

Valuation Report

Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana

Prepared For

**SAI SANKALPA INFRA
PROJECTS PRIVATE LIMITED**

Prepared By

Joshi Consultants and Valuers

June 2026

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ABBREVIATIONS

BFSI	Banking, Financial Services and Insurance (BFSI)
CAGR	Compound Annual Growth Rate
DCR	Development Control Rules
sq. ft.	Square Feet
MoUD	Ministry of Urban Development
TCPD	Town and Country Planning Department
GOI	Government of India
HIG	High Income Group
INR	Indian National Rupees
Kms	Kilometre
m	Meter
NH	National Highway
ROW	Right of way
sq. km.	Square Kilometre
sq. yd.	Square Yard

CONVERSION OF UNITS

1 Hectare	2.4711 acres
1 Acre	4,046.9 sq. m.; 4,840 sq. yds.; 43,560 sq. ft.
1 sq.km.	247.11 acres
1 sq.mt.	1.196 sq. yds.; 10.764 sq. ft.
1 metre	1.0936 yds.; 3.28 ft.

1 Instructions

Joshi Consultants And Valuers, hereinafter referred to as the **Valuer (Valuer Registration Number: IBBI/RV/02/2018/10129)**, represented by Mr. Abhishek Joshi has been appointed by **M/s. Sai Sankalpa Infra Projects Private Limited** (the '**Client**') in its capacity as the **Investment Manager of NDR InvIT Trust** as an independent valuer as defined under Regulation 2(zzf) of the SEBI InvIT Regulations to advice upon the Market Value (MV) of asset proposed to be held directly or indirectly by NDR INVIT Trust in terms of the SEBI InvIT Regulations (hereinafter referred as "**Subject Property**") located at Survey No. 345, 349 & 350 Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana. The Subject Asset to be valued is proposed to be transferred to the NDR InvIT Trust set up under the SEBI InvIT Regulations.

Anarock Property Consultants Private Limited, hereinafter referred to as 'Anarock' has been instructed by the Valuer to be the '**Industry Assessment Service Provider**' for providing market intelligence to the Valuer in accordance with the letter of engagement dated – April 6th, 2026.

The Valuer has utilized the market intelligence provided by Anarock to arrive at the Market Value of the Subject Asset as per the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014, as amended ("SEBI (InvIT) Regulations, 2014").

2 Purpose

The Valuer understands that the valuation is required by the Client for financial and investor reporting purposes.

With respect to the aforementioned Offer, this valuation report can be filed by the NDR InvIT Trust with SEBI and the stock exchanges. This Valuation Report is issued by the Valuer dated 16th April 2026.

3 Reliant Parties

The Reliant Party to the valuation report will be NDR InvIT Manager Private Limited in its capacity as Investment Manager to the NDR InvIT Trust, their Unitholders, the Project SPVs, and Axis Trustee Services Limited the Trustee for the NDR InvIT Trust for the purpose of the valuation as highlighted NDR InvIT Trust Valuation Report. The valuation has been prepared strictly and only for the use of the above parties and for the Purpose specifically stated. The instructing party would make all reliant parties aware of the terms and conditions of this agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

4 Limitation of Liability

- The Valuer provides the Services exercising due care and skill, but the Valuer do not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the value of the properties. Further, the Valuer shall not accept liability for any errors, misstatements, omissions in the Report caused due to incomplete information or documentation provided to the Valuer by the Client.
- In the event that the Client, NDR InvIT Trust, or the Trustee in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/ respondent to such claim and the Valuer shall not object to their inclusion as a necessary party/ respondent. If the Valuer does not co-operate to be named as a necessary party/

respondent to such claims or co-operate in providing adequate/ successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the Valuer in this regard and the Valuers' liability shall extend to the value of the claims, losses, penalties, costs, and liabilities incurred by the Claim Parties.

- The Valuer will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

5 Valuation Capability

Valuer under SEBI (InvIT) Regulations, 2014: Joshi Consultants and Valuers, represented by Mr. Abhishek Joshi

Joshi Consultants and Valuers, represented by Mr. Abhishek Joshi (Valuer Registration Number: IBBI/RV/02/2018/10129) delivers reliable and independent valuation (across categories viz. land & building and plant & machinery), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India. Mr. Abhishek Joshi, Proprietor at Joshi Consultants and Valuers, is a Registered Valuer under companies Act, and a Chartered Engineer and a member of the Institution of Engineers, India and Institution of Valuers (IOV), with over 13 years of experience in the real estate industry and Valuation. Abhishek is a seasoned professional with experience in providing real estate valuation services to a wide spectrum of clients including financial institutions, private equity funds, developers, NBFCs, corporate houses, banks, resolution professionals, landowners, etc. He has worked on variety of valuation, consulting and technical due-diligence assignments for various purposes including investment related due diligence, mortgage/collateral appraisals, financial reporting, listing purposes, IBC led requirements, etc. across a range of asset classes such as residential projects, integrated township developments, hospitality assets, commercial (office and retail) projects, industrial developments, warehousing parks, educational projects, healthcare developments, etc. for both national as well as international clients.

Joshi Consultants and Valuers, represented by Mr. Abhishek Joshi is, registered with the following institutions:

- Income Tax Department under Section 34 – AB (Government Registered Valuer - CAT - I - 943 of 2022 – 2023)
- Registration Under Companies Act – IBBI/RV/02/2018/10129
- Institution of Valuers - Delhi (Approved Valuer - A) (A-26720)
- Practicing Valuers Association, India

6 Disclosures

The Valuer hereby certify that:

- It is eligible to be appointed as a valuer in terms of Regulation 2(1) (zzf) of the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014.
- The Valuer is registered with the IBBI as registered valuer for asset class Land and Building under the provisions of the Companies (Registered Valuer and Valuation) Rules, 2017.
- Neither Joshi Consultants and Valuers (represented by Mr. Abhishek Joshi - Proprietor, Joshi Consultants and Valuers) nor Anarock Property Consultants are an associate of the Sponsor, Investment Manager or the Trustee.
- Abhishek Joshi - Owner, Joshi Consultants and Valuers (the Valuer) has a minimum of five years of experience in the valuation of infrastructure assets

- The Valuer has adequate and robust internal controls to ensure the integrity of the valuation reports
- The Valuer has sufficient key personnel with adequate experience and qualification to perform services related to property valuation at all times.
- The Valuer has sufficient financial resources to enable them to conduct their business effectively and meet their liabilities
- The Valuer has acquainted itself with all laws or regulations relevant to such valuation.
- The valuation of Subject Properties undertaken is impartial, true and fair and in accordance with the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014
- The Valuer and any of its employees/ consultants involved in valuation of the InvIT assets have not invested in units of the InvIT or in the assets being valued till the time such person is designated as valuer of such InvIT and not less than 6 months after ceasing to be valuer of the InvIT
- The Valuer has conducted the valuation of the Subject Properties with transparency and fairness and shall render, at all times, high standards of service, exercise due diligence, ensure proper care and exercise professional judgement
- The Valuer has acted with independence, objectivity and impartiality in performing the valuation
- The Valuer shall not accept remuneration, in any form, for performing a valuation of the Subject Properties from any person other than the NDR INVIT MANAGERS PVT LTD or its authorized representatives.
- The Valuation reported is not an investment advice and should not be construed as such, and specifically the Valuer does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Investment Manager or the Project SPVs.
- The Valuer has no existing or planned future interest in the Investment Manager, Sponsor Trustee, NDR INVIT MANAGERS PVT LTD, or the Project SPVs and the fee for this valuation exercise is neither contingent upon the values reported nor on success of any of the transactions envisaged or required as part of the Offer or the listing process. The Valuer have disclosed to the trustee of the NDR INVIT MANAGERS PVT LTD, any pending business transactions, contracts under negotiation and other arrangements with the Instructing Party or any other party whom the NDR INVIT MANAGERS PVT LTD is contracting with and any other factors which may interfere with the Valuer's ability to give an independent and professional valuation of the property.
- The Valuer shall disclose to the Trustee any pending business transaction, contracts under negotiations and other arrangements with the Investment Manager or any other party whom the NDR INVIT MANAGERS PVT LTD is contracting with or any other factors which may interfere with his ability to give an independent and professional conduct of the valuation exercise; as on date the Valuer has no constraints towards providing an independent professional opinion on the value of any of the Subject Properties. The Valuer shall not make false, misleading or exaggerated claims in order to secure assignments.
- The Valuer shall not provide misleading valuation, either by providing incorrect information or by withholding relevant information
- The Valuer shall not accept an assignment that includes reporting of the outcome based on predetermined opinions and conclusions required by the NDR INVIT MANAGERS PVT LTD
- The valuer has valued the subject property based on the valuation standards as specified under sub-regulation 10 of regulation 21 of SEBI (InvIT) Regulations 2014.
- The valuation undertaken by the Valuer abides by international valuation standards

- The Valuer notes that there are encumbrances, however, no options or pre-emptions rights in relation to the assets based on the title report prepared by Luthra & Luthra and Krishna Rao, (hereinafter collectively referred to as Title Lawyers).
- The Valuer declares that we are competent to undertake this valuation under the SEBI InvIT Regulations

We are independent in terms of the SEBI InvIT Regulations and that this report has been prepared on a fair and unbiased basis in compliance with Regulation 13(1) and Regulation 21 of the SEBI InvIT Regulations

We have valued the projects based on the valuation standards as specified under sub-regulation 10 of regulation 21

Assumptions, Disclaimers, Limitations & Qualifications to Valuation

Valuation Subject to Change:	The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not take into account any unforeseeable developments which could impact the same in the future
Our Investigations:	The Valuation exercise is not envisaged to include all possible investigations with respect to the Subject Properties. Where in our report the Valuer identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations were considered appropriate or where the Valuer recommend as necessary prior to reliance. The Valuer has undertaken visual inspection of the Subject Properties and is not liable for any loss occasioned by a decision not to conduct further investigations
Assumptions:	The Valuer adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of the Valuer's expertise, or the instructions. The reliant parties accept that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.
Information Supplied by Others:	The valuations are based on the information provided by the Client. The same has been assumed to be correct and has been used for valuation exercise. Where it is stated in the report that another party has supplied information to the Valuer, this information is believed to be reliable, but the Valuer can accept no responsibility if this should prove not to be so.
Future Matters:	To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to the Valuer at the date of this document.
Maps and Plans:	Any sketch, plan or map in this report is included to assist reader while visualizing the properties and are for representation purposes only and the Valuer assume no responsibility being borne towards their mathematical or geographical accuracy. The valuer has received information pertaining to google coordinates of the respective subject assets from NDR InvIT Manager Private Limited and further the maps are prepared by the valuer using Microsoft Maps.
Site Details:	Except as disclosed by the Client, the Valuer understands that the subject properties are free from any encroachments and are available as on the date of the valuation

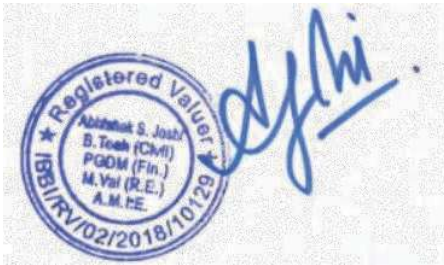
Property Title:	For the purpose of this valuation exercise, the Valuer has relied on the Title Reports prepared by the Title Lawyers for each of the properties and has made no further enquiries with the relevant local authorities in this regard. The Valuer understands that the subject properties may have encumbrances, disputes and claims. The Valuer does not have the expertise or the preview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation, the Valuer has assumed that the respective assets have title deeds that are clear and marketable
Environmental Conditions:	Except as disclosed by the Client, the Valuer has assumed that the subject properties are not contaminated and are not adversely affected by any existing or proposed environmental law and any processes which are carried out on the properties are regulated by environmental legislation and are properly licensed by the appropriate authorities
Town Planning:	The current zoning of the subject properties has been adopted on the basis of review of various documents (title deeds) provided by the Client and the current land use maps publicly available. The same has been considered for the purpose of this valuation exercise. Further, it has been assumed that the development on the subject properties adheres/ would adhere to the development regulations as prescribed by the relevant authorities. The Valuer has not made any enquiries with the relevant development authorities to validate the legality of the same
Area:	The total leasable area considered for the purpose of this valuation exercise is based on the rent rolls/ Architect certificate provided by the Client. It must be noted that the above information has been provided by the Client and has been verified based on the approvals/ layout plans/building plans provided by the Client. However, the Valuer has not undertaken additional verification and physical measurement for the purpose of this valuation exercise
Condition & Repair:	In the absence of any information to the contrary, the Valuer has assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property; the property is free from rot, infestation, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about, or advice upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts
Not a Structural Survey:	The Valuer states that this is a valuation report and not a structural survey
Legal:	Unless specifically disclosed in the report, the Valuer has not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the Subject properties
Others:	All comparable evidence (if any) provided in the valuation report has been limited to the basic details such as the area of asset, rate at which transacted, broad location, etc. other specific details would be provided only if the information is available in public domain
Other Assumptions:	Please note that all the factual information such as tenants' leasable area, lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject properties is based on the

appropriate relevant documents provided by the Client and the same has been adopted for the purpose of this valuation exercise. While we have reviewed a few lease deeds on a sample basis, the Valuer do not take any responsibility towards authenticity of the rent rolls provided by the Client. Any change in the above information will have an impact on the assessed value and in that case the Valuer will have to relook at the assessed value. The relevant information sources are represented in section 2.5.

We are not advisors with respect to legal, tax and regulatory matters for the transaction.

Kindly note that we have undertaken a quarterly assessment of cash flows for the purpose of the valuations

Official Signatory for Valuation Services:



Name: Mr. Abhishek Shrikant Joshi

Designation: Proprietor

Firm: Joshi Consultants and Valuers (Valuer Registration Number: IBBI/RV/02/2018/10129)

EXECUTIVE SUMMARY

Background & Brief	
Property Assessed	MARKET VALUATION (MV) report for industrial development, land parcel measuring approx. 40 acres located at Survey No. 345, 349 & 350 Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana
Area Details	Approx. 40 acres As per the information shared by the Client, the total leasable area of the Subject Site is approx. 1,027,879. sq.ft.
Shape & Access	Irregular Access via 15 m wide internal road further connecting to the Kongara-Kalan Road
Ownership	As per information provided by the Client, the property is Subject Property leasehold in nature in name of M/s Sai Sankalpa Infra Projects Private Limited.
Bounded By	North – Other's Property - Vacant Land South – Other's Property - Vacant Land East – Other's Property - Vacant Land West – 15 mt. wide Internal Road
Usage	As per the change in land use documents shared by the Developer, the Subject Property is approved for non-agricultural Use. As per GO order dated 14th Aug 2023, the Subject Site is designated for Manufacturing use for setting up unit for Facility of handling of storage and transportation of food grains in bulk under green category.
Report Date	June 26th, 2026
VALUATION OF THE SUBJECT PROPERTY	
Valuation of Subject Property	The Market Value of the warehousing facility, on land parcel spread over a land area measuring c. 40 acres located at Survey No. 345, 349 & 350 Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana, as on June 8th 2026, is estimated to be INR 241 Cr* (Indian Rupees Two Hundred Forty-One Crores Only). <i>*Rounded-off</i>

7 Hyderabad Overview

Hyderabad is the Capital city of Telangana and is the fifth largest metropolis of India and is ranked as the 41st metropolitan area of the world. History of the city spans over 400 years during which the city steadily maintained its regional and national significance. The city today houses Industrial Estates, IT Parks (and has provisions for Hardware Parks), Apparel Export Parks, Biotechnology Parks and Industrial Promotion Parks. The city is a major tourist destination with its ancient monuments, forts, and modern parks. It is well connected to other cities in India and to international destinations including Europe, Middle East and Southeast Asia. The city is spread over an approximate area of 625 sq. km. (Municipal Limits).

Hyderabad is one of the emerging IT destinations of the country. Over the last few years, the state has made concerted efforts to promote key initiatives in this sector to leverage information technology and thereby attain a position of leadership and excellence in the information age. To capitalize the market potential, Government of Telangana has proposed several infrastructure projects which will channelize growth of the city along certain corridors. The counter magnets have been located in geographically remote locations that have not yet received the spin-off from the IT boom (except HITEC city part of Cyberabad).

Connectivity and Linkages

Hyderabad is well connected to its neighbouring cities via a well-established system of roadways, railways, & air connectivity.

Road Connectivity

With NH 44, NH 65, NH 163, NH 765, and NH 765D, Hyderabad is connected to the Indian National Highway Network, while four State Highways—SH1, SH4, SH 6, and SH 19—start and end in Hyderabad.

Metro Connectivity

The Hyderabad Metro is a rapid transit system, serving the city of Hyderabad, Telangana, India. It is the second longest operational metro network in India after the Delhi Metro (285 stations) with 57 stations and the lines are arranged in a secant model.

Rail Connectivity

Hyderabad railway division is one of the three divisions of South-Central Railway zone of the Indian Railways. The city is served by three major railway junctions called Hyderabad Railway Station, Secunderabad Railway Station, and Kachiguda Railway Station

Air Connectivity

Hyderabad is served by Rajiv Gandhi International Airport, an international airport. Shamshabad, about 24 kilometres south of Hyderabad, is where it is situated.

8 Hyderabad Demographic Profile

Demographic Profile

As per Census 2011, Hyderabad has a population density of 18,480 people per sq. km. As of 2011, Hyderabad had a population of 7,674,689. The female-to-male ratio is 945:1,000, slightly higher than the all-India average of 933:1,000. Hyderabad's literacy rate is 82.96%.

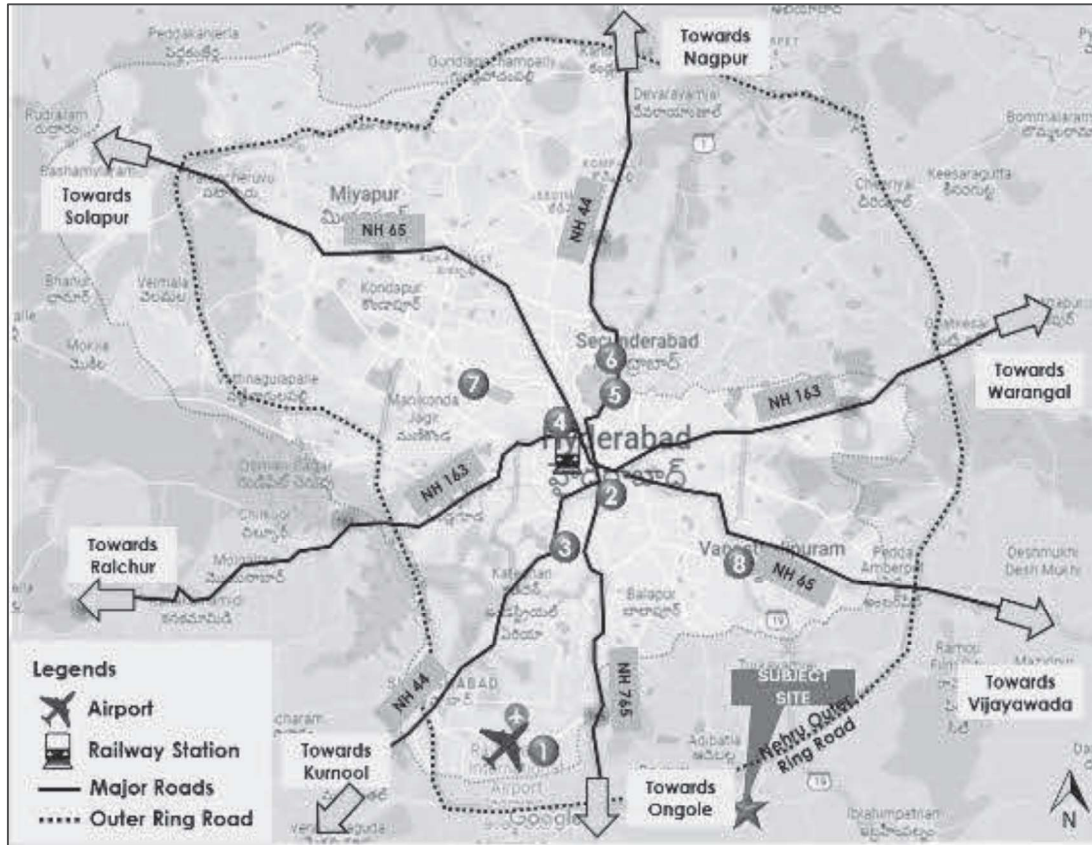
Hyderabad is one of the largest metropolitan cities in India and serves as a major economic centre of Telangana. The economy of the city can be classified as a business economy with a strong concentration on the service sector. The economic base of Hyderabad is primarily driven by the Information Technology (IT/ITeS), pharmaceuticals, biotechnology, financial services, manufacturing, and healthcare sectors, which constitute the major contributors to the city's economy and employment. Hyderabad is also one of India's leading destinations for education, healthcare, business, and tourism.

9 Subject Site Brief

Site Location and Connectivity

The Subject Site is a proposed Industrial/Warehousing Facility over a part land area measuring c. 33 acres (out of land area measuring c. 40 acres (c. 162,582.45 sq. mt.)) located at Survey No. 345, 349 & 350 Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana. It is accessible through a 15 m wide internal road further connecting to the Kongara-Kalan Road.

Figure 1: Subject Site Location & Connectivity



Source: Consultant Research, 2026

Table 1: Subject Site Connectivity & Linkages

S. No	Landmark	Approx. Distance from Subject Site
1	Rajiv Gandhi International Airport	13 – 15 Km
2	Charminar	24 - 25 Km
3	Nehru Zoological Park	36 - 38 Km
4	Hyderabad Railway Station	38 - 40 Km
5	Hussain Sagar	48 - 50 Km
6	Gymkhana Cricket Stadium	50 - 52 Km
7	Jubilee Hills Check Post Metro Station	50 - 52 Km

Source: Consultant Research, 2026

Site Neighbourhood

The Subject Property is located in southern periphery of Hyderabad. It is located in close proximity with National Srisaillam Highway (NH765) and the Nehru Outer Ring Road (ORR), offering good connectivity to other parts of the city. The close connectivity to the Hyderabad International Airport further boosts the real estate in the Subject-region. The Subject Asset neighbourhood comprises of fewer institutional developments, warehousing developments, residential neighbourhoods, and vacant land parcels.

Site Specifications

Following table highlights various site specifications:

Table 2: Site Specifications

Parameters	Site Specifications
Location	Survey No. 345, 349 & 350 Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana
Land Use	As per the change in land use documents shared by the Developer, the Subject Property is approved for non-agricultural Use.

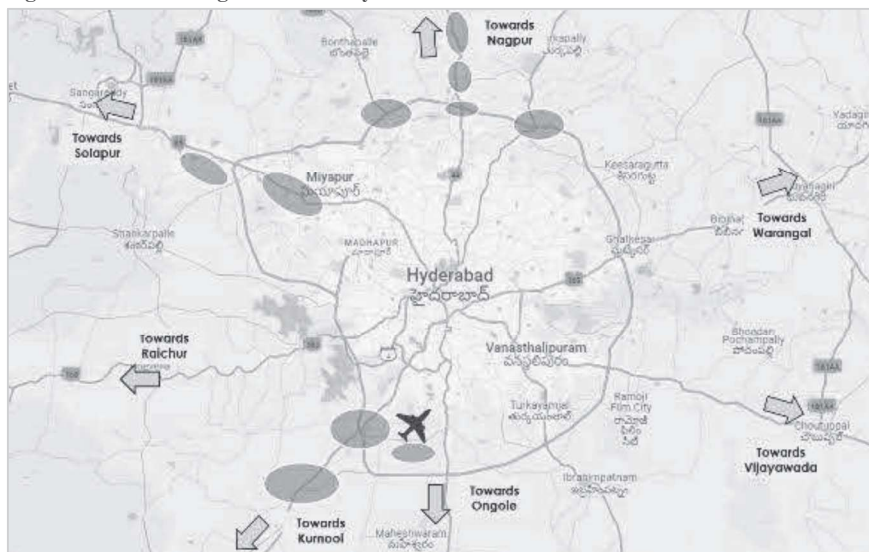
	As per GO order dated 14th Aug 2023, the Subject Site is designated for Manufacturing use for setting up unit for Facility of handling of storage and transportation of food grains in bulk under the Green category.								
Area Details	Approx. 40 acres As per the information shared by the Client, the total leasable area of the Subject Site is approx. 1,027,879 sq.ft.								
Immediate Neighbourhood of Subject Site	<table> <tr> <td>North</td><td>Other's Property - Vacant Land</td></tr> <tr> <td>South</td><td>Other's Property - Vacant Land</td></tr> <tr> <td>West</td><td>15 mt. wide Internal Road</td></tr> <tr> <td>East</td><td>Other's Property - Vacant Land</td></tr> </table>	North	Other's Property - Vacant Land	South	Other's Property - Vacant Land	West	15 mt. wide Internal Road	East	Other's Property - Vacant Land
North	Other's Property - Vacant Land								
South	Other's Property - Vacant Land								
West	15 mt. wide Internal Road								
East	Other's Property - Vacant Land								
Access Road	Subject Site has an independent access through a 15 m wide internal road further connecting to the Kongara-Kalan Road.								
Water, Sewerage & Drainage, Power	As indicated by the Client, Subject Site has access to the main trunk infrastructure which has been provided by the relevant authorities.								
Current Status at Subject Site	The Subject Site as on the date of assessment is a warehousing facility.								
Encroachment	There do not seem to be any visible encroachments as on the date of site visit.								
Title	As indicated by the Developer, Subject Property possesses a clear and marketable title. However, the detailed due diligence report would need to be referred to for ascertaining more details related to title of the Subject Property.								

Source: As per the information provided by the Client's representative

10 Hyderabad Real Estate Market Trends (Warehousing)

Hyderabad's warehousing sector has emerged as a prominent region in the national logistics landscape. Situated at the centre of India, Hyderabad offers excellent connectivity to major cities and ports via a network of national highways and the upcoming freight corridors. Well-developed road networks, availability of land at competitive rates, and the presence of established logistics parks like those by IndoSpace and Logos have created a supportive ecosystem. The city has witnessed considerable investment in infrastructure, including the development of industrial parks, logistics parks, and special economic zones (SEZs). These developments provide modern warehouse facilities equipped with state-of-the-art technology and amenities. Further, presence of various industries such as pharmaceuticals, information technology, manufacturing amongst others has also further boosted the warehousing market in the city.

Figure 2: Warehousing Clusters of Hyderabad



Source: Consultant Research, 2026

The opportunities present in the warehousing sector and the initiatives from the Telangana government through its policies such as Production Linked Incentive scheme provides incentives, tax benefits, streamlined procedures for setting up warehouses, logistics parks amongst others have helped Hyderabad to be one of the major warehousing destinations to invest in.

Table 3: Classification of Warehousing Locations into Major Clusters

Warehousing Cluster	Major Warehousing Locations
Medchal Cluster (North)	Medchal, Yellampet, Gundlapochampally, Devaryamjal, Kandlakoya, Toopran, Pudur, Outer Ring Onwards, Bandmailaram, Shamirpet, Manoharbad
Patancheru Cluster (West)	Patancheru Industrial Area, Sangareddy, Edulanagulapally, Rudram, Sulthanpur, Pashamylaram
Shamshabad Cluster (South)	Kothur, Shadnagar, Aerotropolis, Srisailem Highway, Bongloor, Shamshabad

Source: Consultant Research, 2026

Medchal cluster has been one of the major warehousing clusters amongst others and has c. 61% share in the overall warehousing market of Hyderabad. The other two clusters, namely Patancheru cluster and Shamshabad cluster contribute 13% and 26% respectively in the warehousing market of Hyderabad. The overall leasing volume in Hyderabad stands at 5.1 Mn sq. ft. in FY 2023 as compared to 5.3 Mn sq. ft. in FY 2022. The major volume of these transactions is carried out by e-commerce giants and various manufacturing companies operating in sectors such as pharmaceuticals, paints, electricals amongst others. However, the demand from manufacturers is increasing but in contrast the demand from the e-commerce sector is decreasing mainly because of excessive supply. Owing to the infrastructure development and improving connectivity in the city, the land prices in Hyderabad have also started increasing majorly in all the warehousing clusters. However, the rentals have stayed significantly constant in the last 1-2 years because of limited demand from the tenants.

The typical lease terms prevalent in the micro market are as following:

- Lease Rent: Grade A - INR 20 - INR 24 per sq. ft., Grade B - INR 16 - INR 20 per sq. ft. per month plus GST Escalation in lease rent: 15% in 3 years / 5% every year
- Lock in Period: 2-5 years
- Common Area Maintenance (CAM) Charges: INR 0.5- INR 1 per sq. ft. per month
- Interest Free Security Deposit: 3 months' rent (paid in advance)

Warehousing demand from the manufacturing sector is expected to increase mainly because of increasing investments from various global players in the region. Ongoing enhancements in transportation and logistics infrastructure are expected to further boost the warehousing sector. Further, Government initiatives, such as the Telangana Logistics Policy, aim to create a conducive environment for the logistics sector by offering tax benefits, single-window clearances, and subsidies for infrastructure development. The development of special economic zones (SEZs) and industrial parks in the region adds to the growth momentum.

11 Valuation Method

The valuation exercise is aimed at the assessment of the Market Value (MV) of the Subject Asset. Considering the objective of this exercise and the nature of asset involved, the value of the Subject Asset has been assessed through the following approach:

Particulars	Sai Sankalpa Infra Projects Private Limited
Valuation Methodology	Discounted Cashflow Method, Rent Reversion Method

Site Details	#
Land Area (acres)	40
Leasable Area (sq. ft.)	1,027,879

Cost Assumptions	Unit	Details
Brokerage Cost (applicable only for further leases)	Months' Rent	1
Brokerage Cost (Only for re-lease)	Months' Rent	1

Current CAM/ O&M Margin	Per sq. ft. per month	INR 0.0
Cost escalation	% p.a.	3.0%
Transaction Cost on Sale	% of Terminal Value	1.00%

Revenue Assumptions	Unit	Details
Market Rent - Warehouse	Per sq. ft. per month	INR 23.5
Market Rent Growth rate	% p.a.	5.0%
Normal Market Lease Tenure	# of years	9 years
Normal Market Escalation at end	# of years	3 years of lease tenure
Market Escalation at the end of Escalation period	%	15.0%
Rent For Leased Area	Per sq. ft. per month	INR 25.5

Discount rate: For discounting the cash flows, discounting rate has been considered at 11.05%, which has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC) on the basis of ongoing market practices.

Particulars	Year Number Unit / DDMMYY	1 01-Jun-26 31-May-27	2 01-Jun-27 31-May-28	3 01-Jun-28 31-May-29	4 01-Jun-29 31-May-30	5 01-Jun-30 31-May-31	6 01-Jun-31 31-May-32	7 01-Jun-32 31-May-33	8 01-Jun-33 31-May-34
LAND COST									
Land Lease Rent	INR Million	(32)	(33)	(35)	(37)	(39)	(41)	(43)	(45)
Refundable Deposit	INR Million	-	-	-	-	-	-	-	-
Total Land Cost	INR Million	(31.8)	(33.3)	(35.0)	(36.8)	(38.6)	(40.5)	(42.6)	(44.7)
OPERATING INCOME									
Lease Rentals	INR Million	249	298	316	329	341	348	365	378
IFMS	INR Million	5.0	6.0	6.3	6.6	6.8	7.0	7.3	7.6
Total Income from Occupancy	INR Million	253.8	304.3	322.3	335.8	347.8	355.2	372.7	386.0
OPERATING COSTS									
Recurring Expenses	INR Million	(14.9)	(17.9)	(19.0)	(19.8)	(20.5)	(20.9)	(21.9)	(22.7)
Asset Management Fee	INR Million	(5.0)	(6.0)	(6.3)	(6.6)	(6.8)	(7.0)	(7.3)	(7.6)
Total Operating Costs	INR Million	(19.9)	(23.9)	(25.3)	(26.3)	(27.3)	(27.9)	(29.2)	(30.3)
Net Operating Income	INR Million	202.2	247.1	262.0	272.7	282.0	286.8	300.9	311.0
Net Cashflows	INR Million	202.2	247.1	262.0	272.7	282.0	286.8	300.9	311.0
Discount Rate	11.05%								
NPV INR Million	2,410								
Building Salvage Value (INR Mn)	108								
ValSum (INR Mn)	2,518								

01-Jun-34 31-May-35	01-Jun-35 31-May-36	01-Jun-36 31-May-37	01-Jun-37 31-May-38	01-Jun-38 31-May-39	01-Jun-39 31-May-40	01-Jun-40 31-May-41	01-Jun-41 31-May-42	01-Jun-42 31-May-43	01-Jun-43 31-May-44	01-Jun-44 31-May-45	01-Jun-45 31-May-46	01-Jun-46 31-May-47	01-Jun-47 31-May-48
(47)	(49)	(52)	(54)	(126)	(133)	(139)	(146)	(154)	(241)	(253)	(266)	(279)	(293)
(46.9)	(49.3)	(51.7)	(54.3)	(126.3)	(132.6)	(139.3)	(146.2)	(153.5)	(241.1)	(253.1)	(265.8)	(279.0)	(293.1)
400	427	432	451	491	497	519	564	571	597	649	657	687	588
8.0	8.5	8.6	9.0	9.8	9.9	10.4	11.3	11.4	11.9	13.0	13.1	13.7	11.8
408.0	435.4	440.6	460.4	500.7	506.7	529.5	575.8	582.8	608.9	662.1	670.2	700.3	599.9
(24.0)	(25.6)	(25.9)	(27.1)	(29.5)	(29.8)	(31.1)	(33.9)	(34.3)	(35.8)	(38.9)	(39.4)	(41.2)	(35.3)
(8.0)	(8.5)	(8.6)	(9.0)	(9.8)	(9.9)	(10.4)	(11.3)	(11.4)	(11.9)	(13.0)	(13.1)	(13.7)	(11.8)
(32.0)	(34.1)	(34.6)	(36.1)	(39.3)	(39.7)	(41.5)	(45.2)	(45.7)	(47.8)	(51.9)	(52.6)	(54.9)	(47.0)
329.1	352.0	354.4	370.0	335.1	334.4	348.7	384.4	383.5	320.1	357.1	351.8	366.3	367.2
329.1	352.0	354.4	370.0	335.1	334.4	348.7	384.4	383.5	320.1	357.1	351.8	366.3	367.2

VALUATION OF THE SUBJECT PROPERTY

Valuation of Subject Property

The Market Value of the warehousing facility, on land parcel spread over a land area measuring c. 40 acres located at Survey No. 345, 349 & 350 Village Kongara Kalan, Ibrahimpatnam, District Rangareddy, Telangana, as on June 8th 2026, is estimated to be **INR 241 Cr* (Indian Rupees Two Hundred Forty-One Crores Only).**

**Rounded-off*

Annexure – Subject Property Pictures

A



1) Access Road



2) Entrance Gate



3) Subject Property Visual



4) Subject Property Visual



5) Subject Property Visual



6) Subject Property Visual



7) Subject Property Visual

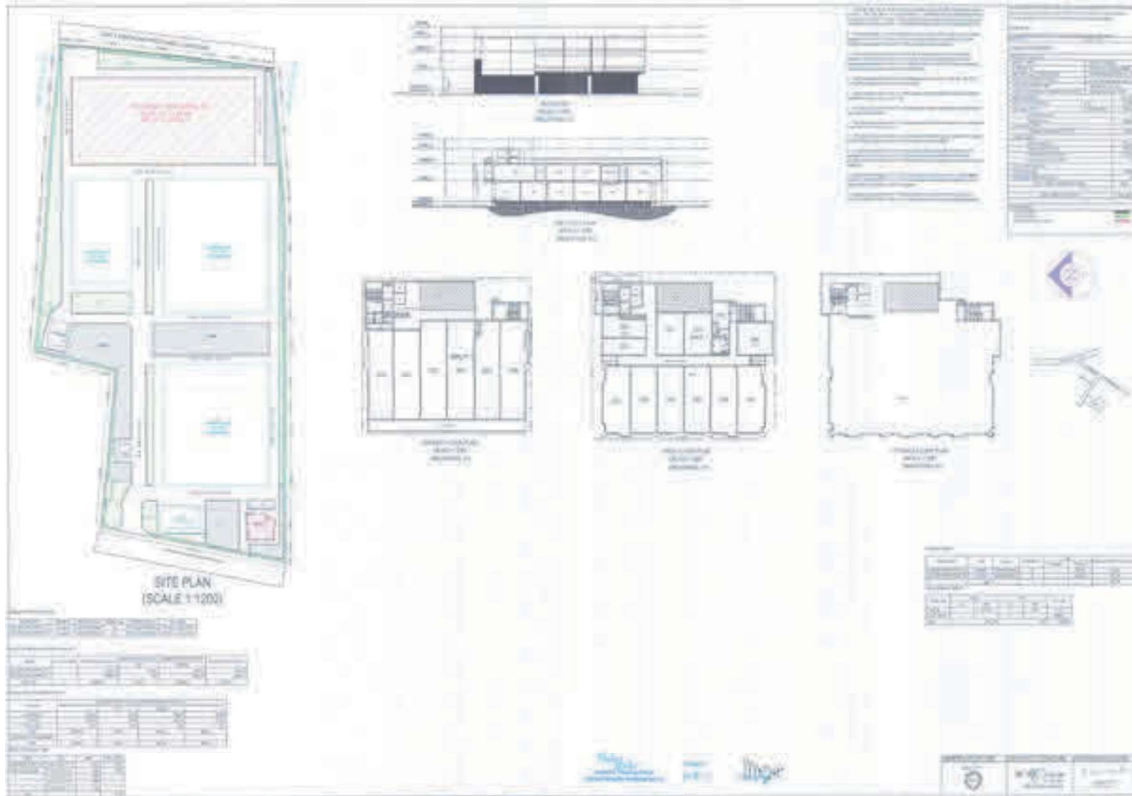


8) Subject Property Visual

Source: Consultant Site Visit

Annexure – Approved Building Plan (Old)

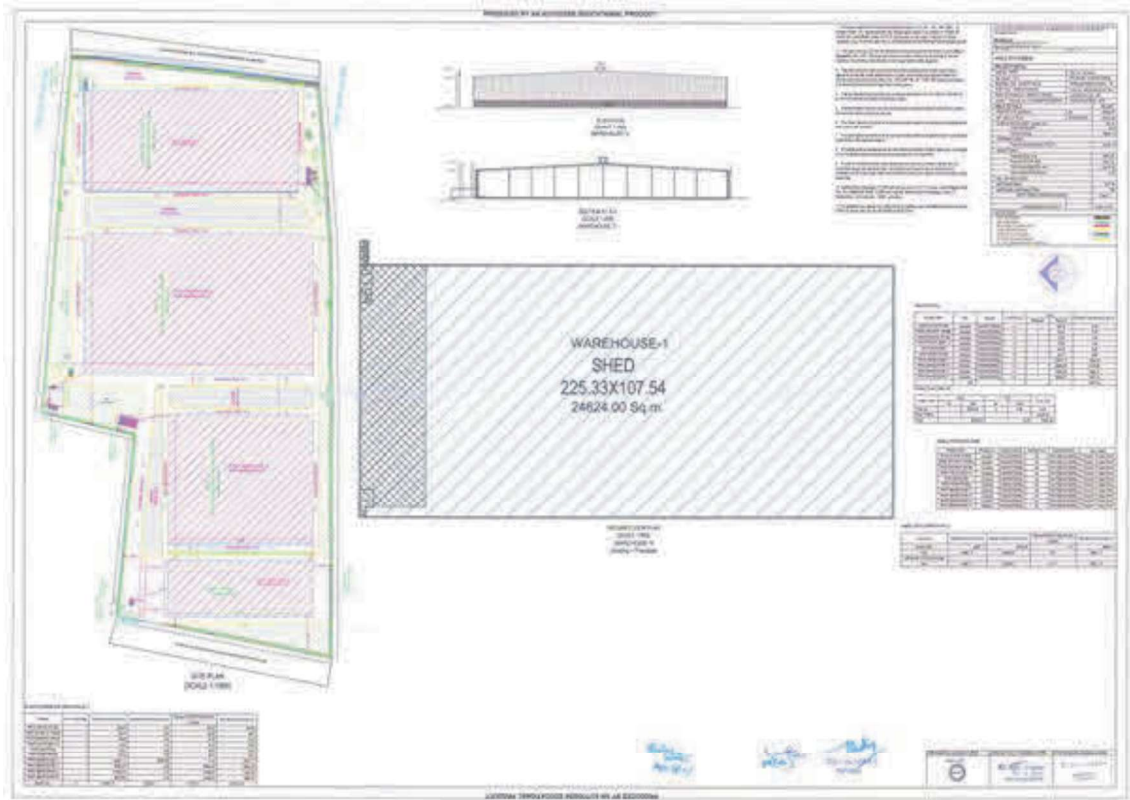
B



Source: As per the information provided by the Client

Annexure – Approved Building Plan (Revised)

C



Source: As per the information provided by the Client

Annexure – Lease Deed

D

SCANNED

Stamp: P-14/2025
Stamp: ₹ 0000100/-
Stamp: 3835/2025

ORIGINAL Doc No. 3835/2025

Handwritten: 3756/2025

RECTIFICATION AGREEMENT/ SUPPLEMENTARY AGREEMENT
FOR
JOINT AND SEVERAL LEASE DEED

This Supplementary Deed "The Agreement" is entered into this 15th day of March, 2025 by and between:

1. Mr. Godasu Venugopal S/o Godasu Narsimha aged about 50 Years, Occupation: Business
Resident of 2-47, Kongara Kalan, Ranga Reddy District, Telangana - 501510 Aadhaar No: [REDACTED]
9585 Phone No: 9848754663

2. G. Ramesh
3. G. Ramesh
4. G. Ramesh
5. G. Ramesh
6. P. Radha
7. K. Radhakrishna
8. G. Ramesh
9. Nounika
10. G. Ramesh
11. Manjula
12. Ramesh
13. N. Ramesh
14. G. Ramesh
15. G. Ramesh
16. G. Ramesh
17. G. Ramesh
18. Sriathu
19. G. Ramesh
20. G. Ramesh
21. G. Ramesh
22. G. Ramesh
23. G. Ramesh
24. G. Ramesh
25. G. Ramesh
26. G. Ramesh
27. G. Ramesh
28. G. Ramesh
29. G. Ramesh
30. G. Ramesh
31. G. Ramesh
32. G. Ramesh

For SAI SANKALPA INFRA PROJECTS PVT LTD
Director

Source: As per the information provided by the Client

Lease Extension Agreement

Page 13 of 36

period was for a duration of 19 Years, 11 Months and 25 Days and now is being rectified/extended for a net of 23 Years or 276 Months from the date of executing this agreement with an additional refundable deposit of Rs. 8,00,00,000/= (Rupees Eight Crores Only) i.e. till 15th March 2048, to improve the viability of the project, so that the Lessee can develop infrastructure facilities for Industrial, Commercial, Logistics and allied infrastructure facilities and the Lessee can lease the developed premises after obtaining all the balance of the approvals required for such Commercial Infrastructure Facilities and Amenities, hence this Lease Extension Agreement subject to the terms and conditions hereinafter and the parties affirm the Principal Lease Deed terms remain the same unless specified below.

Whereas the intent of the Lessee is to take the lease of the demised land and develop Industrial, Commercial, Logistics and allied infrastructure facilities, which includes Industrial Buildings, Factories, Manufacturing Units, Warehouses and any other Commercial facility thereon, which will ultimately be given to third parties on sub-lease or leave and license basis for such period as may be agreed between the Lessee and the third parties, provided, however, that such sub-lease and leave and license shall not exceed the lease granted herein and will be subject to terms and conditions contained herein.

Whereas, thus, in the principal Lease Deed i.e. the original lease agreement which was for **19 Years 11 Months 25 days commencing on 5th July 2022** is now extended for a net of **23 Years or 276 Months**

1. <i>g. kengare</i>	2. <i>G. R. D. S.</i>	3. <i>@. S.</i>	4. <i>G. R. S. S.</i>	5. <i>n. L. S. S.</i>
6. <i>P. Radha</i>	7. <i>K. R. S. S.</i>	8. <i>G. S.</i>	9. <i>Mounika</i>	10. <i>G. S. S.</i>
11. <i>Manjula</i>	12. <i>madhavi</i>	13. <i>n. S. S.</i>	14. <i>L. S. S.</i>	15. <i>G. S. S.</i>
16. <i>G. S. S.</i>	17. <i>G. S. S.</i>	18. <i>S. S.</i>	19. <i>G. S. S.</i>	20. <i>G. S. S.</i>
21. <i>G. S. S.</i>	22. <i>G. S. S.</i>	23. <i>G. S. S.</i>	24. <i>G. S. S.</i>	25. <i>G. S. S.</i>
26. <i>G. S. S.</i>	27. <i>G. S. S.</i>	28. <i>G. S. S.</i>	29. <i>G. S. S.</i>	30. <i>G. S. S.</i>
31. <i>G. S. S.</i>	32. <i>G. S. S.</i>	For SAI SANJALPA INFRA PROJECTS PVT. LTD. Lessee: <i>Phelhandia</i>		

Direct

Source: As per the information provided by the Client

Schedule C: Schedule of Annual Lease Amounts Payable Monthly

- i. Lease Rentals computed for Lessee starting from 5th July 2022 as per the Principal Lease Deed and ending on 15th March 2048.

Rent Starting from	Lease Rentals per Acre Per Month	Lease Rentals per Acre per Annum
Jul-22	Moratorium	Moratorium
Jan-23	₹56,900	₹6,82,800
Jan-24	₹59,745	₹7,16,940
Jan-25	₹62,732	₹7,52,784
Jan-26	₹65,869	₹7,90,423
Jan-27	₹69,162	₹8,29,944
Jan-28	₹72,620	₹8,71,442
Jan-29	₹76,251	₹9,15,014
Jan-30	₹80,064	₹9,60,764
Jan-31	₹84,067	₹10,08,803

Annexure – Ground Water NOC

E

GOVERNMENT OF TELANGANA GROUND WATER DEPARTMENT

From:-
Dr.Pandith Madhure,
M.Sc.,PhD
DIRECTOR,
Ground Water Department,
Chintal Basthi, Khairathabad
Hyderabad – 500 004.
Office Phone: 040-23314978
Fax No.040-23314950
Email ID:director.tgsgwd@gmail.com

To
The Commissioner of Industries,
Chirag Ali Lane,
Abids,
Hyderabad.

Letter No.1484/GP/TSiPASS/RR/2022.

Dated:13.03.2023.

Sir,

Sub:- Telangana State Ground Water Department – M/s Sai Sankalpa Infra Projects Pvt Ltd - Permission accorded for withdrawal of ground water – Ground Water Investigation Report - Submitted – Reg.

- Ref:-
1. CAF of M/s Sai Sankalpa Infra Projects Pvt Ltd, Kongara Kalan Village, Ibrahimpatnam Mandal of Rangareddy District. Unique ID No.MED0060035116584. Pre-Scrutiny completed dated:22.02.2023.
 2. LR.No.18/Tech/TSiPASS/GWD/RRD/2021, dt:10.03.2023 of the District Ground Water Officer, Ground Water Department, Rangareddy.



With reference to the subject and reference cited, it is to submit that, the District Ground Water Officer, Ground Water Department, Rangareddy has conducted groundwater investigations in the proposed area having an extent of 163112.38 Sq.mts with land bearing survey no.345,349,350 of M/s Sai Sankalpa Infra Projects Pvt Ltd, located at Kongara Kalan Village, Ibrahimpatnam Mandal of Rangareddy District to study the feasibility for extraction of 10 KLD of ground water and submitted the report to the undersigned vide reference 2nd cited.

After scrutiny of the report, the permission is hereby accorded for withdrawal of 10 KLD Ground water from one (1) recommended new borewell for **drinking and industrial purposes** against the requirement of 10 KLD for the firm subject to the following terms & conditions.

- The firm is permitted to draw the 10 KLD of groundwater from one (1) recommended new borewell for drinking and industrial purposes.
- The industry should fully treat, recycle and reuse the waste water generated. The industry shall minimize the usage of ground water by adopting proper treatment and reuse practices.

Source: As per the information provided by the Client's Representative

- The industry shall construct 1 (one) Recharge pit with dimensions of 2x2x3 (m) beside the recommended borewell of the proposed area to recharge and improve the groundwater resources and Augmentation of proposed Bore Well in the premises.
- The firm must install digital flow meter (confirming to BIS/IS standards) on pumping well to record the quantity of Ground water extraction daily and data should be submitted to concern District Ground Water Office, Ground Water Department, Rangareddy regularly without fail.
- The firm must construct Piezometer well/Observation well with a minimum distance of 15m from recommended borewell of same depth of pumping well from which Ground water is extracted and permanent display board should be installed at site giving all details.
- Industry must monitor the water levels and water quality regularly from its established monitoring wells and data should be submitted to Ground Water Department, Government of Telangana and Telangana State Pollution Control Board.
- Officers of Ground Water Department must be allowed to inspect the wells, plant area, and data whenever found necessary by the Department.
- The Government of Telangana or Groundwater Department reserves the right to stop from using of Ground water during emergencies or whenever the plant deviates the terms & conditions.

The investigation report is herewith uploaded in to the TSiPASS web portal for necessary further action. As per TSiPASS webportal payment of Rs.22000/- is paid by online, but not yet received by this office. Please arrange to send the details of transaction made towards investigation charges to the undersigned.

Yours faithfully,


DIRECTOR

Copy to District Ground Water Officer, Ground Water Department, Rangareddy.

Source: As per the information provided by the Client's Representative

Annexure – Fire NOC

F

ENVIRONMENTAL CLEARANCE		Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), TELANGANA)
	To, The Director SAI SANKALPA INFRA PROJECTS PRIVATE LIMITED Sai Sankalpa Infra Projects Private Limited Office: 8-1-405/A/49, Villa 49, Dream Valley, OU Colony, Shaikpet, Golconda, Hyderabad, Telangana – 500008 -500008	
PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)	Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding	
	Sir/Madam, This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/TG/INFRA2/402732/2022 dated 10 Oct 2022. The particulars of the environmental clearance granted to the project are as below.	
	1. EC Identification No.	EC22B000TG116077
	2. File No.	SIA/TG/INFRA2/402732/2022
	3. Project Type	New
	4. Category	B
	5. Project/Activity including Schedule No.	N/A
	6. Name of Project	Ko-Hub Warehousing by M/s Sai Sankalpa Infra Projects Private Limited
	7. Name of Company/Organization	SAI SANKALPA INFRA PROJECTS PRIVATE LIMITED
	8. Location of Project	TELANGANA
	9. TOR Date	N/A
	The project details along with terms and conditions are appended herewith from page no 2 onwards.	
	Date: 30/11/2022	(e-signed) Smt. Sunita M. Bhagwat, (IFS) Member Secretary SEIAA - (TELANGANA)
	Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.	
	This is a computer generated cover page.	
EC Identification No. : EC22B000TG116077 File No. : SIA/TG/INFRA2/402732/2022 Date of Issue EC : 30/11/2022 Page 1 of 14		

Source: As per the information provided by the Client's Representative

- I. This has reference to your application submitted online on 10.10.2022 (Proposal No. **SIATG/INFRA2/402732/2022**) received on 17.10.2022, seeking Environmental Clearance for the proposed **Warehouse Building** construction project titled **Ko-Hub Warehousing** by M/s. Sai Sankalpa Infra Projects Private Limited., Survey Nos. 345, 349 & 350, Kongara Kalan, Ibrahimpatnam, Rangareddy District. The capital cost of the project is Rs. 75.0 Crores.
- II. It is noted that the proposal is for **Warehouse Building** construction project in a total plot area of about 1,62,582.5 Sq.m. Out of that, Green area is 17,609.0 Sq.m. The total Built-up area is 1,17,671.5 Sq.m. The project consists of Warehouse for storage and shipping of finished goods by large online e-retail business companies to store goods ranging from apparel to electronics. The project consists of 4 Ware Houses with (G+Mezzanine), Project Admin Office Block with (G+5), Amenities Block with (G+5), Office Block with (G + 5), Utility Block (G + 1), 2 Commercial Blocks (B+G+9). It is also noted that Parking area to be provided is 25,705.0 Sq.m., to park about 679 for wheelers and 358 two wheelers. The amenities to be provided includes Sewage Treatment Plant (STP), MSW Segregation point. The total power requirement of the project will be met from TSSPDCL. In case of power failure, power backup shall be provided through D.G. sets of capacity - 8 x 500 kVA, which will be enclosed type.
- III. The source of fresh water is HMWS&SB. The total water requirement during occupational stage is 140.9 KLD. Out of that, fresh water requirement is 62.0 KLD & recycled treated waste water is 78.9 KLD. Quantity of sewage generated is 112.7 KLD. It is proposed to treat the sewage in STP of capacity 140 KLD. The treated waste water is to be used for: flushing the toilets and development of greenery. No waste water shall be discharged outside the premises under any circumstances until the project outlet is connected to public sewer line. The Garbage (1153.8 Kg/day) generated will be sent to Municipal Solid Waste disposal site; STP sludge (7 kg/day) will be used as manure; Used oil and used batteries will be sent to Authorized Recyclers. E-waste, if any, will be disposed to the recyclers/dismantlers authorized by TSPCB as per the E-waste Rules.
- IV. The project/ activity is covered under category 'B' of item 8(a) 'Building & Construction' projects of the schedule EIA Notification, 2006, and its subsequent amendments and requires appraisal at State Level by SEAC/ SEIAA, Telangana.
- V. The proposal has been examined and processed in accordance with EIA Notification, 2006 & its amendments thereof. The State Level Expert Appraisal Committee (SEAC) examined the proposal in its meeting held on **27.10.2022**. The project is exempted from Public Hearing as it is a Construction Project. Based on the information furnished, presentation made by the proponent and the consultant M/s. Team Labs and Consultants, Hyderabad; the Committee considered the project proposal and recommended for issue of Environmental Clearance. The State Level Environment Impact Assessment Authority (SEIAA) Telangana in its meeting held on **16.11.2022** examined the proposal and recommendations of SEAC, Telangana for issue of Environmental Clearance. Accordingly, after discussions in the matter and considering the recommendations of SEAC-Telangana, **the SEIAA-Telangana recommended Environmental Clearance with a condition to translocate the existing trees to the boundary of the site and also directed not to store any hazardous related products. The SEIAA hereby accords prior Environmental Clearance for the project as mentioned at Para No. I under the provisions of EIA-Notification 2006 and its**

Source: As per the information provided by the Client's Representative

Annexure – Change In Land Use (Nala Order)

G

GOVERNMENT OF TELANGANA
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land Use from GDPZ (General Development Promotion Zone) & Central Square to Manufacturing use in Sy.No.345, 349, 350/P of KongaraKalan (V), Ibrahimpatnam (M), Rangareddy District to an extent of 162588 Sq.mts with road affected area of 553 Sq. Mts the net site area is 162035 Sq. Mts for setting up unit for Facility of handling, storage and transportation of food grains in bulk applied by M/s. Sai Sankalpa Infra Projects Pvt. Ltd., under 'Green' category under TS-IPASS - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No.161 **Dated:14.08.2023**
Read the following:-

1. From the M.C., HMDA Lr.No.MED0060035116584/CLU/Plg/TS-IPASS /HMDA/2023, Dated:10.04.2023.
2. From the M.C., HMDA Lr.No.MED0060035116584/CLU/Plg/TS-IPASS /HMDA/2023, Dated:18.04.2023 addressed to the Commr., Printing.
3. Minutes of the Change of Land Use Committee meeting held on 12.06.2023.
4. Govt. Letter No.6216/Plg.I(1)/2023, Dated:28.06.2023.
5. From the M.C., HMDA Lr.No.MED0060035116584/CLU/Plg/TS-IPASS /HMDA/2023, Dated:09.08.2023.

<<<>>>

ORDER:

The draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2nd read above, was published in the extraordinary issue of the Telangana Gazette Dated:18.04.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid Change of land use charges along with interest of i.e. Rs. 1,99,45,032 (Rupees One Crore Ninety Nine Lakhs Fourty Five Thousand and Thirty Two Rupees only) i.e., Rs.1,94,44,200/- (Rupees One Crore Ninety Four Lakhs Forty Four Thousand Two Hundred only) paid vide transaction No:FCM-2308014WE7AR dt:01.08.2023 & interest amount of Rs.5,00,832/- (Rupees Five Lakhs Eight Hundred and Thirty Two only) paid vide Challan No.1032, dt.28.07.2023 and same is credited into HMDA account. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.345, 349, 350/P of KongaraKalan (V), Ibrahimpatnam (M), Rangareddy District to an extent of 162588 Sq.mts with road affected area of 553 Sq. Mts and the net site area of 162035 Sq. Mts, which is presently earmarked for GDPZ (General Development Promotion Zone) & Central Square in the notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as **Manufacturing use for setting up unit for Facility of handling, storage and transportation of food grains in bulk under Green Category, subject to the following conditions**

- a) A full-fledged, functional STP / ETP is established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.

P.T.O.

Source: As per the information provided by the Client's Representative



Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam
NALA Order

Proceedings of the Competent Authority & Tahsildar Ibrahimpatnam Mandal Rangareddy District

Present: Karra Anitha **Dated:** 18/02/2022
Proedgs. No. 2200120812
Sub: NALA Order
Ref:
Order:

Sri గొర్రాపూ ముఠల మురారాజ్ గొర్రాపూ పేటస్ R/o Kongara Kalan, Ibrahimpatnam, Rangareddy has applied for conversion of agriculture land situated in Sy.No 350&4/2/1/1, 345&1/2/2, 345&1/1/1/1 extent 2.0200 of Kongara Kalan Village, Ibrahimpatnam 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.

To
Sri గొర్రాపూ ముఠల మురారాజ్
Schedule



Tahsildar & Jt. Sub Registrar Office,
Ibrahimpatnam 18/2/2022

TAHSIDAR & Jt. SUB REGISTRAR
IBRAHIMPATNAM MANDAL
RANGAREDDY DIST.

This NALA Order is generated from <https://dharani.telangana.gov.in> on : 18/02/2022 7:15 PM Page 1 of 2

Source: As per the information provided by the Client's Representative



Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam
NALA Order

Proceedings of the Competent Authority & Tahsildar Ibrahimpatnam Mandal Rangareddy District

Present: T SANTOSH **Dated:** 31/01/2022

Proedgs. No. 2200070589

Sub: NALA Order

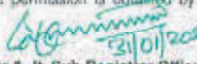
Ref:

Order:

Sri ఎల్.కొండారెడ్డి R/o Kongara Kalan, Ibrahimpatnam, Rangareddy has applied for conversion of agriculture land situated in Sy.No 350a/1/2/1, 345a/1/1/2 extent 1.2300 of Kongara Kalan Village, Ibrahimpatnam 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,
Ibrahimpatnam**
TAHSILDAR Cum Jt. SUB REGISTRAR
IBRAHIMPATNAM MANDAL
RANGA REDDY DIST.

To
Sri ఎల్.కొండారెడ్డి

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Kongara Kalan , Ibrahimpatnam & Rangareddy	345a/1/1/2	0.1900	0.1900	
2	Kongara Kalan , Ibrahimpatnam & Rangareddy	350a/1/2/1	1.0400	1.0400	

This NALA Order is generated from <https://dharani.telangana.gov.in> on : 31/01/2022 7:23 PM Page 1 of 1

Source: As per the information provided by the Client's Representative


Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam
NALA Order

Proceedings of the Competent Authority & Tahsildar Ibrahimpatnam Mandal Rangareddy District

Present: T SANTOSH **Dated:** 02/03/2022

Proedgs. No. 2200240955

Sub: NALA Order

Ref:

Order:

Sri రవీంద్ గోపాల్ రెడ్డి: R/o Kongara Kalan, Ibrahimpatnam, Rangareddy has applied for conversion of agriculture land situated in Sy.No 350e+1/4/2 extent 0.0100 of Kongara Kalan Village, Ibrahimpatnam 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,
IBRAHIMPATNAM MANDAL
RANGA REDDY DIST.

To

Sri రవీంద్ గోపాల్ రెడ్డి

Schedule

Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Kongara Kalan , Ibrahimpatnam & Rangareddy	350e+1/4/2	0.0100	0.0100	

This NALA Order is generated from <https://dharani.telangana.gov.in> on : 28/03/2022 4:23 PM

Page 1 of 1

Source: As per the information provided by the Client's Representative

Annexure – HMDA Fee Letter

H

 **HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**
Swarnajayanti Complex, 7th floor, Ameerpet, Hyderabad-500082

D.F.A
Letter No. MED0060035116584 /BP/TS-IPASS/Plg/HMDA/2023 **Date: 2nd 12-2023**

To,
M/s. SAI SANKALPA INFRA PROJECTS PVT.LTD,
Rep By, Dasari Lokesh Chandra,
Door no, 8-1-405/A/49,
OU Colony, Shaikpet,
Telangana- 500008.
E-Mail: psugrad@gmail.com
Cell.No. 9490080040

Sir,

Sub:- HMDA- Planning. Department proposal for Industrial building permission in Sy.No. 345, 349, 350/P of Kongara Kalan (V), Ibrahimpatnam (M), Rangareddy District to an extent of 162587.97 Sqmts with road affected area of 553.00 Sqmts and net site area of 162034.97 Sqmts vide UID.No. MED0060035116584 belongs to M/s. SAI SANKALPA INFRA PROJECTS PVT.LTD for setting up unit for Facility of handling, storage and transportation of food grains in bulk under 'Green' category applied by M/s. SAI SANKALPA INFRA PROJECTS PVT.LTD Rep by its promoter Dasari Lokesh Chandra- Intimation to Pay Development and Other Charges and action to meet the precedent conditions for processing the case further- Reg.

Ref:- UID.No. MED0060035116584, received from the Commissioner of Industries, Government of Telangana, Hyderabad.

The proposal submitted by you for development of land of Industrial Building Permission / as mentioned in the subject cited to an extent of 162587.97 Sqmts with road affected area of 553.00 Sqmts and net site area of 162034.97 Sqmts is under process as per provisions of Section 19 of HMDA Act, 2008 and rules and regulations.

To process the application further, the following charges are to be remitted by you in the TS-IPASS portal.

The details of charges are as follows:

I. Development Charges for Total site area and Total Built-up area

(a). Net site area @ Rs.60 per Sq.mtr 162034.97 Sq.Mtrs X Rs.60 per Sq.mtr.	:	Rs. 97,22,098=00
(b). For Built-up area @Rs.100/-per Sq.Mtrs 26515.46 Sqmts X Rs.100/-per Sq.Mtrs	:	Rs. 26,51,546=00

II. Processing charges for Total site area and Total Built-up area

(a) Net Site area@ Rs.10/- per Sq.Mtrs. 162034.97 Sq.mts X @Rs.10/-	:	Rs. 16,20,350=00
(b) For Built-up area@ Rs.25/- per Sq.Mtrs. 26515.46 Sq.mts X @Rs.25/-	:	Rs. 6,62,887=00

III. Publication charges

	:	Rs. 5,000=00
Total	:	Rs. 1,46,61,881=00
Processing charges paid along with application	:(-)	Rs. 7,50,000=00
Net Total	:	Rs. 1,39,11,881=00

<https://spass.telangana.gov.in/UI/TSiPASS/AcknowledgmentEntryPrint.a...>

Telangana State Industrial Project Approval & Self Certification System (TSiPASS)

GOVERNMENT OF TELANGANA

ACKNOWLEDGEMENT

UID No : **MED0060035116584** This is to acknowledge the receipt of application of M/s. **SAI SANKALPA INFRA PROJECTS PVT.LTD.** Sy.No. **Kongara Kalan, (v), Ibrahimpatnam, (m), Rangareddy,** district for following approvals.

S.No	Name of Approval	Fee Paid	Transaction No	Transaction Date
1	Industrial Building Plan Approval from HMDA	20717072.00	113686969975	18/03/2025
2	HMDA-Change of Land Use	19444200.00	112953583025	27/07/2023
3	HMDA-CLU Publication Charges	150000.00	112809272253	01/03/2023
4	HMDA-Change of Land Use	500000.00	112809272253	01/03/2023
5	Service Connection Certificate from TSSPDCL	0.00	112802025107	22/02/2023
6	Industry Department User Charges	30000.00	112802025107	22/02/2023
7	Permission from Ground Water Department to dig bore well	22000.00	112802025107	22/02/2023
8	Industrial Building Plan Approval from HMDA	750000.00	112802025107	22/02/2023

Date : **03/04/2025** Commissioner of Industries
Hyderabad

Note : Please Contact 040-23441636 For Any Clarifications.

Source: As per the information provided by the Client's Representative

Annexure – Electricity Load Application

I

 SOUTHERN POWER DISTRIBUTION COMPANY OF T.S LIMITED	
From, THE SUPERINTENDING ENGINEER OPERATION SAROORNAGAR CIRCLE TSSPDCL SAROORNAGAR	To, SAI SANKALPA INFRA PROJEC 345,349,350 Kongara Kalan Ibrahimpatnam Rangareddy
LR.NO.SE/OP/SAROORNAGAR/COMML/DR.NO.852/22-23, D.NO.4038/22-23, DT:04.03.2023	
Sub:- Estimate for extension of supply 1 No. 35HP Industrial Load to M/s. SAI SANKALPA INFRA PROJECTS, at Sy no.345,349,350, KONGARA KALAN (Vg) ,Ibrahimpatnam (M) in Ibrahimpatnam Section of Ibrahimpatnam Sub-Division in Ibrahimpatnam Division of Saroornaga r Circle under Capital Works. - Permission for Supply of material and for execution of works by yourself on Turnkey basis - Sanction Accorded - Reg.	
Ref No: MEMO.NO.SE/OP/SAROORNAGAR/COMML/DR.NO. 852/22-23, D.NO. 4037/22-23, DT:04.03.2023 Estimate Number: E-2022-80-02-11-01-158	
The permission accorded is subjected to the following conditions:	
- The work should be executed by a Licensed Contractor as per the standards of TSSPDCL under supervision of THE ASSISTANT DIVISIONAL ENGINEER OPERATION IBRAHIMPATNAM SUB-DIVISION. - The material used in the work should confirm to TSSPDCL specifications. - If unforeseen calamities/ accidents occur during the execution of work, the TSSPDCL authorities are not held responsible for such incidents and consequential losses or damages. It is the responsibility of the consumer for any loss of material utilised in completing the work till all the services contemplated in the proposal are released. - Major materials like AB Switches, HG Fuse sets, Conductor, Structure steel and other materials should be purchased as per TSSPDCL specifications along with test certificate from TSSPDCL vendor. The bills/voucher of materials purchased along with test certificate should be produced to concerned CSC/ICSC before execution of work. - The work will be executed as per the sketch enclosed. The work executed by consumer shall be taken over by the TSSPDCL after statutory TSSPDCL after statutory inspection of TSSPDCL officials. The installation shall be deemed to the property of TSSPDCL after such takeover. - The consumer should provide sealing arrangement for control panel and metering equipment. - The consumer shall clear off the dues of UDC/Bill stopped services if any existing in the premises or found at a later date and no court cases pending. If any legal disputes arise electricity supply will be disconnected to the premises. - There should not be any 11 KV /LT lines passing through from other source of supply in the proposed premises. - Distribution Transformer will be provided by the TSSPDCL by collecting the cost of DTR/Development charges whichever is higher.. - Obtaining CEIG/CEA approval for electrical installing. Obtaining NOC as per requirement of A.P Fire Services act 1999, Multi-storied building regulations. - No service connection shall be released for Multi-storied buildings / Complexes greater than 10Mtrs in height unless occupancy certificate from concerned authorities. - You are requested to pay an Amount Rs.82228.00 using the below available options : - In shape of Demand Draft in the Customer Service center / Integrated Customer Service drawn in favour of TSSPDCL Payable at HYDERABAD and handed over to In charge of C.S.Center/Integrated CS.Center.center.	
(OR)	
b) By scanning the QR Code using TSSPDCL App	
(OR)	
c) Through web portal - www.tssouthernpower.com, Go To "Payment against Estimates" option and give Registration number as input . (In case of Estimate with multiple Registrations, Give any one registration as input)	
14. D.D must be received to concerned CSC within 60 days from D.D issue date.	
15. Payments must be received before 02-06-2023 , If not received existing registration will be cancelled.	
16. Work must be completed before 31-08-2023, If not completed you have to forfeit the already paid amount.	

Source: As per the information provided by the Client's Representative

Annexure – Provisional Fire NOC

J

 GOVERNMENT OF TELANGANA FIRE, DISASTER RESPONSE, EMERGENCY & CIVIL DEFENCE DEPARTMENT NO OBJECTION CERTIFICATE 	
From Director General, Fire, Disaster Response, Emergency & Civil Defence Department, Telangana, Hyderabad.	To, SAI SANKALPA INFRA PROJECTS PVT LTD, S.No345, 349 & 350 , Village Kongara Kalan, Ibrahimpatnam Mandal, Ranga Reddy ,
RC. No. 58583024002025 Dated:20/08/2025	
Sir, Su Telangana Fire Disaster Response b: Emergency and Civil Defence Department —Label Issue of Provisional No Objection Certificate for proposed construction of Non-Multi storied Building of Industrial Building-II,S.No345,349 & 350 ,Village Kongar Kalan,Ibrahimpatnam Mandal,Ranga Reddy /Kongara Kalan/Ibrahimpatnam/Rangareddy, Hyderabad – Regarding.	
Ref 1. Acknowledgement No 58583024002025 dt. 2. Report of the Non Multi-Storeyed Building Inspection Committee, Hyderabad Rc. No.58583024002025 , dt.20/08/2025 .	
	
1. The Non Multi Storeyed Building Inspection committee, vide reference cited have inspected the proposed Non Multi Storeyed Building of Industrial Building-II,S.No345,349 & 350 ,Village Kongar Kalan,Ibrahimpatnam Mandal,Ranga Reddy /Kongara Kalan/Ibrahimpatnam/Rangareddy 2. The Non Multi-Storeyed Building Inspection Committee, Telangana Fire Services Department vide reference cited (2) has recommended for the issuance of No Objection Certificate to the proposed Non Multi-Storeyed Building with 1 Ground, floors with a height of 14.50 meters for INDUSTRIAL BUILDINGS (G1)(Low Hazard) Occupancy being constructed by SAI SANKALPA INFRA PROJECTS PVT LTD,8669108694,S.No345,349 & 350 ,Village Kongara Kalan,Ibrahimpatnam Mandal,Ranga Reddy 3. The No Objection Certificate is issued to the proposed Non Multi-Storeyed Building 1 Ground, with a height of 14.50 metres for INDUSTRIAL BUILDINGS (G1)(Low Hazard) Occupancy being constructed by M/s. SAI SANKALPA INFRA PROJECTS PVT LTD,S.No345,349 & 350 ,Village Kongara Kalan,Ibrahimpatnam Mandal,Ranga Reddy , as per Section 13 (1) of Telangana Fire Service Act, 1999. 4. The Builder has to follow the following Act Rules/Regulations : I. Telangana Fire Service Act, 1999 : As per Section 31 "whoever willfully contravenes any provisions of this Act or the rules made thereunder or fails to comply with any requisition lawfully made upon him under any provisions of this Act shall, without prejudice to any other action taken against him under Section 22 be punishable with imprisonment for a term which may extend to three months or with fine which may extend to twenty five thousand rupees or with both; and where the offence is a continuing one, with a further fine which may extend to three thousand rupees for every day during which such offence continues after the conviction for the first such offence. II. Municipal Corporation Building Bye-Laws, 1981 : As per Bye-Law 12 "On completion of the building work, the licensed technical personnel shall give notice to the Authority in prescribed form in pursuance of sub-section (1) of Section 455 of the Act." The Builder, on completion of the Building and before occupation, should intimate the Director General of Fire Services for inspection and issue of "No Objection Certificate". As per Bye-law 13.1 "No building erected, re-erected or altered materially shall be occupied in whole or in part until the issue of an Occupancy Certificate by the authority affirming that such building is fit for occupation".	
Page 1/11	

Source: As per the information provided by the Client's Representative

Annexure – Final Fire NOC

K

	GOVERNMENT OF TELANGANA FIRE, DISASTER RESPONSE, EMERGENCY & CIVIL DEFENCE DEPARTMENT NO OBJECTION CERTIFICATE																																																					
From Director General, Fire, Disaster Response, Emergency & Civil Defence Department, Telangana, Hyderabad.	To, SAI SANKALPA INFRA PROJECTS PVT LTD, S.No 345, 349, 350 , Kongara Kalan, Ibrahimpatam Mandal, Ranga Reddy, TS,																																																					
Rc. No.586780002025Dated:04/08/2025																																																						
Sir, Sub:	Telangana Fire, Disaster Response, Emergency & Civil Defence Department –Label Issue of No Objection Certificate for OCCUPANCY to the Non Multi storeyed Building of Industrial Shed-1,S.No 345,349,350 ,Kongara Kalan,Ibrahimpatam Mandal,Ranga Reddy,TS/-Kongara Kalan/Ibrahimpatnam/Rangareddy, Hyderabad – Regarding 1. Acknowledgement No586780002025dt.04/08/2025 2. This Office Provisional NOC RC No. 57893024002025dt.04/08/2025 3. Inspection Committee Report., Hyderabad Rc. No. 586780002025, dt. 04/08/2025 *****																																																					
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1. The Multi Storeyed Building Inspection committee, vide reference cited (3) have inspected the Non Multi Storeyed Building of Industrial Shed-1,S.No 345,349,350 ,Kongara Kalan,Ibrahimpatam Mandal,Ranga Reddy,TS/-Kongara Kalan/Ibrahimpatnam/Rangareddy and submitted the following report. 2. The builder was issued Provisional No Objection certificate vide reference cited (2) for construction of Non Multi Storeyed Building with 1 Ground, for Occupancy () . Now the builder has constructed Non Multi Storeyed Building with 1 Ground, with a height of 15.00 Meters for INDUSTRIAL BUILDINGS (G1)(Low Hazard) Occupancy () and requested for No Objection Certificate for Occupancy. 3. Open Spaces : The builder provided the following open spaces all around the building. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SL.No</th> <th>side</th> <th>Open space Required as per Provisional No Objection Certificate</th> <th>Open space provided</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>North</td> <td>6.00</td> <td>12.00</td> </tr> <tr> <td>2</td> <td>South</td> <td>6.00</td> <td>12.00</td> </tr> <tr> <td>3</td> <td>East</td> <td>6.00</td> <td>9.00</td> </tr> <tr> <td>4</td> <td>West</td> <td>6.00</td> <td>18.00</td> </tr> <tr> <td>5</td> <td>Front Direction</td> <td></td> <td></td> </tr> </tbody> </table> 4. Means of Access : <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SL No</th> <th>Gate Width As per NBC 2016</th> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Entry gate width</td> <td>6.00</td> <td>6</td> </tr> <tr> <td>2</td> <td>Entry Gate Head Clearance</td> <td>4.50</td> <td>5.50</td> </tr> <tr> <td>3</td> <td>Exit Gate Width</td> <td>6.00</td> <td>6</td> </tr> <tr> <td>4</td> <td>Exit Gate Head Clearance</td> <td>4.50</td> <td>5.50</td> </tr> </tbody> </table> 5. Travel Distance <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SL No.</th> <th>Item / Description</th> <th>Required (Not More than in Mtrs.)</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			SL.No	side	Open space Required as per Provisional No Objection Certificate	Open space provided	1	North	6.00	12.00	2	South	6.00	12.00	3	East	6.00	9.00	4	West	6.00	18.00	5	Front Direction			SL No	Gate Width As per NBC 2016	Required	Provided	1	Entry gate width	6.00	6	2	Entry Gate Head Clearance	4.50	5.50	3	Exit Gate Width	6.00	6	4	Exit Gate Head Clearance	4.50	5.50	SL No.	Item / Description	Required (Not More than in Mtrs.)	Provided				
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Source: As per the information provided by the Client's Representative



**GOVERNMENT OF TELANGANA
FIRE, DISASTER RESPONSE, EMERGENCY & CIVIL DEFENCE DEPARTMENT
NO OBJECTION CERTIFICATE**



From Director General, Fire, Disaster Response, Emergency & Civil Defence Department, Telangana, Hyderabad.	To, SAI SANKALPA INFRA PROJECTS PVT LTD, S.No345, 349 & 350 , Village Kongar Kalan, IbrahimpatnamMandal, Ranga Reddy /-Kongara Kalan/Ibrahimpatnam/Rangareddy.																																																				
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Source: As per the information provided by the Client's Representative



GOVERNMENT OF TELANGANA
FIRE, DISASTER RESPONSE, EMERGENCY & CIVIL DEFENCE DEPARTMENT
NO OBJECTION CERTIFICATE



From Director General, Fire, Disaster Response, Emergency & Civil Defence Department, Telangana, Hyderabad.	To, SAI SANKALPA INFRA PROJECTS PVT LTD, S.no 345, 349 & 350, Village Kongara Kalan, Ibrahimpatnam Mandal, Ranga Reddy,																																																				
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Annexure – Stability Certificate

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www.konartsteel.com

Ref: - KSBPL-J-1347/Certificate 01/R0. Date: - 22/12/2025.

**BUILDING STABILITY CERTIFICATE FOR PEB FOR
M/s. SAI SANKALPA INFRA PROJECTS PVT LTD,
@ KONGARA KALAN, TELANGANA.**

This is to certify that, M/s. SAI SANKALPA INFRA PROJECTS PVT LTD, Pre - Engineered building – WAREHOUSE at KONGARA KALAN, TELANGANA, supplied for the mentioned project has been designed in accordance with following design codes.

- ❖ Manual of steel construction of AISC – 2010 (American Institute of Steel Construction).
- ❖ Cold – Form Steel design as per IS 801 – 1975.
- ❖ Wind Loads are applied in accordance with IS 875 (part-3)-2015.
- ❖ AWS - American Welding Society (AWS D1.1 - 2010).

Design loads considered:-

Dead Load On Roof	0.12 KN/m ²
Live Load On Roof	0.57 KN/m ²
Wind speed	44 m/s.
Seismic Zone	II (Two).
Collateral Load	0.1 KN/m ²
Cable tray Load on Columns	NA
Building condition	Partially Enclosed.
Crane Load	N/A
Mezzanine Dead load	NA
Mezzanine Live load	NA
Structural Stability of Building	25 Years (Note that modification on existing building without our consent is not Allowed)

This KSBPL Building, when the foundation is properly designed as per our reactions, our structure will meet the above loading requirements. The certification does not cover modifications or design of material that has not been furnished by KSBPL.



SRINIVASULU MALINENI
President - Engineering & Design Depart.
Konart steel Buildings Private Limited

Konart Steel Buildings Private Limited.

Reg. Office: D-2010/2011 Sun Central Place, Nr. Bopal Circle, SP Ring Road, Ambli, Ahmedabad - 380059.
Factory: Sy No. 641, 642, 643, Near Venezia Plywood Factory, Bavla-Rajkot Highway,
Village: Rupai, Bavla, Ahmedabad, Gujarat - 380220.
M: +91 90237 29823 | E: info@konartsteel.com | CIN: U28900GJ2019PTC110628

Source: As per the information provided by the Client's Representative