

1853/2021



తెలంగాణ తేలంగానా TELANGANA

Sl.No. : 3576 Date: 25-06-2021 Rs.100/-
 Sold to : Manoj Kanodia
 S/o: Late Sushil Kumar Kanodia R/o Hyderabad
 For Whom: Kanodia Plantations Pvt Ltd

M. Saritha Devi
 AD 183456

M. SARITHA DEVI
 LICENCED. STAMP VENDOR
 LIC. No: 16 - 04 - 1/2005
 REN. No. 16 - 04 - 67/2020
 H. No.8-3-903/F/1,Opp.Image Hospital,
 Nagarjuna Nagar Road, Ameerpet,
 HYDERABAD (SOUTH) DISTRICT,
 Phone No: 7386965516, 9290118899.

SALE DEED

THIS SALE DEED is made and executed on this the **7th day of July 2021** at Hyderabad by and between:

M/s. KANODIA PLANTATIONS PVT LTD, a Company incorporated under Companies Act 1956 having its registered office at premises H.No.4-1-1229, Boggulkunta, Hyderabad - 500001, represented by its Managing Director Sri Manoj Kanodia S/o. Late Sri Sushil Kumar Kanodia, aged 49 Years, Occupation: Business, R/o. Plot.No.54, Road No.3, Prashasan Nagar, Jubilee Hills, Hyderabad, Telangana. (Hereinafter referred to as the "**VENDOR**", which expression shall, unless there be anything inconsistent within the context, mean and include its respective legal representatives, nominees, executors, administrators and assignees etc.)

AND

M/s. BLISSCORP CONSTRUCTIONS PVT LTD, a Company incorporated under Companies Act 2013 having its registered office at premises H.No.7-2-1813/5/A, Flat.303 West Wing, SVSS Nivas, Czech Colony, Sanath Nagar, Hyderabad - 500018 Telangana, represented by its Managing Director Sri G.Manikyala Rao S/o. Late Sri G.Krishna Rao, aged 57 Years, Occupation: Business, R/o. Flat.402, Sindhuja Habitat, Plot.33, Srinagar Colony, Hyderabad. (Hereinafter referred to as the "**VENDEE**", which expression shall, unless there be anything inconsistent within the context, mean and include its respective legal representatives, nominees, executors, administrators & assignees etc.)

(The Vendor and the Vendee are jointly referred to as the "**Parties**")

For KANODIA PLANTATIONS (P) LIMITED

For BLISSCORP CONSTRUCTIONS PVT. LTD.

Manoj
 Managing Director

Page 1 of 4

G. Manikyala Rao
 Managing Director

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Keshampeta along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.191924.00/- paid between the hours of ____ and ____ on the 11th day of June, 2021 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE: Authorized Person	Aadhaar Verified		MANOJ KANODIA Authorized by KANODIA PLANTATIONS PVT LTD, Address: 4-1-1229, BOGGULKUNTA, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		G MANIKYALA RAO Authorized by BLISSCORP CONSTRUCTIONS PVT LTD, Address: Hyderabad, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		VISHESH KANODIA, Address: HYD,	
2	WIT.	Aadhaar Verified		GORLA NIKHILESH PRITHVI, Address: HYD,	

Date
07 July 2021

Signature Of Registering Officer
Tahsildar & Jt Sub Registrar
Keshampeta
Keshampeta Mandal R.R. District

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WHEREAS

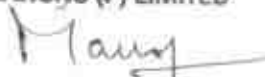
- A.** The Vendor is the sole, lawful and absolute owner, pattadar and possessor of the agricultural dry lands in Survey No.26 admeasuring Ac.0-23Guntas and Survey No.26 measuring Ac.0-22Guntas, Total Admeasuring Ac.1-05Guntas, situated at Bhairkhanpalle Village, Keshampet Mandal, Ranga Reddy District (Previously Mahabubnagar District) Telangana State, having purchased the same Vide registered Sale Deed bearing Document No.3493/2000 Dated 17.10.2000 and Document No.3267/2000 Dated 03.10.2000, respectively registered at SRO Shadnagar.
- B.** The erstwhile Survey Number 26 has now been renumbered as Survey No. 26/AA/1 vide new Patta Passbook No.T05120040775 (Old Title Deed No.807300, Old Patta No.499) by the competent government authority and the Vendor's current land holding as per the new Survey Numbers stands as follows: Vendor is the sole lawful and absolute owner, possessor and pattadar of Agricultural drylands in Survey No.26/AA/1 total admeasuring Ac.1-05Guntas, situated at Bhairkhanpalle Village, Keshampet Mandal, Ranga Reddy District (Previously Mahabubnagar District) Telangana State.
- C.** Out of the Ac.01-05Guntas forming part of Survey Number 26/AA/1, the Vendor has agreed to sell to the Vendee an extent total admeasuring Ac.01-02Guntas, in Survey Number 26/AA/1, more fully described in the schedule annexed hereto and hereinafter referred to as the "**Schedule of Property**" or "Said Property" or "Said Land".
- D.** The Vendor has agreed to sell the Scheduled Property to the Vendee and the Vendee has agreed to purchase the same at the rate of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) per acre, for a total sale consideration of Rs. 31,50,000/- (Rupees Thirty One Lakhs and Fifty Thousands Only).

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor hereby does sell, transfer and convey the property bearing Survey No. 26/AA/1, in Bhairkhanpally Village, Kehampet Mandal, Rangareddy District, Admeasuring Ac.01-02Gts, which is the Schedule Property, to the Vendee, to have and to hold the same forever as the absolute owner and possessor thereof.
2. That the Vendee herein had already made part payment of the Sale Consideration in the form of earnest money to the Vendor, as an advance amount, by way of Cheque No.502819 dated 27.09.2020 drawn on State Bank of India Yellareddiguda Branch amounting to Rs.10,00,000/-, and the receipt of which the Vendor hereby admits, accepts and acknowledges. The Vendor further confirms receipt of the balance Sale Consideration from the Vendee by way of DD No.871792 dated 01.07.2021 drawn on State Bank of India Yellareddiguda Branch amounting to Rs.21,50,000/- and the receipt of which the Vendor hereby admits, accepts and acknowledges. Therefore the Vendor declares that the Vendor has received the entire Sale Consideration of Rs.31,50,000/- (Rupees Thirty One Lakhs and Fifty Thousands Only) from the Vendee and that nothing further is due from the Vendee.

For BLISSCORP CONSTRUCTIONS PVT. LTD.

For KANODIA PLANTATIONS (P) LIMITED


Managing Director



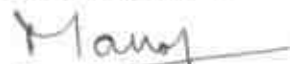
Managing Director

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX7507 Manoj Kanodia	Manoj Kanodia, Address: S/O Sushil Kumar Kanodia, Plot No 54, Road No 3, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX4506 Gorla Manikyala Rao	Gorla Manikyala Rao, Address: S/O: Gorla Krishna Rao, Flat 402 Sindhuna Habitat, Plot No 33, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX8811 Vishesh Kanodia	Vishesh Kanodia, Address: S/O Pradeep Kanodia, Plot No 54, Road No 3, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX1430 Gorla Nikhilesh Prithvi	Gorla Nikhilesh Prithvi, Address: S/O: Gorla Manikyala Rao, Flat 402 Sindhuna Habitat, Plot No 33, NA, Hyderabad, INDIA	



3. That the Vendor has put the Vendee in actual possession of the Schedule Property on the date of this Sale Deed.
4. That the Vendor hereby declares and confirms that they shall not have any right, title or interest in or over the Said Property, or any part thereof, whatsoever.
5. That the Vendor hereby assures the Vendee that it has a clear and marketable title to the Schedule Property and that there are no encumbrances over the Schedule Property, and that the Schedule Property is not the subject-matter of any pending litigation, requisition or acquisition proceeding whatsoever.
6. The Vendor declares that all the taxes, charges, assessments, and cesses payable in respect of the Schedule Property have been duly paid by the Vendor up to the date of this Sale Deed. The Vendee agrees, assures and declares that all such taxes, charges, cesses and assessments that accrue and become due after the date of this Sale Deed shall be borne exclusively by the Vendee.
7. That the Vendor hereby declares that there are no Protected Tenants on the Schedule Property. There are no Takavi Loans, Bank Loans, Loans from Financial Companies or institutions or any other Central or State Government dues on the Schedule Property.
8. The Vendor herein declares and assures the Vendee that the Schedule Property is not an assigned land as defined in Act No. 9 of the Telangana Assigned Lands (Prohibition of Transfers) Act, 1977. The Schedule Property is also within the holding limits of the Vendor herein, as per the Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
9. That if due to any defect in Title of the Vendor, the Vendee is deprived of any part or whole of the Schedule Property, or is put to any costs or damages, the Vendor shall indemnify the Vendee against such defect in title.
10. That the Vendor herein does declare that there are no Public Rights or ways or Rights of passage on the Schedule Property or any rights created in respect of cattle belonging to villagers for passing or repassing thereon for grazing, drinking water or any rights created in favour of any Agricultural Tenant on the Schedule Property and that the Schedule Property is completely free from all such encumbrances and tenancies, permanent, temporary or otherwise.
11. That the Vendor herein does declare that no Villagers have any easementary right to pass over the Schedule Property.
12. That the Vendor herein does declare that no Notification is issued under any Ordinance, Act, Statute, Rules or Regulations (State or Central), affecting the Schedule Property whereby the Vendor is prevented from selling Schedule Property.
13. That the Vendor hereby agrees to sign all documents and do all such other acts, deeds or things as may be necessary to assure more perfectly the Title of the Vendee to the Schedule Property or for the mutation of the Vendee's name as owner in the Revenue Records.

For KANODIA PLANTATIONS (P) LIMITED


Managing Director

For BLISSGARD CONSTRUCTIONS PVT. LTD.


Managing Director

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

Description of Fee/Duty	Stamp Paper	In the form of						Total
		Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	
Stamp Duty	0.00	0	126000	0	0	0.00	0	126000
Transfer Duty	0	0	47250	0	0	0	0	47250
Reg Fee	0	0	15750	0	0	0	0	15750
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	2624	0	0	0	0	2624
Total	0.00	0	191924	0	0	0.00	0	191924

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

Rs. 173250 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 15750/- towards Registration Fees on the chargeable value of Rs 3150000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100521561 dated 28-06-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1) AMOUNT PAID Rs: 191924.00/- DATE: 28-06-2021, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: SBIEP03257202106303335834, PAYMENT CODE: ATRN: 3304772935818, REMITTER NAME: G MANIKYALA RAO Authorized by BLISSCORP CONSTRUCTIONS PVT LTD, EXECUTANT NAME: KANODIA PLANTATIONS PVT LTD, CLAIMANT NAME BLISSCORP CONSTRUCTIONS PVT LTD.

Date
07 July 2021

Signature of Registering Officer
Keshampeta
Keshampeta Mandal R.R. District

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14. That the Vendor declares and affirms that to the best of the Vendor's knowledge, there are no Mango Trees/ Coconut Trees/ Betal Leaf Gardens, Orange Groves, or any such other Gardens and further that there are no Mines or Quarries of Granite or such other valuable Stones and further that there are no Machinery, Structures, Superstructures, Fishponds, etc., in the Schedule Property hereby conveyed through this Deed. The Vendor declares that if any willful suppression of facts is noticed at a future date, the Vendor alone shall be liable as per law, besides payment of deficit duty.
15. The Vendor has handed over to the Vendee all the Photo Copies of all the documents Pahanies, etc., evidencing the title of the Vendor to the Schedule Property.

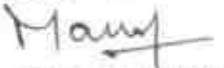
SCHEDULE OF PROPERTY

All That is part and parcel of the agricultural dry lands in Survey No. 26/AA/1 total admeasuring Ac.01-02Guntas situated at Bhairkhanpalle Village, Keshampet Mandal, Ranga Reddy District with boundaries as follows:

NORTH :	40Ft Passage in Sy.No.26
SOUTH :	Neighbours Land
EAST :	Land of Kanodia Plantations Pvt Ltd
WEST :	Survey. No. 26

In witness whereof the Vendor and the Vendee have signed this Sale Deed with free will and consent on the day, month and year first mentioned.

For KANODIA PLANTATIONS (P) LIMITED


Managing Director

VENDOR

For BLISSCORP CONSTRUCTIONS PVT. LTD.


Managing Director

VENDEE

WITNESSES:

1. VISHESH KANODIA 
2. NIKHILESH PRUTHVI 

Certificate of Registration

Registered as document no. 1853 of 2021 of Book1 and assigned the identification number / 6088-1853-2021 for Scanning on 07 July 2021.

Signature Of Registering Officer

(Keshampeta)
Tahsildar MURALIKRISHNAH
Keshampeta Mandal R.R. District

Book1, CS No. 2100457712 & Doct No. 1853 / 2021 Sheet 4 of 4 Tahsildar & Jt Sub Registrar

Tahsil Keshampeta - Registrar
Keshampeta Mandal R.R. District



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भारत सरकार
Government of India

मानव संसाधन
Manoj Kanodia
पंजीन तारीख / DOB: 05/10/1972
पुरुष / MALE
9849019420
8988 0885 7507
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पंजीन तारीख: 05/10/2016
प्लॉट नंबर 54, रोड नंबर 3, प्रशान नगर, जुबिली हिल्स, हैदराबाद, आंध्र प्रदेश, 500033
Address: S/O Sushil Kumar Kanodia, Plot No 54, Road No 3, Prashasan Nagar, Jubilee Hills, Hyderabad, Andhra Pradesh, 500033
8988 0885 7507
1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

गोर्डा मणिक्याल राव
Goria Manikyala Rao
पंजीन तारीख / DOB: 03/08/1964
पुरुष / Male
4004 2184 4506
अधार - सामान्य निवासी

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पंजीन तारीख: 03/08/2016
प्लॉट नंबर 402 सिंधुना हाबिटाट, प्लॉट नंबर 33, श्रीनगर कॉलोनी, खैराबाद, हैदराबाद, आंध्र प्रदेश, 500073
Address: S/O: Goria Khanna Rao, Flat 402 Sindhuna Habitat, Plot No 33, Srinagar Colony, Khairatabad, Hyderabad, Andhra Pradesh, 500073
4004 2184 4506
1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

विशेश कनोडिया
Vishesh Kanodia
पंजीन तारीख / DOB: 30/07/1997
पुरुष / MALE
4667 8793 8811
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पंजीन तारीख: 30/07/2016
प्लॉट नंबर 54, रोड नंबर 3, प्रशान नगर, जुबिली हिल्स, हैदराबाद, आंध्र प्रदेश, 500033
Address: S/O Pradeep Kanodia, Plot No 54, Road No 3, Prashasan Nagar, Jubilee Hills, Hyderabad, Andhra Pradesh, 500033
4667 8793 8811
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भारत सरकार
Government of India

गोर्डा निखिलेश प्रिय
Goria Nikhilesh Prithvi
पंजीन तारीख / DOB: 22/08/1996
पुरुष / MALE
4140 6376 1430
VID : 9181 3801 7458 4239
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पंजीन तारीख: 22/08/2016
प्लॉट नंबर 402 सिंधुना हाबिटाट, प्लॉट नंबर 33, श्रीनगर कॉलोनी, खैराबाद, हैदराबाद, तेलंगाना, 500073
Address: S/O: Goria Manikyala Rao, Flat 402 Sindhuna Habitat, Plot No 33, Srinagar Colony, Khairatabad, Hyderabad, Telangana - 500073
4140 6376 1430
VID : 9181 3801 7458 4239
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