C.S.No. 84/2024, Doc.No. 8169/2024



తెలంగాణ तेलंगाना TELANGANA

W 554044

Tran Id: 241116111214380864
Date: 16 NOV 2024, 11:14 AM
Purchased By:
HEMAT KUMAR PANDA
S/o BINOD PANDA
R/o ODISHA
For Whom
SELF AND OTHERS

KONTHAM JAGANKUMAR
LICENSED STAMP VENDOR
Lic. No. 15-20-004/2007
Ren.No. 15-20-003/2022
Plot No.18, Dharmagiri Colony,
Shamshabad, R.R.Dist
Ph 9949825422

SALE DEED

THIS SALE DEED is made and executed on this the 16th day of November 2024 at S.R.O. Shamshabad, Ranga Reddy District, Telangana State.

BY:

1. **Mrs. BERAVOL VIJAYA REDDY, W/o. BERAVOL KISHEN REDDY,** aged about 62 Years, Occupation: Housewife, R/o. Plot No.1048, Road No.52, Jubilee Hills, Hyderabad, Telangana State-500033, **[PAN : [redacted] Aadhaar No.XXXX XXX 1792]**.
2. **Mrs. VEDIRE VANAJA REDDY W/o Dr.VEDIRE VIKRAM REDDY,** aged about 61 years, Occupation: House wife, R/o.8-2-293/82/HE/1/A, Plot No.1A, Road No.70, Near Andhra Jyothi Office, Jubilee Hills Hyderabad, Telangana State-500096. **[PAN : [redacted] Aadhaar No.XXXX XXXX 7867]**.
3. **Mrs.VASUDHA ABHIN ALIMCHANDANI @ RADHA REDDY W/o. ABHIN ALIMCHANDANI,** aged about 58 years, Occupation: Business, R/o. 26, Gulmarg, Napeansea Road, Near Petit Hall, Mumbai, Malbar Hills, Mumbai, Maharasthtra.400006. **[PAN : [redacted] Aadhaar No.XXXX XXXX 8225]**.

(Above Land Owners No. 1 to 3 herein Represented vide Development Agreement cum GPA No.2776 of 2021, Dated: 18-03-2021).

For IRA AEROCITY LLP

P. Veera Reddy

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamshabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 34000/- paid between the hours of 4 and 5 on the 16th day of NOV, 2024 by Sri Posham Veera Reddy

OFFICE OF THE DISTRICT REGISTRAR RANGA REDDY DIST. T.S. 16 SEP 2024 STAMPS DEPOT

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		ARUNDATI SAGARIK [1520-1-2024-8498]	ARUNDATI SAGARIKA DASH W/O. DAUJI KUMAR PANDA, D/O SAROJ KUMAR DAS RAILWAY QUARTERNO TYPE 4/1/1 RAILWAY COLONY, NEAR POST OFFICE, MARRIPALEM, VISAKHAPATNAM (URBAN) VISAKHAPATNAM	
2	CL		HEMAT KUMAR PANC [1520-1-2024-8498]	HEMAT KUMAR PANDA S/O. BINOD PANDA BRAHMACHHENDIA BRAHMACHHENDIA, KALAHANDI ODISHA	
3	EX		ALL THE ABOVE LANI [1520-1-2024-8498]	ALL THE ABOVE LANDOWNER NOS.1 TO 33 ARE REP BY THEIR (D.A.G.P.A HOLDER): M/S IRA AEROCITY LLP, REP BY ITS AUTHORIZED POSHAM VEERA REDDY S/O. POSHA REG OFFICE AT NO 20, 157, R B NAGAR SHAMSHABAD VILLAGE SHAMSHABAD MANDAL, R R DISTRICT	
4	EX		M/S. IRA AEROCITY [1520-1-2024-8498]	M/S. IRA AEROCITY LLP, REP BY ITS AUTHORIZED: POSHAM VEERA REDDY S/O. POSHAM VENKAT REDDY REG OFFICE AT NO 20, 157, R B NAGAR SHAMSHABAD VILLAGE SHAMSHABAD MANDAL, R R DISTRICT	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		ALOK ROY ::16/11/2 [1520-1-2024-8498]	ALOK ROY KHAIRATABAD ,HYD	
2		K KOMALA KAVVYA P [1520-1-2024-8498]	K KOMALA KAVVYA PRIYA VISAKHAPATNAM , DIST A P	

Bk - 1, CS No 8498/2024 & Doct No 8169/2024. Sheet 1 of 25 Sub Registrar Shamshabad

16th day of November,2024

Biometrically Authenticated by SRO POTHUGANTI RAMADEVI on 16-NOV-2024 16:35:26

Signature of Sub Registrar
Shamshabad

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4. Smt. **KUNDUR JYOTHI REDDY W/o.Sri.CHANDRA SHEKHAR REDDY KONDUR,** aged about 65 years, Occupation: Business, R/o: Villa No. 30, Whisper Valley, Ambedkar Nagar, Hussain Shahwali Darga, Serilingampally Mandal, Hyderabad 500 008, Telangana State, **[PAN : [redacted] Aadhaar No.XXXX XXXX 5518].**
(Above Land owner No. 4 herein represented vide Development Agreement cum GPA No.2545 of 2021, Dated: 09-03-2021).

5. **M/s. SRINATH INFRA (PAN : [redacted]** a partnership firm, having office at D.No.5-9-58/1 to 15, Shop No 69, Babu khan Estate, Basheerbagh, Hyderabad -500029. Telangana State. represented by its partner **Mr. Basireddy Bhuvan Sagar, S/o Mr. Basireddy Krishna Reddy,** aged about 35 years, Hyderabad,(Aadhaar No. XXXX XXXX 6779)
(Above Land owner No. 5 herein represented vide Development Agreement cum GPANo.3473 of 2021, Dated: 09-04-2021).

6. **SRI. ASHRAF HUSSAIN, S/O.AZIZUDDIN AHMED,** Aged about 62 Years, Occupation: Business, R/o.10-3-314,Flat No. 405, Elite Harmony, Masab Tank, Opp: NMDC Masab Tank, Asif Nagar,Vijaya Nagar Colony, Hyderabad, Telangana-500057, Currently Residence at: 1029, Green briar Dr Glendale Heights, ILL 60139, USA, **(Aadhaar No. XXXX XXXX 9622).**
(Above Land owner No. 6 herein represented vide Development Agreement cum GPA No. 3463 of 2021, dated: 09-04-2021).

7. **M/s. COLLABORATE SOLUTIONS PRIVATE LIMITED, [redacted]** having it's registered office at Reg. Office: 2-2-58/60, 201, Prashanthi Arcade, Amberpet Main Road, Ramanthapur, Hyderabad, Telangana State-500032. Represented by its Authorized: **Sri. Gurrala Sunil Chandra Reddy S/o. Gurrala Satyanarayana Reddy,** Aged about 41 Years, Occupation: Private Employee R/o.1 8-506/A/B/4, Sai Sagar Heights, Flat No.905,905A,Paligadda,Prakash Nagar, Bagumpet, Secunderabad, Hyderabad,Telangana-500 003.(Aadhaar No. XXXX XXXX 9893)
(Above Land owner No.7 herein represented vide Development Agreement cum GPA Nos. 3977of 2020, dated: 01-07-2020 & 3474 of 2021 dated:09-04-2021).

8. **SRI. MANISH AGARWAL S/O. SRI. KARODIMAL AGARWAL** Aged about 47 Years, Occupation: Business, R/o.Villa No.35, Sunrise Valley, Upparpally, Rajendranagar, KV.Ranga Reddy District, Telangana State – 500048, **[PAN : [redacted] [Aadhaar No. XXXX XXXX 6382].**

9. **SRI. MAHESH JHAWAR S/O.SRI. JHAWAR MURALI MANOHAR** Aged about 32 Years, Occupation: Business, R/o.5-8-295, Abids, Chirag Ali Lane, Maheshnagar, Nampally, Hyderabad, Telangana State – 500 001, **[PAN: AMRPJ5562D], [Aadhaar No. XXXX XXXX 8233].**

10. **SRI. NITIN KUMAR AGARWAL S/O. SRI NARAYANALAL AGARWAL,** Aged about 42 Years, Occupation: Business, R/o.Villa No.33, Sunrise Valley, Sunrise Homes Colony, Near Pillar No.179, Upparpally, Attapur, K.V.Ranga Reddy District, Telangana State – 500048, **[PAN : [redacted] [Aadhaar No. XXXX XXXX 0986].**

11. **SMT. YADLA MANJUSHA W/O. SRI. TADURI GANGADHAR,** Aged about 48 Years, Occupation: Doctor, R/o.5-5-325,Flat No. 501, Allipiri Road, Ramakrishna Circle Allipiri Road, Tirupathi (Urban) Tirupathi, Chittoor District, Andhra Pradesh-517501, **[PAN: [redacted] [Aadhaar No. XXXX XXXX 1397].**

For IRA AEROCITY LLP

Authorised Signatory

E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: [redacted] Name: Posham Veera Reddy	C/O Posham Venkat Reddy, Neknampur, Gandipet, K.v. Rangareddy, Telangana, 500089	
2	Aadhaar No: [redacted] Name: Hemant Kumar Panda	S/O Binod Panda, Brahmanchhendia, Dharamgarh, Kalahandi, Odisha, 766015	
3	Aadhaar No: [redacted] Name: Arundhati Sagarika Dash	C/O Dauji Kumar Panda, Visakhapatnam (Urban), Visakhapatnam (urban), Visakhapatnam, Andhra Pradesh, 530018	

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	50	0	374000	0	0	0	374050
Transfer Duty	NA	0	102000	0	0	0	102000
Reg. Fee	NA	0	34000	0	0	0	34000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	6800	0	0	0	6800
Total	50	0	517800	0	0	0	517850

Rs. 476000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 34000/- towards Registration Fees on the chargeable value of Rs. 6800000/- was paid by the party through E-Challan/BC/Pay Order No ,744PWT161124 dated ,16-NOV-24 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 517850/-, DATE: 16-NOV-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6121505154517,PAYMENT MODE:NB-1001138,ATRN:6121505154517,REMITTER NAME: IRA REALITY TECH PRIVATE LIMITED,EXECUTANT NAME: IRA AEROCITY LLP,CLAIMANT NAME: HEMATH KUMAR P AND ARUNDATHI S).

Date:

16th day of November,2024

Signature of Registering Officer

Shamshabad

Certificate of Registration

Registered as document no. 8169 of 2024 of Book-1 and assigned the identification number 1 - 1520 - 8169 - / 2024 for Scanning on 16-NOV-24 .

Registering Officer

Shamshabad

(P. Ramadevi)

Bk - 1, CS No 8498/2024 & Doct No 8169/2024.

Sheet 2 of 25 Sub Registrar Shamshabad

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12. **SRI. MAHESH KUMAR PALOD S/O SRI. MURALI MANOHAR PALOD,**Aged about 31 Years, Occupation: Charted Accountant, R/o.14-04-259, Joshi Wadi, Near LMG School, Begum Bazar, Hyderabad, Telangana State-500012. **[PAN: [redacted] [Aadhaar No. XXXX XXXX 5456].**

13. **SRI. LOKESH KUMAR PALOD S/O SRI. MURALI MANOHAR PALOD,** Aged about 29 Years, Occupation: Business, R/o.14-04-259, Joshi Wadi, Near LMG School, Begumbazar, Hyderabad, Telangana State- 500012, [PAN: [redacted] **[Aadhaar No. XXXX XXXX 0662].**

14. **SRI. RAMKISHORE BAJAJ S/O. SRI. PURANMAL BAJAJ,** Aged about 70 Years, Occupation: Business, R/o.5 -9-30/1/31, Flat No.21, Sri Nikethan Apartment, Road No.2, Palace Colony, New MLA Quarters Basheerbagh, Himayathnagar, LIC Division, Hyderabad, Telangana State-500063, [PAN: [redacted] **[Aadhaar No. XXXX XXXX 6944].**

15. **SRI. OMPRAKASH S/O. LATE SRI MOHAN LAL,**Aged about 58 Years, Occupation: Business, R/o.14-2-387/2/B, Razzakpura, Nampally, Hyderabad-500012, Telangana State. **[PAN: [redacted] [Aadhaar No. XXXX XXXX 6946].**

16. **SRI. RAJESH KUMAR AGARWAL S/O. SRI. ROSAN LAL AGARWAL,**Aged about 56 Years, Occupation: Business, R/o.16-2-147/A, Dayanandnagar, Near Brahma Kumari's Ashramam, Malakpet, Hyderabad-500036, Telangana State. **[PAN: [redacted] [Aadhaar No. XXXX XXXX 5353].**

17. **SRI.GURMEET SINGH S/O SRI. BACHAN SINGH,** Aged about 42 Years, Occupation: Business, R/o.19-4-320/4, Kishanbagh, Bahadurpura Hyderabad, Telangana State-500064, **[PAN : [redacted] [Aadhaar No. XXXX XXXX 3136].**

18. **SRI. VEDANTH TOSHNIWAL S/O. SRI AJAY KUMAR TOSHNIWAL,** Aged about 21 Years, Occupation: Business, R/o H. No.4-1-1243, Flat No.205, Aziz Manzil, Slat School, King Koti, Nampally, Hyderabad-500001, Telangana State, **[PAN: [redacted] [Aadhaar No. XXXX XXXX 9013].**

19. **SMT. DEEPA JALAN W/O. SRI. VIKAS JALAN,** Aged about 45 Years, Occupation: House wife, R/o.3-6-512 & 513, Flat No.403, North Star Home Himayathnagar, Hyderabad, Telangana State–500029, **[PAN : [redacted] [Aadhaar No. XXXX XXXX 2477].**

20. **SRI. UJWAL GUPTA S/O. SRI BHAGIRATH LAL,** Aged about 50 Years, Occupation: Business, R/o. 1-1-538/1, Flat No.301, Sai Mayuri Residency, New Bakaram, Gandhinagar, Hyderabad, Telangana State-500080, **[Aadhaar No. XXXX XXXX 0680].**
(Above Land owners Nos.8 to 20 represented vide Development Agreement cum GPANo. 4910 of 2020, dated: 13-08-2020).

21. **SRI. MILIND CHITGUPAKAR S/O. SRI MURALIDHAR CHITGUPAKAR,** Aged about 48Years, Occupation: Business, Resident of 6, Jayabheri Meadows, Gopanpally Village, Serilingampally, KV.Ranga Reddy District, Telangana State –500046, **[PAN : [redacted] [Aadhaar No. XXXX XXXX 8540].**

22. **SMT. AARTI PRABHAKAR JOSHI W/O. SRI MILIND CHITGUPAKAR,** Aged about 47 Years, Occupation: Business, Resident of 6,Jayabheri Meadows, Gopanapally Village, Serilingampally, KV.Ranga Reddy District, Telangana State –500 046, **[PAN: [redacted] [Aadhaar No.XXXX XXXX 7683].**
(Above Land owners Nos.21 & 22 represented vide Development Agreement cum GPANo.4718 of 2020, dated: 04-08-2020).

For IRA AERCITY LLP

Authorised Signatory

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23. **M/s. BIRJA DEVI ESTATE PRIVATE LIMITED, [PAN: [redacted]** having it's registered office at Villa No.76, Aparna Country, Miyapur, Hyderabad, Ranga Reddy District, Telangana-500 049. Represented by its Authorized: **Sri. Pavan Kumar Jindal S/o.Subhash Chand,** Aged about 41 Years, Occupation: Business, R/o.2-3/Ac/33, Aparna Country, Behind Mathrusri Nagar, Miyapur, Hyderabad, Telangana-500 049.**(Aadhaar No. XXXX XXXX 5610).**

24. **M/s. SAVITRIDEVI POLYFABRICS INDIA PRIVATE LIMITED,** (PAN No: [redacted] having its registered office at Plot No. 136/B, Survey. No. 172, IDA Bollaram, Sanga Reddy District, Telangana, Hyderabad-502325. Represented by its Authorized; **Sri.Siddharth Agarwal S/o.Vishamber Garg,** Aged about 28 Years, Occupation: Business, R/o. 503,Potlapally Resi.,Widia Colony, Miyapur, Near Cine Town, Miyapur, Hyderabad, Telangana-500 049.**(Aadhaar No. XXXX XXXX 3215).**
(Above Land owners Nos. 23 & 24 represented vide Development Agreement cum GPA No.3462 of 2021, Dated: 09-04-2021).

25. **M/s. NEW AGE CONSTRUCTIONS,** having its registered office at # Survey No. 501,Carwan Sahu Road, Hyderabad-500008, Telangana State. Represented by its Partner **Sri. Narender Kumar Gupta S/o. Manoharlal Gupta,** Aged about 63 Years, Occupation: Business, R/o: B-2-616/B/5, Shwath Kunj, Road No.11, Banjara Hills, Hyderabad, Telangana State-500034. (PAN: AEZPG 9653A), **(Aadhaar No.XXXX XXXX 2643)**
(Above Land owner No.25 herein represented vide Development Agreement cum GPA No.3464 of 2021, Dated: 09-04-2021).

26. **SRI. GAUTAMCHAND JAIN S/O. SRI. PARASMAL JAIN,**Aged about 65 Years, Occupation: Business, Resident of 10-2-172, Road No.1, Near Secunderabad Nursing Home, West Maredpally, Secunderabad, Hyderabad, Nehrunagar, Telangana State-500026. **[PAN: AGVPP 9665M], [Aadhaar No. XXXX XXXX 5092].**

27. **SMT. SNEHA JAIN W/O. SRI. G.AMITH JAIN,** Aged about 35 Years, Occupation: House Wife, Resident of 10-2-172, Road No.1, Near Secunderabad Nursing Home, West Maredpally, Secunderabad, Hyderabad, Nehrunagar, Telangana State-500026. **[PAN :** [redacted] **[Aadhaar No. XXXX XXXX 7599].**

28. **SMT. MEENA DEVI W/O SRI. GAUTAMCHAND JAIN,** Aged about 62 Years, Occupation: Housewife, Resident of 10-2-172, Road No.1, Near Secunderabad Nursing Home, West Maredpally, Secunderabad, Hyderabad, Nehrunagar, Telangana State-500026, **[PAN:** [redacted] **[Aadhaar No.XXXX XXXX 7361].**
(Above Land owners No. 26 to 28 herein represented vide Development Agreement cum GPA No.3465 of 2021, Dated: 09-04-2021).

29. **M/s. VEERABHADRA MINERALS PRIVATE LIMITED,** having its registered office at Reg. Off: 301,Siva Sai Sannidhi Apts, Plot No.32, Opp: Shiridi Sai baba Temple, Hindi Nagar, Panjagutta, Hyderabad-500 082. Represented by it's Managing Director. **Sri. Gandluri Veera Pratap Reddy S/o. Sri. Gandluri Veera Reddy,** Aged about 65 years, Occupation: Business, R/o. Plot No.281/M, Road No.10B,Jublilee Hills, Hyderabad, Telangana State-500 033.**(Aadhaar No.XXXX XXXX 4728)**
(Above Land owner No. 29 herein represented vide Development Agreement cum GPA No. 3471 of 2021, Dated: 09-04-2021).

For IRAAEROCITY LLP

Authorised Signatory

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30. **M/s.DINESH GRANITE EXPORTS**, having its registered office at Reg. Off: 301,Siva Sai Sannidhi Apts, Plot No.32, Opp: Shiridi Saibaba Temple, Hindi Nagar, Panjagutta, Hyderabad-500 082. Represented by it's Managing Partner. **Sri. Gandluri Veera Pratap Reddy S/o. Sri. Gandluri Veera Reddy**, Aged about 65 years, Occupation: Business, R/o. Plot No.281/M, Road No.10B,Jublilee Hills, Hyderabad, Telangana State-500 033.**(Aadhaar No.XXXX XXXX 4728).**
(Above Land owner No. 30 herein represented vide Development Agreement cum GPA No. [redacted] of 2021, Dated: 09-04-2021).

31. **SRI. PAMULAPATI HARANADH REDDY S/O. SRI. PAMULAPATI SHIVA RAMI REDDY**, Aged about 50 Years, Occupation: Business, R/o: Flat No.102,Sai Balaji Residency, Addagutta, Near Church, Opp: JNTU Kukatpally Hyderabad, Telangana State -500085, [PAN : [redacted] **[Aadhaar No.XXXX XXX 9768]**.
(Above Land owner No.31 herein represented vide Development Agreement cum GPA No. [redacted] of 2021, Dated: 09-04-2021).

32. **SRI. KESI MADHUSUDAN REDDY S/O. SRI. KESI SANJEEVA REDDY** Aged 57 Years, Occupation: Business, R/o. 4-A, Monisha, St.Andrews Road, Opp: Holy Family Hospital, Bandra West, Mumbai, Maharastra-400050, [**PAN:** [redacted] **[Aadhaar No.XXXX XXXX 0110]**.
(Above Land owner No.32 herein represented vide Development Agreement cum GPA No.4907 of 2021, Dated: 30-06-2021).

33. **M/s. NAVBHARATH CARRIERS PRIVATE LIMITED** (formerly known as **"MADHUSUDHAN SHIPPING AGENTS PRIVATE LIMITED"**), [**PAN** [redacted] a company incorporated under the companies Act, 1956, having its Resisted Office at Court Chambers,6/A/235,New Marine Lines,Bombey-400020, Represented by its Managing Director **Sri. K.Madhusudan Reddy S/o K.Sanjeeva Reddy** aged About 57 years, Occupation: Business, R/o. 4-A, Monisha, St.Andrews Road, Opp: Holy Family Hospital, Bandra West, Mumbai, Maharastra-400050, **[Aadhaar No.XXXX XXXX 0110]**.
(Above Land owner No.33 herein represented vide Development Agreement cum GPA No.4906 of 2021, Dated: 30-06-2021).

34. **M/s. IRA AEROCITY LLP**, having its registered office at No. 20, 157, R. B. Nagar, Shamshabad Village, Shamshabad Mandal, Ranga Reddy District, Telangana State 501 218.Represented by its Authorized: **Sri.POSHAM VEERA REDDY S/o. Sri POSHAM VENKAT REDDY**, Aged about: 44 Years, Occupation: Business, R/o. H.No.4-10/2, Main Road, Mellacheruvu, Nalgonda District, Telangana State-508245. **(Aadhaar No.XXXX XXXX** [redacted]

[All the above Landowner Nos.1 to 33 are represented by their **DEVELOPMENT CUM GENERAL POWER OF ATTORNEY HOLDER**]:

M/s. IRA AEROCITY LLP, having its registered office at No. 20, 157, R. B. Nagar, Shamshabad Village, Shamshabad Mandal, Ranga Reddy District, Telangana State 501218, Represented by its Authorized: **Sri. POSHAM VEERA REDDY S/o. Sri POSHAM VENKAT REDDY**, Aged about: 44 Years (D.O.B. 05/02/1980), Occupation: Business, R/o. E-206, Flotilla Apartment, Neknampur, R.R District-500 089. **(Aadhaar No.** [redacted]

[The terms Land Owners and DAGPA Holder cum DEVELOPER jointly referred to as the **"VENDOR/S"** which term shall also mean and include all its executors, administrators, successors, assignees and legal representatives etc., of the FIRST PART].

For IRA AEROCITY LLP

Authorised Signatory

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OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office SHAMSHABAD

IN FAVOUR OF

1. **SRI. HEMAT KUMAR PANDA S/o SRI. BINOD PANDA,** Aged about: 69 Years (D.O.B. 17/03/1955), Occupation: Business, R/o: Brahmanchhendia, Brahmanchhendia, Kalahandi Odisha State-766015 (PAN: [redacted] Aadhaar No. [redacted]
2. **Ms. ARUNDATI SAGARIKA DASH, W/o DAUJI KUMAR PANDA, D/o SRI. SAROJ KUMAR DAS,** Aged about: 30 Years 01/01/1994), Occupation: Cabinet Attendant, R/o: Railway Quarter No. Type 4/1/1, Railway Colony, Near Post Office, Marripalem, Visakhapatnam (Urban)Visakhapatnam-530 018. (PAN: [redacted] Aadhar No. [redacted]

[Hereinafter called the "**VENDEE/S**" of the second part which term shall mean and include all their heirs executors, administrators, legal representatives, nominees, and assigns etc. of the SECOND PART]

WHEREAS the Land Owner Nos. 1 to 3 are the absolute owners and peaceful physical possessors of their respective share of land and have collectively executed **a Development Agreement cum General Power of Attorney** vide **document No. 2776 of 2021** dated:**18.03.2021**,registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **1,39,910Sq.Yards in Survey Nos. 19/Part, 20/Part, 21/Part, 23/Part and 24/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP.**

WHEREAS the Land Owner No. 4 is the absolute owner and peaceful physical possessor of his land and executed a **Development Agreement cum General Power of Attorney** vide **document No. 2545 of 2021** dated: **09.03.2021**, registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **46,827Sq.yards in Survey Nos.18/Part, 21/Part, 22/Part,23/Part and24/Part** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP.**

WHEREAS the Land Owner No. 5 is the absolute owner and peaceful physical possessor of his undivided share of land purchased by virtue of **registered sale deed No. 2060 of 2021 dated:22.02.2021** registered at S.R.O. Shamshabad and have executed a **Development Agreement cum General Power of Attorney** vide **document No. 3473 of 2021** dated:**09.04.2031**, registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **12,100Sq.yards in Survey No. 22/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP.**

WHEREAS the Land owner No. 6 is the absolute owner and peaceful physical possessor of his undivided share of land purchased by virtue of **Registered Sale Deed No. 3951 of 2020 dated 26.06.2020,** registered at S.R.O. Shamshabad and have executed a **Development Agreement cum General Power of Attorney** vide **document No. 3463 of 2021** dated **09.04.2019,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring 2926 **Sq.Yrds** in Survey No. **30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP.**

For IRA AEROCITY LLP

Authorised Signatory

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OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office SHAMSHABAD

WHEREAS the Land owner No.7 is the absolute owner and peaceful physical possessor of his undivided share of land purchased by virtue of Registered Sale Deed Nos. 3976 of 2020 & 2295 of 2021 registered at S.R.O. Shamshabad and has executed a **Development Agreement cum General Power of Attorney** vide **document Nos.3976 of 2020 dated 01-07-2020 & 3474 of 2021 dated:09-04-2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring 6937.33 **Sq.Yrds** in **Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHEREAS the Land Owners No.8 to 20 are the absolute owners and peaceful physical possessors of their respective undivided share of land purchased by virtue of **Registered Sale Deed No. 4359 of 2020dated 22/07/2020 registered at S.R.O. Shamshabad** and have collectively executed a **Development Agreement cum General Power of Attorney** vide **document No. 4910/2020** dated **13/08/2020,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **7530.70Sq.yards in Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHEREAS the Land Owners No. 21 & 22 are the absolute owners and peaceful physical possessors of their respective undivided share of land purchased by virtue of **Registered Sale Deed No.4717 of 2020 dated 04.08.2020** and have collectively executed a **Development Agreement cum General Power of Attorney** vide **document No. 4718 of 2020** dated:04.08.2020, registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **6453.33 Sq.Yrds in Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHERE AS the Land Owners No 23 & 24 are the absolute owners and peaceful physical possessors of undivided share of land purchased by virtue of **Registered Sale Deed No.1996 of 2021 dated 08-01-2021** and have collectively executed a **Development Agreement cum General Power of Attorney** vide **document No.3462 of 2021** dated **09/04/2021**,registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **6427.44 Sq.Yrds in Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHERE AS the Land owner No.25 is the absolute owner and peaceful physical possessor of his share undivided share of land purchased by virtue of **Registered Sale Deed No.1997 of 2021 dated 20.02.2021** and executed a **Development Agreement cum General Power of Attorney vide document No. 3464 of 2021** dated **09.04.2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **4135.30 Sq.Yrds in Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

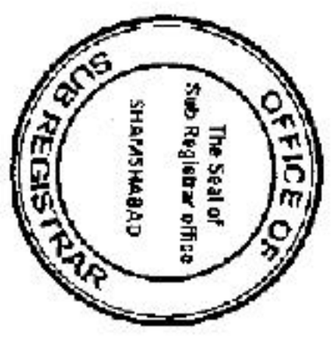
For IRA AEROCITY LLP

P. Sreenivasa Reddy

Authorised Signatory

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WHERE AS the Land Owner Nos. 26 to 28 are the absolute owners and peaceful physical possessors of their undivided share of land purchased by virtue of **Registered Sale Deed No. 1815 of 2021 dated 16/02/2021** registered at S.R.O. Shamshabad and have collectively executed a **Development Agreement cum General Power of Attorney** vide **document No.3465 of 2021** dated:**09/04/2021**, registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **3485.54Sq.yards** in Survey No. **30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHERE AS the Land owner No. 29 is the absolute owner and peaceful physical possessor of his undivided share of land purchased by virtue of **Registered Sale Deed No. 3468 of 2021 dated:09.04.2021** registered at S.R.O. Shamshabad and executed a **Development Agreement cum General Power of Attorney** vide **document No. 3471 of 2021** dated **09.04.2021.** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **2500 Sq.Yrds** in **Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHERE AS the Land owner No. 30 is the absolute owner and peaceful physical possessor of his undivided share of land purchased by virtue of **Registered Sale Deed No. 3467 of 2021 dated: 09.04.2021** registered at S.R.O. Shamshabad and executed a **Development Agreement cum General Power of Attorney** vide **document No. 3470 of 2021** dated **09.04.2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **1800 Sq.Yrds in Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHERE AS the Land owner No. 31 is the absolute owner and peaceful physical possessor of his undivided share of land purchased by virtue of **Registered Sale Deed No. 3469 of 2021 dated:09.04.2021** registered at S.R.O. Shamshabad and executed a **Development Agreement cum General Power of Attorney** vide **document No. 3472 of 2021** dated **09.04.2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **4840 Sq.Yrds in Survey No. 30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

WHEREAS the Land owner No. 32 is the absolute owner and peaceful physical possessor of his share of land acquired by virtue of **Registered Gift Deed No. 12616 of 2006** dated:28.09.2006 registered at S.R.O. Shamshabad and executed a **Development Agreement cum General Power of Attorney** vide **document No. 4907 of 2021** dated: **30.06.2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **14,986.51 Sq.Yrds or Ac.3-03.86 in Survey No.30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP.**

WHEREAS the Land owner No. 33 is the absolute owner and peaceful physical possessor of his share of land acquired by virtue of **Registered Gift Deed No. 12617 of 2006** dated:28.09.2006 registered at S.R.O. Shamshabad and executed a **Development Agreement cum General Power of Attorney** vide **document No. 4908 of 2021** dated: **30.06.2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **14,986.51 Sq.Yrds or Ac.3-03.86 in Survey No.30/Part,** situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP.**

For IRA AEROCITY LLP

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WHERE AS the Vendor No.33 herein is the sole and absolute owner and peaceful physical possessor of the open Land admeasuring **48400 Sq.Yrds or Ac.10.00Gts** in Survey **No.31/e** , having acquired same through a **registered Sale Deed vide document No.517 of 1990, & 481 of 1990,** dated;15/01/1990 &12/01/1990 respectively both registered before District Registrar Office at of Ranga Reddy District, and executed a **Development Agreement cum General Power of Attorney vide document No. 4906/2021** dated: **30.06.2021,** registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **48,400 Sq.Yrds** or **Ac.10.00Gtsin No.31/e** , situated at **Pashambanda Village,** SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP**

WHERE AS the Vendor No.34 is the sole and absolute Owner open Land Admeasuring **39,567 Sq.Yrds** in Survey No. **23/e & 22/Part,** land Admeasuring **47,916 Sq.Yrds** in Survey No. 22/Part and land Admeasuring **20,724.36 Sq.Yrds** in Survey No. 30/Part, thus total land comes is **1,08,207.36 Sq.Yrds,** Situated at **Pashambanda Village, Shamshabad Mandal,** Ranga Reddy District. The same purchased through vide Registered Sale Deed Document Nos. **1874 of 2021, dated: 17/02/2021, 1875 of 2021 dated:17/02 of 2021 and 3466 of 2021 dated:09/04/2021,** Registered at S.R.O. Shamshabad, Ranga Reddy District,Telangana State in favor of the **M/s. IRA AERO CITY LLP.**

ALL the above said registered lands belonging to the VENDORS/LAND OWNERS herein are collectively referred to as "SCHEDULE OF THE PROJECT PROPERTY".

THUS the Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 herein specifically affirm and state that it is having absolute authority, un-impeachable subsisting marketable title, full and perfect alienable rights in the above said plots and it has been in continuous, un-interrupted and peaceful physical possession of the above said plots since its acquirement and prior to it through its predecessors in title for the last several decades.

AND WHEREAS, the **M/s. IRA AEROCITY LLP** has acquired the all rights of Possessor, developmental and claim over the entire extent of land owners admeasuring **Ac.83.24-86 Gts** or **4,04,728.15 Sq.Yrds** in Survey Nos18/Part, 19/Part, 20/Part, 21/Part, 22/Part, 23/Part, 24/Part, 30/Part, and 31/Part, situated at Pashambanda Village, SHAMSHABAD Municipality, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State, through **Registered Development Agreement cum GPA Nos.** 2776 of 2021, 2545 of 2021, 3473 of 2021, 3463 of 2021, 3977 of 2020, 3474 of 2021, 4910 of 2020, 4718 of 2020, 3462 of 2021, 3464 of 2021, 3465 of 2021, 3471 of 2021, 3470 of 2021, 3472 of 2021, 4907 of 2021, 4906 of 2021 and Sale Deed Nos.1874 of 2021, 1875 of 2021 and 3466 of 2021 at SRO Shamshabad. Accordingly the developer obtained approvals through Vide Letter No. **038750/SMD/LT/U6/HMDA/03092020,&** Layout Permit No. **09/LO/Plg/HMDA/2021,** Dated: 04/5/2021, cited for approval of Layout (Open Plotted) in Survey.Nos. 18/A/1, 18/A/2, 18/A/3, 18/A/4, 18/A/5, 18/AA, 19/A, 19/AA, 20/A1/A, 20/A1/AA, 20/A2, 20/AA, 21/A1, 21/A2, 21/AA, 22/A, 22/AA1, 22/AA2, 23/A/1 ,23/A/2, 23/AA, 24/A1/A/1, 24/A1/A/2, 24/A1/A/3, 24/A1/A/4, 24/A1/A/5, 24/A1/AA, 24/A2, 24/AA, 30/Part & 31/A of Pashambanda Village, Shamshabad Municipality, Shamshabad Mandal, Rangareddy District in an extent of **3,38,404.27Sq.Mts.**for open plotted layout from Hyderabad Metropolitan Development Authority.

For IRA AEROCITY LLP

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AND WHEREAS the DEVELOPER has applied for the permission with the HMDA and received the approvals vide **Lr.No.038750/SMD/LT/U6/HMDA/03092020** & Layout Permit No.**09/LO/Plg/HMDA/2021**,dated:04.05.2021,Proceedings.No. **G1/T.L.P/1551/SSBMC/2021** dated; 22/06/2021 from Shamshabad Municipality with RERA No.**P02400002801** for development of Open Plots layout. Subsequently the developer and land owners as entered in to below mentioned supplementary agreement by demarcated their entitlement in the following manner

Plots allotted towards the share of Land owners:

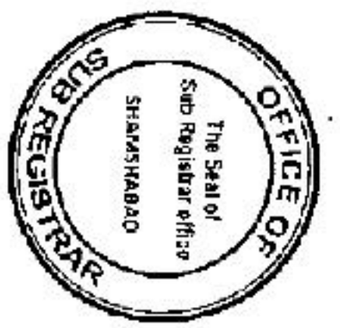
Sl.No.	DAGPA No.	Supplementary Agreement No.	Allotted to the Land Owner	Plot Nos.	Sq.Yards
1	4910/2020	4738/2021	Manish Agarwal	191	599.69
2			Mahesh Jawar	193	599.69
3			Nithin Kumar Agarwal	192	599.69
4			Yadla Manjusha	190	599.69
5			Mahesh Kumar & Lokesh Kumar Palod	189	599.69
6			Raj Kishore Bajaj	186	599.69
7			Om Prakash	187	599.69
8			Rajesh Kumar Agarwal	188	599.69
9			Gurmeet Singh	194	599.69
10			VedanthToshniwal	195	599.69
11			DeepaJalan	67	267.01
12			Ujwal Gupta	65	267.01
					6530.92
13	[redacted]	[redacted]	M/s.Birajadevi Estate Pvt.Ltd.	111	1068.07
14				209	267.01
15				210	267.01
16				C10	1913.75
17			M/s. Savithridevi Devi Polyfabrics India Pvt.Ltd.	51	1171.37
					4687.21
18	3977/2020&	4802/2021	M/s. Collaborate Solutions Pvt.Ltd	C17	2451.97
19	3474/2021			C18	2003.12
					4455.09
20	[redacted]	[redacted]	MilindChitgupakar&AartiPrabhakar Joshi	8	267.01
21				9	267.01
22				23	267.01
23				128	267.01
24				129	267.01
25				130	267.01
26				131	267.01
					1869.07
27	[redacted]	[redacted]	M/s. New Age Constructions	80	267.01
28				81	267.01
29				82	267.01
30				83	267.01

For IRA AEROCITY LLP

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31				105	1068.07
32				106	1068.07
					3204.18
33			Sri. Gautham Chand Jain &Sneha Jain	C16	2203.96
34	[redacted]	[redacted]		162	383.90
35			Smt.Meena Devi	163	386.51
					2974.37
36				115	1705.38
37	3471/2021	5105/2021	M/s.Veerabadra Minerals Pvt.Ltd	100	267.01
					1972.39
38	3470/2021	5104/2021	M/s. Dinesh Granite Exports	137	1265.79
39					**1265.79**
40				261	1620.96
41				262	1620.96
42				263	1620.96
43				264	1620.96
44				278	356.01
45				279	356.01
46				280	356.01
47				281	356.01
48				282	356.01
49				283	356.01
50				200	599.69
51				201	599.69
52	[redacted]	[redacted]	Kundurjyothi Reddy	202	599.69
53				203	599.69
54				204	577.72
55				205	577.72
56				167	397.49
57				172	413.01
58				164	389.26
59				165	392.00
60				166	394.75
61				180	599.69
62				181	599.69
63				182	599.69
64				183	599.69
65				184	521.52
66				196	577.72
				197	577.72
67					**18236.33**
68				151	639.76
69				152	613.3
70				153	586.84
71	4907/2021	5678/2021	Kesi Madhusudhan Reddy	154	560.38
72				155	533.93
73				156	507.47
74				157	481.00
75				158	454.55
				159	617.29

For IRA AEROCITY LLP

P. Veerabadra

Authorised Signatory

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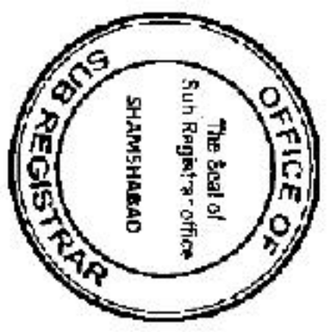
76				199	599.69
77				115	397.32
					5991.53
78				C1	4337.85
79				C11	2033.1
80				C12	2359
81				29	267.01
82				30	267.01
83				31	267.01
84				32	267.01
85				33	267.01
86				34	267.01
87				75	267.01
88				76	267.01
89				77	267.01
90				2	267.01
91	4906/2021	5677/2021	M/s.Navbharath Carriers Private limited	3	267.01
92				4	267.01
93				5	267.01
94				42	267.01
95				43	267.01
96				44	267.01
97				45	267.01
98				92	267.01
99				174	599.69
100				175	599.69
101				177	599.69
102				178	599.69
103				269	1620.96
104				270	1620.96
					19176.81
105				272	2734.47
106				299	815.12
107				310	820.5
108				371	1281.37
109				372	267.01
110				373	267.01
111				374	267.01
112				375	267.01
113	2776/2021	5759/2021	B.Vijaya Reddy, Vanaja Reddy & Vasudha Abhin Alleichandani	376	267.01
114				377	267.01
115				378	267.01
116				379	267.01
117				380	1281.37
118				381	1468.2
119				382	1579.49
120				383	1455.42
121				384	1334.52
122				385	1208.14

For IRA AEROCITY LLP

Authorised Signatory

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242	267.01
243	267.01
244	267.01
247	393.92
254	2077.48
256	1288.24
274	1620.96
276	1433.13
293	356.01
294	356.01
295	356.01
300	356.01
301	356.01
302	356.01
303	356.01
321	267.01
325	267.01
326	267.01
329	820.5
330	267.01
331	267.01
333	267.01
334	267.01
347	267.01
348	267.01
349	267.01
354	267.01
355	267.01
356	267.01
357	267.01
366	267.01
367	267.01
250	267.01
251	267.01
252	267.01
253	267.01
257	1288.24
259	1288.22
260	1229.04
275	1620.96
277	1433.14
290	356.01
291	356.01
292	356.01
304	356.01
305	356.01
306	356.01
320	267.01
327	267.01

For IRA AEROCITY LLP

P. Veena Reddy

Authorised Signatory

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172				328	267.01
173				332	267.01
174				339	267.01
175				342	267.01
176				343	267.01
177				344	267.01
178				350	820.5
179				351	267.01
180				352	267.01
181				353	267.01
182				361	267.01
183				362	267.01
184				363	267.01
185				364	267.01
186				365	267.01
187				240	464.28
188				245	267.01
189				246	267.01
190				248	267.01
191				249	267.01
192				255	1830.05
193				258	1288.18
194				271	1620.96
195				273	1620.96
196				296	356.01
197				297	356.01
198				298	356.01
199				307	356.01
200				308	356.01
201				309	356.01
202				322	267.01
203				323	267.01
204				324	267.01
205				335	267.01
206				336	820.5
207				337	267.01
208				338	267.01
209				340	267.01
210				341	267.01
211				345	267.01
212				346	267.01
213				358	267.01
214				359	267.01
215				360	267.01
216				368	267.01
217				369	267.01
218				370	267.01
					61621.72
219	3473/2021	5427/2021	M/s.Srinath Infra	C8	2421.91

For IRA AEROCITY LLP

Authorised Signatory

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220				C9	1816.41
221				93	267.01
					4505.33
222				217	267.01
223				218	267.01
224	[redacted]	[redacted]	Ashraf Hussain	219	267.01
225				232	267.01
226				233	267.01
227				234	267.01
					1602.06
228	3472/2021	5693/2021	P.Harinadh Reddy	266	1654
229				267	1654
					3308

Plots allotted to the share of the Developer and also share being one of the Land owner (M/s.IRA AEROCITY LLP) as Follows:

Sl.No.	Plots Nos	Sq. Yrds
1	1	267
2	6	267
3	7	267
4	10	267
5	11	267
6	12	267
7	13	267
8	14	267
9	15	267
10	16	267
11	17	267
12	18	267
13	19	267
14	20	267
15	21	267
16	22	267
17	24	267
18	25	267
19	26	267
20	27	267
21	28	585.68
22	35	267
23	36	267
24	37	267
25	38	267
26	39	267
27	40	267
28	41	267
29	46	267
30	47	267
31	48	267
32	49	267
33	50	267

Sl.No.	Plots Nos	Sq.Yrds
61	88	267
62	89	267
63	90	267
64	91	267
65	94	267
66	95	267
67	96	267
68	97	267
69	98	267
70	99	267
71	101	585.68
72	102	1068
73	103	1068
74	104	1068
75	107	1068
76	108	1068
77	109	1068
78	110	1068
79	112	1068
80	113	1068
81	114	1068
82	117	267
83	118	267
84	119	267
85	120	267
86	121	267
87	122	267
88	123	267
89	124	267
90	125	267
91	126	313.68
92	127	267
93	132	267

Sl.No.	Plots Nos	Sq.Yrds
121	198	599.69
122	206	599.69
123	207	[redacted]
124	208	599.69
125	211	267
126	212	267
127	213	267
128	214	267
129	215	267
130	216	267
131	220	267
132	221	267
133	222	267
134	223	267
135	224	267
136	225	464.28
137	226	491.62
138	227	267
139	228	267
140	229	267
141	230	267
142	231	267
143	235	267
144	236	267
145	237	267
146	238	267
147	239	267
148	241	491.62
149	265	1620.96
150	268	1620.96
151	284	356.01
152	285	356.01
153	286	363.23

For IRA AEROCITY LLP

P. Veera Reddy

Authorised Signatory

Bk - 1, CS No 8498/2024 & Doct No 8169/2024.

Sheet 15 of 25

Sub Registrar
Shamshabad

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OFFICE OF SUB REGISTRAR
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SHAMSHABAD

34	52	267
35	53	267
36	54	267
37	55	267
38	56	267
39	57	267
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41	59	267
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46	64	267
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94	133	267
95	134	267
96	135	267
97	136	267
98	138	331.68
99	139	267
100	140	267
101	141	267
102	142	267
103	143	267
104	144	267
105	145	267
106	146	267
107	147	267
108	148	267
109	149	267
110	150	600.58
111	160	383.25
112	161	383.25
113	168	400.24
114	169	404.78
115	170	407.52
116	171	410.27
117	173	831.92
118	176	599.69
119	179	599.69
120	185	831.92

154	287	363.23
155	288	363.23
156	289	363.23
157	311	267
158	312	267
159	313	267
160	314	267
161	315	267
162	316	267
163	317	267
164	318	267
165	319	267
166	C2	4261.68
167	C3	3771.17
168	C4	3462.61
169	C5	3154.04
170	C6	2845.48
171	C7	2472.21
172	C13	2665.35
173	C14	2000.44
174	C15	2000.44

The total plots in the lay-out are **403** Plots and the Plots are numbering **1 to 385 & C1 to C18** as per the sanctioned lay-out.

have offer and agreed to sell the aforementioned **SCHEDULED OF PROPERTY-2**, which has been fallen to the share of devcloper/and also as one of the land owner of the

WHERFAS the VENDORS No.1 to 33 through their DAGPA Holder and Vendor No.34 herein have offer and agreed to sell the aforementioned **SCHEDULE OF PROPERTY** which has been fallen to the share of developer/and also as one of the land owner of the i.e. **Plot Bearing No. 64,** Land admeasuring 267 **Sq.yards** or **223.24 Sq. Mtrs** in the project known as **"IRA AEROCITY"**developed in Survey Nos.**18/A/1,18/A/2, 18/A/3, 18/A/4, 18/A/5, 18/AA, 19/A, 19/AA,20/A1/A, 20/A1/AA, 20/A2, 20/AA, 21/A1, 21/A2, 21/AA, 22/A, 22/AA1, 22/AA2,23/A/1,23/A/2,23/AA,24/A1/A/1, 24/A1/A/2, 24/A1/A/3, 24/A1/A/4, 24/A1/A/5, 24/A1/AA, 24/A2, 24/AA, 30/Part & 31/A**, situated at **PASHAMBANDA VILLAGE, SHAMSHABAD MUNICIPALITY**, SHAMSHABAD Mandal, Ranga Reddy District, Telangana State, at the rate of Rs.25,468/- (Rupees Twenty Five Thousand Four Hundred and Sixty Eight Only) per Square Yard exclusive of stamp duty and registration charges, and the same will be herein after referred to as **"SAID PLOT"** for brevity, which is more particularly referred into schedule of property, for a total sale consideration of **Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only)**, to which the Vendees herein has agreed to purchase the same as offered above.

For IRA AEROCITY LLP

Authorised Signatory

Bk - 1, CS No 8498/2024 & Doct No 8169/2024. Sheet 16 of 25 Sub Registrar Shamshabad

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THAT IN PURSUANCE of aforesaid offer and acceptance, the Vendees have this day paid the entire sale consideration of **Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only)**, to the Vendors as following Manner:

a) Rs.47/- (Rupees Forty Only) vide [redacted] Dated: 29-07-2024.
b) Rs.1,00,000/- (Rupees One Lakh Only) vide [redacted] Dated: 29-07-2024
c) Rs.1,00,000/- (Rupees One Lakh Only) vide 20681140007949-TPT Dated: 30-07-2024
d) Rs.1,00,000/- (Rupees One Lakh Only) vide 20681140007949-TPT Dated: 31-07-2024
e) Rs.2,30,000/-(Rupees Two Lakhs Thirty Thousands Only) vide RTGS - IOBAR52024100700689608TPT Dated: 07-10-2024.
f) Rs.3,00,000/- (Rupees Three Lakhs Only) vide [redacted] Dated: 30-10-2024
g) Rs.5,00,000/- (Rupees Five Lakhs Only) vide [redacted] Dated: 03-11 2024
h) Rs.3,00,000/- (Rupees Three Lakhs Only) vide [redacted] Dated: 03-11-2024
i) Rs.3,00,000/- (Rupees Three Lakhs Only) vide RTGS - IOBAR5 2024110600515134 Dated: 06-11-2024
j) Rs.1,00,000/- (Rupees One Lakh Only) vide NEFT - IOBAN2 4313313971 Dated: 08-11-2024
k) Rs.6,39,953/- (Rupees Six lakhs Thirty Nine Thousands Nine Hundred and Fifty Three Only) vide RTGS - SBINR520241 10861196518 Dated: 08-11-2024
l) Rs.17,70,000/- (Rupees Seventeen Lakhs Seventy Thousands Only) vide DD NO.360915 SBI Dated: 09-10-2024
m) Rs.20,00,000/- (Rupees Twenty Lakhs Only) vide DD NO.001145 AXIS BANK Dated: 07-11-2024
n) Rs.2,00,000/- (Rupees Two Lakhs Only) vide Cash Dated: 08 11-2024
o) Rs. 92,000/- (Rupees Ninety Two Thousand Only) vide Online Transfer on Dated: 11-11-2024
p) Rs.68,000/-(Rupees Sixty Eight Thousands only) towards TDS @ 1% of consideration into the PAN account of Vendor No.34.

to which the Vendors No.1 to 33 through DAGPA Holder and Vendor No.34 hereby admit, confirm and acknowledges to have received the same before the attesting witnesses and registering authority and absolves the Vendee herein from any kind of further liability of whatsoever nature.

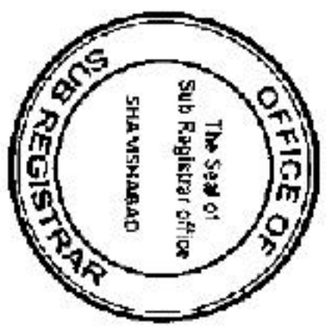
THUS the Vendors No.1 to 33 through DAGPA Holder and Vendor No.34 hereby grant, convey and transfer unto and to the use of the Vendees herein forever by way of absolute sale ALL THAT PIECE & PARCELS of the said lands along with all rights, title, interest, easementary rights, passages, appurtenances etc., in the said lands free from all encumbrances, charges, prior sales, tenancy-claims, mortgages, exchanges, illegal encroachments, gifts, court litigations and demands etc., of whatsoever nature and delivered the complete vacant and peaceful physical possession of the same to the Vendees.

For IRA AEROCITY LLP

P. Sreeva Reddy

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AND TO HAVE & HOLD the said lands unto and to the use of the Vendees herein forever, the Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby declare, covenant and agree with the Vendees on the following terms of sale: -

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby covenant and declare that the Vendor No.34 is the having absolute right, authority and power to sold the said plot/s and have every right, authority and competency to sell, transfer, alienate and dispose-off the said plots absolutely in favour of the Vendees herein.
2. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 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, government or private attachments and or any other charges etc., of any nature whatsoever.
3. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby further covenant and declare that they have not done any act whereby the plots hereby sold is either encumbered or the Vendors herein are in any manner debarred or prevented from selling and transferring the same absolutely in favour of the Vendees herein.
4. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 state that there is neither any legal embargo nor any legal impediment in the sale of the above said plots.
5. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 herein further covenant, declare and assures that they have put the Vendees herein in actual vacant and complete peaceful physical possession of the plots hereby sold and that the Vendees shall be entitled to enjoy the possession so delivered and to receive all rents, outcomes, profits, there from without any interruption or disturbances by the Vendors herein or any other person claiming through or under the Vendors.
6. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 further hereby covenant, declare and agree that if any defect is found or discovered in the title of the Vendors with regard to the plots hereby sold or due to such defect in title if the Vendee herein is deprived of the whole or any part of the lands hereby sold, the Vendors herein shall duly reimburse and compensate the Vendees to the extent of the loss and expenses caused to the Vendees as per the then prevailing market value of the schedule property i.e. plots.
7. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby further covenant, agree and declare that they have paid all the taxes and charges payable in respect of the plots 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 or the Vendees herein is compelled to pay the same, the Vendors herein shall duly reimburse and compensate the Vendee to the extent of the same.
8. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby covenant, agree and declare that they shall support every lawful application also for changes and mutation before the concerned Gram Panchayat, Mandal and other offices also.

For IRA AEROCITY LLP

Author[illegible]natory

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9. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 herein further covenant and assure that they have delivered copies of documents to the Vendee whatsoever in the possession of Vendors and further undertakes that all times hereinafter and upon request and at the cost of the latter to do execute or cause to be done or executed all such acts for further and more perfectly conveying and assuring the said lands to the Vendee.

10. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 further hereby declare and covenant that they shall always indemnify and keep indemnified the Vendee against all claims by any person whatsoever in derogation of the full, absolute and unencumbered title of the Vendees.

11. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 herein covenant, declare and assure that this day they have transferred all their rights and interests in the schedule plots which are possessed by them absolutely in favour of the Vendees herein and have not retained any part of their interest or right in the schedule lands as the Vendor No.35 have received the complete promised valuable sale consideration to their fullest satisfaction.

12. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 state that under the Revenue records and village surveyed plan there is no other lands except the same covered under this document with Plots in similar survey numbers, area and boundaries.

13. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 herein declare that the lands covering the said plots are free from protected tenancy.

14. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 further covenant and declare that the said lands covering the plots are free from the provisions of T.S. Lands Reforms (Ceiling on Agriculture Holding) Act, 1973 or any other act.

15. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 further declare and state that the covering the said lands are not assigned lands as defined under T.S. Assigned Lands (Prohibition of Transfer) Act, 1977 or any other act.

16. The Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 further state and declare that there are no proceedings or proposals pending in any department for acquiring the said lands by Govt., or Quasi Government.

17. It is hereby agreed that the VENDORS or Association/Society that will be formed by the Owners of the Plots in the project, shall maintain the common areas and common facilities in the scheduled property after the completion of total project. VENDEE shall be liable to pay Proportionate Corpus Fund, advance maintenance charges and all applicable taxes either to the VENDOR or to the Association/Society that will be formed by the Owners of the Plots in the project. The VENDEES also agrees for the same and joins the association.

18. It is hereby agreed that the VENDORS or Third party shall develop & maintain the Club House & Amenities, for that VENDOR or Third party will give paid membership to the VENDEES. The membership cost will be decided by the VENDORS later.

19. That the Powers conferred by Vendors No.1 to 34 are still subsisting and not revoked and the Principals are still alive and existing.

For IRA AEROCITY LLP

Authorised Signa

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SCHEDULE OF THE PROPERTY

ALL THAT SAID **Plot Bearing No.64**, Land admeasuring 267 **Sq.yards** or **223.24 Sq. Mtrs** in the project known as **"IRA AEROCITY"**developed in Survey Nos.**18/A/1,18/A/2, 18/A/3, 18/A/4, 18/A/5, 18/AA, 19/A, 19/AA, 20/A1/A, 20/A1/AA, 20/A2, 20/AA, 21/A1, 21/A2, 21/AA, 22/A, 22/AA1, 22/AA2, 23/A/1 ,23/A/2, 23/AA, 24/A1/A/1, 24/A1/A/2, 24/A1/A/3, 24/A1/A/4, 24/A1/A/5, 24/A1/AA, 24/A2, 24/AA, 30/Part** & **31/A**, situated at **PASHAMBANDA VILLAGE, SHAMSHABAD MUNICIPALITY**, SHAMSHABAD Mandal, Ranga Reddy District Telangana State., and bounded by:

NORTH	: Plot No. 63
SOUTH	: Plot No. 65
EAST	: 12 M Wide Road
WEST	: Plot No. 41

and more clearly delineated in the plan annexed hereto, and marked in RED color.

IN WITNESS WHEREOF this Sale Deed is made, executed and signed by the Vendors No.1 to 33 represented by DAGPA Holder and Vendor No.34 in favour of Vendees on this the day, month and year aforementioned with their own free will, consent and good conscience, without any coercion, fraud, undue influence, mis-representation and duress etc., after having fully understood the contents of the same in their own language in presence of the below mentioned witnesses.

WITNESSES:

1.

2.

For IRA AEROCITY LLP

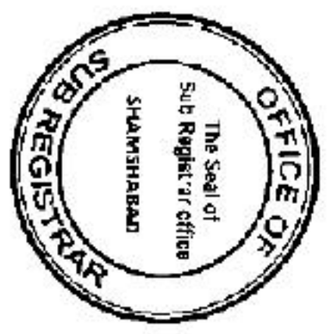
Authorised Signatory
VENDOR No.1 to 33
(Through DAGPA Holder)

For IRA AEROCITY LLP

VENDOR No.34
Authorized Signatory

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STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE PROPERTY

(Under Rule 3 of A.P. (Prevention of under Valuation) Instruments Rules, 1975

We the Vendors do hereby declare and state to the best of our knowledge and belief that the Market value of the property now being transferred is as follows:

Place	Survey Nos.	Plot No	Area	Per Sq. Yard Value	Total Value
"IRA AEROCITY" Pashambanda Village, Shamshabad Mandal, R.R. District	19/Part, 20/Part, 21/Part, 22/Part, 23/Part, 24/Part, 30/Part, and 31/Part	64	267 Sq. Yards	Rs.25,468/-	Rs.68,00,000/--

For IRA AEROCITY LLP

VENDOR No.33
(Through DAGPA Holder)

Authorised Signatory

For IRA AEROCITY LLP

VENDOR No.34
(Authorized Person)

Authorised Signatory

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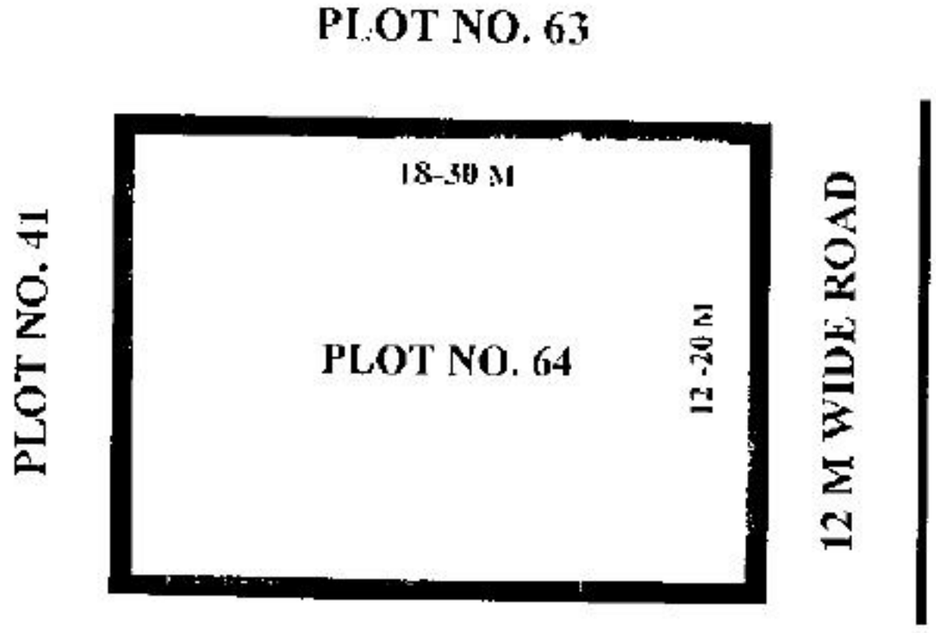


REGISTRATION PLAN SHOWING THE PLOT BEARING NO. 64, IN SURVEY NOS. 18/A/1, 18/A/2, 18/A/3, 18/A/4, 18/A/5, 18/AA, 19/A, 19/AA, 20/A1/A, 20/A1/AA, 20/A2, 20/AA, 21/A1, 21/A2, 21/AA, 22/A, 22/AA1, 22/AA2, 23/A/1, 23/A/2, 23/AA, 24/A1/A/1, [redacted]/A1/A/2, 24/A1/A/3, 24/A1/A/4, 24/A1/A/5, 24/A1/AA, 24/A2, 24/AA, 30/Part & 31/A, In Project Known as **"IRA AEROCITY"** SITUATED AT **PASHAMBANDA VILLAGE UNDER SHAMSHABAD MUNICIPALITY**, SHAMSHABAD MANDAL, RANGA REDDY DISTRICT.

VENDORS : BERAVOL VIJAYA REDDY, W/o BERAVOL KISHEN REDDY, R/o HYD, AND OTHERS,

REP. BY DGPA HOLDER CUM DEVELOPER: IRA AEROCITY LLP,

VENDEES : 1) HEMAT KUMAR PANDA S/o SRI. BINOD PANDA,
2) ARUNDATI SAGARIKA DASH, W/o DAUJI KUMAR PANDA, D/o SRI. SAROJ KUMAR DAS,



REFERANCE :

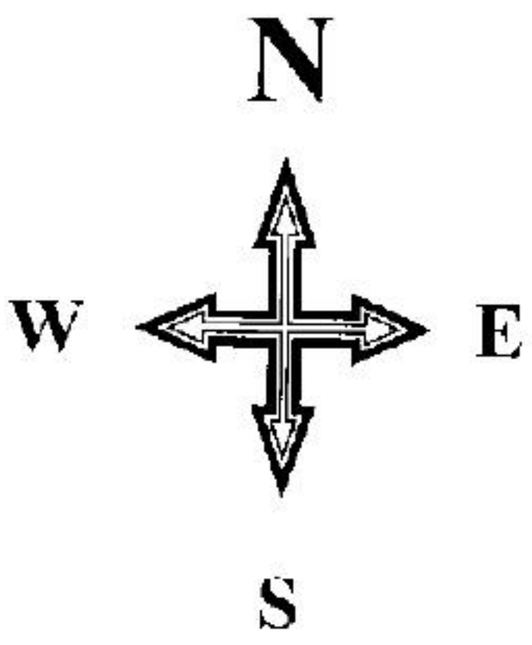
SCALE : 1" =

INCL :

EXCL :

AREA : 267 SQ.YDS.

(OR) 223.24 SQ.MTS.



North	:	Plot No. 63,
South	:	Plot No. 65,
East	:	12 M Wide Road,
West	:	Plot No. 41.

For IRA AEROCITY LLP

Authorised Signatory

WITNESSES :

1.

2.

VENDEES

SIGN. OF THE EXECUTANT/S

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LLPIN: AAR-7394

// Certified True Copy //

EXTRACTS OF MINUTES OF THE GENERAL MEETING OF THE DESIGNATED PARTNERS OF THE LLP HELD AT ITS REGISTERED OFFICE ON 28th DAY OF JULY, 2023AT 11.00 A.M.

PURCHASE/SALE OF LAND AND PROPERTY

"RESOLVED THAT pursuant to the Agreement of LLP and other applicable provisions, if any, of the Companies Act, 2013 and rules made there under, the consent of the Designated Partners be and is hereby accorded for purchase/sale of land or property on behalf of the "**IRA AEROCITY LLP**".

FURTHER RESOLVED THAT Designated partners be and is hereby accorded to severally authorize Mr.Posham Veera Reddy to deal on behalf of the **IRA AEROCITY LLP** and to sign, verify and execute all such papers, and for transfer or sale of plots in favour or Prospective Purchasers by executing sale deed or deeds or any other similar documents on behalf of the **IRA AEROCITY LLP**.

For **IRA AEROCITY LLP**

For IRA AEROCITY LLP

Designated Partner
(Posham Nara Reddy)
Designated Partner
DIN 09074532

For IRA AEROCITY LLP

Designated Partner
(Harsh Bansal)
Designated Partner
DIN 07572508

For IRA AEROCITY LLP

Designated Partner
(Vikram Surya Teja Chennuboyina)
Designated Partner
DIN: 08061398

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Government of India

Hemant Kumar Panda
DOB: 17/03/1955
MALE

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Unique Identification Authority of India

Address:
S/O Bhod Panda, BRAHMANCHHENDA
BRAHMANCHHENDA, Brahmanchhenda,
PO: Brahmanchhenda, DIST: Kalahandi
Odisha - 766015

VID : 9167 3406 0119 9556

1947 | help@uidai.gov.in | www.uidai.gov.in

Issue Date: 21/08/2013

Posham Veera Reddy
DOB: 05/02/1980
MALE/

Address:
C/O: Posham Venkat Reddy, E-206, Flotilla Apartment, Nekrampur, Nekrampur, K.v. Rangareddy,
Telangana - 500089

VID : [redacted]

1947 | help@uidai.gov.in | www.uidai.gov.in

Issue Date: 08/08/2013

Arundhati Sagarika Dash
DOB: 01/01/1984
F/ FEMALE

Address:
C/O: Dauji Kumar Panda, Railway Quarter Ne-Type -4/1/1, Railway Colony, Near Post Office, Mantpalem, Visakhapatnam (Urban), Visakhapatnam,
Andhra Pradesh - 530018

VID : [redacted]

1947 | help@uidai.gov.in | www.uidai.gov.in

Alok Roy
DOB: 11-01-1990
Gender:Male

आधार - आम आदमी का अधिकार

Address:
S/o: Roy George, 5-9-12/1/3 1st Floor Old Block, Samrat Complex, Adj To Andhra Bank Central Office, Saifabad, Khairatabad, Khairatabad, Khairatabad, Hyderabad, Telangana, 500004

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भारत सरकार

आधार

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

నమోదు/ Enrolment No.: 0012/13246/00853

To
కారణం కోమల కావ్య ప్రియ
Karanam Komala Kavya Priya
C/O: Jogi Naveen Chaithanya,
Door No 37-12-29/30/F-402, SV Nilayam,
NGOS Colony Muralinagar,
Opp: Aditya Hospital,
NGOS Colony Revenue Ward-38,
VTC: Visakhapatnam (Urban),
PO: Industrial Estate,
Sub District: Visakhapatnam (urban),
District: Visakhapatnam,
State: Andhra Pradesh,
PIN Code: 530007,
Mobile: 9491129075

Shamshabad Sub Registrar

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Signature Not Verified

[redacted]

ఆధార్ సంఖ్య / Your Aadhaar No. :
[redacted]

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India



కారణం కోమల కావ్య ప్రియ
Karanam Komala Kavya Priya
పుట్టిన తేదీ/ DOB: 11/09/1993
స్త్రీ/ FEMALE

ఆధార్ ఒక గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి ఇది ఒక ప్రతిరూపంగా ఉపయోగపడదు (ఆధార్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్‌లైన్ XML ద్వారా ధృవీకరించబడింది)

Aadhaar is proof of identity, not of citizenship or date of birth. It may not be used as proof of date of birth for any purpose. (verification through authentication or scanning of QR code / offline XML)

[redacted]

నా ఆధార్, నా గుర్తింపు

AADHAAR

సమాచారము / INFORMATION

- ఆధార్ అనేది గుర్తింపు రుజువు, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. పుట్టిన తేదీ ఆధార్ వంటి బోర్డర్ సమర్పించిన నిబంధనలలో పేర్కొన్న పుట్టిన తేదీ పత్రం యొక్క రుజువు ఆధారం ద్వారా ఇచ్చే సమాచారంపై ఆధారపడి ఉంటుంది.
- ఆధార్ (ఆధార్) UIDAI నియమించిన ప్రమాణీకరణ ఏజెన్సీ ద్వారా ఆఫ్‌లైన్ ప్రమాణీకరణ ద్వారా లేదా యాప్ స్టోర్‌లలో అందుబాటులో ఉన్న mAadhaar లేదా ఆధార్ QR స్కానర్ యాప్‌ని ఉపయోగించి లేదా www.uidai.gov.in లో అందుబాటులో ఉన్న సురక్షిత QR కోడ్ రీడర్ యాప్‌ని ఉపయోగించి QR కోడ్ స్కానింగ్ ద్వారా ధృవీకరించాలి.
- ఆధార్ ప్రత్యేకమైనది మరియు సురక్షితమైనది
- ఆధార్‌లో నమోదు చేసిన తేదీ నుండి ప్రతి 10 సంవత్సరాల తర్వాత గుర్తింపు మరియు చిరునామాకు మద్దతు ఇచ్చే పత్రాలతో ఆధార్‌ను నవీకరించాలి
- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర ప్రయోజనాలు/సేవలను పొందడంలో ఆధార్ మీకు సహాయపడుతుంది
- మీ మొబైల్ నంబర్ మరియు ఈమెయిల్ ఐడిని ఆధార్‌లో అప్‌డేట్ చేసుకోండి.
- సేవలను పొందేందుకు mAadhaar యాప్‌ను డౌన్‌లోడ్ చేసుకోండి.
- ఫింగర్‌ప్రింట్/ఐరిస్ ప్రమాణీకరణను ఉపయోగించనప్పుడు బయోమెట్రిక్‌లను సురక్షితంగా ఉంచడానికి లాక్/అన్‌లాక్ బయోమెట్రిక్స్ ఫీచర్‌ని ఉపయోగించండి
- ఆధార్‌ను కోరే సంస్థలు తప్పనిసరిగా సమ్మతి పొందాలని ఉంటుంది

- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder
- This electronic letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar
- Aadhaar helps you avail of various Government and Non-Government benefits/services
- Keep your mobile number and email id updated in Aadhaar
- Download mAadhaar app to avail of Aadhaar services
- Use the feature of Lock/Unlock Aadhaar biometrics to ensure security when not using Aadhaar biometrics
- Entities seeking Aadhaar are obligated to seek consent

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
కారణం కోమల కావ్య ప్రియ, C/O: జోగి నవీన్ చైతన్య, డోర్ నం: 37-12-29/30/F-402, SV నిలయం, NGOS కాలనీ మురళీనగర్, ఎదురుగా ఆదిత్య హాస్పిటల్, NGOS కాలనీ రెవెన్యూ వార్డ్-38, విశాఖపట్నం అర్బన్, ఇండస్ట్రియల్ ఎస్టేట్ పో, విశాఖపట్నం, ఆంధ్ర ప్రదేశ్ - 530007

Address:
C/O: Jogi Naveen Chaithanya, Door No 37-12-29/30/F-402, SV Nilayam, NGOS Colony Muralinagar, Opp Aditya Hospital, NGOS Colony Revenue Ward-38, Visakhapatnam (Urban) PO: Industrial Estate, DIST: Visakhapatnam,

D9306 ఈ-చిరునామా: 16/11/2024

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Online Challan Proforma **[SRO copy]**

Challan No: **744PWT161124**

Bank Code : **HDFS** **Payment : NB**

	Remitter Details
Name	IRA REALITY TECH PRIVATE LIMITED
PAN Card No	[redacted]
Aadhar Card No	
Mobile Number	*******057
Address	HYDERABAD
	Executant Details
Name	IRA AEROCITY LLP
Address	HYDERABAD
	Claimant Details
Name	HEMATH KUMAR P AND ARUNDATHI S
Address	HYDERABAD
	Document Nature
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	SHAMSHABAD
	Amount Details
Stamp Duty	374000
Transfer Duty	102000
Registration Fee	34000
User Charges	1000
Mutation Charges	6800
Haritha Nidhi	50
TOTAL	517850
Total in Words	Five Lakh Seventeen Thousand Eight Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	16-11-2024
Transaction Id	**6121505154517**
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma **[Citizen copy]**

Challan No: **744PWT161124**

Bank Code : **HDFS** **Payment : NB**

	Remitter Details
	IRA REALITY TECH PRIVATE LIMITED
	[redacted]
	[redacted]
	*******057
	HYDERABAD
	Executant Details
Name	IRA AEROCITY LLP
Address	HYDERABAD
	Claimant Details
Name	HEMATH KUMAR P AND ARUNDATHI S
Address	HYDERABAD
	Document Nature
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	SHAMSHABAD
	Amount Details
Stamp Duty	374000
Transfer Duty	102000
Registration Fee	34000
User Charges	1000
Mutation Charges	6800
Haritha Nidhi	50
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Total in Words	Five Lakh Seventeen Thousand Eight Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	16-11-2024
Transaction Id	**6121505154517**
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

e- STAMPS

Document Registrartion eChallan Slip

Remitter / SRO / District-Registrar Details

IRA REALITY TECH PRIVATE LIMITED

9676872057

744PWT161124

nacSD

Name

Mobile Number

Challan Number

PassCode

Bk - 1, CS No 8498/2024 & Doct No 8169/2024.
Sheet 25 of 25
Sub Registrar
Shamshabad

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