1] of SRO SHADNAGAR(1411)
24/43	Link Dct: 7826/2022 Book-1 of SRO 1411 Link Dct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 51 EXTENT: 232SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.50 [W]: PLOT NO.52	(R) 28-10-2022 (E) 28-10-2022 (P) 28-10-2022	0101 Sale Deed Mkt.Value:Rs. 487200 Cons.Value:Rs. 487500	1.(EX)GURAMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)AKKALDEV PRASAD(GPA HOLDER) 4.(CL)MOHAMMED RAFI AHMED	O/O 7843/2022 [1] of SRO SHADNAGAR(1411)
25/43	Link Dct: 7826/2022 Book-1 of SRO 1411 Link Dct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 13 EXTENT: 251SQ.Yds Boundaries: [N]: NEIGHBOURS LAND & 40 WIDE ROAD [E]: 30 WIDE ROAD [W]: PLOT NO.12	(R) 28-10-2022 (E) 28-10-2022 (P) 28-10-2022	0101 Sale Deed Mkt.Value:Rs. 527100 Cons.Value:Rs. 527500	1.(EX)GURAMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(EX)AKKALDEV PRASAD(GPA HOLDER) 4.(CL)SODUM CHANDRAKALA	O/O 7842/2022 [1] of SRO SHADNAGAR(1411)
26/43	Link Dct: 7826/2022 Book-1 of SRO 1411 Link Dct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 2 11 12				

	NEIGHBOURS LAND [E]: 30 WIDE ROAD [W]: PLOT NO 42 Link Doct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 52 EXTENT: 232SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO 51 [W]: PLOT NO 53 Link Doct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 50 EXTENT: 232SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.49 [W]: PLOT NO.51 Link Doct: 5659/2022 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1@Rs2100 W-B: 0-1 SURVEY: 96/AA PLOT: 2 6 7 9 10 11 12 13 15 17 19 20 23 26 27 31 32 34 35 36 37 41 42 44 45 46 50 51 52 53 HOUSE: . EXTENT: 8097SQ.Yds Boundaries: [N]: NEIGHBOURS LAND, 40 WIDE ROAD [S] 40 WIDE ROAD, NEIGHBOURS LAND [E]: PNO: 7, 8, 10TO13, ROAD, 16, 18, 20, 21, 24, 30, 31, 33, 35, 36, ROAD, 41, 43TO45, 49TO52 [W]: PNO:1, 5, 6, 8, 9TO12, 14, 16, 18, 19, 22, 25, 28, 32, Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 1058/1985 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 Link Doct: 15495/2006 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Ratifies: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1@Rs2100 W-B: 0-1 SURVEY: 96/AA PLOT: 1 3 4 5 8 14 16 18 21 22 24 25 28 29 30 33 38 39 40 43 47 48 49 HOUSE: . EXTENT: 6144SQ.Yds Boundaries: [N]: NEIGHBOURS LAND 40 WIDE ROAD [S] 40 WIDE ROAD NEIGHBOURS LAND [E]: PLOT NO.2, 4, 5, 6, 9, 15, , 17, 19, 22, 23, 25, 26, 27, 28, 29, 32, 37, 38, 39, 42, 46, 47, 48 [W]: 30ROAD, PNO.2, 3, 4, 7, 30ROAD, 15, 17, 20, 21, 23, 24, 29, 30, 31, 34, 39, 40, ROAD, 44TO50 Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 1058/1985 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 Link Doct: 15495/2006 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Ratifies: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA EXTENT: 567.57SQ.Yds Boundaries: [N]: NEIGHBOURS LAND [S] NEIGHBOURS LAND [E]: LAND OF DONORS [W]: ROAD Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 27 28 29 30 31 32 33 34P EXTENT: 2389.24SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: NEIGHBOURS LAND [W]: PLOT NO 34 PART Link Doct: 4477/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA PLOT: 34P 35 36 EXTENT: 711.38SQ.Yds Boundaries: [N]: 40 WIDE ROAD [S] NEIGHBOURS LAND [E]: PLOT NO.34 PART [W]: PLOT NO.37 Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 4477/2021 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA EXTENT: 24200SQ.Yds Boundaries: [N]: LAND IN SY.NO 81 [S] LAND OF P SANGAMESWAR REDDY IN SY.NO 96/AA [E]: LAND IN SY.NO 95 [W]: ROAD LEADING TO DHANSINGH THANDA Link Doct: 3603/2021 Book-1 of SRO 1411 Link Doct: 1058/1985 Book-1 of SRO 1411 Link Doct: 9087/2018 Book-1 of SRO 1411 Link Doct: 15495/2006 Book-1 of SRO 1411 Link Doct: 961/2019 Book-1 of SRO 1411 Link Doct: 3604/2021 Book-1 of SRO 1411 VILL/COL: NANDIGAMA/NANDIGAMA HOUSE SITE-1 W-B: 0-1 SURVEY: 96/AA EXTENT: 19360SQ.Yds Boundaries: [N]: LAND IN SY.NO 81 [S] LAND OF P SANGAMESWAR REDDY IN SY.NO 96/AA [E]: LAND IN SY.NO 95 [W]: ROAD LEADING TO DHANSINGH TANDA Link Doct: 961/2019 Book-1 of SRO 1411	(R) 16-09-2022 (E) 15-09-2022 (P) 15-09-2022 (R) 30-07-2022 (E) 30-07-2022 (P) 30-07-2022 (R) 27-07-2022 (E) 27-07-2022 (P) 27-07-2022 (R) 27-07-2022 (E) 27-07-2022 (P) 27-07-2022 (R) 26-10-2021 (E) 26-10-2021 (P) 26-10-2021 (R) 22-09-2021 (E) 21-09-2021 (P) 22-09-2021 (R) 22-09-2021 (E) 21-09-2021 (P) 21-09-2021 (R) 28-04-2021 (E) 03-04-2021 (P) 03-04-2021 (R) 30-03-2021 (E) 26-03-2021 (P) 30-03-2021	0101 Sale Deed Mkt.Value:Rs. 487200 Cons.Value:Rs. 487500 0101 Sale Deed Mkt.Value:Rs. 487200 Cons.Value:Rs. 487500 0802 Supplemental Deed, Ratification Deed u/s 4 of I.S. Mkt.Value:Rs. 0 Cons.Value:Rs. 0 0802 Supplemental Deed, Ratification Deed u/s 4 of I.S. Mkt.Value:Rs. 0 Cons.Value:Rs. 0 0305 Settlement in f/o Local bodies Mkt.Value:Rs. 881355 Cons.Value:Rs. 0 0202 Mortgage without Possession Mkt.Value:Rs. 3574860 Cons.Value:Rs. 0 0202 Mortgage without Possession Mkt.Value:Rs. 1067070 Cons.Value:Rs. 0 0110 Development Agreement Cum GPA Mkt.Value:Rs. 24200000 Cons.Value:Rs. 0 0101 Sale Deed Mkt.Value:Rs. 19360000 Cons.Value:Rs. 19360000	3.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 1.(CL)MEDAMARTHI BHARATHI REPRESENTED BY G.SRINIVAS YADAV 2.(EX)GURUMPALLI SRINIVAS YADAV 3.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(CL)B SHARATH CHANDRA REPRESENTED BY GUDA MALLIKARJUN 1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(CL)M/S R S CONSTRUCTIONS REP BY PRATIK RAICHANDANI 1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(CL)M/S R S CONSTRUCTIONS REP BY PRATIK RAICHANDANI 1.(DR)GURUMPALLI SRINIVAS YADAV 2.(DR)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(DR)M/S R.S.CONSTRUCTIONS(DAGPA HOLDER) REP BY NITESH HINDUJA 4.(DE)EXECUTIVE AUTHORITY, GRAM PANCHAYATI, NANDIGAMA, KANGAREDDY 1.(MR)GURUMPALLI SRINIVAS YADAV 2.(MR)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(MR)M/S RS CONSTRUCTIONS REP BY NITESH HINDUJA(DAGPA HOLDER) 4.(ME)METROPOLITAN COMMISSIONER, HMDA, TARNAKA, HYDERABAD 1.(MR)GURUMPALLI SRINIVAS YADAV 2.(MR)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(MR)M/S RS CONSTRUCTIONS REP BY NITESH HINDUJA(DAGPA HOLDER) 4.(ME)METROPOLITAN COMMISSIONER HMDA TARNAKA, HYD 1.(EX)GURUMPALLI SRINIVAS YADAV 2.(EX)M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA 3.(CL)M/S R S CONSTRUCTIONS REP BY ANIL KUMAR D RAICHANDANI 1.(EX)M/S ETEG FARMS REP BY AMARANENI SAMBASHIVA RAO 2.(EX)GURAMPALLY SRINIVAS YADAV(AGPA HOLDER) 3.(CL)GURAMPALLY SRINIVAS YADAV 4.(EX)JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA(AGPA HOLDER) 5.(CL)JP INFRA DEVELOPERS REP BY NITIN KUMAR	6995/2022 [1] of SRO SHADNAGAR(1411) 0/0 6994/2022 [1] of SRO SHADNAGAR(1411) 0/0 5776/2022 [1] of SRO SHADNAGAR(1411) 0/0 5659/2022 [1] of SRO SHADNAGAR(1411) 0/0 5659/2022 [2] of SRO SHADNAGAR(1411) 0/0 8275/2021 [1] of SRO SHADNAGAR(1411) 0/0 7540/2021 [1] of SRO SHADNAGAR(1411) 0/0 7539/2021 [1] of SRO SHADNAGAR(1411) 0/0 4477/2021 [1] of SRO SHADNAGAR(1411) 0/0 3604/2021 [1] of SRO SHADNAGAR(1411) 0/0
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☒ Survey No./ Sub-
Division No.

☐ Pattadar
Passbook Number

District*

Rangareddy|రంగారెడ్డి

Mandal*

Nandigama|నందిగామ

Village*

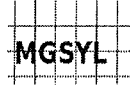
Nandigama|నందిగామ

Survey No./ Sub-
Division No.

96అ/అ

Khata No.

1465



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District

Rangareddy | రంగారెడ్డి

Mandal

Nandigama | నందిగామ

Village

Nandigama | నందిగామ

Khata Number

1465

Survey No./ Sub-
Division No.

96అ/అ

Pattadar Name

లక్ష్మీచంద్రశేఖర్
కనేకల్ /
లక్ష్మీచంద్రశేఖర్
కనేకల్

Father / Husband's
Name

చంద్ర శేఖర్ రెడ్డి /
చంద్ర శేఖర్ రెడ్డి

Caste Category
General

Gender
Female

Total Extent (Ac.
Gts)

Nature of Land
Patta

Classification of Land



Metta/ Dry

**Market value of
Survey no.(in INR)**
1444000

Land Status
Digital Signed

Land Type
Agriculture Lands

Transaction Status
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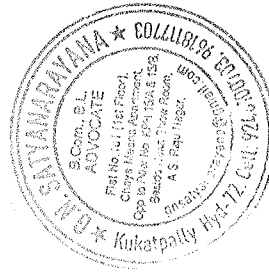
eKYC Status
Aadhaar available &
e-KYC completed

PPB Number
T05190*****

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Division No.

☐ Pattadar
Passbook Number

District*

Rangareddy|రంగారెడ్డి

Mandal*

Nandigama|నందిగామ

Village*

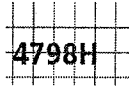
Nandigama|నందిగామ

Survey No./ Sub-
Division No.

96అ/ఆ

Khata No.

1596



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Land Details

District

Rangareddy | రంగారెడ్డి

Mandal

Nandigama | నందిగామ

Village

Nandigama | నందిగామ

Khata Number

1596

Survey No./ Sub-
Division No.

96అ/ఆ

Pattadar Name

పి. సంగమేశ్వర్ రెడ్డి /
పి. సంగమేశ్వర్ రెడ్డి

Father / Husband's
Name

మాణిక్ రెడ్డి / మాణిక్
రెడ్డి

Caste Category
General

Gender
Male

Total Extent (Ac.
Gts)

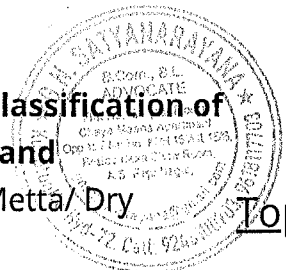
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Nature of Land
Patta

Classification of
Land

Metta/ Dry

Top



**Market value of
Survey no.(in INR)**
1444000

Land Status
Digital Signed

Land Type
Agriculture Lands

Transaction Status
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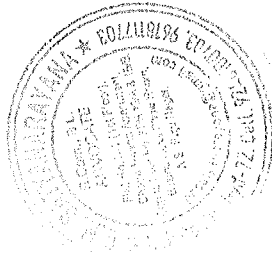
eKYC Status
Aadhaar available &
e-KYC completed

PPB Number
T05190*****

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Survey No./ Sub-Division No.

☐ **Pattadar**
Passbook Number

District*

Rangareddy|రంగం రెడ్డి ✓

Mandal*

Nandigam|నందిగ్రామ

Village*

Nandigama|నందిగామ ✓

Survey No./ Sub-Division No.

96ဗ2 ▼

Khata No.1596 

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Land Details

District

Rangareddy | రంగం
రెడ్డి

Mandal

Nandigama |
నందిగామ

Village

Nandigama |
నందిగామ

Khata Number
1596

Survey No./ Sub-Division No.
96ဗ2

Pattadar Name

పి. సంగమేశ్వర్ రెడ్డి /
పి. సంగమేశ్వర్ రెడ్డి

Father / Husband's Name
మాణిక్ రెడ్డి / మాణిక్ రెడ్డి

Caste Category
General

Gender
Male

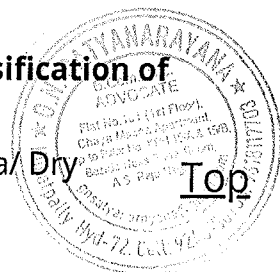
**Total Extent (Ac.
Gts)**
0.2000

Nature of Land Patta

Classification of Land

Metta/Dry

Top



**Market value of
Survey no.(in INR)**
1444000

Land Status
Digital Signed

Land Type
Agriculture Lands

Transaction Status
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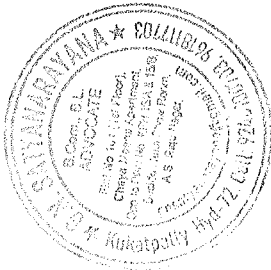
eKYC Status
Aadhaar available &
e-KYC completed

PPB Number
T05190*****

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CASE DETAILS

PRIMARY DETAILS							
Main Number	WP 23305/2023			SR Number	WPSR 32489/2023		
CNR No.	HBHC010420232023						
Petitioner	Lavu Lokeshwar Rao			Respondent	The State of Telangana		
Petitioner Advocate	U V SURESH KUMAR			Respondent Advocate	GP FOR MCPL ADMN URBAN DEV		
Case Category	NON-SERVICE			District	RANGA REDDY		
Filing Date	22/08/2023			Registration Date	22/08/2023		
Listing Date	16/02/2024			Case Status	PENDING		
Purpose	INTERLOCUTORY(REVENUE - STAMPS & REG.)						
Hon'ble Judges	The Honourable Sri Justice N.V.SHRAVAN KUMAR						
Category							
Category	WP			Sub Category	STAMPS & REGISTRATION		
Sub Sub Category	-						
IA DETAILS							
IA Number	Filing Date	Advocate Name	Misc.Paper Type	Status	Prayer	Order Date	Order
IA 1/2023	22/08/2023	U V SURESH KUMAR	Direction Petition	Pending	<u>IA PRAYER</u>	-	
USR Details							

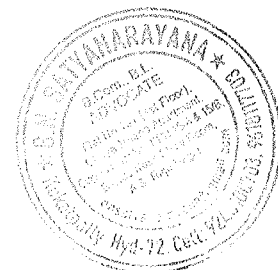


USR Number	Advocate Name	USR Type	USR Filing Date	Remarks
1/2023	D MADHAVI (SC FOR HMDA)	VAKALATH	08/09/2023	Accepted R2
2/2023	N RAGHUVeer	VAKALATH	26/09/2023	Accepted R4
3/2023	K DURGA PRASAD	VAKALATH	27/09/2023	Accepted R5,6
4/2023	T S ANIRUDH REDDY	VAKALATH	29/09/2023	Accepted R10
5/2023	T S ANIRUDH REDDY	VAKALATH	29/09/2023	Accepted R9
6/2023	U V SURESH KUMAR	Memo Proof of Service	17/10/2023	Accepted
7/2023	U V SURESH KUMAR	Memo Proof of Service	07/12/2023	Accepted
8/2023	U V SURESH KUMAR	Memo Proof of Service	13/12/2023	Accepted
9/2024	T S ANIRUDH REDDY	Counter Affidavit	17/01/2024	Accepted
10/2024	T S ANIRUDH REDDY	Counter Affidavit	17/01/2024	Accepted
11/2024	SHREEDHAR DASARI	-	20/01/2024	Accepted R4
12/2024	SHREEDHAR DASARI	Counter Affidavit	15/02/2024	Accepted
WPUSR 16005/2024	SHREEDHAR DASARI	Counter Affidavit	15/02/2024	ACCEPTED
WPUSR 1449/2024	T S ANIRUDH REDDY	Counter Affidavit	04/01/2024	ACCEPTED
WPUSR 1448/2024	T S ANIRUDH REDDY	Counter Affidavit	04/01/2024	ACCEPTED
WPUSR 119750/2023	U V SURESH KUMAR	Memo Proof of Service	07/12/2023	PENDING FOR SCRUTINY
WPUSR 104358/2023	U V SURESH KUMAR	Memo Proof of Service	17/10/2023	PENDING FOR SCRUTINY
WPUSR 122165/2023	U V SURESH KUMAR	MEMO	13/12/2023	PENDING FOR SCRUTINY
WPUSR 49/2024	SHREEDHAR DASARI	VAKALATH	02/01/2024	PENDING FOR SCRUTINY
WPUSR 96608/2023	T S ANIRUDH REDDY	VAKALATH	27/09/2023	PENDING FOR SCRUTINY
WPUSR 96607/2023	T S ANIRUDH REDDY	VAKALATH	27/09/2023	PENDING FOR SCRUTINY
WPUSR 96255/2023	K DURGA PRASAD	VAKALATH	27/09/2023	PENDING FOR SCRUTINY
WPUSR 95693/2023	N RAGHUVeer	VAKALATH	26/09/2023	PENDING FOR SCRUTINY
WPUSR 86788/2023	D MADHAVI (SC FOR HMDA)	VAKALATH	05/09/2023	PENDING FOR SCRUTINY

CONNECTED MATTERS

Connected Case Number

VAKALATH



PETITIONER(S)

S.No	Petitioner(S) Name
1	Lavu Lokeshwar Rao S/o Lavu Lakshmoji Raju Aged about 70 years Occ Managing Partners ETEG Farms R/o H No 201 Ganesh Plaza Ganesh Nagar Opp HDFC Bank Quthbullapur Ranga Reddy District

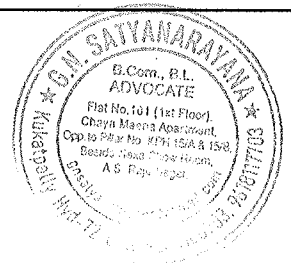
RESPONDENT(S)

R.No	Respondent(S) Name
1	The State of Telangana Rep by its Principal Secretary Municipal Administration Secretariat Building Hyderabad
2	Hyderabad Metro Development Authority represented by its Commissioner Swarnajayanthi Complex Ameerpet Hyderabad
3	The SubRegistrar Shadnagar Rangareddy
4	Amaraneni Sambha Siva Rao S/o A Laxminarayana Aged about 63 years Occ Business R/o H No 83676/7/B/ABC A1111 Sriram nagar back side of femiliya hospital Road No 12 Banjara Hills Hyderabad500034
5	A Mohan Rao S/o A Laxminarayana Aged about Major Occ Managing Director ETEG farms Doors No 502 Snanthi Apartments Bhagyanagar Colony KBHB Hyderabad
6	A Raghava Rao S/o A Laxminarayana Aged about Major Occ Managing Partner ETEG farms R/o Chatanpally Village BVR Complex Shadnagar Ranga Reddy District
7	Smt A Rajeshwari W/o A Sambha Siva Raom aged about 58 years occ housewife R/o H No 83676/7/B/ABC A11111 Sriram nagar back side of femiliya hospital Road No 12 Banjara Hills Hyderabad500034
8	Smt L Kalika Devi W/o L Lokeshwara Rao Aged about 65 years Occ House wife R/o H No 201 Ganesh Plaza Ganesh Nagar Opp HDFC Bank Quthbullapur Ranga Reddy District
9	Gurampally Srinivas Yadav S/o G Mallaiah Aged about 50 years Occ Business R/o H No 863/1 Palmakole Village Shamshabad Mandal Ranga Reddy District
10	JP INFRA DEVELOPERS represented by its Proprietor Nithin Kumar Sarailwala S/o Raj Kumar Saraiwala aged about 42 years Occ Business R/o H No 211293 Rikab Gunj Hyderabad02

CASE HISTORY

List Date	Judge/Judge(s) Name	Business
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ORDERS





Advocate Code	Advocate Name	P/R No.	Remarks
15604	GP FOR REVENUE	3(R)	----
24104	SHREEDHAR DASARI	4(R)	----
448	K DURGA PRASAD	6(R)	----
14000	T S ANIRUDH REDDY	9(R)	----
448	K DURGA PRASAD	5(R)	----
19204	D MADHAVI (SC FOR HMDA)	2(R)	----
14000	T S ANIRUDH REDDY	10(R)	----

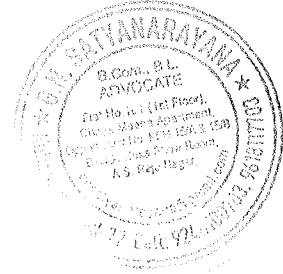
TRIAL COURT DETAILS

PRAYER

to issue a writ or order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd respondent not disposing of petitioner complaint dated 14082023 and has illegal arbitrary and violation of Article 14 21 of Constitution of India and pass

Order on	Judge Name	Date of Ordes	Order Type	Order Details
WP 23305/2023	The Honourable Dr. Justice CHILLAKUR SUMALATHA	2023-08-23	Spl Cell Orders	 (https://csis.tshc.gov.in/hcorders/2023/206300233052023_1.pdf)
WP 23305/2023	The Honourable Sri Justice N.V.SHRAVAN KUMAR	2023-12-15	Spl Cell Orders	 (https://csis.tshc.gov.in/hcorders/2023/206300233052023_2.pdf)

Designed & Developed by High Court for the State of Telangana



IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
FRIDAY, THE FIFTEENTH DAY OF DECEMBER TWO THOUSAND AND TWENTY
THREE

:PRESENT:
THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION NO: 23305 OF 2023

Between:

Lavu Lokeshwar Rao, S/o. Lavu Lakshmoji Raju, Occ. Managing Partners,
ETEG Farms, R/o. H.No. 201, Ganesh Plaza, Ganesh Nagar, Opp HDFC
Bank, Quthbullapur, Ranga Reddy District.

Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration, Secretariat Building, Hyderabad.
2. Hyderabad Metro Development Authority, represented by its Commissioner, Swarnajayanthi Complex, Ameerpet Hyderabad.
3. The Sub-Registrar, Shadnagar, Rangareddy.
4. Amaraneni Sambha Siva Rao, S/o. A. Laxminarayana Occ. Business, R/o. H.No. 8-3-676/7/B/ABC, A11-111, Sriram nagar, back side of femiliya hospital, Road No.12, Banjara Hills, Hyderabad-500034.
5. A. Mohan Rao, S/o. A. Laxminarayana, Occ. Managing Director ETEG farms, Doors. No. 502, Snanthi Apartments, Bhagyanagar Colony, KBHB Hyderabad.
6. A. Raghava Rao, S/o. A. Laxminarayana, Occ. Managing Partner ETEG farms, R/o. Chatanpally Village, BVR Complex, Shadnagar, Ranga Reddy District.
7. Smt. A Rajeshwari, W/o. A. Sambha Siva Raom, occ. housewife, R/o. H.No. 8-3-676/7/B/ABC, A11-111, Sriram nagar, back side of femiliya hospital, Road No.12, Banjara Hills, Hyderabad-500034.
8. Smt. L. Kalika Devi, W/o. L. Lokeshwara Rao, Occ. House wife, R/o. H.No. 201, Ganesh Plaza, Ganesh Nagar, Opp HDFC Bank, Quthbullapur, Ranga Reddy District.
9. Gurampally Srinivas Yadav, S/o. G. Mallaiah, Occ. Business, R/o. H.No. 8-63/1, Palmakole Village, Shamshabad Mandal, Ranga Reddy District.
10. JP INFRA DEVELOPERS, represented by its Proprietor, Nithin Kumar Sarailwala, S/o. Raj Kumar Saraiwala, Occ. Business, R/o. H.No.21-1-293, Rikab Gunj, Hyderabad-02.

Respondents

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue a writ or order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd respondent not disposing of petitioner



IA NO: 1 OF 2023

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the Respondent No. 3 to not to receive and registered the plots in the layout permit No. 000383-LO-PLG-HMDA-2021 dated. 23-11-2021, in Sy.No. 96/AA situation at Nandhigama Village and Mandal, R.R.Dist., pending disposal of WP 23305 of 2023, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Sri U V SURESH KUMAR, Advocate for the Petitioner and GP FOR MCPL ADMN & URBAN DEV for the Respondent No.1 and M/s D. Madhavi, SC for the Respondent No.2 and GP for Revenue, for the Respondent No.3, the Court made the following.

ORDER:

Today when the matter was taken up for hearing, learned counsel for the petitioner submitted that a copy of petitioner's representation dated 14.08.2023 was sent to the office of Sub Registrar through RPAD and to that affect a memo dated 13.12.2023 was filed in the Registry. However in the said memo no details were mentioned about the representation.

Learned Government Pleader for Revenue seeks time to verify whether the said representation was received by the Sub Registrar.

Learned Counsel appearing for unofficial respondents seeks time to file counter.

List on 29.12.2023, for counter.

Meanwhile, upon receipt of petitioner's representation dated 14.08.2023, the respondent authorities are directed to examine the same and pass necessary instructions.

SD/-P. PADMANABHA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//

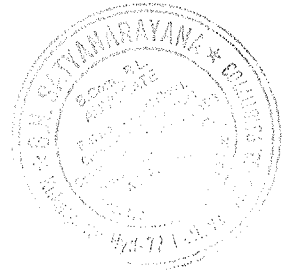
SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration, State of Telangana, Secretariat Building, Hyderabad.
2. The Commissioner, Hyderabad Metro Development Authority, Swarnajayanthi Complex, Ameerpet Hyderabad.
3. The Sub-Registrar, Shadnagar, Rangareddy.



4. Amaraneni Sambha Siva Rao, S/o. A. Laxminarayana, Occ. Business, R/o. H.No. 8-3-676/7/B/ABC, All-111, Sriram nagar, back side of femiliya hospital, Road No.12, Banjara Hills, Hyderabad-500034.
5. A. Mohan Rao, S/o. A. Laxminarayana, Occ. Managing Director ETEG farms, Doors. No. 502, Snanthi Apartments, Bhagyanagar Colony, KBHB Hyderabad.
6. A. Raghava Rao, S/o. A. Laxminarayana, Occ. Managing Partner ETEG farms, R/o. Chatanpally Village, BVR Complex, Shadnagar, Ranga Reddy District.
7. Smt. A Rajeshwari, W/o. A. Sambha Siva Raom, occ. housewife, R/o. H.No. 8-3-676/7/B/ABC, A11-111, Sriram nagar, back side of femiliya hospital, Road No.12, Banjara Hills, Hyderabad-500034.
8. Smt. L. Kalika Devi, W/o. L. Lokeshwara Rao, Occ. House wife, R/o. H.No. 201, Ganesh Plaza, Ganesh Nagar, Opp HDFC Bank, Quthbullapur, Ranga Reddy District.
9. Gurampally Srinivas Yadav, S/o. G. Mallaiah, Occ. Business, R/o. H.No. 8-63/1, Palmakole Village, Shamshabad Mandal, Ranga Reddy District.
10. Sri Nithin Kumar Saraiwala, S/o Raj Kumar Saraiwala, Proprietor, JP INFRA DEVELOPERS, Occ. Business, R/o. H.No.21-1-293, Rikab Gunj, Hyderabad-02. (1 to 10 by RPAD)
11. One CC to SRI U V SURESH KUMAR Advocate [OPUC]
12. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court at Hyderabad. [OUT]
13. Two CCs to GP FOR Revenue, High Court at Hyderabad. [OUT]
14. One spare copy



HIGH COURT

NVSK,J

DATED:15/12/2023

List on 29.12.2023, for counter

ORDER

WP.No.23305 of 2023

DIRECTION





(/outsidelgrsDashboard.htm)

REGISTRATION & STAMPS DEPARTMENT

Government of Telangana

Prohibited Properties 2**District Name**

RANGAREDDY

Mandal Name

NANDIGAMA

Village

NANDIGAMA

Survey No

96

Prohibited Properties in Rural Prohibited Register

Search

Sro Name [Sro Code]	Survey No.	Sub Sy No.	Plot No.	Extent (Unit)	Volume No. Page No.	Reason	Letter/Memo/Order/Notification No. Letter/Memo/Order/Notification Date	Remarks	Authority
SHADNAGAR [1411]	96	AA	-	100.0(Y)	14 215	Covered By Court Stay	WPNO.23305 OF 2023 16-01-2024	IA NO.1/ 2023	LAVU LOKESH WAR RAO

Prohibited Properties in Urban Prohibited Register

Search

Sro Name [Sro Code]	Ward-Block	Door No.	Town Sy No.	Town Sub Sy No.	Combined Town Sy No.	Revenue Survey No.	Revenue Sub Sy No.	Plot No.	Extent (Unit)	Volume No. Page No.	Reason	Letter/Memo/Order/Notification No. Letter/Memo/Order/Notification Date	Remarks	Authority
No property is found to be prohibited in this village with given details														

Back





Legends

Layers

Parent info

11

76

25

100

99

101

98

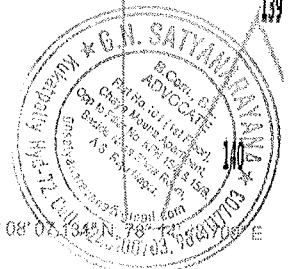
78

15

97

74

139



17° 08' 08" N, 78° 14' 00" W



Telangana State Real Estate Regulatory Authority

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : P02400004103

Project: RAICHANDANI GREEN CITY Survey No.: SY NO 96/AA, Plot No. Of Site: at Nandhigam, Nandigama, Ranga Reddy, 509216.

1. R S Constructions having its registered office / principal place of business at Village: Mandal: District: Ranga Reddy, Pin: 500034

This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 1 years commencing from 15/02/2022 and ending with 21/11/2023 unless extended by the Authority in accordance with the Act and the rules made there under;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By V. PADNAR KOMMU (MA AND UD)

Date : 15-Feb-2022 12:17:56 IST

Dated: 15/02/2022

Place: Hyderabad

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Draft layout Letter

Application No. **047144/SMD/LT/U6/HMDA/13072021**

Date : 23 November, 2021

To,

M/S. R.S CONSTRUCTIONS REPRESENTED BY ANIL KUMAR RAICHANDANI
6-3-354, 3rd floor, S.B Towers, road no 1, Banjara hills, hyderabad,
Telangana
Pin Code - 500003

Sir,

Sub:-HMDA- Plg.Dept. -Draft **Layout Open Plot** in Sy.Nos: **96/AA** situated at **Nandigama Village, Nandigama Mandal, Ranga Reddy Dist.** to an extent of **19743.16 Sq.m** - Approval Accorded - Reg.

Ref: 1. Application of **M/S. R.S CONSTRUCTIONS REPRESENTED BY ANIL KUMAR RAICHANDANI**, Dated: **13 July, 2021**.
2. This Application No. **047144/SMD/LT/U6/HMDA/13072021**, Date **13 September, 2021**, intimating the DC.

With reference to your application cited for approval of **Draft Layout Open Plot** have been technically approved and forwarded to the The Commissioner/Executive authority, **Nandigama Village, Gram panchayath/ Nagarapanchayath/Municipality Nandigama Mandal, Rangareddy District.** vide this office Application No. **047144/SMD/LT/U6/HMDA/13072021 Layout Permit No 000383/LO/Plg/HMDA/2021, Date : 23 November, 2021** for taking further necessary action as per the powers delegated to the Local Authority and to release the plans **within (7) days** after collecting necessary fees at their end.

You are therefore, requested to approach the The Commissioner/Executive authority, **Nandigama Village, Gram panchayath Nagarapanchayath/Municipality Nandigama Mandal, Rangareddy District.**, for release of **Draft Layout Permission**.

This is for information.



Name : **B V KRISHNA KUMAR**
Designation : **Planning Officer**
Date : **23-Nov-2021 18: 05:49**

For Metropolitan Commissioner
Planning Officer



HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

District Commercial Complex, Administrative 'L' - Block,

Tarnaka, Hyderabad - 500 007.

Planning Department

Application No. 047144/SMD/LT/U6/HMDA/13072021

Date : 23 November, 2021

To,

The Sub-Registrar,
Shadnagar SRO,
Rangareddy District.

Sir,

Sub:-HMDA- Plg.Dept. -Draft Layout Open Plot in Sy.Nos. 96/AA situated at Nandigama Village, Nandigama Mandal, Rangareddy Dist. to an extent of 19743.16 Sq.m - Approval Accorded - Reg.

Ref: 1. Application of M/S. R.S CONSTRUCTIONS REPRESENTED BY ANIL KUMAR RAICHANDANI, Dated: 13 July, 2021.

2. This Application No. 047144/SMD/LT/U6/HMDA/13072021, Date 13 September, 2021, intimating the DC.

Your attention is invited to the Deed of Mortgage bearing vide Document No. 7540/2021, Date: 21/9/2021, executed in favour of M.C., HMDA, mortgaging the Plot Nos. 27 to 33 and 34 part to an extent of 1992.68 Sq.Mt. Nandigama Village, Nandigama Mandal, Rangareddy Dist. to an extent of 1992.68 Sq.Mt. of the plotted area as per G.O.Ms.No.276 MA dt.02-07-2010 & The Commissioner/Executive authority, Nandigama Village, Gram panchayath/Nagarapanchayath/Municipality Nandigama Mandal, Rangareddy District as security for undertaking all the required developments as specified by the HMDA in the proceedings addressed to the Local Body Dt:23 November, 2021, you have also given a certificate of Encumbrance on property vide reference 4th cited, confirming that the above plots are mortgage against HMDA.

21.72% of plotted area mortgaged in favour of Metropolitan Commissioner, HMDA vide Plot Nos. 27 to 33 and 34 part through registered mortgage deed vide Document No. 7540/2021, Date: 21/9/2021 towards security to submission of conversion certificate from concerned RDO/DRO of Revenue Department.

Taking into consideration of the agreement & Deed of Mortgage, Certificate of Encumbrance on property issued by you, the Authority released the draft Layout permission in favour of the applicant / developer Draft Layout Permit No 000383/LO/Plg/HMDA/2021, dt.23 November, 2021.

You are therefore, requested not to undertake any conveyance of the property covered specifically in the The Plot Nos. 27 to 33 and 34 part to an extent of 1992.68 Sq.Mt. as per the plan enclosed to any other persons(s) till necessary communication is sent by this Authority.

You are requested to note the each open spaces of the Layout and not to register such open spaces as shown in the Layout plan.

The Assistant Planning Officer of this Authority will be approaching you periodically for ascertaining the required details in the Layout under reference. You are accordingly requested to extend necessary assistance in the matter.

Encl: one plan

Name : B V KRISHNA KUMAR
Designation : Planning Officer
Date : 23-Nov-2021 18: 05:48

For Metropolitan Commissioner
Planning Officer

Copy to:

1. The Commissioner/Executive authority,
Nandigama Village, Gram panchayath/ Nagarapanchayath/Municipality
Nandigama Mandal,
Rangareddy District.

Application No.: 047144/SMD/LT/U6/HMDA/13072021 Dated: 23 November, 2021





HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Administrative 'L' - Block,
Tarnaka, Hyderabad - 500 007.
Planning Department

Application No. **047144/SMD/LT/U6/HMDA/13072021**

Date : **23 November, 2021**

To,
The Commissioner/Executive authority,
Nandigama Village, Gram panchayath/ Nagarapanchayath/Municipality
Nandigama Mandal,
Rangareddy District.

Sir,

Sub:-HMDA- Plg Application for approval of Draft **Layout Open Plot** (without enclosing the site with compound wall) in Sy.Nos. **96/AA, Nandigama Village, Nandigama Mandal, Ranga Reddy Dist.** to an extent of **19743.16 Sq.m** - Approval Accorded - Reg

- Ref: 1. Application of **M/S. R.S CONSTRUCTIONS REPRESENTED BY ANIL KUMAR RAICHANDANI**, Dated: **13 July, 2021**.
2. This Application No. **047144/SMD/LT/U6/HMDA/13072021**, Date **13 September, 2021**, intimating the DC.
3. Applicant's letter Date **13 July, 2021** submitting the Mortgage Deed No. **7540/2021**, Date: **21/9/2021** executed at Joint Sub- Registrar-2 Ranga reddy (RO) and Statement of Encumbrance on Property before mortgage & after mortgage

It is to inform that, in the reference 1st cited, **M/S. R.S CONSTRUCTIONS REPRESENTED BY ANIL KUMAR RAICHANDANI** has applied to HMDA for development of Draft **Layout Open Plot** in Sy.Nos. **96/AA**, situated at **Nandigama (V), Nandigama (M), Ranga Reddy** to an extent of **19743.16 Sq.Mt**

The above proposal has been examined under the provisions of section-18, 19 & 20 of HMDA Act 2008 and also in accordance with the Statutory master plan / Zonal Development plans along with existing G.Os, Rules and Regulations which are in force. The applicant has paid all required fees and charges to HMDA.

Vide reference 3 the applicant has submitted Deed of Mortgage executed in favour of the Metropolitan Commissioner, HMDA for Plc No. **27 to 33 and 34 part** as per G.O.Ms.No.276 MA dt.02-07-2010 vide Doc.no. **7540/2021**, Date: **21/9/2021**.

The applicant has submitted the layout plan duly demarcating on ground and showing the proposed road network plotted area and open spaces in the said layout area to an extent of **19743.16 Sq.Mt** with **27 to 33 and 34 part** no c plots along with the existing measurements of the plot area on ground. The same is hereby examined and approval is granted for draft **Layout Permit No. 000383/LO/Plg/HMDA/2021** dt. **23 November, 2021**.

The land analysis of the Draft Layout Approved is as follows:

Sr no	Area	Sq.Mtrs
1	Total Site area	20234.44
2	Master plan Road affected area	491.28
3	Net Site Area	19743.16
4	Plotted area	11912.75
5	Open space	
	(i) Park	1694.68
	(ii) Social Infrastructure	496.62
6	Layout Road Area	5639.1
7	Amenities area	0
8	Any Other	0

General Conditions:

1. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of M.C., HMDA i.e., from the Plot Application No.: **047144/SMD/LT/U6/HMDA/13072021** Dated: **23 November, 2021**

- Plot Nos. 27 TO 33 and 34 part to an extent of 1992.68 Sq.mts.
2. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / Agricultural Land Ceiling Act, 1973.
 3. This permission of developing the land shall not be used as proof of the title of the land.
 4. The Executive Authority shall release the plans in (07) seven days period and also to ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of final layout to the applicant, after collecting the necessary charges and fees as per their rules in force.
 5. The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgage in favour of Metropolitan Commissioner, HMDA.
 6. All roads should be opened for accessibility to the neighbouring sites and the applicant shall not to construct any compound wall/fencing around the site.
 7. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by HMDA the area so mortgaged in favour of HMDA shall be forfeited and also HMDA to liable to take criminal action against such applicant / developers as per provisions of HMDA Act, 2008.
 8. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainag lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting p. The details are as follows: a. Levelling with suitable gradient and formation of all roads with proper sub-surface and camber kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts and above). b. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road. c. Development of drainage and channelization of NATAs for allowing storm water run-off. d. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc. e. Undertake street lighting and electric facilities including providing of transformers. f. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces. g. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as t case may be with proper provisions at junctions and crossings, etc. h. Construction of low height compound wall with Iron grill to the open spaces and handing over the open spaces along with other spaces, i.e., proposed roads area and road affected area, open spaces area, social infrastructure area, utilities area at free of cost and through Registered Gift Deed to the local body.
 9. The layout applicant is directed to complete the above developmental works within a period of THREE (3) YEARS as per G.O.Ms.No.276 MA dt.2-7-2010 and submit a requisition letter for release of mortgage plots / area which is in favour of Metropolitan Commissioner, HMDA and for approval of final layout duly enclosing letter of Local Body with regard to roads, op spaces taken over by the Local Body.
 10. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No and with full details of the layout specifications and conditions to facilitate the public in the matter.
 11. The Executive Authority shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to HMDA in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from HMDA and release of final layout.
 12. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Executive Authority.
 13. The applicant shall solely be responsible for the development of layout and in no way HMDA will take up development works.
 14. The permission does not bar any public agency including HMDA to acquire the lands for any public purpose as per law.
 15. This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and easement rights.
 16. If there is any misrepresentation found in the file, the draft layout shall be cancelled without any notice.
 17. If there is any court case pending, the applicant / developer shall be responsible for settlement of the same and if any there ar court orders against the applicant / developer, the approved draft Layout will be withdrawn and cancelled without notice.
 18. The applicant is solely responsible if any discrepancy / litigation in ownership documents, and HMDA is not responsible and approved layout plans shall be deemed to be cancelled and withdrawn without notice and action will be taken as per law.
 19. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned Layout plan before it is taken over by the Executive Authority.
 20. If any disputes / litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, HMDA or its employees shall not be a party to any such dispute / litigations.
 21. If the land is declared as surplus / Government in future, the same shall vest in the Government and layout proceedings automatically stand void. The charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
 22. The applicant shall comply the conditions mentioned in G.O.Ms.No.33 MA dt.24.01.2013 and G.O.Ms.No.276 MA dt.02.07.2010 & G.O.Ms.No. 168 MA dt:07-04-2012.
 23. The applicant shall not construct the building in any plots. The local body also shall not allow any constructions in plots till the final layout is issued by HMDA.
 24. The applicant should not construct the compound wall around the site u/r and also not to block the roads, so as to provide access to the neighbouring lands, all the internal roads shall be opened for accessibility to the neighbouring sites.
 25. Any conditions laid by the Authority are applicable.
 26. The applicant shall handover the road area 5638.48Sq.mtr (28.56%); organised open space area 1644.66Sq. mtrs (8.33 %) and social infrastructure area 494.06 Sq.mtrs (2.50%) to the local body at free of cost through registered gift deed before release of final layout plans from HMDA.
 27. 16.72% of developable area i.e. from Plot Nos. 27 TO 33 and 34 part to an extent of 1992.68 Sq.mts of Survey Nos. 96/AA, Nandigama) (V) Nandigama (M), Ranga Reddy District, Mortgaged in favour of The Metropolitan Commissioner, Hyderabad

21, Day
ay Nos
on of
y,
r.
mtrs,
121.

Designation: Planning Officer
Date: 23-Nov-2021 18:0347

Date: 23-Nov-2021 18:05:47

- Yours faithfully

shall be paved with tiles and any other such material.
could be developed within the layout;
shall be provided in the area earmarked for utilities.
t shall be provided with LED lighting.
sary arrangements for complete stoppage of usage of plastic in layout and shall have neces
ness among the plot owners/ purchasers;
ll be planned and taken up in a manner prescribed and saplings will be in place and surviving
out is issued.

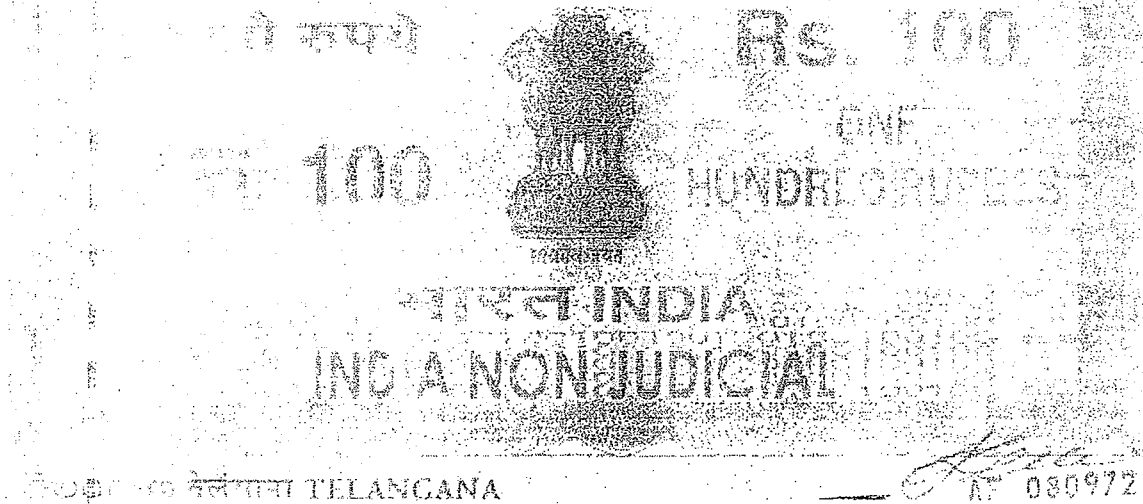
hmda

Growing Globally

Yours faithfully,

For Metropolitan Commissioner
Planning Officer

1. M/S. R.S CONSTRUCTIONS REPRESENTED BY ANIL KUMAR RAICHANDANI , DOULAT RAM RAICHANDANI , 6-3-354, 3rd floor , S.B Towers, road no 1 , Banjara hills HYDERABAD, TELANGANA
Pin Code - 500003
2. The Sub-Registrar,
Shadnagar, SRO,
Rangareddy District.
3. The District Registrar, Rangareddy District.
The Collector, Rangareddy District.
4. The Special Officer & Comp. Authority, Urban Land Ceilings,
3rd Floor, Chandra Vihar Complex, M.J.Road, Hyderabad. - for information.



Date: 03-04-2021
 Sold To: Anil Kumar Raichandani
 For: Doulatnani Raichandani, R/o Hyd.
 To Whom: R.S. Constructions, Hyd.

K.N. LAL BABU
 Licenced Stamp Vendor
 Licence No. 16-07-086/2012
 R.L. No. 16-07-019/2021
 H.No. 5-949/91A, Himayath Nagar
 HYDERABAD DISTRICT
 PHONE NO. 9492424379.

**DEVELOPMENT AGREEMENT -CUM- IRREVOCABLE GENERAL
 POWER OF ATTORNEY (WITH POSSESSION)**

Development Agreement -Cum- Irrevocable General Power Of Attorney
 is made and executed on this the 03rd day of APRIL, 2021 at Shadnagar,
 T.S. By and Between :-

1. Mr. GURUMPALLI SRINIVAS YADAV S/o GURUMPALLI MALLAIAH,
 Aged about 50 years, Occ: Business, Resident of H.No.8-63/1,
 Palmakole Village, SHAMSHABAD Mandal, Ranga Reddy District,
 Telangana, Aadhaar: 3741 4363 5944, Cell No: 8498072227, Pan No:
 ANPPG503Q.
2. M/s JP INFRA DEVELOPERS, Represented by its Proprietor
 Mr. NITIN KUMAR SARAILWALA S/o. RAJ KUMAR SARAILWALA,
 Aged about 42 years, Occ: Business, R/o H.No: 21-1-293, Rikab Gunj,
 Hyderabad-500002. Aadhaar: 9386 9855 5540. Cell No: 9396007002,
 Pan No: AJPPS8732F.

[HEREINAFTER to be called and referred to as "PARTIES OF FIRST PART /
 LAND OWNERS" which term unless repugnant to the context shall mean and
 include their heirs, legal representatives, executors, assignees, administrators,
 successors, attorneys and transferees-in-interest]

R.S. CONSTRUCTIONS

Partner



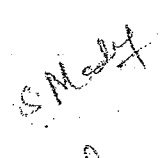


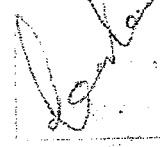
Presentation Encumbrance

Presented in the Office of the Sub Registrar, Shadnagar along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 3 and 4 on the 03rd day of APR. 2021 by Sri Gurupalli Srinivas Yadav

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S R S CONSTRUCTIONS REP BY ANIL KUMAR D RACHANDANI S/O. DOULATRAM G RACHANDANI 1-11-227/14, SECOND FLOOR, GURUMURTHY LANE, BEGLAMPET, SECUNDERABAD, HYDERABAD	
2	EX			M/S JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAWALA S/O. RAJ KUMAR SARAWALA H.NO.27-1-293, PINKAS OLVA, HYDERABAD	
3	EX			GURUPALLI SRINIVAS YADAV S/O. GURUPALLI MALLABAH H.NO.63/1, PALJAKOLE, SHIMSHABAD, RANGAREDDY	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S MADHU SUDHAN REDDY RO PALMAKOLE	
2			SHARK HAZEERUDDIN BABA RO HYD	

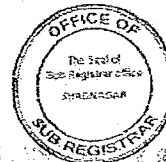
03rd day of April, 2021

Signature of Sub Registrar
Shadnagar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5944 Name: Gurupalli Srinivas Yadav	S/O Gurupalli Mallabiah, Palmakole, K.V. Rangareddy, Telangana, 509325	
2	Aadhaar No: XXXXXXXX5540 Name: Nitin Kumar Sarawala	S/O. Raj Kumar Sarawala, Channarayana, Hyderabad, Andhra Pradesh, 500002	

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AND

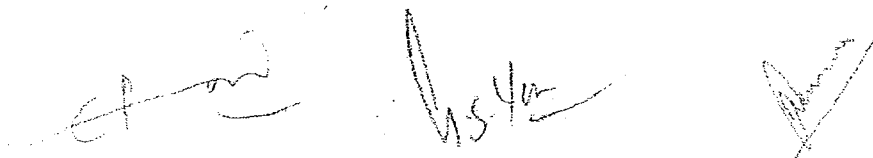
M/s R.S. CONSTRUCTIONS, Partnership Firm duly registered with the Registrar of Firms, having its office at # 6-3-354, 3rd Floor, S.B. Banjara Hills, Road No.1, Hyderabad, Represented by its Partner Sri. ANILKUMAR. D. RAICHANDANI S/o. SRI DOULATRAM G. RAICHANDANI, Aged about 49 years, Occupation: Business, R/o 1-11-227/1/4, Second Floor, Gurumurthy Lane, Begumpet, Secunderabad Aadhaar No.4462-0626-2206.

[HEREINAFTER to be called and referred to as the "SECOND PARTY/Developer" which term unless repugnant to the context shall mean and include its Partners, legal representatives, administrators]

WHEREAS the Party No.1 and 2 of the Parties of the First Part herein are the absolute, unencumbered owners and possessors in respect of All that Open land admeasuring 19360.00 Sq.yards in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State., having acquired the same from one by M/s ETEG FARMS, Rep by partner Mr. Amarneni Sambashiva Rao, S/o Laxinarayana, Rep. by their AGPA Holders Mr. Gurampally Srinivas and JP Infra Developers, Rep by its Proprietor Mr. Nitin Kumar Sarailwala (vide AGPA dated 29-01-2019, Document.No.961/2019 registered at SRO Shadnagar) by virtue of a Registered Sale Deed dated 30-03-2021 which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No. 3604 of 2021.

WHEREAS the Party No.1 of the Parties of the First Part herein is the absolute, unencumbered owner and possessor in respect of All that Open land admeasuring 4840.00 Sq.yards in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State., having acquired the same from one by M/s ETEG FARMS, Rep by partner Mr. Amarneni Sambashiva Rao S/o Laxinarayana, Rep. by their AGPA Holders Mr. Gurampally Srinivas and JP Infra Developers, Rep by its Proprietor Mr. Nitin Kumar Sarailwala (vide AGPA dated 27-09-2018 Document.No.9087/2018 registered at SRO Shadnagar) by virtue of a Registered Sale Deed dated 30-03-2021 which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No. 3603 of 2021.

WHEREAS originally one Sri. B. Papi Reddy and B.Ram Reddy were the absolute owners and possessors in respect of all that lands admeasuring Ac.13-01 Gts in Survey.no.96, situated at Nandigama Village, Shadnagar Taluq, Mahboobnagar District.



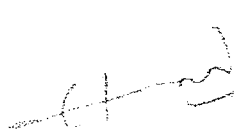
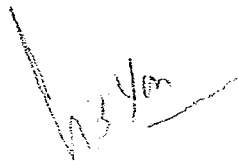
AND WHEREAS Sri B. Papi Reddy and B.Ram Reddy have sold, transferred and conveyed all that land admeasuring Ac.6-20 Gts in Survey.no.96, situated at Nandigama Village, Shadnagar Taluq, Mahboobnagar District. (Now Nandigam Mandal, R.R.District), in favour of one P.Sanameshwar Reddy, S/o P. Manik Reddy by virtue of a Registered Sale Deed dated 03-05-1985 which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No.1058 of 1985.

AND WHEREAS subsequent thereto the said P.Sanameshwar Reddy, S/o P. Manik Reddy have inturn sold, transferred and conveyed by way of Sale All that land admeasuring Ac.5-00 Gts (Out of Ac.6-20 Gts) in Survey.no.96, situated at Nandigama Village, Rangapoor GP, Kothur Mandal, Mahboobnagar District, A.P., (Now Nandigam Mandal, R.R.District, T.S.) in favour of one M/s ETEG FARMS, Rep by partner Mr. Amarneni Sambashiva Rao, S/o Laxinarayana, by virtue of a Registered Sale Deed dated 18-08-2006 which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No.15495 of 2006.

AND WHEREAS the said M/s ETEG FARMS, Rep by partner Mr. Amarneni Sambashiva Rao, S/o Laxinarayana, have executed two Agreement of Sale cum General Power of Attorney (with Possession) as follows:-

- (a) Agreement of Sale cum General Power of Attorney (with Possession) dated 29-01-2019 in favour of Mr. Gurampally Srinivas and JP Infra Developers, Rep by its Proprietor Mr. Nitin Kumar Sarailwala in respect of All that Open land admeasuring 19360.00 Sq.yards in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State, which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No.961/2019.
- (b) Agreement of Sale cum General Power of Attorney (with Possession) dated 27-09-2018 in favour of Mr. Gurampally Srinivas in respect of All that Open land admeasuring 4840.00 Sq.yards in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State, which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No.9087/2018.

and after receipt of the entire agreed total sale consideration, delivered vacant and peaceful possession with all necessary powers, empowering him to deal with the said land in any manner whatsoever he may desire at his absolute discretion, as stipulated therein including power to alienate the said lands.


AND WHEREAS the said M/s ETEG FARMS. Rep by partner Mr. Aniameni Sambashiva Rao, S/o Laxinarayana, duly Represented by their AGPA Holders have sold, transferred and conveyed All that Open land admeasuring 24200.00 Sq.yards and equivalent to 20235.79 Sq. Mtrs in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State., in favour of the Parties of the First Part/Owners by virtue of a Two Registered Sale Deeds both even dated 30-03-2021 which deed had been duly registered in the office of SRO Shadnagar as Document Bearing No.3604 /2021 and 3603/2021, referred to above.

AND WHEREAS ever since then the Parties Of First Part/Owners herein are in uninterrupted use, enjoyment and possession of All that Open land admeasuring 24200.00 Sq.yards and equivalent to 20235.79 Sq. Mtrs in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State., as joint owners and possessors, free from all encumbrances.

AND WHEREAS the Party of the Second Part/Developer is in the business of real estate development, construction and has requisite expertise, financial and managerial capabilities, men and machinery to undertake the development of the properties. The Parties Of First Part/Owners have offered the schedule property for development and the Parties of the Second part/Developers herein evinced interest in development of schedule mentioned property into a layout by obtaining requisite permissions from the concerned governmental authorities / department etc. for the proposed project.

AND WHEREAS the Parties Of First Part/Oowners has offered to give on development in respect of the schedule mentioned properties detailed above in favour of the Party of the Second Part / Developer.

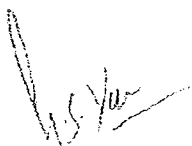
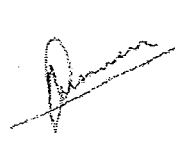
AND WHEREAS both the parties have agreed to reduce in to writing and incorporate in this deed all the terms and conditions they have mutually agreed to govern the same and relating to the said development of Layout covering the schedule mentioned property as per the approved permit and sanction plans to be accorded by the HMDA / GHMC or any other authority on the following terms and conditions as detailed hereunder:



NOW IN TERMS THEREOF THIS DEVELOPMENT AGREEMENT CUM
IRREVOCABLE GENERAL POWER OF ATTORNEY WITNESSETH AS
FOLLOWS:

1. That in consideration of Parties of First Part/Owners having granted right to the Party of the Second Part/Developers, and having permitted the Party of the Second Part/Developers to develop the Schedule Mentioned Property, at their sole, expenses and deliver possession of the developed area/plots entitled to the share of the Parties of First Part/Owners, the Party of the Second Part/Developers hereby agrees and covenants to view by way of consideration as follows:
2. That in pursuance of the said offer and acceptance the Parties of First Part/Owners hereunder delivered vacant and peaceful possession relating to the Schedule Mentioned Property to the Party of the Second Part/Developers herein for Development of Plots therein as per the Layout Plan approved by the Concerned Municipality at their own cost and expense. The Party of the Second Part/Developers in turn will deliver and handover 58% Developed Plots in the land thereto entitled to by the Parties of First Part/Owners within the agreed period stipulated in this deed.
3. It is mutually agreed that the Party of the Second Part/Developers shall develop Plots on the Schedule Mentioned Property therein at their own expenses, responsibility and cost within a period of 6 (Six) months from the date of receipt of Final Layout Sanction / Permission from the concerned departments / authorities, with a grace period of 3 (Three) months.
4. That it is specifically agreed by and between the parties herein, the Parties of the Second part / Developers shall develop and demarcate layouts according to the permission, for which the Party of the First Part / Owner have no objection whatsoever.
5. The Party of the Second Part/Developers shall obtain all the necessary approvals, permissions and sanctions from the concerned department for development of Plots in respect of the Schedule Mentioned Property.

WITNESSETH

6. The Party of First Part / Owners shall sign all necessary papers required for the purpose of all such permissions. For the purpose of commencement of Layout Work under this Development Agreement cum Irrevocable General Power of Attorney by the Party of the Second Part/Developers, the Parties of First Part/Owners hereby delivered possession to the Party of the Second Part/Developers to enter into the Schedule mentioned property in as and where existing condition and commence the Development Work and to do and perform all necessary acts.
7. The Party of the Second Part/Developers alone shall bear the necessary fee and expenditure for obtaining the above permissions, sanctions etc., and they alone have to exclusively follow up with the concerned authorities for all the required purposes.
8. That the Party of the First Party / Owners have agreed to pay all such taxes or any other fees related to the Schedule Mentioned Property or land till this date.
9. It is mutually agreed to by and between the parties herein that the Party of the Second Part/Developers alone shall invest their money for development of Plots in the Schedule Mentioned Property and return the Party of the Second Part/Developers shall handover and deliver 58% Plots in the land thereto to the Parties of First Part/Owners. The remaining 42% Plots shall be the share of the Party of the Second Part/Developers.
10. That the Plots proposed to be developed shall be shared by the respective parties hereto, as per their entitlement are detailed and specified below:

A)	PARTIES OF FIRST PART/OWNERS	- 58%	✓
B)	PARTY OF THE SECOND PART/DEVELOPERS	- 42%	✓
11. Both the Parties hereto agree to enter into a Supplementary Agreement, upon receipt of the Final Layout / Permission for clearly allotting the respective plots to each other.
12. That the Party of the Second Part/Developers shall have the absolute rights of Ownership and possession in respect of their respective Plots as per their share (i.e., 42%) that are being developed by the Party of the Second Part/Developers at their own cost and they are at liberty either to own such Plots entitled to by themselves or to dispose of the same at their own discretion and convenience.

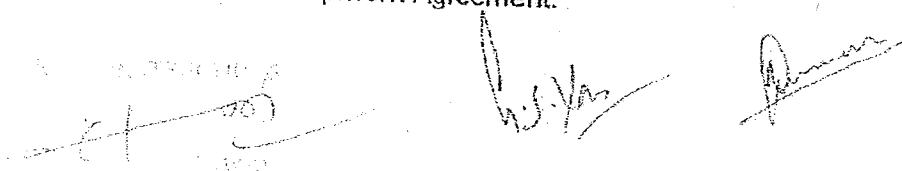
WITNESSES

[Signature]
 Partner

[Signature]
 W.S. Ym

[Signature]

13. The plans of the Layout and Plots when once finalized after due discussions and agreement of the parties and permissions obtained shall be final and shall not be changed under any circumstances.
14. That the Parties of First Part/Owners hereby declare that the Schedule Mentioned Property is free from all encumbrances, liens, mortgages, attachments of Private and Government etc. and there are no claimants/ claiming any right, title, interest or possession in and over the said property and in future if anybody claims any right, title or possession over the said property, it shall be the responsibility of the Parties of First Part/Owners to get it cleared and resolve of all such disputes if any at their own cost and the time taken in this regard shall be deducted from the period stipulated in this deed.
15. During the course of the Development Works and until the Plots are delivered to the Parties of First Part/Owners all the materials used in the course of Development work shall be the sole risk of the Party of the Second Part/Developers.
16. The Party of the Second Part/Developers undertakes that they will use all reasonable and good materials required for the development works and assure the quality of the work as per the specifications annexed in Schedule-B.
17. The Parties of First Part/Owners and Party of the Second Part/Developers hereby agree that there shall be no major modifications in the proposed Layout. In any case, only minor modifications can be done.
18. It is specifically agreed to by the parties hereto, that the Party of the Second Part/Developers herein are entitled to own or sell and convey their 42% Plots falling to their share in favour of prospective purchaser/s of their choice and discretion.
19. Time is not the essence of this contract.
20. It is hereby mutually agreed that the Parties of First Part/Owners are entitled to inspect the schedule mentioned property at all regular intervals.
21. It is mutually agreed that neither party shall be entitled to act in any manner which will be inconsistent or prejudicial to this Deed and neither party will do any act which will jeopardize the interest of the other party and undertake to extend all possible co-operation for achieving the objectives of this Development Agreement.



22. Both the parties hereto agree to enter into Supplemental Agreements in the event of such contingency existing for incorporation or clarification of necessary clauses of this Agreement or to meet the needs of the time, but such supplemental agreement(s) shall be in conformity with the spirit of this main Agreement.
23. The Stamp Duty and Registration Charges payable on the deed of conveyance or any Deed/s to be executed in favour of the Party of the Second Part/Developers or their prospective purchasers, nominee/s in pursuance of this Development Agreement cum Irrevocable Power of Attorney shall be borne and paid by the Party of the Second Part/Developers or their prospective Purchasers, nominees etc.
24. That all the parties to this Development Agreement hereby covenant with each other that the allotment of Plots will be done upon the preparation of layout or approval of the present layout and both the parties shall sign necessary Supplementary Agreement or Agreements.
25. In view of the future maintenance of the Plots, both the parties hereto have agreed to form an association under Societies Registration Act, and all the Owner of the Plots or the parties herein shall abide by the rules and byelaws of the said association who shall be the administrators and supervisors.
26. That the Parties of First Part/Owners shall produce all the original title deeds and other link documents relating to the Schedule Mentioned Property as and when required by the Party of the Second Part/Developers or any concerned authorities, banks and other financial institutions.
27. That both the Parties are entitled for usage of all the common amenities like Roads, Open Spaces, Garden, etc., in the Schedule Mentioned Property according to the layout.
28. The Parties of Second Part/Developer have paid a total amount of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) towards refundable security deposit to the Parties of the First Part/Owners and the Parties of First Part/Owners hereby admits and acknowledges the receipt of the aforesaid sum. The said amount is paid in the following manner:-

- i. Rs.1,00,000/- (Rupees One Lakhs Only) vide Cheque. No.001161 dated 30-01-2021 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad, is paid in favour of Mr. GURUMPALLI SRINIVAS YADAV / Party No.1 of the Parties of First Part/Owners

INSTRUCTIONS

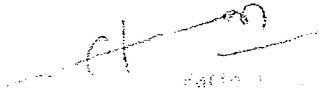
Parties


ii. Rs.14,00,000/- (Rupees Fourteen Lakhs Only) vide Cheque.No.002448 dated 26-03-2021 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad, is paid in favour of Mr. GURUMPALLI SRINIVAS YADAV / Party No.1 of the Parties of First Part/Owners

iii. Rs.10,00,000/- (Rupees Ten Lakhs Only) paid in favour of M/s JP INFRA DEVELOPERS / the Party No.2 of the Parties of the First Part/Owners vide Cheque.No.002449 dated 26-03-2021 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad

29. That the Parties of the First Part/Owners shall refund the security deposit of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) after obtaining of the Draft Layout from the HMDA or any other Authorities.
30. That the parties hereto have agreed and accepted that if any dispute arises between the parties hereto with regard to this Development Agreement, the matter shall be referred to the Arbitral Tribunal having Three Independent Arbitrators i.e., one arbitrator appointed by Parties of First Part/Owners and one Arbitrator appointed by Party of the Second Part/Developers and the chairman shall be appointed by the consent of the two arbitrators and subject to Concerned Jurisdiction. The arbitral tribunal is empowered to pass the interim orders and the language of the tribunal is English. The fees paid to the arbitrators shall be shared equally by the parties herein and the Award passed by the arbitrators shall be final and binding on the parties and it will governed by The Arbitration And Conciliation Act, 1996 or any other law for time being in force.
31. That it is mutually agreed to by and between the parties that the Party of the Second Party/Developers shall be entitled to Transfer of Development Rights (TDR) if any received towards the area which is affected in road widening, for which the Party of the First Part/Owner has no objection or rights.
32. It is further declared that the preliminary Layout, when sanctioned by the GHMC/HMDA/Municipality or any other Department, will be subject to the condition of mortgage being created on part of the plots of the layout as a security for complying with the various terms and conditions prescribed for obtaining final Layout. The said mortgage shall be from out of the share of the Parties of the First Part/Owners only.

CONCLUSIONS


Party 1


Party 2

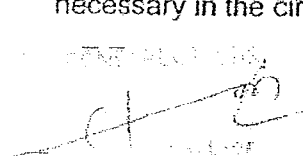
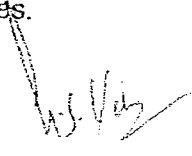
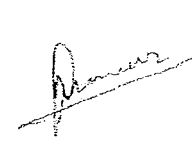

Party 3

33. However, it is agreed between the Parties that if there is a stoppage of the work due to any prohibitory order or injunction / restraint orders from any court or Government arising out of any dispute of the LAND OWNER'S title or possession, third party claims or due to force majeure events including but not limited to acts of God such as severe floods, cyclone, earth quake, or war, lockdown, outbreak of pandemic diseases, terrorism ("Force Majeure" conditions); which are not within the reasonable control of the Parties of the Second part/ Developers, and which has resulted in its inability to perform despite due diligence, the said period will be excluded from the period of development and completion of the construction.
34. That the name of the project shall be decided with the mutual consent of both the parties.
35. The Parties of First Part/Owners in order to deal with improve upon, develop and dispose 42% of the Plots in the land thereto, in respect of the Schedule mentioned property allotted to the share of the Party of the Second Part/Developers herein delegates, certain powers and authorities to the Party of the Second Part / Developers

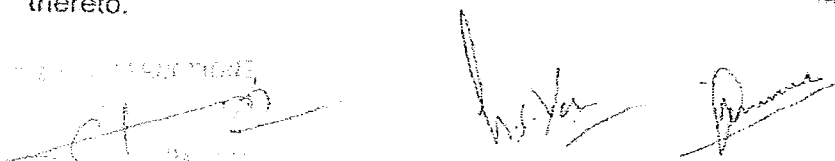
M/s R.S. CONSTRUCTIONS, Partnership Firm duly registered with the Registrar of Firms, having its office at # 6-3-354, 3rd Floor, S.B. , Banjara Hills, Road No.1, Hyderabad, Represented by its Partner Sri. ANILKUMAR D. RAICHANDANI S/o. SRI. DOULATRAM G.RAICHANDANI, Aged about 49 years, Occupation: Business, R/o 1-11-227/1/4, second Floor, Gurumurthy Lane, Begumpet, Secunderabad Aadhaar No.4462-0626-2206

and hereby specifically empower, authorizes, the Party of the Second Part/Developers herein as their lawful ATTORNEY and hereby grants powers and authority to carry out, perform, do and execute any or all of the following acts, deeds or things, in their name and on their behalf of the Parties of First Part/Owner.

- a) To prepare a Layout / Plot for the purpose of laying Plots covering the Schedule Mentioned property and to apply and obtain sanctioned or permissions etc. from the concerned municipality or any other Government Department and to sign all such applications, forms, affidavits, petitions and papers as may be necessary and or other local bodies or authorities, Government Offices and to create mortgage of plots for the layout from out of the share of the Party of the First Part/Owners to the concerned authority, as the Party of the Second Part/Developers may deem necessary in the circumstances.

- b) To enter into an Agreement of Sale in respect of 42% share of plots in the land thereto, allotted to Party of the Second Part/Developers with intending purchaser/s and to receive advance money, balance sale consideration, acknowledge the receipt of the said sums and pass valid receipts for payment/s received therein.
- c) To sign and execute the Sale Deed/s in respect of 42% share of the plots which is allotted to the share of the Party of the Second Part/Developers and such other documents in respect of the schedule mentioned property and present such sale deeds, to admit execution, deliver possession and acknowledge the receipt of the total sale consideration and get the sale deed/s duly registered before the competent Registering Authority.
- d) To commence and complete the development work in respect of the Schedule Mentioned Property.
- e) To appoint or engage the services of the Architects, Contractors, labour etc. for developing the plots.
- f) To institute, sign file, suits, petitions, complaints, appeals, writs or any other legal proceedings in respect of the schedule mentioned Property and to defend the Principal in all courts, quasi judicial authorities, civil, criminal or appellate courts and to sign and verify all applications, affidavits, appeals, complaints, written statements, petitions, counters etc., from time to time and to give evidence in Court of Law on behalf of the Principal and to effect compromise in all such legal proceedings, to file and receive documents, to refer the matter for arbitration and to receive arbitration awards.
- g) To appoint such Advocate/s or Attorney/s at their choice and to fix such remuneration as their attorney deems fit.
- h) To advertise, to erect its name board, sign board at the site and to display about the project for sale in such a manner as their attorney shall feel necessary to solicit such customers for the purpose of selling their 42% Plots in the land thereto.
- i) To handover and deliver vacant and peaceful possession to the prospective purchasers in respect of their 42% share in the land thereto.



- j) To apply to necessary Water, Sewerage and Electricity Connection to the Schedule Mentioned Property before the concerned authorities.
- k) To give on lease, rent relating to 42% of their share in the land thereto and to execute and register Rental Agreement/s, Lease Deed/s, to receive rents, security deposit(s) etc. and pass receipts thereof.
- l) To create / mortgage / lien in favour of any financial institution/s / banks relating to their 42% share allotted to and entitled to by them under this Deed.
- m) In exercise of the Powers conferred herein, every act deed and thing done and executed by the Party of the Second Part/Developers in respect of the Schedule mentioned property shall be deemed and construed as if the Parties of First Part/Owners are personally present, done and executed and is conclusively binding on them and their personal representatives.
- n) To do all such acts, deeds or things as may be incidental or necessary to do for conveying the Developers share in favour of the prospective purchaser(s) in all respects.
- o) Generally to do whatsoever that may be required in respect of the Schedule mentioned property as our attorneys may deems fit and proper on my behalf. The Parties of First Part/Owners agrees to ratify and confirm all and whatever the Party of the Second Part/Developers shall or cause to be done by virtue of the above said powers conferred. The powers granted hereby are irrevocable.

SCHEDULE OF PROPERTY

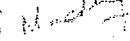
All that land admeasuring 24,200 Sq. Yards equivalent to 20235.79 Sq. Mtrs in Survey.No.96/AA, situated at NANDIGAMA Village and Gram Panchayat and NANDIGAM Mandal, RANGA REDDY District, TELANGANA State, and bounded on:-

NORTH BY : Land in Sy. No. 81
 SOUTH BY : Land of P. Sangameswar Reddy in Sy.No. 96/AA.
 EAST BY : Land in Sy.No.95
 WEST BY : Road Leading to Dhansingh Tanda



IN WITNESS WHEREOF the parties herein have subscribed their respective signatures to this **DEVELOPMENT AGREEMENT CUM IRREVOCABLE GENERAL POWER OF ATTORNEY** with their free will and consent and sound mind on the day, month and year first above mentioned in the presence of the following witnesses:

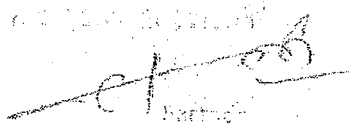
WITNESSES:

1) 

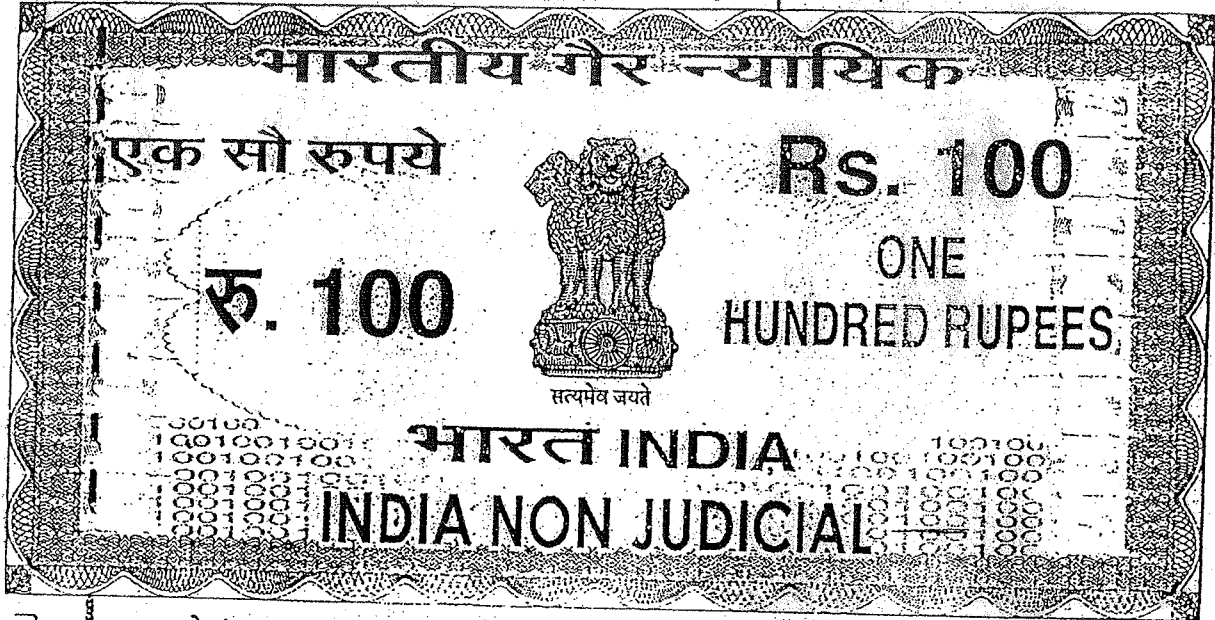
1. MR. GURUMPALLI SRINIVAS
YADAV

2) 

2. M/s JP INFRA DEVELOPERS
Represented by its Proprietor
MR. NITIN KUMAR SARAILWALA
(PARTIES OF FIRST PART
LANDOWNER)


M/s R.S. CONSTRUCTIONS,
Rep, by its Partner
ANILKUMAR D. RAICHANDANI
(PARTY OF SECOND PART/
DEVELOPER)

Doc 3602/2021



తెలంగాణ తెలంగాణ TELANGANA

AF 464570

Sl. No. 982 Dt. 25/03/2021

Sold to G. Srinivas Yadav s/o. Mallaiiah
for Rs. Self R/o. Palmakole.

Name : SRI ABDUL SATTAR KHA
(Licensed Stamp Vendor)

L.No. 1005/2011R.No.1415065/20

No. 3-50, New H. No. 14-

Shadnagar-508218 Dist: Rangareddy

Phone No: No. 9908129744

SALE DEED

This Deed of Sale is made and executed on this 26TH Day of MARCH, 2021 by:-

M/s. ETEG FARMS Represented by its Partner MR. AMARANENI SAMBASHIVA RAO S/o LAXMINARAYANA, Aged about: 60 Years, Occupation: Business, R/o DOOR NO. 8-2-676/1/B/A,B,C/A-2, A-BLOCK, 3RD FLOOR, SIDDARTHA ENCLAVE, SRI RAM NAGAR COLONY, ROAD NO. 12, BANJARA HILLS, HYDERABAD, TELANGANA State. Aadhaar No. 2509 9316 8145. Cell No. 99890 09579. PAN No. AGMPA7921Q.
Represented by his A.G.P.A. Holder

MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, Aged about: 50 Years, Occupation: Business, R/o 8-63/1, PALMAKOLE Village, SHAMSHABAD Mandal, RANGA REDDY District, TELANGANA State. Aadhaar No. 3741 4363 5944. Cell No. 84980 72227. PAN No. ANPPG0503Q.

Vide A.G.P.A. Document No. 9087/2018, the same is registered in the Sub-Registrar, Shadnagar.

(Hereinafter called the "VENDOR" which term shall mean and include all his/her/their heirs, legal representatives, executors, administrators and assignees etc.,)





Contd...2..

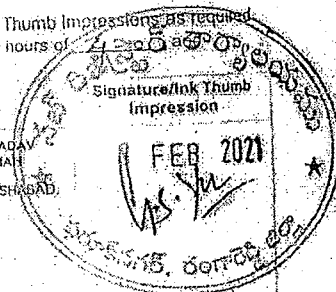
Sig. Of : MR. GURAMPALLY SRINIVAS YADAV (VENDOR)

Presentation Endorsement:



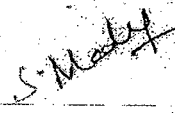


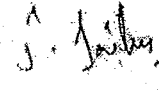
Presented in the Office of the Sub-Registrar, Shadnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 24200/- paid between the hours of on the 30th day of MAR, 2021 by Sri Gurampally Srinivas Yadav

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			GURAMPALLY SRINIVAS YADAV S/O. GURAMPALLY MALLAIAH 8-63/1, PALMOKOLE, SHAMSHABAD, RANGAREDDY
2	EX			GURAMPALLY SRINIVAS YADAV (AGPA HOLDER) S/O. GURAMPALLY MALLAIAH 8-63/1, PALMOKOLE, SHAMSHABAD, RANGAREDDY




Bk-1, CS No 3679/2021 & Doct No 3603/2021, Sub Registrar Shadnagar Sheet 1 of 8

Identified by Witness:				Signature
Sl No	Thumb Impression	Photo	Name & Address	
1			S MADHU SUCHAN REDDY RO SHAMSHABAD	
2			J SAILU RO KOTHUR	

30th day of March, 2021

Signature of Sub Registrar
Shadnagar

E-KYC Details as received from UIDAI:				Photo
Sl No	Aadhaar Details	Address		
1	Aadhaar No: XXXXXXXX5944 Name: Gurampally Srinivas Yadav	S/O. Gurampally Mallaiah, Palmakole, K.V. Rangareddy, Telangana, 509325		

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IN FAVOUR OF

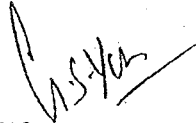
MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH,
Aged about: 50 Years, Occupation: Business, R/o 8-63/1, PALMAKOLE Village,
SHAMSHABAD Mandal, RANGA REDDY District, TELANGANA State. Aadhaar
No. 3741 4363 5944. Cell No. 84980 72227. PAN No. ANPPG0503Q.

(Hereinafter called the "VENDEE" which term shall mean and include all his/her/their
heirs, executors, administrators, legal representatives, nominees and assignees etc.,)

Whereas the Principal holder herein is the absolute owner(s), peaceful possessor(s) of
land in Sy.No. 96/3 an extent Ac. 05-00 Gts., Situated at NANDIGAMA Village & Gram
Panchayat, NANDIGAM Mandal, MAHABOBNAGAR District (now in RANGA REDDY
District), who acquired through Regd. Sale deed Document bearing No. 15495/2006, Registered
at S.R.O. Shadnagar from Mr. P. sangameshwar Reddy S/o Late P. Manik Reddy, R/o
Hderabad, after that in the above land implemented in the Revenue Records and got a
Proceeding No. F/176/2/2007, Dated: 19-02-2007, issued by Tahsildar Kothur, after that the
above land conversion of Agriculture land to Non-agriculture purpose, confirmation with
Proceeding No. C/1089/2018, Dated: 20-07-2018, issued by Revenue Divisional Officer,
Shadnagar. As such right from the very day of acquired the said schedule Property is under the
exclusive possession and enjoyment of the Principal holder herein.

AND WHEREAS the Principal Holder herein is executed a Registered A.G.P.A. of the
land in Sy.No. 96/3 an extent Ac. 01-00 Gts., Situated at NANDIGAMA Village & Gram
Panchayat, NANDIGAM Mandal, RANGA REDDY District, in favour of MR. GURAMPALLY
SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, Vide A.G.P.A. Document No.
9087/2018, the same is Registered in the Sub-Registrar, Shadnagar.

THUS, the VENDOR Represented by his A.G.P.A holder herein specifically affirms
sincerely states and assures the "VENDEE" herein that they are having absolute authority,
subsisting, unimpeacheable marketable title and full and perfect alienable rights, in the above
referred lands and they been in continuous, un-interrupted and peaceful physical of the same
since its purchase.



Contd...3..

— — Sig. Of :- MR. GURAMPALLY SRINIVAS YADAV (VENDOR)

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

Description of Fee/Duty	Stamp Papers	Challan w/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty w/S 16 of IS act	DO/BC/ Pay Order	
Stamp Duty	100	0	0	0	193600	0	193700
Transfer Duty	NA	0	72600	0	0	0	72600
Reg. Fee	NA	0	24200	0	0	0	24200
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	4840	0	0	0	4840
Total	100	0	101740	0	193600	0	295440

Rs. 72600/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 24200/- towards Registration Fees on the chargeable value of Rs. 4840000/- was paid by the party through E-Challan/BC/Pay Order No. 951QC6300321 dated 30-MAR-21 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 101740/-, DATE: 30-MAR-21, BANK NAME: SBIN, BRANCH NAME: . BANK REFERENCE NO: 9251288673823, PAYMENT MODE: CASH-1001138, ATRN: 9251288673823, REMITTER NAME: GURAMPALLY SRINIVAS YADAV, EXECUTANT NAME: GURAMPALLY SRINIVAS YADAV, CLAIMANT NAME: GURAMPALLY SRINIVAS YADAV.

Date:

30th day of March, 2021

Signature of Registering Officer
Shadnagar

Certificate of Registration

Registered as document no. 3603 of 2021 of Book-1 and assigned the identification number 1411-3603-2021 for Scanning on 30-MAR-21.

Registering Officer
Shadnagar
(J.Surender)

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WHEREAS the VENDOR Represented by his A.G.P.A holder herein are to sell the land in Sy.No. 96/5 an admeasuring 4,840.00 Square Yards, Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, hereafter called the Scheduled Property, which is more fully described in the Schedule and the same shall be hereinafter referred to as "SCHEDULE PROPERTY"

(Above property hereinafter called Schedule property) for principal/his family, business & legal necessities a Total sale Consideration of Rs. 48,40,000/- (Rupees Forty Eight Lakhs Forty Thousand Only) @ Rs. 1,000/- (Rupees One Thousand Only) per Square Yard, and the "VENDEE" herein accepted to purchase the same for the said consideration.

IN PURSUANCE of the said offer, acceptance and consideration the "VENDEE" herein has this day paid the entire sale consideration of Rs. 48,40,000/- (Rupees Forty Eight Lakhs Forty Thousand Only) by way of Cash to the VENDOR Represented by his A.G.P.A holder hereby severally admit, confirm, and acknowledge to have received the same and absolves the "VENDEE" herein from any kind of further liability of whatsoever nature.

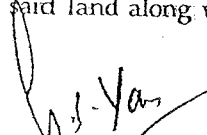
THUS, the VENDOR Represented by his A.G.P.A holder hereby grant, convey and transfer upto and to the use of the "VENDEE" herein forever by way of absolute sale ALL

THAT PIECE & PARCELS of said lands along with all rights, title, interest, easementary rights, appurtenances etc., in the said lands free from all encumbrances, charges, illegal enoroachments, gifts, court litigations and demands etc., of whatsoever nature and delivered the complete vacant and peaceful physical possession of the same to the "VENDEE".

AND TO HAVE & HOLD the said lands unto and to the use of the "VENDEE" herein forever, the "VENDEE" on the following terms of sale.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR Represented by his A.G.P.A holder hereby covenant and declare that they are the absolute owner and Possessor of the land hereby sold and have every right, authority and competency to sell, transfer, alienate and dispose off the said lands absolutely in favour of the "VENDEE" herein.
2. The VENDOR Represented by his A.G.P.A holder hereby further covenant, declare and agree that the lands hereby sold Is free from all encumbrances, such as mortgages, charges, lien, demands, interest, security, surety, prior sales, court litigations, government or private attachments and or any other charges etc., of any nature whatsoever and that the VENDOR Represented by his A.G.P.A holder has delivered the Physical possession of the said land along with the existing crop to the "VENDEE" today.



Contd...4..

Sig. Of :- MR. GURAMPALLY SRINIVAS YADAV (VENDOR)

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Shadnagar



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3. The **VENDOR** Represented by his A.G.P.A holder hereby further covenant and declare that they have not done any act whereby the lands hereby sold is either encumbered of the **VENDOR** Represented by his A.G.P.A holder herein is prevented from transferring the same absolutely in favour of the "**VENDEE**" herein.
4. The **VENDOR** Represented by his A.G.P.A holder state that there is neither any legal embargo nor any legal impediment in the sale of the said lands.
5. The **VENDOR** Represented by his A.G.P.A holder hereby further covenant, declare and assure that he has put the "**VENDEE**" herein actual vacant and complete peaceful physical possession of the said lands hereby sold and that the "**VENDEE**" herein shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, there from without any interruption or disturbances either by the **VENDOR** Represented by his A.G.P.A holder herein or any other person claiming through or under the "**VENDOR**" Represented by his/her/their A.G.P.A holder.
6. The **VENDOR** Represented by his A.G.P.A holder hereby further covenant, agree and declare that he has paid all the taxes and charges payable in respect of the lands hereby sold, upto the date of execution and registration of sale deed, if any such amount remains unpaid or the same is recovered from the "**VENDEE**" herein are compelled to pay the same the **VENDOR** Represented by his A.G.P.A holder herein shall duly reimburse to the "**VENDEE**" to the extent of the same.
7. The **VENDOR** Represented by his A.G.P.A holder hereby covenant, agree and declare that they shall support every lawful application also for charges & mutation before the concerned panchayat, Mandal and other offices.
8. The **VENDOR** Represented by his A.G.P.A holder hereby further covenant and assure that they have delivered all the relevant original link documents to the "**VENDEE**" whatsoever in their possession and further undertake that at all times hereinafter and upon request and cost of the acts for further more perfectly conveying and assuring the said lands to the "**VENDEE**".
9. The **VENDOR** Represented by his A.G.P.A holder herein covenant, declare and assure that this day he has transferred all his rights and interest in the schedule lands which are possessed by them absolutely in favour of the "**VENDEE**" herein and have not retained any part of their interest or rights in the schedule lands as they have received the complete promised valuable sale consideration to their fullest satisfaction.

Sig. Of :- MR. GURAMPALLY SRINIVAS YADAV (VENDOR)

Contd...5..

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Shadnagar



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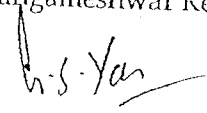
:: 5 ::

10. The VENDOR Represented by his A.G.P.A holder further hereby declare and covenant that they shall always indemnify the keep indemnified the "VENDEE" against all claims, by person whatsoever in derogation of the full, absolute and unencumbered title of the "VENDEE".
 11. That under the Revenue Records and village Surveyed plan there is no other lands expect the same converted under this document, with similar Survey Numbers, areas and boundaries.
 12. The VENDOR Represented by his A.G.P.A holder herein declare that the said lands is free from protected tenancy.
 13. The VENDOR Represented by his A.G.P.A holder further covenant and declare that the said lands are free from the provisions of A.P. Land Reforms (Ceiling on Agriculture Holding) Act, 1973.
 14. The VENDOR Represented by his A.G.P.A holder further declare and state that said lands are not assigned lands as defined under A.P. Assigned Lands (Prohibition of Transfers) Act, 1977.
 15. The VENDOR Represented by his A.G.P.A holder further state and declares that there are no proceedings or proposals pending in any departments for acquiring the said lands by Government or quasi Government.
 16. Principal holders are alive & A.G.P.A. is in force.
- That in any suppression of facts is noticed at a future date will be liable for prosecution as per law beside payment of deficit duty.

:: SCHEDULE OF THE PROPERTY ::

All that the land bearing in Sy.No. 96/es an admeasuring 4,840.00 Square Yards,
Situating at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA
REDDY District, Under the Jurisdiction of the Sub-Registrar Office Shadnagar -
Registration District Ranga Reddy, and Bounded by as follows:-

EAST	:	Land in Sy.No. 95
WEST	:	Remaining land in Sy.No. 96/AA
NORTH	:	Land in Sy.No. 81
SOUTH	:	Land of P. Sangameshwar Reddy in Sy.No. 96/AA


Sig. Of :- MR. GURAMPALLY SRINIVAS YADAV (VENDOR)

Contd...6..

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Shadnagar



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MARKET STATEMENT UNDER RULE - 3

Village	Sy. No.	Extent in Square Yards	Market Value Per Sq. Yds Rs.	Total Market Value Rs.
NANDIGAM	96/29	4,840.00	Rs. 1,000/-	Rs. 48,40,000/-

Stamp duty of Rs. ~~93600~~ 103600/- has already been paid on Registered AGPA Document No. 9087/2018, and now same has been adjusted under Sec. 16 of Indian Stamp Act. Now the stamp duty which is now paying D.S.D. Rs. — /- T.D. Rs. 72600 /- + R.F. Rs. 24200 + U/s. Rs. 100 /- + Mutation Charges Rs. 4840/- = Rs. 101740 /- is sufficient for this registration.

IN WITNESSES WHEREOF this Sale Deed is made, executed and signed by the VENDOR Represented by his A.G.P.A holder in favour of "VENDEE" on this the day, month and year first aforementioned with their own free will, consent and good conscience, without any coercion, fraud, undue misrepresentation and duress etc., after having full understood the contents and implications of the same in these respective language, in presence of the below mentioned Witnesses.

WITNESSES: -

01- S. Madhuf

02- J. Srinivas

Sign. of VENDOR

Represented by his A.G.P.A Holders

Sign. of VENDEE

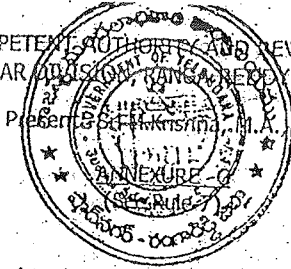
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PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE DIVISIONAL OFFICER,
SHADNAGAR DIVISION, ANAPUR DISTRICT



Prog.No.C/1089/2018

Date:- 20.07.2018

- Sub:- Conversion of Agri. Lands into Non-Agril. Purpose – Shadnagar Division – Nandigama Village – Nandigama Mandal – Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal – Orders issued – Reg.
- Ref:- 1) A/o M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad, Dt:-15-06-2018
- 2) Tahsildar Nandigama Lr.No.B/548/2018, Dt:-23.06.2018.

ORDER:-

Through the reference cited, the Tahsildar, Nandigama has submitted proposals for conversion of Agriculture land in Sy.No.96 to an extent of Ac.05-00gts and situated within the limits of Nandigama Village of Nandigama Mandal for Non-Agriculture use and the above land held Patta in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.

The Tahsildar, Nandigama has reported that as per Revenue Records of Nandigama village, in Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal recorded as Patta and stands in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad and as per filed inspection report, the land sought for conversion is in physical possession of applicant, no religion, communal structures, no high tension wires, FTL and nala/canals are passing through the land.

Further reported that on the verification of the Tenancy register of Nandigama Village, it is evident that Old Sy.No.548 corresponding to new Sy.No.96 and the said old Sy.No.548 is hit by Tenancy. In this regard it is submitted that since the classification of the subject land is "Dastugardhan", the protected Tenants of the land in question has been issued ORC by the RDO, Mahabubnagar in File No.K/6061/1983 (As per ROR) ignoring the Tenancy Rights as the Tenancy is not applicable to the Inam lands, Hence No Tenancy and the land is not a Government land, Bhoodan land, ceiling surplus land and also not endowment & wakf property, no religious structures and tombs found, and the land is free from all encumbrances. The subject land has through fare for free movement.

Under the provision of G.O.Ms.No.4 of 2016, Dt.05.01.2016, 3% basic value of lands is to be imposed and collected as conversion tax for non-agriculture purpose. As per basic value certificate issued by the Sub-Registrar, Shadnagar, the value of the lands has been Calculated at Rs.27,50,000/-. Therefore, the conversion fee of Rs.82,500/- (Rupees Eighty two thousand five hundred only) was paid by the applicant through Challan No.0000002673, Dt:-06-07-2018.

Therefore, in exercise of the powers conferred U/Sec. (5) of the A.P. Agriculture lands (Conversion for Non-Agriculture Purpose) Act, 2006 (Act No. 3/2006). I hereby order for conversion of the lands specified in the schedule here under for non agriculture purpose on the following terms and conditions:-

Bk - 1, CS No 3679/2021 & Doct No 3603/2021.
Sub Registrar
Shadnagar

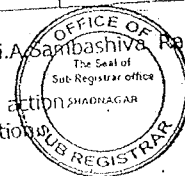
- * The permission is issued on the request of the applicant and he is responsible for the contents made in the application.
- * The grant of permission cannot be construed that the contents of the application or rectified or conform by the authorities under the Act.
- * The permission confirms that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of conversion in non-agriculture purpose.
- * The conversion fee paid is found to be lesser than the fee of a specified category of land, then the applicant has to pay the balance fee and in case of failure, the same shall be recovered as land revenue arrears under the provisions of Telangana State Revenue Recovery Act.
- * It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- * This permission does not preclude or restrict any authority or authorities or any person or persons or any individual and individuals or others, Collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- * The conversion fee will not be returned or adjusted otherwise under any circumstances.
- * The authorities are not responsible for any incidental or consequential actions or any loss accrued to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- * The authorities reserves the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.
- * Where the High tension lines/ electrical lines passing throughout the subject lands, the lands shall be used for only laying roads, and not to use for any other purpose.
- * Any Nalas, natural water courses are passing through or adjacent to the land which is under conversion, the same shall be protected with the specific buffer zone shall be maintained. If any part of land is abutting to the Tank/Water body, the FTL limits must be maintained, not allowed for conversion.
- * Any trees standing on this land under conversion shall be protected as it is. If any cutting of trees is required necessary permission shall be obtained from the concerned mandal WALTA authority.
- * This permission is subject to the zoning regulations of HMDA Master Plan-2031 and necessary permission from the Government of Telangana State is required for change of land use.
- * The applicant should maintain requisite set back from the pipe line in which Mission Bhagiratha pipeline already laid over the subject lands.

REVENUE DIVISIONAL OFFICER
REVENUE DIVISIONAL OFFICER
SHADNAGAR

SCHEDULE

Sl No	Village and Mandal	Sy Nos.	Extent (Sy.No. wise) Ac.gts	Conversion order in favor of	Total extent for which permission granted	Remarks
1	2	3	4	5	6	7
1	Nandigama Village of Nandigama Mandal	96	05-00	M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad	Ac.05-00gts	
Total			05-00			

To,
M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.
The Tahsildar, Nandigama Mandal for information and necessary action
The Sub- Registrar, Shadnagar for information and necessary action





భారత ప్రభుత్వం
Government of India



గురంపల్లి శ్రీనివాస్ యాదవ్
Gurampally Srinivas Yadav

పుట్టిన సంవత్సరం: Year of Birth: 1973
పురుషుడు: Male



3741 4363 5944

ఆధార్ - సామాన్య నివాసి హక్కు



Unique Identification Authority of India

చిరునామా: S/O: గురంపల్లి చల్లయ్య
8-63/1, చల్లకల్, చల్లవోల
S.O రంగారెడ్డి, ఆంధ్ర ప్రదేశ్
509325

Address: S/O: Gurampally
Mallaiah, 8-63/1, Palmakole,
Palmakole, K.V.Rangareddy
Shamshabad, Andhra
Pradesh, 509325

[Signature]

3741 4363 5944



help@uidai.gov.in




www.uidai.gov.in

Bk - 1, CS No 3679/2021 & Doct No
3603/2021. Sub Registrar
Shadnagar




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 Government of India

 ಸರ್ ಸ.ಎಂ. ಸೂಚನ್ ರೆಡ್ಡಿ
 Sarna Madhu Suchan Reddy
 ಜನ್ಮ ದಿನಾಂಕ: 04/04/1991
 ಪ್ರಕಾರ: MALE



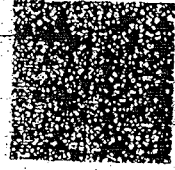
 9125 5283 4659
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Unique Identification Authority of India
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 S/O Sarna Mohan Reddy, 2-55/1, ಪೂರ್ವ, ಸರ್ಕಾರಿ
 ಪಾಠಶಾಲೆ, ಪಾಠಶಾಲೆ, ಸರ್ಕಾರಿ, ಸರ್ಕಾರಿ
 ಪೂರ್ವ - 509325


 Address:
 S/O Sarna Mohan Reddy, 2-55/1,
 Pahnakul Village, Shamsabad Mandal,
 Pahnakul, K.V. Rangareddy,
 Telangana - 509325
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 Government of India

 ಜೊಲ್ಲು ಸೈಲು
 Jollu Sailu
 ಜನ್ಮ ದಿನಾಂಕ: 14/03/1982
 ಪ್ರಕಾರ: MALE


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 ಭಾರತ ಸರ್ಕಾರ
 Unique Identification Authority of India
 ಭಾರತ
 S/O Jollu Lakshmalah, H NO 1-59, ಶ್ರೀಧರ, ಸರ್ಕಾರಿ
 ಪಾಠಶಾಲೆ, ಪಾಠಶಾಲೆ, ಸರ್ಕಾರಿ, ಸರ್ಕಾರಿ
 ಪೂರ್ವ - 509325


 Address:
 S/O Jollu Lakshmalah, H NO 1-59,
 Theegapur, Kothur, Mahbubnagar,
 Andhra Pradesh - 509325
 3745 2894 5336
 UID: 3745 2894 5336 3745
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3603/2021. Sub Registrar
Shadnagar



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3603/2021

Online Challan Proforma [SRO copy]



Registration & Stamps Department

Challan No: 951QC6300321

Bank Code : SBIN

Payment :
CASH

Remitter Details
 Name GURAMPALLY SRINIVAS YADAV
 PAN Card No ANPPG0503Q
 Aadhar Card No *****5944
 Mobile Number *****528
 Address PALMAKOLE SHAMSHABAD

Executant Details
 Name GURAMPALLY SRINIVAS YADAV
 Address PALMAKOLE SHAMSHABAD

Claimant Details
 Name GURAMPALLY SRINIVAS YADAV
 Address PALMAKOLE SHAMSHABAD

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

Amount Details
 Stamp Duty 0
 Transfer Duty 72600
 Registration Fee 24200
 User Charges 100
 Mutation Charges 4840
 TOTAL 101740

Total in Words One Lakh One Thousand Seven Hundred Forty Rupees Only
 Date(DD-MM-YYYY) 30-03-2021
 Transaction Id 9251288673823

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department

Challan No: 951QC6300321

Bank Code : SBIN

Payment :
CASH

Remitter Details
 Name GURAMPALLY SRINIVAS YADAV
 PAN Card No ANPPG0503Q
 Aadhar Card No *****5944
 Mobile Number *****528
 Address PALMAKOLE SHAMSHABAD

Executant Details
 Name GURAMPALLY SRINIVAS YADAV
 Address PALMAKOLE SHAMSHABAD

Claimant Details
 Name GURAMPALLY SRINIVAS YADAV
 Address PALMAKOLE SHAMSHABAD

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

Amount Details
 Stamp Duty 0
 Transfer Duty 72600
 Registration Fee 24200
 User Charges 100
 Mutation Charges 4840
 TOTAL 101740

Total in Words One Lakh One Thousand Seven Hundred Forty Rupees Only
 Date(DD-MM-YYYY) 30-03-2021
 Transaction Id 9251288673823

Stamp & Signature

e- STAMPS
Document Registration eChallan Slip

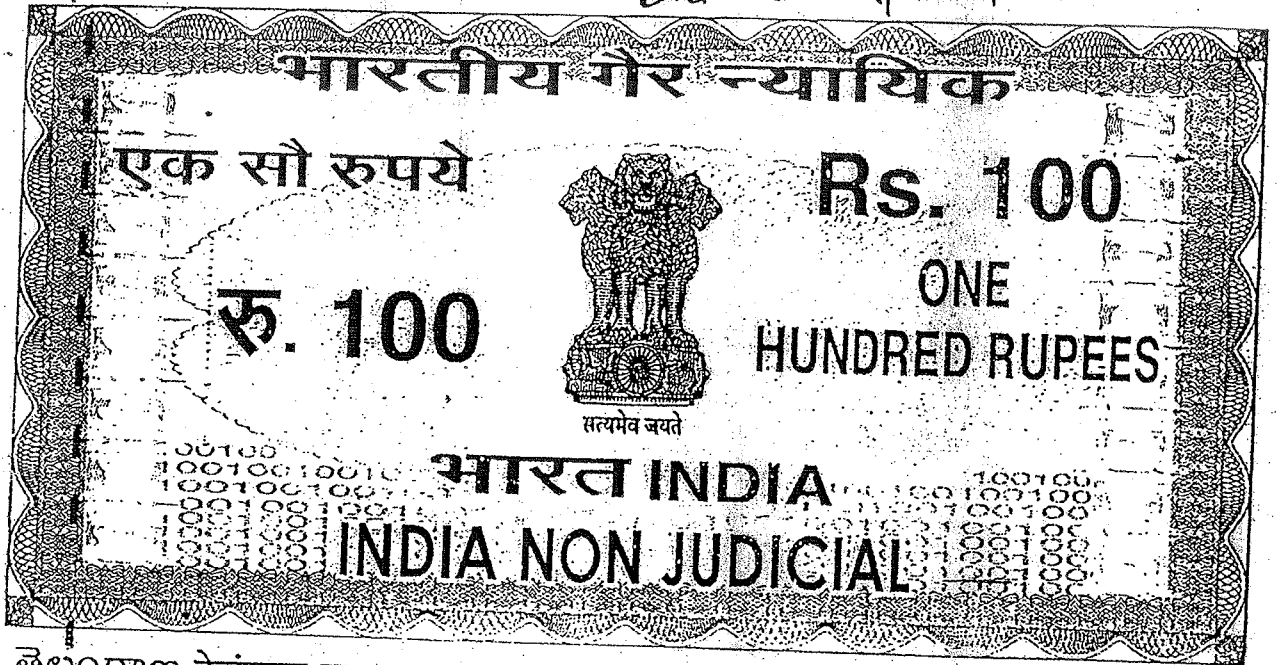


Registration & Stamps Department

Remitter / SRO / District-Registrar Details

Name	GURAMPALLY SRINIVAS YADAV
Mobile Number	9849951528
Challan Number	951QC6300321
PassCode	7dZi7

Dt 3604/2021



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 981 Dt 25/03/2021

For G. Srinivas Yadav S/o. Mallalah

Self R/o. Palamkole.

AF 464568

Name : SRI ABDUL SATTAR KHA
(Licensed Stamp Vendor)

L.No. 10055/2011R.No.1415065/20

R/o C.G.R. No. 3-50, New H. No. 14-19

Shadnagar-509216 Dist: Rang Reddy

Phone No: No. 9908129744

SALE DEED

This Deed of Sale is made and executed on this 26TH Day of MARCH, 2021 by:-

M/s. ETEG FARMS Represented by its Partner MR. AMARANENI SAMBASHIVA RAO S/o LAXMINARAYANA, Aged about: 60 Years, Occupation: Business, R/o DOOR NO. 8-2-676/1/B/A,B,C/A-2, A-BLOCK, 3RD FLOOR, SIDDARTHA ENCLAVE, SRIRAM NAGAR COLONY, ROAD NO. 12, BANJARA HILLS, HYDERABAD, TELANGANA State. Aadhaar No. 2509 9316 8145. Cell No. 99890 09579. PAN No. AGMPA7921Q.

Represented by his A.G.P.A. Holders

- 1) MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, Aged about: 50 Years, Occupation: Business, R/o 8-63/1, PALMAKOLE Village, SHAMSHABAD Mandal, RANGA REDDY District, TELANGANA State. Aadhaar No. 3741 4363 5944. Cell No. 84980 72227. PAN No. ANPPG0503Q.
- 2) JP INFRA DEVELOPERS Represented by its Proprietor MR. NITIN KUMAR SARAILWALA S/o RAJ KUMAR SARAILWALA, Aged about: 41 Years, Occupation: Business, R/o H.NO. 21-1-293, RIKAB GUNJ, HYERABAD-500 002, TELANGANA State. Aadhaar No. 9386 9855 5540. Cell No. 93965 37472. PAN No. AJPPS8732F.

Vide A.G.P.A. Document No. 961/2019, the same is registered in the Sub-Registrar, Shadnagar.

(Hereinafter called the "VENDORS" which term shall mean and include all his/her/their heirs, legal representatives, executors, administrators and assignees etc.,)

Sig. Of :- 1)

2)



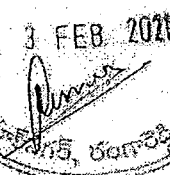


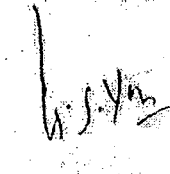


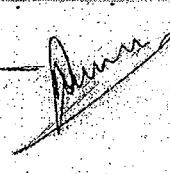


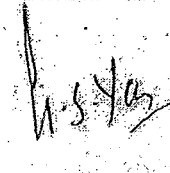
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(VENDORS)



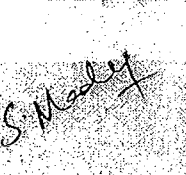


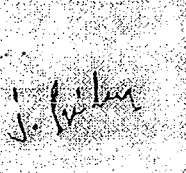
Presentation Endorsement

Presented in the Office of the Sub Registrar, Shadnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1900 and fee of Rs. 96800/- paid between the hours of 10.30 AM and 05.00 PM on the 30th day of MAR, 2021 by Sri Gurampally Srinivas Yadav

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	CL			JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA S/O. RAJ KUMAR SARAIWALA H.NO.21-1-293, RIKAB GUNJ, HYDERABAD	
2	CL			GURAMPALLY SRINIVAS YADAV S/O. GURAMPALLY MALLAIAH B-63/1, PALMOKOLE, SHAMSHABAD, RANGAREDDY	
3	EX			JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA (AGPA HOLDER) S/O. RAJ KUMAR SARAIWALA H.NO.21-1-293, RIKAB GUNJ, HYDERABAD	
4	EX			GURAMPALLY SRINIVAS YADAV (AGPA HOLDER) S/O. GURAMPALLY MALLAIAH B-63/1, PALMOKOLE, SHAMSHABAD, RANGAREDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S MADHU SUDHAN REDDY R/O. SHAMSHABAD	
2			J SAILU R/O. KOTHUR	

30th day of March, 2021

Signature of Sub Registrar
Shadnagar

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Sub Registrar
Sheet 1 of 9
Shadnagar

IN FAVOUR OF

- 1) MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, Aged about: 50 Years, Occupation: Business, R/o 8-63/1, PALMAKOLE Village, SHAMSHABAD Mandal, RANGA REDDY District, TELANGANA State. Aadhaar No. 3741 4363 5944. Cell No. 84980 72227. PAN No. ANPPG0503Q.
- 2) JP INFRA DEVELOPERS Represented by its Proprietor MR. NITIN KUMAR SARAILWALA S/o RAJ KUMAR SARAILWALA, Aged about: 41 Years, Occupation: Business, R/o H.NO. 21-1-293, RIKAB GUNJ, HYERABAD-500 002, TELANGANA State. Aadhaar No. 9386 9855 5540. Cell No. 93965 37472. PAN No. AJPPS8732F.

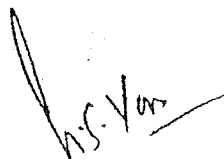
(Hereinafter called the "VENDEES" which term shall mean and include all his/her/their heirs, executors, administrators, legal representatives, nominees and assignees etc.,)

Whereas the Principal holder herein is the absolute owner(s), peaceful possessor(s) of land in Sy.No. 96/ε an extent Ac. 05-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, MAHABOONNAGAR District (now in RANGA REDDY District), who acquired through Regd. Sale deed Document bearing No. 15495/2006, Registered at S.R.O. Shadnagar from Mr. P. sangameshwar Reddy S/o Late P. Manik Reddy, R/o Hderabad, after that in the above land implemented in the Revenue Records and got a Proceeding No. F/176/2/2007, Dated: 19-02-2007, issued by Tahsildar Kothur, after that the above land conversion of Agriculture land to Non-agriculture purpose, confirmation with Proceeding No. C/1089/2018, Dated: 20-07-2018, issued by Revenue Divisional Officer, Shadnagar. As such right from the very day of acquired the said schedule Property is under the exclusive possession and enjoyment of the Principal holder herein.

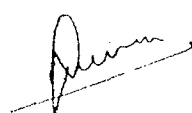
AND WHEREAS the Principal Holder herein is executed a Registered A.G.P.A. of the land in Sy.No. 96/ε an extent Ac. 04-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, in favour of 1) MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, 2) JP INFRA DEVELOPERS, Vide A.G.P.A. Document No. 961/2019, the same is Registered in the Sub-Registrar, Shadnagar.

THUS, the VENDORS Represented by his A.G.P.A holders herein specifically affirms sincerely states and assures the "VENDEES" herein that they are having absolute authority, subsisting, unimpeacheable marketable title and full and perfect alienable rights, in the above referred lands and they been in continuous, un-interrupted and peaceful physical of the same since its purchase.

Sig. Of :- 1)



2)



Contd...3..

(VENDORS)

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

1 Aadhaar No: XXXXXXXX5944
Name: Gurampally Srinivas Yadav

S/O Gurampally Malliah,
Palmakole, K.v. Rangareddy, Telangana, 509325



2 Aadhaar No: XXXXXXXX5540
Name: Nitin Kumar Saraiwala

S/O Raj Kumar Saraiwala,
Charminar, Hyderabad, Andhra Pradesh, 500002



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	0	0	774400	0	0	774500
Transfer Duty	NA	0	290400	0	0	0	0	290400
Reg. Fee	NA	0	96800	0	0	0	0	96800
User Charges	NA	0	150	0	0	0	0	150
Mutation Fee	NA	0	19360	0	0	0	0	19360
Total	100	0	406710	0	774400	0	0	1181210

Rs. 290400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 96800/- towards Registration Fees on the chargeable value of Rs. 19360000/- was paid by the party through E-Challan/BC/Pay Order No. 977RVP300321 dated 30-MAR-21 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 406710/-, DATE: 30-MAR-21, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: 9209753173729, PAYMENT MODE: CASH-1001138, ATRN: 9209753173729, REMITTER NAME: GURAMPALLY SRINIVAS YADAV AND OTHERS, EXECUTANT NAME: GURAMPALLY SRINIVAS YADAV AND OTHERS, CLAIMANT NAME: GURAMPALLY SRINIVAS YADAV AND OTHERS).

Date:

30th day of March, 2021

Signature of Registering Officer
Shadnagar

Certificate of Registration

Registered as document no. 3604 of 2021 of Book-1 and assigned the identification number 1-1411-3604-2021 for Scanning on 30-MAR-21.

Registering Officer
Shadnagar
(J.Sunder)

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Shadnagar

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WHEREAS the VENDORS Represented by his A.G.P.A holders herein are to sell the land in Sy.No. 96/2 an admeasuring 19,360.00 Square Yards, Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, hereafter called the Scheduled Property, which is more fully described in the Schedule and the same shall be hereinafter referred to as "SCHEDULE PROPERTY"

(Above property hereinafter called Schedule property) for principal/his family, business & legal necessities a Total sale Consideration of Rs. 1,93,60,000/- (Rupees One Crore Ninety Three Lakhs Sixty Thousand Only) @ Rs. 1,000/- (Rupees One Thousand Only) per Square Yard, and the "VENDEES" herein accepted to purchase the same for the said consideration.

IN PURSUANCE of the said offer, acceptance and consideration the "VENDEES" herein has this day paid the entire sale consideration of Rs. 1,93,60,000/- (Rupees One Crore Ninety Three Lakhs Sixty Thousand Only) by way of Cash to the VENDORS Represented by his A.G.P.A holders hereby severally admit, confirm, and acknowledge to have received the same and absolves the "VENDEES" herein from any kind of further liability of whatsoever nature.

THUS, the VENDORS Represented by his A.G.P.A holders hereby grant, convey and transfer upto and to the use of the "VENDEES" herein forever by way of absolute sale ALL

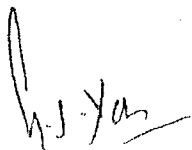
THAT PIECE & PARCELS of said lands along with all rights, title, interest, easementary rights, appurtenances etc., in the said lands free from all encumbrances, charges, illegal enroachments, gifts, court litigations and demands etc., of whatsoever nature and delivered the complete vacant and peaceful physical possession of the same to the "VENDEES".

AND TO HAVE & HOLD the said lands unto and to the use of the "VENDEES" herein forever, the "VENDEES" on the following terms of sale.

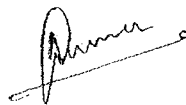
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDORS Represented by his A.G.P.A holders hereby covenant and declare that they are the absolute owner and Possessor of the land hereby sold and have every right, authority and competency to sell, transfer, alienate and dispose off the said lands absolutely in favour of the "VENDEES" herein.
2. The VENDORS Represented by his A.G.P.A holders hereby further covenant, declare and agree that the lands hereby sold is free from all encumbrances, such as mortgages, charges, lien, demands, interest, security, surety, prior sales, court litigations, government or private attachments and or any other charges etc., of any nature whatsoever and that the VENDORS Represented by his A.G.P.A holders has delivered the Physical possession of the said land along with the existing crop to the "VENDEES" today.

Sig. Of :- 1)



2)



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(VENDORS)

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Shadnagar



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3. The VENDORS Represented by his A.G.P.A holders hereby further covenant and declare that they have not done any act whereby the lands hereby sold is either encumbered of the VENDORS Represented by his A.G.P.A holders herein is prevented from transferring the same absolutely in favour of the "VENDEES" herein.
4. The VENDORS Represented by his A.G.P.A holders state that their is neither any legal ambargo nor any legal impediment in the sale of the said lands.
5. The VENDORS Represented by his A.G.P.A holders hereby further convent, declare and assure that he has put the "VENDEES" herein actual vacant and complete peaceful physical possession of the said lands hereby sold and that the "VENDEES" herein shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, there from without any interruption or disturbances either by the VENDORS Represented by his A.G.P.A holders herein or any other person claming through or under the "VENDORS" Represented by his/her/their A.G.P.A holder.
6. The VENDORS Represented by his A.G.P.A holders hereby further covenant, agree and declare that he has paid all the taxes and charges payable in respect of the lands hereby sold, upto the date of execution and registration of sale deed, if any such amount remains unpaid or the same is recovered from the "VENDEES" herein are compelled to pay the same the VENDORS Represented by his A.G.P.A holders herein shall duly reimburse to the "VENDEES" to the extent of the same.
7. The VENDORS Represented by his A.G.P.A holders hereby covenant, agree and declare that they shall support every lawful application also for charges & mutation before the concerned panchayat, Mandal and other offices.
8. The VENDORS Represented by his A.G.P.A holders hereby further covenant and assure that they have delivered all the relevant original link documents to the "VENDEES" whatsoever in their possession and further undertake that at all times hereinafter and upon request and cost of the acts for further more perfectly conveying and assuring the said lands to the "VENDEES".
9. The VENDORS Represented by his A.G.P.A holders herein covenant, declare and assure that this day he has transferred all his rights and interest in the schedule lands which are possessed by them absolutely in favour of the "VENDEES" herein and have not retained any part of their interest or rights in the schedule lands as they have received the complete promised valuable sale consideration to their fullest satisfaction.

Sig. Of :- 1)

P.S. Yarn

2)

P. S. Yarn

Contd...5..

(VENDORS)

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Shadnagar



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10. The VENDORS Represented by his A.G.P.A holders further hereby declare and covenant that they shall always indemnify the keep indemnified the "VENDEES" against all claims, by person whatsoever in derogation of the full, absolute and unencumbered title of the "VENDEES".
11. That under the Revenue Records and village Surveyed plan there is no other lands expect the same converted under this document, with similar Survey Numbers, areas and boundaries.
12. The VENDORS Represented by his A.G.P.A holders herein declare that the said lands is free from protected tenancy.
13. The VENDORS Represented by his A.G.P.A holders further covenant and declare that the said lands are free from the provisions of A.P. Land Reforms (Ceiling on Agriculture Holding) Act, 1973.
14. The VENDORS Represented by his A.G.P.A holders further declare and state that said lands are not assigned lands as defined under A.P. Assigned Lands (Prohibition of Transfers) Act, 1977.
15. The VENDORS Represented by his A.G.P.A holders further state and declares that there are no proceedings or proposals pending in any departments for acquiring the said lands by Government or quasi Government.
16. Principal holders are alive & A.G.P.A. is in force.

That in any suppression of facts is noticed at a future date will be liable for prosecution as per law beside payment of deficit duty.

:: SCHEDULE OF THE PROPERTY ::

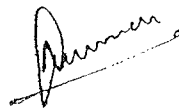
All that the land bearing in Sy.No. 96/8 an admeasuring 19,360.00 Square Yards, Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, Under the Jurisdiction of the Sub-Registrar Office Shadnagar - Registration District Ranga Reddy, and Bounded by as follows:-

EAST	:	Land in Sy.No. 95
WEST	:	Road leading to Dhansinhg Tanda
NORTH	:	Land in Sy.No. 81
SOUTH	:	Land of P. Sangameshwar Reddy in Sy.No. 96/AA

Sig. Of :- 1)



2)



Contd...6..
(VENDORS)

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Shadnagar



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MARKET STATEMENT UNDER RULE - 3

Village	Sy. No.	Extent in Square Yards	Market Value Per Sq. Yds Rs.	Total Market Value Rs.
NANDIGAM	96/es	19,360.00	Rs. 1,000/-	Rs. 1,93,60,000/-

Stamp duty of Rs. ~~774~~ ⁴⁹⁰ has already been paid on Registered AGPA Document No. 961/2019, and now same has been adjusted under Sec. 16 of Indian Stamp Act. Now the stamp duty which is now paying D.S.D. Rs. — /- T.D. Rs. ~~290400~~ /- + R.F. Rs. ~~96800~~ /- + U/s. Rs. 150 /- + Mutation Charges Rs. ~~19360~~ /- Rs. ~~406710~~ /- is sufficient for this registration.

IN WITNESSES WHEREOF this Sale Deed is made, executed and signed by the VENDORS Represented by his A.G.P.A holders in favour of "VENDEES" on this the day, month and year first aforementioned with their own free will, consent and good conscience, without any coercion, fraud, undue, misrepresentation and duress etc., after having full understood the contents and implications of the same in these respective language, in presence of the below mentioned Witnesses.

WITNESSES:-

01- S. Madhuf

02- J. J. J. J.

Sign. of VENDORS

Represented by his A.G.P.A.Holders

[Signature]

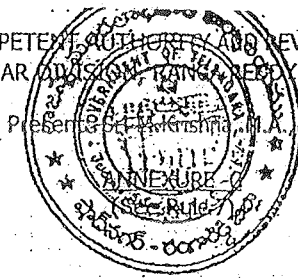
[Signature]

Sign. of VENDEES

[Signature]

[Signature]

PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE DIVISIONAL OFFICER,
SHADNAGAR DIVISION, RAJAHMUNDRY DISTRICT



Prog.No.C/1089/2018

Date:- 20.07.2018

Sub:- Conversion of Agrl. Lands into Non-Agril. Purpose – Shadnagar Division –
Nandigama Village - Nandigama Mandal - Sy.No.96 to an extent of
Ac.05-00gts situated within the limits of Nandigama Village of
Nandigama Mandal – Orders issued – Reg.

Ref:- 1) A/o M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner
Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad,
Dt:-15-06-2018
2) Tahsildar Nandigama Lr.No.8/548/2018, Dt:-23.06.2018.

ORDER:-

Through the reference cited, the Tahsildar, Nandigama has submitted proposals for conversion of Agriculture land in Sy.No.96 to an extent of Ac.05-00gts and situated within the limits of Nandigama Village of Nandigama Mandal for Non-Agriculture use and the above land held Patta in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.

The Tahsildar, Nandigama has reported that as per Revenue Records of Nandigama village, in Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal recorded as Patta and stands in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad and as per filed inspection report, the land sought for conversion is in physical possession of applicant, no religion, communal structures, no high tension wires, FTL and nala/canals are passing through the land.

Further reported that on the verification of the Tenancy register of Nandigama Village, it is evident that Old Sy.No.548 corresponding to new Sy.No.96 and the said old Sy.No.548 is hit by Tenancy. In this regard it is submitted that since the classification of the subject land is "Dastugardhan", the protected Tenants of the land in question has been issued ORC by the RDO, Mahabubnagar in File No.K/6061/1983 (As per ROR) ignoring the Tenancy Rights as the Tenancy is not applicable to the Inam lands, Hence No. Tenancy and the land is not a Government land, Bhoodan land, ceiling surplus land and also not endowment & wakf property, no religious structures and tombs found, and the land is free from all encumbrances. The subject land has through fare for free movement.

Under the provision of G.O.Ms.No.4 of 2016, Dt.05.01.2016, 3% basic value of lands is to be imposed and collected as conversion tax for non-agriculture purpose. As per basic value certificate issued by the Sub-Registrar, Shadnagar, the value of the lands has been Calculated at Rs.27,50,000/-. Therefore, the conversion fee of Rs.82,500/- (Rupees Eighty two thousand five hundred only) was paid by the applicant through Challan No.0000002673, Dt:-06-07-2018.

Therefore, in exercise of the powers conferred U/Sec. (5) of the A.P. Agriculture lands (Conversion for Non-Agriculture Purpose) Act, 2006 (Act No. 3/2006). I hereby order for conversion of the lands specified in the schedule here under for non agriculture purpose on the following terms and conditions:-

Bk - 1, CS No 3680/2021 & Doct No. 3604/2021. Sheet 6 of 9 Sub Registrar Shadnagar.



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Government of India



సంబంధిత ప్రభుత్వ మంత్రి
S. O. Gurunadany

3741 4363 5944

— సామాన్య ని హక్కు —

[Handwritten signature]

Unique Identification Authority of India

అధికారి: S. O. Gurunadany
చిరునామా: 8-5311, Pannasole
Pannasole, X V Rangarajulu
Samaracod Andhra
Pradesh - 519125

Address: S. O. Gurunadany
Mallapur, 8-5311, Pannasole
Pannasole, X V Rangarajulu
Samaracod Andhra
Pradesh - 519125

3741 4363 5944



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Government of India



Nitin Kumar Sarawala
Nitin Kumar Sarawala
జన్మ: 12.05.1977
పురుషుడు: MALE

Download Date: 07/08/2018

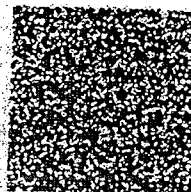
Issue Date: 11/12/2018

9386 9855 5540
VID : 9157 6568 5889 7331



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Government of India

అధికారి: S. O. Raj Kumar Sarawala, 21-1-293, nkab
gunj, near high court, Charminar, Hyderabad,
Andhra Pradesh - 500002
Address:
S. O. Raj Kumar Sarawala, 21-1-293, nkab
gunj, near high court, Charminar, Hyderabad,
Andhra Pradesh - 500002



9386 9855 5540
VID : 9157 6568 5889 7331

[Handwritten signature]

1047 | help@uidai.gov.in | www.uidai.gov.in

Bk - 1, CS No 3680/2021 & Doct No 3604/2021. Sheet 7 of 9 Sub Registrar Shadnagar

- * responsible for the contents made in the application.
- * The grant of permission cannot be construed that the contents of the application or rectified or conform by the authorities under the Act.
- * 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 in non-agriculture purpose.
- * The conversion fee paid is found to be lesser than the fee of a specified category of land, then the applicant has to pay the balance fee and in case of failure, the same shall be recovered as land revenue arrears under the provisions of Telangana State Revenue Recovery Act.
- * It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- * This permission does not preclude or restrict any authority or authorities or any person or persons or any individual and individuals or others, Collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- * The conversion fee will not be returned or adjusted otherwise under any circumstances.
- * The authorities are not responsible for any incidental or consequential actions or any loss accrued to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- * The authorities reserves the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.
- * Where the High tension lines/ electrical lines passing throughout the subject lands, the lands shall be used for only laying roads, and not to use for any other purpose.
- * Any Nalas, natural water courses are passing through or adjacent to the land which is under conversion, the same shall be protected with the specific buffer zone shall be maintained. If any part of land is abutting to the Tank/Water body, the FTL limits must be maintained, not allowed for conversion.
- * Any trees standing on this land under conversion shall be protected as it is. If any cutting of trees is required necessary permission shall be obtained from the concerned mandal WALTA authority.
- * This permission is subject to the zoning regulations of HMDA Master Plan-2031 and necessary permission from the Government of Telangana State is required for change of land use.
- * The applicant should maintain requisite set back from the pipe line in which Mission Bhagiratha pipeline already laid over the subject lands.


REVENUE DIVISIONAL OFFICER
REVENUE DIVISIONAL OFFICER
SHADNAGAR

SCHEDULE


Sl. No.	Village and Mandal	Sy. Nos.	Extent (Sy.No. wise) Ac.yis	Conversion order in favor of	Total extent for which permission granted	Remarks
1	2	3	4	5	6	7
1	Nandigama Village of Nandigama Mandal	96	05-00	M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad	Ac.05-00gts	
Total			05-00			

To,
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M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.
The Tahsildar, Nandigama Mandal for information and necessary action.
The Sub- Registrar, Shadnagar for information and necessary action.




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 Government of India

పేరు: మాధు సూధన్ రెడ్డి
 Sama Madhu Sudhan Reddy
 పుట్టిన తేదీ: 04/04/1991
 ప్రభుత్వం / MALE




9125 5283 4659
 VID: 9125 5283 4659

నా రుద్దం

Unique Identification Authority of India


జనాభా: S/O మాధు సూధన్ రెడ్డి, 2-55/1, పామకల్ గ్రామం, పామకల్, కె.ఎ. రంగారెడ్డి, తెలంగాణ - 509325

Address: S/O Sama Madhu Reddy, 2-55/1, Pammakul Village, Shamshabad Mandal, Pammakul, K.V. Rangareddy, Telangana - 509325




9125 5283 4659
 VID: 9125 5283 4659

నా రుద్దం



 భారత ప్రభుత్వం
 Government of India

పేరు: జొలై సాయి
 Jolu Saiu
 పుట్టిన తేదీ: 14/03/1982
 ప్రభుత్వం / MALE



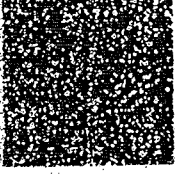
3745 2894 5336
 VID: 9149 9268 7706 9155

నా రుద్దం


 Unique Identification Authority of India

జనాభా: S/O జొలై సాయి, ప్లాట్ నెం 1-59, తిరిగి, కోథూరు, మహబూబ్ నగర్, ఆంధ్ర ప్రదేశ్ - 509325

Address: S/O Jolu Lakshmalah, H NO 1-59, Thirigipuri, Kothur, Mahbubnagar, Andhra Pradesh - 509325



3745 2894 5336
 VID: 9149 9268 7706 9155

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3604/2021. Sheet 8 of 9 Sub Registrar
Shadnagar



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36 04 / 2021

Online Challan Proforma [SRO copy]



Registration & Stamps Department

Challan No: 977RVP300321

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name GURAMPALLY SRINIVAS YADAV
PAN Card No. ANPPG0503Q
Aadhar Card No.
Mobile Number *****528
Address SHAMSHABAD RANGAREDDY

Executant Details
Name GURAMPALLY SRINIVAS YADAV
Address SHAMSHABAD RANGAREDDY

Claimant Details
Name GURAMPALLY SRINIVAS YADAV
Address SHAMSHABAD RANGAREDDY

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

Amount Details
Stamp Duty 0
Transfer Duty 290400
Registration Fee 96800
User Charges 150
Mutation Charges 19360
TOTAL 406710
Total in Words Four Lakh Six Thousand Seven Hundred Ten Rupees Only
Date(DD-MM-YYYY) 30-03-2021
Transaction Id 9209753173729

Stamp & Signature

Online Challan Proforma [Citizen copy]



Registration & Stamps Department

Challan No: 977RVP300321

Bank Code : SBIN

Payment :
CASH

Remitter Details
Name GURAMPALLY SRINIVAS YADAV
PAN Card No. ANPPG0503Q
Aadhar Card No.
Mobile Number *****528
Address SHAMSHABAD RANGAREDDY

Executant Details
Name GURAMPALLY SRINIVAS YADAV
Address SHAMSHABAD RANGAREDDY

Claimant Details
Name GURAMPALLY SRINIVAS YADAV
Address SHAMSHABAD RANGAREDDY

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

Amount Details
Stamp Duty 0
Transfer Duty 290400
Registration Fee 96800
User Charges 150
Mutation Charges 19360
TOTAL 406710
Total in Words Four Lakh Six Thousand Seven Hundred Ten Rupees Only
Date(DD-MM-YYYY) 30-03-2021
Transaction Id 9209753173729

Stamp & Signature

30

Bk - 1, CS No 3680/2021 & Doct No
3604/2021. Sheet 9 of 9 Sub Registrar
Shadnagar



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e- STAMPS
Document Registration eChallan Slip



Registration & Stamps Department

Remitter / SRO / District-Registrar Details

Name

GURAMPALLY SRINIVAS YADAV AND OTHERS

Mobile Number

9849951528

Challan Number

977RVP300321

PassCode

8CZSe

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RUPEES

Rs. 50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

L 573534

480 28/01/2019
G. Srinivas Yadav s/o G. Mallalah
Self & others R/o Palmakole

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
(WITH POSSESSION)**

This Deed of Agreement of sale Cum General Power of Attorney (with possession) is made and executed on this the 29TH Day of JANUARY, 2019 by and between:-

M/s. ETEG FARMS Represented by its Partner MR. AMARANENI SAMBASHIVA RAO S/o LAXMINARAYANA, Aged about: 60 Years, Occupation: Business, R/o DOOR NO. 8-2-676/1/B/A,B,C/A-2, A-BLOCK, 3RD FLOOR, SIDDARTHA ENCLAVE, SRIRAM NAGAR COLONY, ROAD NO. 12, BANJARA HILLS, HYDERABAD, TELANGANA State. Aadhaar No. 2509 9316 8145. Cell No. 99890 09579. PAN No. ACMPA 7921Q

(Hereinafter called the "VENDOR/PRINCIPAL")

IN FAVOUR OF

- 1) MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, Aged about: 47 Years, Occupation: Business, R/o 8-63/1, PALMAKOLE Village, SHAMSHABAD Mandal, RANGA REDDY District, TELANGANA State. Aadhaar No. 3741 4363 5944. Cell No. 84980 72227. PAN No. ANPPG0503Q.
- 2) JP INFRA DEVELOPERS Represented by its Proprietor MR. NITIN KUMAR SARAILWALA S/o RAJ KUMAR SARAILWALA, Aged about: 39 Years, Occupation: Business, R/o H.NO. 21-1-293, RIKAB GUNJ, HYERABAD-500 002, TELANGANA State. Aadhaar No. 9386 9855 5540. Cell No. 93965 37472. PAN No. AJPPS8732F.

(Hereinafter called the "VENDEE/AGENT")

Sig. of:- VENDOR/PRINCIPAL

VENDEE/AGENT

Contd. 2..

Presented in the Court of the Sub Registrar, Shadnagar, under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 10:00 AM to 4:00 PM on the 29th day of JAN, 2019 by Sri M/S Eteg Farms

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL		 JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA [1411-1-2019-1010]	JP INFRA DEVELOPERS REP BY NITIN KUMAR SARAIWALA S/O. RAJ KUMAR SARAIWALA 21-1-293,RIKAB GUNJ, HYDERABAD, HYDERABAD, Telangana, 500062, HYDERABAD	
2	CL		 GURAMPALLY SRINIVAS YADAV [1411-1-2019-1010]	GURAMPALLY SRINIVAS YADAV S/O. G MALLAIAH 8- 63/1, PALMAKOLE, SHAMSHABAD, RANGAREDDY, Telangana, 500028, PALMAKOLE	
3	EX		 M/S ETEG FARMS REP BY AMARANENI SAMBASHIVA RAO [1411-1-2019-1010]	M/S ETEG FARMS REP BY AMARANENI SAMBASHIVA RAO S/O. LAXMINARAYANA 8-2-676/1/B/A, B, C/A2, BANJARA HILLS, HYDERABAD, HYDERABAD, Telangana, 500062, BANJARA HILLS	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 S. MADHU SUDHAN REDDY [1411-1-2019-1010]	S. MADHU SUDHAN REDDY R/O PALMAKULE	
2		 A. RAGHAVA RAO: 2910 [1411-1-2019-1010]	A. RAGHAVA RAO R/O HYD	

29th day of January, 2019

Signature of Sub Registrar
Shadnagar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8145 Name: Amaraneni Samba Shiva Rao	S/O Late Amaraneni Lakshmi Narayana, Banjara hills, Hyderabad, Andhra Pradesh, 500034	
2	Aadhaar No: XXXXXXXX5540 Name: Nitin Kumar Saraiwala	S/O Raj Kumar Saraiwala, Charminar, Hyderabad, Andhra Pradesh, 500002	

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The terms the "VENDOR/PRINCIPAL" and "VENDEES/AGENTS" herein used shall whatever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators and assigned etc., as the parties themselves.

WHEREAS the VENDOR/PRINCIPAL is/are the sole and absolute Owner(s) and peace full possessor(s) of the land in Sy.No. 96/9 an extent Ac. 05-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, MAHABOBNAGAR District (now in RANGA REDDY District), who acquired through Regd. Sale deed Document bearing No. 15495/2006, Registered at S.R.O. Shadnagar from Mr. P. Sangameshwar Reddy S/o Late P. Manik Reddy, R/o Hderabad, after that in the above land implemented in the Revenue Records and got a Proceeding No. F/176/2/2007, Dated: 19-02-2007, issued by Tahsildar Kothur. As such right from the very day of acquired the said schedule Property is under the exclusive possession and enjoyment of the VENDOR/PRINCIPAL herein.

WHEREAS the VENDOR/PRINCIPAL offered to sell the land in Sy.No. 96/9 an extent Ac. 04-00 Gts., out of which total extent Ac. 05-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, (Herein called the said property) free from all encumbrances to the VENDEES/AGENTS herein for the Total Sale Consideration of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) and per Acres is Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) and the VENDEES/AGENTS agreed to purchase the same for the said consideration.

WHEREAS the VENDOR/PRINCIPAL also agreed to execute a Registered Agreement of Sale cum General Power of Attorney (with possession) in favour of the VENDEES/AGENTS in respect of the above Schedule property.

NOW THEREFORE THIS DEED OF AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY (WITH POSSESSION) WITNESSES AS FOLLOWS:

It is agreed between the VENDOR/PRINCIPAL, VENDEES/AGENTS that the VENDOR/PRINCIPAL agreed to sell and VENDEES/AGENTS agreed to purchase the schedule property for the sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) and per Acres is Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) free from all encumbrances.


Sig. of:- VENDOR/PRINCIPAL


VENDEES/AGENTS

Contd...3..

3

Aadhaar No: XXXXXXXX5944
Name: Gurampally Srinivas Yadav

S/O Gurampally Mallaiiah,
Palmakole, K.v. Rangareddy, Telangana, 509325



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 18 of IS Act	DD/BC/ Pay Order	
Stamp Duty	50	0	109950	0	0	0	110000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	50	0	112050	0	0	0	112100

Rs. 109950/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 2200000/- was paid by the party through E-Challan/BC/Pay Order No. 972TY1290119 dated 29-JAN-19 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 112050/-, DATE: 29-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4732509714003, PAYMENT MODE: CASH-1000200, ATRN: 4732509714003, REMITTER NAME: G SRINIVAS YADAV AND OTHERS, EXECUTANT NAME: ETEG FARMS, CLAIMANT NAME: G SRINIVAS YADAV AND OTHERS).

Date:

29th day of January, 2019

Signature of Registering Officer

Shadnagar

BK-1, CS No 1010/2019 & Oct No 961/2019. Sub Registrar Shadnagar.

దాఖలైనది 2019 సం. (జ. 19 న.)

సంఖ 961 నేను దాఖలు చేయబడి

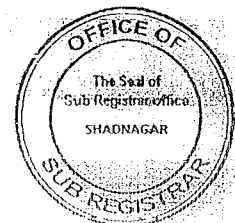
హానింగు నిమిషం నుంచి నేను

1411-1-961-2019 గా నమోదు చేసి

2019 సం. Jan నం 29 తది

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That the VENDEES/AGENTS have paid the part sale consideration of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) by way of Cheque bearing Nos. 144001, 144003, Federal Bank, Hyderabad Branch & 099629, 099630 Axix Bank Limited, Shamshabad Branch, Hyderabad to the VENDOR/PRINCIPAL and the VENDOR/PRINCIPAL hereby admit and acknowledge the same.

01. The VENDEES/AGENTS shall bear all expenses of sale such as stamp duty registration fees etc., in respect of this A.G.P.A.
02. The Schedule property will be conveyed in whole or in parts in favour of the VENDEE /AGENT or his/her/their nominee and nominees.
03. Time is not the essence of this contract.
04. The VENDOR/PRINCIPAL assures the VENDEES/AGENTS that there are no encumbrances, charges, Mortgages or subsisting Agreement of Sale or Sale Deeds in respect of the said property in favour of any person or persons.
05. The land is not an assigned land within the meaning of the A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belongs to and is not Under Mortgage to Government or their Agencies/ Undertakings, and that there not surplus land holders Under the A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
06. The VENDOR/PRINCIPAL is/are unable to execute the sale transaction and get them registered personally due to domestic pre-occupations.
07. The VENDEES/AGENTS agreed to act in the name and on behalf of the VENDOR/PRINCIPAL as Agents of the VENDOR/PRINCIPAL.
08. The VENDOR/PRINCIPAL hereby authorities the said VENDEES/AGENTS to do the following acts in the names on behalf of the VENDOR/PRINCIPAL namely.
 - A. To enter into sub contract for the sale of the Schedule Property either whole or in parts for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - B. To sell the Schedule Property to the Sub-Agreement holders or their nominee/nominees.

Sig. of: VENDOR/PRINCIPAL

VENDEES/AGENTS

Contd...4..

BK-1, CS No 1019/2019 & Dist No 7
961/2019, Sheet 3 of 6 Sub Registrar
Shadnagar



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:: SCHEDULE OF THE PROPERTY ::

All the piece and parcel of the land in Sy.No. 96/3 an extent Ac. 04-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, Under the Jurisdiction of the Sub-Registrar Office Shadnagar – Registration District Ranga Reddy, and Bounded by as follows:-

EAST : Land in Sy.No. 95
 WEST : Road leading to Dhansinhg Tanda
 NORTH : Land in Sy.No. 81
 SOUTH : Land of P. Sangameshwar Reddy in Sy.No. 96/AA

MARKET STATEMENT UNDER RULE – 3

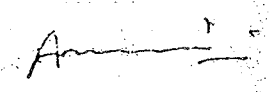
Village	Sy. No.	Extent in Ac.-Gts.	Market Value Per acre Rs.	Total Market Value Rs.
NANDIGAM	96/3	04-00	Rs. 5,50,000/-	Rs. 22,00,000/-

IN WITNESSES WHEREOF the parties hereto have set their hands to this deed of Agreement of Sale Cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

01- A. Raghav Rao

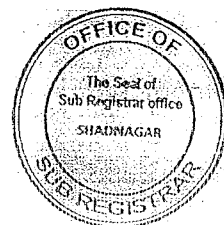
02- S. Madhav


Sign. of VENDOR/PRINCIPAL


Sign. of VENDEES/AGENTS

Bk-1, CS No 1010/2019 & Doct No 8
9161/2019. Sheet 5 of 8 Sub Registrar
Shadnagar

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- C. To execute the sale Deed/Deeds in favour of themselves or the Sub-VENDEES/AGENTS or VENDEES/AGENTS on their nominees and receive the consideration money and to present the sale deed or deeds executed by them in favour of the sub-VENDEES/AGENTS or VENDEES/AGENTS before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds, from said Sub-Registrar Office.
- D. To execute sign file all the statement, petitions, applications, and declarations etc., necessary for the incidental to the completion of registration of the said deed/deeds.
- E. To complete the sale of the Schedule property and hand over the possession of the said property to the Sub-VENDEES/AGENTS or VENDEES/AGENTS or their nominees.
- F. 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 relating to the said property.
- G. To sign and verify plaints, written statement petitions, of claims and abjection's of all kinds and title them in such Courts or offices and to appoint Advocate and other Legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the Schedule property.
- H. Generally to act as Attorney or Agents of the VENDOR/PRINCIPAL in relation to the Schedule Property in relation to the matters aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDOR/PRINCIPAL themselves would do-if personally present.
- I. The VENDOR/PRINCIPAL for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereto ratify and confirm and agree to ratify and confirm all the acts, deeds receipts and things lawfully done by the said Attorneys namely the VENDEES/AGENTS in Pursuance of these presents.

Sig. of- VENDOR/PRINCIPAL

VENDEES/AGENTS

Contd...5..

BK-1, CS No 1016/2019 & Doct No 3
961/2019 Sub Registrar
Shadnagar

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GOVERNMENT OF ANDHRA PRADESH

Address
S/O Raj Kumar Saraiwala, 21-1- 293,
nikab gunj, near high court, Charminar,
Hyderabad,
Andhra Pradesh - 500002

9386 9855 5540

నా అధార్ - నా గుర్తింపు

GOVERNMENT OF INDIA

Address
S/O Raj Kumar Saraiwala, 21-1- 293,
nikab gunj, near high court, Charminar,
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Andhra Pradesh - 500002

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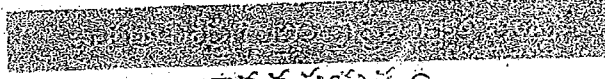
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GOVERNMENT OF INDIA

Address
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nikab gunj, near high court, Charminar,
Hyderabad,
Andhra Pradesh - 500002

9386 9855 5540

నా అధార్ - నా గుర్తింపు



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమాధి క్రమసంఖ్య/Enrolment No.: 1171/00109/01752

To: Amaraneni Samba Shiva Rao
(అమరవేని సాంబ శివ రావు)
S/O Late Amaraneni Lakshmi Narayana
B-3-676/77B/ABC/A11-111
Sri Ram Nagar
Back Side of Fertility Hospital
Road No 12
Banjara Hills
Hyderabad
Andhra Pradesh - 500034

Date: 01/06/2011

EY 07888259 0 IN Ref. No.: 01062011-01780

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2509 9316 8145

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అమరవేని సాంబ శివ రావు
Amaraneni Samba Shiva Rao



పుట్టిన సంవత్సరం / Year of Birth : 1959
పురుషుడు / Male

2509 9316 8145



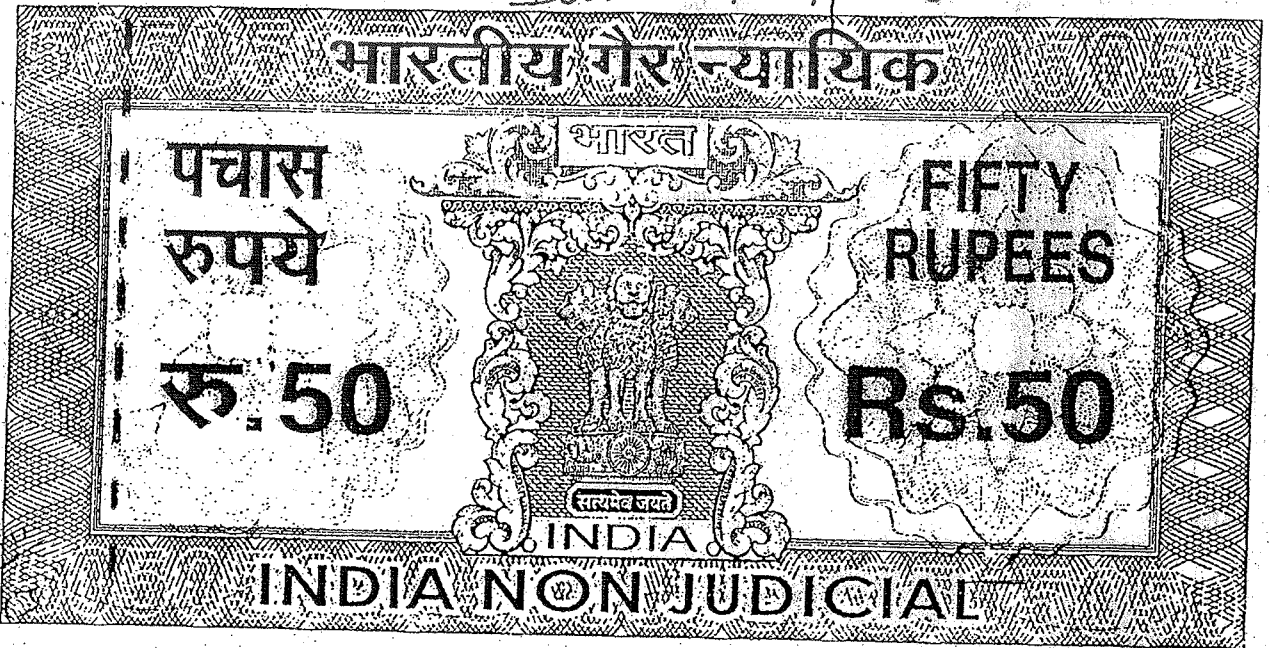
ఆధార్ - సామాన్యని హక్కు

(Handwritten signatures)

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Doc No. 9087/2018



తెలంగాణ తెలంగాణ TELANGANA

K 916039

Sl.No. 2095 Dt. 27/09/2018

Sold to: Srinivas Yadav S/o G. Mallaiiah
For Whom: self R/o Palamakole

Name: SYED IRFAN ALI
(Licenced Stamp Vendor)
L.No. 1413018 of 2017, R.No. Nil
H.No.1-10-5/F/1, Shasad Gutta,
MAHABUBNAGAR-509001

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY
(WITH POSSESSION)**

This Deed of Agreement of sale Cum General Power of Attorney (with possession) is made and executed on this the 27th Day of SEPTEMBER, 2018 by and between:-

M/s. ETEG FARMS Represented by its Partner MR. AMARANENI SAMBASHIVA RAO S/o LAXMINARAYANA, Aged about: 60 Years, Occupation: Business, R/o. DOOR NO. 8-2-676/1/B/A,B,C/A-2, A-BLOCK, 3RD FLOOR, SIDDARTHA ENCLAVE, SRIRAM NAGAR COLONY, ROAD NO. 12, BANJARA HILLS, HYDERABAD, TELANGANA State. Aadhaar No. Cell No.

(Hereinafter, called the "VENDOR/PRINCIPAL")

IN FAVOUR OF

MR. GURAMPALLY SRINIVAS YADAV S/o GURAMPALLY MALLAIAH, Aged about: 47 Years, Occupation: Business, R/o 8-63/1, PALMAKOLE Village, SHAMSHABAD Mandal, RANGA REDDY District, TELANGANA State. Aadhaar No. 3741 4363 5944. Cell No.

(Hereinafter called the "VENDEE/AGENT")






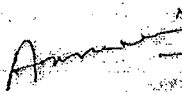
Sig. of:- VENDOR/PRINCIPAL

Contd...2..
VENDEE/AGENT


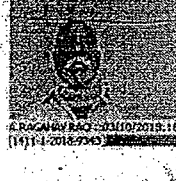
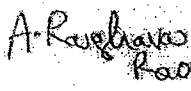


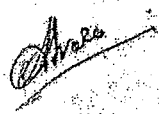
Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Shadnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of _____ and _____ on the 03rd day of OCT, 2018 by Sri M/S Eteg Farms

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			GURAMPALLY SRINIVAS YADAV S/O. GURAMPALLY MALLAIAH 8- 83/1, PALMAKOLE, CHAMBAHABAD, HYDERABAD, Telangana, 509325, PALMAKOLE	
2	EX			M/S ETEG FARMS REP BY AMARANENI SAMBASHIVA RAO S/O. LAXMINARAYANA B-2-676/11B/C/A-2, SIDDARTHA ENCUAVE, BANJARA HILLS, HYDERABA D, Telangana, 500002, SRIRAMNAGAR CLONY	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			A. RAGHAV RAO R/O HYD	
2			P. JANGIAH R/O PALMAKOLE	

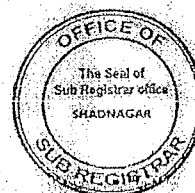
03rd day of October, 2018


Signature of Sub Registrar
Shadnagar

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX8145 Name: Amaraneni Samba Shiva Rao	S/O Late Amaraneni Lakshmi Narayana, Banjara hills, Hyderabad, Andhra Pradesh, 500034	
2	Aadhaar No: XXXXXXXX5944 Name: Gurampally Srinivas Yadav	S/O Gurampally Mallaiah, PalmaKole, K.V. Rangareddy, Telangana, 509325	

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Bk-1, CS No 9343/2018 & Doct No
9082/2018 Sheet 1 of 7
Sub Registrar
Shadnagar

The terms the "VENDOR/PRINCIPAL" and "VENDEE/AGENT" herein used shall whatever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators and assigned etc., as the parties themselves.


WHEREAS the VENDOR/PRINCIPAL is/are the sole and absolute Owner(s) and peace full possessor(s) of the land in Sy.No. 96/9 an extent Ac. 05-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, MAHABOONNAGAR District (now in RANGA REDDY District), who acquired through Regd. Sale deed Document bearing No. 15495/2006, Registered at S.R.O. Shadnagar from Mr. P. sangameshwar Reddy S/o Late P. Manik Reddy, R/o Hderabad, after that in the above land implemented in the Revenue Records and got a Proceeding No. F/176/2/2007, Dated: 19-02-2007, issued by Tahsildar Kothur. As such right from the very day of acquired the said schedule Property is under the exclusive possession and enjoyment of the VENDOR/PRINCIPAL herein.

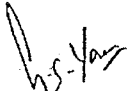
WHEREAS the VENDOR/PRINCIPAL offered to sell the land in Sy.No. 96/9 an extent Ac. 01-00 Gts., out of which total extent Ac. 05-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, (Herein called the said property) free from all encumbrances to the VENDEE/AGENT herein for the Total Sale Consideration of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) and per Acres is Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) and the VENDEE/AGENT agreed to purchase the same for the said consideration.

WHEREAS the VENDOR/PRINCIPAL also agreed to execute a Registered Agreement of Sale cum General Power of Attorney (with possession) in favour of the VENDEE/AGENT in respect of the above Schedule property.

NOW THEREFORE THIS DEED OF AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY (WITH POSSESSION) WITNESSES AS FOLLOWS:

It is agreed between the VENDOR/PRINCIPAL, VENDEE/AGENT that the VENDOR/PRINCIPAL agreed to sell and VENDEE/AGENT agreed to purchase the Schedule property for the sum of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) and per Acres is Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) free from all encumbrances.


Sig. of:- VENDOR/PRINCIPAL

 Contd...3..
VENDEE/AGENT

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

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	50	0	27450	0	0	0	27500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	100	0	0	0	100
Total	50	0	29550	0	0	0	29600

Rs. 27450/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 550000/- was paid by the party through E-Challan/BC/Pay Order No. 131UTQ270918 dated 27-SEP-18 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 29550/-, DATE: 27-SEP-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7824799750516, PAYMENT MODE: CASH-1000200, ATRN: 7824799750516, REMITTER NAME: G SRINIVAS YADAV, EXECUTANT NAME: ETEG FARMS REP BY A SAMBASHIVA RAO, CLAIMANT NAME: G SRINIVAS RAO.

Date:

03rd day of October, 2018

Signature of Registering Officer:

Shadnagar

Bk - 1: QS No 9343/2018 & Doc No 9087/2018 Sub Registrar Shadnagar

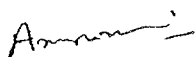
శాసనము 2018 సం (స.స. 1939)
సంఖ 9087 నేనుగా ఇవ్వరు నేనుగా
సామెను ఏమిటా గుర్తున నేనుగా
1411-1-9087-2018 గా నమోదించి
2018 సం. 09-11-03 కి
అనుబంధముగా


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That the VENDEE/AGENT have paid the part sale consideration of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) by way of Cheque bearing No. 099591, Dated: 27-09-2018, Axis Bank, Shamshabad Branch to the VENDOR/PRINCIPAL and the VENDOR/PRINCIPAL hereby admit and acknowledge the same.

01. The VENDEE/AGENT shall bear all expenses of sale such as stamp duty registration fees etc., in respect of this A.G.P.A.
02. The Schedule property will be conveyed in whole or in parts in favour of the VENDEE /AGENT or his/her/their nominee and nominees.
03. Time is not the essence of this contract.
04. The VENDOR/PRINCIPAL assures the VENDEE/AGENT that there are no encumbrances, charges, Mortgages or subsisting Agreement of Sale or Sale Deeds in respect of the said property in favour of any person or persons.
05. The land is not an assigned land within the meaning of the A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and it does not belongs to and is not Under Mortgage to Government or their Agencies/ Undertakings, and that there not surplus land holders Under the A.P. Land Reforms (Ceiling on Agricultural Holdings) Act 1 of 1973.
06. The VENDOR/PRINCIPAL is/are unable to execute the sale transaction and get them registered personally due to domestic pre-occupations.
07. The VENDEE/AGENT agreed to act in the name and on behalf of the VENDOR/PRINCIPAL as Agents of the VENDOR/PRINCIPAL.
08. The VENDOR/PRINCIPAL hereby authorities the said VENDEE/AGENT to do the following acts in the names on behalf of the VENDOR/PRINCIPAL namely.
 - A. To enter into sub contract for the sale of the Schedule Property either whole or in parts for any consideration which they deem reasonable in their absolute discretion and receive the earnest money and acknowledge the receipt of the same.
 - B. To sell the Schedule Property to the Sub-Agreement holders or their nominee/nominees.


Sig. of:- VENDOR/PRINCIPAL

 Contd...4..
VENDEE/AGENT


Bk - 1, CS No 9343/2018 & Doct No
9082/2018 Sheet 3 of 7 Sub Registrar
Shadnagar

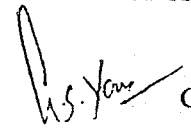


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- C. To execute the sale Deed/Deeds in favour of themselves or the Sub-VENDEE/AGENT or VENDEE/AGENT on their nominees and receive the consideration money and to present the sale deed or deeds executed by them in favour of the sub-VENDEE/AGENT or VENDEE/AGENT before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds, from said Sub-Registrar Office.
- D. To execute sign file all the statement, petitions, applications, and declarations etc., necessary for the incidental to the completion of registration of the said deed/deeds.
- E. To complete the sale of the Schedule property and hand over the possession of the said property to the Sub-VENDEE/AGENT or VENDEE/AGENT or their nominees.
- F. 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 relating to the said property.
- G. To sign and verify complaints, written statement petitions of claims and abjection's of all kinds and title them in such Courts or offices and to appoint Advocate and other Legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the Schedule property.
- H. Generally to act as Attorney or Agents of the VENDOR/PRINCIPAL in relation to the Schedule Property in relation to the matters aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDOR/PRINCIPAL themselves would do if personally present.
- I. The VENDOR/PRINCIPAL for themselves, their heirs, executors, successors, legal representatives, administrators and assignees hereto ratify and confirm and agree to ratify and confirm all the acts, deeds receipts and things lawfully done by the said Attorneys namely the VENDEE/AGENT in Pursuance of these presents.


Sig. of:- VENDOR/PRINCIPAL

 Contd...5..
VENDEE/AGENT

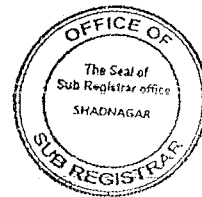
BK-1, CS No 9343/2018 & Doct No

9082/2018

Sheet 4 of 7

Sub Registrar
Shadnagar

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:: SCHEDULE OF THE PROPERTY ::

All the piece and parcel of the land in Sy.No. 96/9 an extent Ac. 01-00 Gts., Situated at NANDIGAMA Village & Gram Panchayat, NANDIGAM Mandal, RANGA REDDY District, Under the Jurisdiction of the Sub-Registrar Office Shadnagar – Registration District Ranga Reddy, and Bounded by as follows:-

EAST : Land in Sy.No. 95
 WEST : Remaining land in Sy.No. 96/AA & Road.
 NORTH : Land in Sy.No. 81
 SOUTH : Land of P. Sangameshwar Reddy in Sy.No. 96/AA

MARKET STATEMENT UNDER RULE – 3

Village	Sy. No.	Extent in Ac.-Gts.	Market Value Per acre Rs.	Total Market Value Rs.
NANDIGAM	96/9	01-00	Rs. 5,50,000/-	Rs. 5,50,000/-

IN WITNESSES WHEREOF the parties hereto have set their hands to this deed of Agreement of Sale Cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

01-

A. [Signature]

Sign. of VENDOR/PRINCIPAL

02-

A. Raghav Rao

[Signature]

Sign. of VENDEE/AGENT

03-

[Signature]

Bk - 1, CS No 9343/2018 & Doct No 1
9287/2018 Sheet 5 of 7 Sub Registrar
Shadnagar



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భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

సమారు క్రమసంఖ్య/Enrolment No.: 1171/00109/01752

To: Amaraneni Samba Shiva Rao
(అమరనేని సాంబ శివ రావు)
S/O Late Amaraneni Lakshmi Narayana
8-3-678/7B/ABCA/11-111
Sri Ram Nagar
Back Side of Fertilisa Hospital
Road No 12
Banjara Hills
Hyderabad
Andhra Pradesh - 500034

Date: 01/06/2011



EY 07888259 0 IN

Ref. No.: 01062011-01780

మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

2509 9316 8145

ఆధార్ - సామాన్యుని హక్కు



అమరనేని సాంబ శివ రావు
Amaraneni Samba Shiva Rao

పుట్టిన సంవత్సరం / Year of Birth : 1959
పురుషుడు / Male

2509 9316 8145



ఆధార్ - సామాన్యుని హక్కు

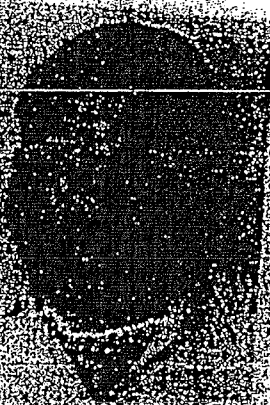
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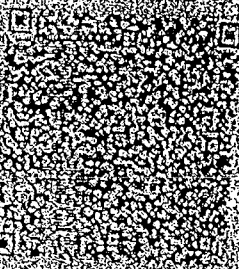


భారత ప్రభుత్వం
Government of India



గురంపల్లి శ్రీనివాస్ యాదవ్
Gurampally Srinivas Yadav

పుట్టిన నామ సంవత్సరం Year of Birth: 1978
పురుషుడు Male



3741 4363 5944

ఆధార్ - సామాన్యుని హక్కు

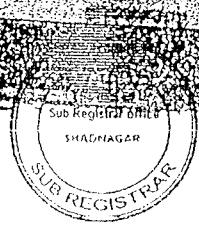
Unique Identification Authority of India

BR-1, CS No 932, 1887/2016

పుట్టిన తేదీ: 18/08/1978
పుట్టిన స్థానం: గుంటూరు జిల్లా, పల్నాడు మండలం, పల్నాడు గ్రామం
509325

Address: S/O: Gurampally
Mallarah, a-63/1, Palnakole,
Palnakole, K.V. Rengareddy
Shamshabad, Andhra
Pradesh, 509325

3741 4363 5944





పిల్లి జంగల్య
Pilly Jangalah
పుట్టిన సం/యోబ: 1969
పురుషుడు Male

2777 5916 5873

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: నారాయణ, 4-42/1
పల్మకోల్, పల్మకోల్,
కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 509325

Address:
S/O: Narayana, 4-42/1
Palmakole, Palmakole,
K.V.Rangareddy
Andhra Pradesh, 509325

అధార్ - అధార్ - సామాన్యమానవుడి హక్కు - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



అమరావతి రామచంద్ర
Amaravathi Raghava Ram
పుట్టిన తేదీ/యోబ: 01/01/1951
పురుషుడు / MALE

9918 1254 7421

నా అధార్, నా గుర్తింపు



भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా:
S/O ఏ లక్ష్మీనారాయణ, చాన్స్ నంబర్
405, సాయి సిగ్నచర్ అప్స్,
హైదరాబాద్ మియాపూర్ నగర్,
మియాపూర్, మియాపూర్, హైదరాబాద్,
తెలంగాణ - 500043

Address:
S/O A Laxminarayana, House
Number 405, Sai Signature Apts,
HUDA Mayuri Nagar, Miyapur,
Miyapur, Hyderabad,
Telangana - 500043

9918 1254 7421



Bk-1, CS No 9343/2018 & Doct No 9087/2018 Sub Registrar
Shadnagar





Generated on: 03/10/2018 04:45:05 PM



9087/18

Online Challan Proforma[SRO copy] Online Challan Proforma[Citizen copy]

Challan No:131UTQ270918	
 Registration & Stamps Department, Telangana	
Bank Code :SBIN	
I Remitter Details	
Name	G SRINIVAS YADAV
Address	RANGAREDDY
PAN Card Number	
Aadhar Card Number	374143635944
Mobile Number	*****589
II Executant Details	
Name	ETEG FARMS REP BY A SAMBASHIVA RAO
Address	HYDERABAD
III Claimant details	
Name	G SRINIVAS RAO
Address	RANGAREDDY
IV Document Nature	
Nature of Document	AGREEMENT OF SALE CUM GPA
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	27450
Transfer Duty	0
Registration Fee	2000
User Charges	100
TOTAL	29550
Total in Words	TWENTY NINE THOUSAND FIVE HUNDRED FIFTY RUPEES ONLY
Date(DD-MM-YYYY)	27-09-2018
Transaction Id	7824799750516
Signature of remitter	

Challan No:131UTQ270918	
 Registration & Stamps Department, Telangana	
Bank Code :SBIN	
I Remitter Details	
Name	G SRINIVAS YADAV
Address	RANGAREDDY
PAN Card Number	
Aadhar Card Number	374143635944
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Address	HYDERABAD
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IV Document Information	
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TOTAL	29550
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Date(DD-MM-YYYY)	27-09-2018
Transaction Id	7824799750516
Signature of remitter	

22/9

Reference details for eChallan



Registration & Stamps Department, Telangana

I	Remitter / SRO / District-Registrar Details	
	Name	G SRINIVAS YADAV
	Mobile Number	9705969589
	Challan Number	131UTQ270918
	PassCode	6mVjF



B 285458

आन्ध्र प्रदेश ANDHRA PRADESH

Reg. S.No. 18306 Date 18/8/2006 Rs. 100/-

Sold to Sambashiva Rao s/o Laxminarayana R/o Hyd

For whom ETEG Farms, Hyd

Phone: 24615453
M. SANJEEVA REDDY
Govt. Licenced Stamp Vendor
S.V.L. No. 6.98, R.No. 35/2004
RISALA ABULLA, J.N. ROAD
HYDERABAD-195 A.P.

SALE DEED 550,000

This Deed of Sale is made and executed at Shadnagar, Mahabubnagar Dist A.P., on this the 18th day of August, 2006 by:-

Sri P. SANGAMESHWAR REDDY S/o Late Sri. P. Manik Reddy, aged about 50 Years, Occ: Agriculture, R/o H.No. 17-1-380/E/16, Santosh Nagar, Hyderabad.,

HEREINAFTER referred to as the "VENDOR" of the FIRST PART which term shall unless repugnant to the context otherwise means and includes it's legal representative, executor, assignees and etc.,

IN FAVOUR OF

M/s. ETEG FARMS Rep by its Managing Partner Sri. AMARANENI SAMBASHIVA RAO S/o Laxminarayana, aged about 48 years Occupation: Business R/o Door No. 8-2-676/1/B/A,B,C/A-2, A-Block, 3rd Floor, Siddartha Enclave, Sriram Nagar Colony, Road No. 12, Banjara Hills, Hyderabad.,

HEREINAFTER called as " VENDEE" of the SECOND PART which term shall unless repugnant to the context otherwise means and includes it's legal representatives, executors, assignees and etc.,

P. Sangameswar Reddy

29 JUL 7006

2006 నంబర్ 2 నంబర్ 5495
 దస్తావేజు మొత్తము కాగితముల సంఖ్య 69
 కాగితము వరుస సంఖ్య.....



2006 నంబర్ 2 నంబర్ 5495
 27 నంబర్ 18 మొత్తము 18 గంటల మధ్య
 జరిగిన నంద-రెడ్డియే కాగితములు
 (శ్రీ Sangam Reddy)
 ఉత్పన్న చట్టం 192 లోని నిబంధన 2-4 ను
 అనుసరించి నమోదు చేయబడిన ఫోటో
 యు వేలి ముద్రలతో నవంబరు 18
 2006 నంబర్ 2 నంబర్ 5495

18-8-06 నంబర్ 2 నంబర్ 5495
 27 నంబర్ 18 మొత్తము 18 గంటల మధ్య
 జరిగిన నంద-రెడ్డియే కాగితములు

నాని ఇద్దరినీ బిచ్చం కొట్టిన
 అడమి బ్రాహ్మణ వేది

P. Sangam Reddy S/o. Manik



1) Age 40 H.Y.D

2) ఇద్దరు బొత్తన వేలు



Amravar S/o. Lakshmi Narayana

Age 40 H.Y.D

సీరూపించినది

① K. Radha Krishna Rao, occ. Professor
 E-10 & 11, Radhura Nagar, Hyderabad-38

② S/o Lakshman occ: Agricultor R/o Rongapur
 Hattur (M) Mahabub Nagar.

2006 నంబర్ 2 నంబర్ 5495
 27 నంబర్ 18 మొత్తము 18 గంటల మధ్య
 జరిగిన నంద-రెడ్డియే కాగితములు

మా
 శ్రీ. రెడ్డియే
 శ్రీ. రెడ్డియే



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 111980

Reg. S.No. 18716 Date 18/8/2006 Rs. 20/-

Phone: 24615453

Sold to Sambasiva Rao s/o Laxminarayana

M. SANJEEVA REDDY

For Whom ETE & Faruq, s/o

Govt. Licenced Stamp Vendor

S.V.L. No. 6.55, R No. 35/2004

RISALA ABDULLA, J N ROAD

Whereas the above named VENDOR herein is the sole and absolute owner and in peaceful possession of the Agricultural land in Sy.No. 96/AA admeasuring Ac.6-20 Gunthas, situated at Nandigama Village, Rangapoor Grampanchayat, Kothur Mahabubnagar District,

And Whereas the above named VENDOR herein have purchased the same from Burri Papi Reddy S/o Kista Reddy and others through a Regd. Sale Deed vide Document No. 1058 of 1985, Book I, Dated: 03.05-1985, Regd in the O/o S.R.O. Shadnagar.

AND WHEREAS the above named VENDOR herein have offered to sell the above said property for a total sale consideration of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) and the VENDEE hereby agreed to purchase the same for the said sale consideration.

And Whereas In Pursuance of the above said understanding between the parties an oral agreement of sale was confirmed 30th October 1991.

And whereas due to misunderstandings between the parties disputes were arose and lead to filling of suit O.S. No. 3 of 99 in the Court of the 1st additional Judge Court at Mahabubnagar.

Whereas the both parties are having appeared before the Lok Adalat at Mahabubnagar District., to settle the matter amicably and after discussions, negotiations and conciliation filed I.A. No. 209/2006 in O.S. No. 3 of 1999, and discussions on the terms recorded the compromise in I. A. No. 209/2006.

[Handwritten signature]



2006 నవం 2 నెం. 15495

దస్తావేజు మొత్తము కాగితముల సంఖ్య 09

కాగితము వరుస సంఖ్య.....

Handwritten signature

...which shall be...
 ...by certify that the deficit amount
 ...of Rs. 760/- has been
 ...in respect of this instrument from
 ...in the basis of agreed market value
 ...Rs. 550,000/-
 ...being higher than the consideration

Shadnagar Meenwar Reddy

550,000/-

Uma

Collector U/S 41 & 42 of S.R.
 Sub Registrar SHADNAGAR

48500/-

...wards stamp duty including
 ...transfe... U/S 41 of I.S. Act. And
 Rs. *2758/-* ...wards Registration fee on the
 ...the Value of Rs. *5,50,000/-*
 ...the Party through S.B.H. Receipt
 ...dated *18-8-06*
 ...Shadnagar Br
 Date. *18-8-06* Sub-Registrar *Uma*
 S.R.O. Shadnagar Shadnagar

1వ పుస్తకము 2006 నవం (కా. 1928

15495 నంబరుగా రిజిస్ట్రేషన్ చేయ
 శాద్ నగర్ సబ్ రిజిస్ట్రేషన్ సెంటరు

111-1-15495-2006 ఇవ్వబడినది

2006 నవం 18 తేది

SCANNED





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 111979

Reg. S.No. 18315 Date 18/8/2006 Rs. 20/-

Phone: 24615453

Sold to Sambasiva Rao s/o Lakshminarayana M. SANJEEVA REDDY

For whom E.T.E. & Farms, Hyderabad Govt. Licensed Stamp Vendor

S.V.L. No. 6/99, R.No. 35/2004

RISALA ABDULLA, J.N. ROAD

And whereas that the VENDOR is absolute owner of land shown as 96/AA in Revenue records admeasuring Ac.6-20 Guntas, situated at Nandigama Village, Rangapoor Grampanchayat, Kothur Mahabubnagar District, has orally agreed to sell to the VENDEE on 30th October 1991 the entire extent of Ac.6-20gts and now it is agreed as per the compromise reached between the parties in O.S. No. 3/99 the VENDOR shall execute a Regd Sale Deed for 5 acres of land out of the said land Ac.6-20gts., as per the measurements shown in the sketch map annexed to I.A.No. 209/6 in OS No. 3/99 to the VENDEE Partnership Firm and the possession of said extent was already delivered to the VENDEE Firm.

And Whereas the original Registered sale deed Document NO. 1058/1985 through which the VENDOR has purchased the land shall be retained by the VENDOR and the VENDOR undertakes that he would produce the same, in case of necessity before any concerned authority for the need of VENDEE if any, for any purpose for persual in case of necessary and to that extent the VENDOR has given endorsement of undertakings to the VENDEE on the Xerox copy of the original copy of the original Registered Sale Deed. Even if the VENDOR alienates the said Ac.1-20gts., of land to others, this condition of production of original document will be binding on the purchaser of the property by VENDOR.

And Whereas the VENDOR undertakes to co-operate with the VENDEE to get the land mutated in it's names in R.O.R. and other Revenue Records and in issuance of Pass Book, Title Deeds and Patta by subscribing his signatures on the application whenever required and by attending the concerned offices along with the VENDEE if necessitated after execution of the Sale Deed by the VENDOR.

P. Sangamsetty

2006

72006

15495

1. పుస్తకము.....నంబు వే కేసు

పట్టాభిషేక మొత్తము కాగితముల సంఖ్య ఈ

కాగితము పేరున సంఖ్య 3.

పేర్లు నిజమే





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA 111978

Reg. S.No. 18/14 Date 18/8/2006 Rs. 20/-

Sold to Sambasiva Rao. s/o Laxminarayana

For whom E.T.E.G. Farms, 44/4

Phone: 24615453

M. SANJEEVA REDDY
Govt. Licenced Stamp Vendor
S.V.L. No. 6:58, R No. 35/2004
RISALA ABDULLA, J.N. ROAD

And whereas there is already electricity connection was provided to the schedule lands and the same shall be transferred in the name of VENDEE as per the terms of compromise and the VENDOR shall do all acts by following the procedure in the electricity department for transfer of power connection. Any expenses and other arrears outstanding to said authorities shall be paid by VENDEE and other expenses require for such transfer shall be born by the VENDEE.

And whereas VENDOR assures that they have not raised any loans and not created any encumbrances over Ac.1-20gts, of land to be retained by VENDOR and if any such dues or encumbrances are there, the VENDOR has to clear and pay the same.

In view of the above recorded compromise in the Court
NOW THIS DEED WITNESSETH AS UNDER:-

- Whereas it is the term of the deed as per the compromises between parties the amounts as stated in compromise that the VENDEE has already deposited the sale consideration to the sale transaction in O.S. No. 3 of 1999 on the file of 1st Addl. Judge Court Mahabubnagar and the VENDOR is empowered and entitled to receive the entire amount of Rs.5.00 Lakhs together with accrued interest which was deposited in the said Court by filing necessary application in the Court and the said amount will be the sale consideration and the part consideration of Rs.50,000/- deposited in U.B.I. Bank, Siddambar Bazar Branch, was received by the VENDOR through DD No. 059133 Dt: 16-8-2006 as per the terms of compromise.

R. S. Srinivasulu Reddy

2783

2000 నేరిం ద ప్త 15495
మొత్తము కాగితముల సంఖ్య 9
కాగితము పరుస సంఖ్య 4
సహజీ గిడుగుల శ్రీ





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Reg. S.No. 1834 Date 18/8/2006 Rs. 20/-

07AA 111977

Sold to Sambasiva Rao to Sambasiva Rao

For whom ETE & Farms, 544



Phone: 24615453

M. SANJEEVA REDDY

Govt. Licenced Stamp Vendor

S.L. No. 6/98, R No. 35/2004

RISALA ABDULLA, J.N. ROAD

HYDERABAD, A.P.

02. Whereas the above named **VENDOR** herein is the sole and absolute owner and possessor of the schedule property of Ac.5-00gts., hereby conveyed and that the above named **VENDOR** there are no or any other person or persons have any manner of right, title or interest in the same, and the above named **VENDOR** has full authority to convey the same and executed the sale deed as per award passed in I.A. No. 209/2006 in O.S. No.3 of 1999.

03. THAT the **VENDOR** has already delivered the vacant and peaceful physical possession of the schedule property to the **VENDEE** herein.

04. THAT the **VENDOR** has agreed to provide a certified copy of the original sale deed document No.1058/1985 under which the **VENDOR** has purchased the property in question to the **VENDEE** with a undertaking to produce the original sale deed for verification in case of necessary.

05. THAT the **VENDOR** have paid all the property taxes, charges, etc., and there are no dues of any kind whatsoever to the said property.

06. THAT the **VENDOR** has handed over all the relevant papers and documents of the schedule property to the **VENDEE** herein for their records.

07. THAT the Schedule Property hereby sold by the **VENDOR** to the **VENDEE** is free from all encumbrances charges, mortgages etc., whatsoever either by the Government or Public.

Sangamethu Reddy

ప్ర. పుస్తకము..... 2006 నంబర్ 15495
రస్తావేజు మొత్తము కాగితముల సంఖ్య 19
కాగితము పదున సంఖ్య..... 5

పబ్లికేషన్





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

07AA-111976

Reg. S.No. 18312 Date 18/8/2006 Rs. 20/-

Phone: 24615453

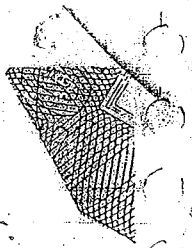
Sold to Sumbasiva Rao s/o Laxminarayana

M. SANJEEVA REDDY
Govt. Licensed Stamp Vendor
L. No. 6/98, R No. 35/2004
RISALA ABDULLA, J N ROAD

For whom ETEG Farm 1, 64cl

08. THAT the VENDOR hereby agree to save harmless and keep indemnified the VENDEE from and against all losses, damages, costs, expenses, which the VENDEE may be put to or sustain or incur by reason of any claims being made by any body whatsoever to the said property.
09. THAT the VENDOR do hereby further agrees and undertakes to sign all the papers, forms, Affidavits and applications at the cost of and instance of the VENDEE, to get the name of the VENDEE mutated in the concern Grampanchayat / Municipality and other revenue Records.
10. That, the VENDEE shall hereafter peacefully hold, use and enjoy the same as it's own property without any hindrance, interruption, claim or demand by or from the "VENDOR" or any other person (s) whomsoever claiming under him.
11. That, the VENDOR hereby agree and undertake to indemnify and keep indemnified the "VENDEE" herein against all losses damages costs and expenses, which may sustain or incur for any reason of any defect in title of the "VENDOR" and is liable for un-liquidated damages claimed by the VENDEE.
12. That the VENDOR do hereby further agrees and undertakes, that he shall not create any mortgage, charge or encumbrances over the Schedule Property of Ac.5-00gts., as the VENDOR is in possession of the original link documents to this sale deed.

Sanjeeva Reddy



2006 నవంబరు 15495
మొదటి పేజీ మొదటి పేజీ
కాగితము పేజీలు... 6
మరియు... 9
మరియు... 6





ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Reg. S. No. 1831 Date 18/8/2006 Rs. 20/-

07AA 111975

Sold to Sambasiva Rao & Laxminarayana
For whom ETE & Farms, Hyderabad

Phone: 24615453
M. SANJEEVA REDDY
Govt. Licensed Stamp Vendor
S.V.L. No. 6/93, R. No. 35/2004
RISALA ABOULLA, J.N. ROAD
HYDERABAD-185 A.P.

13. That, the "VENDOR" hereby declare that they are the absolute owners and possessor of schedule property and have got absolute right to sell the same and there are no other claimants.
14. That, the schedule property is not assigned land AS DEFINED IN SECTION 2(1) ACT 9 OF 1977 A.P.,

SCHEDULE OF PROPERTY

All that land in Sy.No.96 shown as 96/AA in Revenue records admeasuring Ac.5-00gts., out of Ac.6-20Guntas, situated at Nandigama Village, Rangapoor Grampanchayath, Kothur Mandal, Mahabubnagar District, A.P., Shadnagar Sub-Registration, Mahabubnagar Registration District.

BOUNDARIES

East : Land bearing Sy. No. 95
West : Road leading to Dhansingh Tanda ——— Road
North : Land in Sy.No. 81
South : Remaining land Ac.1-20gts., of the VENDOR in Sy.No.96/AA

Pass Book
No 1952403
Patta No 1596

P. Sangamreddy Reddy

P. Sangamreddy Reddy



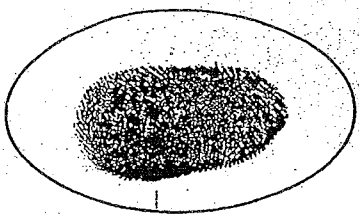

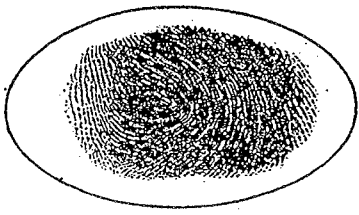

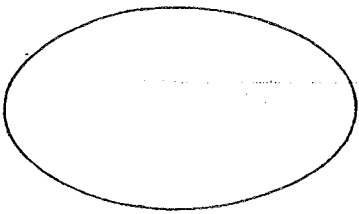
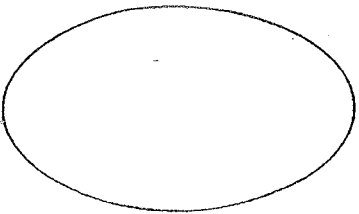
ద. పుస్తకము... 2006... నెం. 15495

రస్తావేజు మొత్తము కాగితముల సంఖ్య 69
కాగితము పేరున సంఖ్య 8



NEW GLOBALS DOCUMENT CENTRE, SHADNAGAR - 16

PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT. 1908

SI.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			P. SANGAMESHWAR REDDY S/o ^{Late} P. Manik Reddy R/o Hyderabad
			M/s ETEG FARMS REP BY M, A. SAMBASHIVA RAO Pa S/o Laxminarayana R/o Hyderabad
		PHOTO	
		PHOTO	

SIGNATURE OF WITNESSES

01 Kade Sanyal
02 S. G. Reddy

SIGNATURE OF THE CLAIMANT/S

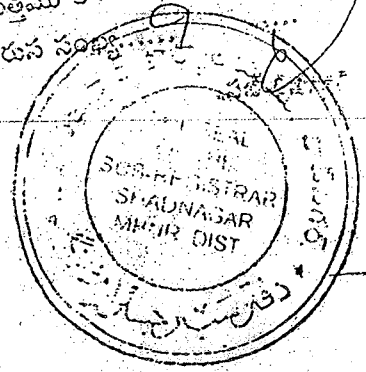
Annamalai

SIGNATURE OF THE EXECUTANT

P. Sangameshwar R.

07-0
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1వ. పుస్తకము... 2006... పేజీ...
దస్తావేజు మొత్తము కాగితముల సంఖ్య 15495
కాగితము పేరున సంఖ్య 9



Request No: 797

7-06-2010
de: 1411 SHADNAGAR

Transaction : (0101) Sale Deed

DETAILS OF Land

Local Body: 4 Minor Gram Panchayat
Village/Town : 1413010 NANDIGAMA
Hab/Locality: NANDIGAMA
Survey No: 96,96/AA,
Nature Of Use: 21 Dry land

Ward No:

Block No:

House No:

Extent: 5 Acres

Unit Rate:Rs. 5,00,000

Plot No :

East:

West:

North:

South:

DETAILS OF STRUCTURE

Total Floors:

Flat(Y) / Nonflat(N) : N

Floor	Structure Type	Builtup Area	Stage of Construction	Age.
-------	----------------	--------------	-----------------------	------

DETAILS OF VALUATION

Land Cost:Rs. 25,00,000

Structure Cost:Rs.

Market Value:Rs. 25,00,000

DUTY/FEE PAYABLE

Stamp Duty:Rs. 1,50,000

Transfer Duty:Rs. 75,000

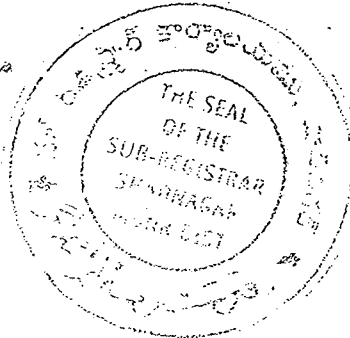
Registration Fee:Rs. 12,500

Total:Rs. 2,37,500

Note : 1.The values shown are valid till the next general revision.
2.Document has to executed on stamp paper worth
(Stamp Duty + Transfer Duty), outside twincities.

Signature
SUB-REGISTRAR
SHADNAGAR

శుభకృతి సహ-రెజిస్ట్రార్
చరిత్రాధికారులు
శుభకృతి



176
F/268/12007

ఆంధ్రప్రదేశ్ ప్రభుత్వము
మండల రెవెన్యూ అధికారి కార్యాలయము - కొత్తూరు
ఉపస్థితి: డి.వి. చల్లపూర్తి
రికార్డింగ్ అధికారి మరియు
మండల రెవెన్యూ అధికారి కార్యాలయము

తేది: 19/4/07

విషయము: హక్కుల రికార్డు - కొత్తూరు మండలం సంచిగూడు గ్రామం
ఇరుదుదారు పేరిట హక్కుల రికార్డులో యజమాన్యపు హక్కులను మార్పు చేయుటకు
ఉత్తర్వులు జారీచేయుట - గురించి.
సూచన: శ్రీ A. సోంబశివరావు గారి అర్థం తేది

ఉత్తర్వులు :-
పై సూచన ద్వారా అందిన సమాచారమును పురస్కరించుకొని - హక్కుల రికార్డులలోని నియమం 5(ఎ) మరియు
చట్టంలోని 5(3) నిబంధనల ప్రకారము నిర్ణీత ఫారం 6లో నోటీసు జారీ చేసి గ్రామములోని ప్రజలందరికీ తెలియపరచడం
జరిగింది. ఒక ప్రతి గ్రామ పంచాయితీకి నోటీసు బోర్డుపై మరియు వేరొక ప్రతి మండల కార్యాలయపు నోటీసు బోర్డుపై
తదితర నిర్దేశించిన ప్రదేశములో ప్రకటించడమైనది. ఇట్టి విషయము గ్రామముల దండోర మూలకముగా నమస్తే ప్రజలకు
తెలుపడమైనది.
నోటీసు నందు చూపబడిన నిర్ణీత గడువులో తదుపరి విచారణ సమయంలో గాని ఎలాంటి ఆక్షేపణలు రాలేదు. అట్టిదారు
దాఖలు చేసిన డాక్యుమెంట్ నెం. 15495/2006 తేది 18/8/2006
పురస్కరించుకొని గ్రామ రికార్డును పరిశీలించగా సదరు భూములు అమ్మిన వ్యక్తిపేర పట్టా ఉండి విక్రయించిన నాటి నుండి
ఇరుదుదారు స్వాధీన అనుభవములో ఉన్నట్లు రుచిపరచబడినది.
కావున సంచిగూడు గ్రామ శివాలలోని గల ఈ క్రింది అనుసూచిత నిర్దిష్టపరచిన సక్రమ నెంబర్లు భూమి
హక్కుల రికార్డులో ఫారములో కాలం నెంబరు 7, 8, 15 లలో కొనుగోలు దారు పేర నమోదు చేయుటకు ఆదేశించడమైనది.

సర్వే నెం.	విక్రయ విస్తీర్ణము	మార్పు చేసిన విస్తీర్ణము	ప్రస్తుత పట్టాదారు	ఉత్తర్వు ద్వారా నమోదు చేయబడిన పేరు
96 96/8	6-20	5-00	P. సోంబశివరావు	M/s ఎటె బి.ఎం.ఎస్. అల్. బి. మునియ్యప్పారెడ్డి A. సోంబశివరావు

Handwritten signature and stamp
17407

రికార్డింగ్ అధికారి మరియు
మండల రెవెన్యూ అధికారి, కొత్తూరు

సంబంధించుటకు
దీని ప్రతి పంచాయితీ కార్యదర్శి సంచిగూడు గ్రామము గారికి పంపుతూ క్షేత్ర పరిశీలన చేసి వ్యవసాయ
పరమైన చూపబడిన విల్లుదారు పానుబుక్కులు తయారు చేయగలరు. వ్యవసాయతర భూములు పై పాను బుక్కులు
జారీచేయవలెను.



21598 - 1-5-85 -

P. Sangameshwar Reddy S/o P. Manik Reddy
Sett

Stamp Vendor,
G.S.O. HYDERABAD,
Reddy 40/41/2

SALE DEED

This Deed of Sale is made and executed on this
the 3rd day of May 1985 at Shadnagar, Mahaboobnagar
District, (Andhra Pradesh)

BY

- 1) Burri Papi Reddy S/o Kista Reddy aged
about 58 years, Occu: Agriculture,
Resident of Nandigama, Tq. Shadnagar
Mahaboobnagar Dist..
- 2) Burri Ram Reddy S/o Kista Reddy aged
about 55 years, Occu: Agriculture,
Resident of Nandigama, Tq. Shadnagar,
Mahaboobnagar District

(Herein after will be referred to as the VENDORS which
expression shall mean and include all their heirs, exe-
cutors, legal representatives, successors, assignees,
etc.,)

IN FAVOUR OF

P. SANGAMESHWAR REDDY S/o P. Manik Reddy
aged about 29 years, Occu: Agriculture
Resident of H.No. 17-1-380/E/16 Santosh-
nagar, Hyderabad.

(Herein after will be referred to as the VENDEE which
term shall mean and include all his heirs, executors,
administrators, legal representatives, successors, assi-
gnees etc.,)

Page (1)
Corrections:

contd..on..Page..2..

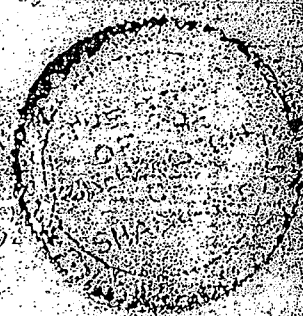


Sett Papi Reddy

259-50
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263-75

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1985... సంవత్సరము... 26/1902...
...
...
... 263-75 ...
... + ముఖ్య B. Pap. Nelly

ప్రానియన్చి నట్టు ఒక్కొక్కది
విడమ బొటన వ్రేలు



+ ముఖ్య B. Pap. Nelly No. Kula Nelly Oor Appellu
Ho Nandipodu Ho Nandipodu

② విడమ బొటన వ్రేలు

+ ముఖ్య B. Ram Nelly No. Kula Nelly Oor Appellu
Ho Nandipodu Ho Nandipodu



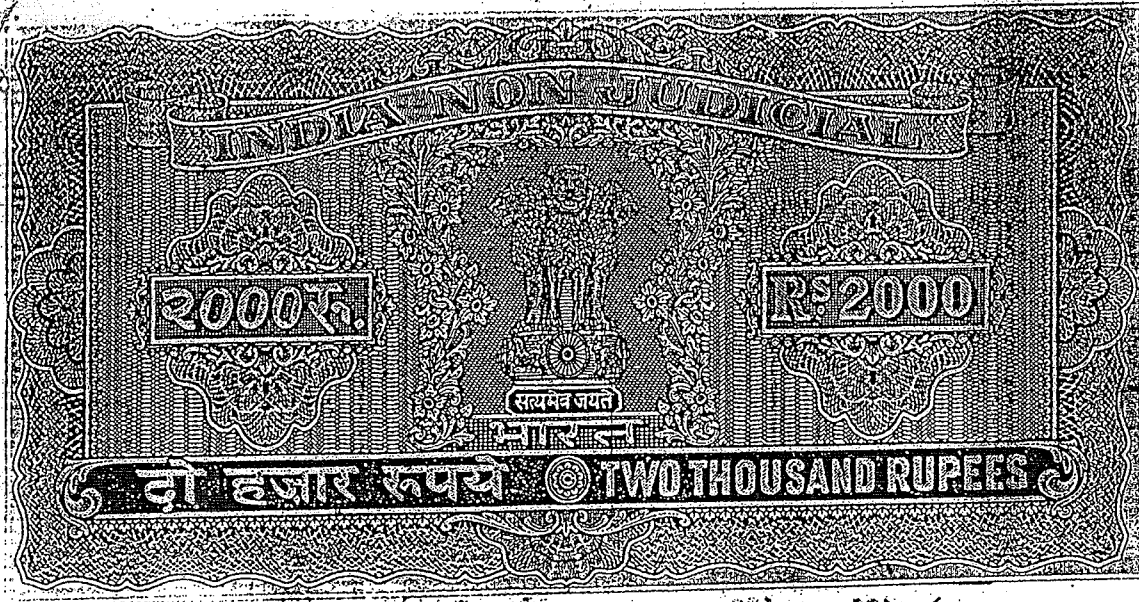
నిరూపించినది

① B. Ram Nelly No. Kula Nelly Oor Appellu Ho Nandipodu Ho Nandipodu

② B. Ram Nelly No. Kula Nelly Oor Appellu Ho Nandipodu Ho Nandipodu

30/1/1985
B. Ram Nelly No. Kula Nelly Oor Appellu Ho Nandipodu Ho Nandipodu

sub Registrar



21599-1-5-15-2000

P. Sangan & Suman Reddy, P. Sangan & Suman Reddy
 sel J Reddy
 40 tupp

Page (2)

WHEREAS the Vendors are the absolute owners and exclusive possessors of the agricultural land bearing Sy.No. 96 totally admeasuring 13 Acres 01 Gunta situated at Nandigama Village, Tq.Shadnagar Mahaboobnagar District. The above said land is in possession and enjoyment of the Vendors' family since last more than four decades and enjoying the same without any bodys interference or objection of whatsoever.

WHEREAS the Vendors have decided to alinate the above mentioned property to meet their family necessities. The Vendors have offered to sell a part of the land i.e. 6 Acres 20 Guntas from Sy.No. 96 for a sum of Rs 40,300/- (Rs Forty thousand three hundred) only and the Vendee has accepted the offer and agreed to purchase the above land for above sum of Rs 40,300/- (Rs Forty thousand three hundred) only.

Page (2)

Corrections:

contd...on...Page...3.



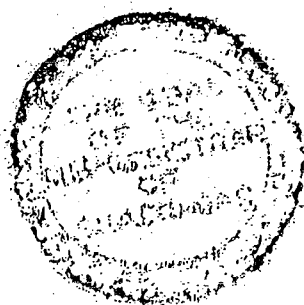
U. S. S. Reddy

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[Signature]





21600-1-5-85 - 30

P. Sengamashwan Reddy 8/6 P. Ramesh Reddy

Sep 1

40-1-85

Page (3)

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) That in consideration of the sum of Rs 40,300/- (Rs Forty thousand three hundred) only having paid by the Vendee to the Vendors already the Vendors do hereby convey, transfer and sell the agricultural land to the extent of 6 Acres 20 guntas from Sy.No. 96 owned and possessed by the Vendors, situated at Nandigama Village, Tq. Shadnagar, Mahaboobnagar which is morefully described in the schedule and here after referred to as schedule mentioned property unto and infavour of the Vendee to hold the same absolutely for ever as the absolute owner thereof.
- 2) The Vendors have already received the entire sale consideration of Rs 40,300/- (Rs Forty thousand three hundred) only from the Vendee and passed a separate receipt (Stamped) in token of receipt of the above said sale consideration amount.

Page (3)
Corrections:

contd..on..Page..4..



11/6 Papi Reddy

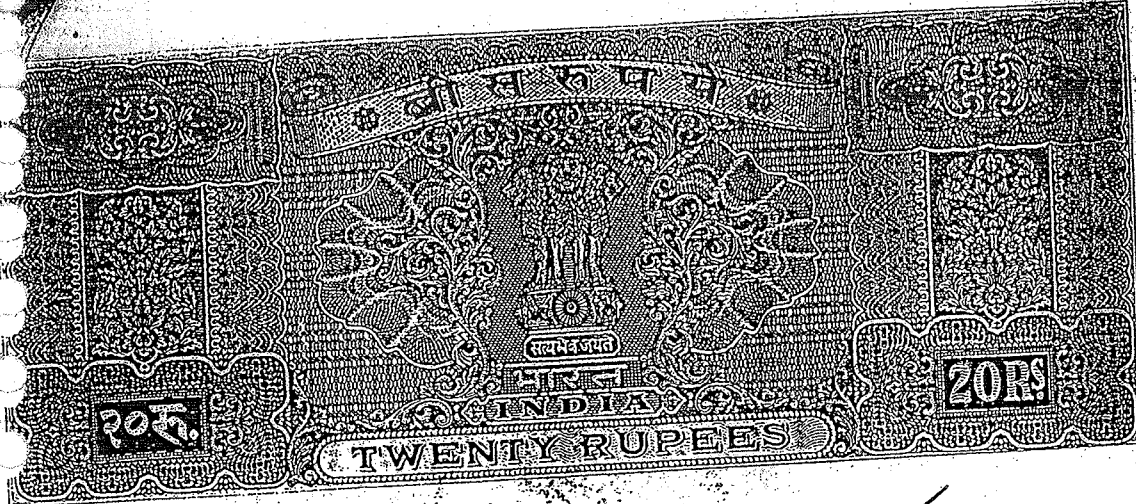
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21601-1-8-85-206

P. Sanyam Chinnai Reddy & Co. P. Sanyam
 self

Sub Registrar & Notary Public
 & Extraordinary Vendor
 G.S.O. Hyderabad

Page (4)

3) The Vendors had delivered the vacant possession of the land sold and put the Vendee into actual and physical possession of the said land bearing Sy.No.96 to the extent of 6 Acres 20 Guntas situated at Nandigama, Shadnagar Te. Mahaboobnagar Dist. (Andhra Pradesh)

4) The property hereby sold is free from all litigations, encumbrances, charges, liens etc., and the Vendors have not done anything whereby the said property and rights may in any manner be charged with the payment of any money and that the Vendors have full and subsisting rights to make this transfer in the manner hereby done and that all the taxes, cesses and rates in respect of the above property have all been paid and cleared by the Vendors upto the date of this deed.

Page (4)
 Corrections:

contd...on..Page...5..



U. S. Papi Reddy

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... 1956 ...

[Handwritten signature]



10-1-1956

[Handwritten notes and signatures]

- 5) The Vendors hereby indemnify the Vendee from all losses, expenses, and costs incurred or suffered arising from the untruthfulness or inaccuracy of the matters mentioned above.
- 6) The Vendors further indemnify that they shall at the request and need of the Vendee do or causes to be done anything reasonable for the purpose of giving full and complete effect of the true meaning and intend of these presents.
- 7). The Vendors have put the Vendee in actual possession of the above land hereby sold on this day and has handed over all the documents and connected linked papers pertaining to the above land.
- 8) The Vendee shall here after peacefully hold, use and enjoy as his own property without any hinderance, interruption, claim or demand by or from the Vendors or any other person whosoever.
- 9) The Vendors hereby declares that they are within the Ceiling limit prescribed by Andhra Pradesh Land Reforms (Ceiling on Agriculture Holding) Act, 1973.

SCHEDULE OF PROPERTY

All the piece of Agricultural Land bearing Sy.No. 96 admeasuring 6 Acres 20 Guntas situated at Nandigama, Tq.Shadnagar, Mahaboobnagar District, bounded by:

North: :: Land bearing Sy.No. 81
South: :: Vendors' remaining Land S.No.96
East: :: Land bearing Sy.No. 95
West: :: Land bearing Sy.No. 80'

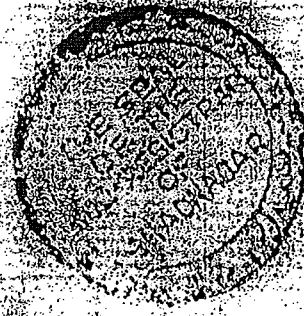
Page (5)
Corrections:

contd...on...page...6.

UTC 2 Paper Laddy

.....1965.....
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.....1960.....
.....1960.....

J. M. Jones



Page (6)

In witness whereof this Sale Deed is executed
on this the 3rd day of May 1985 at Shadnagar, Maha-
boobnagar District in the presence of the following
witnesses:

Witnesses:

"VENDORS"

1)



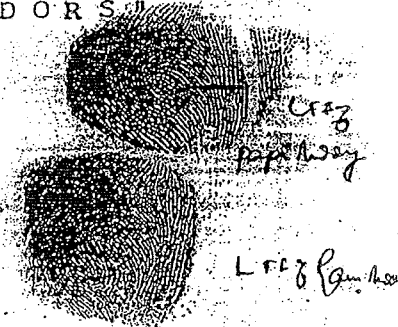
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LT 27 Seni. boy



LT 27 Seni. boy

3

Chandrashekar

C P. Subbaray

4

Seni

(K. Chandrashekar)

5 3 2 1 0

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Certificate No. 1156 of 1986

Application No. 1156 of 1986

Sri P. Sangameshwar Reddy & P. Venkatesh Reddy

Having applied to me for a certificate stating particulars of registered acts and encumbrances, if any, in respect of undermentioned property: sy. No. 96(6-20) toll situated at

Nandagam(Vij) shadnaga (re) purchase done by P. Sangameshwar Reddy & P. Venkatesh Reddy

1. I hereby certify that a search has been made in Book 123 the indexes relating thereto for (16) years from the 1-31 day of January 1986 to the 31-12-1986 for acts and encumbrances affecting the said property and in such search the following act and encumbrances appear:

2. I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances affecting the said property has been found.

Search made and

certificate prepared by:

Search verified and certi-

fied by:

Office 55385

Date: 29-10-1986

Signature [Signature]

Designation [Signature]

Signature [Signature]

Designation [Signature]

Signature of [Signature]
Sub-Registrar

Note:-1. The acts and encumbrances shown in this certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered in a manner different from the way in which the applicant has described them, transaction entered by such documents will not be included in the certificate.

2. Under Section 57 of the Registration Act and Rules 137

(1) Persons desiring to inspect entries in the registers and indexes or requiring certificate of encumbrances in respect of properties should make the search themselves. When entries in the registers will be placed before them in payment of the fee.

(a) But as in the present case the applicant has made the search himself the requisite search has been made by the officer and the department will not be responsible for any errors in the result of the search disclosed in this certificate.

(b) And as the present case the applicant has made the search himself and as the act and encumbrances discovered by him are shown in the certificate when verification the department is not on any account held itself responsible for the omission of any other acts and encumbrances affecting the said property not discovered by the applicant.

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Certificate No. 356 of 1987

Application No. 356 of 1987

Sri P. Sangamashivara Reddy & P. Hanik Reddy Ab. Nandigam

Having applied to me for a certificate giving particulars of registered acts and encumbrances if any in respect of undementioned property:-

sy. no. 96(6-30) full situated at Nandigam (H) Shadnagar to, Deek
owner Sri P. Sangamashivara Reddy & P. Hanik Reddy Ab. Nandigam

1. I hereby certify that a search has been made in Book I and in the indexes relating thereto for (2) years from the 1st day of Oct 1986 to the 15th Dec day of 1987 for acts and encumbrances effecting the said property and that such search the following acts and encumbrances appear (vide ov

2. I also certify that save the aforesaid acts and encumbrances no other acts and encumbrances effecting the said property has been found.

Search made and

certificate prepared by:

Search verified and certi-

ficate examined by

అధికారి

Office:

Date: 16-1-1988

Signature

Designation

Signature

Designation

Signature

Sub. Reg. No. 96-111-15588

Note:-1. The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered in a manner different from the way in which the applicant has described them transaction effected by such documents will not be included in the certificate.

2. Under Section 57 of the Registration Act and Rules

(1) Persons desiring to inspect entries in the registers and indexes or requiring certificate of encumbrances in respect of properties should make the search themselves. When the registers and indexes will be placed before them in payment of prescribed fee.

(a) But as in the present case the applicant has not made the search himself the requisite search has been made by the officer but the department will not be held responsible for any errors in the result of the search embodied in this certificate.

(b) And as the present case the applicant has made the requisite search himself and as the act and encumbrances discovered by him are shown in the certificate after verification the department will not on any account hold itself responsible for the omissions in it of any other acts and encumbrances effecting the said properties not discovered by the applicant.

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(3) విద్యుదాంశు మూల

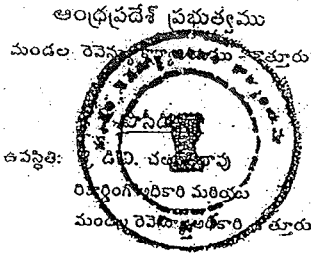
(3,9 వియమంను చూడండి)

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2 F / 268 / 12007



తేది: 19/2/17

విషయము: హక్కుల రికార్డు - కొత్తూరు మండలం..... గ్రామం
ఖరీదుదారు పేరిట హక్కుల రికార్డులో యజమాన్యపు హక్కులను మార్పు చేయుటకు
ఉత్తర్వులు జారీచేయుట - గురించి.
సూచన: 3. A. సొరి బి.ఎ. సొరి బి.ఎ. గారి ఆర్డరు తేది.....

ఉత్తర్వులు :-

పై సూచన ద్వారా అందిన సమాచారమును పురస్కరించుకొని - హక్కుల రికార్డులలోని నియమం 5(2) మరియు చట్టంలోని 5(3) నిబంధనల ప్రకారము నిర్ణీత ఫారం 6లో నోటీసు జారీ చేసి గ్రామములోని ప్రజలందరికీ తెలియవల్సినట్లుగా జరిగింది. ఒక ప్రతి గ్రామ పంచాయితీకి నోటీసు బోర్డుపై మరియు వేరొక ప్రతి మండల కార్యాలయపు నోటీసు బోర్డుపై తదితర నిర్దేశించిన ప్రదేశములో ప్రకటించడమైనది. ఇట్టి విషయము గ్రామముల దండార మూలకముగా నమస్తే ప్రజలకు తెలుపడమైనది.

నోటీసు నందు చూపబడిన నిర్ణీత గడువులో తదుపరి విచారణ సమయంలో గాని ఎలాంటి ఆక్షేపణలు రాలేదు. ఆర్డరు దాఖలు చేసిన తర్వాత మొత్తం నెం. 15495/2006 తేది 18/2/2006

పురస్కరించుకొని గ్రామ రికార్డును పరిశీలించగా సరకు భూములు అమ్మిన వ్యక్తిపేర వట్టా ఉండి విక్రయించిన నాటి నుండి ఖరీదుదారు స్వీకరించిన అనుబంధములో ఉన్నట్లు ధృవీకరించమైనది.

కావున..... సొరి బి.ఎ. గ్రామ శివారులోని గల ఉత్తర అనుసూచిత నిర్ణీతవచన పట్టి వెంబళ్లు భూమి హక్కుల రికార్డులో ఫారములో కాలం నెంబరు 7, 8, 15 లలో కొనుగోలు దారు పేర నమోదు చేయుటకు ఆదేశించడమైనది.

సర్వే నెం.	విక్రయ విస్తీర్ణము	మార్పు చేసిన విస్తీర్ణము	ప్రస్తుత వట్టాదారు	ఉత్తర్వు ద్వారా నమోదు చేయబడిన పేరు
96.7 96/8	6-20	5-00	P. సోమమొహన్ శర్మ	M/s ఎ.టి.బి.ఎస్.ఎస్. బి.ఎస్. మొహన్ శర్మ A. సొరి బి.ఎ. సొరి బి.ఎ.

హి. చింతలపాడు
మండల రెవెన్యూ అధికారి
చింతలపాడు
17467

రికార్డింగ్ అధికారి మరియు
మండల రెవెన్యూ అధికారి, కొత్తూరు

సంబంధితములకు

చివరికి పంచాయితీ కార్యాలయం..... గ్రామము లోనికి పంపించు క్షేత్ర పరిశీలన చేసి పట్టిపాటు చేయవలసిందిగా కోరుతున్నాను. పట్టిపాటు చేయబడిన భూములకు పట్టిపాటు చేయబడిన భూముల పై పాటు బుక్కులు జారీచేయవలసిందిగా కోరుతున్నాను.

[illegible]

(7) சென்னை, வ. சொல். 23/10/2019

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U¹ → R 207 → 18400 20000, 20000, 20000,

[illegible]

GOVERNMENT OF TELANGANA
TAHSIL OFFICE: NANDIGAMA

No. RK/211/2018

Date: 29-05-2018.

MEMO

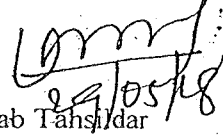
This is to certify that the khasra phani for the year 1954-55 pertaining to Nandigama Village of Nandigama Mandal is in torn condition. Hence the certified copies sought for Sy.No.96 cannot be issued.

To

Sri.A.sambashiva Rao

S/o Laxmi Narayana

R/o Nandigama


Nayab Tahsildar

Nandigama Mandal

Ranga Reddy Dist.



భూమి పరిధి వివరములు

[illegible]

ಜಲಾಶಯ

కృష్ణదేవుని వివరములు

సంఖ్య	వివరములు	వివరములు			సంఖ్య	వివరములు	సంఖ్య	వివరములు	సంఖ్య	వివరములు	సంఖ్య	వివరములు	సంఖ్య	వివరములు	సంఖ్య	వివరములు	సంఖ్య	వివరములు	సంఖ్య	వివరములు
		వివరములు	వివరములు	వివరములు																
1	వివరములు	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
2	వివరములు	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
3	వివరములు	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
4	వివరములు	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19			
5	వివరములు	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19				
6	వివరములు	6	7	8	9	10	11	12	13	14	15	16	17	18	19					
7	వివరములు	7	8	9	10	11	12	13	14	15	16	17	18	19						
8	వివరములు	8	9	10	11	12	13	14	15	16	17	18	19							
9	వివరములు	9	10	11	12	13	14	15	16	17	18	19								
10	వివరములు	10	11	12	13	14	15	16	17	18	19									
11	వివరములు	11	12	13	14	15	16	17	18	19										
12	వివరములు	12	13	14	15	16	17	18	19											
13	వివరములు	13	14	15	16	17	18	19												
14	వివరములు	14	15	16	17	18	19													
15	వివరములు	15	16	17	18	19														
16	వివరములు	16	17	18	19															
17	వివరములు	17	18	19																
18	వివరములు	18	19																	
19	వివరములు	19																		

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007-1154-14-1730,009

సం. 8 వరకు వర్తక గ్రామము: బాబుపా: సం. 8 వరకు వర్తక

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Handwritten signatures and notes at the top of the page, including a large signature that appears to be 'K. S. S. S.' and other smaller signatures and dates like '21/11/74'.

ਉਤਪਤਿ ਪੁਰਾਣ

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సం|| - 9915927

భూమిము

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Abstract

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<p>తాజా తేదీ వారి కిందపేరును, మొదటి నంబరు. పంపిణీ ఆదేశ</p> <p>19/11/82</p>	<p>2. నిర్దేశించిన కాలానికి</p> <p>2</p>	<p>3. నిర్దేశించిన కాలమున</p> <p>19/11/82</p>	<p>4. నిర్దేశించిన కాలమున</p> <p>19/11/82</p>
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వ్యవసాయ గ్రంథాంకము - సాగు వివరములు

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2005-08-27

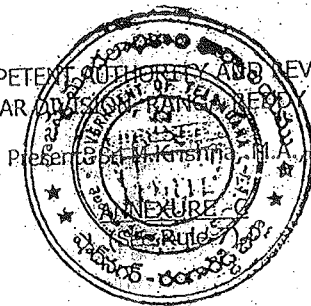
ప్రొ.వి. వివరములు									
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886	887	888	889	890	891	892	893	894	895
896	897	898	899	900	901	902	903	904	905
906	907	908	909	910	911	912	913	914	915
916	917	918	919	920	921	922	923	924	925
926	927	928	929	930	931	932	933	934	935
936	937	938	939	940	941	942	943	944	945
946	947	948	949	950	951	952	953	954	955
956	957	958	959	960	961	962	963	964	965
966	967	968	969	970	971	972	973	974	975
976	977	978	979	980	981	982	983	984	985
986	987	988	989	990	991	992	993	994	995
996	997	998	999	1000	1001	1002	1003	1004	1005

సర్వే మురియు సిదీరోమెంట్ బందోబస్తు

[illegible]

Quesada - 10 - 12

1. అంబేద్కర్ జేబు. 141/11
 2. స్టేషనరీ బాలెన్స్. 2
 3. స్టేషనరీ బలెన్స్ కుముఖం. 2
 4. పై అంబేద్కర్ జేబు. 141/11
 5. స్టేషనరీ బాలెన్స్ కుముఖం. 2
 6. స్టేషనరీ బాలెన్స్ కుముఖం. 2



Prog.No.C/1089/2018

Date:- 20.07.2018

Sub:- Conversion of Agrl. Lands into Non-Agril. Purpose – Shadnagar Division – Nandigama Village - Nandigama Mandal - Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal – Orders issued – Reg.

Ref:- 1) A/o M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad, Dt:-15-06-2018
2) Tahsildar Nandigama Lr.No.B/548/2018, Dt:-23.06.2018.

ORDER:-

Through the reference cited, the Tahsildar, Nandigama has submitted proposals for conversion of Agriculture land in Sy.No.96 to an extent of Ac.05-00gts and situated within the limits of Nandigama Village of Nandigama Mandal for Non-Agriculture use and the above land held Patta in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.

The Tahsildar, Nandigama has reported that as per Revenue Records of Nandigama village, in Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal recorded as Patta and stands in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad and as per filed inspection report, the land sought for conversion is in physical possession of applicant, no religion, communal structures, no high tension wires, FTL and nala/canals are passing through the land.

Further reported that on the verification of the Tenancy register of Nandigama Village, it is evident that Old Sy.No.548 corresponding to new Sy.No.96 and the said old Sy.No.548 is hit by Tenancy. In this regard it is submitted that since the classification of the subject land is "Dastugardhan", the protected Tenants of the land in question has been issued ORC by the RDO, Mahabubnagar in File No.K/6061/1983 (As per ROR) ignoring the Tenancy Rights as the Tenancy is not applicable to the Inam lands, Hence No Tenancy and the land is not a Government land, Bhoodan land, ceiling surplus land and also not endowment & wakf property, no religious structures and tombs found, and the land is free from all encumbrances. The subject land has through fare for free movement.

Under the provision of G.O.Ms.No.4 of 2016, Dt.05.01.2016, 3% basic value of lands is to be imposed and collected as conversion tax for non-agriculture purpose. As per basic value certificate issued by the Sub-Registrar, Shadnagar, the value of the lands has been Calculated at Rs.27,50,000/-. Therefore, the conversion fee of Rs.82,500/- (Rupees Eighty two thousand five hundred only) was paid by the applicant through Challan No.0000002673, Dt:-06-07-2018.

Therefore, in exercise of the powers conferred U/Sec. (5) of the A.P. Agriculture lands (Conversion for Non-Agriculture Purpose) Act, 2006 (Act No. 3/2006). I hereby order for conversion of the lands specified in the schedule here under for non agriculture purpose on the following terms and conditions:-

- * The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
- * The grant of permission cannot be construed that the contents of the application or rectified or conform by the authorities under the Act.
- * 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 in non-agriculture purpose.
- * The conversion fee paid is found to be lesser than the fee of a specified category of land, then the applicant has to pay the balance fee and in case of failure, the same shall be recovered as land revenue arrears under the provisions of Telangana State Revenue Recovery Act.
- * It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- * This permission does not preclude or restrict any authority or authorities or any person or persons or any individual and individuals or others; Collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- * The conversion fee will not be returned or adjusted otherwise under any circumstances.
- * The authorities are not responsible for any incidental or consequential actions or any loss accrued to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- * The authorities reserves the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.
- * Where the High tension lines/ electrical lines passing throughout the subject lands, the lands shall be used for only laying roads, and not to use for any other purpose.
- * Any Nalas, natural water courses are passing through or adjacent to the land which is under conversion, the same shall be protected with the specific buffer zone shall be maintained. If any part of land is abutting to the Tank/Water body, the FTL limits must be maintained, not allowed for conversion.
- * Any trees standing on this land under conversion shall be protected as it is. If any cutting of trees is required necessary permission shall be obtained from the concerned mandal WALTA authority.
- * This permission is subject to the zoning regulations of HMDA Master Plan-2031 and necessary permission from the Government of Telangana State is required for change of land use.
- * The applicant should maintain requisite set back from the pipe line in which Mission Bhagiratha pipeline already laid over the subject lands.

REVENUE DIVISIONAL OFFICER
REVENUE DIVISIONAL OFFICER
SHADNAGAR

SCHEDULE

Sl. No	Village and Mandal	Sy. Nos.	Extent (Sy.No. wise) Ac.gts	Conversion order in favor of	Total extent for which permission granted	Remarks
1	2	3	4	5	6	7
1	Nandigama Village of Nandigama Mandal	96	05-00	M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad	Ac.05-00gts	
Total			05-00			

To,
M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.
The Tahsildar, Nandigama Mandal for information and necessary action.
The Sub-Registrar, Shadnagar for information and necessary action.

GOVERNMENT OF TELANGANA
TAHSIL OFFICE:: NANDIGAMA

From:
Kum B.Shakuntala,
Tahsildar,
Nandigama Mandal.

To,
The Revenue Divisional Officer,
Shadnagar Division.

Lr.No.B/ 548/2018, Dt. 23 -06 -2018.

Sub:- Land Conversion - Ranga Reddy Dist. - Shadnagar Division -
Nandigama Mandal - Nandigama village Sy.No.96 totaling to an
extent of Ac 5-00 gts Requested for conversion of Agriculture land
into Non-Agriculture purpose -Enquiry report submitted - Reg.

Ref:- 1) A/o M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri.
A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad,
Dated:15-06-2018.

2) Report of MRI, Nandigama Dated:18-06-2018

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I invite kind attention to the subject & references cited, and submit that, one
M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri. A.Sambashiva Rao
S/o Laxmi Narayana R/o Hyderabad, has submitted an application stating that he
is pattedar of land bearing Sy.No.96 totaling to an extent of Ac 5-00 gts situated
within the limits of Nandigama village & Mandal intending to convert the
Agriculture land into Non-Agriculture purpose.

Title of the land: As per Revenue Records of Nandigama village, the
Sy.Nos 96 totaling to an extent of Ac 5-00 gts recorded as Patta and stands in the
name of applicant i.e., M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri.
A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad (I-B copy enclosed). As
per filed inspection report, the land sought for conversion is in physical possession
of applicant, no religion, communal structures, no high tension wires, FTL and
nala/canals are passing through the land. During the spot inspection it is revealed
that there is one electrical line passing through the proposed site leading to HBL
company.

Tenancy: On verification of Tenancy Register of Nandigama village, it is
evident that Old Sy.No.548 corresponding to New Sy.No 96 and the said Old
Sy.No.548 was hit by Tenancy.

In this regard it is submitted that since the classification of the subject land
is "Dastugardha Inam", the Protected Tenants, of the land in question has been
issued Occupancy Right Certificate (ORC) by RDO, Mahabubnagar
file.No.K/6064783 (as per ROR) ignoring the Tenancy Rights as the Tenancy is
not applicable to the Inam lands. Hence, no Tenancy.

Encumbrances: There is no Government land, Bhoodan land, Ceiling surplus land, Endowment land, Wakf land/property, no religious structures, tombs and no high tension wires are passing through the land sought for conversion. Hence the land sought for conversion is free from above encumbrances. The subject land has thorough fare for free movement.

Market value of the land: As per Sub-Registrar, Shadnagar, the market value of the land is Rs.5,50,000/- per Acre (Rupees Five lakhs fifty thousand rupees only) in respect of Sy.No.96 to an extent of Ac 5-00-gts (Copy enclosed). Thus, the total value of the land sought for conversion is Rs.27,50,000/- (Rupees Twenty seven lakhs fifty thousand rupees only).

It is submitted that, the applicant is intending to convert the above land from Agriculture to Non-Agriculture purpose. The rough location sketch of land sought for conversion by the applicant is duly superimposed in the Sy.No.96 to an extent of Ac 5-00 gts of Nandigama village (map enclosed).

In view of the above it is submitted that since there no Government interest involved in the subject land sought for conversion, it is recommended to kindly to consider the request of the applicant.

Encl:- As above.

Yours faithfully,

TAHSILDAR,
NANDIGAMA MANDAL.

23/6
23/6

CHECK MEMO

(TO BE ACCOMPANIED WITH CONVERSION PROPOSALS)

Sl. No.	Item	Reply
1	2	3
1	NAME OF THE APPLICANT	M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri. A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad
2	NAME OF THE PATTEDAR AS PER PRESENT REVENUE RECORDS	M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri. A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.
3	NAME OF THE VILLAGE	Nandigama Village.
4	SURVEY NUMBERS WITH EXTENT	Sy.No.96 to an extent of Ac 5-00 gts.
5	A. CLASSIFICATION (Wet/Dry) B. Type of land (As per Sethwar, Khasra, Chessala etc.,) Patta/Govt./ Inam land etc., local authority	Dry
6	Whether covered by P.T.	-NO-
7	Whether comes under FTL	-NO-
8	Whether falls in Bona-vacantia Act, 1974	-NO-
9	Whether falls Evacuee property/ Enemy property	-NO-
10	Whether the land covered at any Court cases? If so details	-NO-
11	Whether cultivation is going on	-NO-
12	Are there any structures in applied land	-NO-
13	Whether already converted into Non-Agriculture	-NO-
14	Whether comes under religious/ Charitable purpose	-NO-
15	Whether covered under House Hold, Industries	-NO-
16	Whether land used for Agriculture/ Dairy/Poultry	-NO-
17	Specific recommendation of the Tahsildar	Recommended

TAHSILDAR
NANDIGAMA MANDAL

23/6
25/6/14

To,
The Tahsildar,
Nandigama Mandal.

Date: 18-06-2018

Sir,

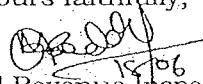
Sub:- Land Conversion - Ranga Reddy Dist. - Shadnagar Division -
Nandigama Mandal - Nandigama village Sy.Nos. 96 totaling to an
extent of Ac 5-00 gts- Requested for conversion of Agriculture land
into Non-Agriculture purpose -Enquiry report submitted - Reg.

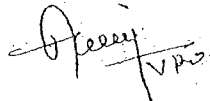
Ref:- 1) A/o M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri
A.Sambashiva Rao- S/o Laxmi Narayana R/o Hyderabad
Dated:15.06.2018.
2) Instructions of the Tahsildar, Nandigama

In accordance with the directions of the Tahsildar, Nandigama I
have inspected the spot bearing Sy.Nos 96 totaling to an extent of Ac 5-00 gts
situated within the limits of Nandigama village & mandal held patta on the
names of Sri M/s Eat egg farms Pvt.Ltd.,rep by its Managing Partner Sri.
A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad. The Pattedars is
intending to convert the Agriculture land into Non-Agriculture purpose.
During the field verification there is one electrical line passing through the
proposed site leading to HBL company. During the course of enquiry no
person claimed any objection of the matter. The pattedar not encroached
or utilized the land for conversion of Govt. land and kept fallow. There
are no regional and communal structures available over the land
proposed for conversion and no objectionable are in proposed for
conversion.

Hence, recommended for conversion of Agriculture land into Non-
Agril. Purpose in Sy.Nos 96 totaling to an extent of Ac 5-00 gts.

Yours faithfully,


Mandal Revenue Inspector,
Nandigama.


Tahsildar

క్రమ సంఖ్య	సర్వే సంఖ్య	భూ విస్తీర్ణం	హిరణ్ విస్తీర్ణం	పొరుగు విస్తీర్ణం	చాటు స్వభావం	శిస్తు (రా.)	భూ వివరణ	అలాదారు	అయిదేండ్ల విస్తీర్ణం	భూ విస్తీర్ణం	చట్టాలు పేరు (రాండ్ల / ఛక్ర పేరు)	అనుబంధాలు పేరు (రాండ్ల / ఛక్ర పేరు)	అనుబంధ విస్తీర్ణం	అనుబంధ స్వభావం	Remarks	Source
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
594	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	0.05	చట్ట	..	0.0000	209	అదే అగ్రార / అదే అగ్రార	అదే అగ్రార / అదే అగ్రార	0.0100	చట్టాలు		#
595	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	1.00	చట్ట/చట్ట	..	0.0000	2479	ముదావరి గట్ట / నిర్మి	ముదావరి గట్ట / నిర్మి	0.0100	చట్ట/చట్టాలు		
596	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	0.50	చట్ట/చట్ట	..	0.0000	2478	ముదావరి గట్ట / నిర్మి	ముదావరి గట్ట / నిర్మి	0.0100	చట్ట/చట్టాలు		
597	954-అ/బ	0.0150	0.0000	0.0150	చట్ట	0.50	చట్ట/చట్ట	..	0.0000	432	కల్యాణ కీర్తివాసులు / రామయ్య	కల్యాణ కీర్తివాసులు / రామయ్య	0.0150	చట్ట/చట్టాలు		
598	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	4.00	చట్ట/చట్ట	..	0.0000	1888	చట్ట/చట్ట	చట్ట/చట్ట	0.0100	చట్టాలు		#
599	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	7.00	చట్ట	..	0.0000	1465	చట్ట/చట్ట	చట్ట/చట్ట	0.0100	చట్టాలు		#
600	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	2.00	చట్ట	..	0.0000	1596	చట్ట/చట్ట	చట్ట/చట్ట	0.0100	చట్టాలు		#
601	954-అ/బ	0.0100	0.0000	0.0100	చట్ట	1.00	చట్ట	..	0.0000	5092	చట్ట/చట్ట	చట్ట/చట్ట	0.0100	చట్టాలు		#
602	954-అ/బ	0.0200	0.0000	0.0200	చట్ట	0.25	చట్ట	..	0.0000	1596	చట్ట/చట్ట	చట్ట/చట్ట	0.0200	చట్టాలు		#
603	954-అ/బ	0.0200	0.0000	0.0200	చట్ట	2.63	చట్ట/చట్ట	..	0.0000	1883	చట్ట/చట్ట	చట్ట/చట్ట	0.0200	చట్టాలు		#
604	954-అ/బ	0.0200	0.0000	0.0200	చట్ట	6.37	చట్ట	..	0.0000	2036	చట్ట/చట్ట	చట్ట/చట్ట	0.0200	చట్టాలు		#
605	954-అ/బ	0.0200	0.0000	0.0200	చట్ట	3.38	చట్ట/చట్ట	..	0.0000	2218	చట్ట/చట్ట	చట్ట/చట్ట	0.0200	చట్టాలు		#

ORIGINAL

GOVERNMENT OF TELANGANA

TREASURY/PAO Code:

2 3 0 8

STO : Shadnagar

Treasury Challan No :

0000002673

Major Head :

0 0 3 5

Sub-Major Head :

0 0

Minor Head :

1 0 1

Group Sub-Head :

0 0

Sub-Head :

0 1

Detailed Head :

0 0 2

Sub-Detailed Head :

0 0 0

Non-Plan/Plan :

N

Charged/Voted :

V

Non-Contingency/Contingency :

N

Amount Rs. :
in words Rupees :

₹2500
eighty-two thousand five hundred
Rupees Only

Purpose :
Remitter's Name & Address :

NALA CONVERSION
M/S EAT EGG FARMS PVT. LTD.,
REP. BY, SRI A. SAMBASHIVA RAO
S/O LAXMINARAYANA R/O
KANDURU, KOTA, Ph:

DDO Code:

06/07/2018

Dated

Received Rs.

Head of Account verified

Signature of the
Remitters

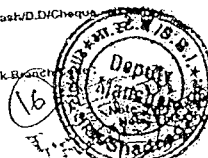
S.T.O./O

S.T.O./Bank Manager

NBST/Bank Seal

by Cash/D.D./Cheque

Bank Branch



should be used for each detailed head
and does not need encasement of the treasury

ఆంధ్ర ప్రదేశ్

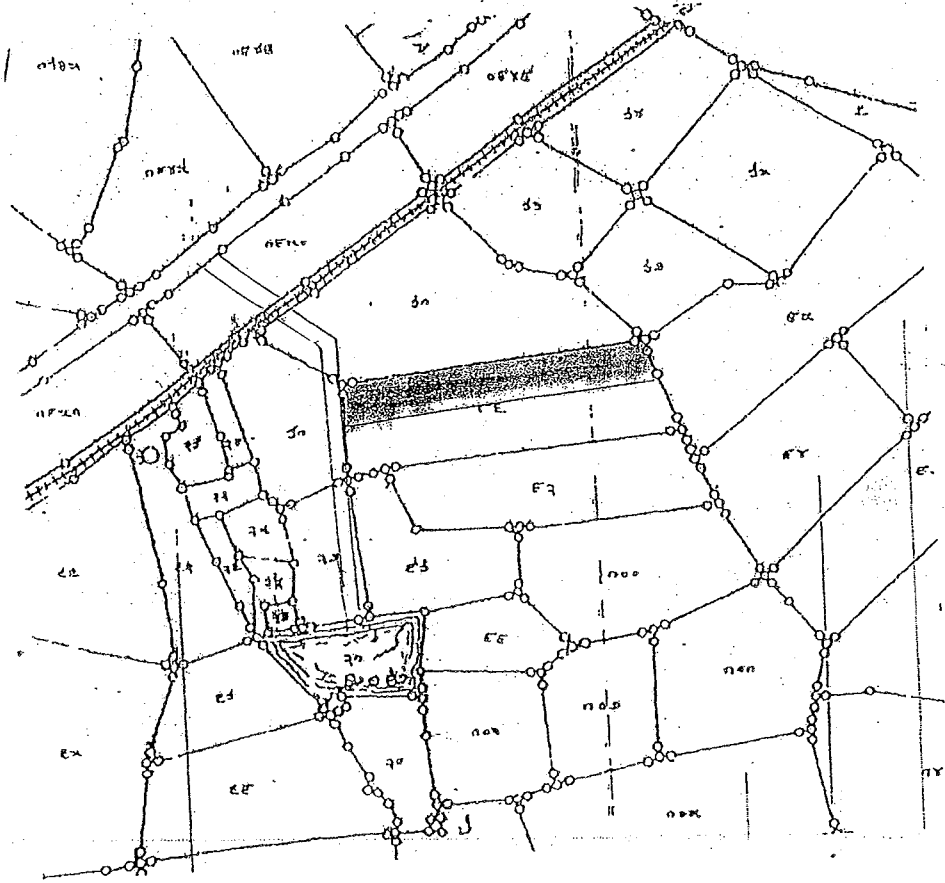
గ్రామం: నంద్యాల

సంఖ్య	పట్టణం పేరు	తండ్రి/దత్త పేరు	భార్య పేరు	సంఖ్య	చూపు వివరణ	విస్తీర్ణం	కస్టు	పట్టణం పేరు	యజమాని / కోలుదారు రాకట్టు పట్టుకున్న ప్రకారం పేరు/భార్య పేరు	రిజిస్టర్ కాని బులాది భార్య వివరములు	మౌలిక విలువ	రిమార్కులు
1	2	3	4	5	6	7	8	9/10	11/12	13	14	15
1	ఆటవగ పామి	లక్ష్మీవరాయణ	1888	96	మట్టి/మట్టి	5.0000	4.00	పట్టణం				
TOTAL												



రఫ్ - నక్షా

గ్రామం: నందిగామ, మండలం: నందిగామ, జిల్లా: రంగారెడ్డి



Extent
96 500

Area
VPO.

Tahsildar
23/06/2018



Prog.No.C/1089/2018

Date:- 20.07.2018

Sub:- Conversion of Agrl. Lands into Non-Agril. Purpose – Shadnagar Division – Nandigama Village – Nandigama Mandal – Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal – Orders issued – Reg.

Ref:- 1) A/o M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad, Dt:-15-06-2018
2) Tahsildar Nandigama Lr.No.B/548/2018, Dt:-23.06.2018.

ORDER:-

Through the reference cited, the Tahsildar, Nandigama has submitted proposals for conversion of Agriculture land in Sy.No.96 to an extent of Ac.05-00gts and situated within the limits of Nandigama Village of Nandigama Mandal for Non-Agriculture use and the above land held Patta in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.

The Tahsildar, Nandigama has reported that as per Revenue Records of Nandigama village, in Sy.No.96 to an extent of Ac.05-00gts situated within the limits of Nandigama Village of Nandigama Mandal recorded as Patta and stands in the name of M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad and as per filed inspection report, the land sought for conversion is in physical possession of applicant, no religion, communal structures, no high tension wires, FTL and nala/canals are passing through the land.

Further reported that on the verification of the Tenancy register of Nandigama Village, it is evident that Old Sy.No.548 corresponding to new Sy.No.96 and the said old Sy.No.548 is hit by Tenancy. In this regard it is submitted that since the classification of the subject land is "Dastugardhan", the protected Tenants of the land in question has been issued ORC by the RDO, Mahabubnagar in File No.K/6061/1983 (As per ROR) ignoring the Tenancy Rights as the Tenancy is not applicable to the Inam lands, Hence No Tenancy and the land is not a Government land, Bhoodan land, ceiling surplus land and also not endowment & wakf property, no religious structures and tombs found, and the land is free from all encumbrances. The subject land has through fare for free movement.

Under the provision of G.O.Ms.No.4 of 2016, Dt.05.01.2016, 3% basic value of lands is to be imposed and collected as conversion tax for non-agriculture purpose. As per basic value certificate issued by the Sub-Registrar, Shadnagar, the value of the lands has been Calculated at Rs.27,50,000/-. Therefore, the conversion fee of Rs.82,500/- (Rupees Eighty two thousand five hundred only) was paid by the applicant through Challan No.0000002673, Dt:-06-07-2018.

Therefore, in exercise of the powers conferred U/Sec. (5) of the A.P. Agriculture lands (Conversion for Non-Agriculture Purpose) Act, 2006 (Act No. 3/2006). I hereby order for conversion of the lands specified in the schedule here under for non agriculture purpose on the following terms and conditions:-

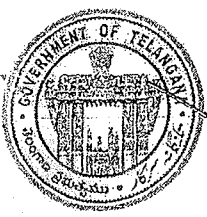
- * The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
- * The grant of permission cannot be construed that the contents of the application or rectified or conform by the authorities under the Act.
- * The permission confirms that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of conversion in non-agriculture purpose.
- * The conversion fee paid is found to be lesser than the fee of a specified category of land, then the applicant has to pay the balance fee and in case of failure, the same shall be recovered as land revenue arrears under the provisions of Telangana State Revenue Recovery Act.
- * It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- * This permission does not preclude or restrict any authority or authorities or any person or persons or any individual and individuals or others, Collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- * The conversion fee will not be returned or adjusted otherwise under any circumstances.
- * The authorities are not responsible for any incidental or consequential actions or any loss accrued to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- * The authorities reserves the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.
- * Where the High tension lines/ electrical lines passing throughout the subject lands, the lands shall be used for only laying roads, and not to use for any other purpose.
- * Any Nalas, natural water courses are passing through or adjacent to the land which is under conversion, the same shall be protected with the specific buffer zone shall be maintained. If any part of land is abutting to the Tank/Water body, the FTL limits must be maintained, not allowed for conversion.
- * Any trees standing on this land under conversion shall be protected as it is. If any cutting of trees is required necessary permission shall be obtained from the concerned mandal WALTA authority.
- * This permission is subject to the zoning regulations of HMDA Master Plan-2031 and necessary permission from the Government of Telangana State is required for change of land use.
- * The applicant should maintain requisite set back from the pipe line in which Mission Bhagiratha pipeline already laid over the subject lands.


 REVENUE DIVISIONAL OFFICER
 REVENUE DIVISIONAL OFFICER
 SHADNAGAR

SCHEDULE

Sl. No	Village and Mandal	Sy. Nos.	Extent (Sy.No. wise) Ac.gts	Conversion order in favor of	Total extent for which permission granted	Remarks
1	2	3	4	5	6	7
1	Nandigama Village of Nandigama Mandal	96	05-00	M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad ~	Ac.05-00gts	
Total			05-00			

To,
 M/s Eat Egg farms Pvt, Ltd., Rep.by its Managing partner Sri.A.Sambashiva Rao S/o Laxmi Narayana R/o Hyderabad.
 The Tahsildar, Nandigama Mandal for information and necessary action.
 The Sub- Registrar, Shadnagar for information and necessary action.



Government of Telangana
Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculation)

Dist Name: RANGAREDDY

Request No: 707/2018

Date: 22/06/2018 11:26

SRO Name: 1411 SHADNAGAR

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SHADNAGAR-1411

Village Name:	NANDIGAMA	Property Type: Agricultural Land
Locality/Habitation:	NANDIGAMA	
Classification:	Dry land	
Door No:		
Survey No:	96	
Extent:	1 Acres	Plot No:
Boundaries:	East:	Total Floors:
	North:	
	West:	
	South:	

Valuation Details:

Land Cost: 550000	Structure Cost: 0	Market Value: 550000
Unit Rate: 550000/Acre	Valuation Code: 57	Taxable Value: Market Value

Duty & Fee Payable:

Stamp Duty: 22000	Transfer Duty: 8250	Registration Fee: 2750
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Prepared By: ZAMEER

SUB-REGISTRAR
SHADNAGAR
Authorized Signatory

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fee thereon as per the input given. statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 2) The Values shown are valid till the next 10 days. 3) This report is valid for the Entries done on or after 1st April 2013.

