



Sale Deed
(SALE DEED)

THIS DEED OF SALE is made and executed on 13 June 2022 by and between:

Sri/Smt./Kumari MALLEM MADHAVA RAO, S/O MALLEM VENKAIAH, aged about 71 years, PAN No. BNXP1099J, Occ: Other, Residing at PLOT NO 15 ROAD NO2, VASAVI COLONY, KOTHAPET, Saroor Nagar, Saroonagar, Rangareddy, Telangana, 500035.
(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sri/Smt./Kumari INDO INFRA SPACES PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U45202TG2022PTC162035) Represented by MALLEM SIVA GANESH BABU, aged about 38 years, Residing at Plot no 15, Road 2, Vasavi Colony, Kothapet, Saroor Nagar, Saroonagar, Rangareddy, Telangana, 500035.
(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 0.0600 Ac.Gts in Survey No. 7/a/2, Ankushapur (V), Ghatkesar (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06050079622.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 514200 (RUPEES FIVE LAKH FOURTEEN THOUSAND TWO HUNDRED ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 514200/- 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. 514200/- 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.
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 thereon.

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Ghatkesar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.39314.00/- paid between the hours of ___ and ___ on the 13th day of June, 2022 by Sri

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		MALLEM MADHAVA RAO, Address: PLOT NO 15 ROAD NO 2, VASAVI COLONY, KOTHAPET, Saroor Nagar, Saroomnagar, Rangareddy, India	
2	BU: Authorized Person	Aadhaar Verified		MALLEM SIVA GANESH BABU Authorized by INDO INFRA SPACES PRIVATE LIMITED, Address: Saroor Nagar, Saroomnagar, Rangareddy, India	

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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, 1906.

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 0.0600 Ac.Gts in Ankushapur (V), Ghatkesar (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06050070622 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	7/es/2	0.0600	SURVEY NUMBER:7 PART	SURVEY NUMBER:7 PART	SURVEY NUMBER:7 PART	SURVEY NUMBER:7 PART

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.

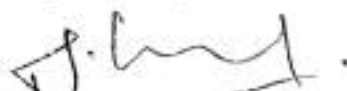
VENDOR

Signature

Name

Aadhar Number

Address



MALLEM MADHAVA RAO

xxxxxxxx1778

PLOT NO 15 ROAD NO2, VASAVI COLONY, KOTHAPET, Saroor Nagar, Saroor Nagar, Rangareddy, Telangana, 500035

VENDEE - Authorized Person

Signature

Name

Aadhar Number

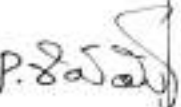
Address



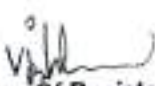
INDO INFRA SPACES PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U45202TG2022PTC162035) Represented by MALLEM SIVA GANESH BABU

xxxxxxxx9491

Plot no 15, Road 2, Vasavi Colony, Kothapet, Saroor Nagar, Saroor Nagar, Rangareddy, Telangana, 500035

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		C ELLASWAMY, Address: 2-114 KOLLURU NALGONDA 508101,	
2	WIT.	Aadhaar Verified		P SHIVIAH, Address: 12-1251 CHILAKALURIPET GUNTUR 522616,	

Date
16 June 2022


Signature Of Registering Officer
Tahsildar & Joint Sub-Registrar
Ghatkesar Mandal



Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Ghatkesar, Medchal-Malkajigiri

Transaction Summary

Application No. : 2201560760

Seller Details

PPB No. : T06/50070622
 Aadhaar Number : 99999991778
 Name : MALLEM MADHAVA RAO
 Father's / Husband's Name : MALLEM VENKAIAH
 Social Status : BC-B
 Gender : Male
 Occupation : Other
 PAN No. : BNXPM1096J
 Address : PLOT NO 16 ROAD NO 2, VASAVI COLONY,
 KOTHAPET, Saroor Nagar, Suramagar,
 Rangareddy, Telangana, 500035

Buyer - Authorized Person Details

PPB No. :
 Aadhaar Number : 99999999491
 Name : INDO INFRA SPACES PRIVATE LIMITED
 (CIN: Eam/Society/Trust No. :
 U45202TC2022PTC162035) Represented by
 MALLEM SIVA GANESH BABU
 Father's / Husband's Name :
 Social Status :
 Gender :
 Address : 2-1-46/2NR., 4TH FLOOR, SARASWATHI
 NAGAR, UPPAL, Uppal Bhagayath, Uppal,
 Medchal-Malkajigiri, Telangana, 500035

Details of Land Transferred

Type of Transaction : SALE (SALE DEED)

District : Medchal-Malkajigiri Mandal : Ghatkesar Village : Ankurapuri Khata No. : 60260

S.No.	Survey No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	7th/1/2	0.0000	514200	514157	514200
Total		0.0000			514200

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	
Registration Fee	
Transfer Fee	
Other Fees	
Total Stamp Duty	
Total Amount	Rs. 6000/-

Tahsildar & Jt. Sub Registrar Office,
 Ghatkesar, Medchal-Malkajigiri

It appears there is some discrepancy in area of sub-divisions in 7th/1/2 survey number. You are advised to satisfy yourself about the area as per ground position.

Tahsildar & Joint Sub-Registrar
 Ghatkesar Mandal

E-KYC Details as received from UIDAI:

S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9491 Mallem Siva Ganesh Babu	Mallem Siva Ganesh Babu, Address: S/O: Mallem Madhava Rao, Villa No 163, Haritha Block, Indu Aranya, NA, K.v. Rangareddy, INDIA	
2	Aadhaar No: XXXXXXXX1778 Mallem Madhavarao	Mallem Madhavarao, Address: S/O Venkaiah, 3-4-35, vital nagar, NA, Prakasam, INDIA	
3	Aadhaar No: XXXXXXXX5126 Shivaiah Pallapu	Shivaiah Pallapu, Address: S/O: Anjaneyulu, 12-1251, NA, NA, Guntur, INDIA	
4	Aadhaar No: XXXXXXXX2952 Siddam Ellaswamy	Siddam Ellaswamy, Address: S/O Chindam Somaiah, 2-119, 2nd ward, NA, Nalgonda, INDIA	



Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Ghatkesar, Medchal-Malkajigiri

eChallan

Challan No. REG2200596072

Remitter Details**Buyer - Authorized Person**

Name	MALLEM SIVA GANESH BABU Authorized by INDO INFRA SPACES PRIVATE LIMITED
Address	Plot no 15, Road 2, Vasavi Colony, Kothapet, Saroor Nagar, Saroomagar, Rangareddy, Telangana, 500035
Aadhaar No.	xxxxxxxx9491
Mobile No.	8499909999

Details of the Amounts Remitted (in INR)

Stamp Duty	28298
Transfer Duty	7718
Registration Fee	2573
Mutation Charges	375
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	39314

In Words Rupees THIRTY NINE THOUSAND THREE HUNDRED FOURTEEN RUPEES ONLY

Amount paid By Buyer - Authorized Person

Party Details

Seller Name	MALLEM MADHAVA RAO
Address	PLOT NO 15 ROAD NO2, VASAVI COLONY, KOTHAPET, Saroor Nagar, Saroomagar, Rangareddy, Telangana, 500035
Buyer - Authorized Person Name	MALLEM SIVA GANESH BABU Authorized by INDO INFRA SPACES PRIVATE LIMITED
Address	Plot no 15, Road 2, Vasavi Colony, Kothapet, Saroor Nagar, Saroomagar, Rangareddy, Telangana, 500035

Document Information

Property Details as per Dharani: Village, Mandal & District	Ankushapur, Ghatkesar, Medchal-Malkajigiri
Passbook Number of Seller	T06050070622
Passbook Number of Buyer	
Document Nature	SALE
Transaction Type	Registration

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

In the form of								
Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
Stamp Duty	0.00	0	28298	0	0	0.00	0	28298
Transfer Duty	0	0	7718	0	0	0	0	7718
Reg Fee	0	0	2573	0	0	0	0	2573
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	375	0	0	0	0	375
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	39314	0	0	0.00	0	39314

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

Rs. 36016 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 2573/- towards Registration Fees on the chargeable value of Rs 514500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200596068 dated 13-06-2022 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 39314.00/- DATE: 13-06-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: IGANTLEBX4, PAYMENT CODE: ,ATR: 4140303594422,REMMITER NAME: MALLEM SIVA GANESH BABU Authorized by INDO INFRA SPACES PRIVATE LIMITED, EXECUTANT NAME: MALLEM MADHAVA RAO, CLAIMANT NAME: INDO INFRA SPACES PRIVATE LIMITED.

Date
16 June 2022

Signature Of Registering Officer
Ghatkesar

Tahsildar & Joint Sub-Registrar
Ghatkesar Mandal

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Book1,CS No. 2200580780 & Doc No 439 / 2022 Sheet 5 of 5 Tahsildar & Jt Sub Registrar
Ghatkesar
Tahsildar & Joint Sub-Registrar
Ghatkesar Mandal

Certificate of Registration

Registered as document no. 439 of 2022 of Book I and assigned the identification number 1-6109-439-2022 for Scanning on 16 June 2022.


Signature Of Registering Officer
(Ghatkesar)
N VijayaLakshmi

Tahsildar & Joint Sub-Registrar
Ghatkesar Mandal

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