



Government of Telangana
Registration And Stamps Department

3226/2020

Payment Details - Citizen Copy - Generated on 07/02/2020, 01:00 PM

SRO Name: 1521 Quthbullapur

Receipt No: 3400

Receipt Date: 07/02/2020

Name: K.SURYA PRAKASH
Transaction: Sale Deed
Chargeable Value: 50000000 DD No: DD Dt: Bank Name: E-Challan Bank Name: SBIN
CS No/Doc No: 3517 / 2020
Challan No: Challan Dt: E-Challan No: 642QGJ060220
E-Challan Dt: 06-FEB-20
Bank Branch: E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				250000
Transfer Duty /TPT				750000
Deficit Stamp Duty				1999900
User Charges				200
Total:				3000100
In Words: RUPEES THIRTY LAKH ONE HUNDRED ONLY				

Prepared By: GVKUMAR

OTP-730945



Signature by SR

Sub-Registrar
QUTHBULLAPUR

①

SyNo:- 366

Ac 1-07 ats

For VASAVI INFRACON

Partner

By No:- 366 AC 1-07Gts.

3226/2020

3517

SCANNED



తెలంగాణ తేలంగానా TELANGANA

K. Geetha Rani
V 613970

Sl. No. 3604, Date: 06/02/2020
Sold To: YERRAM VIJAY KUMAR
S/o. YERRAM SHANKARAI AH, R/o. HYDERABAD
For Whom VASAVI INFRACON

KODALI GEETHA RANI
LICENSED STAMP VENDOR
L No: 16-04-001/2013
R L No: 16-04-004/2019
8-3-191/132, 167/C, BEHIND E-SEVA
VENGAL RAO NAGAR, HYDERABAD-500038
Cell: 94920 25252

SALE DEED

This **SALE DEED** is made and executed on this the 7th day of February 2020 at SRO Qutubullapur.

By and Between:-

M/s SUVARCHALA CONSTRUCTIONS bearing Pan Card No. **ABZFS6754R**
Partnership firm Represented by its Managing Partners:-

- 1. K. SURYA PRAKASH** S/o Maha Dev, aged about 55 years, Occupation: Business, Resident of Plot No. 44, Old Vasavi Nagar Colony, Kharkana, Secunderabad, bearing [Aadhar No: [REDACTED] 4390] and [Pan Card No. **AGPPK3323F**]
- 2. S. GANESH GOUD** S/o Shiva Lingam, aged about 65 years, Occupation: Business, Resident of Flat No. 305, Sri Sai Apartments, Kamala Nagar, ECIL, Kushaiguda, Hyderabad-500062, Telangana State bearing [Aadhar Card No. [REDACTED] 1154] and [Pan Card No. **APJPS0333Q**]

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Managing Partner
For VASAVI INFRACON

Partner

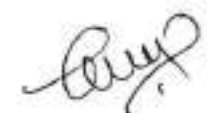
For VASAVI INFRACON
MANAGING PARTNER

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quilbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 250000/- paid between the hours of 1 and 2 on the 07th day of FEB, 2020 by Sri K.Surya Prakash

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	EX			YERRAM VIJAY KUMAR (MANAGING PARTNER) S/O. YERRAM SHANKARAIAH R/O. OFFICE 8-2120/86/9/1, 12 & 2/13, 1ST FLOOR, NORTH END, ANILATHA, MAJA HOUSING SOCIETY, ROAD NO. 2, BANJARA HILLS, HYDERABAD.	

2	EX			S. GANESH GOUD S/O. SHIVA LINGAM R/O. FLAT NO. 305, SIR SAI APART, KAMALA NAGAR, ECL, KUSHIGUDA, HYDERABAD	
3	EX			K. SURYA PRAKASH (MANAGING PARTNERS) S/O. MAHA DEV R/O. PLOT NO. 44, OLD VASAVI NAGAR COLONY, KILIKALAHANA, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1			C.V.S. RAJA RAM HYD
2			VENU GOPAL HYD

Bk - 1, CS No 3517/2020 & Doct No 3226/2020.
Sheet 1 of 17

Sub-Registrar
Quilbullapur

07th day of February, 2020

Signature of Sub Registrar
Quilbullapur

Sl No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
		Address:	
1	Aadhaar No: XXXXXXXX5685 Name: Juloori Venugopal	S/O Juloori Nagaiah, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX3040 Name: C V S Rajaram	S/O C V Satyanarayana Setty, Kondapur, K.v. Rangareddy, Telangana, 500084	

Generated on: 07/02/2020 01:47:01 PM



(Hereinafter referred to as '**V E N D O R S**' which expression unless repugnant or inconsistent to the context herein, shall mean and include not only the said Vendor but also its successors, legal representatives, executors, assigns administrators etc. of the first part).

IN FAVOUR OF

M/s VASAVI INFRACON bearing Pan Card No.AASFV2167K, a partnership firm having its office at # 8-2120/86/9/1 ,12&2/13 1st Floor, North End, Anilath ,Maja Housing Society, road.2 ,Banjara Hills, Hyderabad Represented by its Managing Partner **YERRAM VIJAY KUMAR S/o Yerram Shankaraiah bearing [Aadhar Card No. 9822] and [Pan Card No. AAHPY8528L]**

(Hereinafter called the '**V E N D E E**' which expression unless repugnant or inconsistent to the context herein, shall mean and include not only the said Vendee but also its successors, legal representatives, executors, assigns etc.

A. WHEREAS the Vendors are the absolute owner and peaceful possessor of all that piece and parcel of land in survey No: **366** situated at jeedimetla village under GHMC Circle Mandal which falls under the jurisdiction of sub- Registrar office Qutubullapur, admeasuring **Ac.0-07 Gts** Equivalent to **847** square yards purchased the same vide Registered sale deed No. **13183 /2018 dated 16-10-2008** registered on the file of sub- Registrar office Qutubullapur.

The above said land was purchased from **M/s TRICON PARTNERS** Represented by its partners 1) **K.Lakshmi Narasimha Rao S/o K. Charkradhar Rao** 2) **T. Ravinder Rao S/o T.Kantha Rao** and 3) **D.V.S Sharma S/o D.V.A Narsimham** for valuable sale consideration from them.

WHEREAS, in turn the above said persons purchased the same from **S.Gouri Shanker** who purchased the land vide registered Sale deed No. **1362/2007 in Book-1 dated 22-01-2007** registered at SRO Medchal Ranga Reddy from **P.Rukkamma**.

WHEREAS, the said **P.Rukkamma** purchased the land vide registered Sale deed No. **484/2001 in Book-1 CD No.0029 of 2001 dated 20-01-2001** registered at SRO Medchal Ranga Reddy.

The said property is referred as Schedule of Property -A

For **SUVARCHALA CONSTRUCTIONS**

For **SUVARCHALA CONSTRUCTIONS**

Managing Partner

Managing Partner

For **VASAVI INFRACON**

Partner

Page 2 of 14

Bk - 1, CS No 3517/2020 & Doct No 3226/2020, Sheet 2 of 17

Sub Registrar
Quthbullapur

SI No Aadhaar Details

3 Aadhaar No: XXXXXXXX4390
Name: Kacham Surya Prakash

4 Aadhaar No: XXXXXXXX1154
Name: Survi Ganesh Goud

5 Aadhaar No: XXXXXXXX9822
Name: Yerram Vijay Kumar

E-KYC Details as received from UIDAI:

Address:

C/O Kacham Mahadev,
Lothkunta, Hyderabad, Telangana, 500015

R R Dist, Hyderabad, Andhra Pradesh, 500062

S/O Yerram Shankaralah,
Tirumalagiri, Hyderabad, Telangana, 500011

Photo



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	1999900	0	0	0	0	2000000
Transfer Duty	NA	0	750000	0	0	0	0	750000
Reg. Fee	NA	0	250000	0	0	0	0	250000
User Charges	NA	0	200	0	0	0	0	200
Total	100	0	3000100	0	0	0	0	3000200

Rs. 2749900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1991 and Rs. 250000/- towards Registration Fees on the chargeable value of Rs. 50000000/- was paid by the party through E-Challan/BC/Pay Order No. /642QGJ060220 dated 06-FEB-20 of SBIN

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3000100/-, DATE: 06-FEB-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8221032232212, PAYMENT MODE: NEFT/RTGS-1000200, ATRN: 8221032232212, REMITTER NAME: VASAVI INFRACON, EXECUTANT NAME: SUVARCHALA CONSTRUCTIONS, CLAIMANT NAME: VASAVI INFRACON)

Date:

07th day of February, 2020

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 3226 of 2020 of Book-1 and assigned the identification number 1 - 1521 - 3226 2020 for Scanning on 07-FEB-20

Registering Officer
Quthbullapur
(V. Jayothi)

Generated on: 07/02/2020 01:47:01 PM



B. WHEREAS the Vendors are the absolute owner and peaceful possessor of all that piece and parcel of land in survey No: **366/3** situated at jeedimetla village under GHMC Circle Mandal which falls under the jurisdiction of sub- Registrar office Qutubullapur, admeasuring **Ac.0-19 Gts** Equivalent to **2299** square yards purchased the same vide Registered sale deed No. **13450/2008 dated 23-10-2008** registered on the file of sub- Registrar office Qutubullapur.

The above said land was purchased from **A.Sangameshwar Rao S/o Late A.V Narayana Rao** Represented by his AGPA Holder **M/s T.N.R Developers** a partnership firm having its regd **No.1067/2004 dated 28-07-2004** represented by its Managing Patner **T.Ravinder rao s/o T. Kantha Rao** for valuable sale consideration from him.

WHEREAS, in turn the above said person **A.Sangameshwar Rao** purchased the same from **Smt. T.N Sridevi** who purchased the land vide registered Sale deed No. **7611/1996 in Book-1 Vol:3365 , pages 285 to 294 dated 09-09-1996** registered at DRO Ranga Reddy.

The said property is referred as Schedule of Property -B

C. WHEREAS the Vendors are the absolute owner and peaceful possessor of all that piece and parcel of land in survey No: **366/2** situated at jeedimetla village under GHMC Circle Mandal which falls under the jurisdiction of sub- Registrar office Qutubullapur admeasuring **Ac. 0-19 Gts** Equivalent to **2299** square yards purchased the same vide Registered sale deed No. **15576/2008 dated 24-10-2008** registered on the file of sub- Registrar office Qutubullapur.

The above said land was purchased from **SMT M. Sai Eswari w/o Laxman Rao** Represented by his AGPA Holder **M/s T.N.R Developers** a partnership firm having its regd **No.1067/2004 dated 28-07-2004** Represented by its Managing Partner **T.Ravinder Rao S/o T. Kantha Rao** vide document **No.15376/2008 in Book-1 dated 18-12-2008** registered at SRO Quthbullapur for valuable sale consideration from her.

WHEREAS, in turn the above said person **SMT M. Sai Eswari** purchased the same from **Smt. C.V. Annapurna** who purchased the land vide registered Sale deed No. **7610/1996 in Book-1 Vol:3365 , pages 277 to 284 dated 09-09-1996** registered at DRO Ranga Reddy.

The said property is referred as Schedule of Property -C

For **SUVARCHALA CONSTRUCTIONS**

For **SUVARCHALA CONSTRUCTIONS**

Managing Partner

Managing Partner

Page 3 of 14

For **VASAVI INFRACON**

Partner

For **VASAVI INFRACON**

MANAGING PARTNER

Bk - 1, CS No 3517/2020 & Doct No
3226/2020. Sheet 3 of 17 Sub Registrar
Quthbullapur



Generated on: 07/02/2020 01:47:01 PM



D. WHEREAS the Vendors are the absolute owner and peaceful possessor of all that piece and parcel of land in survey No: **366/5** situated at jeedimetla village under GHMC Circle Mandal which falls under the jurisdiction of sub- Registrar office Qutubullapur admeasuring **Ac 0-02 Gts** Equivalent to **242** square yards purchased the same vide Registered sale deed No. **15577/2008 dated 24-12-2008** registered on the file of sub- Registrar office Qutubullapur.

The above said land was purchased from 1) P.Jayaram Reddy S/o P.Anantha Reddy 2) Smt P. Janabai W/o Late P.Bhoopal Reddy 3) Smt S.Archana W/o S.Yadi Reddy 4) P.Aparna D/o Late P.Bhoopal Reddy and 5) P. Ashwini D/o Late P.Bhoopal Reddy Represented by his AGPA Holder T.Ravinder Rao s/o T. Kantha Rao vide document No. **2871/2008, Book-1 dated 10-03-2008** registered at SRO Quthbullapur for valuable sale consideration from them.

WHEREAS, in turn the above said person P.Jayaram Reddy got the ownership rights from the Dy Collector & MRO Qutubullapur Mandal vide file No's A/849/06 & A/2137/06 dated 07-07-06, patta pass Book No.437464, Title Deed No.441464, patta No .674 and likewise Smt P. Janabai got the ownership rights from the Dy Collector & MRO Qutubullapur Mandal vide file No's A/849/06 & A/2137/06, patta pass Book No.437463, Title Deed No.441463, patta No .673. The persons namely above S.Archana ,P.Aparna and P. Ashwini are the daughters of Smt P. Janabai and they included as parties to the document to avoid future complication.

The said property is referred as Schedule of Property -D

WHEREAS the Vendors herein specifically affirm, has been in continuous, un-interrupted and peaceful physical possession of the above said properties A, B, C and D since its acquirement for the last several years.

WHEREAS, all the partner in the said firm of **M/s SUVARCHALA CONSTRUCTIONS** with mutual discussions concluded to alienate the schedule of properties A, B, C and D to third party in need of funds. As per the **DEED OF PARTNERSHIP** dated **04-12-2008** in **clause No.9 K. Surya Prakash and S.Ganesh Goud** are jointly, the authorized persons to sign on the documents executed on behalf of the Firm namely **"SUVARCHALA CONSTRUCTIONS"**.

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Managing Partner

For VASAVI INFRACON

Partner

Bk - 1, CS No 3517/2020 & Doct No
3226/2020. Sheet 4 of 17

Sub Registrar
Qyrbullapur



Generated on: 07/02/2020 01:47:01 PM



WHEREAS the Vendors has offered to sell all that the land mentioned in Schedule of properties A, B, C and D comprising of **5687** square yards situated in Sy No. 366 [847 square yards], Sy No.366/3 [2299 square yard], Sy No. 366/2 [2299 square yard] & Sy No: 366/5 [242 square yard] at jeedimetla village under GHMC Circle Mandal and registration sub-registrar office of Quthbullapur, Telangana state.

WHEREAS the Vendee has agreed to purchase the **Schedule of Properties A, B, C and D** for a Sale consideration of **Rs. 5,00,00,000/- (Rupees five Crores Only)**

NOW THIS SALE DEED WITNESSES AS FOLLOWS:-

1. In pursuance of total consideration amount of **Rs. 5,00,00,000/- (Rupees five Crores Only)** is paid by the Vendee in the following manner:
 - a. Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid through RTGS on 03-02-2019 Vide UTR No. LAVBR52020020350654043 to Suvarchala Constructions
 - b. Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid through RTGS on 03-02-2019 Vide UTR No. LAVBR52020020350654061 to Suvarchala Constructions.
 - c. Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid through RTGS on 03-02-2019 Vide UTR No. LAVBR52020020350654098 to Suvarchala Constructions.
 - d. Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid through RTGS on 03-02-2019 Vide UTR No. LAVBR52020020350654128 to Suvarchala Constructions.
 - e. Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only) paid through RTGS on 06-02-2019 Vide UTR No. LAVBR52020020650664272 to Suvarchala Constructions.

Total an amount of **Rs 4,95,00,000/- (Four crores ninety five Lakhs only)** is paid by the Vendee to the Vendors herein vide above mentioned RTGS and an Amount of Rupees **5,00,000/- (Five Lakhs Only)** was deducted towards TDS @1% on the Sale consideration of **Rs. 5,00,00,000/- (Rupees Five Crores)** for which TDS certificate will be issued to the Vendors by the Vendee herein.

The Vendors hereby admits, accept and acknowledge, as having received the total sale consideration.

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Page 5 of 14

For VASAVI INFRACON

Partner

MANAGING

Bk - 1, CS No 3517/2020 & Doct No
3226/2020. Sheet 5 of 17

Suk Registrar
Dhulbulla



Generated on: 07/02/2020 01:47:01 PM



The **VENDORS** unconditionally acknowledges receipt of the entire sale consideration paid by **VENDEE**. The **VENDORS** does hereby ABSOLUTELY AND FOREVER sell, grant, convey, transfer and assign by way of absolute sale to **VENDEE** the Schedule of Properties A, B, C and D together with benefits and liberties, all common ways, easements, open spaces, drains, courses, appurtenances, trees, improvements, estate, right, title, interest, property, claims and demands whatsoever thereto belonging to the Schedule Property free from all encumbrances, attachments, charges, to have and to hold the same as the sole and absolute owner thereof. Further, the **VENDOR** has on this day put the **VENDEE** in peaceful possession of the Schedule Property.

2. The **VENDORS** hereby represents warrants and covenants with **VENDEE** as follows:
- a) That the sale deed with respect to the Schedule of Properties registered in favour of the **VENDORS** is valid, subsisting and binding and has not been revoked, terminated or cancelled;
 - b) **VENDEE** shall be entitled to enter upon, hold, possess, alienate, dispose, deal with and enjoy the Schedule Property along with appurtenances and receive the income and profits there from, as the sole and absolute owner, without any interference or disturbance from the **VENDOR**, his predecessors-in-title or from persons claiming through, under or in trust for the **VENDORS** and/or its predecessors-in-title.
 - c) **VENDORS** are the sole and absolute owner of the Schedule of Properties A, B, C and D with uninhibited rights of alienation over the same. The title of the **VENDORS** to Schedule of Properties A, B, C and D is good, marketable and subsisting and that he is entitled to convey the same as on the date hereof and that there is no impediment for this sale under any law, order, decree or contract.
 - d) **VENDORS** has not done any act/s, deed/s or thing/s, which are likely to curtail, restrict or prejudice its right to convey or prevent him from conveying the Schedule of Properties A, B, C and D or any part thereof to **VENDEE** in terms of this Deed of Sale.
 - e) The Schedule of Properties A, B, C and D not subject to any charges, attachments or claims for maintenance or any Wealth Tax, Income Tax or Capital Gains Tax etc.

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Managing Partner

Page 6 of 14

Bk - 1, CS No 3517/2020 & Doct No
3226/2020. Sheet 6 of 17

Sub Registrar
Guthibullapur



Generated on: 07/02/2020 01:47:01 PM



- f) The sale consideration is at market value and is adequate consideration for the sale of the Schedule of Properties A, B, C & D.
- g) There are no pending or threatened proceedings under the Income Tax Act, 1961 Estate Duty/ Wealth Tax/ Sales Tax/ Customs department/ Excise department/ Service Tax department, etc. or any other taxation proceedings whether for recovery or otherwise initiated by any authorities against the **VENDORS** or the Scheduled Property whereby the rights of the **VENDORS** to deal with the Scheduled Properties A, B, C and D in any way affected or which would adversely affect the sale of the Said Property or any part thereof as contemplated hereunder.
- h) There are no injunctions or existing interim orders of any nature whatsoever in respect of the Said Property.
- i) There are no bankruptcy proceedings initiated or pending against the **VENDORS**.
- j) There is no restriction or prohibition on the **VENDORS** from selling the Schedule Property to **VENDEE** in terms of this Deed of Sale and for **VENDEE** using the same for the intended purposes.
- k) The **VENDORS** has not entered into any arrangement or agreement to sell or otherwise with any third party/ies in respect of the Schedule Property or created any third party rights or interest in or inducted any person/s into the Schedule Property.
- l) That the Schedule of Properties A, B, C and D are not subject to any attachments as a result of acquisition/requisition proceedings, quasi-judicial/ other proceedings, debt recovery proceedings, tax recovery proceedings, or otherwise and that Schedule Property has not been given as security or surety under any proceedings of any kind in any court of law.
- m) The **VENDORS** has not received any notice or order issued under any State or Central Law for the time being in force affecting the Schedule Property or any part thereof or the sale thereof.
- n) That there are no proceedings or dues, which in any manner affect the execution of this Deed by the **VENDORS** in favour of **VENDEE**.
- o) That no part of the Schedule of Properties A, B, C and D are subject to any easements granted under any document or by any covenant or by prescription in respect of the Schedule Property or any part thereof given by the **VENDORS** or his predecessors-in-title.

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Managing Partner

Page 7 of 14

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 7 of 17 Sub Registrar
Outhydilaspur



Generated on: 07/02/2020 01:47:01 PM



- p) That the **VENDORS** has paid all rates, taxes (including property, municipal and revenue taxes), cess, charges and any other outgoings in respect of the Schedule Property up to the date of this Deed and the **VENDORS** shall be liable to pay all the outstanding amounts, including any penalties, or interest levied till the date of this Deed.
- q) The Schedule of Properties A, B, C and D every part thereof is free from all and every kind of encumbrances or impediments, attachments, claims, liens, charges, mortgages, restrictive covenants, clogs, hindrances, lis pendens, minor's claims and/or other charges of any nature whatsoever and howsoever and that there is no defect in the title of the **VENDORS** and is conveyed to **VENDEE** as such and no one else has any right, title interest or claim of whatsoever nature in or to the said Schedule Property. The **VENDORS** do hereby undertake to clear the said Property in case any encumbrances or claims of any nature are found to be due by the **VENDORS** at his own cost and expenses, whether arising before or after the date of execution of this Deed. The Vendee, having satisfied itself about the title of the Vendor to the Schedule Property, and about all other aspects pertaining to the Schedule Property, hereby purchases the Schedule Property, and from the date of execution of this Sale Deed, the Vendee assumes the ownership and possession of the Schedule Property;
- r) There are no tenancy claims in respect of the Schedule Property, either by grant of the **VENDORS** or under the provisions of any law, rule or regulation;
- s) The **VENDORS** and all persons having or claiming any estate, right, title or interest in the Schedule Property hereby conveyed or any part thereof by, from, under or in trust for the **VENDORS** or their successors in interest, liquidators, or any of them shall and will from time to time and at all times hereafter at the request and costs of the **VENDORS** do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said Schedule Property and every part thereof hereby conveyed unto and to the use of the **VENDEE** in manner aforesaid as by the **VENDEE**, or its successors in interest, administrators and assigns shall be reasonably required.

For SUVARCHALA CONSTRUCTIONS

Managing Partner

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Page 8 of 14

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 8 of 17 Sub Registrar
Guthrie/14/10/20



Generated on: 07/02/2020 01:47:01 PM



- t) The **VENDORS** further covenants with the **VENDEE** that they has good and perfect title and has good power to grant, release, convey, assure and assign the said Schedule Property to the **VENDEE** and has not done or been a party to any of the acts, deeds and things whereby the right, title and interest of the **VENDORS** in/ over the said Schedule Property or any part thereof is impaired, or whereby the **VENDORS** is prevented from conveying or assigning the said Schedule Property or any part thereof in the manner hereinbefore appearing.
- u) The **VENDORS** has delivered the vacant and peaceful possession of the said Schedule of Properties A, B, C and D to the **VENDEE** with all power of alienation and the **VENDEE** will be at full liberty to get its name registered in the revenue records/books of the concerned departments/revenue authorities etc., and enjoy the said Property as lawful owner peacefully.
- v) There are no prohibitory orders or any statutory order or otherwise any restrictive order in respect to the said Schedule Properties.
- w) The **VENDORS** or his predecessors-in-title have not committed any breach whereby the right, title and interest of the **VENDEE** in respect of the said Schedule Properties are in any way or shall be prejudiced or jeopardized.
- x) The name of the **VENDORS** currently stands mutated in all the revenue records in respect of the said Schedule Properties.
- y) The Schedule of Properties A, B, C and D or any part thereof is not included in any intended or published scheme of improvement or development of any Government (Central or State) or any other public or statutory body or authority.
- z) The Schedule of Properties A, B, C and D is not hit by the provisions of the **Andhra Pradesh Land Reforms (Ceiling and Agricultural Holdings) Act, 1973** or by the rules made there under.
- aa) The Schedule of Properties A, B, C and D is **not an assigned land** as defined under section 2(1) of the Assigned Lands (Prohibition of Transfers) Act 1977 or other equivalent law for the Andhra Pradesh.
- bb) The Schedule of Properties A, B, C and D was not an assigned land in terms of GO MS No. 14/06 of 26-7-1958 r/w GO MS No.1724 dated 23-6-1959 as per the terms and conditions cited therein.

For SUVARCHALA CONSTRUCTIONS

Managing Partner

For VASAVI NFRACON

Partner

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Page 9 of 14

For VASAVI NFRACON

Partner

Bk - 1, CS No 3517/2020 & Dact No
3226/2020. Sheet 9 of 17
Sub Registrar
Gauthbunapur



Generated on: 07/02/2020 01:47:01 PM



- cc) It is further agreed, declared and confirmed by the **VENDORS** that the **VENDORS** alone shall be responsible for deficit of stamp duty, interest, penalty, penal interest if any, on all prior documents and all costs and charges in respect of the Schedule Property.
- dd) The **VENDEE** is hereby entitled to all the estate, rights, title, interest, inheritance, use, trust, property, claim and demand whatsoever, at law and in equity of the **VENDORS** into and upon the said Schedule of Properties A, B, C and D and every part thereof.
- ee) The **VENDEE** is entitled to all the deeds, writings or evidences in title which relate to the Schedule Property or any part thereof and which are or may be found to be in the custody or possessions of the **VENDORS** or his successors or any person from whom they can or may procure without any gain and the **VENDORS** undertake to deliver the same to the **VENDEE** immediately on the execution of this Deed.
- ff) The **VENDORS** shall sign all applications for entering the name of the **VENDEE** in the revenue records, records of rights and also all other records with respect to the said Schedule Property and for the same shall also do all acts, deeds and things as shall be required and found necessary so as to convey better and absolute title unto the **VENDEE**.
- gg) The **VENDORS** hereby declares that there are no mines or quarries of granites or such other valuable stones and that there are no machinery, no fish ponds etc., in the said Property now being transferred.
- hh) In the event any right, title and interest in the Schedule Property are found to be subsisting with the **VENDORS**, the same are hereby deemed to have been conveyed to **VENDEE** under this Deed for all intents and purposes, and that no consideration other than as specified herein need be paid for the same by **VENDEE**. The **VENDORS** however agree and undertake to execute such other document/s and do or cause to be done all such acts, deeds and things that are reasonably and legally required to be done at the instance of **VENDEE** for more fully and perfectly confirming and assuring the title of **VENDEE** to Schedule Property.
3. The **VENDORS** further agree and undertake to execute such other document/s as may be required by **VENDEE** to more fully satisfy and assure the **VENDEE** that the **VENDORS** are the sole and absolute owner of the Schedule of Properties A, B, C and D with uninhibited rights of alienation over the same.

For SUVARCHALA CONSTRUCTIONS

Managing Partner

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Page 10 of 14

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 10 of 17 Sub Registrar
Dharmapuri



Generated on: 07/02/2020 01:47:01 PM



4. The **VENDORS** are aware that the **VENDEE** having satisfied itself about the title of the Vendors to the Schedule of Properties A, B, C and D and about all other aspects pertaining to the Schedule Property, hereby purchases the Schedule Property.
5. The **VENDORS** hereby agree to indemnify and keep indemnified at all times the **VENDEE** and its successors in title and interest and assigns from and against any and all actions, suits, proceedings, losses, or damages, claims, cost, compensation, charges, expenses, duties, penalties, interests, demands and consequences, if any, claimed against or sustained or suffered by the **VENDEE** or its successors in title or interest or assigns by reason of (a) any defect in the title of the Vendor to the said Schedule Property or any claims to the said Schedule Property and/or any claims to the benefits, advantages and rights agreed to be granted, sold, conveyed and transferred in favour of the **VENDEE** and/or (b) any non-disclosure and/or improper disclosure and/or misrepresentation made by the **VENDORS** herein, and/or (c) on account of any breach of representation, declaration, undertaking and assurances made by the **VENDORS** in this Deed or being found to be untrue, incorrect, false or misleading and/or (d) from any sums, duties, taxes, levies, interests, penalties, etc. payable to the government, statutory authorities and/or (e) on account of **VENDORS** not having obtained or on account of his failure to obtain necessary permissions, sanctions, orders from any appropriate authority, permitting and/or necessary for the sale of the said Schedule Property or its use (f) on account of any action that may be taken by any third party against the said Schedule Property or the **VENDEE** on the basis of any deficiency in rights or defects in the title of the **VENDORS** and/or (g) in case the **VENDEE** is dispossessed of the said Schedule Property for any reason connected with the title of actions of the **VENDORS**. The indemnity provided herein shall be in addition to any other rights under law equity or otherwise to which the **VENDEE** may otherwise be entitled to. The **VENDORS** confirms that benefit of this indemnity shall accrue to the **VENDEE** and its successors and assigns.
6. This Deed shall be governed by and construed in accordance with the laws of India.
7. That the **VENDORS** has on this day delivered to the **VENDEE** in respect of the Schedule of Properties A, B, C and D the originals of all documents of title to the Schedule of Properties A, B, C and D.

For SUVARCHALA CONSTRUCTIONS

Managing Partner

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Page 11 of 14

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 11 of 17 Sub Registrar
Chennai



Generated on: 07/02/2020 01:47:01 PM



8. The **VENDORS** affirms that there are no other documents existing in respect of the Schedule of Properties A, B, C and D other than the documents handed over to **VENDEE**.
9. This Sale Deed supersedes all previous agreements and arrangements, if any, between the **VENDORS** and the **VENDEE**.
10. The representations and warranties of the **VENDORS** as set out in the Recitals shall form an integral part of this Sale Deed.
11. All expenses towards stamp duty, registration charges etc., have been borne and paid by **VENDEE only**.

"SCHEDULE OF PROPERTY-A" (Document No.13183/2008)

All that the land admeasuring **847** square yards out of Ac.0-14 Gts in Survey No.**366** situated at Village Jeedimetla, under GHMC Circle, Mandal & Registration office at Quthbullapur, Telangana State is bounded as follows:-

North by : Land of Vendees
South by : Land of Neighbours
East by : Land of T. Ravinder Rao
West by : Land of TNR Developers

"SCHEDULE OF PROPERTY-B" (Document No.13450/2008)

All that the land admeasuring **2299** square yards in Survey No.**366/3** situated at Village Jeedimetla, under GHMC Circle, Mandal & Registration office at Quthbullapur, Telangana State is bounded as follows:-

North by : Land in Sy.No. 364
South by : seetha Estates
East by : Land of Vendor
West by : Land of vendor

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Managing Partner

For VASANTH RAO

MANAGING PARTNER

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 12 of 17 Sub Registrar
Duth Bullapur



Generated on: 07/02/2020 01:47:01 PM



"SCHEDULE OF PROPERTY-C" (Document No.15576/2008)

All that the land admeasuring **2299 square yards** in Survey No.366/2 situated at Village Jeedimetla, under GHMC Circle, Mandal & Registration office at Quthbullapur, Telangana State is bounded as follows:-

North by : Land of Ravi Leela
South by : Land of Ravi Leela
East by : Land of T. Ravinder Rao
West by : Land of Ravi Leela

"SCHEDULE OF PROPERTY-D" (Document No.15577/2008)

All that the land admeasuring **242 square yards** in Survey No.366/5 situated at Village Jeedimetla, under GHMC Circle, Mandal & Registration office at Quthbullapur, Telangana State is bounded as follows:-

North by : Land of part of Sy No366/5
South by : Land of Vendors
East by : Land in Sy No.371
West by : Land of Ravi Leela constructions

For SUVARCHALA CONSTRUCTIONS

For SUVARCHALA CONSTRUCTIONS

Managing Partner

Managing Partner

For VASAVI INFRACON

Partner

For VASAVI INFRACON

Managing Partner

Managing Partner

Bk - 1, CS No 3517/2020 & Doct No
3226/2020, Sheet 13 of 17 Sub Registrar
Quithbullapur



Generated on: 07/02/2020 01:47:01 PM



ANNEXURE 1 - A

Description of the Land : All that piece and parcel of land in survey No's: **366,366/3 and 366/2, 366/5** situated at JEEDIMETLA VILLAGE, Quthbullapur Mandal, Ranga Reddy District, Telangana State.

a) Nature of Roof : Nil

b) Type of Structure : Nil

Age of the Building : Nil

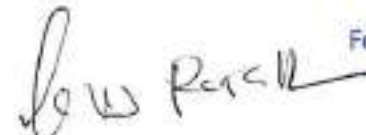
Total Extent of Land : **5687 square yards**

Built-up Area Particulars : Nil

M.V. of the Property : **Rs. 5,00,00,000/-**

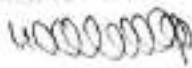
IN WITNESS WHEREOF the Vendors and the Vendee have set their hands on this deed of sale in the presence of the following witnesses on the date, month and year herein above mentioned:

WITNESSES:-

1.  For **SUVARCHALA CONSTRUCTIONS**
I.K. Surya Prakash (Partner)
Managing Partner

For **VASAVI INFRACON**
 For **SUVARCHALA CONSTRUCTIONS**
Managing Partner

2. **Ganesh Goud (Partner)**
(For M/s **SUVARCHALA CONSTRUCTIONS**)
(**V E N D O R S**)

For **VASAVI INFRACON**

Yerram Vijay Kumar Managing Partner
For M/s **VASAVI INFRACON**
(**V E N D E E**)

Bk - 1, CS No 3517/2020 & Doct No
3226/2020. Sheet 14 of 17

Sub Registrar
Guthbullapur



Generated on: 07/02/2020 01:47:01 PM





భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కాచం సూర్య ప్రకాష్
Kacham Surya Prakash
పుట్టిన తేదీ/DOB: 29/10/1963
పురుషుడు/ MALE
Mobile No: 9000222555



9950 4833 4390

నా ఆధార్ - నా గుర్తింపు

[Signature]



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



Survi Ganesh Goud
Survi Ganesh Goud

పుట్టిన సంవత్సరం / Year of Birth: 1955
పురుషుడు / Male

6476 5920 1154



ఆధార్ - సామాన్యని హక్కు

[Signature]



భారత ప్రభుత్వం
Government of India



యెర్రా విజయ్ కుమార్
Yerram Vijay Kumar
పుట్టిన తేదీ/ DOB: 17/12/1964
పురుషుడు / MALE



9186 4375 9822

నా ఆధార్, నా గుర్తింపు

For VASAVI INFRACON
[Signature]
Partner



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సి ఎస్ రాజారామ్
C V S Rajaram
పుట్టిన తేదీ/DOB: 28/06/1967
పురుషుడు/ MALE



7110 0410 3040

నా ఆధార్, నా గుర్తింపు

[Signature] *[Signature]*
Rajaram



భారత ప్రభుత్వం
Government of India



జులూరి వెనుగోపాల్
Juleari Venugopal
పుట్టిన తేదీ/DOB: 19/10/1974
పురుషుడు/ MALE



9829 8034 5685

VIN: 91091240262868157

నా ఆధార్, నా గుర్తింపు

[Signature]

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 15 of 17 Sub Registrar
Quthbullapur



Generated on: 07/02/2020 01:47:01 PM





ఆధార్

యజమాన్
C/O కాచం మహదేవ్, ప్లాట్ నెంబర్, ఓల్డ్ వాసవి నగర్,
సెకండరాబాద్, లోక్ సమూహ, హైదరాబాద్,
తెలంగాణ - 500015

Address :
C/O Kacham Mahadev, p no 135, old
vasavi nagar, secunderabad, Lethkunta,
Hyderabad,
Telangana - 500015

9950 4833 4390



1800 300 1247



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1247,
Secunderabad-500 015



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

17, 25A/55/1/303 or Saradamba, Kamala Nagar, Old Bus Stand Lane F.T.
Post: 4 & 7, Hyderabad, Andhra Pradesh, 500062

Address : 17, 25A/55/1/303 or Saradamba, Kamala Nagar, Old Bus Stand Lane,
F.T. - 4 & 7, Hyderabad, Andhra Pradesh, 500062

Aadhaar - Saamanyuni Hakku



ఆధార్

వియోమాహా:
S/O పర్లా శంకరాచారి, పిల్ల
పా. 32, బి.కె. రోడ్, కే.ఎస్.ఆర్.
హైదరాబాద్ ఎయిర్పోర్ట్, న్యూ బోయల్స్ పార్క్,
పల్లి, తెలంగాణ, హైదరాబాద్,
తెలంగాణ - 500011

Address:
S/O Yaman Shankarash, Villa No
32, Lakshmi grossa, 1st app. Kerdhya
Vidhyashya, New Bownpally,
Tirumalagiri, Hyderabad,
Telangana - 500011

9186 4375 9822



1800 300 1247



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1247,
Secunderabad-500 015



ఆధార్

Address:
S/O C V Satyashayana Setty,
Flat No-308.B-Wing, Pegasus,
Meenakshi Sky Lounge, Near
Himax Exhibition Center, HVC
Road, Sy No-50/51,
Khanamett Serlingampally,
Kondapur, K.V. Rangareddy,
Telangana - 500084

యజమాన్
S/O C V సత్యశాయనా సెట్టి, ఫ్లాట్ నెంబర్ 308, బి-వింగ్, పిగెసస్,
మీనాక్షి స్కై లౌంజ్, న్యూ హిమక్ష్ ఎక్స్ పోజిషన్ సెంటర్, హిమక్ష్
రోడ్, సి నెంబర్ 50/51, ఖానామెట్ సర్లింగంపల్లి, కొండపూర్,
కె.వి.రంగారెడ్డి, తెలంగాణ - 500084



1800 300 1247



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1247,
Secunderabad-500 015

Partner



ఆధార్

యజమాన్
S/O: జులెరి నాగైహ, 2-3-647/B/261, న్యూ ప్రెమ్ నగర్, అంబేద్కర్, హైదరాబాద్, తెలంగాణ - 500013

Address:
S/O: Julori Nagaiyah, 2-3-647/B/261, New
Prem Nagar, Amberpet, Near Police Line,
Amberpet, Hyderabad,
Telangana - 500013

9829 8034 5685

UID : 9185 2582 6998 8137



1800 300 1247



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1247,
Secunderabad-500 015

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 16 of 17 Sub Registrar
Quthbullapur



Generated on: 07/02/2020 01:47:01 PM



Online Challan Proforma(SRO copy)

Challan No: 642QGJ060220

BANK Code: SBH Payment: NEFT/RTGS

I Remitter Details

Name VASAVI INFRACON
Address HYDERABAD
PAN Card Number AASFV2167K
Aadhar Card Number
Mobile Number *****874

II Executant Details

Name SUVARCHALA
CONSTRUCTIONS
Address HYDERABAD

III Claimant details

Name VASAVI INFRACON
Address HYDERABAD

IV Document Nature

Nature of Document Sale Deed
Property Situated
in(District) MEDCHAL-MALKAJGIRI

V Amount Details

Stamp Duty 1999900
Transfer Duty 750000
Registration Fee 250000
User Charges 200
TOTAL 3000100
Total in Words Thirty Lakh One Hundred
Rupees Only
Date(DD-MM-YYYY) 06-02-2020
Transaction Id 8221032232212

Online Challan Proforma(Citizen copy)

Challan No: 642QGJ060220

BANK Code: SBH Payment: NEFT/RTGS

I Remitter Details

Name VASAVI INFRACON
Address HYDERABAD
PAN Card Number AASFV2167K
Aadhar Card Number
Mobile Number *****874

II Executant Details

Name SUVARCHALA
CONSTRUCTIONS
Address HYDERABAD

III Claimant details

Name VASAVI INFRACON
Address HYDERABAD

IV Document Nature

Nature of Document Sale Deed
Property Situated
in(District) MEDCHAL-MALKAJGIRI

V Amount Details

Stamp Duty 1999900
Transfer Duty 750000
Registration Fee 250000
User Charges 200
TOTAL 3000100
Total in Words Thirty Lakh One Hundred
Rupees Only
Date(DD-MM-YYYY) 06-02-2020
Transaction Id 8221032232212

LAKSHMI VILAS BANK

PULAKUTTA HYDERABAD Branch
DOOR NO 4-3-108/107, KAGARJUNA HILLS MAIN RD, PULAKUTTA, HYDERABAD - 500082
IFSC : LAK0000000

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

DD MM YY YY
D D M M Y Y Y Y

ON DEMAND PAY

मगि जाने पर

RUPEES FIFTY THOUSAND ONLY

रुपये

OR ORDER / या उनके आदेश पर

अदा करें

₹

10,00,000

DD Sr. No.

06/02/2020

Purchaser/Name VASAVI INFRACON

101

WILLING, HYDERABAD

अदा करने शाखा / DRAWEE BRANCH

प्रधिकृत हस्ताक्षर / AUTHORIZED SIGNATORY

PA-1234

368336 500056008* 000551* 16

Bk - 1, CS No 3517/2020 & Doct No
3226/2020.

Sheet 17 of 17 Sub Registrar
Bachhulapur



Generated on: 07/02/2020 01:47:01 PM

