## తెలంగాణ ప్రభుత్వం **ధరణి**



## GOVERNMENT OF TELANGANA DHARANI

#### Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on 26 April 2022 by and between:
Sri/Smt./Kumari VADAPALLY SATHAIAH, S/O ANTHAIAH VADAPALLY, aged about 80 years, PAN No. ABOPV4343E, Occ: Retd. Govt. Employee, Residing at 2-2-3/B/3/1 F-103, SNEHA NILAYAM C-53,54 DD COLONY BAGH AMBERPET,, Hyderabad, Telangana, 500007.
(Hereinafter called the "VENDOR" of the first part)

#### IN FAVOR OF

Sri/Smt./Kumari MS FORTUNE INFRA DEVELOPERS PRIVATE LIMITED REPRESENTED BY ITS EXECUTIVE DIRECTOR MR P RAMESH (CIN/ Firm/ Society/Trust No. - U45200AP2006PTC050470) Represented by RAMESH PANCHUMARTHI, aged about 51 years, Residing at 905, TEJA BLOCK MY HOME NAVADWEEPA MADHAPUR HYDERABAD, Hyderabad, Telangana, 500081. (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.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 9.2400 Ac.Gts in Survey No. 67e/2/1, 19/ठ, 67e/2, 19/&/e, 19/&/e, Chukkapur (V), Talakondapally (M), Rangareddy District having TD-cum-Pass Book Number: T05260081331.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 4800000 /- (RUPEES FORTY EIGHT LAKH ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 4800000 /- has already been paid to the Vendor by the Vendee - Authorized Person 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. 4800000 /already received by the Vendor from the Vendee - 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.
- 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.
- 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

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## **Presentation Endorsement**

Presented in the Office of the Tahsildar & Jt Sub Registrar, Talakondapally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.384342.00/- paid between the hours of \_\_\_ and \_\_\_ on the 26th day of April, 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		A:	VADAPALLY SATHAIAH, Address: 2-2-3/B/3/1 F- 103, SNEHA NILAYAM C-53,54 DD COLONY BAGH AMBERPET,, Hyderabad, India	nsamal
2	BU: Authorized Person	Aadhaar Verified	9	RAMESH PANCHUMARTHI Authorized by MS FORTUNE INFRA DEVELOPERS PRIVATE LIMITED REPRESENTED BY ITS EXECUTIVE DIRECTOR MR P RAMESH, Address: Hyderabad, India	Rom





(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.

#### **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 9.2400 Ac.Gts in Chukkapur (V), Talakondapally (M), Rangareddy District having TD-cum-Pass Book Number: T05260081331 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	67⊕/2/1	0.0100	SURVEY NUMBER:67, AND LAND OF OTHERS	SURVEY NUMBER:67 PART	SURVEY NUMBER:67 PART	SURVEY NUMBER:19 PART
2	19/ბა	4.1200	SURVEY NUMBER:20, LAND OF CHINTAKUNTLA INDRA REDDY AND OTHERS	SURVEY NUMBER:19, LAND OF CHINTAKUNTLA INDRA REDDY	SURVEY NUMBER:19, SURVEY NO 67, AND LAND OF OTHERS	SURVEY NUMBER:18 AND LAND OF OTHERS
3	67ਦ/2	0.3900	SURVEY NUMBER:67, AND LAND OF OTHERS	SURVEY NUMBER:67 PART	SURVEY NUMBER:67 PART	SURVEY NUMBER:19 PART
4	19/ఊ/ఆ	2.0600	SURVEY NUMBER:20, LAND OF CHINTAKUNTLA INDRA REDDY AND OTHERS	SURVEY NUMBER:19, LAND OF CHINTAKUNTLA INDRA REDDY	SURVEY NUMBER:19, SURVEY NO 67, AND LAND OF OTHERS	SURVEY NUMBER:18, AND LAND OF OTHERS
5	19/ఊ/అ	2.0600	SURVEY NUMBER:20 , LAND OF CHINTAKUNTLA INDRA REDDY AND OTHERS	SURVEY NUMBER:19, LAND OF CHINTAKUNTLA INDRA REDDY	SURVEY NUMBER:19, SURVEY NO 67, AND LAND OF OTHERS	SURVEY NUMBER:18 AND LAND OF OTHERS

#### **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.

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Sheet 2 of 6 Ta	
3 / 2022	
1563	
3 & Doct No	
20042470	
,CS No. 23	
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Identified by Witness:						
S. No.	Code	Thumb Impression	Photo	Address	Signature	
1	WIT.	Aadhaar Verified	. 8	E JAGAN, Address: TAKRAJ GUDA,	G (35)2	
2	WIT.	Aadhaar Verified	,0	ARAVIND KUMAR, Address: KARMANGHAT,	1 ska de	

Signature Of Registering Öfficer Talakondapally

Date 28 April 2022





**'ENDOR** 

Signature

varial\_

Name

VADAPALLY SATHAIAH

Aadhar Number

xxxxxxxx4747

Address

2-2-3/B/3/1 F-103, SNEHA NILAYAM C-53,54 DD COLONY BAGH AMBERPET,,

Hyderabad, Telangana, 500007

**VENDEE - Authorized Person** 

Signature

MS FORTUNE INFRA DEVELOPERS PRIVATE LIMITED REPRESENTED BY

Name

ITS EXECUTIVE DIRECTOR MR P RAMESH (CIN/ Firm/ Society/Trust No. - U45200AP2006PTC050470) Represented by RAMESH PANCHUMARTHI

Aadhar Number

xxxxxxxx5512

Number xxxxxxxxxxx

Address

905, TEJA BLOCK MY HOME NAVADWEEPA MADHAPUR HYDERABAD.

Hyderabad, Telangana, 500081

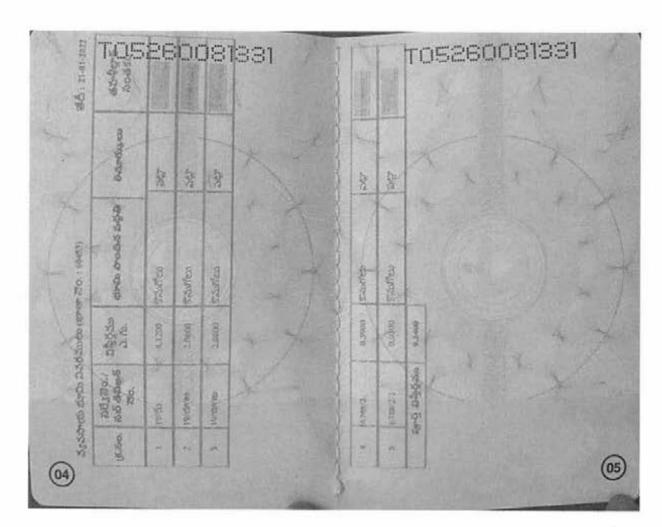
rsamal

	Aadhar Details	eceived from UIDAI:	Photo
1 1	Aadhaar No: XXXXXXXXX5512  Ramesh Panchumarthi	Ramesh Panchumarthi, Address: C/O Ramesh Panchumarthi, NA, NA, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXXX4747  Dr Vadapally Sathaiah	Dr Vadapally Sathaiah, Address: S/O Late Vadapally Anthaiah, 2-2-3/B/3/1 and 2/Flat 103 SNEHA NILAYAM, C- 53,54 D D COLONY, NA, Hyderabad, INDIA	9
3	Aadhaar No: XXXXXXXX2629 Guduguntala Aravind Kumar	Guduguntala Aravind Kumar, Address: S/O Guduguntala Ramaiah, 7-3-50, Mallikarjuna Nagar, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXXX2803 Eslavath Jagan	Eslavath Jagan, Address: C/O: Ramchander, 3-37, takrajguda, NA, K.v. Rangareddy, INDIA	









# 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	264000	0	0	0.00	0	264000
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	96000	0	0	0	0	96000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	23992	0	0	0	0	23992
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	384342	0	0	0.00	0	384342

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

Rs. 264000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 96000/-towards Registration Fees on the chargeable value of Rs 4800000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200434297 dated 26-04-2022 of SBIN/.

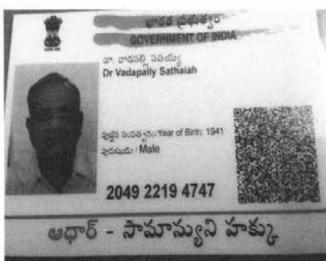
#### Online Payment Details received from SBI e-PAY

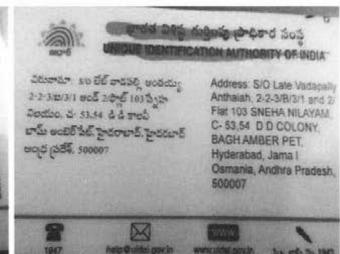
(1).AMOUNT PAID Rs: 384342.00/- DATE: 26-04-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: CHJ2754495, PAYMENT CODE: ,ATRN: 3261073295918,REMMITER NAME: RAMESH PANCHUMARTHI Authorized by MS FORTUNE INFRA DEVELOPRS PVT LTD REP BY ITS P RAMESH, EXECUTANT NAME: VADAPALLY SATHAIAH, CLAIMAINT NAME: MS FORTUNE INFRA DEVELOPERS PRIVATE LIMITED REPRESENTED BY ITS EXECUTIVE DIRECTOR MR P RAMESH.

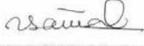
Date 28 April 2022 Signature Of Registering Officer Talakondapally











Later Street





To Ramesh Panchumarthi
X-man Pechamath
CrO Ramesh Panchumarthi
Near Cyber Tower
Flat No. 905. Taja Block. My Home Navadweepa, Madhabur
Serilinga-mpally
Hyderabed
Andrira Pradesh - 500081
9848260045

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Talakondapally

## Certificate of Registration

Registered as document no. 1563 of 2022 of Book1 and assigned the identification number 1-6102-1563-2022 for Scanning on 28 April 2022.

Signature Of Registering Officer (Talakondapally) Y S SRINIVAS







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



S/O Guduguntala Ramaiah, 7-3- గుడుగుంతం రామయ్య, 7-3-50, మెల్లీకార్మన 50, Mallikarjuna Nagar, Sagar Ring Road, Near Akshara

నగర్, సాగర్ రింగ్ మార్గము, అక్షర ఇంటిర్బటించ్ పాఠశాల దగ్గర, కర్మన్ ఘాట్, 3.వి.రంగారెడ్డి.

Internation School, Karmanghat, Joong - 500079

K.v. Rangareddy, Telangana - 500079

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### Government of Telangana Tahsildar & Jt. Sub Registrar Office, Talakondapally , Rangareddy

#### **Registration Summary**

#### Details of Land transferred

Type of transaction : Sale

PPB No.

T05260081331

Document No.

1563/2022

District

Rangareddy

Mandal

Talakondapally

Village

Chukkapur

Khata No.

60453

S.No.	Survey No.	Extent Held (in Ac.Gts.)	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1	19/4-/6	2.0600	2.0600	225000	4800000
2	67e/2/1	0.0100	0.0100	225000	4800000
3	19/ds	4.1200	4.1200	225000	4800000
4	19/44/69	2.0600	2.0600	225000	4800000
5	67e/2	0.3900	0.3900	225000	4800000

#### Seller Details

Address

T05260081331

Khata No.

60453

Name

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Aadhaar Number

xxxxxxxx4747

2-2-3/B/3/1 AND 2, FLAT 103 SNEHA NILAYAM, C-53,54 D D COLONY, BAGH

AMBERPET, JAMA I OSMANIA,

Hyderabad, Telangana, Pincode - 500007,

Mobile No - 9440886959

Father's / Husband's Name

అనంతయ్య వాడపల్లి

#### PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	19/4-/6	2,0600	కొనుగోలు
2	19/44/es	2.0600	కొనుగోలు
3	19/ض	4.1200	కొనుగోలు
4	67e/2/1	0.0100	కొనుగోలు
5	67e/2	0.3900	కొనుగోలు

#### PPB of Seller after Transaction

Acquired type		Extent (Ac. Gts)	Survey No.	S.No.	

#### Buyer Details

PPB No.

Address

T05260081403

Khata No.

60526

Name

యం ఎప్ ఫార్పూన్ ఇవ్వరా డెవలపర్స్ ప్రైవేట్ లిమిటెడ్ రిప్రజెంటెడ్ పై ఇట్స్ ఎగ్జిక్యూటివ్ డైరెక్టర్ పీ రమేష్

Aadhaar Number

905, TEJA BLOCK MY HOME

NAVADWEEPA MADHAPUR

HYDERABAD, Madhapur, Serilingampalle,

Rangareddy, Telangana, Pincode - 500081,

Mobile No - 9848260045

Father's / Husband's Name

#### PPB of Buyer before Transaction

S.No. S	urvey No.	Extent (Ac.	Gts.)	Acquired	i type

#### PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	67es/2	0,3900	కొనుగోలు
2	67e/2/1	0.0100	కొనుగోలు
3	19/85	4.1200	కొనుగోలు
4	19/64/69	2.0600	కొనుగోలు
5	19/04/69	2.0600	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,

Talakondapally , Rangareddy



### తెలంగాణ ప్రభుత్వం తహశీల్దార్ & జాయింట్ సబ్ రిజిఫ్హార్ కార్యాలయం, Talakondapally , రంగా రెడ్డి

#### రిజిస్టేషన్ సారాంశం

## బడిలీ చేయబడిన భూమి యొక్క వివరాలు

ආයාත්ර ජනං: Sale

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T05260081331

డాక్కుమెంట్ నెంక

1563/2022

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Rangareddy

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Talakondapally

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1	19/84/6	2.0600	2.0600	225000	4800000
2	67e/2/1	0.0100	0.0100	225000	4800000
3	19/ნა	4.1200	4.1200	225000	4800000
4	19/44/6	2.0600	2.0600	225000	4800000
5	67e/2	0.3900	0.3900	225000	4800000

సిపిట నెంకి

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T05260081331

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2-2-3/B/3/1 AND 2, FLAT 103 SNEHA

NILAYAM, C-53,54 D D COLONY, BAGH AMBERPET, JAMA I OSMANIA,

తండ్రి / భక్త పేరు

అనంతయ్య వాడపల్లి

Hyderabad, Telangana, Pincode - 500007, Mobile No - 9440886959

లావాదేవీకి ముందు విక్టీత యొక్క పేసీట

<u>(</u> (150)	సర్వ సం	జస్త్రీక్రం (ఎ1 గుం.)	ఎందిన రకం
1	19/64/6	2.0600	కొనుగోలు
2	19/64/es	2.0600	కొనుగోలు
3	19/63	4.1200	కొనుగోలు
4	67e/2/1	0.0100	కొనుగోలు
5	67e/2	0.3900	కొనుగోలు

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g 300	ಾರ್ನ್ನೆ ನಾಗ	స్ట్రీర్ణం (ఎ1 గుంగి)	పాందిన రకం

#### ినుగ్లుదారు వివరాలు

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T05260081403

arron Zoli

60526

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ఆధార్ నెంకి

ర్విజెంటెడ్ బై ఇప్ప్ ఎగ్జిక్యూటివ్ డైరెక్టర్ పీ రమేష్

905, TEJA BLOCK MY HOME

NAVADWEEPA MADHAPUR

**చరునామా** 

HYDERABAD, Madhapur, Serilingampalle,

తండ్రి / భక్త పేరు

Rangareddy, Telangana, Pincode - 500081,

Mobile No - 9848260045

లావాడేరీకి ముందు కొనుగోలుదారు యొక్క వీపిల

క్రమంగ	ಸಕ್ಕೆ ಸರ	స్పోస్టం (స్.గం.)	රාංගිය ඒ දිර

#### లావాదేసికి తరువాత కొనుగోలుదారు యొక్క సిపిఐ

gill off	సర్వే నెం.I	ుస్త్రీగ్లం (ఎ1 గుం)	పాందిన రక్షణ
1	67e/2	0.3900	కొనుగోలు
2	67e/2/1	0.0100	కొనుగోలు
3	19/6ა	4.1200	కొనుగోలు
4	19/8=/6	2.0600	కొనుగోలు
5	19/44/69	2.0600	కొనుగోలు

తాశ్వర్ & జాయింద పద రిజిస్టర్ కార్యారయం,

Talakondapally , oor 88