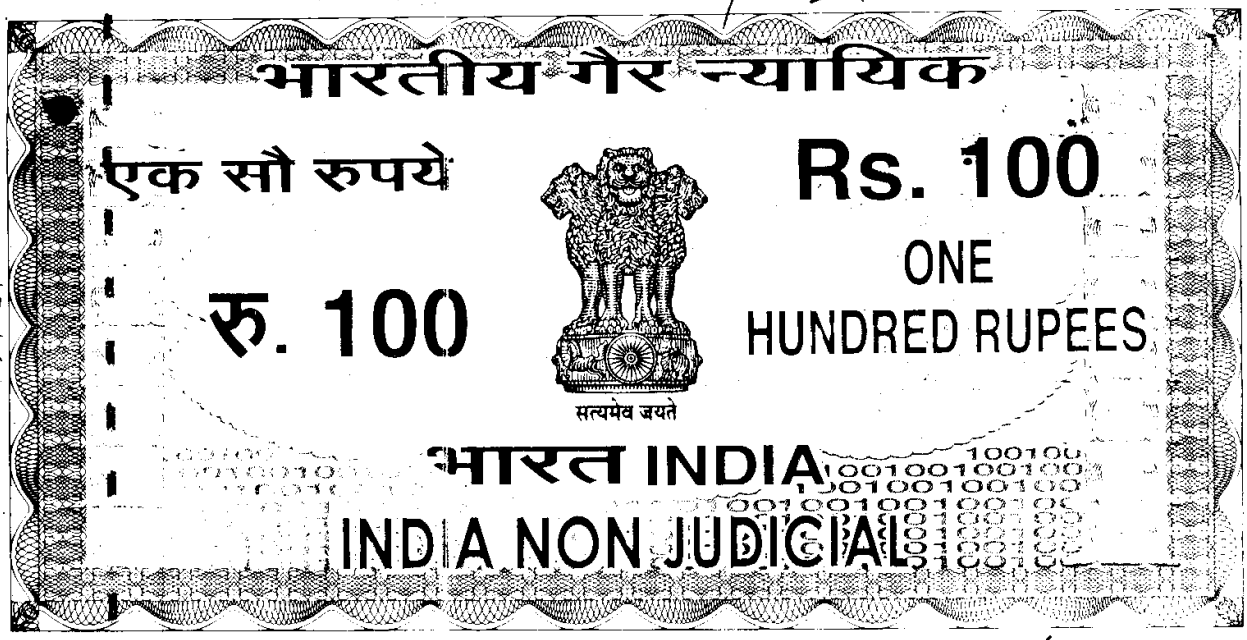
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AV 466395

2785 20/10/2022
Kiran Maroju
Satyanarayana Chary Maroju
self, R/o. R.R.District

SALE DEED

THIS SALE DEED is made and executed on this the 21st day of October 2022 at S.R.O. Shamshabad, Ranga Reddy District, T.S.

BY:

1. **Mrs. BERAVOL VIJAYA REDDY W/o. BERAVOL KISHEN REDDY,** aged about 58 Years, Occupation: Housewife, R/o. Plot No.1048, Road No.52, Jubilee Hills, Hyderabad, Telangana State-500033, **[PAN : ABJPR8994G, Aadhaar No.3238 4702 1792]**.

2. **Mrs. VEDIRE VANAJA REDDY W/o Dr.VEDIRE VIKRAM REDDY,** aged about 57 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 : AAKPR1282K, Aadhaar No.3606 5140 7867].**

3. **Mrs.VASUDHA ABHIN ALIMCHANDANI @ RADHA REDDY W/o. ABHIN ALIMCHANDANI,** aged about 54 years, Occupation: Business, R/o. 26, Gulmarg, Napeansea Road, Near Petit Hall, Mumbai, Malbar Hills, Mumbai, Maharasthtra.400006. **[PAN : AAKPR1281L, Aadhaar No.4987 6687 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

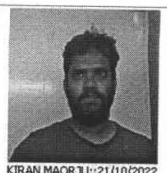
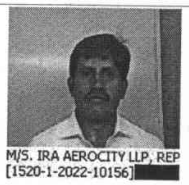
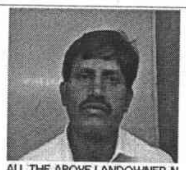
P. Veena Reddy

Authorised signatory

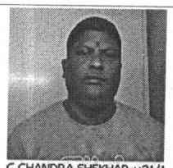
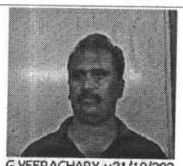
Presentation Endorsement:

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. 56010/- paid between the hours of 02 and 03 on the 21st day of OCT, 2022 by Sri Posham Veera Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KIRAN MAORJU::21/10/2022 [1520-1-2022-10156]	**KIRAN MAORJU** **S/O. SATYANARAYANA CHARY MAROJU** H.NO. 8-269/9, NEAR DARGA KHALIZ KHAN GUDA,, KISMATPURA, R.R. DISTRICT.	
2	EX		 M/S. IRA AEROCITY LLP, REP [1520-1-2022-10156]	**M/S. IRA AEROCITY LLP, REP.BY. POSHAM VEERA REDDY** **S/O. POSHAM VENKAT REDDY** 20-157, R.B.NAGAR,, SHAMSHABAD VILLAGE AND MANDAL, RANGA REDDY DISTRICT.	
3	EX		 ALL THE ABOVE LANDOWNER N [1520-1-2022-10156]	**ALL THE ABOVE LANDOWNER NOS. 1 TO 33 ARE REPRESENTATIVE BY THEIR (D.A.G.P.A. HOLDER): M/S. IRA AEROCITY LLP, REP.BY. POSHAM VEERA REDDY** **S/O. POSH** 20-157, R.B.NAGAR,, SHAMSHABAD VILLAGE AND MANDAL, RANGA REDDY DISTRICT.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 C CHANDRA SHEKHAR ::21/1 [1520-1-2022-10156]	**C CHANDRA SHEKHAR** MALAKPET ,HYD	
1		 G VEERACHARY ::21/10/202 [1520-1-2022-10156]	**G VEERACHARY** KODADA NALGONDA DIST	

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21st day of October,2022

Signature of Sub Registrar
Shamshabad

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	**Aadhaar No: XXXXXXXX2346** Name: Cindam Chandra Shekhar	S/O Late Cindam Gandaiah, Hyderabad, Hyderabad, Andhra Pradesh, 500036	
2	**Aadhaar No: XXXXXXXX2427** Name: Gannoju Veerachary	C/O Gannoju Jagannadham, Kodad, Suryapet, Telangana, 508206	

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SUB-REGISTRAR SHAMSHABAD

OFFICE OF The Seal of Sub Registrar office SHAMSHABAD SUB REGISTRAR

For IRA AEROCITY LLP

Authorised signatory

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OFFICE OF THE DISTRICT REGISTRAR RANGA REDDY

4. **Smt. KUNDUR JYOTHI REDDY W/o.Sri.CHANDRA SHEKHAR REDDY KONDUR,** aged about 61years, Occupation: Business, R/o: Villa No. 30, Whisper Valley, Ambedkar Nagar, Hussain Shahwali Darga, Serilingampally Mandal, Hyderabad 500 008, Telangana State, **[PAN:ADSPR0751Q, Aadhaar Card No.3827 6134 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 : AEHFS6334Q), 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 Partners :
1).Mr. Basireddy Bhuvan Sagar, S/o Mr. Basireddy Krishna Reddy, aged about 31 years, Occupation : Business, R/o. B 201, H.No.7-1-63, Millinium Royale, Dharamkaram Road, Food World, Ameerpet, Hyderabad, Telangana State-500016.**(Aadhaar No. 4439 7125 6779)**.
2).Mr.Shree Kumar Agarwal, S/o Mr. Yogender Kumar Agarwal, aged about 27 years, Occupation: Business, R/o.5-9-22/103,Adarsh Nagar, Himayath Nagar, Hyderabad LIC Division, Hyderabad, Telangana State-500063.**(Aadhaar No. 6857 3852 8398)**.
(Above Land owner No. 5 herein represented vide Development Agreement cum GPA**No.3473 of 2021, Dated: 09-04-2021).**

6. **SRIASHRAF HUSSAIN, S/O.AZIZUDDIN AHMED,** Aged about 58 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 Card No.6035 3114 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, (PAN : AAFCC2987C),** 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 38 Years, Occupation: Private Employee R/o.1-8-506/A/B/4, Sai Sagar Heights, Flat No.905,905A, Patigadda, Prakash Nagar, Bagumpet, Secunderabad, Hyderabad,Telangana-500003.**(Aadhaar No. 6853 4879 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).

For IRA AEROCITY LLP

Authorised signatory

E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8507 Name: P VEERAREDDY	, Mella Cheruvu, Nalgonda, Andhra Pradesh, 508246	
4	Aadhaar No: XXXXXXXX8507 Name: P VEERAREDDY	, Mella Cheruvu, Nalgonda, Andhra Pradesh, 508246	
5	Aadhaar No: XXXXXXXX6705 Name: Kiran Maroju	C/O Maroju Kiran, Kismatpur, K.v. Rangareddy, Telangana, 500030	

Bk - 1, CS No 10156/2022 & Doct No 9678 / 2022. Sheet 2 of 35 Sub Registrar Shamshabad

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	100	0	615960	0	0	0	616060
Transfer Duty	NA	0	168020	0	0	0	168020
Reg. Fee	NA	0	56010	0	0	0	56010
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	11210	0	0	0	11210
Total	100	0	852200	0	0	0	**852300**

Rs. 783980/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 56010/- towards Registration Fees on the chargeable value of Rs. 11201000/- was paid by the party through E-Challan/BC/Pay Order No ,848UQF211022 dated ,21-OCT-22 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 852250/-, DATE: 21-OCT-22, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5680572692623,PAYMENT MODE:NB-1001138,ATRN:5680572692623,REMITTER NAME: KIRAN MAROJU,EXECUTANT NAME: IRA AEROCITY LLP,CLAIMANT NAME: KIRAN MAROJU) .

Date:
21st day of October,2022

Signature of Registering Officer
Shamshabad

Registered Document No 9678
20 22 of Book 1 on 21 Day of October
20 22/29 Day of Ashvayja 19 44
SE And Assigned The Identification Number
9678 / 2022 For Scanning

SUB REGISTRAR
SHAMSHABAD

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8. **SRI MANISH AGARWAL S/O. SRI. KARODIMAL AGARWAL** Aged about 44 Years, Occupation: Business, R/o.Villa No.35, Sunrise Valley, Upparpally, Rajendranagar, KV.Ranga Reddy District, Telangana State - 500048, **[PAN : ADIPA3355K], [Aadhaar No. 4009 1031 6382].**

9. **SRI MAHESH JHAWAR S/O.SRI. JHAWAR MURALI MANOHAR** Aged about 29 Years, Occupation: Business, R/o.5-8-295, Abids, Chirag Ali Lane, Maheshnagar, Nampally, Hyderabad, Telangana State - 500 001, **[PAN: AMRPJ5562D], [Aadhaar No. 6545 1932 8233].**

10. **SRI NITIN KUMAR AGARWAL S/O. SRI NARAYANALAL AGARWAL,** Aged about 39 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 : AGIPA6392H], [Aadhaar No. 2815 0828 0986].**

11. **SMT. YADLA MANJUSHA W/O. SRI. TADURI GANGADHAR,** Aged about 45 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: AAIPY1914F], [Aadhaar No. 8316 4798 1397].**

12. **SRI MAHESH KUMAR PALOD S/O SRI. MURALI MANOHAR PALOD,**Aged about 27 Years, Occupation: Charted Accountant, R/o.14-04-259, Joshi Wadi, Near LMG School, Begum Bazar, Hyderabad, Telangana State-500012. **[PAN: BPSPP4228P], [Aadhaar No. 9567 3553 5456].**

13. **SRI LOKESH KUMAR PALOD S/O SRI. MURALI MANOHAR PALOD,** Aged about 26 Years, Occupation: Business, R/o.14-04-259, Joshi Wadi, Near LMG School, Begumbazar, Hyderabad, Telangana State- 500012, **[PAN: BYGPP3623R], [Aadhaar No. 9245 8782 0662].**

14. **SRI RAMKISHORE BAJAJ S/O. SRI. PURANMAL BAJAJ,** Aged about 67 Years, Occupation: Business, R/o.5 -9-30/1/31, Flat No.21, Sri Niketan Apartment, Road No.2, Palace Colony, New MLA Quarters Basheerbagh, Himayathnagar, LIC Division, Hyderabad, Telangana State-500063, **[PAN: ABYPB0874C], [Aadhaar No. 5562 7551 6944].**

15. **SRI OMPRAKASH S/O. LATE SRI MOHAN LAL,** Aged about 55 Years, Occupation: Business, R/o.14-2-387/2/B, Razzakpura, Nampally, Hyderabad-500012, Telangana State. **[PAN: AADPO1227G], [Aadhaar No. 4826 5983 6946].**

16. **SRI RAJESH KUMAR AGARWAL S/O. SRI. ROSAN LAL AGARWAL,** Aged about 53 Years, Occupation: Business, R/o.16-2-147/A, Dayanandnagar, Near Brahma Kumari's Ashramam, Malakpet, Hyderabad-500036, Telangana State. **[PAN : ACFPA8860M], [Aadhaar No. 6262 9674 5353].**

For IRA AEROCITY LLP

P.Veeraraju

Authorised signatory

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17. **SRI GURMEET SINGH S/O SRI. BACHAN SINGH,** Aged about 39 Years, Occupation: Business, R/o.19-4-320/4, Kishanbagh, Bahadurpura Hyderabad, Telangana State-500064, **[PAN : BFUPS7224C], [Aadhaar No. 4532 9829 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: BFAPT6007G], [Aadhaar No. 5827 7632 9013].**

19. **SMT. DEEPA JALAN W/O. SRI. VIKAS JALAN,** Aged about 43 Years, Occupation: House wife, R/o.3-6-512 & 513, Flat No.403, North Star Home Himayathnagar, Hyderabad, Telangana State-500029, **[PAN : APWPJ4085K], [Aadhaar No. 4272 1474 2477].**

20. **SRI UJWAL GUPTA S/O. SRI BHAGIRATH LAL,** Aged about 47 Years, Occupation: Business, R/o. 1-1-538/1, Flat No.301, Sai Mayuri Residency, New Bakaram, Gandhinagar, Hyderabad, Telangana State-500080, **[Aadhaar No. 6236 8667 0680].**
(Above Land owners Nos.8 to 20 represented vide Development Agreement cum GPA No. 4910 of 2020, dated: 13-08-2020).

21. **SRI MILIND CHITGUPAKAR S/O. SRI MURALIDHAR CHITGUPAKAR,** Aged about 45 Years, Occupation: Business, Resident of 6, Jayabheri Meadows, Gopanpally Village, Serilingampally, KV.Ranga Reddy District, Telangana State -500046, **[PAN : BCMPC5894H], [Aadhaar No. 8643 6988 8540].**

22. **SMT. AARTI PRABHAKAR JOSHI W/O. SRI MILIND CHITGUPAKAR,** Aged about 44 Years, Occupation: Business, Resident of 6,Jayabheri Meadows, Gopanapally Village, Serilingampally, KV.Ranga Reddy District, Telangana State -500 046, **[PAN: ANYPJ3098E], [Aadhaar No.9519 4063 7683].**
(Above Land owners Nos.21 & 22 represented vide Development Agreement cum GPANo.4718 of 2020, dated: 04-08-2020).

23. **M/s.BIRJA DEVI ESTATE PRIVATE LIMITED, [PAN: AAICB8206G]** 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 38 Years, Occupation: Business, R/o.2-3/Ac/33, Aparna Country, Behind Mathrusri Nagar, Miyapur, Hyderabad, Telangana-500 049.**(Aadhaar No. 6295 6256 5610).**

For IRA AEROCITY LLP

Authorised signatory

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24. **M/s.SAVITRIDEVI POLYFABRICS INDIA PRIVATE LIMITED, (PAN No: AAQCS4540N)**, 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 24 Years, Occupation: Business, R/o.503,Potlapally Resi..,Widia Colony, Miyapur, Near Cine Town, Miyapur, Hyderabad, Telangana-500 049.**(Aadhaar No. 5619 7439 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(PAN:AAGFN8405N),** 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 61 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.2747 3807 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 62 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. 6543 9472 5092].**

27. **SMT.SNEHA JAIN W/O. SRI. G.AMITH JAIN,** Aged about 32 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 : AQQPJ0061L], [Aadhaar No. 7018 3514 7599].**

28. **SMT. MEENA DEVI W/O SRI. GAUTAMCHAND JAIN,** Aged about 59 Years, Occupation: Housewife, Resident of 10-2-172, Road No.1, Near Secunderabad Nursing Home, West Maredpally, Secunderabad, Hyderabad, Nehrunagar, Telangana State-500026, **[PAN: ABPPD9504Q], [Aadhaar No.77111994 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 (PAN No.AAACV6321Q),** 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 62 years, Occupation: Business, R/o. Plot No.281/M, Road No.10B,Jublilee Hills, Hyderabad, Telangana State-500 033.**(Aadhaar No.9451 7213 4728).**
(Above Land owner No. 29 herein represented vide Development Agreement cum GPA No. 3471 of 2021, Dated: 09-04-2021).

For IRA AEROCITY LLP

P. Veena Reddy

Authorised signatory

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SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office SHAMSHABAD

30. **M/s.DINESH GRANITE EXPORTS(PAN No.AADFD2504R),** 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 62 years, Occupation: Business, R/o. Plot No.281/M, Road No.10B,Jublilee Hills, Hyderabad, Telangana State-500 033.**(Aadhaar No.9451 7213 4728).**
(Above Land owner No. 30 herein represented vide Development Agreement cum GPA No. 3470 of 2021, Dated: 09-04-2021).

31. **SRI PAMULAPATI HARANADH REDDY S/O. SRI. PAMULAPATI SHIVA RAMI REDDY,** Aged about 47 Years, Occupation: Business, R/o: Flat No.102,Sai Balaji Residency, Addagutta, Near Church, Opp: JNTU Kukatpally Hyderabad, TelanganaState-500085, **[PAN:ATHPP8849C], [Aadhaar No.471412199768].** (Above Land owner No.31 herein represented vide Development Agreement cum GPA No. 3472 of 2021, Dated: 09-04-2021).

32. **Sri. KESI MADHUSUDAN REDDY S/O. Sri. KESI SANJEEVA REDDY** Aged54 Years, Occupation: Business, R/o. 4-A, Monisha, St.Andrews Road, Opp: Holy Family Hospital, Bandra West, Mumbai, Maharastra-400050, **[PAN: AHXPR8979H], [Aadhaar Card No.3610 2480 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:AABCN6488R],** 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 52 years, Occupation: Business, R/o. 4-A, Monisha, St.Andrews Road, Opp: Holy Family Hospital, Bandra West, Mumbai, Maharastra-400050, **[Aadhaar No.3610 2480 0110].**

(Above Land owner No.33 herein represented vide Development Agreement cum GPA No.4906 of 2021, Dated: 30-06-2021).

[All the above Landowner Nos.1 to 33are represented by their

For IRA AEROCITY LLP

P. Veera Reddy

Authorised signatory

Bk - 1, CS No 10156/2022 & Doct No 9678/2022. Sheet 6 of 35 Sub Registrar, Shamshabad

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OFFICE OF SUB REGISTRAR The Seal of Sub Registrar office SHAMSHABAD

DEVELOPMENT AGREEMENT CUM GENERAL POWER OF ATTORNEY HOLDER]:

M/s. IRA AEROCITY LLP, [PAN : AAIFI0316B], 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 Person **Sri.POSHAM VEERA REDDY S/o. Sri POSHAM VENKAT REDDY,** Aged about: 40 Years, Occupation: Business, R/o. H.No.4-10/2, Main Road, Mellacheruvu, Nalgonda District, Telangana State-508245. (Aadhaar No.6542 3047 8507).

34. **M/s. IRA AEROCITY LLP, [PAN : AAIFI0316B],** 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 Person **Sri.POSHAM VEERA REDDY S/o. Sri POSHAM VENKAT REDDY,** Aged about: 40 Years, Occupation: Business, R/o. H.No.4-10/2, Main Road, Mellacheruvu, Nalgonda District, Telangana State-508245. (Aadhaar No.6542 3047 8507).

[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].

IN FAVOUR OF

SRI. KIRAN MAROJU, S/o SATYANARAYANA CHARY MAROJU, Aged about: 32 Years (D.O.B.27-05-1990), Occ: Software Engineer, R/o House No. 8-269/9, Near Darga Khaliz Khan Guda, Kismatpur, R.R.District-500 030. PAN BHUPM6425K. **(Aadhaar No. 5727 9328 6705).**

[Hereinafter called the "**VENDEE/S**" of the second part which term shall mean and include all his 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 **1,39,910 Sq.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.**

For IRA AEROCITY LLP

P. Veera Reddy,

Authorised signatory

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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** 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. 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:**09.04.2021**, registered at S.R.O. Shamshabad conveying the developmental rights to develop the open plotting layout over land admeasuring **12,100 Sq.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.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 AEROCITY LLP.**

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.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.**

For IRA AEROCITY LLP

P. Praveen Reddy

Authorised signatory

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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 2020 dated 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 **7530.70 Sq.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.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. 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.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 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.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.**

For IRA AEROCITY LLP

P. Veena 2019.

Authorised signatory

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WHEREAS 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 **3485.54 Sq.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 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.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 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.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 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.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.**

For IRA AEROCITY LLP

P. Veera Reddy

Authorised signatory

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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.Yards 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 Vendor No.33 herein is the sole and absolute owner and peaceful physical possessor of the open Land admeasuring **48400 Sq.yards or Ac.10.00Gts** in Survey **No.31/ఆ,** 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.yards** or **Ac.10.00Gts in No.31/ఆ,** situated at **Pashambanda Village,** Shamshabad Municipality, Shamshabad Mandal, Ranga Reddy District, Telangana State in favor of the **M/s. IRA AEROCITY LLP**

WHEREAS the Vendor No.34 is the sole and absolute Owner open Land Admeasuring **39,567 Sq.yards** in Survey No. **23/ఆ& 22/Part,** land Admeasuring **47,916 Sq.yards** in Survey No. 22/Part and land Admeasuring **20,724.36 Sq.yards** in Survey No. 30/Part, thus total land comes is **1,08,207.36 Sq.yards,** 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.

For IRA AEROCITY LLP

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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.Yards** 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/Al/AA, 24/A2, 24/AA, 30/Part & 31/A of Pashambanda Village, Shamshabad Municipality, Shamshabad Mandal, Ranga Reddy District in an extent of* ***3,38,404.27Sq.Mts***.for open plotted layout from Hyderabad Metropolitan Development Authority.

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:

For IRA AEROCITY LLP

P. Veeraredy

Authorised signatory

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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			Vedanth Toshniwal	195	599.69
11			Deepa Jalan	67	267.01
12			Ujwal Gupta	65	267.01
					6530.92
13	3462/2021	4784/2021	M/ s.Birajadevi Estate Pvt.Ltd.	111	1068.07
14				209	267.01
15				210	267.01
16				C10	1913.75
17			M/s.Savithri devi Devi Polyfabrics India Pvt.Ltd.	51	1171.37
					4687.21
18	3977/2020 & 3474/2021	4802/2021	M/s. Collaborate Solutions Pvt.Ltd	C17	2451.97
19				C18	2003.12
					4455.09
20	4718/2020	4803/2021	Milind Chitgupakar & Aarti Prabhakar 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

For IRA AEROCITY LLP

Authorised signatory

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27	3464/2021	4924/2021	M/s.New Age Constructions	80	267.01
28				81	267.01
29				82	267.01
30				83	267.01
31				105	1068.07
32				106	1068.07
					3204.18
33	3465/2021	5054/2021	Sri.Gautham Chand Jain & Sneha Jain	C16	2203.96
34				162	383.9
35			Smt.Meena Devi	163	386.51
					2974.37
36	3471/2021	5105/2021	M/s.Veerabadra Minerals Pvt.Ltd	115	1705.38
37				100	267.01
					1972.39
38	3470/2021	5104/2021	M/s.Dinesh Granite Exports	137	1265.79
					1265.79
39	2545/2021	5292/2021	Kundur Jyothi Reddy	261	1620.96
40				262	1620.96
41				263	1620.96
42				264	1620.96
43				278	356.01
44				279	356.01
45				280	356.01
46				281	356.01
47				282	356.01
48				283	356.01
49				200	599.69
50				201	599.69
51				202	599.69
52				203	599.69
53				204	577.72
54				205	577.72
55				167	397.49
56				172	413.01
57				164	389.26
58				165	392
59				166	394.75
60				180	599.69
61				181	599.69
62				182	599.69
63				183	599.69

For IRA AEROCITY LLP

Authorised signatory

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64				184	521.52
65				196	577.72
66				197	577.72
					18236.33
67	4907/2021	5678/2021	Kesi Madhusudhan Reddy	151	639.76
68				152	613.3
69				153	586.84
70				154	560.38
71				155	533.93
72				156	507.47
73				157	481.00
74				158	454.55
75				159	617.29
76				199	599.69
77				116	397.32
					5991.53
78	4906/2021	5677/2021	M/s.Navbharath Carriers Private limited	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				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

For IRA AEROCITY LLP

Authorised signatory

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103				269	1620.96
104				270	1620.96
					19176.81
105	2776/2021	5759/2021	B.Vijaya Reddy, Vanaja Reddy & Vasudha Abhin Alimchandani	272	2734.47
106				299	845.12
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				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
123				242	267.01
124				243	267.01
125				244	267.01
126				247	393.92
127				254	2077.48
128				256	1288.24
129				274	1620.96
130				276	1433.13
131				293	356.01
132				294	356.01
133				295	356.01
134				300	356.01
135				301	356.01
136				302	356.01
137				303	356.01
138				321	267.01
139				325	267.01
140				326	267.01
141				329	820.5
142				330	267.01

For IRA AEROCITY LLP

P. Veena Reddy

Authorised signatory

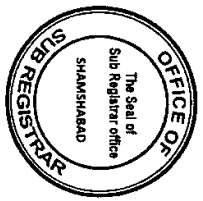
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143				331	267.01
144				333	267.01
145				334	267.01
146				347	267.01
147				348	267.01
148				349	267.01
149				354	267.01
150				355	267.01
151				356	267.01
152				357	267.01
153				366	267.01
154				367	267.01
155				250	267.01
156				251	267.01
157				252	267.01
158				253	267.01
159				257	1288.24
160				259	1288.22
161				260	1229.04
162				275	1620.96
163				277	1433.14
164				290	356.01
165				291	356.01
166				292	356.01
167				304	356.01
168				305	356.01
169				306	356.01
170				320	267.01
171				327	267.01
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

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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
220				C9	1816.41
221				93	267.01
					4505.33
222	3463/2021	6023/2021	Ashraf Hussain	217	267.01

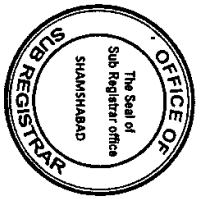
For IRA AEROCITY LLP

P. Veera Reddy

Authorised signatory

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223				218	267.01
224				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

The open plots allotted to the Developer (M/s.IRA AEROCITY LLP) Share of Plots as Follows:

Sl.No.	Plots Nos	Sq.Yards	Sl.No.	Plots Nos	Sq.Yards	Sl.No.	Plots Nos	Sq.Yards
1	1	267	61	88	267	121	198	599.69
2	6	267	62	89	267	122	206	599.69
3	7	267	63	**90**	267	123	207	599.69
4	10	267	64	**91**	267	124	208	599.69
5	11	267	65	94	267	125	211	267
6	12	267	66	95	267	126	212	267
7	13	267	67	96	267	127	213	267
8	14	267	68	97	267	128	214	267
9	15	267	69	98	267	129	215	267
10	16	267	70	99	267	130	216	267
11	17	267	71	101	585.68	131	220	267
12	18	267	72	102	1068	132	221	267
13	19	267	73	103	1068	133	222	267
14	20	267	74	104	1068	134	223	267
15	21	267	75	107	1068	135	224	267
16	22	267	76	108	1068	136	225	464.28
17	24	267	77	109	1068	137	226	491.62
18	25	267	78	110	1068	138	227	267
19	26	267	79	112	1068	139	228	267
20	27	267	80	113	1068	140	229	267
21	28	585.68	81	114	1068	141	230	267
22	35	267	82	117	267	142	231	267
23	36	267	83	118	267	143	235	267
24	37	267	84	119	267	144	236	267
25	38	267	85	120	267	145	237	267

For IRA AEROCITY LLP

P. Veerareddy

Authorised signatory

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26	39	267
27	40	267
28	41	267
29	46	267
30	47	267
31	48	267
32	49	267
33	50	267
34	52	267
35	53	267
36	54	267
37	55	267
38	56	267
39	57	267
40	58	267
41	59	267
42	60	267
43	61	267
44	62	267
45	63	267
46	64	267
47	66	267
48	68	267
49	69	267
50	70	267
51	71	267
52	72	267
53	73	267
54	74	267
55	78	267
56	79	267
57	84	267
58	85	267
59	86	267
600	87	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
94	133	267
95	134	267
96	135	267
97	136	267
98	138	531.68
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
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

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
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.

For IRA AEROCITY LLP

P. Veera Reddy

Authorised signatory

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WHEREAS the VENDOR No.1 to 33 through their DAGPA Holder and Vendor No.34 herein have offered to sell the aforementioned **SCHEDULED PROPERTY**, which is allotted to the share of Developer/Vendor No.34 i.e. **Plot bearing No. 227, Admeasuring 267 Square Yards, or 223.26 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/Al/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. 41,951/- (Rupees Forty One Thousand Nine Hundred Fifty One Only) per Square Yard 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. 1,12,01,000/- (Rupees One Crore Twevle Lakhs One Thousand Only), to which the VENDEE herein has agreed to purchase the same as offered above.

THAT IN PURSUANCE of aforesaid offer and acceptance, the VENDEE has this day paid the entire sale consideration of Rs. 1,12,01,000/- (Rupees One Crore Twevle Lakhs One Thousand Only) to the Vendors by way of Dt:-- 09-08-2022, Rs. 1,000/- UPI - 222189001187, Dt:- 10-08-2022, Rs.1,00,000/- UPI - 222213416909, Dt:- 14-08-2022, Rs. 1,00,000/- UPI - 222696410684, Dt:- 12-09-2022 Rs.1000/- TPT - 233139866, Dt:- 12-09-2022, Rs. 5,00,000/-, TPT - 236399506, Dt:- 13-09-2022,. Rs.5,00,000/- TPT- 285801612, Dt:- 15-09-2022, Rs.4,99,000/- RTGS - DBSSR52022091502145205, Dt:- 19-09-2022, Rs.3,00,000/- TPT - 183099956, Dt:- 26-09-2022, Rs.4,00,000/- RTGS- DBSSR52022092602165073, Dt:- 30-09-2022 4,00,000,TPT - 05451610529199, and and Rs. 84,00,00/- Vendee Avail Loan From HDFC Ltd, Including 1% TDS, to which the Vendor 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 Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby grant, convey and transfer unto and to the use of the VENDEE 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, mort gages, 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 VENDEE.

For IRA AEROCITY LLP

Authorised signatory

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AND TO HAVE & HOLD the said lands unto and to the use of the VENDEE herein forever, the Vendor No.1 to 33 through DAGPA Holder and Vendor No.34 hereby declare, covenant and agree with the VENDEE 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 sell 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 VENDEE 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 sell 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 sell 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 VENDEE 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 VENDEE herein in actual vacant and complete peaceful physical possession of the plots hereby sell and that the VENDEE 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.

For IRA AEROCITY LLP

Authorised signatory

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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 sell or due to such defect in title if the VENDEE herein is deprived of the whole or any part of the lands hereby sell, the Vendors herein shall duly reimburse and compensate the VENDEE to the extent of the loss and expenses caused to the VENDEE 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 sell, 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 or the VENDEE 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.

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 VENDEE.

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 VENDEE herein and have not retained any part of their interest or right in the schedule lands as the Vendor No.34 have received the complete promised valuable sale consideration to their fullest satisfaction.

For IRA AEROCITY LLP

P. Veena Reddy

Authorised signatory

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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.. The maintenance charges, corpus fund 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 VENDEE also agrees for the same to join the association.

18. It is hereby agreed that the VENDORS or Third party shall develop & maintain the Club House & Amenities, for that VENDORS or Third party will give paid membership to the VENDEE. The VENDEE hereby agrees to pay the same as and when required.

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

For IRA AEROCITY LLP

Authorised signatory

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SUB REGISTRAR

SCHEDULE OF THE PROPERTY

ALL THAT SAID **Plot bearing No. 227, Admeasuring 267 Square Yards, or 223.26 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/Al/AA, 24/A2, 24/AA, 30/Part & 31/A* **situated at Pashambanda Village, Shamshabad Municipality, Shamshabad Mandal, Ranga Reddy District, Telangana State and**

NORTH	:	Plot No. 226,
SOUTH	:	Plot No. 228,
EAST	:	12 M Wide Road,
WEST	:	OSR-8.

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

IN WITNESS WHEREOF this Sale Deed is made, executed and signed by the Vendor No.1 to 33 represented by DAGPA Holder and Vendor No.34 in favour of VENDEE 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

VENDOR No.1 to 33
Through DAGPA Holder
Authorised signatory

For IRA AEROCITY LLP

VENDOR No.34
Authorised signatory
Authorized Person

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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	Plot No. Survey No	Area	Per Sq. Yard Value	Total Value
IRA AEROCITY **Pashambanda**Village, Shamshabad Mandal, R.R. District.	Plot No. 227, Ad:- 267 Sq. Yards		Rs. 41,951/-	Rs.1,12,01,000/--

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,*

For IRA AEROCITY LLP

Authorised signator

VENDOR No.1 to 33
Through DAGPA Holder
For IRA AEROCITY LLP

VENDOR No.34
Authorised Signatory

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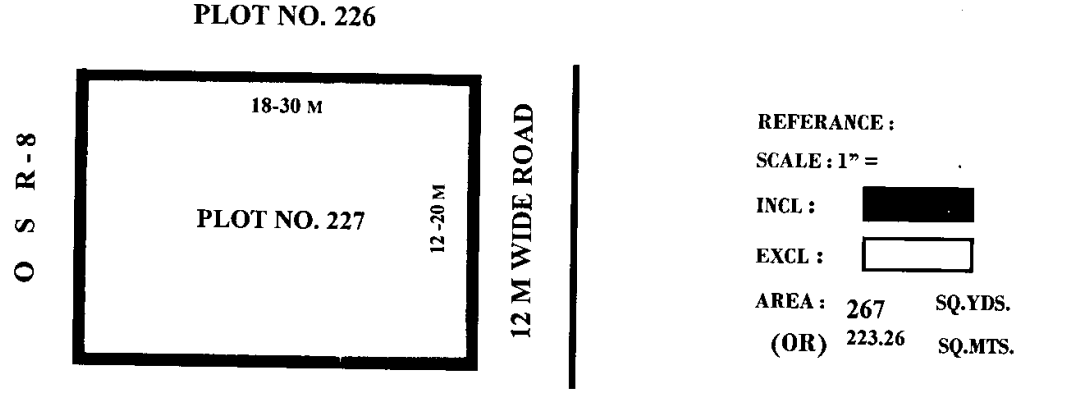
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REGISTRATION PLAN SHOWING THE PLOT BEARING NO. 227, IN SURVEY NOS. 18/A/1, 18/A/2, 18/A/3, 18/A/4, 18/A/5, 18/AA, 19/A, 19/AA, 20/A1/A, 20/A1/AA, 20/A2, 20/AA, 21/A1, 21/A2, 21/AA, 22/A, 22/AA1, 22/AA2, 23/A/1, 23/A/2, 23/AA, 24/A1/A/1, 24/A1/A/2, 24/A1/A/3, 24/A1/A/4, 24/A1/A/5, 24/A1/AA, 24/A2, 24/AA, 30/Part & 31/A, In Project Known as **"IRA AEROCITY"** SITUATED AT **PASHAMBANDA VILLAGE UNDER SHAMSHABAD MUNICIPALITY**, SHAMSHABAD MANDAL, RANGA REDDY DISTRICT.

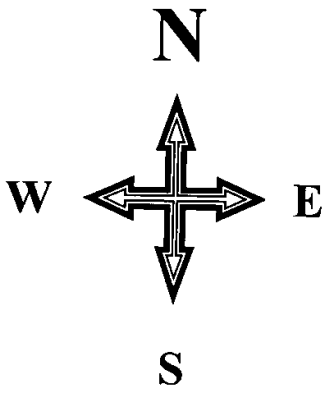
VENDORS : **BERAVOL VIJAYA REDDY**, W/o BERAVOL KISHEN REDDY, R/o HYD, AND OTHERS,

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

VENDEE : **KIRAN MAROJU**, W/o SATYANARAYANA CHARY MAROJU,



REFERANCE :
SCALE : 1" =
INCL :
EXCL :
AREA : 267 SQ.YDS.
(OR) 223.26 SQ.MTS.



North	:	**Plot No. 226,**
South	:	**Plot No. 228,**
East	:	**12 M Wide Road,**
West	:	**O S R - 8.**

WITNESSES :

1.

2.

For IRA AEROCITY LLP

Authorised signatory

VENDEE

SIGN. OF THE EXECUTANT/S

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SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office SHAMSHABAD

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 AUGUST, 2021 AT 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 to finalize the terms of purchase and sale agreement/and or sale deed or any other similar agreements on behalf of the **IRA AEROCITY LLP**.

For **IRA AEROCITY LLP**

For IRA AEROCITY LLP	For IRA AEROCITY LLP	For IRA AEROCITY LLP
Designated Partner	Designated Partner	Designated Partner
(Posham Narsi Reddy)	(Harsh Bansal)	(Vikram Surya Teja Chennaboyena)
Designated Partner	Designated Partner	Designated Partner
DIN 03074532	DIN :07572308	DIN: 08061398

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PROCEEDINGS OF THE COMMISSIONER SHAMSHABAD MUNICIPALITY RANGAREDDY DIST

PRESENT:-Sri.Md.Saber Ali M.A

Procs.No.G1/T.L.P/1551/SSBMC/2021, **Dt:-22.06.2021.**

Sub:- Town Planning Section - Shamshabad Municipality Layout in Sy.No 18,19,20,21,22,23,24 & 30 (with by Numbers) to an extent of Ac.83-24.86 cents, situated at Pashambanda village Shamshabad Mandal submitted by Sri.M/s IRA AEROCITY LLP Draft Technical layout pattern approved by HMDA Hyderabad Draft Layout pattern released - Regarding.

Ref:-1.Lr.No.038750 SMD I F U6 HMDA 03093202O,Dt:-04.05.2021from the Hyderabad Metropolitan Development Authority.

2. This office endorsement Lr.No.G1/T.L.P.1551 SSBMC 2021, Dt:-16.06.2021 addressed to the layout.

O R D E R:-

With reference to the subject, the Hyderabad Metropolitan Development Authority, Hyderabad has approved a Draft Technical Layout Pattern to an extent of Ac. 83-24.86 Cents, in Sy. No. 18, 19, 20, 21, 22, 23, 24,&30 (With By Numbers) in Pashambanda Village Shamshabad Mandal, under the following provisions vide reference 1st cited and requested this office to release the layout.

Further this office addressed a letter vide reference 2nd cited to the layout owner for payment of layout fee Rs: - 40, 40,000.00. In this connection the layout owner paid the above fee vide HDFC Bank Check No.004468, Dt:-18.06.2021 Payable at Hyderabad.

Layout area Particulars:			
1) Total Layout Area		:	Ac 83-24.86 Cents
2) Site reserved for public purpose (9.96 %)		:	Ac 8-32 Cents
3) Roads Area	(29.58 %)	:	Ac 25-33 Cents
4) No. of Plots		:	(403)

Therefore the Draft technical layout pattern to extent of Ac.83-24.86 cents in Sy.No.18 to 24 & 30 of Shamshabad Mandal is hereby released to the applicant subject to the conditions laid down in annexure-I in addition to that the applicant shall handover the open space by constructing the compound wall at their own cost before releasing the final layout.

Commissioner
Shamshabad Municipality

To,
M/s IRA AEROCITY LLP
No.20.157,R. B. Nagar,
Shamshabad Village & Mandal
Shamshabad.
Encl: Letter reference 1st cited
Copy submitted to HMDA for favour kind information

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OFFICE OF The Seal of Sub Registrar office SHAMSHABAD SUB REGISTRAR

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
District Commercial Complex, Tarnaka, Hyderabad -500007

Planning Department

Lr.No. 038750/SMD/LT/U6/HMDA/03092020 **Date:04-05-2021**

To
M/s. IRA Aerocity LLP, Rep by Posham Narsi Reddy & Others
Villa No. 78, Magadha Village, Gandipet Mandal, R.R. District,
Hyderabad - 500075.

Sir,

Sub:- HMDA -Plg Dept.,- Proposal for approval of Draft Layout (Open Plotted) in Sy.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/P, 31/A of Pashambanda Village, ShamShabad Mandal, Ranga Reddy District in an extent of 3,38,404.27 Sq. Mts - Approval Accorded - Reg.

Ref:- 1. Application of M/s.IRA Aerocity LLP Rep by Posham Narsi Reddy & Others, Dated: 03, September, 2020.
2. T/o Lr. No. 038750/SMD/LT/U6/HMDA/03092020, dt. 10.09.2020, intimating the DC.
3. Representation dt. 27.04.2021 of M/s. IRA Aerocity LLP.
4. T/o Lr. No. 038750/SMD/LT/U6/HMDA/03092020, dt. 10.09.2020 issued revised DC letter.
5. Application dt:03.05.2021 of M/s. IRA Aerocity LLP submitted post dated cheques and mortgage deed vide Doc.No. 3858/2021, dt.23.04.2021 (15.08%) of plotted are mortgaged in favour of Metropolitan Commissioner, HMDA.

***

With reference to your application 1st cited for approval of Draft Layout (Open Plotted) in Sy.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/P, 31/A of Pashambanda Village, ShamShabad Mandal, Ranga Reddy District in an extent of 3,38,404.27 Sq. Mts have been technically approved and forwarded to the Commissioner, Shamshabad Municipality, Ranga Reddy District vide this office Letter No. Lr.No. 038750/SMD/LT/U6/HMDA/03092020 & Layout Permit No.09/LO/Plg/HMDA2021, Dt:04-05-2021 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 Commissioner, Shamshabad Municipality, Shamshabad Mandal, Ranga Reddy District, for release of Draft Layout Permission.

This is for information.

Yours faithfully,
Sd/-
for Metropolitan Commissioner
Director(Planning)-I

//t.c.f.b.o//

Divisional Accounts Officer(R)

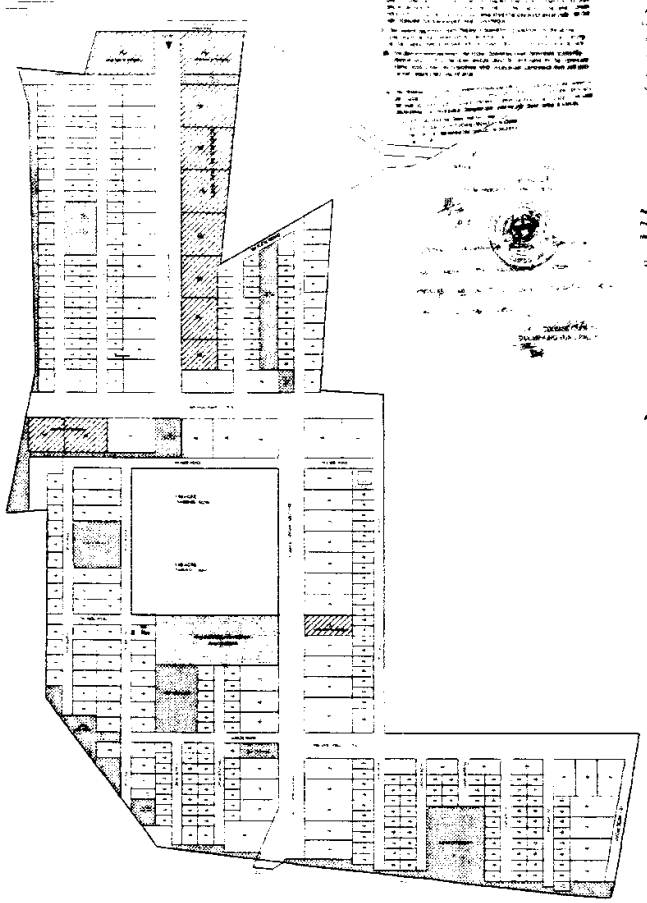
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SUB REGISTRAR OFFICE OF The Seal of Sub Registrar office SHAMSHABAD

PROPOSED DRAFT LAYOUT WITH OPEN PLOTS SHOWING THE DETAILS OF SY NO. 18/A1, 18/A2, 18/A3, 18/A4, 18/A5, 19/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/A1, 23/A2, 23/AA, 24/A1/A1, 24/A1 A 2, 24/A1/A3, 24/A1/A4, 24/A1 A 5, 24/A1/AA, 24/A2, 24/AA, 30/P, 31/A AND SITUATED AT THE PASHAMBANDA VILLAGE SHAMSHABAD MANDAL AND RANGA REDDY DISTRICT

BELONGS TO :
M/S IRA Aerocity LLP Rep by Posham Narsi Reddy & Others



REFERENCE

OWNER'S SIGNATURE

Designated Partner

ARCHITECT'S SIGNATURE

For IRA AEROCITY LLP

Authorised signatory

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OFFICE OF SUB REGISTRAR The Seal of Sub Registrar office SHAMSHABAD

TS RERA

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: **P02400002801**

Project ***IRA AEROCITY*** *Survey No* ***18/A1,18/A/2,18/A/3,18/A/4,18/A/5,18/AA,19/AA,20/A1/A,20/A1/AA,20/A2/20/AA,21/A1,21/A2,21/AA/22/AA2,23/A/1,23/A/2,23/AA,24/A1/A/1,24/A1/A/A/3,24/A1/A/4,24/A1/A/5,24/A1/AA,24/AA/A2,24/AA,30/P,31/A,*** *Plot No. Of Site , at* ***POCHAMMAGADDA, Shamshabad, Ranga Reddy, 501218.***

1. **Ira Aerocity Llp** having its registered office / principal place of business at *Village Mandal District* ***Ranga Reddy, Pin: 501218***

2. 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 (I) of sub-section (2) of section 4;

(iv) The registration shall be valid for a period of 2 years commencing from **30/04/2021** and ending with **10/09/2023** 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.

Dated: **30/04/2021**
Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Validity unknown
Digitally Signed By KOMMU VIDYADHAR
(SECRETARY TS RERA)
Date : 30-Apr-2021 15:04:06 IST

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OFFICE OF The Seal of Sub Registrar office SHAMSHABAD SUB REGISTRAR

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

Permanent Account Number Card
AAIFI0316B

M/S Name
IRA AEROCITY LLP

Signature not verified
Date of Incorporation / Formation
28/01/2020

[redacted]

Income Tax PAN Services Unit- NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91 20 2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

పి వీరారెడ్డి
P VEERAREDDY
పుట్టిన తేదీ/DOB: 05/02/1980
పురుషుడు/ MALE
Mobile No: 9676766844

6542 3047 8507
VID : 9132 6384 9441 6147

MERA [redacted], MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Issue Date: 14/10/2019

Address :
MAIN ROAD, MELLACHERUVU, Mella
Cheruvu, Nalgonda,
Andhra Pradesh - 508246

6542 3047 8507
VID : 9132 6384 9441 6147

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KIRAN MAROJU

SATYANARAYANA CHARY MAROJU

27/05/1990

BHUPM6425K

Select All Smart Lookup

Issue Date: 09/05/2013

కిరణ్ మారోజు
Kiran Maroju
పుట్టిన తేదీ / DOB: 27/05/1990
పురుషుడు / MALE

5727 9328 6705

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 29/10/2020

Address: C/O Maroju Kiran, 8-269/9, Near Darga Khaliz Khan Guda, Kismatpur, Kismatpur, K v. Rangareddy, Telangana, 500030

Address: C/O Maroju Kiran, 8-269/9, Near Darga Khaliz Khan Guda, Kismatpur, Kismatpur, K v. Rangareddy, Telangana, 500030

5727 9328 6705

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ఆధార్ - సామాన్యుని హక్కు

4038 4788 2427

Gaminoju Veerachary

Male

Year of Birth : 1973

S/O Gaminoju Jagannadham
H No 3-2134/5
Naya Nagar
Kodada Mandal
Kodad
Kodad Nalgonda
Andhra Pradesh - 508206

24/01/2012

Enrollment No. : 1046/10659/09508

Unique Identification Authority of India

4038 4788 2427

ఆధార్ - సామాన్యుని హక్కు

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OFFICE OF The Seal of Sub Registrar office SHAMSHABAD SUB REGISTRAR

Registration & Stamps Department
Government of Telangana

Challan No: 848UQF211022

Bank Code : **HDFS**	**Payment : NB**
	Remitter Details
Name	KIRAN MAROJU
PAN Card No	BHUPM6425K
Aadhar Card No	********6705
Mobile Number	*******134
Address	R.R.DISTRICT
	Executant Details
Name	IRA AEROCITY LLP
Address	HYDERABAD
	Claimant Details
Name	KIRAN MAROJU
Address	R.R.DISTRICT
	Document Nature
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	SHAMSHABAD
	Amount Details
Stamp Duty	615960
Transfer Duty	168020
Registration Fee	56010
User Charges	1000
Mutation Charges	11210
Haritha Nidhi	50
TOTAL	852250
Total in Words	Eight Lakh Fifty Two Thousand Two Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	21-10-2022
Transaction Id	**5680572692623**
Stamp & Signature	

Registration & Stamps Department
Government of Telangana

Challan No: 848UQF211022

Bank Code : **HDFS**	**Payment : NB**
	Remitter Details
Name	KIRAN MAROJU
PAN Card No	BHUPM6425K
Aadhar Card No	********6705
Mobile Number	*******134
Address	R.R.DISTRICT
	Executant Details
Name	IRA AEROCITY LLP
Address	HYDERABAD
	Claimant Details
Name	KIRAN MAROJU
Address	R.R.DISTRICT
	Document Nature
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	SHAMSHABAD
	Amount Details
Stamp Duty	615960
Transfer Duty	168020
Registration Fee	56010
User Charges	1000
Mutation Charges	11210
Haritha Nidhi	50
TOTAL	852250
Total in Words	Eight Lakh Fifty Two Thousand Two Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	21-10-2022
Transaction Id	**5680572692623**
Stamp & Signature	

e- STAMPS
Document Registrartion eChallan Slip

Registration & Stamps Deparment
Government of Telangana

Remitter / SRO / District-Registrar Details

Name	KIRAN MAROJU
Mobile Number	9948405134
Challan Number	848UQF211022
PassCode	RcHVz

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