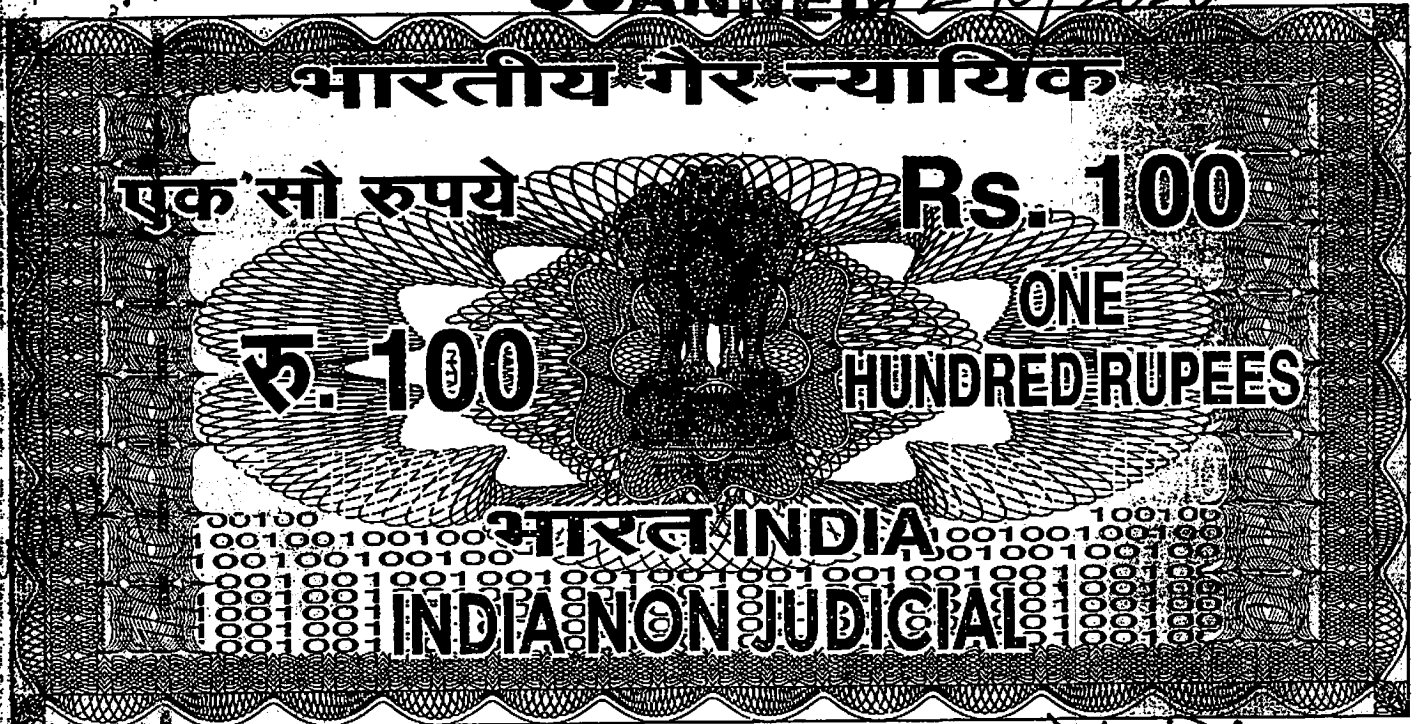


SCANNED 11/29/2020



తెలంగాణ తెలంగాణ TELANGANA

No. 535 Date 2/06/2020 Rs. 100/-

Sold to T.V. NARASIMHA REDDY,

S/o. D/o. W/o. PEDDA VENKATA SUBBAZAH

For Whom ASPIRE SPACES PVT LTD

M. SARITHA DEVI
LICENSED STAMP VENDOR
L.No.16-04-001/2005
R.L.No.16-04-067/2020
H.NO.8-3-903/F/1, OPP. IMAGE HOSPITAL
NAGARJUNA NAGAR ROAD, AMEERPET
HYDERABAD- 500 0073
PHONE NO:7386965516, 9290118899

SALE DEED

This Sale Deed Is made and executed on this the 04th Day of June, 2020 at Sangareddy, Telangana by:-

SRI ANTHATI SAIDULU, S/o.SRI A.LINGAIAH, Aged: about 38 years, Occupation: Business, R/o.H.No.1-59, Nizampet Village, Hyderabad - 500 090, Telangana State.

(Aadhaar No.5586 2189 0381)

(Cell: 9949797466)

[HEREINAFTER to be called and referred to as "VENDOR", which expression shall mean and include all his heirs, executors, legal representatives, administrators and assignees etc.] of the FIRST PART

Contd..2

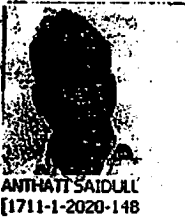
S. Saidulu

T.V. Narasimha Reddy

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13350/- paid between the hours of _____ and _____ on the 04th day of JUN, 2020 by Sri A Saidulu

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 THUMATI VENKAT NARASIMHA REDDY [1711-1-2020-14824]	THUMATI VENKAT NARASIMHA REDDY REDDY'S ASPIRE SPACES PRIVATE LIMITED	<i>T.V. Narasimha Reddy</i>
2	EX		 ANTHATHI SAIDULU [1711-1-2020-148]	ANTHATHI SAIDULU S/O. A. LINGAIAH R/O. H NO. 1-59 NIZAMPET VILALGE, HYDERABAD 500 090 TELANGANA STATE	<i>A. Saidulu</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 ANJANEYA REDDY [1711-1-2020-1482]	ANJANEYA REDDY AADHAAR CARD	<i>V. Anjaneya Reddy</i>
2		 NAGENDRA [1711-1-2020-14824]	NAGENDRA AADHAAR CARD	<i>Nagendra</i>

04th day of June, 2020

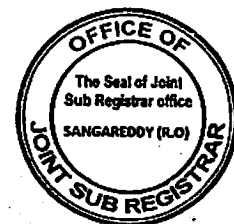
[Signature]
Signature of Joint SubRegistrar
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXXX8381 Name: Anthathi Saidulu	S/O Anthathi Lingaiah, Nizampet Village, Hyderabad, Andhra Pradesh, 500090	

Bk-1, CS No 14824/2020 & Doct No 14824/2020
Joint SubRegistrar1
Sangareddy (R.O)
Sheet 1 of 1

Generated on: 04/06/2020 04:15:01 PM



IN FAVOUR OF

M/s. ASPIRE SPACES PRIVATE LIMITED, company registered under the Companies Act having its registered office at 8-2-293/A/217/A/1,2&3, Road No.17, Jubilee Hills, Sai Manjeera Homes, Hyderabad – 500033, T.S., represented by its Director **Sri THUMATI VENKATA NARASIMHA REDDY**, S/o. Late THUMATI PEDA VENKATA SUBBAIAH, Aged about 40 years, Occ: Business, R/o. Plot No.716, Vivekananda Nagar Colony, Kukatpally, Hyderabad.

(Aadhaar:4236 8989 9750) (PAN:AASCA7979F) (Cell: 8886666687)

(Hereinafter called and referred to as the **"VENDEE"** which expression shall mean and include all its successors in business, legal representatives, successors-in-interest, executors, administrators, assignees, etc.,) on **THE SECOND PART**

WHEREAS the **VENDOR** is absolute owner and possessor of admeasuring **Ac. 0-09 Gts, or 1089 Sq. Yards**, in Survey No. **170/UU**, Situated at **Ameenpur**, under the City Municipal Limits of **Ameenpur Town & Mandal**, Sangareddy District, Telangana State. Having purchased the same vide registered **SALE DEED** bearing document No.**1599/2020**, dt.**01-10-2019** registered on **10-01-2020**, Registered at Joint Sub-Registrar, Sangareddy.

WHEREAS the **VENDOR** has offered to sell the **Undivided Share in Open Land** in Survey No. **170/UU**, admeasuring **534 Sq.yards** (out of **1089 Sq. Yards**), which is equivalent to **446.49 Sq. Meters**, Situated at **Ameenpur**, under the city Municipal Limits of **Ameenpur Town & Mandal**, Sangareddy District, Telangana State (more fully described in the schedule below, hereinafter called as **Schedule of Property**) in favour of the **VENDEE** in order to meet his family necessities for a total sale consideration of **Rs.26,70,000/-** (Rupees Twenty Six Lakhs Seventy Thousand Only) i.e., @ **Rs. 5,000/- per Sq.Yard**.

Contd..3

Handwritten signature/initials

Handwritten signature: T.V. Narasimha Reddy

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	106700	0	0	0	0	106800
Transfer Duty	NA	0	40050	0	0	0	0	40050
Reg. Fee	NA	0	13350	0	0	0	0	13350
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	160200	0	0	0	0	160300

Rs. 146750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13350/- towards Registration Fees on the chargeable value of Rs. 2670000/- was paid by the party through E-Challan/BC/Pay Order No. 786SP1030620 dated .03-JUN-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 160200/-, DATE: 03-JUN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1604138428504, PAYMENT MODE: CASH-1000200, ATRN: 1604138428504, REMITTER NAME: ASPIRE SPACES PRIVATE LIMITED, EXECUTANT NAME: A SAIDULU, CLAIMANT NAME: ASPIRE SPACES PRIVATE LIMITED).

Date:

04th day of June, 2020

Signature of Registering Officer

Sangareddy (R.O)

Register as document

No: 14290 of 2020 (1940 S.E.)

Number 1711-1. 14290 of 2020

Date: 04/06/2020

Registering Officer

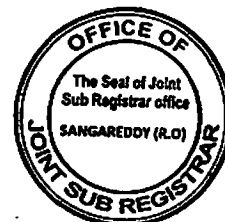
B. RAMMAIAH

Joint Sub-Registrar-II

RO(OB) Sangareddy

Bk - 1, CS No 14824/2020 & Doct No 14290/2020 Sheet 2 of 19 Joint Sub Registrar-I Sangareddy (R.O)

Generated on: 04/06/2020 04:15:01 PM



WHEREAS in pursuance of the above offer made by the **VENDOR**, the **VENDEE** have agreed and accepted to purchase the Schedule Property for the said sale consideration.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) That in accordance with terms and in pursuance of the above mentioned agreement, The **VENDEE** have paid for a sale consideration of **Rs.26,70,000/- (Rupees Twenty Six Lakhs Seventy Thousand Only)** through Bank to the **VENDOR** and the receipt whereof the **VENDOR** hereby admits and acknowledges the receipt of the said consideration amount and the **VENDOR** hereby alienate, convey, transfer the Schedule Property i.e., more-fully described in the Schedule of Property hereunder by way of absolute sale in favour of the **VENDEE** herein **TO HAVE AND TO HOLD** the same to the **VENDEE** herein as the absolute and lawful owner.
- 2) That the **VENDOR** hereby delivered the vacant and peaceful possession of the Schedule of Property to the **VENDEE** to use and enjoy the same.
- 3) That the Schedule of Property shall be quietly entered upon by the **VENDEE** and he/she/they shall hold and enjoy the same absolutely as the full owner/s without any interruption or interference by the **VENDOR** or anybody claiming through them.
- 4) That the **VENDEE** shall be entitled to receive profits, rents and other incomes in respect of Schedule of Property herein without any interruption or interference by the **VENDOR** or anybody claiming through them.
- 5) That the **VENDOR** declares that all the taxes, payable to the concerned authorities in respect of the Schedule of Property including Land Revenue cess have been paid up to the date of execution of this Sale Deed and the **VENDEE** will have to pay such taxes and charges payable hereafter.

H. Subbaray

Contd..4

T.V. Subbaray



Bk - 1, CS No 14824/2020 & Doct No
14270/2020 Sheet 3 of 7 Joint SubRegistrar1
Sangareddy (R.O)

Generated on: 04/06/2020 04:15:01 PM



::4::

6) That the **VENDOR** declares that he is the **absolute owner** and possessor and is having subsisting legal, clear and marketable title in and over the Schedule of Property.

7) That the **VENDOR** hereby covenants that the Schedule of Property hereby alienated is free from all registered or unregistered encumbrances or charges, mortgages, liens, prior agreement/s of sale or lease or court attachments and is not subjected to any private or public litigation to their knowledge.

8) That the **VENDOR** and everyone claiming through them do hereby covenants that upon any reasonable request and at the cost of the **VENDEE**, they will do, execute and cause to be done all lawful acts, deeds and things for further and more perfectly conveying and assuring the schedule mentioned property and part thereof to the **VENDEE** and its representatives according to the intention of the Sale Deed and for effecting the mutation of the **VENDEE**'s name in Revenue/Municipal Records and with other required authorities.

9) That the **VENDOR** hereby further agrees and undertakes to execute and register any Rectification Deeds or Ratification Deeds or any other deeds in respect of the Schedule of Property if necessary in favour of the **VENDEE** hereinabove or her/its successors-in-interest.

10) That the **VENDOR** undertakes to make good and compensate the **VENDEE** against losses, damages and costs which they may sustains or incurs by reason of any claim being made by anybody in respect of the Schedule of Property.

11) That the **VENDOR** undertakes to indemnify the **VENDEE** on account of any loss or damage caused to the **VENDEE** due to any defect in the title of the **VENDOR** over the Schedule of Property.

Contd..5

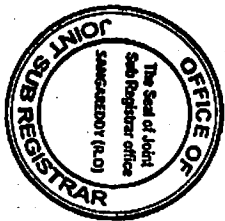
[Signature] 14/4/19

[Signature]



Bk - 1, CG No 14324/2020 & Doct No
142910 / 2020 Sheet 4 of 7 Joint Sub Registrar1
Sangareddy (R.O)

Generated on: 04/06/2020 04:15:01 PM



::5::

12) That the **VENDOR** hereby handed over the original title deed and link documents by virtue of which they derived the title to the Schedule of Property to the **VENDEE** of Second Part herein.

13) That the **VENDOR** declares that the Schedule Property is not an assigned land as defined in Sec 2(1) in Act 9 of 1977. The schedule land is not declared as a surplus or excess land and the **VENDOR** hereby declare that there are no houses or structures over the schedule property, if any found in future, the **VENDOR** shall be liable for action apart from payment deficit stamp duty.

RULE 3 STATEMENT

VILLAGE	SY.Nos.	VALUE PER Sq.Yd.	TOTAL AREA	TOTAL VALUE
AMEENPUR	170/UU	Rs. 5,000/-	534 Sq.Yds	Rs.26,70,000/-

SCHEDULE OF PROPERTY

ALL THAT the **Undivided Share in Open Land** admeasuring **534 Sq.yards** (out of 1089 Sq. Yards), which is equivalent to 446.49 Sq. Meters, in Survey No. **170/UU** situated at Ameenpur, under the city Municipal Limits of Ameenpur Town & Mandal, Sangareddy District, Sub-Registration and Registration District Sangareddy Telangana State. and bounded as under:

NORTH	:	Road.
SOUTH	:	Land in Sy.No.179.
EAST	:	Part of Land in Sy.No.170.
WEST	:	Part of Land in Sy.No.170.

Ch. Srinivasulu

T.V. Subrahmanyam

Contd..6



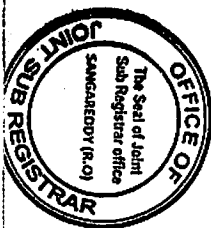
Bk - 1, CS No 14324/2020 & Doct No

14290/2020

Sheet 5 of 19

Joint Sub Registrar1
Sangareddy (R.O)

Generated on: 04/06/2020 04:15:01 PM



IN WITNESS WHEREOF the VENDOR and VENDEE herein has signed this Sale Deed with their own free will and consent on the day, month and year hereinabove mentioned.

WITNESSES:

1. V. Arjanyathly

V. Arjanyathly
VENDOR

2. *Arjanyathly*

T. V. Arjanyathly
VENDEE

142910/200900
Sheet 6 of 19
Joint SubRegistrar
Sangareddy (R.O.)

Generated on: 04/05/2020 04:15:01 PM

