

SCANNED

Doc 3903/2023



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3957

తెలంగాణ తేలంగానా TELANGANA

P. Madhavi  
AM 071655

Tran Id 230623134751825346  
Date 23 JUN 2023, 01:53 PM  
Purchased By:  
S SHASHI MOHAN REDDY  
S o S JANARDHAN REDDY  
R o HYDERGUDA  
For Whom  
SMR INFRA DEVELOPERS PVT LTD

PALAKONDA MADHAVI  
LICENSED STAMP VENDOR  
Lic No 14-15-048/2019  
Ren No 14-15-087/2022  
12-21, NEHRU COLONY  
SHADNAGAR, RANGA  
REDDY DISTRICT  
Ph 9912389717

### AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY

This Deed of Agreement of sale Cum General Power of Attorney is made and executed on this the 23<sup>RD</sup> Day of JUNE, 2023 by and between:-

Mrs. **MANGA CHENNAMMA** W/o Late. **MANGA MANAYYA**, aged about: 55 years, (DOB: 01.01.1968) Occ: Housewife, R/o H.No: 18-495, Thirumala Colony, Shadnagar Town, Farooqnagar Mandal, Rangareddy Dist, Telangna State - 509216 - Cell No: **9177789159**, PAN NO: **GUNPM7182L**, Aadhaar No: **XXXX-XXXX-1385**.

(Herein after called the VENDOR/PRINCIPAL)

### IN FAVOUR OF

**SMR INFRA DEVELOPERS PVT. LTD.** (PAN NO. **ABDCS6726Q**), Rep. by its Director **MR. S. SHASHI MOHAN REDDY** S/O **S. JANARDHAN REDDY**, aged about 30 years, (DOB: 01.04.1993) Occ: Business, R/o H.No.3-4-102, Hyderguda, Near Subha Chandra Statue, Rajendranagar Mandal, Ranga Reddy Dist. T.S.-500048.

Aadhar No. **XXXX-XXXX-6718**, Pan No. **BOOPR4729C**, Cell No. **8801988898**.

(Herein after called the VENDEE/AGENT)



LTI: MANGA CHENNAMMA



Contd.....2



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Shadnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11140/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 23rd day of JUN, 2023 by Sri Manga Chennamma

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

| SI No | Code | Thumb Impression | Photo | Address  | Signature/Ink Thumb Impression |
|-------|------|------------------|-------|--|--------------------------------|
| 1     | CL   |                  |       | SMR INFRA DEVELOPERS PVT LTD<br>REP BY S.SHASHI MOHAN REDDY<br>S/O. S JANARDHAN REDDY<br><br>H.NO.3-4-102 HYDERGUDA NEAR<br>SUBHA CHANDRA STATUE<br>RAJENDRANAGAR. |                                |
| 2     | EX   |                  |       | MANGA CHENNAMMA<br>W/O. LATE MANGA MANAYYA<br><br>H.NO.18-495, THIRUMALA COLONY<br>SHADNAGAR, FAROOQNAGAR  |                                |

**Identified by Witness:**

| SI No | Thumb Impression | Photo | Name & Address                     | Signature |
|-------|------------------|-------|------------------------------------|-----------|
| 1     |                  |       | J JANGAIAH<br><br>R/O EKLASKHANPET |           |
| 2     |                  |       | B PRAVEEN<br><br>R/O KOTHUR        |           |

23rd day of June, 2023

Signature of Sub Registrar  
Shadnagar

Biometrically Authenticated by  
SRO Sub Registrar, Jetty  
on 23-JUN-2023 17:39:59

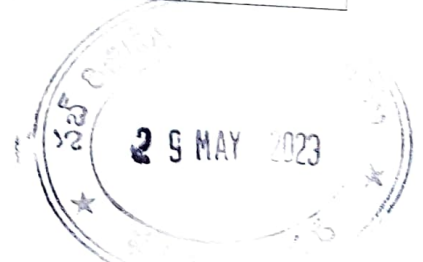
**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details  | Address:   | Photo |
|-------|--|--|-------|
| 1     | Aadhaar No: XXXXXXXX1385<br>Name: Manga Chennamma      | W/O Manga Manayya,<br>Farooqnagar, Mahbubnagar, Andhra Pradesh,<br>509216      |       |
| 2     | Aadhaar No: XXXXXXXX6718<br>Name: S Shashi Mohan Reddy | C/O S Janardhan Reddy,<br>Rajendranagar, K.v. Rangareddy, Telangana,<br>500048 |       |

OFFICE OF THE  
DISTRICT REGISTRAR  
RANGAREDDY DIST. T.S.

8 DEC 2022

STAMPS DEPOSIT



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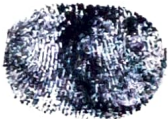
The terms the VENDOR/PRINCIPAL and VENDEE/AGENT herein used shall whatever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators and assigned etc., as the parties themselves.

WHEREAS VENDOR/PRINCIPAL is the absolute owner and possessor of the land in **Sy.No.94 Total an extent of Ac. 1-24 Guntas**, Situated at EKLASKHANPET Village & G.P., KESHAMPET Mandal, Ranga Reddy Dist. T.S. ( formerly Mahabubnagar Dist. ) having acquired the same through a regd. **sale deed document No.3075/2013** Regd. at SRO Shadnagar.

Whereas the VENDOR/PRINCIPAL herein has converted the above land from agricultural land to non- agricultural land through proceeding No.2100251947, issued by the Proceedings of the Competent Authority & Tahsildar Keshampet R.R. Dist and made residential plots and obtained lay out permission from the "The District of Town and Country Planning, DT & CP, Hyderabad layout vide **T.L.P.No.02/2022/DTCPO/RR, Lr. Roc No.12/2022/ DTCPO/RR, DT 07-02-2022, for the extent of Acs. 01-10 Gts.**, covered in **Sy.No. 94**, Situated at EKLASKHANPET Village & G.P., KESHAMPET Mandal, Ranga Reddy Dist. T.S. in the name and style of "**SMR COUNTY**" and developed the site as per the lay out and offered to sell the plots to the proposed purchaser (s) as per norms of DTCP.

Subsequently the DTCP, had issued the **Lr. Roc No.12/2022/ DTCPO/RR, DT 07-02-2022**, in the name of Principal herein and the sub number of the survey No's. is changed and same is placed in the **DTCP** Layout record shows as **survey No.94/P** total an extent of **Acs. 1-10 gts.**, situated at **EKLASKHANPET** Village & G.P., KESHAMPET Mandal, Ranga Reddy District T.S.

WHEREAS the **VENDOR / PRINCIPAL** above offered to sell the above said Open Plot Nos.1 (324.00), 2 (211.4), 3 ( 210.4), 4 (213.5), 5 (216.5), 6 (218.8), 7 (220.6), 8 (222.00), 12 (187.3), 13 (197.00), 14 (206.8), 15 (216.5), 16 (226.2), & 17 (310.6) Total an extent of **3181.6 Sq. Yards**, equivalent to **2660.13 Sq. Mts.**, covered in **Sy.No.94/P**, of "**SMR COUNTY**." Situated at **EKLASKHANPET** Village and **G.P.**, KESHAMPET Mandal, Ranga Reddy District T.S. hereinafter called the **SCHEDULE OF THE PROPERTY** which is more fully described in the schedule of property. Free from all encumbrances to the **VENDEE/AGENT** herein for the total consideration of **Rs.22,27,500/- (Rupees Twenty two lakhs twenty seven thousand five hundred only) i.e. @ Rs.700/- (Rupees Seven Hundred only) per Sq. Yard** and the vendee accepted his offer and agreed to purchase the same for the said consideration.



LTI: MANGA CHENNANIMA





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

| Description of Fee/Duty | In the Form of |                          |           |      |                             |                  | Total  |
|-------------------------|----------------|--------------------------|-----------|------|-----------------------------|------------------|--------|
|                         | Stamp Papers   | Challan u/S 41 of IS Act | E-Challan | Cash | Stamp Duty u/S 16 of IS act | DD/BC/ Pay Order |        |
| Stamp Duty              | 100            | 0                        | 144800    | 0    | 0                           | 0                | 144900 |
| Transfer Duty           | NA             | 0                        | 0         | 0    | 0                           | 0                | 0      |
| Reg. Fee                | NA             | 0                        | 11140     | 0    | 0                           | 0                | 11140  |
| User Charges            | NA             | 0                        | 1000      | 0    | 0                           | 0                | 1000   |
| Mutation Fee            | NA             | 0                        | 0         | 0    | 0                           | 0                | 0      |
| Total                   | 100            | 0                        | 156940    | 0    | 0                           | 0                | 157040 |

Rs. 144800/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11140/- towards Registration Fees on the chargeable value of Rs. 2227500/- was paid by the party through E-Challan/BC/Pay Order No ,581UW0230623 dated ,23-JUN-23 of ,SBIN/

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

(1). AMOUNT PAID: Rs. 156990/-, DATE: 23-JUN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6992385550539, PAYMENT MODE: CASH-1001138, ATRN: C992385550539, REMITTER NAME: SMR INFRA DEVELOPERS PVT LTD, EXECUTANT NAME: MANGA CHENNAMMA, CLAIMANT NAME: SMR INFRA DEVELOPERS PVT LTD).

Date:

23rd day of June, 2023

Signature of Registering Officer  
Shadnagar

**Certificate of Registration**

Registered as document no. 3903 of 2023 of Book-1 and assigned the identification number 1 - 1411 - 3903 - 2023 for Scanning on 23-JUN-23 .

Registering Officer

Shadnagar  
(J.Surender)

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WHEREAS the **VENDOR/PRINCIPAL** also agreed to execute a Registered Agreement of sale cum General Power of Attorney in favour of the **VENDEE/AGENT** in respect of the above Schedule property.

**NOW THEREFORE THIS DEED OF AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

It is agreed between the **VENDORS/ PRINCIPALS AND VENDEE/AGENT**, that the **VENDORS/ PRINCIPALS** agreed to sell and **VENDEE/AGENT** agreed to purchase the Schedule property for the **total consideration sale of Rs.22,27,500/-** (Rupees Twenty Two Lakhs Twenty Seven Thousand Five Hundred only), and the **VENDEE/ AGENT** has paid the total sale consideration **by way RTGS/CASH** to the **VENDORS** and the **VENDORS/PRINCIPALS** and the **VENDORS / PRINCIPALS** hereby admit and acknowledges the same. The **VENDORS /PRINCIPALS** has delivered of peaceful possession of the schedule of the property to the **VENDEE/AGENT**.

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

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LTD: MANGA CHENNAMMA



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10. To sell the Schedule Property to the Sub-Agreement holders or their nominee / nominees.
11. To execute the sale Deed/Deeds in favour of themselves or the **Sub-VENDEE /AGENT** or **VENDEE /AGENT** or his nominees and receive the consideration money and to present the sale deed or deeds executed by them in favour of the sub-**VENDEE /AGENT** or **VENDEE /AGENT** before the concerned registering officer, admit execution and receipt of consideration and procure the registration of the said deeds, from said Sub-Registrar Office.
12. To execute, sign file all the statements, petitions, applications, and declarations etc., necessary for the incidental to the completion of registration of the said deed/deeds at VENDEE'S cost.
13. To complete the sale of the Schedule property and hand over the possession of the said property to the Sub-**VENDEE/AGENT** or **VENDEE /AGENT** or his nominees, at VENDEE'S cost.
14. To appear and act in all Courts, Civil Criminal Revenue whether original or appellate in the Registration and Other Offices of the State and Central Government and of Local Bodies in relating to the said property at VENDEE'S cost.
15. To sign and verify plaints, written statement petitions of claims and objection's of all kinds and titles them in such Courts or offices and to appoint Advocate and other Legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the Schedule property at VENDEE'S cost.
16. Generally to act as Attorney or AGENT of the **VENDOR / PRINCIPAL** in relation to the Schedule Property in relation to the matters aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the **VENDOR/ PRINCIPAL** their self would do if personally present.
17. The **VENDOR / PRINCIPAL** for their self his, executors, successors, legal representatives, administrators and assignees here to ratify and confirm and agree to ratify and confirm all the acts., deeds receipts and things lawfully done by the said Attorneys namely the **VENDEE / AGENT** in Pursuance of these presents.



LTI: MANGA CHENNIAMMA



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**SCHEDULE OF PROPERTY**

All that Open Plot Nos.1 (324.00), 2 (211.4), 3 ( 210.4) 4 (213.5), 5 (216.5), 6 (218.8), 7 (220.6), 8 (222.00), 12 (187.3), 13 (197.00), 14 (206.8), 15 (216.5), 16 (226.2), & 17 (310.6) Total an extent of 3181.6 Sq. Yards, equivalent to 2660.13 Sq. Mts., covered in Sy.No.94/P, of "SMR COUNTY" Situated at EKLASKHANPET Village and G.P., KESHAMPET Mandal, RANGA REDDY District T.S. Sub Registration Farooqnagar and Registration District Ranga Reddy and bounded by:.

**Boundaries**

**PLOT NO.1 (324.00)**

EAST : 33'-0" WIDE ROAD  
WEST : NEIGHBOURS OPEN LAND  
NORTH : 33'-0" WIDE ROAD  
SOUTH : PLOT NO.2

**PLOT NO. 2 (211.4)**

33'-0" WIDE ROAD  
NEIGHBOURS OPEN LAND  
PLOT NO.1  
PLOT NO.3

**PLOT NO.3 ( 210.4)**

EAST : 33'-0" WIDE ROAD  
WEST : NEIGHBOURS OPEN LAND  
NORTH : PLOT NO.2  
SOUTH : PLOT NO.4

**PLOT NO.4 ( 213.5)**

33'-0" WIDE ROAD  
NEIGHBOURS OPEN LAND  
PLOT NO.3  
PLOT NO.5

**PLOT NO. 5 (216.5)**

EAST : 33'-0" WIDE ROAD  
WEST : NEIGHBOURS OPEN LAND  
NORTH : PLOT NO.4  
SOUTH : PLOT NO.6

**PLOT NO. 6 (218.8)**

33'-0" WIDE ROAD  
NEIGHBOURS OPEN LAND  
PLOT NO.5  
PLOT NO.7

**PLOT NO. 7 (220.6)**

EAST : 33'-0" WIDE ROAD  
WEST : NEIGHBOURS OPEN LAND  
NORTH : PLOT NO.6  
SOUTH : PLOT NO.8

**PLOT NO. 8 (222.00)**

33'-0" WIDE ROAD  
NEIGHBOURS OPEN LAND  
PLOT NO.7  
PLOT NO.9

**PLOT NO. 12 (187.3)**

EAST : NEIGHBOURS OPEN LAND  
WEST : 33'-0" WIDE ROAD  
NORTH : PLOT NO.13  
SOUTH : 33'-0" WIDE ROAD

**PLOT NO. 13 (197.00)**

NEIGHBOURS OPEN LAND  
33'-0" WIDE ROAD  
PLOT NO.14  
PLOT NO.12



LTI! MANGA CHENNAMMA



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**PLOT NO. 14 (206.8)**

EAST : NEIGHBOURS OPEN LAND  
WEST : 33'-0" WIDE ROAD  
NORTH : PLOT NO.15  
SOUTH : PLOT NO.13

**PLOT NO. 16 (226.2)**

EAST : NEIGHBOURS OPEN LAND  
WEST : 33'-0" WIDE ROAD  
NORTH : PLOT NO.17  
SOUTH : PLOT NO.15

**PLOT NO. 15 (216.5)**

NEIGHBOURS OPEN LAND  
33'-0" WIDE ROAD  
PLOT NO.16  
PLOT NO. 14

**PLOT NO. 17 (310.6)**

NEIGHBOURS OPEN LAND  
33'-0" WIDE ROAD  
33'-0" WIDE ROAD  
PLOT NO. 16

**MARKET VALUE STATEMENT UNDER RULE-III**

| Village                                   | Sy.No.      | Plot No.s | Extent in Sq. Yards | M.V. Per Sq. Yard Rs. | Total M.V. Rs.     |
|---|-------------|-----------|---------------------|-----------------------|--------------------|
| <b>EKLASKHANPET<br/>Village &amp; G.P</b> | <b>94/P</b> | 1         | 324.00              |                       |                    |
|   |             | 2         | 211.4               |                       |                    |
|   |             | 3         | 210.4               |                       |                    |
|   |             | 4         | 213.5               |                       |                    |
|   |             | 5         | 216.5               |                       |                    |
|   |             | 6         | 218.8               |                       |                    |
|   |             | 7         | 220.6               |                       |                    |
|   |             | 8         | 222.00              |                       |                    |
|   |             | 12        | 187.3               |                       |                    |
|   |             | 13        | 197.00              |                       |                    |
|   |             | 14        | 206.8               |                       |                    |
|   |             | 15        | 216.5               |                       |                    |
|   |             | 16        | 226.2               |                       |                    |
|   |             | 17        | 310.6               |                       |                    |
| <b>TOTAL</b>                              |             |           | <b>3181.6</b>       | <b>700/-</b>          | <b>22,27,500/-</b> |

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LTI: MANGA CHENNAMMA



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

**WITNESSES:**

1. *G. Jeyaraj*

2. *PS*



LTI: MANGA  
VENDOR/PRINCIPAL CHEVINAMMA



VENDEE / AGENT



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TLP NO: 02 / 2022 / DTCPO / RR



EXISTING 33'-0" WIDE ROAD

EXISTING 33'-0" WIDE ROAD  
159'-8"

NEIGHBOURS OPEN LAND  
390'-4"

|        |         |    |       |        |
|--------|---------|----|-------|--------|
| 51'-4" | 60'-1"  | 1  | 324   | 47'-5" |
|        | 58'-3"  | 2  | 211.4 | 33'    |
|        | 57'-1"  | 3  | 210.4 | 33'    |
|        | 57'-10" | 4  | 213.5 | 33'    |
|        | 58'-8"  | 5  | 216.5 | 33'    |
|        | 59'-6"  | 6  | 218.8 | 33'    |
|        | 59'-11" | 7  | 220.6 | 33'    |
|        | 60'-5"  | 8  | 222   | 33'    |
|        | 60'-8"  | 9  | 222.8 | 33'    |
|        | 60'-11" | 10 | 222.8 | 33'    |
| 42'-1" | 60'-7"  | 11 | 262.7 | 36'-4" |
|        | 60'-3"  |    |       |        |

33'-0" WIDE ROAD

33'-0" WIDE ROAD

|        |        |    |       |        |
|--------|--------|----|-------|--------|
| 45'-3" | 66'-6" | 17 | 310.6 | 41'-2" |
|        | 63'-1" | 16 | 226.2 |        |
| 33'    | 60'-5" | 15 | 216.5 |        |
| 33'    | 57'-9" | 14 | 206.8 |        |
| 33'    | 55'-1" | 13 | 197   |        |
| 33'    | 52'-5" | 12 | 187.3 |        |
| 33'    | 49'-9" |    |       |        |

367'-10"  
NEIGHBOURS OPEN LAND

33'-0" ROAD  
47'-1"  
132'-2" PARK  
60% OSOYDS  
128'-1"  
37'-1"

130'-6"  
NEIGHBOURS OPEN LAND



LTI: MANGA CHENNAMMA

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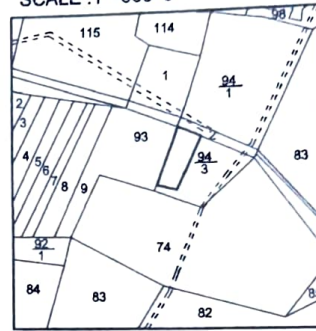
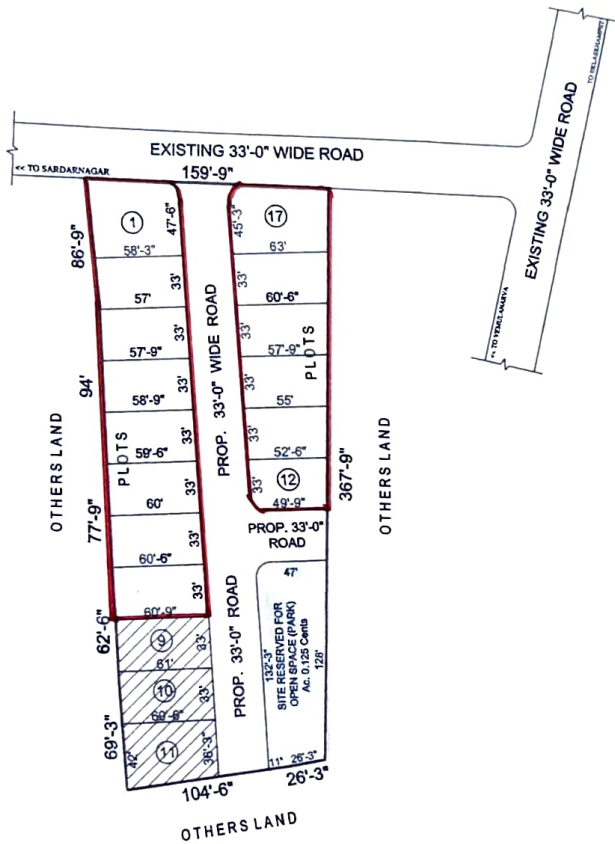


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C.No: 12 / 2022 / DTCPO / RR.  
 E.P.No: 12484 / 09 .  
 REF.No: 09 OF EKLASHKAMPETA G.P.  
 T.L.P.No. 02 / 2022 / DTCPO / RR  
 EKLASHKAMPETA GRAM PANCHAYAT  
 EXTRACT OF EKLASHKAMPETA VILLAGE MAP  
 SITE U/R :                       
 SCALE : 1"=660'-0"



**REFERENCE :**

- LAYOUT BOUNDARY :
- EXISTING ROADS :
- PROPOSED ROADS :
- MORTGAGE PLOTS :

**CAUTION:**

THIS LAYOUT IS LEGALLY VALID ONLY ON ITS RELEASE / APPROVAL BY CONCERNED GRAM PANCHAYAT UNDER SECTION 113 (B) OF TELANGANA PANCHAYAT RAJ ACT 2018 (ACT NO 5 / 2018) AS COMMENCED WIDE G.O.Ms.NO 22 PR&RD DT: 18-04-2018 AND UNDER RULE 11 (3) OF G.O.67 PR&RD DT: 26-2-002 ON FULFILLMENT OF ALL LAYOUT CONDITIONS ANY TRANSACTION TO THE ABOVE IS ILLEGAL.

**AREA STATEMENT:**

|   |                 |                |
|---|-----------------|----------------|
| LAYOUT AREA   | Ac. 1.250 Cents | 6050.00 SQ.YDS |
| OPEN SPACE (10.00%)   | Ac. 0.125 Cents | 605.00 SQ.YDS  |
| ROADS AREA (25.84%)   | Ac. 0.323 Cents | 1563.32 SQ.YDS |
| PLOTTED AREA (64.16%)   | Ac. 0.802 Cents | 3881.68 SQ.YDS |
| MORTGAGE AREA (18.20%) ON PLOTTED AREA (FROM PLOT Nos.09 to 11) | Ac. 0.146 Cents | 706.64 SQ.YDS  |
| No. OF PLOTS  | 17              |                |

**EKLASHKAMPETA GRAM PANCHAYAT**

DRAFT TECHNICAL LAYOUT PATTERN FOR THE RESIDENTIAL PLOTS  
 IN SY.No.94/P SITUATED AT EKLASHKAMPETA G.P, KESHAMPET MANDAL,  
 RANGA REDDY DISTRICT.

SCALE : 1"= 66'-0"

*Suman Reddy*  
 7/2/2022  
 DISTRICT TOWN AND COUNTRY  
 PLANNING OFFICER  
 RANGA REDDY DISTRICT



LTI: MANJGA CHENNAMY



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**GOVERNMENT OF TELANGANA**

**From:**  
The District Town and,  
Country Planning Officer,  
Ranga Reddy District  
DT&CP Building, 3<sup>rd</sup> Floor,  
640 A.C Guards, Masab Tank,  
Hyderabad-500004.

**To:**  
The Panchayat Secretary,  
Eklaskhampeta G.P.,  
Keshampet Mandal,  
Ranga Reddy District.

**Lr.Roc.No.12/2022/DTCP/RR, Dt:07.02.2022**

Sir,

**Sub:** Layout – Eklaskhampeta Gram Panchayat – Layout lying in Sy.No.94/P to an extent of Ac.1.25 Cents situated at Eklaskhampeta Gram Panchayat, Keshampet Mandal, Ranga Reddy District applied by Smt. Manga Chennamma, W/o. Late Manaiah – Draft Technical Layout Pattern – Approved – Reg.

**Ref:** 1. E.Pan.No.12484/9 of Eklaskhampeta Gram Panchayat.  
2. Circular Memo.No.1637/2018/P, Dt:18.05.2018 &19.05.2018 of DT&CP, Hyderabad.

\*\*\*\*\*

The proposal forwarded by you for approval of layout in Sy.No.94/P to an extent of Ac.1.25 Cents situated at Eklaskhampeta Gram Panchayat, Keshampet Mandal, Ranga Reddy District has been examined under the provisions of Section 113 of Telangana Panchayat Raj Act 2018 (Act 5 of 2018), Telangana Gram Panchayat Land Development (Layout and Building) Rules 2002, issued vide G.O.Ms.No.67, PR&RD Department, Dt:26-02-2002 and Circular issued by DT&CP vide reference 2<sup>nd</sup> cited, approved Draft Technical Layout Pattern in **Draft-TLP.No.02/2022/DTCP/RR** with the following provisions.

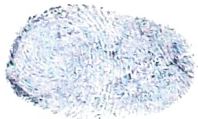
|    |   |                   |                 |
|----|---|-------------------|-----------------|
| 1. | Layout area                                       | : Ac. 1.250 Cents | 6050.00 Sq.Yds. |
| 2. | Open space (10.00%)                               | : Ac. 0.125 Cents | 605.00 Sq.Yds.  |
| 3. | Road area (25.84 %)                               | : Ac. 0.323 Cents | 1563.32 Sq.Yds. |
| 4. | Plotted area (64.16 %)                            | : Ac. 0.802 Cents | 3881.68 Sq.Yds. |
| 5. | Mortgage area (18.20 %)<br>(Plot No's – 09 to 11) | : Ac. 0.146 Cents | 706.64 Sq.Yds.  |
| 6. | No. of Plots                                      | : 17              |                 |

The Draft Technical Layout Pattern is accorded subject to the conditions imposed in the Annexure attached.

I enclose herewith three copies of Draft Technical Layout Pattern along with Annexure with a request to advise the applicant to comply the conditions as per Annexure.

The Gram Panchayat shall intimate the Layout Owner/Developer to demarcate the layout on ground and then execute the Mortgage of the Plots in favor of Gram Panchayat along with details of fee & other charges to be paid.

After receipt of the fee & other charges, Mortgage deed, ECs (before and after mortgage) and Photographs of the display boards erected in mortgage area, shall release the Draft Technical Layout Pattern for undertaking developmental works of the layout.



LTI: MANGA CHENNAMMA





After completion of developmental works by the Layout Owner / Developer and complying the conditions imposed (as per Annexure), he shall submit proposals through Gram Panchayat for obtaining the Final Layout.

The draft layout shall be executed within a period of two years from the date of approval by the Gram Panchayat. If the draft layout is not executed within the said period, shall become invalid.

Yours faithfully,

*Suvarna Devi*  
7/2/2023

District Town &Country  
Planning Officer,  
Ranga Reddy District.

Encl: Draft-TLP.No.02/2022/DTCP/RR.  
In triplicate with Annexure

**Copy submitted to:**

1. The DT&CP, Govt. of Telangana, Hyderabad for favor of information.
2. The RDDTP, Hyderabad for favor of information.

**Copy to:**

1. The District Panchayat Officer, Ranga Reddy District for information.
2. The Sub-Registrar, Shadnagar for information.
3. The Layout Owner / Developer of Smt. Manga Chennamma, W/o.Late Manaiiah.

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**ANNEXURE**  
(Draft-TLP No.02/2022/DTCP/RR)

1. The layout Owner / Developer are advised to demarcate block of Plots and open Spaces on the ground as per the Draft layout plan enclosed. If there is any difference in the land area, you have to approach DT&CP / RDDTP / DTCP/RR for further clarification. If layout area is tallying with the approved draft layout plan, then you have to proceed with fencing the Mortgaged plots.
2. The Owner or Developer shall Mortgage Fifteen Percent of the saleable land as shown in the draft layout to the Gram Panchayat as surety for carrying out the developments and complying with other conditions within the prescribed period. In the failure of which, the Gram Panchayat shall be empowered to sell away the Mortgaged plots and utilize the amount so realized for completing the development works. In such an eventuality, the Owner or Developer shall be black-listed and shall not be allowed to undertake any development works in the entire State.
3. The layout Owner / Developer is requested to fence the area to be Mortgaged with barbed wire and to display a board indicating the particulars of **18.20% of saleable area i.e., Plot Nos. 09 to 11 to an extent of Ac.0.146 Cents or 706.64 Sq.Yds in Sy.No.94/P of Eklaskhampeta Gram Panchayat to be Mortgaged within a period of one month in favor of Eklaskhampeta Gram Panchayat represented by its Panchayat Secretary and the area is not for sale.** A photograph of this has to be submitted to DTCP/RR and Gram Panchayat.
4. The layout Owner / Developer is / are requested to obtain and produce the certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub-Registrar, indicating that the area under mortgage is not sold to any other persons and vests with the Developers only and same has to be submitted to DTCP/RR and Gram Panchayat.
5. The draft layout shall be executed within a period of two years from the date of approval by the Gram Panchayat. If the draft layout is not executed within the said period, shall be invalid.
6. The layout Owner / Developer shall not be permitted to sell the plots and area which is Mortgaged in favor of Gram Panchayat.
7. Any Owner or Developer who sells, for building purposes, any piece of land which is a part of land demarcated and set apart for public purposes in an approved layout; shall be penalized with imprisonment up-to a period of three years.
8. All roads shall be opened for accessibility to the neighboring sites and the layout Owner / Developer shall not construct any compound wall / fencing around the site.
9. That the draft layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act, 1976 / Agricultural Land Ceiling Act, 1973.
10. This permission of developing the land shall not be used as proof of the title of the land.
11. The layout Owner / Developer shall be solely responsible for the development of layout and in no way Gram Panchayat will take up development works.
12. The Deed of mortgage by conditions sale executed by the layout Owner / Developer in favor of Gram Panchayat is purely a measure to ensure compliance of the conditions of development of infrastructure by the layout Owner / Developer and the Gram Panchayat is no way accountable to the plot purchaser in the event of default by the layout Owner / Developer.
13. The layout Owner / Developer shall display a board at a prominent place in the above site showing the layout pattern with draft layout number and with full details of the layout specifications and conditions to facilitate the public in the matter.
14. The Gram Panchayat shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to Gram Panchayat in particular, and in other plots of the layout in general until and unless the layout Owner / Developer completes the developmental works and then gets released the Mortgaged land from Gram Panchayat and release of final layout.
15. If there is any miss-representation of the information furnished for obtaining the layout permission, the draft layout will be cancelled without any notice.



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16. If there is any court case pending with Law, the layout Owner / Developer shall be responsible for settlement of the same.
17. If any disputes / litigations arise in future regarding the Ownership of the land, schedule of the boundaries, etc., the layout Owner / Developer shall be responsible for the settlement of the same and DT&CP / RDDTP / DTCPO and Gram Panchayat or its employees shall not be a party to any such dispute / litigations.
18. The DT&CP / RDDTP / DTCPO and Gram Panchayat reserves the right to cancel the Draft Layout Plan permission if it is found that permission is obtained by misrepresentation or by mistake of facts or incorrect boundary measurements, and the layout Owner / Developer shall be solely responsible for the same.
19. The layout Owner / Developer is the whole responsible if any discrepancy / litigation in Ownership documents and Gram Panchayat is not responsible and approval of layout plans shall be deemed to cancelled and withdrawn without notice and action will be taken as per law.
20. The layout Owner / Developer should hand over the Open Space area to an extent of Ac. 0.125 Cents (10.00%), Road's area to an extent of Ac. 0.323 Cents (25.84%) to the Gram Panchayat at free of cost by way of Registered Gift Deed before release of Final Layout from Gram Panchayat, after collecting the necessary charges and fees as per the rules in force.
21. The layout Owner / Developer of the site shall undertake the following works under the supervision of Gram Panchayat.
  - i) Leveling with suitable gradient and formation of all roads with sub-surface, curbstones, metaling of the carriage-way, side drains as per specifications in Annexure-B of GOMs.No.67 PR&RD, Dt.26-02-2002.
  - ii) Construction of Underground drains / Side Drains and channelization of Nala's for allowing storm water run-off. These may be channelized in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
  - iii) Undertake greenery in the layout including avenue plantation in public open spaces and construct rain water harvesting pits (4 per Acre) etc.
  - iv) Fencing of open spaces.
  - v) Street lighting and Electricity facilities.
  - vi) Provision of sewerage disposal system and protected water supply system.
22. The layout Owner / Developer shall be wholly and solely responsible for the quality of workmanship of the layout development works and for ensuring safety during construction / development works, etc.
23. Shops, business premises and industrial units, shall not be allowed anywhere in the area covered by the approved layout except in the sites specially reserved for such proposals in the draft layout plan.
24. The corners of the sites at the junction of the streets should be splayed off as shown in the Draft Layout Plan.
25. Only detached dwelling house designed for the occupation of a single family shall be built in a site and no site shall be altered or sub-divided or otherwise utilized for the occupation of more than one family. Any future development is allowed with prior approval of Competent Authority.
26. All house sullage shall be disposed of in such a manner is to prevent it from running into or stagnating on adjacent streets. It may be used for the watering of gardens if no nuisance or instantiations will be created thereby such effluent should be allowed to flow freely into drains of channels after it has been previously treated sanitary in any matter required by the concerned Health Officer.
27. The applicant shall be registering the proposed project under Telangana Real Estate (Regulation and Development) rules 2017, as applicable with the provisions of G.O.Ms.No.202 MA, Dt:31.07.2017.

*Suvarna Reddy*  
7/22/2023  
District Town & Country  
Planning Officer,  
Ranga Reddy District





Government of Telangana  
Tahsildar & Jt. Sub Registrar Office, Keshampeta

NALA Order

Proceedings of the Competent Authority & Tahsildar Keshampeta Mandal Rangareddy District

Present: C MURALIKRISHNA  
Proedgs. No. 2100251947  
Sub: NALA Order  
Ref:

Dated: 24/03/2021

Order:

Sri మంగ చెన్నమ్మ S/o కి శే మానయ్య R/o Eklaskhampeta, Keshampeta, Rangareddy, has applied for conversion of agriculture land situated in Sy.No 94/e/2/1 extent 1.1000 of Eklaskhampeta Village, Keshampeta Mandal, Rangareddy District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act. Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

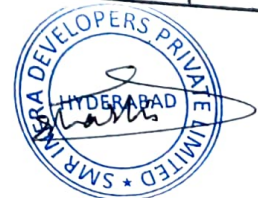
1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
  - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
  - b. The Telangana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

Tahsildar & Jt. Sub Registrar Office,  
Keshampeta

To  
Sri మంగ చెన్నమ్మ  
Schedule

Tahsildar & Jt. Sub Registrar,  
Keshampeta Mandal, R R District

| Sl.No. | Village Mandal & District               | Sy.No.   | Total extent (Sy.No. wise) | Extent for which permission granted. | Remarks |
|--------|---|----------|----------------------------|--------------------------------------|---------|
| 1      | Eklaskhampeta , Keshampeta & Rangareddy | 94/e/2/1 | 1.1000                     | 1.1000                               |         |



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GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SMR INFRA DEVELOPERS PRIVATE LIMITED is incorporated on this Twenty first day of May Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109TG2020PTC140374.

The Permanent Account Number (PAN) of the company is ABDCS6726Q

The Tax Deduction and Collection Account Number (TAN) of the company is HYDS60016F

Given under my hand at Manesar this Twenty first day of May Two thousand twenty .

DIGITAL SIGNATURE CERTIFICATE

Digital Signature Certificate

Mr Parvinder Singh

DEPUTY REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

SMR INFRA DEVELOPERS PRIVATE LIMITED

H NO 3-4-102, HYDERGUDA RANJENDARNAGAR, RANGAREDDY,

Rangareddi, Telangana, India, 500048

\* as issued by the Income Tax Department



LTJ! MANGA CAEM NAMMA







ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ABDCS6726Q

नाम / Name

SMR INFRA DEVELOPERS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation 21/05/2020



Sub Registrar  
Shadnagar

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3903/2023.  
Sheet 13 of 14

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना का आदान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व वहाली आदि भी शामिल है।  
Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)  
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)  
Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।  
The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".  
संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABDCS6726Q



नाम / Name  
SMR INFRA DEVELOPERS PRIVATE  
LIMITED

निगमन/गठन की तारीख  
Date of Incorporation / Formation  
21/05/2020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदरः:

आयकर पैन सेवा इकाई, एन एस डी ई  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

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

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

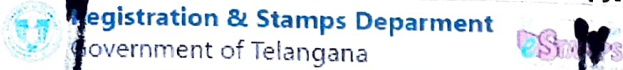
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Online Challan Proforma [SRO copy]



Challan No: 581UW0230623

Bank Code : SBIN

Payment : CASH

**Remitter Details**  
Name SMR INFRA DEVELOPERS PVT LTD  
PAN Card No ABDCS6726Q  
Aadhar Card No  
Mobile Number \*\*\*\*\*260  
Address REP BY S SHASHI MOHAN REDDY,  
HYDERGUDA

**Executant Details**  
Name MANGA CHENNAMMA  
Address SHADNAGAR  
**Claimant Details**  
Name SMR INFRA DEVELOPERS PVT LTD  
Address REP BY S SHASHI MOHAN REDDY,  
HYDERGUDA

**Document Nature**  
Nature of Document AGREEMENT OF SALE CUM GPA  
Property Situated in (District) RANGAREDDY  
SRO Name SHADNAGAR

**Amount Details**  
Stamp Duty 144800  
Transfer Duty 0  
Registration Fee 11140  
User Charges 1000  
Mutation Charges 0  
Haritha Nidhi 50  
TOTAL 156990

Total in Words One Lakh Fifty Six Thousand Nine Hundred Ninety Rupees Only

Date(DD-MM-YYYY) 23-06-2023

Transaction Id 6992385550539

Stamp & Signature

Online Challan Proforma [Citizen copy]



Challan No: 581UW0230623

Bank Code : SBIN

Payment : CASH

**Remitter Details**  
Name SMR INFRA DEVELOPERS PVT LTD  
PAN Card No ABDCS6726Q  
Aadhar Card No  
Mobile Number \*\*\*\*\*260  
Address REP BY S SHASHI MOHAN REDDY,  
HYDERGUDA

**Executant Details**  
Name MANGA CHENNAMMA  
Address SHADNAGAR  
**Claimant Details**  
Name SMR INFRA DEVELOPERS PVT LTD  
Address REP BY S SHASHI MOHAN REDDY,  
HYDERGUDA

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Mutation Charges 0  
Haritha Nidhi 50  
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Total in Words One Lakh Fifty Six Thousand Nine Hundred Ninety Rupees Only

Date(DD-MM-YYYY) 23-06-2023

Transaction Id 6992385550539

Stamp & Signature

Sub Registrar  
Shadnagar  
B. No 3917/2023 & Doct No 3903/2023  
Sheet No of 14

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