

# తెలంగాణ तेलंगाना TELANGANA

SL.NO:...2580....DATE 30-05-2022. RS/100/-

Sold To R. SŘÍKANTH, S/o SUBBA RAO

For Whom SRI ADITYA SQUARES N. R/o HYD.

AR 370430

19Deins

KARAM ARUN KUMAR Licensed Stamp Vendor L.No. 17-11-006/2020

V: Kashipur, M: Kandi, D:SRD

తెలంగాణ ప్రభుత్వం **ధరణి** 



GOVERNMENT OF TELANGANA

DHARANI

### Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on this day 29th September 2022 by and between:

**Sri MOHAMMAD AZIZ, S/O MAHABOOB ALI,** aged about 70 years, PAN No. AAYPM6851H, Occ: Farmer, Residing at D.No. 11-179, Shanthi Nagar, Patancheru[P], Patancheru, Sangareddy, Telangana, 502319.(Aadhar No.865590470932)

(Hereinafter called the "VENDOR" of the first part)

#### IN FAVOUR OF

**M/s SRI ADITYA SQUARES N** (CIN/Firm/Society/Trust No.-17770F2021) Represented by Sri. Ramalingam Srikanth reddy, aged about 39 years, Residing at Jubliee Hills, Plot No 472, Road No 36 Jubliee Hills, Hyderabad, Telangana, 500073. (Aadhar Card No.203352503760)

(Hereinafter called the "VENDEE - Authorized Person" of the second part)

(The terms "VENDOR" and "VENDEE - Authorized Person" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc..

Au

For SRI ADITYA SOLARES N

Managing Partner

Patancheru

# **Presentation Endorsement**

Presented in the Office of the Tahsildar & Jt Sub Registran Parancheru along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.568686.00/- paid between the hours of \_\_\_\_ and \_\_\_ on the 28th day of February, 2022 by Sri .

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUA L	Aadhaar Verified		MOHAMMAD AZIZ, Address: 11-179, SHANTHI NAGAR, Patancheru[P], Patancheru, Sangareddy, India	Cont.
2	BU: Authorized Person	Aadhaar Verified		RAMALINGAM SRIKANTH Authorized by SRI ADITYA SQUARES N, Address: Hyderabad, India	R Stell
3	CONSENTING PARTY	Aadhaar Verified		MOHAMMED UZEER, Address: 11-179, Shanthi Nagar, Patancheru,	41.1) Basis
4	CONSENTING PARTY	Aadhaar Verified		MOHAMMED KHADEER, Address: 11-179, Shanthi Nagar, Patancheru,	Andre





WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of Ac.5-33 Gts in Survey No.103/2, Rameshwar Banda (V), Patancheru (M),

Sangareddy District having TD-cum-Pass Book Number: T09180050003

out of which the VENDOR desired to sell the land an extent of 1) Ac.1-39 Gts out of the Extent Ac.5-33.Gts in Survey No.103/2, 2) Ac.0.15 Gts out

of the Extent Ac.1.16.Gts in Survey No.105, 3) Ac.0.05 Gts out of the Extent Ac.0.14.Gts in Survey No.106, TOTAL Ac.2-19 Gts Rameshwar Banda (V), Patancheru (M).

WHEREAS the Vendor has offered to sell an extent of Ac.1-3900.Gts out of Ac.5-3300.Gts in Sy.No:103/2, an extent of Ac.0-15 out of Ac.1-16.Gts in Sy.No:105,

an extent of Ac.0-05.Gts out of Ac.0-14.Gts in Sy.No:106 for a total sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakh Only) and the Vendee – Authorized Person has agreed to purchase the same. The consideration of Rs.75,00,000/- has already been paid to the Vendor by the Vendee - Authorized Person by the following ways:

- 1. RTGS Payments REF No:-ICICIR42022020200542809 for an amount of Rs.25,00,000/- on Dt:02-02-2022,
- 2. RTGS Payments REF No:-ICICIR42022020400502680 for an amount of Rs.25,00,000/- on Dt:04-02-2022,
- 3. RTGS Payments REF No:- ICICIR42022020500510380 for an amount of Rs.25,00,000/- on Dt:05-02-2022 and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows:

In consideration of the sum of Rs.75,00,000/- already received by the Vendor from the Vendee – through RTGS in above above payments by Authorized Person, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee - Authorized Person as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee - Authorized Person shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee - Authorized Person as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee - Authorized Person from all kinds of losses, damages, demands& third party claims, etc., which the Vendee - Authorized Person is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.



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Identified by Witness:								
S. No.	lo. Code Thumb Impression		Photo	Address	Signature			
1	WIT.	Aadhaar Verified		B RAMU, Address: RAMACHANDRAPUR AM,	Qostr.			
2	WIT.	Aadhaar Verified		P NANDEESHWAR REDDY, Address: AMEENPUR,	J. N.V.			

Date 29 September 2022

Signature Of Registering Officer Patancheru





- 2. The Vendor having received sale consideration from the Vendee Authorized Person has delivered the physical and vacant possession of the schedule property to the Vendee Authorized Person today.
- 3. The Vendor has also delivered to the Vendee Authorized Person the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
- 4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.
- 5. The Vendor assures that the Schedule land Serial.No-2,3,4 & 5 Ac.1-04Gts Will be used only for the Road by the Vendee and vender and it shall be done according to HMDA plan.
- 6. The Road Formation in Sy.No.105,106 & 103 Vendee need to amend The Purpose land as per HMDA 100ft Road in future.

#### **Additional Covenants**

Original Link document is handed over to Vendee - Authorized Person by the Vendor before witnesses.

#### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring Ac.2-19Gts in Rameshwar Banda (V), Patancheru (M), Sangareddy District having TD-cum-Pass Book Number: T09180050003 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	103/ຊ	1.15	Sy.No: 95/PART	Sy.No: 103/VENDOR PART	Sy.Ño: 102/PART	40" FEET ROAD
2	103/ຈ	0.10	Sy.No: 95/PART	Sy.No: 103/PART/ Md.Gouse Ali/40'ft Road	Sy.No: 103/PART	Sy.No: 31/PART
3	103/ຈ	0.14	Sy.No: 103/PART/ MaqdoomAli	Sy.No: 104/PART/ Existing Road	Sy.No: 103/PART/ Vendor Land	Sy.No: 31/PART
4	105	0.15	Sy.No: 104/PART/ Existing Road	Sy.No: 106/PART/ 40'ft Road	Remaining Existing Land of Aziz	Remaining Existing Land of Aziz
5	106	0.05	Sy.No: 105/PART/ Existing Road	Sy.No: 15/PART/ Existing Road	Remaining Existing Land of Aziz	Remaining Existing Land of Aziz
TC	OTAL	Ac.2.19Gts				4



For SRI ADITYA SQUARES N
Managing Partner

Book1,CS No. 2200238226 & Doct No \_2560 / 2022 Sheet 3 of 10 Tahsildar & Jt Sub Registrer of Patancherus

	E-KYC Details as re	eceived from UIDAI:	N
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXXX3760  Ramalingam Srikanth Reddy	Ramalingam Srikanth Reddy, Address: C/O: Ramalingam Subba Reddy, 5-98/RM/144, Rainbow Meadows, NA, Sangareddy, INDIA	A
2	Aadhaar No: XXXXXXXXX3052 Mohammed Uzeer	Mohammed Uzeer, Address: S/O Mohammed Aziz, H No 11-179, Shanthi Nagar Colony, NA, Medak, INDIA	
3	Aadhaar No: XXXXXXXXX3936 Mohammed Khadeer	Mohammed Khadeer, Address: S/O Mohammed Aziz, H No 11-179, Shanthi Nagar Colony, NA, Medak, INDIA	
4	Aadhaar No: XXXXXXXXX0932 Mohammed Aziz	Mohammed Aziz, Address: S/O Mohammed Mahaboob Ali, H No 11-179, Shanthi Nagar Colony, NA, Medak, INDIA	
5	Aadhaar No: XXXXXXXXX6203 Bukka Ramu	Bukka Ramu, Address: S/O: Bukka Narsimulu, 10-93, S N Colony, NA, Medak, INDIA	





#### **EXECUTION DETAILS**

IN WITNESS WHEREOF, the Vendor and Vendee - Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

VENDOR

Signature

Name Aadhar Number MOHAMMAD AZIZ 8655 9047 0932

Address

11-179, Shanthi Nagar, Patancheru[P], Patancheru, Sangareddy,

Telangana, 502319

**VENDEE** - Authorized Person

Signature

Name

SRI ADITYA SQUARES N

Managing Partner

(Cin/Firm/Society/Trust No.1777of2021)

Represented by Ramalingam Srikanth reddy

Aadhar Number

2033 5250 3760

Address

Plot No 472, Road No 36 Jubliee Hills, Hyderabad, Telangana,

500073.

### Consenting Parties:

S.No	Name	Aadhaar No	Address	Signature		
1	Mohammed Khadeer	6105 9540 3936	Patancheru	Robuz		
2	Mohammed Uzeer	4072 3839 3052	Patancheru	4.7 8		

Witness

Aadhaar No: XXXXXXXX2290 6 P Nandeeshwar Reddy

P Nandeeshwar Reddy, Address: S/O: P Narasimha Reddy, Flat no 301,Sai Balaji Residency, sai colony, NA, Medak, INDIA









ថិខ០កាធ ಶ್ರಭುಲೈಮು ಶಿಣ್ಣದಾರು ಘಟು ಶ್ರಾಶ್ತಿಕಂ ಘಾಷ ಯಾತಾತ್ರಿ ಅಶ್ಯ ಶಕ್ತಿಂ

ಹೆಲ್ಲಾ : సಂಗ್0ಕ್ಡಿ మండలం: పటాన్ చెరు

గ్రామం: రామేశ్వర్ బండ

పాస్ బుక్ నెర్ల :

T09180050003



ආාසෲ බ**ැ.** : 12



1. సత్యాచారు పేరు ఇంటిసేరుతో : మహ్మద్ ఆడే

2. తండ్రి/భర్త పేరు

: మహబూబీ అక్టీ : Male

 數/初如和個 4. එරානනා

5. ජාවක්ා 6. ఆధార్ సంఖ్య

7. పట్టాదారు సంతతం **ఎడవా/**కుడి చేతి వేలిమూ**డ్ర** 





ತಿಶಂಗಾಣ ಶ್ರಿಭುತ್ವಮು

డివిజన్ : సంగారెడ్డి

<sub>ల్లా :</sub> సంగారెడ్డి లం: పటావ్ చెరు		గ్రామం :	రామేశ్వర్ బండ	
	ವೈವಿಸೇ	ಯಿ ಭೂಮ ವಿಕೆ	රිඛාන මෙ	: 14-04-2018
పర్కే నెం./ పట్ డివిజన్ నెం	విస్త్రీర్ణము ఎ. గు.	భూమి పాంచిన పద్దతి	లమా <b>ర్కు</b> లు	తహచేల్దార్ సంతకం
16/d+	0.2200	అనుపంశీకము	పట్టా	-
103/19	5,3300	అనువంశిక్రము	పట్టా	
105	1.1600	అనువంశికము	పట్టా	*
106	0.1400	అనుపంశికము	పట్టా	1 100
	හර: పුటాస్ చేరు పర్కే నెం./ సబ్ డివిజన్ నెం 16/ණ 103/9	eo: ఫటాన్ చెరు <b>ఫ్రేవేసేక</b> పర్కేనెం./ సిక్సీర్జము  పర్ డినిజన్ నెం బి. గు.  16/	జ్ఞ : సంగాండ్డ్ అం: ప్రటాస్ చేరు	లం: ఫటాన్ చేరు

5.	107/9	0.1000	అనువంశికము	పట్లా	
-	າກ ການຕ່ວນ	8.1500			

TOSISCOSCOOS



Patancheru

## Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

	In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	Т-Арр	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total	
Stamp Duty	0.00	0	412500	0	0	0.00	0	412500	
Transfer Duty	0	0	112500	0	0	0	0	112500	
Reg Fee	0	0	37500	0	0	0	0	37500	
User Charges	0	0	0	0	0	0	0	0	
PPB Charges	0	0	0	0	0	0	0	0	
Mutation Charges	0	0	6186	0	0	0	0	6186	
Haritha Nidhi	0	0	0	0	0	0	0	0	
Total	0.00	0	568686	0	0	0.00	0	568686	

Total Deficit amount for document is Rs. 0/-.

Rs. 525000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 37500/towards Registration Fees on the chargeable value of Rs 7500000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200654539, REG2200916926 dated 29-06-2022 of SBIN/.

### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 273286.00/- DATE: 29-06-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0431869409, PAYMENT CODE: ,ATRN: 0809333969228,REMMITER NAME: RAMALINGAM SRIKANTH Authorized by SRI ADITYA SQUARES N, EXECUTANT NAME: MOHAMMAD AZIZ, CLAIMAINT NAME: SRI ADITYA SQUARES N.

(2).AMOUNT PAID Rs: 295400.00/- DATE: 29-09-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 732090939, PAYMENT CODE: ,ATRN: 6796721975440,REMMITER NAME: RAMALINGAM SRIKANTH Authorized by SRI ADITYA SQUARES N, EXECUTANT NAME: MOHAMMAD AZIZ, CLAIMAINT NAME: SRI ADITYA SQUARES N.











# GOVERNMENT OF TELANGANAGEDE 79

REGISTRATION AND STAMPS DEPARTMENT

THE REGISTRAR OF FIRMS
Hyderabad (South)

# Acknowledgement of Registration of Firm

The Registrar of Firms, Hyderabad (South) hereby acknowledges the receipt of the statement prescribed by section 58(1) of the Indian Partnership Act. 1932.

The statement has been filed and the name of the firm SRI ADITYA SQUARES N, Plot No 472, 3Rd Floor/ Sai Galle of Road No 36. Jubilee Hills/ Hyderabad/ Shaikpet/ Hyderabad/ Telangana/ Incoa/ has been entered in the Register of Firms as [No: 1777 of 2021] at Hyderabad (South).



Hyderabad (South)

Date:

09/09/2021

Karredor

REGISTRAR OF FIRMS

Document certified by MALRALLI RAVINGER RAD.

Digitally signed by MALRALII RAD MALRALII RAVINGER RAD Date 202 NO. 19 50 12 Patancheru Date 29 September 2022 Signature Of Registering Officer Patancheru

## Certificate of Registration

Registered as document no. 2560 of 2022 of Book1 and assigned the identification number 1-6177-2560-2022 for Scanning on 29 September 2022.

Signature Of Registering Officer (Patancheru)

KURELLA MAHIPAL







### RESOLUTION No. SAS N/GT/1/2021/22

The board of directors of M/s. SRI ADITYA SQUARES No (formerly known as SAS) duly converted under companies act 2013 with Corporate Identity Number 1777 of 2021, PAN No.AENFS1511F, held on Monday the 21st day of September 2021 at the office of the company R/o. Plot no 472,3rd floor, Sai Galleria, Road No 36, above Nissan Showroom, Jubilee Hills, Hyderabad, Telangana-500033 by the following members in order to resolve the authorized person for the execution of Registration process at Sub-Registrar.

The Managing Partners of M/s. SRI ADITYA SQUARES N are as follows:

1. Sri. Neeli Srinivasa Babu

N. 8 B

2. Sri. Ramalingham Srikanth

4: Shark

3. Sri. Julakanti Madhusudhan Reddy

4. Sri. Damodaram Madhavaneni

It is unanimously resolved that Sri. R. SRIKANTH, S/o Sri. R. Ramalingam Subba Rao, Managing Partner of the company is authorized to execute Sale Agreements, Sale Deed Documents at Sub Registrar of Revenue Department also Registration and Stamps Department.

Authorized Signatory

For SRI ADITYA SQUARES

Managing Partner M/s. SRI ADITYA SQUARES N

Date:21.09.2021









## భారత ప్రభుత్వం Government of India

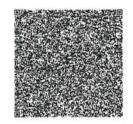
## భారత విశిష్ట్ల గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

రిజిస్టేషన్/ Enrolment No.: 1046/10065/27710

To ລະນວ່າລຸນູລົ అజీజ్ Mohammed Aziz S/O Mohammed Mahaboob Ali H No 11-179 Shanthi Nagar Colony Patan Cheru Muncipality Patancheru Medak Andhra Pradesh - 502319

9440082054

Issue Date: 16/06/2011



మీ ఆధార్ సంఖ్య / Your Aadhaar No.: 8655 9047 0932

VID: 9112 3104 4620 1258

నా ఆధార్, నా గుర్తింపు







Download Date: 09/08/2020

మొహమ్మెద్ అజీఖ్ Mohammed Aziz పుట్టిన తేదీ/DOB: 04/03/1952 ఫురుషుడు/ MALE

ue Date: 16/06

8655 9047 0932

VID: 9112 3104 4620 1258

నా ఆధార్, నా గుర్తింపు





## భారత ప్రభుత్వం Government of India

## భారత విశిష్ట్ల గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 0623/05333/19218

To రామలింగం శ్రీకంత్ రెడ్డి Ramalingam Srikanth Reddy C/O: Ramalingam Subba Reddy 5-98/RM/144 Rainbow Meadows Kistareddy pet Krishtareddipet Sangareddy Telangana - 502319 8328375886





మీ ఆధార్ సంఖ్య / Your Aadhaar No.::

2033 5250 3760 VID: 9114 4870 0966 0926

నా ఆధార్, నా గుర్తింపు









రామలింగం శ్రీకంత్ రెడ్డి Ramalingam Srikanth Reddy ఫుట్టిన తేదీ/DOB: 13/06/1982 పురుషుడు/ MALE

2033 5250 3760

VID: 9114 4870 0966 0926

నా ఆధార్, నా గుర్తింపు







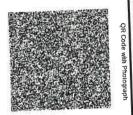


## భారత ప్రభుత్వం Unique Identification Authority of India Government of India

రిజిస్ట్రేషన్/ Enrolment No.: 1046/10065/27713

To ພັນວັນເລັ້ ຂໍເລັ້ວ
Mohammed Uzeer
S/O Mohammed Aziz
H No 11-179
Shanthi Nagar Colony
Patan Cheru Muncipality
Patancheru
Medak Andhra Pradesh - 502319
9985443368

Generation Date: 22/07/2011



మీ <mark>ఆధార్</mark> సంఖ్య / Your <mark>Aadhaar N</mark>o. :

4072 3839 3052 VID: 9140 5414 0687 9826

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం Government of India



మెహమ్మెడ్ ఈజీర్ Mohammed Uzeer పుష్టిన తేదీ/DOB: 10/05/1985 పురుషుడు/ MALE

4072 3839 3052

VID: 9140 5414 0687 9826

నా ఆధార్, నా గుర్తింపు





భారత ప్రభుత్వం Inique Identification Authority of India Government of India

రిజ్మి్ప్రషన్/ Enrolment No.: 1046/10065/27712

To ລາມະ ລາງລົ ນຕໍ່ຈົ Mohammed Khadeer S/O Mohammed Aziz H No 11-179 Shanthi Nagar Colony Patan Cheru Muncipality Patancheru Medak Andhra Pradesh - 502319 9703338952

neration Date: 18/07/2



మీ <mark>ఆధార్</mark> సంఖ్య / Your <mark>Aadhaar</mark> No. :

6105 9540 3936 VID: 9154 1369 8822 1128

నా ఆధార్, నా గుర్తింపు



සැරෙ වුකාම්දුං Government of India



మొహమ్మెద్ ఖదీర్ Mohammed Khadeer పట్టిన తేదీ/DOB: 20/06/1980 పురుషడు/ MALE

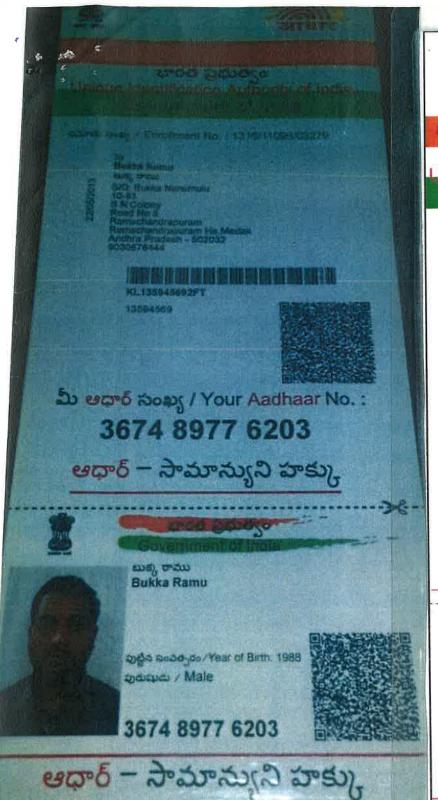
6105 9540 3936

VID: 9154 1369 8822 1128

నా ఆధార్, నా గుర్తింపు











భారత ప్రభుత్వం Unique Identification Authority of India Government of India

రిజిస్టేషన్/ Enrolment No.: 0000/23431/59779

To ప సందీశ్వర్ రెడ్డి P Nandeeshwar Reddy S/O: P Narasimha Reddy Flat no 301,Sai Balaji Residency sai colony Beside sai baba Temple Ameenapur Ameenapur Medak Telangana - 502032

eneration Date: 15





మీ <mark>ఆధార్</mark> సంఖ్య / Your <mark>Aadhaar N</mark>o. :

3731 8169 2290 నా <mark>ఆధార్</mark>, నా గుర్తింపు



భారత ప్రభుత్వం Government of India



పి నందీశ్వర్ రెడ్డి P Nandeeshwar Reddy పుట్టిన తేదీ/DOB: 03/08/1981 పురుషుడు/ MALE



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