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அரசு(தி) பத்திரம் 4292 / 2024 TP/ /2024



தமிழ்நாடு तमिलनाडु TAMILNADU 16 FEB 2024

DD 619089

K. SELVARANI
STAMP VENDOR
LICENCE No. 868/1994
HOSUR-635 109

Venkatamma
Sevaganapalli

DEED OF EXCHANGE

THIS DEED OF EXCHANGE MADE AND EXECUTED AT HOSUR ON THIS 16th DAY OF FEBRUARY, 2024, BETWEEN :

M/s. DRA REALTY PVT., LTD., (PAN: AAPCS9730H **)** having its office at No.201A/202BA, Queens Corner, No.3, Queens Road, Bengaluru 560001, Karnataka Represented by its Partner **Mr. Nishant Ranka (Aadhar No.4159 0535 2796)** aged about 43 years S/o.Dinesh Ranka, residing at Flat No.1503, Embassy Habitat No.59, Palace Road, Bangalore-560 001. hereinafter called the FIRST PART which expression shall unless and otherwise requires the context includes, its legal representatives, successors, agents and assigns of the **OTHER PART**

"AND"

Mrs.Venkatamma (Aadhar No.267229518821) aged about 64 years W/o.Late.Kencha Reddy, **(Cell No.7598340037)** residing at No.1/40, Sevaganapalli village and Post, Hosur Taluk, Krishnagiri-635 103. village and Post, Hosur Taluk, Krishnagiri District. hereinafter called the SECOND PART which expression shall unless and otherwise requires the context include, legal heirs, successors, agents, representatives and assigns of the **ONE PART**

Document No. 4292 of 2024 of Book 1
Contains 25 Sheets and Sheet

For DRA REALTY PRIVATE LIMITED

First party

Registering Officer

Second Party

WHEREAS, the **First Party** is the sole and absolute owners and they are in possession of the property comprised in the **Schedule `A' hereto,** an extent of 0.23 in Sy.No.14/7 and an extent of Acre 0.72 in Sy.No.14/2 of Sevaganapalli Village, originally belonged to Papaiah Son of Kenchappa ancestrally, the Settlement Patta stands in the name of said Papaiah, under Patta No.33. And the Papaiah S/o Kenchappa sold the same to and in favour of Chowda Reddy son of Pilla Annaiah under a registered sale deed, dated 10.09.1972 (Registered as Document No.3033/1972 in the office of the Sub Registrar, Hosur) and delivered possession thereof to him. And the Chowda Reddy S/o Pilla Annaiah sold the same to and in favour of Rama Reddy Son of Kulla Reddy, under a registered sale deed, dated 23.11.1972 (Registered as Document No.3243/1972 in the office of the Sub Registrar, Hosur) and delivered possession thereof to him. And whereas in recognition of title ownership and possession of the above said Rama Reddy son of Kulla Reddy during the updating Survey effected in the year 1983-1986 U.D.R Patta in respect of Sy.No.14/7 and 14/2 are entered in the name of Rama Reddy Son Kulla Reddy, under UDR Patta vide No.336. And whereas the said above said Rama Reddy out of his own free will and volition and also on account of love and affection towards his daughters namely Puttamma @ Vinodha, Pushpamma and Ambuja, executed a joint Registered Gift Settlement deed, dated 25.02.2010 (Registered as Document No.1882/2010 in the Sub Registrar's Office Hosur) and Whereas in recognition of title ownership and possession of the above said Puttamma@ Vinodha, Pushpamma and Ambuja all daughters of Ramam Reddy, Patta in respect of Sy.No.14/7 and 14/2 are entered in their names under Patta No.1442. The said Puttamma @ Vinodha, Pushpamma and Ambuja in turn sold an extent of Acre 0.23 in Sy.No.14/7 of Sevaganapalli village to an in favour of First Party M/s DRA Realty Pvt. Ltd. Under a registered sale deed, dated 14.10.2023 (Registered as Document **No.19171/2023** SRO Hosur) And the said Puttamma @ Vinodha, Pushpamma and Ambuja in turn sold an extent of Acre 0.72 in Sy.No.14/2 of Sevaganapalli village to an in favour of First Party M/s DRA Realty Pvt. Ltd. Under a registered sale deed, dated 14.10.2023 (Registered as Document **No.19172/2023** SRO Hosur) Whereas in recognition of title ownership and possession of the above said DRA Realty Pvt Ltd. and got right and title over the schedule mentioned properties.

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Registering Officer

And whereas **Second Party** is the sole and absolute owner in possession of the Property comprised in the **Schedule 'B' hereto** along with larger area an extent of Ac.2.52 cents in Sy.No.176/2 of Sevaganapalli village of Hosur Taluk originally belongs to Kenchappa S/o.Ramaiah ancestrally and also by way of family oral partition between him and his brother Munivenkatappa. The said Kenchappa reported to have died leaving behind his two sons and three daughters namely Papaiah, Thimmappa, Chinnathayamma, Thayamma and Venkatamma as his legal heirs to succeed him. After death of Kenchappa his legal heirs namely Papaiah and brothers and sisters were in joint possession and enjoyment of the same and in recognition of their title and possession during the settlement survey the settlement patta had also issued in the name of Papaiah under patta No.33. The said Thimmappa, Thayamma and Venkatamma all are children of Kenchappa were all died as unmarried leaving their brother and sister namely Papaiah and Chinnathayamma as their sole legal heir to succeed them.

And whereas the said Papaiah and his sister Chinnathayamma have orally divided their family ancestral properties even prior to UDR survey and they have also entered into un registered panchayath partition Muchalika dated 25.01.1980 and as per partition Muchalika, an extent of Ac.2.52 cents in Sy.No.176/2 and other properties had been allotted to the share of Chinnathayamma, and the remaining family ancestral properties belongs to Papaiah and to admit the same the said Papaiah had also executed a Panchayath Muchalika in favour of his sister Chinnathayamma and from the date of oral partition they were in separate possession and enjoyment of their portions in their respective rights.

And whereas the said Chinnathayamma and her husband Muniyappa both were reported to died leaving behind their son M.Venkatesappa as their legal heirs to succeed them. After death of Muniyappa and his wife Chinnathayamma their sole legal heir namely M.Venkatesappa was in possession and enjoyment of the same and in recognition of his title and possession during the UDR survey the UDR patta issued in the name of M.Venkatesappa under patta No.320.

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

Document No 4292 of 2024 of Book I

Contains 25 Sheets 3 Sheet

Registering Officer

Whereas an extent of Ac.1.69 cents in Sy.No.176/1 and an extent of Ac.1.43 cents in Sy.No.177/1 of Sevaganapalli village of Hosur Taluk originally belongs to one Muniyappa and his sons Biddappa and Venkataramanappa ancestrally and also by way of Patta. The said Muniyappa reported to died leaving behind the above said persons as his legal heirs to succeed him. One of the son of Muniyappa namely Venkataramanappa also reported to died leaving behind his son Lakshmaiah as his legal heir to succeed him. After death of Muniyappa and his son Venkataramanappa their legal heirs namely Biddappa and others were in possession and enjoyment of the same and in recognition of their title and possession during the settlement survey the settlement patta issued in the name of Biddappa under patta No.11. During the UDR survey the patta issued in the name of Lakshmaiah S/o. Venkataramanappa under patta No.353.

And whereas the said Biddappa and his sons Narayanappa, B.Gowdappa, B. Seenappa, and B.Ramappa on the one hand, and the above said Lakshmaiah S/o.Late.Venkataramanappa on the other hand have divided their family ancestral properties under a registered partition deed dated 16.05.1994 (Regd. as doc.No.2734/1994 of SRO Hosur) and in the said partition deed entire extent of Ac.1.69 cents in Sy.No.176/1 and an extent of Ac.1.43 cents in Sy. No.177/1 and other properties had been allotted to the share of Lakshmaiah S/o.Late.Venkataramanappa in the "C" schedule of the partition deed and the said Biddappa and his sons have been allotted other properties for their shares in "A" and "B" schedules respectively and from the date of partition deed they were in separate possession and enjoyment of their portions in their respective rights.

And whereas the said Lakshmaiah for himself and also as a natural guardian for his erstwhile minor children namely Rajesh and Muniraju, along with his major daughter Manjamma have jointly sold entire extent of Ac.1.69 cents in Sy.No.176/1 and an extent of Ac.0.43 cents in Sy. No.177/1 in favour of Dr.V.G.Muraligopal S/o. V.E.Ganeshan Mudhaliyar under a registered sale deed dated 23.01.1995 (Regd. as Doc.No.248/1995 of SRO Hosur) and delivered possession thereof to him.

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Contains 25 Sheets 4 Sheet

Registering Officer

On the basis of oral partition arrangement the said Ramaiah S/o. Munivenkatappa (he entitled land in Sy.No.175/3), and Venkatesappa S/o. Late.Muniyappa, the said Venkatesappa for himself and also as a natural guardian for his erstwhile minor children namely V.Prakash, V. Vimala, including the wife of Venkatesappa namely Rathnamma and major son of Venkatesappa namely V.Muniraju (*they entitled land in Sy.Nos.174/2, 175/4 and 176/2*) have jointly sold an extent of Ac.2.52 cents in Sy.No. 176/2 along with other properties in favour of Dr.V.G.Muraligopal S/o. V.E. Ganeshan Mudhaliyar under a registered sale deed dated 19.01.1995 (regd. as Doc. No.176/1995 of SRO Hosur) and delivered possession thereof to him.

And whereas the said Dr.V.G.Muraligopal had executed a registered General Power Attorney in favour of T.Nandhagopal S/o.P.D.Thamodaran, under a registered General Power Attorney dated 26.05.2004 (regd. as Doc.No. 393/Bk-IV/2004 of SRO Hosur) thereby authorising and empowering him to sell entire extent of Ac.1.69 cents in Sy.No.176/1 and an extent of Ac. 2.52 cents in Sy.No.176/2 and an extent of Ac.0.40 cents in Sy. No. 177/1A and other properties on behalf of him.

And whereas the said Dr.V.G.Muraligopal represented by his General power of Attorney deed holder T.Nandhagopal sold entire extent of Ac.1.69 cents in Sy.No.176/1 and an extent of Ac.2.52 cents in Sy.No.176/2 and an extent of Ac.0.40 cents in Sy.No.177/1A and other properties in favour of Clover Estate Pvt. Ltd., represented by its Chairman Prakash Chander Makan under a registered Sale deed dated 16.06.2004 (regd. as Doc.No. 3428/2004 of SRO Hosur) and delivered possession thereof to the company.

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Contains 25 Sheets 5 Sheet

Registering Officer

And whereas the above said Ramaiah also having another son by name Munivenkatappa and the said Munivenkatappa also having right in Sy.No.176/2 and other properties and after all the above said transactions the said Munivenkatappa S/o.Ramaiah, the said Munivenkatappa for himself and also as a natural guardian for his erstwhile minor children namely Adithya, Dhanujaya and Bhavani @ Jayaprathap, had executed a rights Release deed for land in Sy.No. 176/2 including land in Sy.Nos.174/2, 175/3, 175/4 under a registered Rights Release deed dated 25.08.2004 (regd. as Doc.No.4796/2004 of SRO Hosur) thereby releasing his rights in the above said survey number in favour of Clover Estate Pvt. Ltd.,

And whereas the said Clover Estate Pvt.Ltd., represented by its Chairman Prakash Chander Makan have confirm their title for land in Sy. Nos.176/1, 176/2 and 177/1A by way of registered sale deed bearing Doc. No. 3428/2004 and Release deed Doc.No.4796/2004 and from the date of purchase the said Clover Estate Pvt. Ltd., represented by its authorised persons were in possession and enjoyment of the same.

And whereas the said Clover Estate Pvt.Ltd., represented by its Chairman Prakash Chander Makan sold an extent of Ac.1.25 cents in Sy.No.176/1, an extent of Ac.1.85 cents in Sy.No.176/2 and an extent of Ac.0.40 cents in Sy.No.177/1A in favour of Kencha Reddy S/o.Late. Muniswamy Reddy, under a registered sale deed dated 26.08.2004 (Regd. as Doc. No.4879/2004 of SRO Hosur) and delivered possession thereof to him.

And whereas the main Sy.No.176/2 was further sub divided as new sub division Sy.Nos.176/2A and 176/2B, and the portion belongs to Kencha Reddy in main Sy.No.176/2 was further subdivided as new subdivision Sy.No.176/2B, and other properties the separate patta issued in the name of Kencha Reddy under patta No. 665.

And whereas the remaining land in Sy.Nos.176/1 and 176/2 belongs to Clover Estate Pvt. Ltd., represented by its Chairman Prakash Chander Makan was further sub divided as new sub division Sy.Nos.176/1A and 176/2A and for both sub divisions the separate patta issued in the name of Clover Estate Pvt. Ltd., represented by its Chairman Prakash Chander Makan under patta No.320.

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Contains 25 Sheets & 6 Sheet

Registering Officer

And whereas the said Clover Estate Pvt.Ltd., represented by its Chairman Prakash Chander Makan (*who entitled land in Sy.No.176/2A*) on the one hand, and the above said Kencha Reddy on the other hand (*he entitled land in Sy.Nos.176/1B, 176/2B and 177/1A*) have entered into registered Exchange deed between them under a registered Exchange deed dated 03.06.2005 (Regd. as Doc.No.4767/2005 of SRO Hosur) and as per Exchange Deed an extent of Ac.0.32 cents in Sy.No.176/2A belongs to Clover Estate Pvt.Ltd., allotted to the share of Kencha Reddy in the "A" schedule, and an extent of Ac. 0.09 cents in Sy.No. 176/1B, an extent of Ac.0.08 cents in Sy.No.176/2B and an extent of Ac.0.14 cents in Sy.No.177/1A belongs to Kencha Reddy allotted to the share of Clover Estate Pvt.Ltd., in the "B" schedule, and from the date of exchange deed they were in separate possession and enjoyment of their portions in their respective rights.

Thus the said Kencha Reddy had retained remaining extent of Ac.1.77 cents in Sy.No.176/2B, an extent of Acre 0.26 Cents in Sy.No.177/1A and an extent of Acre 1.16 in Sy.No.176/1B as per sale deed Doc.No. 4879/2004 and he was in possession and enjoyment of the same and other lands the patta issued in the name of legal heirs of Kencha Reddy namely Venkatamma and others under patta No.1343.

And whereas the said Kencha Reddy reported to died on 17.01.2016 leaving behind his wife Venkatamma (Second Party), and two sons and one daughter namely Venkatesh Reddy, Narayana Reddy and Lakshmamma as his legal heirs to succeed him. After death of Kencha Reddy his legal heirs namely vendor and her children were in possession and enjoyment of the same and they have got right and title over the above said properties.

And whereas the Second Party Venkatamma and her children have entered a registered partition deed, dated 30.01.2024 (Registered as Document **No.1611/2024** of Book 1 in the office of the Sub Registrar, Hosur (The A.Schedule of Property allotted to Second Party in the said partition deed) and the vendor has got right and title over the schedule mentioned property. Whereas in recognition of the title, ownership and possession of the Second Party.

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Contains 25 Sheets 7 Sheet

Registering Officer

The 'A' Schedule Property is very near and convenient to the Second Party's residence for her Agricultural developments and other activities and the "B" Schedule Property is very convenient to the First Party's adjacent land and it is easy and convenient for the respective parties to their future developments. The Parties have agreed to mutually exchange and transfer the ownerships of the said Properties between them, viz. that the said First Party shall convey the Property in Schedule 'A' to the Second Party, who will convey in lieu thereof the property in Schedule 'B' to the First Party.

NOW THIS DEED OF EXCHANGE WITNESSETH that in possession of the aforesaid agreement and in consideration of the transfer effected by the Second Party as hereunder, appearing, the said First Party as beneficial owners do hereby grant, convey, transfer, assign and assure unto and in favour of the said Second Party, free from all encumbrances, the Property comprised in Schedule 'A' TO HAVE AND TO HOLD the same absolutely and for ever in exchange for what is hereunder transferred by the said First Party in favour of the Second Party.

And that the Second Party in further possession of the said Agreement and in consideration of the transfer effected by First Party as beneficial owners do hereby grant, convey, transfer, assign and assure unto and in favour of the said First Party, free from all encumbrances, the Property comprised in Schedule 'B' hereunder TO HAVE AND TO HOLD the same absolutely and for ever in exchange for the transfer as aforesaid effected by the Second Party in favour of the First Party as aforesaid.

IT IS HEREBY agreed and declared that each parties hereto have good, full power, absolute authority and indefeasible title to give, grant, transfer and convey the Property exchanged by this Deed. And that each Parties shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the order and will, at the request and costs of the other execute every such assurance or assurances and further do execute and perform every such act, deed or things as shall reasonably required by the other for further and more perfectly assuring to the other, the property hereby conveyed to them.

First party

For DRA REALTY PRIVATE LIMITED

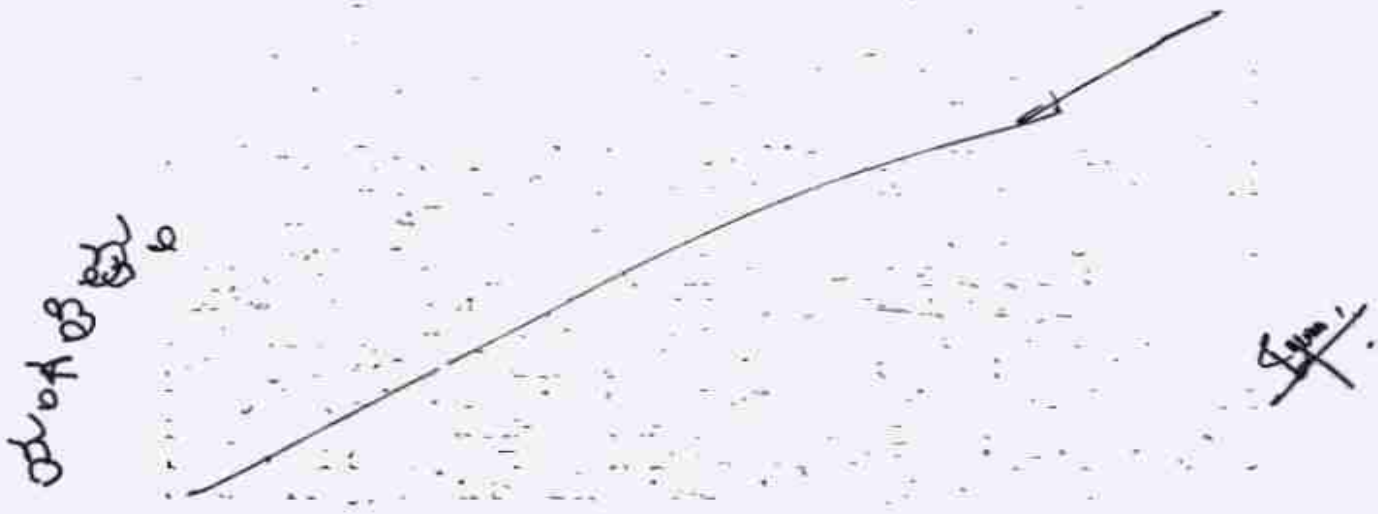
Director / Authorised Signatory

Second Party

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Registering Officer

Whereas in pursuance of the Exchange the schedule of properties mutually the Second party has received the A.Schedule of property with consideration



The second Party does hereby thus acknowledge that the consideration

Whereas the Second party agreed to First Party given perfect title and possession as per mentioned in the Schedule B. hereunder with the explicitly understanding that the First Party is exchanging the said property to secure for itself a clear 12+ m wide road access from the Chichuraganapalli - Sevaganapalli Road upto the South East Corner of property in Sy no. 166/2B

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

Document No 4292 of 2024 of Book I
Contains 25 Sheets 9 Sheet

Registering Officer

DESCRIPTION OF THE PROPERTY
SCHEDULE - A

In ***SEVAGANAPALLI VILLAGE of Hosur Taluk*** and attached to Hosur Sub Registration District, Krishnagiri Registration District, Krishnagiri District.
Survey Number : 14/7, (Fourteen / Seven) Dry Ext. Hec.0.23.5 or Acre 0.58 Asst. Rs.1.16 in this an extent of Acre 0.23 (Twenty Three Cents) of agricultural dry land and bounded as follows:
EAST : Sy.No.16 Land
WEST : Land in Sy.No.14/7A now belongs to Muni Reddy and other
NORTH : Panchayat Road
SOUTH : Sy.No.16 Land
New Sub Division Sy.No.14/7B.

Survey Number : 14/2, (Fourteen / Two) Dry Ext. Hec.0.29.0 or Acre 0.72 (Seventy Two Cents) Asst. Rs.1.44 full extent of agricultural dry land and bounded as follows:
EAST : Sy.No.14/1, Sy.No.13 and Sy.No.15 Lands
WEST : Sy.No.14/3 Land
NORTH : Sy.No.14/1 and Sy.No.12 Land
SOUTH : Sy.No.14/5 Cart Track/now Panhayat Road

Altogether making in above said two survey Numbers an extent of Acre **0.95** (Ninety Five) of Agricultural Land exchanged by the First Party to the Second Party.

The Value of the A-Schedule Property is Rs.1,15,00,000/-

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Registering Officer

DESCRIPTION OF THE PROPERTY
SCHEDULE - B

In ***SEVAGANAPALLI VILLAGE of Hosur Taluk*** and attached to Hosur Sub Registration District, Krishnagiri Registration District, Krishnagiri District. **Sy.No.177/1A,** Dry Ext.Hec.0-16.00, Asst Rs.0.79 np., out of this an extent of Acre 0.23 ½ and (New Sy.No.177/1A1)
And **Sy.No.176/1B** dry Extent Hec.0-50.50 Asst. Rs.2.49 np., and sub division **Sy.No.176/1B2**, Dry Ext.Hec.0-46.50, Asst Rs. 2.30 np., out of this an extent of **Acre 0.03 ½** Totaling in both Survey Numbers an extent of **Acre 0.27** Cents within the following boundaries:

East : Part of Land in Sy. No.177/1A
West : Remaining land in same survey numbers 177/1A and 176/1B2 belonging to Second Party and Part of Land in Sy.No.176/2B
North : Land in Sy. No.166/2B
South: Land in Sy.No.176/2B

Sy.No.176/2, Dry Ext.Hec.1.02.0, Asst Rs.5.04 np., and sub division **Sy.No.176/2B**, Dry Ext.Hec.0.75.0, Asst Rs. 3.71 np., out of this an extent of **Acre 0.23 cents** within the following boundaries:

East : Part of Lands in Sy. Nos.177/1A and 176/2B and Sy.No.177/4A1
West : Remaining land in same survey number belonging to Second Party
North : Land in Sy. No.176/1B2 now belonging to First Party
South: 18+ meter frontage on Chichuraganapalli - Sevaganapalli Road

Altogether making total an extent of Acre **0.50** (Fifty Cents) of Land exchanged by the Second Party to the First Party.

The schedule of Property comes under Panchayat Limits of Sevaganapalli, Union Council of Hosur.

The Value of the Schedule - B is **Rs.2,56,50,000/-**

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

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Registering Officer

This Exchange Deed have been executed by **M/s. DRA REALTY PVT., LTD.,** having its office at No.201A/202BA, Queens Corner, No.3, Queens Road, Bengaluru 560001, Karnataka Represented by its Partner **Mr. Nishant Ranka (Aadhar No.4159 0535 2796)** aged about 43 years S/o.Dinesh Ranka, residing at Flat No.1503, Embassy Habitat No.59, Palace Road, Bangalore-560 001 to present the Deed and admit the execution through its Special Power of Attorney Holder **Mr. RAJENDRA S.V.** aged about 55 Years, Son of Virupakshappa, residing at No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE Aadhaar **No.868352393635,** as per the registered Special Power of Attorney dated 20.12.2023, registered as document No. SHV-4-**00558/2023-24 of Book IV,** dated 21.12.2023 in the office of the Sub-registrar, Sivajinagara, Bangalore.

In Witnesses whereof the First Party and Second Party have agreed to the above said terms and conditions and affixed and signed by this Deed of EXCHANGE on the Date, Month and Year first above written.

First party

For DRA REALTY PRIVATE LIMITED

Director/Authorised Signatory

Second Party

WITNESSES

1. (ANAND T) S/o Thimmarayappa, No.3/42, Kakkanur, Sevaganapalli Post, Hosur Taluk, Krishnagiri District. Aadhaar No.606434376604

2. (GOPALA REDDY), S/o NANJUNDA REDDY, Door No.1/130, Sevaganapalli Post, Hosur Taluk, Krishnagiri District 635103, Aadhaar No.461234563222

DRAFTED BY:-



NANJUNDA REDDY
DOCUMENT WRITER
L.No.B.854/KSG/1993/HOSUR .
7/162, Kothapalli, Hosur 635103
Cell No.8248265870

Document No 4292 of 2024 of Book I
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Registering Officer

STATEMENT PREPARED UNDER PREVENTION OF UNDERVALUATION OF AN INSTRUMENT UNDER SECTION 3(1) OF MADRAS STAMP ACT.

SEVAGANAPALLI VILLAGE OF HOSUR TALUK,

KRISHNAGIRI DISTRICT

Schedules	Survey Number	Extent in Acres	Nature	Market Value
A-SCHEDULE	14/7B	0.23	DRY	Rs.30,00,000/-
	14/2	0.72	Dry	Rs.85,00,000/-
Total		0.95		Rs.1,15,00,000/-

B. SCHEDULE

176/2B	0.23	Dry	Rs 11799000/—
177/1A1	0-23½	DRY	Rs.12055500/—
176/1B2	0 03½	DRY	Rs. 1795500/—
total	0 50		Rs 2,56,50,000/—

First party

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

Second Party

Document No 4292 of 2024 of Book I

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Original

R/Hozur/Book-1/4292/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3346 of 2024

I hereby certify that a sum of ₹ 17,95,500/- (Rupees Seventeen Lakh Ninty Five Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. MR. NISHANT RANKA MANAGING PARTNER REPRESENTING THEIR SPA HOLDER RAJENDRA S.V. residing at No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE, Karnataka, India, 560001.

Sub Registrar: Hozur
Date: 01/03/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Hozur and fee of ₹ 5,20,310/- paid at 07:17 PM on the 01/03/2024 by

Left Thumb 		${dataMap.get("AADHA
Execution admitted by Left Thumb 	MR. NISHANT RANKA MANAGING PARTNER REPRESENTING THEIR SPA HOLDER RAJENDRA S.V., 55 No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE, Karnataka, India, 560001.  Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5768799c8546922da14f9dbeee1711828ac61b **(Details from UIDAI : Rajendra S V S/O: Virupakshappa, 1968, xxxxxxxx3635)**	

Document No 4292 of 2024 of Book I
Contains 25 Sheets 14 Sheet

Registering Officer

Original

R/Hozur/Book-1/4292/2024

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:42055867553d165cb84a3a9fd557577043294a
(Details from UIDAI : Vengadamma Kenjareddy W/O: Kenjareddy, 1935, xxxxxxxx8821)



1st day of March 2024

SHAKILABEGUM A
Sub Registrar
Hozur

No of Copies Registered with the Original 1

Sub Registrar: Hozur

Registered as Number **R/Hozur/Book-1/4292/2024**.

Date: 01/03/2024
Hozur

SHAKILABEGUM A
Sub Registrar

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Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திருவண்ணாமலை வட்டம் : ஒசூர்

வருவாய் கிராமம் : சேவகானபள்ளி பட்டா எண் : 1846

உரிமையாளர்கள் பெயர்

1. சென்னா ரெட்டி மனைவி புஷ்பா -

2. ... ... M/S. DRA REALTY PVT LTD -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
14	2	0 - 29.00	1.44	--	--	--	--	2023/0103/31/295096---- 28-10-2023
		0 - 29.00	1.44					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **31/09/001/01846/50159** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-03-2024 அன்று 01:57:31 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Contains 25 Sheets 1b Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : திருவண்ணாமலை வட்டம் : ஆரணி

வருவாய் கிராமம் : சேவூர்(ஆரணி பள்ளி) பட்டா எண் : 1442

உரிமையாளர்கள் பெயர்

1.	சென்னா ரெட்டி	மனைவி	புஷ்பா
2.	தன்சாரெட்டி	மனைவி	வினோதா
3.	மஞ்சுநாத் ரெட்டி	மனைவி	அம்புஜா

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
14	1	0 - 4.00	0.20	--	--	--	--	2020/0103/31/147446--- -- 21-09-2020
14	7B	0 - 9.35	0.46	--	--	--	--	2023/0105/31/508699--2024/31/09/0003765D -- 25-01-2024
		0 - 13.35	0.66					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சார்ந்தோரும் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 31/09/001/01442/50111 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-03-2024 அன்று 01:59:03 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Contains 25 Sheets 67 Sheet

Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கிருஷ்ணகிரி வட்டம் : ஒசூர்

வருவாய் கிராமம் : சேவகானபள்ளி பட்டா எண் : 1343

உரிமையாளர்கள் பெயர்

1.	கெஞ்சாரெட்டி (லேட்)	மனைவி	வெங்கட்டம்மா	-
2.	கெஞ்சாரெட்டி (லேட்)	மகள்	லட்சுமம்மா	-
3.	கெஞ்சாரெட்டி (லேட்)	மகன்	வெங்கடேஷ் ரெட்டி	-
4.	கெஞ்சாரெட்டி (லேட்)	மகன்	நாராயண ரெட்டி	-

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
176	1B2	0 - 46.50	2.30	--	--	--	--	2018/0103/31/089784--371/1416 -- 09-01-2019
176	2B	0 - 75.00	3.71	--	--	--	--	2018/0103/31/089784--330/1414 -- 09-01-2019
177	1A2	0 - 5.47	0.27	--	--	--	--	2024/0105/31/541497--2024/31/09/000393SD -- 22-02-2024
		1 - 26.97	6.28					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **31/09/001/01343/50121** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-03-2024 அன்று 02:00:48 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : கிருஷ்ணகிரி வட்டம் : ஒசூர்

வருவாய் கிராமம் : சேவகானபள்ளி பட்டா எண் : 1915

உரிமையாளர்கள் பெயர்

1. KENCHA REDDY மனைவி VENKATAMMA

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
177	1A1	0 - 10.53	0.52	--	--	--	--	2024/0105/31/541497--2024/31/09/000393SD -- 22-02-2024
		0 - 10.53	0.52					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **31/09/001/01915/50146** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-03-2024 அன்று 02:02:30 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer

+91 97891 85135 ~Satish
today at 09:55



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Registering Officer

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Contains 25 Sheets 21 Sheet

Registering Officer

DECLERATION

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி DECLERATION *(நீர்பேராணை எண்22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையைகாண்க)*

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம், மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

For DRA REALTY PRIVATE LIMITED

Director/ Authorised Signatory

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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Registering Officer

ಭಾರತ ಸರ್ಕಾರ
Government of India



ರಾಜೇಂದ್ರ ಎಸ್ ವಿ
Rajendra S V
ಹುಟ್ಟಿದ ವರ್ಷ / Year of Birth : 1968
ಪುರುಷ / Male

8683 5239 3635

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
S/O: ವಿರುಪಾಕ್ಷಪ್ಪ, #96/1, 1ನೇ ಮೈನ್, 1ನೇ ಕ್ರಾಸ್, ಅವಲಹಳ್ಳಿ ಬಡಾವಣೆ, ಬಾಪೂಜಿನಗರ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ, ಬೆಂಗಳೂರು, ಗವರ್ನ್‌ಮೆಂಟ್ ಎಲೆಕ್ಟ್ರಿಕ್ ಫ್ಯಾಕ್ಟರಿ, ಕರ್ನಾಟಕ, 560026

Address:
S/O: Virupakshappa, #96/1, 1st Main, 1st Cross, Avalahalli Layout, Bapujinagara, Bangalore South, Bangalore, Governmemnt Electric Factory, Karnataka, 560026

8683 5239 3635

ಭಾರತ ಸರ್ಕಾರ
Government of India



ನಿಶಾಂತ್ ರಾಂಕ
Nishant Ranka
ಜನ್ಮ ದಿನಾಂಕ / DOB 18/12/1979
ಪುರುಷ / Male

4159 0535 2796

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ: C/O ದಿನೇಶ್ ರಂಕ, ಫ್ಲ್ಯಾಟ್ ನಂ 1503, ಎಂಬಸ್ಸಿ ಹೆಬಿಟಾಟ್, ನಂ 59, ಪ್ಯಾಲೇಸ್ ರೋಡ್, ಬೆಂಗಳೂರು ನಗರ ಬೆಂಗಳೂರು ಜಿ ಪಿ ಓ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, 560001
Address: C/O Dinesh Ranka, Flat No 1503, Embassy Habitat, No 59, Palace Road, Bangalore North, Bangalore G P O, Bengaluru, Karnataka, 560001

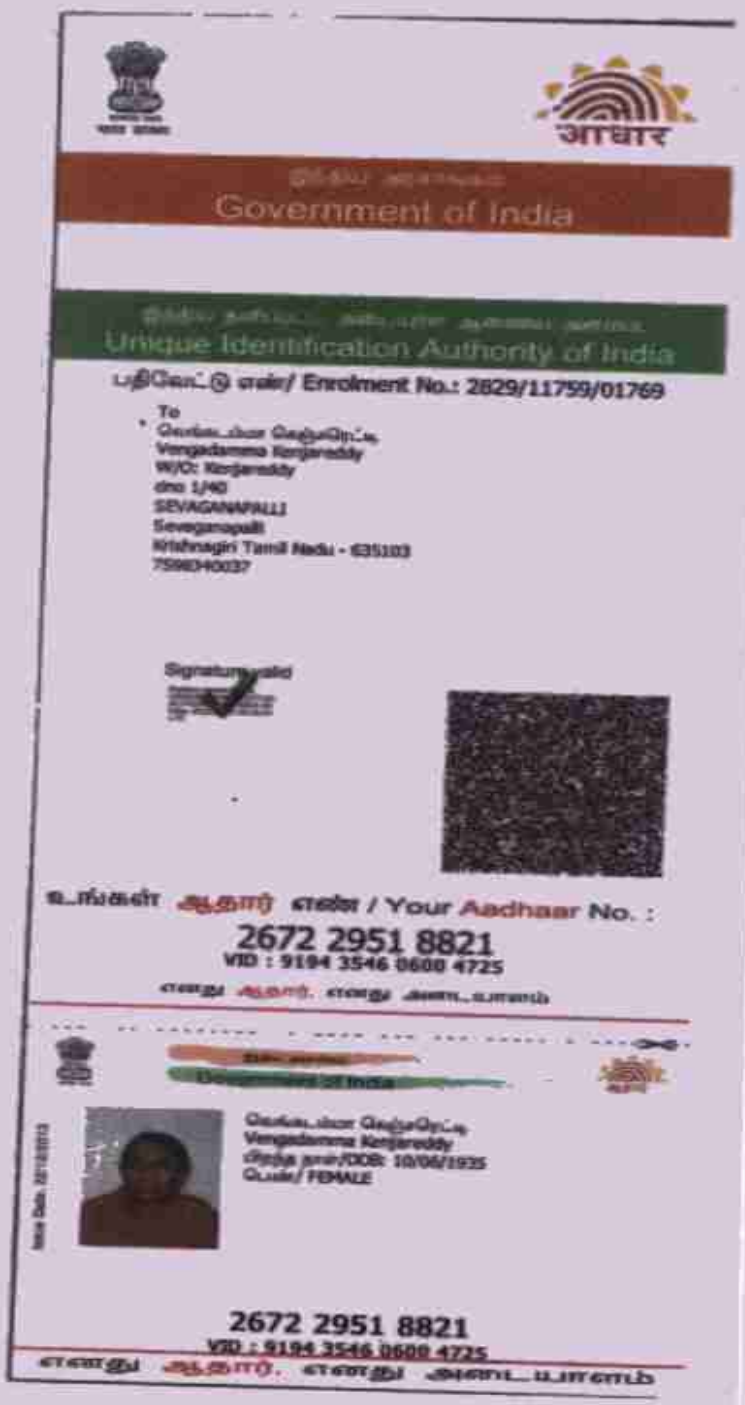
4159 0535 2796

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

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Contains 25 Sheets 23 Sheet

Registering Officer



Government of India

Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 2829/11759/01769

To
Vengadamma Kenjareddy
W/O: Kenjareddy
dno 1/40
SEVAGANAPALLI
Sevaganapalli
Krishnagiri Tamil Nadu - 635103
7598340037

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :
2672 2951 8821
VID : 9194 3546 0608 4725

எனது ஆதார், எனது அடையாளம்

Government of India

Vengadamma Kenjareddy
பிறந்த நாள்/DOB: 10/06/1935
பெண்/ FEMALE

2672 2951 8821
VID : 9194 3546 0608 4725

எனது ஆதார், எனது அடையாளம்

ವೆಂಗಮ್ಮ ಕೆಂಜರೆಡ್ಡಿ

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Registering Officer







NGOPULRCCCV

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Registering Officer

Duplicate (1)

R/Hozur/Book-1/4292/2024

CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

I hereby certify that on the production of the Original instrument I have satisfied myself that the stamp duty of Rs. 17,95,600/- Stamp Duty Paid (Rupees Seventeen Lakh Ninty Five Thousand Six Hundred only) has been paid therefore.

Date: 01/03/2024

Sub Registrar - Hozur

Presented in the office of the Sub Registrar of Hozur and fee of ₹ 5,20,310/- paid at 07:17 PM on the 01/03/2024 by

Left Thumb





${dataMap.get("AADHA

Execution admitted by

Left Thumb





MR. NISHANT RANKA MANAGING PARTNER REPRESENTING THEIR SPA HOLDER RAJENDRA S.V., 55
No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE, Karnataka, India, 560001.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:5768799c8546922da14f9dbeee1711828ac61b
(Details from UIDAI : Rajendra S V S/O: Virupakshappa, 1968, xxxxxxxx3635)



Document No 4292 of 2024 of Book 1
Contains 25 Sheets 14 Sheet

Registering Officer

Claim admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:42055867553d165cb84a3a9fd557577043294a
(Details from UIDAI : Vengadamma Kenjareddy W/O: Kenjareddy, 1935, xxxxxxxx8821)



Duplicate (1)

R/Hozur/Book-1/4292/2024

1st day of March 2024

SHAKILABEGUM A
Sub Registrar
Hozur

There is no difference between original and 1st duplicate

Compared by - Reader

Examiner

Date:01/03/2024

Sub Registrar: Hozur

Registered as Number **R/Hozur/Book-1/4292/2024**.

Date: 01/03/2024
Hozur

SHAKILABEGUM A
Sub Registrar

4292
Document No.....of 2024 of Book I
Contains 25 Sheets 15 Sheets

Registering Officer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.