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[S.I.No. 10628 ot 0 11 2022 Rs. 100]

5/0.D/o.W/o. D. Salyan, Rio RROist.

For whom MIS. Sri mantha Infra Profeets

AM 306860

G.ANNAPURNA DEVI

Licensed Stamp Vendor
L.No.:15-27-007/2002, R.L. No. 15-27-02**7/2020**R/o. H. No. 2-62, Almasguda (V),
Saroornagar (M), R.R. Dist-500 058.
Phone: 9700330385

THIS DEED OF Sale is made and executed on this the 10th day of November, 2022

by:-

SRI. Dr. B. NARSAIAH, S/o. LAXMAIAH, aged about 62 years, Occupation: Doctor, R/o. Flat No.403, Jasmine, Quality Gardenia Apt., Kachiguda, Hyderabad, Telangana – 500027. (PAN NO.ABXPB9225A) (Aadhaar No.4044 8465 2460)

(Hereinafter called the "VENDOR")

IN FAVOUR OF

M/s. SRI MAATHA INFRA PROJECTS (PAN No.AERFS1690F) Registered Office at H.No.8-15-107/5, 1st Floor, Sri Ram Nagar, Beside Vijaya Laxmi Theatre, L.B.Nagar X Roads, Saroomagar, Ranga Reddy District.

Represented by its Managing Partners:

- SRI. DOMALA VENKANNA, S/o. DOMALA SATYAM, aged about 48 Years, Occupation: Business, Resident of H.No.9-114, Prajay Gulmohar, Kuntloor Village, Abdullapurmet Mandal, Ranga Reddy District – 501505, Telangana State. (Aadhaar No.9449 3153 2915) Ph.No.9246568234
- SRI. PADURU SRINIVAS REDDY, S/o. SAMBA SHIVA REDDY, aged about 53 Years, Occupation: Business, Resident of Sy.No.419/P, Villa No.67, Manchirevula, Kokapet, Rajendranagar, Hyderabad 500089, Telangana State. (Aadhaar No.3204 8488 2180) Ph.No.9989332555

(Hereinafter called the "VENDEE')

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Presentation Endorsement: Presented in the Office of the Sub Registrar, Pedda Amberpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 27830/- paid between the hours of _____ and ____ on the 10th day of NOV, 2022 by Sri Dr.B.Narsaiah Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression DOMALA VENKANNA[R]PADURU SRINIVAS REDDY (MANAGING

PARTNER) 1 CL S/O SAMBA SHIVA REDDY DOMALA VENKANNA [R] F [1515-1-2022-9705] M/S. SRI MAATHA INFRA PROJECTS., DOMALA VENKANNA (MANAGING PARTNER) 2 CL S/O. DOMÁLĄ SATYAM HNO.9-114, PRAJAY GULMOHAR, KUNTLOOR VILLAGE, ABD MANDAL,R.R.DIST., M/S SRI MAATHA INFR. [1515-1-2022-9705] DR.B.NARSAIAH S/O. LAXMAIAH 3 EX R/O. FLAT NO.403, JASMINE, QUALITY GARDENIA APT KACHIGUDA, HYD., [1515-1-2022-9705]EX-999 Identified by Witness: SI No Thumb Impression Photo Name & Address Signature D HARI KRISHNA

Identified by Witness:

SI No Thumb Impression Photo Name & Address Signature

D HARI KRISHNA

R/O JILLELAGUDA, R R DIST

B NAVEEN KUMAR

R/O PASUMAMULA, R R DIST

B NAVEEN KUMAR

R/O PASUMAMULA, R R DIST

10th day of November, 2022

Signature of Sub Registrar Pedda Amberpet

	E	-KYC Details as received from UIDAI:	
SI No	Aadhaar Details	Address:	Photo
1,	Aadhaar No: XXXXXXXX2460 Name: Bura Narsaiah	S/O Late Bura Laxmaiah, Khairatabad, Hyderabad, Andhra Pradesh, 500004	9
2	Aadhaar No: XXXXXXXX2915 Name: Domala Venkanna	S/O Domala Satyam, Hayathnagar, K.v. Rangareddy, Telangana, 501505	

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CS No 9705/2022 & Doct No



(The terms 'The Vendor' and 'The Vendee' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc. as the parties themselves).

WHEREAS the Vendor herein is the sole and absolute owner and peaceful possessor of the Agricultural Land in Survey No.106/2/1e/1, admeasuring Ac.0-20 Guntas, Situated at PASMAMLA Village, Abdullapurmet Revenue Mandal, under Pedda Amberpet Municipality, Ranga Reddy District, having purchased the same property from Smt. VEERAMACHANENI SREEMATHI, W/o. VEERAMACHANENI VENKATA SUBBA RAO, Represented by her regd. Agreement of sale cum GPA Holder: Sri. Dr. B. NARSAIAH, S/o. LAXMAIAH, through a registered Sale Deed Document bearing No.18/2022 of Book I, date: 04-01-2022, registered at Tahsildar & Jt. Sub-Registrar, Abdullapurmet.

That the Vendor herein has also got the for an extent Ac.0-20 Gts., Agriculture Land converted to Non-Agricultural purpose by approaching the Competent Authority and Tahsildar & Jt. Sub-Registrar Office, Abdullapurmet. The Competent Authority and Tahsildar & Jt. Sub-Registrar Office, Abdullapurmet issued NALA conversion orders vide Proceedings No.2200024487, dated: 10-01-2022 respectively.

WHEREAS Sri. V. Venkata Subba Rao, S/o. Narayana Rao and Others, are the original pattadars of the land in Survey No.106/2 of Pasmamla Village, Abdullapurmet Mandal, Ranga Reddy District is a Patta Land and he had obtained the No Objection Certificate vide Lr.No.E4/4256/2019, dated: 12-08-2021 issued by the Collector, Ranga Reddy District.

WHEREAS the Vendor is being in need of money for his urgent financial necessities have offered to sell the Non-Agricultural Land, in Survey No.106/2/1e/1, admeasuring 2420 Sq.yards or 2023.362 Sq.meters or Ac.0-20 Guntas, Situated at PASMAMLA Village, Abdullapurmet Revenue Mandal, under Pedda Amberpet Municipality, Ranga Reddy District, property free from all encumbrances to the Vendee for a total sale consideration of Rs.55,66,000/- (Rupees Fifty Five Lakhs Sixty Six Thousand Only) and the Vendee have agreed to purchase the same for the said consideration.

WHEREAS the Vendor has received from the said Vendee said consideration of Rs.55,66,000/- (Rupees Fifty Five Lakhs Sixty Six Thousand Only) as follows:

- a) Rs.15,00,000/- (Rupees Fifteen Lakhs Only) by way of Cheque No.000422, date: 10-11-2022 drawn on ICICI Bank, Kothapet Branch, Hyderabad.
- b) Rs.20,33,000/- (Rupees Twenty Lakhs Thirty Three Thousand Only) by way of Cheque No.000423, date: 10-11-2022 drawn on ICICI Bank, Kothapet Branch, Hyderabad.
- c) Rs.20,33,000/- (Rupees Twenty Lakhs Thirty Three Thousand Only) by way of Cheque No.000424, date: 10-11-2022 drawn on ICICI Bank, Kothapet Branch, Hyderabad. from the Vendee herein.

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Bk - 1, CS No 9705/2022 & Doct No

Description	In the Form of								
of Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total		
Stamp Duty	100	0	306030	0	0	0	306130		
Transfer Duty	NA	0	83490	0	0	0	83490		
Reg. Fee	NA	0	27830	0	0	0	27830		
User Charges	NA	0	500	0	0	0	500		
Mutation Fee	NA	0	5570	0	0	0	5570		
Total	100	0	423420	0	0	0	423520		

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in

Rs. 389520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 27830/- towards Registration Fees on the chargeable value of Rs. 5566000/- was paid by the party through E-Challan/BC/Pay Order No ,661GY1101122 dated ,10-NOV-22 of ,ICICIC/

Online Payment Details Received from SBI e-P

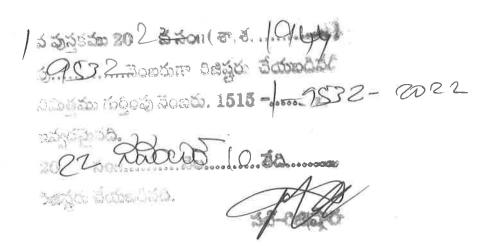
(1). AMOUNT PAID: Rs. 423470/-, DATE: 10-NOV-22, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 4095152434127, PAYMENT MODE: NB-1001138, ATRN: 4095152434127, REMITTER NAME: D VENKANNA, EXECUTANT NAME: DR B NARSAIAH, CLAIMANT NAME: SRI MAATHA INFRA PROJECTS) .

Date:

10th day of November, 2022

Signature of Registering Office

SUB-REGISTRAR







NOW THEREFORE this deed of sale witnesses that in pursuance of the said agreement and receipt of consideration of Rs.55,66,000/- (Rupees Fifty Five Lakhs Sixty Six Thousand Only) already received by the Vendor from the Vendee. The said Vendor is absolute owner of the said property described in the schedule hereto with the boundaries thereof shown in schedule does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Vendee as absolute owners together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee as follows:

- 1. The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owners without any interruption from the Vendor or any persons claiming through the Vendor.
- The Vendor has given vacant possession of the said property to the Vendee.
- The Vendor has paid all taxes etc., payable on the said property up to date and the Vendee will have to pay such taxes etc., payable hereafter.
- 4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
- 5. The previous title deeds relating to the said property hereby handed over to the Vendee.
- 6. The Vendor hereby agrees to Co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Revenue Records.
- 7. The Vendor do hereby further agree with the Vendee at all times hereafter and at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this deed.
- 8. The Vendor do hereby agree to keep indemnified the Vendee from and against all losses, costs, damages and expenses which the Vendee may sustain by reason of any body claiming to the said property.
- 9. The land is not an assigned land within the meaning of TS Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies/Undertakings.

Bh.

Bk-1, CS No 9705/2022 & Doct No





SCHEDULE OF THE PROPERTY

All that the piece and parcel of the Non-Agricultural Land, in Survey No.106/2/16/1, admeasuring 2420 Sq.yards or 2023.362 Sq.meters or Ac.0-20 Guntas, Situated at PASMAMLA Village, Abdullapurmet Revenue Mandal, under Pedda Amberpet Municipality, Ranga Reddy District, Under Registration Sub-District, Pedda Amberpet and bounded by:-

NORTH :: Land in Sy.No.88 and Sy No.97 Part,

SOUTH :: Survey No.106/1 Part,

EAST :: Land of JAR Infra,

WEST :: Survey No.106/2 Part.

RULE - 3 STATEMENT

Survey No.	Village	Extent	Value per Sq.yard	Total Value
106/2/1ಅ/1	PASMAMLA	2420 Sq.yds., Or Ac.0-20 Gts.,	Rs.2300/-	Rs.55,66,000/-

A Stamp duty paid on the market value.

IN WITNESSES WHEREOF, the Vendor hereunto has set his hands to this Deed of Sale with his free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES:-

1. Dailule

SIG. OF THE VENDOR.

2. Fredly

Bk - 1, CS-No 9705/2022 & Doct No





	REGISTRATION ACT, 1908.						
SI.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER				
			1) Sti D. Venkanna Bott. No. 9-114, Pragay Gulmoha Kunthor W. A. Laulla purmet (n) Reors				
			2) Sr. P. Srinivas Reddy Fro. Sy. NO.4191P. Villa No.67. Manchiverula, Kokapet, Rajendranagar, Hyderebac, (vendee)				
		PHOTO BLACK & WHITE					
		PHOTO BLACK & WHITE					
SIGNA	TURE OF WITNESSES		THE AT THE PARTY OF THE PARTY O				
1.	while		. Bh				
2. NOTE :	Buelle If the Buyer(s) is/are not presen	t before the Sub Regisi	SIGNATURE OF EXECUTANTS trar, the following request should be signed.				
repres	I/We send herewith my/ou	r phtograph(s) and	fingerprints in the form prescribed, through my as I / We cannot appear personally before Assurances				
the Re	gistering Officer in the Office	of Sub-Registrar of	Assurances TSUCA MARIANTANA				

Signature (e) of BUNGER(e)

Signature of the Representative

Sub Remetrar Pedda Amberpet Bk-1, CS No 9705/2022 & Doct No

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Office of the Collector, Rangareddy District.

E4/4256/2019

Dated: 12.08.2021

ENDORSEMENT

Sub:- NOC - Rangareddy District - Abdullapurmet Mandal - Pasumamula Village - Sy.No.106/2, extent Ac.07-00gts - Requested to issue NOC in favour of V.Pushpa Latha & others - Reg.

Ref:- 1. A/o Smt.V.Pushpa Latha and others, Dt:11.12.2019.

Tahsildar, Abdullapurmet Mandal, Lr.No.C/242/2020,
 Dt: 16.03.2021 addressed to RDO, Ibrahimpatnam.

3. The RDO, Ibrahimpatnam Division, Lr.No.B/324/2020, Dt:23.03.2021.

4. The CCLA's Ref.No. Assn.II(2)/214/2014, Dated:6.1.2020.

5. The DLSC committee meeting held-on 19.06.2021.

Through the reference 1st cited One Smt.V.Pushpa Latha and others have filed an application stating that they have purchased the land for an extent of Ac.7-00gts in Sy.No.106/2 of Pasumamula Village, Abdullapurmet Mandal through registered sale deed in the year 2003 which was originally assigned to

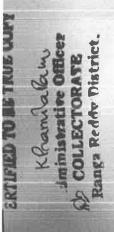
through registered sale deed in the year 2003 which was originally assigned to S.Raghunatha Rao under Political sufferer category and they have been issued E-PPB and their names are recorded in Pahani Records and requested to issue

NOC to get bank loan and development of the said land.

The matter has been examined through RDO, Ibrahimpatnam wherein it was reported vide reference 3rd cited stating that, the total extent of Sy.No.106/1 of Pasumamula Village is Ac.39.28gts, and out of which Ac.10.00gts was assigned to S.R.Raghunatha Rao S/o. Subba Rao under political sufferer quota vide Tahsildar Patta No.B2/538/70, Dated: 02.04.1970 and the Assistant Director of Survey & Land Records issued Supplementary Sethwar vide file No.7748/70 and it was implemented in the Faisal Patti of 1970-71 under Bondobasth Izafa, wherein it is clearly mentioned that S.R.Raghunatha Rao was a political sufferer. He died on 21.01.1989 leaving the following heirs as evident from legal heir certificate No.B2/92/ LHC/2002, dt: 16.07.2002 issued by the Tahsildar, Khairathabad.

Bl.No.	Name	Age	Relation with the deceased	Marital Status
1.	S.R. Suresh Babu	32	Son	Married
	Dr. S.R. Sarala	40	Daughter	Married
2.	S.R. Muralidhar	46	Son	Married
3.	S.R. Satyaharayana	38	Son	Married
4.	S.R. Satyanarayana			

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Further it is submitted that, the allotte S.R.Raghunatha Rao was recorded as pattedar of Sy.No.106/2 to an extent of Ac.10.00gts from 1971-72 to 2004-05. Out of Ac.10.00gts he sold the land an extent of Ac.3-00gts, during his life time only. Subsequently, the legal heirs have sold the land in favour of following persons through registered sale deeds.

SI.	La cal a market	Document No. & Date	Sy.No.	Extent Sold (Acres)
No.	Name of the purchaser	443/2003, dt	106/2	1.00
$\mathbf{I}_{\widehat{\Sigma}}$	V. Venkata Subba Rao S/o. Narayana Rao	05.062003		1.00
2.	V. Narayana Rao S/o. Venkata Subba	443/2003, dt: 05.062003	106/2	1.00
3.	V.Pushpa Latha W/o. Vidya Sagar	443/2003, dt: 05.062003	106/2	1.00
4.	V.Sreemani W/o. Venkata Subba Rao	443/2003, dt: 05.062003	106/2	1.00
5.	Ch. Shyam Sunder-Reddy S/o. Yella Reddy	443/2003, dt: 05.062003	106/2	1.00
6.	Ch. Ashok Reddy S/o Yella Reddy	443/2003, dt: 05.062003	106/2	1.00
7.	P. Srinivasa Reddy S/o. Narasimha Reddy	443/2003, dt: 05,062003	106/2	0.20
3.	P.Radhika Reddy W/o. Srinivasa Reddy	443/2003, dt: 05.062003	106/2	0.20
		William F. Hilliam	TOTAL	7.00

The following entries are recorded in present Pahani (Dharani):

SI. No.	Name of the pattadar	Sy.No/ Sub- Division No.	Extent (Ac.Gts)	Classification
1.	V.Sreemani W/o, Venkata Subba Rao	106/2/1A	1.00	Patta
2.	V.Narayana Rao S/o. Venkata Subba Rao	106/2/1E	1.00	Patta
3.	V.Pushpa Latha W/o. Vidya Sagar	106/2/1AA	1.00	Patta
4.	V.Sreemani W/o. Venkata Subba Rao	106/2/1EA	1.00	Patta
5.	Ch. Shyam Sunder Reddy S/o. Yella Reddy	106/2/1700	1.00	Patta
6.	Ch. Ashok Reddy S/o Yella Reddy	106/2/IVU	1.00	Patta
7.	Peradi Srinivasa Reddy S/o. Narasimha Reddy	106/2/1RU	0.20	Patta
8.	P.Radhika Reddy W/o. Srinivasa Reddy	106/2/1/ROO	0.20	Patta
E	To be before a desirable of	TOTAL	7.00	And the real

Further submitted that, Late S.R.Raghunatha Rao was allotted government land under political sufferer quota in terms of G.O.Ms.No.1110, Revenue, dt:26.05.1960 and Supplementary Sethwar was issued by the A.D., Survey & Land Records making permanent changes in the records in which the boundaries of the land are clearly demarcated with reference to measurements. As per G.O.Ms.No.1745, Revenue dt.28.08.1959, the political suffers were permitted to sell away the lands assigned to them without any conditions.

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Sub Registrar office

PEDDA AMBERPET

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Sheet 6 of 8

CS-No 9705/2022 & Doct No

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The Proposals have been placed before the DLSC held on 19.06.2021 and committee has opined that, "After examine the documents available on record and report of RDO, Ibrahimpatnam, it is found that, the subject land in Sy.No.106/2 to an extent of Ac.10-00gts of Pasumamula village was assigned under Political Sufferer Category. Hence, 'NOC' may be considered on the subject land for an extent of Ac.7-00gts in Sy.No.106/2 of pasumamula village, as per recommendation of RDO, Ibrahimpatnam Division".

In view of the above, the NOC is issued to an extent of Ac.7-00gts in Sy.No.106/2 of Pasumamula Village, Abdullapurmet Mandal, subject to the following conditions.

The undersigned reserves right to cancel the NOC if it is found to be issued by a mistake of fact or law, mis-representation or contrary to the entries in the Revenue Records or found to be a prohibited property at a later date. Further, it is clarified that this endorsement by the applicant i.e., Smt.V.Pushpa Latha and others, itself does not create or extinguish the lawful title of any person over the land and has no bearing on the pending cases, if any.

Distric Collector,
Rangareddy District.

To
Smt.V.Pushpa Latha W/o Vidya Sagar,
R/o: H.No.12-5-27/A,
Sri Durga Rajeev Residency,
Vijayapuri, South Lalaguda,
Secunderabad-17.
& Others.

Copy to the RDO, Ibrahimpatnam Division for information and necessary action.

Copy to the Tahsildar, Abdullapurmet Mandal for information and necessary action.

CERTIFIED TO BE TRUE COPY

Khamila Raw

Administrative Officer
COLLECTORATE
Langa Reddy District.

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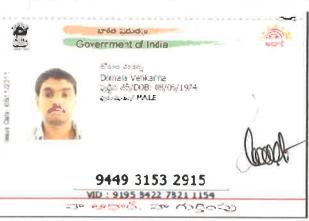
Address

S/O Late Bura Laxmatah, 6-3-609/14/1/A, Anand Nagar Colony, Adjacent To Radiant Public School, Khairatabad, Kharratabad, Hyderabad, Andhra Pracesh - 500004





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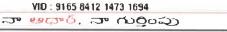












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भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड **Permanent Account Number Card**

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SRI MAATHA INFRA PROJECTS

fапиа/пъя ил этили Date of incorporation Formation 09/03/2022

इस कार्ड के खोने/पाने पर कृपया सुविस करें/लौटाएं: आक्कर पैन सेवा इकाई, एन एस ही एल 5 वीं मंत्रिल, मंत्री स्टलिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मांडल कालोनी, दीप बगला चीक के पास, पुणे - 411 016.

If this card is lost / someone's lost curd is found, please inform / return to :

Income Tax PAN Services Unit, NSDL Sth Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in



ನವಾದು ಸಂಭ್ಯ / Enrollment No. : 1190/10752/02059

10 Decharam Hari Krishna ਜਜਮਨ ਜਾਨੇ ਤਾਰੇ ਤੋਂ ਸ਼੍ਰੇ SCO D Laxmi Ramthrao Ilat no 102 pdn no 81 and 82AB gaythn nagar svs gundknpa residency 1102/09/5011

Meerpet. Rangareddi, Andhra Pradesh - 500097

UF25223043IN 25222304 మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 3595 5320 7410

ఆధార్ - సామామ్యని హక్కు



Section (Male

3595 5320 7410

ఆధార్ - సామాన్యుని హక్కు

h Registrar Pedda Amberpet

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iddress: SIO Late Borre Anjeseh, 5-50/2/1, resumamula, Near Sai Vitur Colony Bus top, Pasmanda, K.v., Rangareddy, langana, 501505

9488 9328 9183 M help@uldal.gov.in

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भारत सरकार బోట్ నవీన్ కుమార్ Borra Naveen Kumar තුරින මිරු DOB: 10/09/1981 ইতামতা/MALE 9488 9328 9183 मेरा आधार, मेरी पहचान



