

SCANNED

644/2021

668/21

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

And 755 Date 7-1-2021 Rs. 100/-

Sold: Venkat Ram Jagdishmuchi, S/o Late Kalash Jagdishmuchi

To: Whom: M/s. Vasutrike Projects LLP.

R/o R.R. Road

Y 244497
MOHAMMED AJEEMODDIN AD
LICENCED STAMP VENDOR
Lic.No.15-03-043/2014
R.L.No.15-03-073/2020
H.No S-1, Ibrahimpatnam (V&M)
R.R. Dist. Cell: 9908443928

SALE DEED

This Deed of Sale is made and executed on this 07th day of January, 2021 at the Office of the Sub-registrar, Ibrahimpatnam, Ranga Reddy District by and between:-

1. Sri. BRINDAVAN LAXMI NARASIMHAM, S/o. B.KRISHNAIAH, Aged about 44 yrs, Occ: Business, R/o.H.No.8-2-96/A/3, Srikrishna Nagar Colony, Chinthalkunta Check Post L.B.Nagar, Ranga Reddy District. T.S. (Aadhar.No.2397 0792 2947). (24% ShareHolder).
2. Smt. BRINDAVAN ALEKHIA, W/o B.LAXMI NARASIMHAM, Aged about 32 Yrs, Occ: Housewife, R/o H.No. 8-2-96/A/3, Srikrishna Nagar Colony, Chinthalkunta Check Post L.B.Nagar, Ranga Reddy District. T.S. (Aadhar. No. 2591 8734 6205). (24% Share Holder).
3. Sri. DALAGONILAXMI NARAYANA, S/o MALLAIAH, Aged about 42 Yrs, Occ: Business, R/o H.No.3-92/ 44, Road, No.8, Central Bank Colony, Gatham Public School, Afansoorabad, Chinthalkunta, L.B.Nagar, Ranga Reddy District. T.S.(Aadhar. No.8146 7119 1522). (35% Share Holder).
4. KATAKAM PRIYANKA, D/o RAMESH BABU GANDHAMALA, Aged about 30 Yrs, Occ: Housewife, R/o H.No.10-30/1A, Patel Nagar, Goutham Nagar, Near Red Cross, Hospital, Hyderabad. T.S. (Aadhar.No.7225 0100 9234). (17% Share Holder).

(Hereinafter called the "VENDORS" which term shall mean and include all its partners, successors, nominees, executors, assignees etc. of the ONE PART)

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Presentation Endorsement:

Presented to the Office of the Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required Under Section 32A of the Registration Act, 1908 and fee of Rs 15750/- paid between the hours of _____ on the 08th day of JAN 2021 by Sub Registrar Ibrahimpatnam

Execution executed by (Details of all Executants/Claimants under Sec 32A):

Signature/Ink Thumb Impression

S/No. Ck. of 1st Thumb Impression

Photo

Address



M.S. VASUDHIKA PROJECTS LLP REP.
BY DESIGNATED PARTNER VENKAT
RAM JAGARLAMUDI
S/O LATE KOTALAH JAGARLAMUDI
H NO 302, 2ND FLOORS TWO, MASJID
TUNNA CHOLE, KONGAPUR RR DIST

[Signature]

2 EX



KATAKAM PRIYANKA
D/O RAMESH BABU GANDHAMALA
31 NO 10, 30/1A, PATEL
NAGAR GOUTHAM NAGAR NEAR RED
CROSS HOSPITAL, HYD

[Signature]

3 EX



BALAGONILAXMI NARAYANA
S/O. MALLAIAH
H NO 3-92/44, RD NO 8 CENTRAL
BANK CLY, GATHAM PUBLIC SCHOOL,
MANSOORABAD,
CHINTHALKUNTA, L B NAGAR, RR DIST.

[Signature]

4 EX



BRINDAVAN ALEKHYA
W/O B LAXMI NARASIMHAM
H NO 8-2-96/A/3, SRIKRISHNA NAGAR
CLY, CHINTHALKUNTA CHECK
POST, L B NAGAR, RR DIST

[Signature]

5 EX



BRINDAVAN LAXMI NARASIMHAM
S/O. B. KRISHNAIAH
H NO 8-2-96/A/3, SRIKRISHNA NAGAR
CLY, CHINTHALKUNTA CHECK
POST, L B NAGAR, RR DIST

[Signature]

Identified by Witness:

S/No. Thumb Impression

Photo

Name & Address

Signature

1



P. NARENDER
VAGGANPALU PRAKASHAM

[Signature]

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M. ASHOK
IBRAHIMPATNAM RR DIST

[Signature]

08th day of January, 2021

Signature of Sub Registrar

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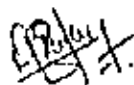
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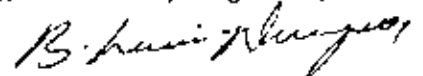
M/s VASUDAIKA PROJECTS LLP (PAN No: AATFV2613F), having its registered office at Plot No.163/2, Patrika Nagar, Madhapur, Rangareddi-500084, T.S., Rep., by its Designated Partner **Sri VENKAT RAM JAGARLAMUDI**, S/o Late. **KOTAIAH JAGARLAMUDI**, Aged about: 33 Years, Occ: Business, R/o, Plot No.302, A.k. Heights Two, Masjid Banda Circle, Kondapur, R.R. District, T.S., (Aadhaar No.7726 1179 7841).

(Hereinafter referred to as "**VENDEE**", shall mean and include his legal heirs, nominees, executors, administrators, representatives, assignees etc).

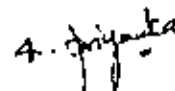
RECITALS:

- A) WHEREAS **GulamAkber S/o Murtuza**, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/A, admeasuring Ac. 1-28 Gts, Situated at **NAZDIKSINGARAM** Revenue Village and Gram Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 495/1476, Pass Book and Title Deed.No.667721, issued by the Tahsildar, YacharamMandal, RangaReddy District.
- B) WHEREAS **Md.GulamSamdani, S/o Rasool**, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/AA, admeasuring Ac.1-28 Gts, Situated at **NAZDIKSINGARAM** Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 496/1477, Pass Book and Title Deed.No.667722, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- C) WHEREAS **Gulam Ahmed, S/o Rasool**, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/E, admeasuring Ac. 1-27 Gts, Situated at **NAZDIKSINGARAM** Revenue Village and Gram-Panchayath, YacharamMandal, RangaReddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide PattaNo.497/1478, PassBook and Title Deed. No.667723, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- D) WHEREAS **GulamMahamood, S/o Rasool**, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/FE, admeasuring Ac.1-27 Gts, Situated at **NAZDIKSINGARAM** Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 498/1479, Pass Book and Title Deed.No.667724, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- E) WHEREAS **GulamHameed, S/o Rasool**, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/U, admeasuring Ac. 1-27 Gts, Situated at **NAZDIKSINGARAM** Revenue Village and Gram-Panchayath, YacharamMandal, RangaReddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta.No.499/1480, PassBook and Title Deed.No.667725, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.

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

Description of Fee/Duty	Stamp Paper	Challan w/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty w/S 16 of IS Act	DD/BG/ Pay Order	
Stamp Duty	100	0	125800	0	0	0	126000
Transfer Duty	NA	0	47250	0	0	0	47250
Reg. Fee	NA	0	15750	0	0	0	15750
User Charges	NA	0	100	0	0	0	100
Total	100	0	189000	0	0	0	189100

Rs. 173150/- 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/BG/Pay Order No. 617GAE080121 dated 08-JAN-21 of HDFC/

Online Payment Details Received from SBie-P

(1) AMOUNT PAID: Rs. 189000/-, DATE: 08-JAN-21, BANK NAME: HDFC, BRANCH NAME: , BANK REFERENCE NO 4984500208326, PAYMENT MODE ND-1001133, ATRN 4984500208326, REMITTER NAME: VENKAT RAM JAGARLAMUDI, EXECUTANT NAME: GRINDAVAN LAXMI NARASIMHAM AND OTHERS, CLAIMANT NAME: VASUDAIKA PROJECTS LLP).

Date:
08th day of January, 2021

Signature of Registering Officer
Ibrahimpatnam

Certificate of Registration

Registered as document no. 644 of 2021 of Book-1 and assigned the identification number 1 - 1503 - 644 - 2021 for Scanning on 08-JAN-21.

Registering Officer
Ibrahimpatnam
(P. Madhubabu)

Bk - 1, CS No 668/2021 & Doc No 644/2021. Sheet 2 of 12 Sub Registrar Ibrahimpatnam

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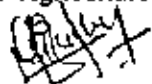
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- F) WHEREAS GulamSaleha Begum, W/o Late GulamEzdani, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/UU, admeasuring Ac.1-28Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's R.O.R. Proceeding No.D/1646/2017, dt.09-01-2018, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- G) WHEREAS GulamHaqani, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/RU, admeasuring Ac.1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 501/1482, Pass Book and Title Deed.No.667727, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- H) WHEREAS Gulam Ibrahim alias Gulam Pasha, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/RUU, admeasuring Ac. 1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 502/1483, Pass Book and Title Deed.No.667728, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- I) WHEREAS GulamAkber, S/o Murtuza, GulamSamdani, S/o Rasool, Gulam Ahmed, S/o Rasool, GulamMahamood, S/o Rasool, GulamHameed, S/o Rasool, GulamSaleha Begum, W/o.Late.GulamEzdani, GulamHaqani, S/o Rasool, Gulam Ibrahim alias Gulam Pasha, S/o Rasool, herein has become absolute owner and possessors of the schedule property and entitled to deal with and dispose the same in any manner as their desires.
- J) WHEREAS 1.GulamAkber, S/o Murtuza, In Sy.No. 181/A, Ac. 1-28Gts, 2.GulamSamdani, S/o Rasool, In Sy.No. 181 / AA, Ac. 1-28 Gts, 3.Gulam Ahmed, S / o Rasool, In Sy.No. 181 / E, Ac. 1-27 Gts, 3.GulamMahamood, S/o Rasool, In Sy. No. 181 / EE, Ac. 1-27 Gts. 5.Gulam Hameed, S/o Rasool, In thy. No. 181/ U, Ac. 1-27 Gts, 4.GulamSaleha Begum, W/o Late . GulamEzdani, In Sy. No. 181/ UU, Ac. 1-28 Gts, 5.GulamHaqani S/o Rasool, In Sy. No. 181 /RU, Ac. 1-27 Gts, 6.Gulam Ibrahim alias Gulam Pasha, S/o Rasool, In Sy. No. 181/ RUU, Ac. 1-27 Gts, Total Admeasuring Ac. 13- 19 Gts, Situated at NAZDIKSINGARAM Revenue Village arid Gram-Panchayath, YacharamMandal, Ranga Reddy District, Telangana State.

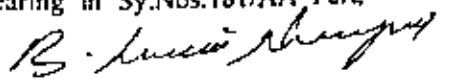
(Hereinafter Called The Said Property) through a Registered SALE DEED bearing document.No.6916/2018 of Hk-I, dt.28.03.2018, Registered at S.R.O Ibrahimpatnam, Ranga Reddy District in Favour of M/s. Deccan Plateau Infrastructure and Resorts Rep., by its Director Sri. AtulSinghal, S/o. Sri. Sanjay Singhal.

- K) Thereafter, M/s. DECCAN PLATEAU INFRASTRUCTURE AND RESORTS Rep., by its Director Sri. ATUL SINGHAL, S/o. Sri. SANJAY KUMAR SINGHAL has done a sale deed of Agriculture Dry/Wet Land bearing in Sy.Nos.181/AA Part,

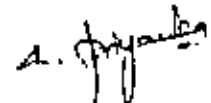
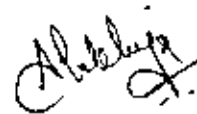
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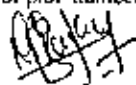
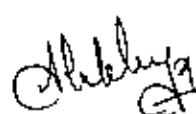
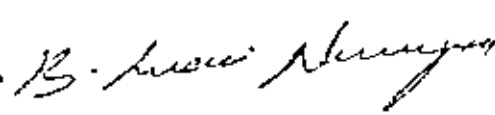
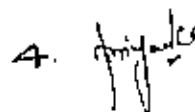


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admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 -27 Gts, Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Total admeasuringAc. 11-19 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District,Vide Document No. 3345/2020, dated 08.01.2020 registered in the office of the Sub-registrar Ibrahimpatnam, R.R District, in favour of Sri. BRINDAVAN LAXMI NARASIMHAM, S/o. B.KRISHNAIAH, Smt. BRINDAVAN ALEKHIA, W/o B.LAXMI NARASIMHAM, Sri. BALAGONI LAXMI NARAYANA, S/o MALLAIAH and KATAKAM PRIYANKA, D/o RAMESH BABU GANDHAMALA.

L) Thereafter, the Vendors have applied and obtained Layout Permission DTCP vide Layout Permit No. 254/2020/H, dated 09.11.2020, from the Directorate of Town & Country Planning for the total land admeasuring Acres 11-19 Guntasbearing in Sy.Nos.181/AA Part, admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 -27 Gts,Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District, herein after referred to as the **Schedule A Property** and morefully described in the Schedule annexed hereto, into Residential layout in the name and style of "VASUDAIKA COSMO CELESSE".

M) WHEREAS the Vendors have offered to sell 151 plots out of total 155 plots admeasuring 10499SqYds out of 34402.7SqYds to the Vendee in "VASUDAIKA COSMO CELESSE", the total land admeasuring Acres 11-19 Guntasbearing in Sy.Nos.181/AA Part, admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 -27 Gts,Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District, hereinafter referred to as the "Schedule B Property" and more fully described in the Schedule annexed hereto, for a total sale consideration of Rs.31,49,700/- (Rupees Thirty One Lakhs Forty Nine Thousand Seven Hundred Only) and Vendee has agreed to purchase the same for the said sale consideration. The details of plot numbers, extent are as follows:

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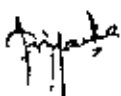
NOW THIS SALE DEED WITNESSES AS FOLLOWS:

1. The Vendors hereby convey, sell and transfer the Schedule B Property to the Vendee for a total sale consideration of Rs.31,49,700/- (Rupees Thirty One Lakhs Forty Nine Thousand Seven Hundred Only) and the Vendee has agreed and accepted to purchase the same for the above said sale consideration.
2. That the Vendee paid the entire sale consideration amount of Rs.31,49,700/- (Rupees Thirty One Lakhs Forty Nine Thousand Seven Hundred Only) to the Vendors in the Following manner:
 - a) A Sum of Rs.7,55,928/- (Rupees Seven lakhs Fifty Five Thousand Nine Hundred Twenty Eight Only) Paid through Bank, Vide Cheque bearing No.000422, dated:29.09.2020, to Vendor 1.
 - b) A Sum of Rs.7,55,928/- (Rupees Seven lakhs Fifty Five Thousand Nine Hundred Twenty Eight Only) Paid through Bank, Vide Cheque bearing No.000423, dated:29.09.2020, to Vendor 2.
 - c) A Sum of Rs.11,02,395/- (Rupees Eleven lakhs Two Thousand Three Hundred Ninety Five Only) Paid through Bank, Vide Cheque bearing No.000424, dated:29.09.2020, to Vendor 3.
 - d) A Sum of Rs.5,35,449/- (Rupees Five Lakhs Thirty Five Thousand Four Hundred Forty Nine Only) Paid through Bank, Vide Cheque bearing No.000425, dated:29.09.2020, to Vendor 4.
3. That the Vendors admits and acknowledges the receipt of the same.
4. That the Vendors hereby convey, sell, transfer, and assign the Schedule B Property to the Vendee, with all rights, titles and interests.
5. That the Vendors has delivered the vacant possession of the Schedule B Property and handed over all the relevant papers and documents of the Scheduled B Property to the Vendee for their records.
6. That the Vendors hereby assures the Vendee that the Schedule B Property is free from all kinds of encumbrances, charges, sales, gifts and other mortgages.
7. That in view of the entire sale consideration being paid by the Vendee to the Vendors, neither the Vendors/AGPA Holder nor their successors, heirs, legal representatives shall have any right, title, claim, interest and demands whatsoever over the Scheduled B Property from hereafter.
8. The Vendors/AGPA Holder hereby states that it has not entered into any agreement of sale whatsoever in respect of the Schedule B Property nor there was any consensus ad idem inter se with third parties except with Vendee, if this statement is found to be untrue, the Vendors hereby undertakes to indemnify the Vendee for all monetary loss including any expenses that may be suffered by the Vendee in perfecting their title unto the Schedule B Property.

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644/2021. Sheet 6 of 12 Sub Registrar
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9. That the Schedule A Property is not an assigned land within the meaning of the Provisions of A.P. Assigned Lands (Transfer of Prohibition) Act, 1977 (Act 9 of 1977). Therefore, the prohibitory provisions of the said Act are not applicable to the Schedule A and Properties.
10. That the Vendors hereby declares that the Schedule A Property is not affected by any of the provisions of Agricultural Land Ceiling Act/Urban Land Ceiling Act.
11. The Vendee shall bear all expenses, such as stamp duty; registration fees etc.

SCHEDULE 'A' PROPERTY

All that the plotted area 34402.7SqYds in that the land Total admeasuring Ac. 11-19 Gts. Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayati, YacharamMandal, Ranga Reddy District. , Registration Sub- District Ibrahimpatnam and bounded by:-

- NORTH :: LAND. OFOMAKARESHWERA TEMPLE.
- SOUTH :: LAND IN SY. NO. 181 PART.
- EAST :: LAND OF OMAKARESHWERA TEMPLE.
- WEST ::KURMIDDA TO THATIPARTHY ROAD.

1. *[Signature]*

2. *[Signature]*

3. *B. Suresh Kumar*

4. *[Signature]*



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SCHEDULE 'B' PROPERTY

All that the no of Plots 51 out of 155 Plots in total plot admeasuring area 10499 SqYds out of 34402.7 Sq.yds in total land admeasuring Acres 11-19 Guntas bearing in Sy.Nos.181/AA Part, admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 -27 Gts,Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sy.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District. The details of plot numbers, extent are as follows:

Plot No.	Plot Area(in Sq.yards)
2	613
6	378
11	248
12	212
13	212
14	212
22	184
23	147
24	147
25	147
26	147
27	147
28	147
29	147
30	147

Plot No.	Plot Area(in Sq.yards)
31	147
32	147
33	258
34	290
35	165
36	165
37	165
38	165
39	165
40	165
41	165
42	165
43	165
44	165
45	183

Plot No.	Plot Area(in Sq.yards)
46	177
47	165
48	178
49	180
50	180
51	180
52	180
53	180
54	180
55	180
56	300
57	367
58	220
59	220
60	220

1.

G. B. S. H.

2.

M. S. S.

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B. S. S. S.

4.

S. S. S.

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Plot No	Plot Area(in Sq.yards)
61	220
62	220
63	220
64	220
65	275
66	327
Total	10499

And bounded by

BOUNDARIES OF PLOT NO. 2 ADMEASURING 613 SQ.YARDS:

NORTH : PLOT NO. 3
 SOUTH : PLOT NO. 1
 EAST : 33 FEET WIDE ROAD.
 WEST : EXISTING 66 FEET WIDE ROAD.

BOUNDARIES OF PLOT NO. 6 ADMEASURING 378SQ.YARDS:

NORTH : 40 FEET WIDE ROAD.
 SOUTH : PLOT NO'S. 5 & 8/P
 EAST : 33 FEET WIDE ROAD.
 WEST : PLOT NO. 9

BOUNDARIES OF PLOT NO'S. 11 TO 14 ADMEASURING 884SQ.YARDS:

NORTH : PLOT NO. 15
 SOUTH : PLOT NO. 10
 EAST : 33 FEET WIDE ROAD.
 WEST : NEIGHBOR'S LAND & EXISTING 66 FEET WIDE ROAD.

1. *[Signature]*

3. *B. J. [Signature]*

2. *[Signature]*

4. *[Signature]*

Bk - 1, CS No 668/2021 & Doc No
644/2021. Sheet 9 of 12 Sub Registrar
Ibrahimpatnam



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BOUNDARIES OF PLOT NO'S. 22 TO 45 ADMEASURING 4035SQ.YARDS:

NORTH : NEIGHBOR'S LAND.
 SOUTH : 40 FEET WIDE ROAD.
 EAST : 33 FEET WIDE ROAD.
 WEST : 33 FEET WIDE ROAD.

BOUNDARIES OF PLOT NO'S. 46 TO 66 ADMEASURING 4589SQ.YARDS:

NORTH : NEIGHBOR'S LAND.
 SOUTH : 40 FEET WIDE ROAD.
 EAST : 40 FEET WIDE ROAD.
 WEST : 33 FEET WIDE ROAD.

IN WITNESS WHEREOF the parties herein have signed this Sale Deed in the presence of the below mentioned witnesses on the date first above mentioned.

WITNESSES

1. *[Signature]*
2. *M. Ashish*

[Signature]

VENDOR No.1

[Signature]

VENDOR No.2

[Signature]

VENDOR No.3

[Signature]

VENDOR No.4

For VASUDAIKA PROJECTS LLP

[Signature]

VENDOR Designated Partner

(Rep. by its Designated Partner)

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644/2021. Sheet 10 of 12 Sub Registrar
Ibrahimpattam

For ASUDAIRA PROJECTS LLP

Described above



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E.P. NO : 3690761/2023K-panchayat
 REF. No. 561 OF NAZIKSINGARAM G.P.
 T.L.P. No 254/2020/H

N

NOTICE
 The layout is submitted to the Panchayat, Naziksingaram, for the purpose of the layout plan. The layout plan is submitted to the Panchayat, Naziksingaram, for the purpose of the layout plan. The layout plan is submitted to the Panchayat, Naziksingaram, for the purpose of the layout plan.

NAZIKSINGARAM GRAM PANCHAYATH
 EXTRACT OF VILLAGE MAP



REFERENCE
 LAYOUT BOUNDARY
 EXISTING ROADS
 PROPOSED ROADS
 SHORTCUT AREA

AREA STATEMENT		
LAYOUT AREA	ACTIVITY	AREA
OPEN SPACE (PARK)	ACTIVITY	AREA
ROADS (Paved)	ACTIVITY	AREA
PROPOSED AREA	ACTIVITY	AREA
SHORTCUT AREA	ACTIVITY	AREA
PLANTATION	ACTIVITY	AREA
WATER BODY	ACTIVITY	AREA
WATER BODY	ACTIVITY	AREA
WATER BODY	ACTIVITY	AREA



NAZIKSINGARAM GRAM PANCHAYATH
 DRAFT TECHNICAL LAYOUT PATTERN FOR RESIDENTIAL PLOTS IN
 SY.No. 181 SITUATED AT NAZIKSINGARAM (V), YACHARAM (M),
 RANGA REDDY DISTRICT.
 SCALE : 1" = 100 FEET TO AN INCH

ADP
 TPA
 ADTP
 DTP
 DIRECTOR OF TOWN AND COUNTRY PLANNING
 GOVT. OF TELANGANA HYDERABAD

WITNESSES

1. Nandhi
2. M. S. S. S.

SIG. OF VENDOR.

1. [Signature]
2. [Signature]
3. B. S. S. S.
4. [Signature]

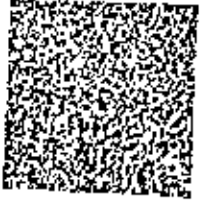
Bk - 1, CS No 668/2021 & Doct No
644/2021. Sheet 11 of 12 Sub Registrar
Ibrahimpatnam



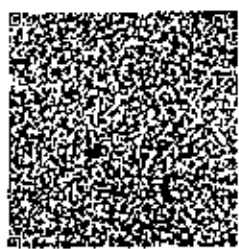
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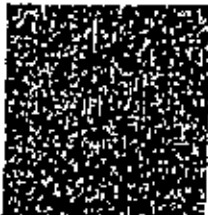
VENDEE

భారత ప్రభుత్వం GOVERNMENT OF INDIA  వెంకయ్య రామజగ్గలమూరి Venkai Ram Jagarlamuri పుట్టిన తేదీ/DOB: 01/07/1980 పురుషుడు/MALE 7726 1179 7841 VID: 9126 8023 4394 4127 నా ఆదార్, నా గుర్తింపు	భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA  పత్రాంశం: C/O జగ్గలమూరి కోటేశ్, ఫ్లాట్ నెం 302, ఆక్స్ హిగ్లెస్ టవర్స్, నేరూ మార్కెట్ బార్డర్, రంగారెడ్డి, తెలంగాణ - 500004 Address: C/O Jagarlamuri Kotesh, Flat No 302, Ax Highes Twer, Near Masjid Barde Circle, Kondapur, K.V. Rangareddy, Telangana - 500004 7726 1179 7841 VID: 9126 8023 4394 4127 1947 help@uidai.gov.in www.uidai.gov.in
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WINNERS NO. 1

భారత ప్రభుత్వం GOVERNMENT OF INDIA  పి. నరేందర్ P. Narendar పుట్టిన తేదీ/DOB: 29/08/1990 పురుషుడు/MALE 5371 4427 9402 VID: 9112 1654 1380 6382 నా ఆదార్, నా గుర్తింపు	భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA  పత్రాంశం: S/O బాలాగౌడ్, V-13, వ్యంగపల్లి, ప్రకాశం, ఆంధ్ర ప్రదేశ్ - 523108 Address: S/O Balagauth, 4-03, Vaggampalli, Prakasam, Andhra Pradesh - 523108 5371 4427 9402 VID: 9112 1654 1380 6382 1947 help@uidai.gov.in www.uidai.gov.in
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WINNERS NO. 2

భారత ప్రభుత్వం GOVERNMENT OF INDIA  మల్లాలా ఆశోక్ Mallala Ashok పుట్టిన తేదీ/DOB: 03/08/1992 పురుషుడు/MALE 3132 1179 0121 నా ఆదార్, నా గుర్తింపు	భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA  పత్రాంశం: S/O: మల్లాలా నరసింహ, 4-160, వెంకటారామ కోలనీ, రంగారెడ్డి, రంగారెడ్డి, రంగారెడ్డి, తెలంగాణ - 501508 Address: S/O: Mallala Narasimha, 4-160, Venkatarama colony, Rangareddym, Rangareddym, K.V. Rangareddy, Telangana - 501508 3132 1179 0121
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SCANNED

645/2021

78

667/21



తెలంగాణ తెలంగాణ TELANGANA

Y 244498

Date: 7-1-2021 Rs. 100/-

Sold: Venkata Ram Jagarlamudi

S/o. Late Kotchah Jagarlamudi

MOHAMMED AJEEMOUDIN ADIL

LICENCED STAMP VENDOR

Lic.No.15-03-043/2014

R.L.No.15-03-073/2020

H.No.5-1, Ibrahimpatnam (V.S.)

R.R. Dist. Cell: 9909443926

For Whom: M/s. Vasudhika Projects LLP

R/o. R.R. Dist.

SALE DEED

This Deed of Sale is made and executed on this 07th day of January, 2021 at the Office of the Sub-registrar, Ibrahimpatnam, Ranga Reddy District by and between:-

1. Sri. BRINDAVAN LAXMI NARASIMHAM, S/o. B. KRISHNAIAH, Aged about 44 yrs, Occ: Business, R/o. H.No.8-2-96/A/3, Srikrishna Nagar Colony, Chinthalakunta Check Post L.B.Nagar, Ranga Reddy District. T.S. (Aadhar.No.2397 0792 2947). (24% ShareHolder).
2. Smt. BRINDAVAN ALEKHYA, W/o B. LAXMI NARASIMHAM, Aged about 32 Yrs, Occ: Housewife, R/o H.No. 8-2-96/A/3, Srikrishna Nagar Colony, Chinthalakunta Check Post L.B.Nagar, Ranga Reddy District. T.S. (Aadhar. No. 2591 8734 6205). (24% Share Holder).
3. Sri. BALAGONILAXMI NARAYANA, S/o MALLAIAH, Aged about 42 Yrs, Occ: Business, R/o H.No.3-92/ 44, Road, No.8, Central Bank Colony, Goutham Public School, Mansoorabad, Chinthalakunta, L.B.Nagar, Ranga Reddy District. T.S. (Aadhar. No.8146 7119 1522). (35% Share Holder).
4. KATAKAM PRIYANKA, D/o RAMESH BABU GANDHAMALA, Aged about 30 Yrs, Occ: Housewife, R/o H.No.10-30/1A, Patel Nagar, Goutham Nagar, Near Red Cross, Hospital, Hyderabad. T.S. (Aadhar.No.7225 0100 9234) (17% Share Holder).

(Hereinafter called the "VENDORS" which term shall mean and include all its partners, successors, nominees, executors, assignees etc. of the ONE PART)

1.

3. B. Laxmi Narasimham

2.

4. Priyanka

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required under Section 32A of Registration Act, 1908 and fee of Rs. 950/- paid between the hours of _____ and _____ on the 08th day of JAN, 2021 by Sri B. Laxmi Narasimham
Execution of the same by (Details of the Executants/Claimants under Sec 32A)

Sr No Code OF Thumb Impression

Photo

Address

Signature/Link Thumb Impression



M/S VASUDHIKA PROJECTS LLP REP BY DESIGNATED PARTNER VENKAT RAM JAGARLAMUDI S/O, LATE KOTAJAH JAGARLAMUDI H NO 304 A K HEIGHTS TWO, MASJID DANDA CIRCLE KONDAPUR, RR DIST

[Signature]

2 EX



KATAKAM PRIYANKA D/O RAMESH BABU GANDHAMALA H NO 10 301A, PATEL NAGAR GOUTHAM NAGAR NEAR RED CROSS HOSPITAL, HYD

Priyanka

3 EX



BALAGONILAXMI NARAYANA S/O. MALLAJAH H NO 3-92/4, RD NO. 8, CENTRAL BANK CLY, GATHAM PUBLIC SCHOOL, MANSOORABAD, CHINTHALKUNTA, B. NAGAR RR DIST

[Signature]

4 EX



BRINDAVAN ALEKHYA W/O B LAXMI NARASIMHAM H NO 8-2-96/A3, SRIKRISHNA NAGAR CLY, CHINTHALKUNTA CHECK POST, L B NAGAR, RR DIST

Alekhya

5 EX



BRINDAVAN LAXMI NARASIMHAM S/O. B. KRISHNAJAH H NO 8-2-96/A3, SRIKRISHNA NAGAR CLY, CHINTHALKUNTA CHECK POST, L B NAGAR, RR DIST

[Signature]

Identified by Witness:

Sr No Thumb Impression

Photo

Name & Address

Signature

1



P NARENDAR VAGGAMPALLI PRAKASHAM

Narendar

2



M ASHOK IBRAHIMPATNAM RR DIST

M. Ashok

08th day of January, 2021

Signature of Sub Registrar

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IN FAVOUR OF

M/s VASUDAIKA PROJECTS LLP (PAN No:AATFV2613F), having its registered office at Plot No.163/2, Patrika Nagar, Madhapur, Rangareddi-500084, T.S., Rep., by its Designated Partner Sri VENKAT RAM JAGARLAMUDI, S/o Late. KOTAIAH JAGARLAMUDI, Aged about: 33 Years, Occ: Business, R/o. Plot No.302, A.k. Heights Two, Masjid Banda Circle, Kondapur, R.R. District, T.S., (Andhar No.7726 1179 7841)

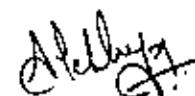
(Hereinafter referred to as "VENDEE" shall mean and include his legal heirs, nominees, executors, administrators, representatives, assignees etc).

RECITALS:

- A) WHEREAS GulamAkber S/o Murtuza, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/A, admeasuring Ac. 1-28 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 495/1476, Pass Book and Title Deed.No.667721, issued by the Tahsildar, YacharamMandal, RangaReddy District.
- B) WHEREAS Md.GulamSamdani, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/AA, admeasuring Ac.1-28 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 496/1477, Pass Book and Title Deed.No.667722, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- C) WHEREAS Gulam Ahmed, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/E, admeasuring Ac. 1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, RangaReddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide PattaNo.497/1478, PassBook and Title Deed. No.667723, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- D) WHEREAS GulamMahamood, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/FE, admeasuring Ac.1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, YacharamMandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 498/1479, Pass Book and Title Deed.No.667724, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.
- E) WHEREAS GulamHameed, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/U, admeasuring Ac. 1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village. and Gram-Panchayath, YacharamMandal, RangaReddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta.No.499/1480, PassBook and Title Deed.No.667725, issued by the Tahsildar, YacharamMandal, Ranga Reddy District.

1. 

3 B. Linnu Shargun

2. 

4. Priyanka

[Sl No] Thumb Impression

Photo

Name & Address

Signature
Sub Registrar

E-KYC Details as received from UIDAI:

Sl No Aadhaar Details

Address:

Photo

1 Aadhaar No: XXXXXXXX7011
Name: Venkat Ram Jagarlamudi

C/O Jagarlamudi Kallalah,
Kondapur, K.V. Rangareddy, Telangana, 500003



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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan w/S 41 of IS Act	E-Challan	Cash	Stamp Duty w/S 16 of IS act	DD/BG/ Pay Order	
Stamp Duty	100	0	79300	0	0	0	79400
Transfer Duty	NA	0	29800	0	0	0	29800
Reg. Fee	NA	0	9550	0	0	0	9550
User Charges	NA	0	100	0	0	0	100
Total	100	0	119150	0	0	0	119250

Rs. 109100/- towards Stamp Duty including T.D under Section 41 of I.S. Act 1959 and Rs. 9550/- towards Registration Fees on the chargeable value of Rs. 199100/- was paid by the party through E-Challan/BG/Pay Order No. 077R2000121 dated 08-JAN-21 of JHDFS/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 119950/-, DATE: 08-JAN-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO 3523437629016 PAYMENT MODE: NR-1001138, ATRN 3523437629016, REMITTER NAME: VENKAT RAM JAGARLAMUDI, EXECUTANT NAME: BRINDAVAN LAXMI NARASIMHAM AND OTHERS, CLAIMANT NAME: VASUDAIRA PROJECTS LLP).

Date:

Signature of Registering Officer

08th day of January, 2021

Ibrahimpatnam

Certificate of Registration

Registered as document no. 645 of 2021 of Book-1 and assigned the identification number 1-1502-015-2021 for Scanning on 08-JAN-21.

Registering Officer

Ibrahimpatnam
(P. Madhubabu)

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- 3
- F) WHEREAS Gulam Saleha Begum, W/o Late Gulam Ezdani, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/UU, admeasuring Ac.1-28Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's R.O.R. Proceeding No.B/1646/2017, dt.09-01-2018, issued by the Tahsildar, Yacharam Mandal, Ranga Reddy District.
- G) WHEREAS Gulam Haqani, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No.181/RU, admeasuring Ac.1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 501/1482, Pass Book and Title Deed.No.667727, issued by the Tahsildar, Yacharam Mandal, Ranga Reddy District.
- H) WHEREAS Gulam Ibrahim alias Gulam Pasha, S/o Rasool, is the absolute owner and peaceful possessor of Agriculture Dry Land bearing Sy.No. 181/ROU, admeasuring Ac. 1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District., and ancestral property is mutated in the Revenue Records under Pattedar's Vide Patta. No. 502/1483, Pass Book and Title Deed.No.667728, issued by the Tahsildar, Yacharam Mandal, Ranga Reddy District.
- I) WHEREAS Gulam Akber, S/o Murtuza, Gulam Samdani, S/o Rasool, Gulam Ahmed, S/o Rasool, Gulam Mahmood, S/o Rasool, Gulam Hameed, S/o Rasool, Gulam Saleha Begum, W/o.Late.Gulam Ezdani, Gulam Haqani, S/o Rasool, Gulam Ibrahim alias Gulam Pasha, S/o Rasool, herein has become absolute owner and possessors of the schedule property and entitled to deal with and dispose the same in any manner as their desires.
- J) WHEREAS 1. Gulam Akber, S/o Murtuza, In Sy.No. 181/A, Ac. 1-28Gts, 2. Gulam Samdani, S/o Rasool, In Sy.No. 181 / AA, Ac. 1-28 Gts, 3. Gulam Ahmed, S / o Rasool, In Sy.No. 181/ E, Ac. 1-27 Gts, 3. Gulam Mahmood, S/o Rasool, In Sy. No. 181 / EE, Ac. 1-27 Gts. 5. Gulam Hameed, S/o Rasool, In thy. No. 181/ U, Ac. 1-27 Gts, 4. Gulam Saleha Begum, W/o Late . Gulam Ezdani, In Sy. No. 181/ UU, Ac. 1-28 Gts, 5. Gulam Haqani S / o Rasool, In Sy. No. 181 /RU, Ac. 1-27 G ts, 6. Gulam Ibrahim alias Gulam Pasha, S/o Rasool, In Sy. No. 181/ ROU, Ac. 1-27 Gts, Total Admeasuring Ac. 13- 19 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District, Telangana State.

(hereinafter called the said property) through a Registered SALE DEED bearing document.No.6916/2018 of Bk-1, dt.28.03.2018, Registered at S.R.O Ibrahimpatnam, Ranga Reddy District in Favour of M/s. Deccan Plateau Infrastructure and Resorts Rep., by its Director Sri. Atul Singhal, S/o. Sri. Sanjay Singhal.

3. B. Laxmi Reddy

1. Gulam Akber

2. Gulam Haqani

4. Gulam Pasha

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Ibrahimpatnam

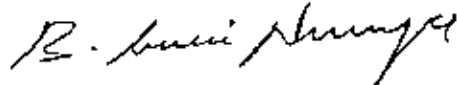


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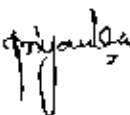


- K) Thereafter, M/s. DECCAN PLATEAU INFRASTRUCTURE AND RESORTS Rep., by its Director Sri. ATUL SINGHAL, S/o. Sri. SANJAY KUMAR SINGHAL has done a sale deed of Agriculture Dry/Wet Land bearing in Sy.Nos.181/AA Part, admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 -27 Gts, Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Total admeasuringAc. 11-19 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District,Vide Document No. 3345/2020, dated 08.01.2020 registered in the office of the Sub-registrar Ibrahimpatnam, R.R District, in favour of Sri. BRINDAVAN LAXMI NARASIMHAM, S/o. B.KRISHNAIAH, Smt. BRINDAVAN ALEKHYA, W/o B.LAXMI NARASIMHAM, Sri. BALAGONI LAXMI NARAYANA, S/o MALLAIAH and KATAKAM PRIYANKA, D/o RAMESH BABU GANDHAMALA.
- L) Thereafter, the Vendors have applied and obtained Layout Permission DTCP vide Layout Permit No. 254/2020/H, dated 09.11.2020, from the Directorate of Town & Country Planning for the total land admeasuring Acres 11-19 Guntas bearing in Sy.Nos.181/AA Part, admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 - 27 Gts,Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District, herein after referred to as the Schedule A Property and morefully described in the Schedule annexed hereto, into Residential layout in the name and style of "VASUDAIKA COSMO CELESSE".
- M) WHEREAS the Vendors have offered to sell 30 plots out of total 155 plots admeasuring 6616 Sq Yds out of 34402.7 Sq Yds to the Vendee in "VASUDAIKA COSMO CELESSE", the total land admeasuring Acres 11-19 Guntas bearing in Sy.Nos.181/AA Part, admeasuring Ac. 1- 16 Gts, Sy.No. 181/E, admeasuring Ac. 1 - 27 Gts,Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27Gts, Sy.No. 181/UU, admeasuring Ac 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1 -27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District, hereinafter referred to as the "Schedule B Property" and more fully described in the Schedule annexed hereto, for a total sale consideration of Rs.19,84,800/- (Rupees Nineteen Lakhs Eighty Four Thousand Eight Hundred Only)and Vendee has agreed to purchase the same for the said sale consideration The details of plot numbers, extent are as follows:

1. 

3. 

2. 

4. 

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645/2021. Sheet 4 of 12 Sub Registrar
Ibrahimpainam



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Plot No.	Plot Area(in Sq. Yds)
73	180
74	180
75	180
76	300
77	367
78	220
79	220
80	220
93	180
94	180
95	180
96	300

Plot No.	Plot Area(in Sq.yards)
100	220
101	220
102	220
103	220
104	220
105	367
107	180
108	180
109	180
110	180
111	180
112	199
113	243
114	220
115	220
116	220
117	220
118	220
TOTAL	6616

1. *G. S. S. S.*
2. *H. S. S. S.*
3. *B. S. S. S. S. S. S.*
4. *S. S. S. S.*

Bk - 1, CS No 667/2021 & Doct No
645/2021. Shec: 5 of 12 Sub Registrar
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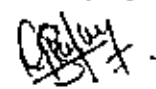


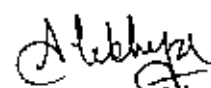
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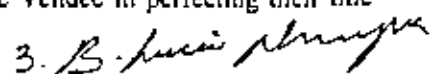


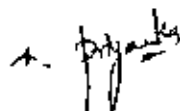
NOW THIS SALE DEED WITNESSES AS FOLLOWS:

1. The Vendors hereby convey, sell and transfer the Schedule B Property to the Vendee for a total sale consideration of **Rs.19,84,800/- (Rupees Nineteen Lakhs Eighty Four Thousand Eight Hundred Only)** and the Vendee has agreed and accepted to purchase the same for the above said sale consideration.
2. That the Vendee paid the entire sale consideration amount of **Rs.19,84,800/- (Rupees Nineteen Lakhs Eighty Four Thousand Eight Hundred Only)** to the Vendors in the Following manner:
 - a) A Sum of **Rs.4,44,072/- (Rupees Four Lakhs Forty Four Thousand Seventy Two Only)** Paid through Bank, Vide Cheque bearing No.000422, dated:29.09.2020, to Vendor 1.
 - b) A Sum of **Rs.4,44,072/- (Rupees Four Lakhs Forty Four Thousand Seventy Two Only)** Paid through Bank, Vide Cheque bearing No.000423, dated:29.09.2020, to Vendor 2.
 - c) A Sum of **Rs.6,47,605/- (Rupees Six Lakhs Forty Seven Thousand Six Hundred Five Only)** Paid through Bank, Vide Cheque bearing No.000424, dated:29.09.2020, to Vendor 3.
 - d) A Sum of **Rs.3,14,551/- (Rupees Three Lakhs Fourteen Thousand Five Hundred Fifty One Only)** Paid through Bank, Vide Cheque bearing No.000425, dated:29.09.2020, to Vendor 4.
 - e) A Sum of **Rs.1,34,500/- (Rupees One Lakh Thirty Four Thousand Five Hundred Only)** Received Amount.
3. That the Vendors admits and acknowledges the receipt of the same.
4. That the Vendors hereby convey, sell, transfer, and assign the Schedule B Property to the Vendee, with all rights, titles and interests.
5. That the Vendors has delivered the vacant possession of the Schedule B Property and handed over all the relevant papers and documents of the Scheduled B Property to the Vendee for their records.
6. That the Vendors hereby assures the Vendee that the Schedule B Property is free from all kinds of encumbrances, charges, sales, gifts and other mortgages.
7. That in view of the entire sale consideration being paid by the Vendee to the Vendors, neither the Vendors/AGPA Holder nor their successors, heirs, legal representatives shall have any right, title, claim, interest and demands whatsoever over the Scheduled B Property from hereafter.
8. The Vendors/AGPA Holder hereby states that it has not entered into any agreement of sale whatsoever in respect of the Schedule B Property nor there was any consensus ad idem inter se with third parties except with Vendee, if this statement is found to be untrue, the Vendors hereby undertakes to indemnify the Vendee for all monetary loss including any expenses that may be suffered by the Vendee in perfecting their title unto the Schedule B Property.

1. 

2. 

3. 

4. 

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Ibrahimpattam



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9. That the Schedule A Property is not an assigned land within the meaning of the Provisions of A.P. Assigned Lands (Transfer of Prohibition) Act, 1977 (Act 9 of 1977). Therefore, the prohibitory provisions of the said Act are not applicable to the Schedule A and Properties.
10. That the Vendors hereby declares that the Schedule A Property is not affected by any of the provisions of Agricultural Land Ceiling Act/Urban Land Ceiling Act.
11. The Vendee shall bear all expenses, such as stamp duty; registration fees etc.

SCHEDULE 'A' PROPERTY

All that the plotted area 34402.7 Sq Yds in that the land Total admeasuring Ac. 11-19 Gts. Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayati, Yacharam Mandal, Ranga Reddy District., Registration Sub- District Ibrahimpatnam and bounded by:-

NORTH :: Land. of Omakareshwera Temple.
 SOUTH :: Land In Sy. No. 181 Part.
 EAST :: Land of Omakareshwera Temple.
 WEST :: Kurnidda To Thatiparthi Road.

1. *R. R. Reddy*

2. *Shri. S. S. S. S.*

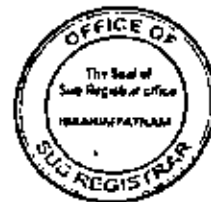
3. *B. S. S. S. S.*

4. *P. S. S. S.*

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645/2021. Sheet 7 of 12 Sub Registrar
Ibrahimpalnam



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SCHEDULE 'B' PROPERTY

All that the no of Plots 30 out of 155 Plots intotal plot admeasuring area 6616 Sq Yds out of 34402.7 Sq yds in total land admeasuring Acres 11-19 Guntas bearing in Sy.Nos.181/AA Part, admeasuring Ac. 1-16 Gts, Sy.No. 181/E, admeasuring Ac. 1-27 Gts, Sy. No. 181/EE, admeasuring Ac. 1-27 Gts, Sy.No. 181/U, admeasuring Ac. 1-27 Gts, Sy.No. 181/UU, admeasuring Ac. 1-28 Gts, Sy.No. 181/RU, admeasuring Ac. 1-27 C Gts, Sv.No. 181/RUU, admeasuring Ac. 1-27 Gts, Situated at NAZDIKSINGARAM Revenue Village and Gram-Panchayath, Yacharam Mandal, Ranga Reddy District. The details of plot numbers, extent are as follows:

Plot No.	Plot Area(in Sq. Yds)
73	180
74	180
75	180
76	300
77	367
78	220
79	220
80	220
93	180
94	180
95	180
96	300

Plot No.	Plot Area(in Sq.yards)
100	220
101	220
102	220
103	220
104	220
105	367
107	180
108	180
109	180
110	180
111	180
112	199
113	243
114	220
115	220
116	220
117	220
118	220
TOTAL	6616

And bounded by

1. *[Signature]*

3. *[Signature]*

2. *[Signature]*

4. *[Signature]*



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BOUNDARIES OF PLOT NO'S. 73 TO 80 ADMEASURING 1867 SQ. YARDS:

NORTH : PLOT NO'S. 72 & 81
 SOUTH : 40 FEET WIDE ROAD.
 EAST : 33 FEET WIDE ROAD.
 WEST : 40 FEET WIDE ROAD.

BOUNDARIES OF PLOT NO'S. 93 TO 96 ADMEASURING 840 SQ. YARDS:

NORTH : PLOT NO. 92
 SOUTH : 40 FEET WIDE ROAD.
 EAST : PLOT NO'S. 102 TO 105
 WEST : 33 FEET WIDE ROAD.

BOUNDARIES OF PLOT NO'S. 100 TO 105 ADMEASURING 1467 SQ. YARDS:

NORTH : PLOT NO. 99
 SOUTH : 40 FEET WIDE ROAD.
 EAST : 33 FEET WIDE ROAD.
 WEST : PLOT NO'S. 91 TO 96

BOUNDARIES OF PLOT NO'S. 107 TO 118 ADMEASURING 2442 SQ. YARDS:

NORTH : PLOT NO'S. 106 & 119
 SOUTH : NEIGHBOR'S LAND.
 EAST : 40 FEET WIDE ROAD.
 WEST : 33 FEET WIDE ROAD.

1. *[Signature]*

2. *[Signature]*

3. *B. Louis Mung...*

4. *[Signature]*

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IN WITNESS WHEREOF the parties herein have signed this Sale Deed in the presence of the below mentioned witnesses on the date first above mentioned.

WITNESSES

1. *Nandji*
2. *M. Ashoke*

[Signature]
VENDOR No.1

[Signature]
VENDOR No.2

[Signature]
VENDOR No.3

[Signature]
VENDOR No.4

For VASUDAIKA PROJECTS LLP

[Signature]
Designated Partner
VENDOR

(Rep. by its Designated Partner)

Bk - 1, CS No 667/2021 & Doct No 645/2021. Sheet 10 of 12 Sub Registrar Ibrahimpattam

For VASUDAIKA PROJECTS LLP

Designated Partner

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E.P. NO: 38/00/181/2020/6-panchayat
 REF. No. 861 OF NAZDIKSINGARAM D.P.
 T.L.P. No. 234/2020/11

NAZDIKSINGARAM GRAM PANCHAYATH
 RESTRICTED VILLAGE ZONE
 RITE ZONE

REFERENCE
 LAYOUT BOUNDARY
 EXISTING ROADS
 PROPOSED ROADS
 MORTGAGE AREA

AREA STATEMENT

LAYOUT AREA	IN 14.875 HECTARE	IN 20.000 HECTARE
OPEN SPACE (10%)	1.4875 HECTARE	2.000 HECTARE
ROADS (10%)	1.4875 HECTARE	2.000 HECTARE
PLAYABLE AREA (10%)	1.4875 HECTARE	2.000 HECTARE
NO. OF PLOTS	100	100

NAZDIKSINGARAM GRAM PANCHAYATH
 DRAFT TECHNICAL LAYOUT PATTERN FOR RESIDENTIAL PLOTS IN
 SY. No. 181 SITUATED AT NAZDIKSINGARAM (V), YACHARAM (M),
 RANGA REDDY DISTRICT.
 SCALE: 1" = 100 FEET TO AN INCH

ADM
 TPA
 ADTP
 DTP

DIRECTOR OF TOWN AND COUNTRY PLANNING
 GOVT OF TELANGANA HYDERABAD

WITNESSES.

1. Nandh
2. M. Ashreen

SIG. OF VENDOR

1. [Signature]
2. [Signature]
3. B. [Signature]
4. [Signature]



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645/2021.

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ROYALTY: R. C. NORTON

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GOVERNMENT OF INDIA
 DEPARTMENT OF MINISTRIES
 SECRETARY TO THE GOVERNMENT

GOVERNMENT OF INDIA

உலகமே உன்னைப் பார்த்து
உன்னைப் பார்த்து



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చేర్చుచు - హోమకావ్యమును హామకావ్యము

ಭಾರತ ಪ್ರಜ್ಞಾಪತ್ರಂ
Government of India

Government of India

బాలగోపి బట్ల నారాయణ
Balagiri Lakshmi Narayana
వ్యక్తిగత పేరు / DOB - 12/05/1977
ఇరుసురు / Male



8146 7119 1522

నా బిడార్, నా గుర్తింపు

31

ಕಾರಕ ಪ್ರಚುರಣ
Govt. of Karnataka

Katsum Priyanka
2024-26 / DMS 1002106
3/2/2024



7225 0100 9234

నా గుర్తింపు

మీ ఆదార్ సంఖ్య / Your Aadhaar No.

7225 0100 9234

నా ఆదర్శ, నా గుర్తింపు

Vendor No. 3

25.05.2013
1937

To
Katakam Priyanka
Suse Satya
D/O: Ramesh Babu Ganithamata,
10-30/1A,
Patel Nagar Goumham Nagar,
Near Red Cross Hospital
Hyderabad
VTC Saroornagar PO P & T Colony,
Sub District Saroomnagar, District K V Rangareddy,
State Telangana, PIN Code 500060
Mobile 9052521849
Sumeet



Priyanka

భారతి ప్రభుత్వం

Unique Identification Authority of India

Günther et al. • *Protein Kinase C δ in PDH*

Enrollment No . 2081/12111/06512

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భారత ప్రభుత్వం GOVERNMENT OF INDIA VENUEE వెంకట రామ జగదామల Venkat Ram Jagadaramul పుట్టిన తేదీ DOB: 01/07/1986 పురుషుడు MALE 7726 1179 7841 VID: 9136 8023 4394 6127 నా ఆధార్, నా సుర్తింపు	భారత ప్రభుత్వం GOVERNMENT OF INDIA UNIQUE IDENTIFICATION AUTHORITY OF INDIA పతాకం: C/O Jagadaramul Kolarah Flat No 302, AK Heights Two, Near Masjid Banda Circle Kondapur, K.V. Rangashetty, Telangana - 500084 7726 1179 7841 VID: 9136 8023 4394 6127 1847 help@uidai.gov.in www.uidai.gov.in
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WITNESS NO. 1

భారత ప్రభుత్వం GOVERNMENT OF INDIA Sub Registrar పే నరేందర్ Pat Narendar పుట్టిన తేదీ DOB: 29/05/1990 పురుషుడు MALE 5371 4427 9402 VID: 9112 1654 1360 6382 నా ఆధార్, నా సుర్తింపు	భారత ప్రభుత్వం GOVERNMENT OF INDIA UNIQUE IDENTIFICATION AUTHORITY OF INDIA పతాకం: S/O Balaragun, V R 3, వడ్డంపల్లి, ప్రకాశం, తా. 523108 Address: S/O Balaragun, 4-93, Vaggampalli, Prakasham, Andhra Pradesh - 523108 5371 4427 9402 VID: 9112 1654 1360 6382 1847 help@uidai.gov.in www.uidai.gov.in
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WITNESS NO. 2

భారత ప్రభుత్వం GOVERNMENT OF INDIA Sub Registrar మల్లె అశోక్ Malle Ashok పుట్టిన తేదీ DOB: 03/08/1992 పురుషుడు MALE 3132 1179 0121 నా ఆధార్, నా సుర్తింపు	భారత ప్రభుత్వం GOVERNMENT OF INDIA UNIQUE IDENTIFICATION AUTHORITY OF INDIA పతాకం: S/O: మల్లె వేణుగోపాల్, 4-180, వెంకటారామ కాలనీ, బ్రాహ్మపేట, రంగారెడ్డి, తెలంగాణ - 501506 Address: S/O Malle Venugopal, 4-180, Venkatarama colony, Brahmapetnam, Rangareddy, Telangana - 501506 3132 1179 0121 1847 help@uidai.gov.in www.uidai.gov.in
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M. Ashok

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