

ూణ तेलगाना TELANGANA 10/2019 8 100/

> P. suryanerayone Ro Bhadradri Kothogudey District. K. SRIKANTH LICENCED STAMP VENDOR H. No. 5-303, Suraram Colony

LIC. No.: 15-21-021/2011 Ren. No.: 15-21-041/2017

Curtificultapur (M), Madichol-Molikajijiri OŁ

SALE DEED

Phone No :9700530030 This DEED OF SALE is made and executed on this 21st day of October, 2019 at S.R.O. Quthbullapur by:-

M/s. INNOVATIVE CONSTRUCTIONS (PAN AAHFI1048K) having a Partnership Firm vide its Regd.No.2281 of 2018, Represented by its Managing Partners:

1. SRI. DESHAM BHASKAR REDDY S/o. SRI. D. RANGA REDDY, aged about 45 years, Occupation: Business, R/o. House No.3-4-79, Sumitra Nagar, Near Kanaka Durga Temple, Kukatpally, Hyderabad, Telangana State-500 072.

(Aadhaar No.xxxx xxxx 1525) (Mobile No.9177771445)

2, SRI. ALLAMKONDA JAYA PRAKASH REDDY S/o. SRI. A.GIDDA REDDY. aged about 39 years, Occupation: Business, R/o. Plot Nos.42-43, Flat No.202, S.R.Enclave, Aditya Nagar, Allwyn Colony, Kukatpally, Hyderabad, Telangana State-500 072.

(Aadhaar No.xxxx xxxx 6041) (Mobile No.8099229345)

HEREINAFTER referred to as the "VENDOR" which expression shall mean and include all its heirs, legal representatives, assignees, executors, administrators, nominees etc., of the FIRST PART.

Contd..2..

Managing Partners

S INNOVATIVE CONSTR

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthoullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11945/- paid between the hours of on the 21st day of OCT 2019 by Sri Desham Bhaskar Reddy Fairliai Biet Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Thumb Impression Photo Address Impression VASAMSETTY SHYAMALA W/O. V. SRINIVASA RAO RARTEBIEN TOFRTE H 500.16-4-23, Purjabu Gedda, Kothagudem, Bhadradri Kothagudem District, Telangana, 507118, DEFICE OF THE 4.70. V. J. of 5.76 al VASAMSETTY NAGA VENKATA LAKSHMI W/O. V.RAMESHWARA RAO 2 CL 321,Rudrampur,Kothagudem,Bhadradri Kothagudem District,Telangana,507119, Kothagudem ISETTY MAGA VENIGATA LI [1521-1-2019-25016] PITHANI SATHYANARAYANA R Washingt S/O. LATE. PITHANI SURYANARAYANA 3 CL House No.16-2-188, Negaiah Gadda Kothagudem Bhadradri Kothagudem District, Telangana, 507118. Ramavaram Doct No **ALLAMKONDA JAYA PRAKASH** REDDY MANAGING PARTNER of 10 S/O. A.GIDDA REDDY EX 43.F.NO.202,S.R.Englave,Allwyn 05 Colony.Hyderabad,Telangana,500072, Sheet -1, CS No 25016/2019 Aditya Nagar DESHAM BHASKAR REDDY (MANAGING PARTNERS) S/D. D. RANGA REDDY 5 EX 24510/2019. House No.3-4-79, Sumitra Nagar, Kukatpally, Hyderabad, Telangana, 500072, Near Kanaka Durge Temple Identified by Witness: Thumb Impression Photo Name & Address Signature Y.MADHAVA RAO 1 PRAKASAM S.SWAMY DAS 2 HYD

21st day of October, 2019





IN FAVOUR OF

1. SRI. PITHANI SATHYANARAYANA S/o. LATE. PITHANI SURYANARAYANA aged about 55 years, Occupation: Business, R/o. House No.16-2-188, Nagaiah Gadda, Ramavaram, Kothagudem, Bhadradri Kothagudem District, Telangana -507118.

(PAN BEOPP7880N) (Aadhaar No.xxxx xxxx 5207) (Mobile No.9849534637)

2. SMT.VASAMSETTY NAGA VENKATA LAKSHMI W/o. SRI.V. RAMESHWARA RAO, aged about 43 years, Occupation: Housewife, R/o. Quarter No.C 321, Rudrampur, Kothagudem, Bhadradri Kothagudem District, Telangana-(PAN AKCPV7893E) (Aadhaar No.xxxx xxxx 3734) (Mobile No.7893843795)

3. SMT. VASAMSETTY SHYAMALA W/o. SRI. V. SRINIVASA RAO, aged about 38 years, Occupation: Housewife, R/o. House No.16-4-23, Punjabu Gadda, Ramavaram, Kothagudem, Bhadradri Kothagudem District, Telangana -507118.

(PAN AHBPV5675Q) (Aadhaar No.xxxx xxxx 9716) (Mobile No.8317640922)

HEREINAFTER referred to as the "VENDEES" which expression shall mean and include all their heirs, legal representatives, assignees, executors, nominees, administrators etc., of the SECOND PART.

WHEREAS the Vendor herein is the sole, absolute owner and peaceful possessor of the Plot Nos.292, 293 & 294, total admeasuring 600.0 Square Yards or equivalent to 501.6 Square Meters, in Survey Nos.271, 272, 289 to 294 & 296, Situated at Shirdi Hills of GAJULARAMARAM VILLAGE, GHMC Outhbullapur Circle, Quthbullapur Mandal, Medchal-Malkajgiri District Telangana, having purchased the same from M/s. Yuvan Property Developers Rep.by its Managing Partner Sri. M. Chandra Mohan Reddy and M/s. S.V.P. Constructions Rep.by its Managing Partner Sri. Syamala Venkateswara Reddy through Registered Sale Deed Document No.15090 of 2018, dated: 07-07-2018, Registered at S.R.O. Quthbullapur.

CHESSE THAT

M/s INNOVATIVE CONSTRUCTION A. TRACK

Managing Partners

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| | SI No | Aadhaar Details | E-KYC Details as received from UIDAI: | | | |
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| | - | Total Control of the | 7.1007484 | Photo | | |
| 24510/2019. Sheet 2 of 10 Sub-Registrar Quthbullabur | 1 | Aadhaar No: XXXXXXXX5253 Name: Sonnaila Swami Das | S/O Sonnaila Nagappa, Serilingampally, Rangareddi, Andhra Pradesh, 500019 | | | |
| | 2 | Aadhaar No: XXXXXXXX9952 Name: Yaramosu Madhava Rao | S/O Yaramosu Subbarao, Ongole, Prakasam, Andhra Pradesh, 523001 | 9 | | |
| |) ³ | Aadhaar No: XXXXXXXX1525 Name: Desham Bhaskar Reddy | S/O Desham Ranga Reddy, kukatpally, Hyderabad, Andhra Pradesh, 500072 | 0 | | |
| | 4 | Aadhaar No: XXXXXXXXE041 Name: Allamkonda Jaya Prakash Reddy | S/O Allamkonda Gidda Reddy, Kukatpally, Hyderabad, Telangana, 500072 | 9 | | |
| | 5 | Aadhaar No: XXXXXXXX5207 Name: Pithani Satyanarayana | S/O Suryanarayana, Gareebpeta (Rural), Khammam, Andhra Pradesh, 507118 | 1 | | |
| | 6 | Aadhaar No: XXXXXXXX3734 Name: Vasamsetti Naga Venkata Lakshmi | W/O Vasamsetti Rameswara Rao, Rudrampur, Khammam, Telangana, 507119 | 9 | | |
| | 7 | Aadhaar No: XXXXXXXX9716 Name: Vasamsetty Shyamala | W/O Srinivasa Rao, Rudrampur, Khammam, Andhra Pradesh, 507119 | 0. | | |





AND WHEREAS, the Vendor due to its financial necessities have agreed and offered to sell the Plot Nos.292 Part, 293 & 294, total admeasuring 477.77 Square Yards or equivalent to 399.42 Square Meters, in Survey Nos.271, 272, 289 to 294 & 296, Situated at Shirdi Hills of GAJULARAMARAM VILLAGE, GHMC Quthbullapur Circle, Quthbullapur Mandal, Medchal-Malkajgiri District Telangana., morefully described in the schedule annexed to this deed to the Vendees, for a total sale consideration of Rs.23,88,850/- (Rupees Twenty Three Lakhs Eighty Eight Thousand Eight Hundred and Fifty only) and the Vendees have agreed to purchase the same for the said sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

- THAT IN PURSUANCE of the aforesaid offer and acceptance, the Vendees
 have paid the entire sale consideration of Rs.23,88,850/- (Rupees Twenty
 Three Lakhs Eighty Eight Thousand Eight Hundred and Fifty only) to
 the Vendor as follows:
 - Rs.5,00,000/- vide Cheque No.413945 dated 05-10-2019, drawn on State Bank of India, Kinnerasani Branch, Paloncha, Bhadradri Kothagudem District.
 - Rs.5,00,000/- vide Cheque No.413946 dated 05-10-2019, drawn on State Bank of India, Kinnerasani Branch, Paloncha, Bhadradri Kothagudem District.
 - iii) Rs.5,00,000/- vide Cheque No.413947 dated 05-10-2019, drawn on State Bank of India, Kinnerasani Branch, Paloncha, Bhadradri Kothagudem District.
 - Rs.5,00,000/- vide Cheque No.000031 dated 17-10-2019, drawn on Andhra Bank, Rudrampur Branch, Bhadradri Kothagudem District.
 - v) Rs.2,00,000/- vide Cheque No.000035 dated 17-10-2019, drawn on Andhra Bank, Rudrampur Branch, Bhadradri Kothagudem District.
 - vi) Rs.1,88,850/- by Cash.

and the Vendor hereby admits and acknowledges the entire sale consideration having received from the Vendees, and the Vendor hereby conveys, sells, transfers and assigns the Scheduled property to the Vendees forever N/S INNOVATIVE CONSTRUCTIONS

Contd..4..

Rs. 131295/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11945/- towards Registration Fees on the chargeable value of Rs. 2389000/- was paid by the party through E-Challan/BC/Pay Order No ,209XEZ181019 duted ,18-OCT-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 143440/-, DATE: 18-OCT-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6965009885604.PAYMENT MODE:CASH-1000200,ATRN:6865009885604.REMITTER NAME: PY HANI SATHYANARAYANA EXECUTANT NAME: INNOVATIVE CONSTRUCTIONS ,CLAIMANT NAME; PITHANI SATHYANARAYANA AND OTHERS).

21st day of October,2019

Certificate of Registration

Registered as document no. 24510 of 2019 of Book-1 and assigned the identification number 1 - 1524 - 24510 2019 for Scanning on 21-OCT-19.

> Registering Canga aruthbuliabur

Signature o Registering Officer

Quthbullapur

(V.Jyothi)

24510/2019. Sheet 3 of 10 3 of 10 Sheet

Sub-fragistrar





- That the Vendor has today delivered the vacant, peaceful and physical
 possession of the said property to the Vendees "TO HAVE AND TO HOLD"
 the same absolutely and forever with all rights, titles, easements,
 advantages and appurtenances.
- THAT, the Vendor declares that it is the absolute owner of the said property and it have got valid marketable title in and over the said property and entitled to sell, transfer and assign in favour of the Vendees.
- THAT, the rights, titles, interest has been transferred in favour of the Vendees. The Vendor has already paid all Taxes, Cess, dues etc., in respect of the Scheduled Property.
- THAT, the Scheduled Property is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court attachments etc.
- 6. THAT, the Vendor further declare that the Vendor is the absolute owner of the Scheduled property and there are no other claimants to claim any right, title or possession in and over the said property. Subsequently if any person/persons claim any right, title or possession in and over the property it shall be sole responsibility of the Vendor to get it cleared.
- THAT, the Vendor further covenants with the Vendees, that if the Vendees
 are deprived of whole or any part on account of any defect in the Vendor's
 title, the Vendor shall indemnify and compensate the Vendees against the
 same.
- THAT, the Vendor shall indemnify and keep the Vendees indemnified from all losses, expenses and other damages in respect of the property hereby conveyed.
- THAT, the Vendees shall hold and enjoy the property as absolute owners as they likes without any let or hindrance either from the Vendor or any other persons or whomsoever.
- That, the Land affected by the document is not the assigned land as defined in Section 2(1) Act 9 of 1977.

11. THAT, the Market Value of the Property is Rs.23,88,850/- only at the rate of Rs.5,000/- per Square Yard.

M/s INNOVATIVE CONSTRUCTIONS OF A LANGE CONSTRUCTION OF A LANGE

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Managing Partners

Bk - 1, CS No 25016/2019 & Doct No 24510/2019. Sheet 4 of 10 Sheet 4 of 10





SCHEDULE OF THE PROPERTY

All that the Plot Nos.292 Part, 293 & 294, total admeasuring 477.77 Square Yards or equivalent to 399.42 Square Meters, in Survey Nos.271, 272, 289 to 294 & 296, Situated at Shirdi Hills of GAJULARAMARAM VILLAGE, GHMC Outhbullapur Circle, Outhbullapur Mandal, Medchal-Malkaigiri District Telangana, and bounded as follows:-

NORTH

Plot Nos.295, 296 & 297.

SOUTH

30' wide Road.

EAST

40' wide Road

WEST

Plot No.292 Part.

And morefully delineated in the plan annexed hereto, and marked in RED Colour.

IN WITNESS WHEREOF, the Vendor have signed on this Sale Deed with its free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. y Morehander

M/s INNOVATIVE CONSTRUCTION

Managing Partners

VENDORS

P = 45/200002

24510/2019. Sheet 5 of 10

REGIST





Registration plan showing the Plot Nos.292 Part, 293 & 294, total admeasuring 477.77 Square Yards or equivalent to 399.42 Square Meters, in Survey Nos.271, 272, 289 to 294 & 296, Situated at Shirdi Hills of GAJULARAMARAM VILLAGE, GHMC Quthbullapur Circle, Quthbullapur Mandal, Medchal-Malkajgiri District Telangana.

VENDOR: M/s. INNOVATIVE CONSTRUCTIONS, Rep. by its Managing Partners:

1. SRI. DESHAM BHASKAR REDDY

S/o. SRI. D. RANGA REDDY,

 SRI. ALLAMKONDA JAYA PRAKASH REDDY S/o. SRI. A.GIDDA REDDY,

VENDEES: 1. SRI. PITHANI SATHYANARAYANA

S/o. LATE. PITHANI SURYANARAYANA,

"NOT TO SCALE" EXCLUDED [

 SMT.VASAMSETTY NAGA VENKATA LAKSHMI W/o. SRI.V. RAMESHWARA RAO,

 SMT. VASAMSETTY SHYAMALA W/o. SRI. V. SRINIVASA RAO,

Plot Nos.295, 296, 297

INCLUDED

20, O. Mide Road

So. O. Wide Road

So. O. Wide Road

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WITNESSES:

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M/s INNOVATIVE CONSTRUCTION

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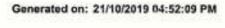
Managing Partners

VENDORS

P. west Morason

V. D. V. LovBshmi V. Shyamala VENDEES Bk - 1, CS No 25016/2019 & Doct No 24510/2019. Sheet 6 of 10 Sub-regularing







DECLARATION

I/We,

M/s. INNOVATIVE CONSTRUCTIONS (PAN AAHFI1048K) having a Partnership Firm vide its Regd.No.2281 of 2018, Represented by its Managing Partners:

- SRI. DESHAM BHASKAR REDDY S/o. SRI. D. RANGA REDDY, aged about 44 years, Occupation: Business, R/o. House No.3-4-79, Sumitra Nagar, Near Kanaka Durga Temple, Kukatpally, Hyderabad, Telangana State-500 072.
- SRI. ALLAMKONDA JAYA PRAKASH REDDY S/o. SRI. A.GIDDA REDDY, aged about 38 years, Occupation: Business, R/o. Plot Nos.42-43, Flat No.202, S.R.Enclave, Aditya Nagar, Allwyn Colony, Kukatpally, Hyderabad, Telangana State-500 072.

Hereby declare that I/We is/are the Owner/Possessor/Executant

of the Scheduled Property Mentioned Document No.15090/2018, Registered at S.R.O. Quthbullapur.

Which is a not Structure/vacant site/vacant plot.

The said property is not assessed by the Corporation/ Municipal/ Cantonment/Nagarapanchayath/ Gramapanchayath authority and not allotted any PTI/VLTA Number.

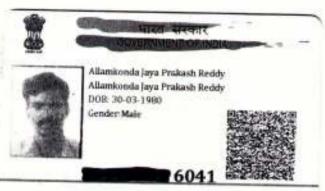
M/s INNOVATIVE CONSTRUCTION

Declarant/s

Place: QUTHBULLAPUR

Bk - 1, CS No 25016/2019 & Doct No 24510/2019. Sheet 7 of 10 Sul Registrar Christillapur





भाषा - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण NIQUE IDENTIFICATION AUTHORITY OF INDIA

5/0 000 For Ag 86 20 2 42,43 ప్లాడ్ నే-202 ఎస్ ఆర్ ఎజ్మార్, ఆరిత్మ నగన్, జలకన్మ హోటల దగ్గర, స్ కాలోన్, బాజిల్ పెట్టి, బాజిల్ పెట్టి, 500072

Address: S/o Allamkonda Gidda Reddy, Plot No-42, 43 Flat No-202 S R Enclave, Aditya Nagar, Near Jalakanya Hotel, Allwyn Colony, Kukatpally, Kukatpally, Tirumalagiri, Hyderabad, Telangana, 500072



P.O. Box No. 1947

A. JPRODY



गरत संस्कार



దేశం బాస్కర్ రెడ్డి Desham Bhaskar Reddy කුජුය මයි / DOB: 10/10/1974 ವುರುಮರು / MALE



1525

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य विशिष्ट पहचान प्राधिकरण OF INDIA

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NAGAR, NEAR KANAKA DURGA TEMPLE, KUKAT PALLY, kukatpally, Hyderabad, Andhra Pradesh -500072

Address:

NO 3-4-79, SUMITRA

S/O Desham Ranga Reddy, H

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युनाइटेड बैंक ऑफ़ इंडिया UNITED BANK OF INDIA

JEEDIMETLA JDMP44

Pay

COMMISSIONER GHMC

को या उनके आदेश पर OR ORDER

रुपवे/Rupees

VALID FOR 90 DAYS ONLY

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Two Thousand Three Hundred Ninety

Only

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मुगतान आदेश PAY ORDER

अहस्तान्तरणीय NOTTRANSFERABLE

कृते युनाइटेड बैंक ऑफ इंडिया FOR UNITED BANK OF INDIA

814006 Purchaser: VENKAT

16905 AUTHORISED SIGNATORY(S) (S.S. No.) Please Sign above

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Payable at par at all branches of until Bark VA fidia INR. 2,390.00

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24510/2019. Sheet 8 of 10

Sheet 8 of 10







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వహెదు సంఖ్య/ Enrollment No. : 1171/27030/09669

Vasamsetty Shyamala వాసంశెట్టి క్యామల W/O Srinivasa Rao B-93 Rudrampur Rudrampur,Khammam Andhra Pradesh - 507119 9491144020

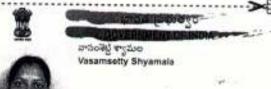
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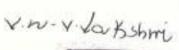


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Vasamsett Nage Venkata වාසිත මරු DOB: 29/07/1974









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వమోదు సంఖ్య/ Enrollment No. : 1094/91505/04048

To Pithani Satyanarayana పీరాని పత్యవారాయణ S/O: Suryanarayana 16-2-188 negalahgadda ramavaram kothagudem Gareebpeta (Rural) Garilipeta, Frammam Andhra Pragesh - 507118

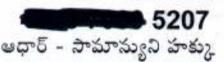


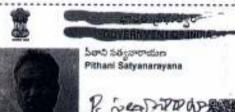
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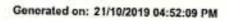
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3734

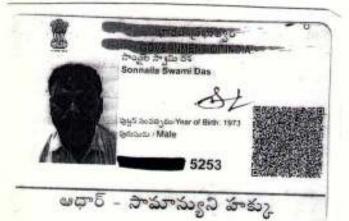
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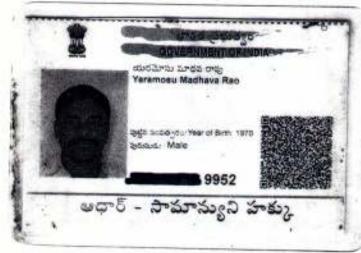
Bk - 1, CS No 25016/2019 & Doct No 24510/2019. Sheet 9 of 10 Sup-R











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Address: S/O Sonnala Nagappa, 2-31/10/A,-Serlingemosty, Tara Nagar, Serlingampally. Lingampali, Rangareddi, Andhra Pradesh, 500019



X Selp# sidal gov.in www



కాథకార సంస్థ

ఏరువామా 60 యరమోట సుబ్బారావు 37-1-411.98 రామ్ పగర్ జరన లైస్, ఒంగోలు ಒಂಗ್ ಟ. (2840, ಅಂಥ (288, 1238))

Address: S/O Yaramosu Subbarao, 37-1-413/98, Ram negar 5th line. Ongole, Ongole, Prakasam, Anchra Pradesh, 523001





www



8k - 1, CS No 25016/2019 & Doct No 24510/2019. Sheet 10 of 10 Sub Registrar Quithbullapo





Government of Telangana **Registration And Stamps Department**

24510 July

Payment Details - Citizen Copy - Generated on 21/10/2019, 04:19 PM

SRO Name: 1521 Quthbullapur

Receipt No: 25764

Receipt Date: 21/10/2019

Name: DESHAM BHASKAR REDDY

DD No:

CS No/Doct No: 25016 / 2019

Transaction: Sale Deed

Challan No: Challen Dt.

Chargeable Value: 2388850

DD Dt

E-Challan No: 209XEZ181019 E-Challan Dt: 18-OCT-19

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

| Account Description | | Amount Paid By | | | |
|------------------------------|-------------------------------------------|-----------------|----|-----------|--|
| | Cash | Challan | DD | E-Challan | |
| Registration Fee | HNED | | | 11945 | |
| Transfer Duty /TPT | | | | 35835 | |
| Deficit Stamp Duty | 100 151 | | | 95460 | |
| User Charges | 6 | | | 200 | |
| Total: | de la | | | 143440 | |
| In Words: RUPEES ONE CARPFOR | Y THREE THOUSAND FOUR HU | NDRED FORTY ONL | Y | | |
| PEGIS | 7100 000 | | | | |
| -012 | KAN | | | X | |
| Prepared By: NAVEEN | | -0165 | | (h | |