

SCANNED

20537/2020

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AB 006894

3428

Jayachandrab Rao
M/s. Preetha Infra

Chapalamadugu

S/o. Sarveswar Rao Chapalamadugu
Fl. Hyd.

SALE DEED

THIS DEED OF SALE is made and executed on this **10th** day of **AUGUST, 2020** by:

M/s SILPA ESTATES & RESORTS, a registered partnership firm engaged in the business of Real Estates and having its registered office at 6-3-347/9/N, N.V.Plaza, III Floor, Near Model House, Saibaba Temple Road, Dwarakapuri Colony, Punjagutta, Hyderabad – 500082, represented by its Partner Sri S. Ravi Chandra Kishore Reddy S/o. Sri S.C. Mohan Reddy, R/o Hyderabad. [PAN: AASFS0143E, Aadhaar No. 5084 4995 9156, Cell: 900018885].

[Hereinafter called as 'VENDOR' which expression unless inconsistent with the context, shall mean and include all its successors in office, administrators, executors, assigns, nominees etc. of the FIRST PART].

**CERTIFIED TRUE COPY
OF THE ORIGINAL**

ATTESTED

For DEVARAJU DEVELOPERS

**G. GIRISH B.Sc. LLB
ADVOCATE & NOTARY**

Off: Plot No. 104, Krishi Nagar,
Proprietor Madeenaguda, R.R. Dist.-500 049,
G.O. M.S. No.: 2746

20/8/2020

IN FAVOUR OF

1. **M/s. SRESHTA INFRA(PAN NO: ADXFS3683H)** represented by its Managing Partner **Sri Jayachandra Rao Chapalamadugu S/O Sarveswara Rao Chapalamadugu**, aged about 37 years, Occupation: Business, R/o. Flat #H1107, Rajapushpa Atria, Goldenmile Road, Kokapet, Hyderabad.
Adhar No: XXXX XXXX 0275
2. **Sri VANGUR SANTOSH KUMAR S/O VANGUR NARSIMHA REDDY**, aged about 44 years, Occupation: Business, R/o. House No. 80/112-1-4, Abbas Nagar, Krishna Nagar, Railway Gate, Kurnool, Andhra Pradesh-518002 (Aadhaar No. 2061 8567 4779)

(Hereinafter called as 'VENDEES', which expression, unless inconsistent with the context, shall mean and include their legal representatives, executors, successors, assigns and administrators of the SECOND PART].

WHEREAS the VENDOR is the sole, absolute owner and possessor of **Plot No. 80**, in Survey No. 332 (PART) admeasuring 400 Sq. Yards equivalent to 334.44 Sq.Mts, situated at Ameenpur Village, Patancheru Mandal, Sangareddy District [Erstwhile Medak District] comprised in the layout approved and sanctioned by HUDA Permit No. 39/MP2/HUDA/2001, vide Lt.No.8660/MP2/HUDA/2001 dated 18-12-2001, by virtue of Sale Deed bearing Document No. 9027 of 2003 dated 25-09-2003 registered at RO., Sanga Reddy.

WHEREAS the VENDOR has offered and agreed to sell the above mentioned **Plot No. 80** admeasuring **400 Sq. Yards** (morefully described in Schedule of Property hereunder written), for a total sale consideration of **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** and the VENDEES has agreed to purchase the same for the above mentioned sale consideration.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in accordance with the terms and in pursuance of the above mentioned agreement for a total sale consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only), the VENDEES has paid the full sale consideration to the VENDOR through RTGS the VENDOR do hereby admit and acknowledge the receipt of the said sum.

**"CERTIFIED TRUE COPY
OF THE ORIGINAL"**

ATTESTED

For DEVARAJU DEVELOPERS

**G. GIRISH B.Sc. LLB
ADVOCATE & NOTARY**

**Off: Plot No. 104, Krishi Nagar,
Madenaguda, R.R. Dist.-500 049,
G.O. M.S. No.: 2746**

V. Santosh 2
20/8/2020

2. That, VENDOR do hereby grant, sell, convey, transfer, assign and sell unto the VENDEES by way of absolute sale and VENDOR has delivered physical possession of the schedule property to the VENDEES together with all easements, liberties, privileges, title and right, claim upon the said property or any part thereof to have and hold unto and the use of the VENDEES, absolutely and forever, free from all encumbrances and claims.
3. The VENDOR hereby declares that, it is the absolute owner of the schedule property and has absolute right to alienate the schedule property in favor of the VENDEES.
4. The VENDOR hereby declare that, the schedule property is free from any charge, encumbrance, litigation civil or criminal, minors' interest, acquisition, etc., and a clear marketable title has been conferred by VENDOR in favour of the VENDEES on execution of this Sale Deed.
5. The VENDOR hereby assure that the VENDEES would at all times hereafter quietly and peacefully enter upon, occupy or hold, possess and enjoy the schedule property hereby conveyed without any let-up, hindrance, interruption, claim or demand whatsoever from VENDOR herein or any person or persons or any party claiming through them.
6. The VENDOR further covenant with the VENDEES that if the VENDEES is deprived of whole or any part on account of any defect in the VENDOR' title, the VENDOR shall indemnify and compensate the VENDEES against the schedule property hereby conveyed.
7. That, the VENDOR hereby further agreed to sign all such papers, applications, affidavits which shall require by the VENDEES to perfect the title of the VENDEES.
8. The VENDOR has handed over the copies of all title documents along with other relevant documents to the VENDEES on this day of registration.

VERIFIED TRUE COPY
OF THE ORIGINAL

ATTESTED
G. GIRISH B.Sc. LLB
ADVOCATE & NOTARY

Off: Plot No. 104, Krishi Nagar,
Madenaguda, R.R. Dist.-500 049.
Proprietor GO. M.S. No.: 2746

[Signature]

20/8/2020

9. The land is not an assigned land as defined under Section 2(1) of Telangana Assigned lands (Prohibition of Transfers) Act 9 of 1977.
10. The VENDOR further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agriculture Holdings). Act. No. 1 of 1973.

SCHEDULE OF PROPERTY

ALL THAT the Plot No. **80** admeasuring **400** Sq.Yds or equivalent to 334.44 Sq. Mts, comprised in Survey No. 332 (Part), situated at Amreenpur Village, Mandal & Municipality Sangareddy District, Telangana State and bounded as under:

North	:	Plot No.75
South	:	40' Wide Road
East	:	Plot No.79
West	:	Plot No. 81

**CERTIFIED TRUE COPY
OF THE ORIGINAL**

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OF THE ORIGINAL**



ATTESTED

**G. KRISH B.Sc. LLB
ADVOCATE & NOTARY
Off: Plot No. 104, Krishi Nagar,
Madeenaguda, R.R. Dist.-500 049.
GO. M.S. No.: 2746**

20/8/2020

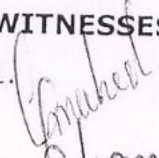
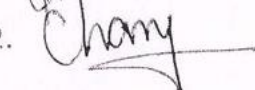
**G. KRISH B.Sc. LLB
ADVOCATE & NOTARY
Off: Plot No. 104, Krishi Nagar,
Madeenaguda, R.R. Dist.-500 049.
GO. M.S. No.: 2746**

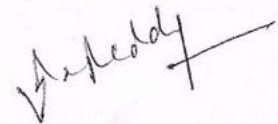
RULE 3 STATEMENT

VILLAGE	Plot No.	Sy. No.	VALUE PER Sq.Yd.	TOTAL AREA	TOTAL VALUE
Ameenpur	80	332 part	5000/-	400 Sq.Yds	Rs.20,00,000/-

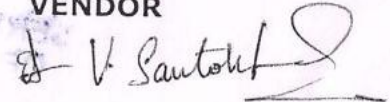
In witnesses whereof the above named VENDOR and VENDEES has signed on this sale deed with their free will and consent without any coercion after understanding the same on the day, month and year first above mentioned.

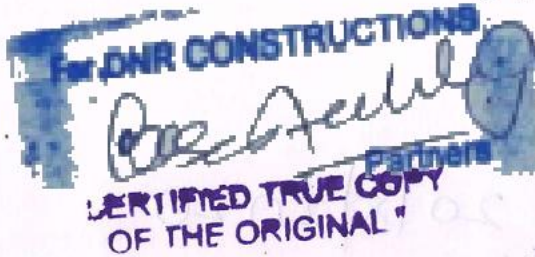
WITNESSES:

1. 
2. 



VENDOR





VENDEES
G. GIRISH B.Sc. LLB
ADVOCATE & NOTARY
Off: Plot No. 104, Krishi Nagar,
Madenaguda, R.R. Dist.-500 049.
GO. M.S. No.: 2746

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