

SCANNED

BOOK - 1 DOC.NO. 6273/2025
SUB REGISTRAR SAROORNAGAR



తెలంగాణ తెలంగానా TELANGANA

Signature BN 882468

Tran Id: 250828145607549299
Date: 28 AUG 2025, 02:57 PM
Purchased By:
J. M. BHUSUDHAN VARMA
S/o J. C. VARMA
R/o HYDERABAD
For Whom
DIGILOGIC SYSTEMS LIMITED

P PRABHAKAR
LICENSED STAMP VENDOR
Lic. No. 14 OF 1999
Ren. No. 15-07-014/2023
H. No. 4-70/B/2, Nagole Village,
Uppal Mandal, Medchal-
Malkajgiri District, Telangana
State
Ph 9849755552

AGREEMENT FOR SALE OF LAND

This AGREEMENT MADE ON THIS 3rd day of September TWO THOUSAND TWENTY FIVE (2025) in Telangana between the Telangana Industrial Infrastructure Corporation Limited (TGIIC Ltd), a Government Company Registered under the Companies Act, 2013 having its office at 5-9-58/B, 6th Floor, Parisrama Bhavanam, Fateh Maidan Road, Hyderabad – 500 004 represented by its Sri Podila Sravan Kumar, Zonal Manager, Shamshabad Zone which term shall include his successors in office and assigns hereinafter called "THE PARTY OF THE FIRST PART"

Signature
ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500005.

For DIGILOGIC SYSTEMS LIMITED
Signature
Managing Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Saroornagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50000/- paid on the 09th day of SEP, 2025 by Sri/Smt. Nazeer Ahmed Mohammed at 13:46

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

SI No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1 CL	Aadhar No XXXXXXXX9801			<p>Digitally Signed by: Name: M/S DIGILOGIC SYSTEMS LIMITED REP. Location: SRO SAROORNAGAR Reason: Admission of Execution Date: Tue Sep 09 15:18:54 IST 2025</p>
	NAME: JETTY MADHUSUDHAN VARMA S/O JETTY CHANCHURAM VARMA SECUNDERABAD, HYDERABAD, TELANGANA, 500003	M/S. DIGILOGIC SYSTEMS LIMITED REP BY JETTY MADHUSUDHAN VARMA (MANAGING DIRECTOR) S/O. JETTY CHANCHURAM VARMA 102 1ST FLOOR, DSL ABACUS TECH PARK, UPPAL KHALSA (M) VILL., UPPAL MDL., MEDCHAL- MALKAJGIRI DIST., TELANGANA, 500039,		
2 EX	Aadhar No XXXXXXXX7423			<p>Digitally Signed by: Name: TGIIC LIMITED REP BY NAZEER AHMED Location: SRO SAROORNAGAR Reason: Admission of Execution Date: Tue Sep 09 15:19:30 IST 2025</p>
	NAME: NAZEER AHMED MOHAMMED S/O BASHEER AHMED M PUPPALAGUDA S/O, RANGAREDDI, ANDHRA PRADESH, 500089	TGIIC LIMITED REP BY NAZEER AHMED MOHAMMED S/O. BASHEER AHMED M TGIIC LTD, SHAMSHABAD, HYDERABAD,		

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression	Signature
1	Aadhar No: XXXXXXXX2460			<p>Digitally Signed by: Name: C V VINOD KUMAR REDDY Location: SRO SAROORNAGAR Reason: Witness Signature Date: Tue Sep 09 15:20:14 IST 2025</p>
	NAME: CHINTAKUNTA VENKATA VINOD KUMAR REDDY S/O C RAMA SUBBA REDDY Ananthapuram, Cuddapah, Andhra Pradesh, 516355	C V VINOD KUMAR REDDY CUDDAPAH		
2	Aadhar No: XXXXXXXX7321			<p>Digitally Signed by: Name: K MAHESHWAR REDDY Location: SRO SAROORNAGAR Reason: Witness Signature Date: Tue Sep 09 15:21:01 IST 2025</p>
	NAME: KUPPIREDDY MAHESHWAR REDDY S/O LATE KUPPIREDDY NARSIMHA REDDY Rajendranagar, K.v. Rangareddy, Telangana, 500086	K MAHESHWAR REDDY HYDERABAD		

Authenticated by
SRO SRILATHA M
Purpose: Admission of execution

09th day of September, 2025

Certificate under section 88(1) of Registration Act.

" I have satisfied myself as to the execution of the instrument by Sri/Smt P.SRAVAN KUMAR, Designation: ZONAL MANAGER, department: TGIIC LIMITED SHAMSHABAD ZONE who is exempted from personal appearance under Section 88(1) of the Registration Act, 1908 ".

Sub Registrar
Saroornagar

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Bk - 1, CS No 6395/2025 & Doct No 6273/2025.

Digitally Signed by:
Name: SRILATHA M
Location: SRO SAROORNAGAR
Reason: Endorsement Sign
Date: Tue Sep 09 15:26:27 IST 2025

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M/s. Digilogic Systems Limited, a Company registered under company act 1956 having its registered office at Door No. #102, 1st Floor, DSL Abacus Tech Park, Beside DSL Virture Mall, Uppal, Medchal, Telangana -500039 represented by its Managing Director of the Company of Sri Jetty Madhusudhan Varma S/o. Jetty Chanchuram Varma, Aged (65) Years and duly authorized through the resolution dated : 21.08.2025 of its Board of Directors (which expression shall unless the context requires otherwise (include its successors and assigns hereinafter called the "THE PARTY OF THE SECOND PART")

WHEREAS upon the application of the Party of the Second Part, the Party of the First part has allotted the Plot No.6/2 admeasuring to an extent of 8336.82 Sq.Mtrs situated at IP Hardware Park Ph-II at Mamidipally Village of Balapur (M), Ranga Reddy District, which is described in the schedule hereunder as Provisional allotment Lr.No: TGIIC/52261/TSIIC_Hardware Park Ph-II/2025 dated: 24.04.2025, Modification order dt: 01.08.2025 and Final Allotment Letter dt: 01.08.2025 of Zonal Manager, Shamshabad, for setting up of a unit for manufacturing "**Battery Pack Assembly & Environmental test Facility for electronic sub systems**" on outright sale basis (ORS).

Now these presents witnesses and it is hereby agreed as follows:

1. The Party of the Second Part has a condition precedent to being placed in possession of the plot allotted made the full payment of the cost of the plot fixed at **Rs.10,00,41,840/- (Rupees Ten Crores Forty One Thousand Eight Hundred Forty Only) at the rate of Rs.12,000/- per Sqmt.**
2. The allotted land shall be used for setting up of a unit for manufacturing "**Battery Pack Assembly & Environmental test Facility for electronic sub systems**" as per DPR submitted
3. The date and time are the essence of the contract.
4. Only on the Party of the Second Part implementing the scheme and going into commercial production in the allotted plot/shed/land, as envisaged in Online application / Detailed project report furnished the sale deed will be executed and registered.

The Party of the Second part assured the following through online application and Detailed Project Report(DPR): -

- I. An investment of Rs.3690 Lakhs for establishing your proposed project i.e., "**Battery Pack Assembly & Environmental test Facility for electronic sub systems**"
- II. Employment Direct: 42 and indirect: 10.


ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500005.


 For **DIGILOGIC SYSTEMS LIMITED**
 Managing Director

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	5502310	0	0	0	5502410
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	50000	0	0	0	50000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	5553310	0	0	0	5553410

Rs. 5502310/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50000/- towards Registration Fees on the chargeable value of Rs. 100042000/- was paid by the party through E-Challan/BC/Pay Order No ,716ZRI030925 dated ,03-SEP-25 of ,AXISC/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 5553360/-, DATE: 03-SEP-25, BANK NAME: AXISC, BRANCH NAME: , BANK REFERENCE NO: 5269430129313, PAYMENT MODE:NB-1001138, ATRN:5269430129313, REMITTER NAME: DIGILOGIC SYSTEMS LIMITED, EXECUTANT NAME: TGIIC LIMITED, CLAIMANT NAME: DIGILOGIC SYSTEMS LIMITED.

Digitally Signed by:
Name:SRILATHA M
Location:SRO SAROORNAGAR
Reason:Endorsement Sign
Date:Tue Sep 09 15:26:27 IST 2025

Date:

09th day of September,2025

Certificate of Registration

Registered as document no. 6273 of 2025 of Book-1 and assigned the identification number 1 - 1513 - 6273 - 2025 for Scanning on 09-SEP-25 .

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The Party of the Second Part agrees and assures that they will not request for execution of the sale deed until project is implemented as detailed above. The Party of the Second Part expressly agrees upon intimation of its eligibility for sale deed by the Party of the First Part, to take the sale deed and take steps for registration of the same within one month of such intimation by the Party of the First Part.

5. (a) On the request of the Party of the Second Part in writing to the Party of the First Part, agrees to the Party of the Second Part raising money on the scheduled property hereby agreed to be sold by issuance of NO Objection Certificate (NOC) as well as buildings, plant and machinery that may be erected or installed therein or thereon notwithstanding to the contrary in this agreement by rising a loan from the approved financial institution / scheduled banks on the security of the Scheduled Property, solely for the purpose of implementation of the project for which the plot is allotted ,subject to acceptance of the terms of NOC by the Financial agency.

b. The Party of the Second part shall at the time of seeking NOC in favour of the financial institutions. scheduled banks submit details of the proposed loan/financial the own investment put in for implementation of the project, letter from the approved Financial institution/Scheduled banks and other details as may as specified by the Part of the First Part.

c. That the Party of the Second part undertakes to inform the party of The First Part, the details of finance(s) raised on the security of the property herein mentioned in the schedule from time to time till the loan(s) is / are fully repaid to the financial agencies

d. That the financial agency in whose favour the NOC and who finances the party of the second part for implementation of the project for which the plot/land is allotted, shall be bound by the terms stipulated in the NOC. That the financial agency which finances the Party of the Second Part on the Security of the property herein mentioned in the schedule, shall inform the Party of the First Part the details of finance(s) from time to time till the loan(s) is/are repaid by the Party of the Second Part.

e. That in case in Cancellation or Withdrawal of sanctioned/finance by the scheduled Banks/Financial Institutions after issuance of NOC or where the party of the second party to availed such/finance, the original Agreement for sale shall be for with handed over in original by the Schedule Bank/Financial institutions to the party of the First part to take appropriate action in the matter.


ZONAL MANAGER
T.S.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500065.


 For DIGILOGIC SYSTEMS LIMITED
 Managing Director

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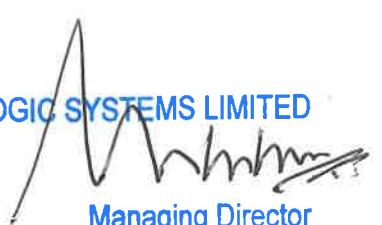


- f. That even in case the loan/finance is re-paid/closed by the party of the second part, the original Agreement of Sale shall be handed over to the party of the First Part, duly informing about the repayment/closure of the loan and the party of the first party shall after recording the same and after collecting any dues that may be pending, release the documents to the Party of the Second part or to the other approved Financial Institutions/Scheduled Banks which may have been approached by the Second Part, which may have been approached by the Party of the Second Part, which Bank/Financial Institution shall also be bound by the above conditions, The Party of the second part agrees that shall no demand or take the original Agreement directly from the Bank/Financial Institutions.
- g. That in case of Cancellation/withdrawal/closure/ repayment of loan /finance to the Financial Institutions/ Bank after issuance of NOC, Approved Bank/Finance Institutions shall be bound to return the original agreement to the party of the First part.

In no event should the original documents be released to the Party of the Second part directly. The Party of the Second part agrees that it shall not demand or take original Agreement for sale directly from the Scheduled Bank/Financial Institution.

- 6. The Party of the Second Part undertakes and agrees to pay the Party of the First Part proportionate to the property allotted to the Party of the Second Part any further amount in case the Party of the First Part is finally obliged to pay any higher sum towards development charges and enhanced compensation towards the cost of acquisition of the land / enhancement in cost of the land. This will be without prejudice to the rights of the financing agency approved by the Party of the First Part as first mortgage. You should furnish an undertaking to this effect on Rs. 100/- NJS shall be furnished.
- 7. The Party of the Second shall execute a promissory note or offers sufficient marketable security to cover amounts mentioned in clause 5 above within 15 days from the date of receipt of communication from the Part of the First Part.
- 8. The Party of the Second Part shall pay the charges for various services and common facilities and also for up-keep and maintenance of roads, water supply, drainage, sewage disposal, street lighting and the like.
- 9. The Party of the Second Part alone shall after taking possession of the allotted plot/land liable to protect the allotted plot/land from any encroachment and shall along be liable for any acts of commission and omission thereof, during the project implementation period.
- 10. The Party of the Second Part shall pay charges/taxes for supply of water, electricity and other services to the administration or some other agency as the


ZONAL MANAGER
T.S.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500005.


 For DIGILOGIC SYSTEMS LIMITED
 Managing Director

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Name: SRI LATHA M
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case may be and as determined later within the stipulated time, failure in respect of which would entail the services being disconnected.

11. The Party of the Second Part shall bear, pay and discharge all existing and future amounts, duties, imposing and outgoing of whatsoever taxes imposed or charged upon the premises or upon the occupier in respect thereof from the date.

AND WHEREAS the Party of the Second Part having agreed to hold the land allotted to them on the terms and conditions hereinafter mentioned.

- a) That the Party of the Second Part shall use the land for setting up of a factory for the "**Battery Pack Assembly & Environmental test Facility for electronic sub systems**" any structure or building other than the factory building without the prior permission in writing of the Party of the First Part.
- b) The Party of the Second Part expressly agrees and undertakes that the said land shall be utilised exclusively for the purpose set-forth in the allotment proposal and that no change shall be made without the written sanction of the Party of the First Part and no request for change in line of activity will be made.
- c) The Party of Second Part agrees and undertakes that if the allotted land is not utilized/implemented the project within stipulated period/extended time, the party of the First Part shall have the right to cancel the allotment and resume possession of the land allotted.
- d) The Party of the Second Part shall within six months of being put in possession of the said plot/land commence construction of factory buildings after securing necessary clearances from the competent authorities, like building plan approvals, filing application with TGTRANSO/TGSPDCL/TGNPDCL, other permissions/clearances etc. The Party of the Second Part shall go into commercial production duly erecting machinery and obtaining regular power supply connection within two years of being put in possession of the allotted plot/land to implement.
- e) Any extension of time, if considered, will be subject to levying of penalty at applicable rate on the prevailing land cost at that time.
- f) The Party of the Second Part shall furnish quarterly progress report on implementation of the subject project in terms of timelines furnished in the DPR/Online application, until the project is implemented in full as per the DPR and submit a completion report confirming the implementation is completed within the time stipulated.


ZONAL MANAGER
T.S.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500065.


 For **DIGILOGIC SYSTEMS LIMITED**
Managing Director

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g) Registration of the Sale Deed will be made in favour of the Party of the Second Part only after Implementation of the Project in full in the allotted plot as envisaged in the DPR and on Commencement of Commercial Production.

h) That as and when the said Plot is no longer required by THE PARTY OF THE SECOND PART for the aforesaid purpose, THE PARTY OF THE SECOND PART shall forthwith relinquish and restore the land in favour of THE PARTY OF THE FIRST PART, provided such surrender of the property by THE PARTY OF THE SECOND PART is made before cancellation of the allotment by THE PARTY OF THE FIRST PART for breach of any of the covenants of this agreement in the event of surrender, refund of the cost of land paid by him shall be made after making deductions as under

(i) The amounts paid by THE PARTY OF THE SECOND PART will be refunded duly forfeiting EMD @ Rs.10,000/- per acre. or part thereof and deducting occupation charges as under

Occupation period (No. of years from the date of possession)	% of occupation charges to be deducted per annum or part thereof, cumulatively
Upto 1 year	1%
2 years	1% + 1% = 2%
3 years	1% + 1% + 2% = 4%
4 years	1% + 1% + 2% + 3% = 7%
5 years	1% + 1% + 2% + 3% + 5% = 12%
Above 5 years	12% + 5% for each of the additional year or part thereof.

(ii) Amounts paid towards interest, process fee, penalties, taxes and surcharges shall not be refunded.

(iii) Dues in respect of water charges will be deducted, for the actual consumption as against the minimum rates as per the agreement for water supply.


ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500065.


For DIGILOGIC SYSTEMS LIMITED
Managing Director

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- (iv) In case of power supply obtained by the Party of the Second Part, no dues certificate, certificate of dismantling the service meter issued by the TG TRANCO should be submitted by the Party of the Second Part.
- (v) The Party of Second Part shall also clear the property taxes to the IALAs concerned / local bodies and a certificate to this effect should be furnished.
- i) No interest will be paid to the Party of the Second Part in this respect. If there are any buildings on the land other than shed the Party of the First Part may at its option either refund the cost assessed by it after the assessed cost is collected from the incoming party or otherwise direct the Party of the Second Part to remove the buildings at their cost within such time as may be allowed by the Party of the First Part.
- j) That the Party of the Second Part shall keep the buildings and all additions thereto and boundary walls thereof and the drains, soil and other pipes and sanitary and water apparatus thereof in good condition.
- k) That the Party of the Second Part shall not to make or permit any alterations or additions to the approved building including digging any open wells / sinking a bore well or excavating sub-soil for any other purpose without obtaining the previous consent in writing of the Party of the First Part or cause any injury to the walls and fittings thereof.
- l) That the Party of the Second Part shall not permit any sale by auction upon the premises or suffer the premises to be used in such a way as to cause nuisance or annoyance or inconvenience to the occupiers of the said area.
- m) That the Party of the Second Part shall permit the Party of the First Part or their agents or officers with or without workmen at all reasonable times to enter upon the premises to view the conditions thereof and upon notice given by the Party of the First Part to effect repairs in accordance with such notice at the cost of the Party of the Second Part.
- n) That the Party of the Second Part shall not transfer or change the ownership/constitution of the business relating to the unit without obtaining specific permission in writing of the Party of the First Part.
- o) That the Party of the Second Part shall allow the Party of the First Part to recover the amounts in any way recoverable by it from the purchaser as per law in force at the time without prejudice to the rights of the financing agency.


ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500065


 For DIGILOGIC SYSTEMS LIMITED
 Managing Director

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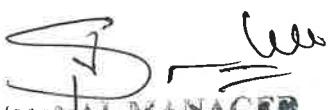
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- p) That the Party of the First Part is competent to enforce the compliance with all rules, regulations and the provisions of any other Act in force in respect of the working of the buildings as factory shed established and the company shall be responsible for complying at their costs with all instructions issued from time to time in this regard.
- q) That the Party of the Second Part or their persons engaged by them will have reasonable access to all common services and common facilities provided in the industrial area and he/she/they shall make good any loss due to misuse or damage caused to the properties of the Party of the First Part and such common services and facilities by persons engaged directly or indirectly in running the unit as may be decided by the Party of the First Part.
- r) Till such time as the ownership of the property is transferred to the Party of the Second Part in the manner mentioned above, the property shall continue to remain the property of the Party of the First Part without prejudice to the rights of the financing agency as under Clause 5(a). Mere execution of sale agreement and / or sale deed shall not entitle to any rights whatsoever.
- s) The Party of the Second Part should not sub-let the said property to others.
- t) Sale Deed will be issued by the Party of the First Part in favour of the Party of the Second Part on
 - a) payment of sale consideration in full along with all other dues/fees/levies/property tax etc.
 - b) Implementation of the project in full as envisaged by the allottee as per the Detailed Project Report furnished by them at the time of application and on commencement of commercial production.
 - c) Utilization of land to a minimum of 50% of the area in the land allotted for production facility.
- u) That if the Party of the Second Part commits breach of any of the covenants herein contained, the allotment stands cancelled and this agreement shall stand determined without any notice thereupon. The Party of the Second Part will be treated as an encroacher and a trespasser who will have no right whatsoever in the schedule property under these presents and it shall be lawful for the Party of the First Part to re-enter upon the said land and resume possession thereof and also of the buildings standing thereon, the transfer made in favour of the Party of the Second Part under these presents shall become null and void and all rights of the Party of the Second Part in the schedule property under this agreement and any building thereon shall at once cease and stand


 ZONAL MANAGER
 T.S.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500065.

For DIGILOGIC SYSTEMS LIMITED

 Managing Director

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determined. Prior notice of the re-entry to the financial institutions, if necessary will be given by the Party of the First Part.

In such event of cancellation / resumption of the property allotted, the payments made by the Party of the Second Part shall remain forfeited towards use and occupation of the premises. However, the Party of the First Part may at its option consider refund of the amounts paid by the Party of the Second Part towards the cost of the property subject to the following deductions.

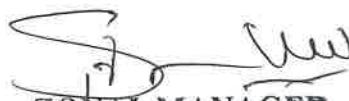
(i) The amounts paid by THE PARTY OF THE SECOND PART will be refunded duly forfeiting EMD @ Rs.10,000/- per acre. or part thereof and deducting occupation charges as under

The amounts paid will be refunded as per the allotment regulations then Occupation period (No. of years from the date of possession)	% of occupation charges to be deducted per annum or part thereof, cumulatively
Upto 1 year	1%
2 years	1% + 1% = 2%
3 years	1% + 1% + 2% = 4%
4 years	1% + 1% + 2% + 3% = 7%
5 years	1% + 1% + 2% + 3% + 5% = 12%
Above 5 years	12% + 5% for each of the additional year or part thereof.

v) In case the amounts paid by the allottee are less than deductions to be made; no claim for further payment shall be made.

No interest will be paid to the Party of the Second Part in this respect. If there are any buildings on the land other than shed/land, the Party of the First Part may at its option either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the Party of the Second Part to remove the buildings at their cost within such time as may be allowed by the Party of the First Part.

w) In case the legal issues arise in respect of this land, the legal charges incurred by the Party of the First Part shall be recoverable from the Party of Second Part by the Party of the First Part.


ZONAL MANAGER
T.O.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500085.


 For DIGILOGIC SYSTEMS LIMITED
 Managing Director

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Digitaly Signed by:
Name: SRILATHA M
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- x) The Party of the First Part which is a local authority in respect of the Notified Industrial Areas has been collecting the property tax, advertisement tax, granting building permits, permissions for installation of plant and machinery etc. And that the Party of the Second Part hereby undertakes to be a member of the Service Society formed by the rate payers of the Notified Industrial Areas which acts as a Nodal Agency for proper and better maintenance of Notified Industrial Areas by the Party of the First Part.
- 12. The Party of the Second Part shall adhere to the provisions for Water (prevention and Control of Pollution), Act 1974 the Air (Prevention and Control of Pollution), Act 1981, the Environment (Protection) Act 1986, the Public liability (Insurance), Act 1991 and EIA notification 2006 including amendments and rules made thereafter.
- 13. The Party of the Second Part has to establish their own Effluent Treatment Plant (ETP) in their premises to treat the effluent of their units to the discharge standards strictly as per the guidelines of TGPCB, in case the CETP is not established by TGIIC.
- 14. The Party of the Second Part has to make their own arrangements to manage/treat the domestic sewage by constructing septic tank or sewage treatment plant (STP) in their premises as per norms, the quantity of sewage, in case no sewage disposal system is provided by TGIIC at park level. No waste water shall be discharged outside the premises.
- 15. That the Party of the Second Party agrees and undertake to adhere to all terms and conditions of this allotment.
- 16. That the Party of the Second Part shall abide by any other conditions as may be imposed in course of time by the Party of the First Part provided always and it is expressly agreed as follows:

That THE PARTY OF THE SECOND PART hereby consent and authorize irrevocably to the Party of the First Part to execute Deed / Deeds of Cancellation and / or any other deed and also get the same registered for cancellation of this indenture and for any other purpose in the event of allotment of Plot being cancelled by THE PARTY OF THE FIRST PART for committing breach of the conditions herein before mentioned by THE PARTY OF THE SECOND PART. To this effect an undertaking to be submitted in Rs.100/- NJS with Board Resolution.

- 17. All the costs and expenses of and incidental to the preparation, execution and registration of this agreement shall be paid by the Party of the Second Part.
- 18. In all the matters of doubts concerning and in respect of this indenture the decision of the Party of the First Part shall be final and binding on the Party of the


ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500065.


For **DIGILOGIC SYSTEMS LIMITED**
Managing Director

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Reason:Endorsement Sign
Date:Tue Sep 09 15:26:27 IST 2025



Second Part and any default by the Party of the Second Part thereof shall be deemed to be breach of the terms of this indenture.

19. Notwithstanding anything contained herein the right of termination of this agreement by the Party of the First Part in certain contingencies stated above shall be without prejudice to the rights of the approved financial agencies / scheduled banks as mortgagees under clause 5(a) above subject to the bank/ financial institutions complying with the terms and conditions of NOC issued by the Party of the First Part.

IN WITNESS WHEREOF the seal **M/s. Digilogic Systems Limited** and TGIIC both hereunto be affixed and indenture executed for and on behalf **M/s. Digilogic Systems Limited** represented by Its Managing Director of the Company of Sri Jetty Madhusudhan Varma S/o. Jetty Chanchuram Varma, Aged (65) Years and Zonal Manager Shamshabad Zone of Telangana Industrial Infrastructure Corporation Limited, Hyderabad for and on behalf of and by the orders and directions of the Managing Director of Telangana Industrial Infrastructure Corporation Limited hereunto set the hand and the day and year first above written.


ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
 HYDERABAD-500005.

For DIGILOGIC SYSTEMS LIMITED


 Managing Director

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Sheet 11 of 20

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Reason:Endorsement Sign
Date:Tue Sep 09 15:26:27 IST 2025



SCHEDULE ABOVE REFERRED TO

District: Ranga Reddy

Mandal : Balapur

Village: Mamidipally

TGIIC IALA IP Hardware Park Ph-II

Plot No. 6/2 admeasuring to an extent of 8336.82 Sq. meters (or) 9970.75 Sq.yards situated IP Hardware Park Ph-II at covered under Mamidipally Village in Sy.No. 99/1 of Balapur (M), Ranga Reddy District, bounded by:

Boundaries:

NORTH: PLOT NO. 6/1 & 6/3

SOUTH: PLOT NO.7/1 & 7/2

EAST: EXISTING 18.00M WIDE ROAD

WEST: PLOT NO.5

Witnesses:

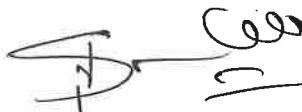
1) V. Shalini

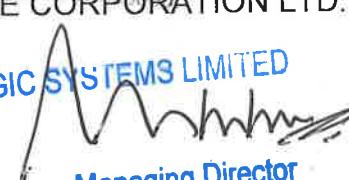
2)

Witnesses:

1)

2)


ZONAL MANAGER
 for and on behalf of
 TELANGANA INDUSTRIAL
 INFRASTRUCTURE CORPORATION LTD.
TEIIC LIMITED, Shamshabad
HYDERABAD, AP 500084


 For DIGILOGIC SYSTEMS LIMITED
Managing Director

Signature of the
 PARTY OF THE SECOND PART.
 Stamp/Seal

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Sheet 12 of 20



Digitally Signed by:
Name: SRI LATHA M
Location: SRO SAROORNAGAR
Reason: Endorsement Sign
Date: Tue Sep 09 15:26:27 IST 2025



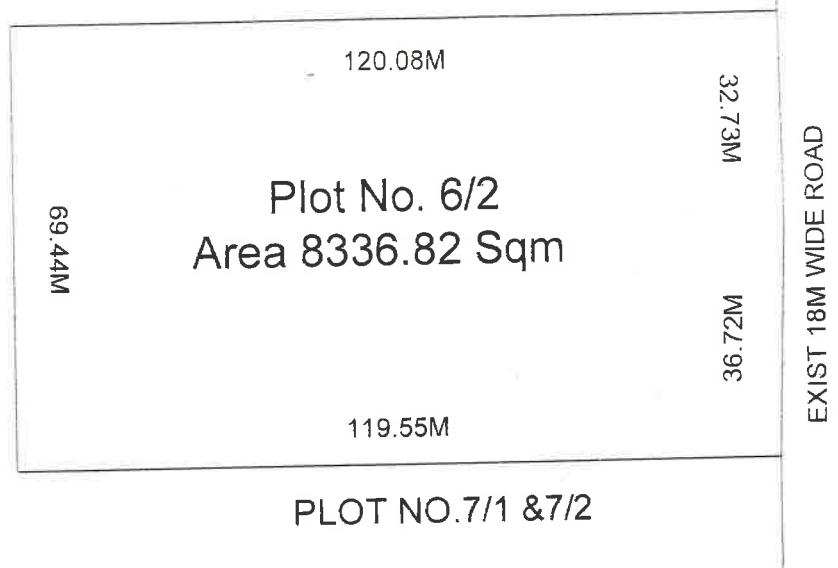
REGISTRATION PLAN SHOWING THE PLOT NO. 6/2 MEASURING 8336.82 SQ.MTS
AT IP HARDWARE PARK PH-II, MAMIDIPALLY VILLAGE IN SY.NO. 99/1 OF
BALAPUR (M), RANGAREDDY DISTRICT BOUNDED BY:

PARTY OF THE FIRST PART
PARTY OF THE SECOND PART
PLOT NO.
AREA

: T.G.I.I.C. LIMITED, HYDERABAD
: M/S. DIGILOGIC SYSTEMS LIMITED
: PLOT NO. 6/2
: 8336.82 SQ MTRS (OR) 9970.75 SQ.YARDS



PLOT NO.5



BOUNDARIES:

NORTH: PLOT NO. 6/1 & 6/3

SOUTH: PLOT NO.7/1 & 7/2

EAST: EXISTING 18.00M WIDE ROAD

WEST: PLOT NO.5

WITNESSESS:

1. N. Shalini

2. [Signature]

WITNESSESS:

1. [Signature]

2. [Signature]

PARTY OF THE FIRST PART

[Signature]
ZONAL MANAGER

T.G.I.I.C. LIMITED, Shamshabad Zone

PARTY OF THE SECOND PART

For DIGILOGIC SYSTEMS LIMITED

[Signature]
Managing Director

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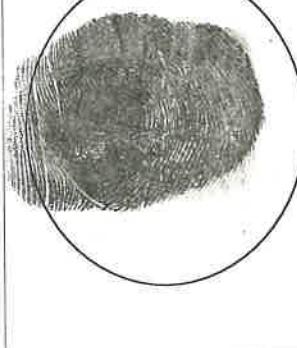
Sheet13 of 20



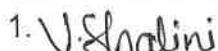
Digitally Signed by:
Name: SRILATHA M
Location: SRO SAROORNAGAR
Reason: Endorsement Sign
Date: Tue Sep 09 15:26:27 IST 2025



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

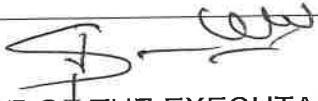
FINGER PRINT IN BLACKINKLEFT THUMB	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / OWNER / DEVELOPER
		<p>TGIIC LIMITED, SHAMSHABAD REP. BY, ZONAL MANAGER Sri Podila Sravan Kumar S/o. Podila Chandraiah Age: (61) Years</p>
		<p>Sri. Nazeer Ahmed Mohammed S/o. Basheer Ahmed M Aged about (53) Years Manager (AM), TGIIC Ltd, Shamshabad Hyderabad – 500 004 Aadhaar No.790740387423</p>
		<p>M/s. Digilogic Systems Limited Rep it Managing Director of the Company of Sri Jetty Madhusudhan Varma S/o. Jetty Chanchuram Varma, Aged (65) Years Aadhaar No.611571669801</p>

SIGNATURE OF WITNESSES

1. 

2. 

SIGNATURE OF THE EXECUTANTS


ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500005.

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Sheet 14 of 20

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Name: SRILATHA M
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Reason: Endorsement Sign
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P. SRAVAN KUMAR
ZONAL MANAGER



TELANGANA INDUSTRIAL
INFRASTRUCTURE CORPORATION LTD.,

(Govt. of Telangana Undertaking)

Shamshabad Zone, Opp. R.S.F.P. & D, Srisailam Road, Pahadi Shareef, Via Keshavagiri Post, Hyderabad – 500 005,
website : www.tgiic.in

Proc.No 2540/ZO/TGIIC/SHBD/HWPP-II/DSPL/2025

Dated: 3 -09-2025

Sub:- TGIIC Limited – Zonal Office Shamshabad – Plot No.6/2 at Hardware Park Ph-II, measuring 8336.82 Sq.mtrs allotted to **M/s. Digilogic Systems Limited** – Fixation of land cost – Orders – Issued – Reg.

Ref:- 1. Minutes of 77th Board Meeting held on 14.09.1988

2. Procdgs.No.12570/DW/D7/IE/PTC/74, dt: 10.08.1992 of VC & MD, APIIC Ltd, Hyderabad

The Government of Andhra Pradesh in their Memo.No.4488/U2/82, dated. 20.10.1982 have issued instructions to all the Registering Authorities for the value mentioned in the Sale Agreement/Sale Deed may be accepted when the land/plot/Shed House/building and other structures are sold by the concerns wholly owned by the Government provided the Sale Agreement/Sale Deed is executed within Six (6) months of fixation of the rate by the Board of the respective Government owned concerns.

In pursuance of the above Government Orders, the Board of Directors of APIIC Limited have examined the issue and authorized the Vice Chairman & Managing Director to issue cost fixation Proceedings communicating the approval of the cost of the plot/Shed/ buildings/ houses/ structures etc., and also to delegate these powers to the concerned officers by the Vice Chairman & Managing Director.

In pursuance of the above authorization, the Vice Chairman & Managing Director has delegated the powers to the Zonal Managers/Sr. Manager (E) vide Proceedings 2nd cited to issue cost fixation Proceedings indicating the cost by the Corporation to various allottees/entrepreneurs for the purpose of registration of document.

In exercise of the powers so delegated, it is hereby certified that the cost of the Plot bearing No.6/2 at IP Hardware Park Ph-II, measuring 8336.82 Sq.mtrs at Mamidipally village of Balapur (M), Ranga Reddy District allotted to **M/s. Digilogic Systems Limited** has been fixed **Rs.10,00,41,840/- (Rupees Ten Crores Forty One Thousand Eight Hundred Forty Only)** at the rate of **Rs.12,000/- per Sqmt.**

To
The Sub-Registrar
Champapet/Saroornagar
Ranga Reddy District


ZONAL MANAGER
ZONAL MANAGER
T.G.I.I.C LIMITED, Shamshabad Zone
HYDERABAD-500005.

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Bk - 1, CS No 6395/2025 & Doct No 6273/2025.

Sheet 15 of 20

Digitally Signed by:
Name: SRILATHA M
Location: SRO SAROORNAGAR
Reason: Endorsement Sign
Date: Tue Sep 09 15:26:27 IST 2025





Telangana Industrial Infrastructure Corporation Ltd.,
(A Government Of Telangana Undertaking)

P Sravan Kumar
Zonal Manager
SHAMSHABAD

Address:-
Opp: R.S.F.P&D, Srisailam
Road, Pahadi Shareef,
Keshavagiri post, Hyderabad
500005.

Provisional Allotment Letter

Lr No: TGIIC/52261/TSIIC_HARDWARE_PARK PH-II/2025

Date: 24-04-2025

To
M/s Digilogic Systems Private Limited
(Pvt Ltd - 1. Madhusudhan Varma Jetty, 2. Jetty Madhusudhan Varma)
#102, 1st Floor,,DSL Abacus Tech Park ,Uppal
Uppal,Medchal
Telangana,500039.

Dear Sir/Madam,

Sub:- TGIIC Limited-Zonal Office SHAMSHABAD TSIIC_HARDWARE_PARK PH-II Provisional Allotment of PLOT No(s). 6/2 to M/s Digilogic Systems Private Limited on Out Right Sale (ORS) basis-Orders issued-Reg.

Ref:- Your Online Application ID: 52261 dated: 07-03-2025

With reference to your application cited and relying on your assurances to implement the project/industry, you are provisionally allotted Plot No. 6/2 at TSIIC_HARDWARE_PARK PH-II situated in RANGAREDDY District, Telangana measuring 8336.82 Sq. Mts for setting up of Electronic industry on Out Right Sale (ORS) basis subject to the following terms and conditions:

The plot is allotted to you on 'as is where is' basis and it is for you to develop the plot allotted to you i.e., leveling, cleaning etc. and setup the proposed industry within the stipulated time.

1. The Plot No. 6/2 measuring 8336.82 Sq.Mts at Industrial Park TSIIC_HARDWARE_PARK PH-II is allotted at a tentative cost of Rs. 12000 per Sq.Meter for setting up of a unit in M/s Digilogic Systems Private Limited. The total tentative cost of the plot works out to Rs.100041840.00 (Rupees Ten Crores Forty One Thousands Eight Hundred Forty only).
2. You should pay the tentative total amount of the Plot cost, which works out to Rs.100041840.00 within 60 (sixty) days from the date of receipt of this allotment order less E.M.D. amount of Rs.15006000.00 already paid.
3. All payments against this allotment shall be made through Online Portal Transaction (RTGS /NEFT).



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Name: SRILATHA M
Location: SRO SAROORNAGAR
Reason: Endorsement Sign
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Registration & Stamps Department
Government of Telangana

Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Digilogic Systems Ltd Rep By J Madhusudhan Varma.

District	: RANGAREDDY	SRO	: CHAMPAPET
Municipal Corporation	: Badangpet Municipal Corporation	Ward	: 0
Block	: 1	Locality	: MAMIDIPALLY VILLAGE

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet
99/1PART	6/2	-- Flat No. --	9970.75	0

1.	I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.	<input checked="" type="checkbox"/>
2.	I have not sold or transferred the said property to anyone else.	<input checked="" type="checkbox"/>
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.	<input checked="" type="checkbox"/>
4.	The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act,1908.	<input checked="" type="checkbox"/>
5.	There is no court order or injunction restraining transfer of the said property.	<input checked="" type="checkbox"/>
6.	The proposed property transfer is not in contravention of the following laws: • The Telangana Scheduled Area Land Transfer Regulation, 1970. • The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.	<input checked="" type="checkbox"/>
7.	I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.	<input checked="" type="checkbox"/>

Declaration

I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date: 09-09-2025
Place: SAROORWALA ATR

Signature

Name : Tgiic Limited Rep By Wazeer Ahmed Mohammed
S/o :Basheer Ahmed M
R/o Village/ULB : Hyderabad
Mandal : Hyderabad
District : Hyderabad
State : Telangana

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Reason:Endorsement Sign
Date:Tue Sep 09 15:26:27 IST 2025





Telangana Industrial
Infrastructure Corporation Ltd.
(part of Telangana Undertaking)



PODILA SRAJAN KUMAR
Zonal Manager
E. Code : 2272
Shamshabad Zone

VC & MD

Date of Birth : 10-10-1964
Blood Group : O⁺

Shamshabad Zone

TG Industrial Infrastructure Corporation Ltd.
Opp. R.S.F.P. & D., Srisailam Highway
Pahadi Shareef, Via: Keshavagiri
Hyderabad- 500 005

Regd. Office :

TG Industrial Infrastructure Corporation Ltd.
6th Floor, "Parisrama Bhavan",
Basheerbagh, Hyderabad - 500 004.
Tel : 040-23237625, 23238290

Residence :

H. No. 8-3-168/M-23/G-1
Noble Pride Apts.
Serwali Co.Op. Housing Society
Yousufguda, Hyderabad - 500045



Telangana Industrial
Infrastructure Corporation Ltd.
(part of Telangana Undertaking)



NAZEER AHMED MOHAMMED
Manager (Asset Management)
E. Code : 1971
Medchal Siddipet Zone

VC & MD

Date of Birth : 22-05-1971

Blood Group : B⁺

Medchal Siddipet Zone

TG Industrial Infrastructure Corporation Ltd.
Industrial Park, TGIC Building,
Shapur Nagar, Jeedimetla,
Hyderabad -500055.

Regd. Office :

6th Floor, "Parisrama Bhavanam"
Basheerbagh, Hyderabad - 500 004.
Tel: 040-23237625, 26

Residence :

Plot No. 24, Flat No. 201
Sree Nivasam, Chaitanya Enclave Colony
Manikonda, Hyderabad - 500 089.



హరిష్చదింపు

శ్రీ నేజీర్ మహుద్
Nazeer Ahmed Mohammed
జన్మ తే/DOB 22/05/1971
పురుషు/ MALE



7907 4038 7

నా అధార్, నా గుర్తింపు

హరిష్చదింపు
Digital Signature Authority of India

Address:

S/O Basheer Ahmed M, plot no 5/O బసీర్ అహ్మద్ మ, ప్లట్ న్యూ శ్రీనివాసం
24 sreenivasam manikonda, మానికండ, శ్రీనివాసం స.ఎస్. రంగారెడ్డి,
Puppalaguda S.O, Rangareddi, అంద్రప్రదేశ్ - 500089
Andhra Pradesh - 500089

7907 4038 7423



help@uidai.gov.in



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Reason: Endorsement Sign
Date: Tue Sep 09 15:26:27 IST 2025



Government of India

Jetty Madhusudhan Varma
01/01/1960
Male

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6115 7166 9801

Download Date: 24/11/2011

6115 7166 9801
VID : 9120 3645 1570 1337
www.uidai.gov.in

6115 7166 9801
VID : 9120 3645 1570 1337
www.uidai.gov.in

Chintakunta Venkata Vinod Kumar Reddy
25/03/1989
Male

9367 6203 2460

Issue Date: 17/10/2011

9367 6203 2460
VID : 9102 9839 2652 0719
www.uidai.gov.in

9367 6203 2460
VID : 9102 9839 2652 0719
www.uidai.gov.in

Kuppireddy Maheshwar Reddy
13/04/1986
Male

5127 0654 7321

Issue Date: 30/08/2011

5127 0654 7321
VID : 9163 7123 9755 1607
www.uidai.gov.in

5127 0654 7321
VID : 9163 7123 9755 1607
www.uidai.gov.in

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Name:SRILATHA M
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Reason:Endorsement Sign
Date:Tue Sep 09 15:26:27 IST 2025



e- STAMPS

Document Registration online eChallan

Online Challan Proforma [SRO copy]



Registration & Stamps Department

Government of Telangana



Challan No: 716ZRI030925



Bank Code : AXISC

Payment : NB

Remitter Details

Name	DIGILOGIC SYSTEMS LIMITED
------	---------------------------

PAN Card No	AAECD0732B
-------------	------------

Aadhar Card No	
----------------	--

Mobile Number	*****999
---------------	----------

Address	HYDERABAD
---------	-----------

Executant Details

Name	TGIIC LIMITED
------	---------------

Address	HYDERABAD
---------	-----------

Claimant Details

Name	DIGILOGIC SYSTEMS LIMITED
------	---------------------------

Address	HYDERABAD
---------	-----------

Document Nature

Nature of Document	Sale Agreement With Possession
--------------------	--------------------------------

Property Situated in(District)	RANGAREDDY
--------------------------------	------------

SRO Name	CHAMPAPET
----------	-----------

Amount Details

Stamp Duty	5502310
------------	---------

Transfer Duty	0
---------------	---

Registration Fee	50000
------------------	-------

User Charges	1000
--------------	------

Mutation Charges	0
------------------	---

Haritha Nidhi	50
---------------	----

TOTAL	5553360
-------	---------

Total in Words	Fifty Five Lakh Fifty Three Thousand Three Hundred Sixty Rupees Only
----------------	--

Date(DD-MM-YYYY)	03-09-2025
------------------	------------

Transaction Id	5269430129313
----------------	---------------

Stamp & Signature	
-------------------	--

Online Challan Proforma [Citizen copy]



Registration & Stamps Department

Government of Telangana



Challan No: 716ZRI030925



Bank Code : AXISC

Payment : NB

Remitter Details

Name	DIGILOGIC SYSTEMS LIMITED
------	---------------------------

PAN Card No	AAECD0732B
-------------	------------

Aadhar Card No	
----------------	--

Mobile Number	*****999
---------------	----------

Address	HYDERABAD
---------	-----------

Executant Details

Name	TGIIC LIMITED
------	---------------

Address	HYDERABAD
---------	-----------

Claimant Details

Name	DIGILOGIC SYSTEMS LIMITED
------	---------------------------

Address	HYDERABAD
---------	-----------

Document Nature

Nature of Document	Sale Agreement With Possession
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Property Situated in(District)	RANGAREDDY
--------------------------------	------------

SRO Name	CHAMPAPET
----------	-----------

Amount Details

Stamp Duty	5502310
------------	---------

Transfer Duty	0
---------------	---

Registration Fee	50000
------------------	-------

User Charges	1000
--------------	------

Mutation Charges	0
------------------	---

Haritha Nidhi	50
---------------	----

TOTAL	5553360
-------	---------

Total in Words	Fifty Five Lakh Fifty Three Thousand Three Hundred Sixty Rupees Only
----------------	--

Date(DD-MM-YYYY)	03-09-2025
------------------	------------

Transaction Id	5269430129313
----------------	---------------

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

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

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Name: SRI LATHA M
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