

D.No. 3228 of 2017



తెలంగాణ తెలంగాణ TELANGANA

H 056219

S.No. 5392 Dated 25/10/17 Rs. 100/-

U. ANAND GOUD

Licensed Stamp Vendor

Sold to K. Srinivasa Rao 8/10 K. Rajeshwar Rao

For Whom USM Infra structures Pvt. Ltd. Hyderabad

No.15-16-038/2007.RI.No.15-16-042/2016

H.No. 1-8/23, Shamirpet (V) & (M)

Medchal Dist- Cell. 9866006444

SALE DEED FOR M.V OF Rs. 16,92,000/-

THIS DEED OF SALE is made and executed on this the 08th day of Nov, 2017, by:-

SRI. K. RAJESHWAR RAO, SON OF SRI. K. RAGHAVA RAO, aged about 76 years, Occupation: Retd. Employee, Resident of H.No.5-8-471, Ashok Nagar Colony, Kamareddy, Kamareddy District, Pan No. **AUKPK7253M**, Aadhaar No. **5260 1470 5908**

SRI. K. MADAN MOHAN RAO, SON OF SRI. K. RAJESHWAR RAO, aged about 48 years, Occupation: Business, Resident of H.No.5-8-47/1, Ashok Nagar Colony, Kamareddy, Kamareddy District, Pan No. **BABPK0746B**, Aadhaar No. **9714 7085 7896**

Rep. by their General Power of Attorney Holder:

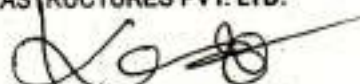
M/S. USM INFRASTRUCTURES (P) LTD., A COMPANY INCORPORATED UNDER INDIAN COMPANIES ACT, having its Office at First Floor, Aparna Crest Building, Road No. 2, Banjara Hills, Hyderabad, Rep. by its Managing Director: **SRI. K. SRINIVASA RAO, SON OF SRI. K. RAJESHWAR RAO**, aged about 50 years, Resident of H.No.11, Senior Valley, Rama Naidu studio, Film Nagar, Shaikpet, Hyderabad, Jubilee Hills, T.S - 500033. Pan No. **AABCU1954F**, Aadhaar No. **8424 4212 7414**

Vide Registered General Power of Attorney Document Nos. 189/2015 & 190/2015, of Book-IV, Dt: 09th day of April, 2015, both are Regd. at S.R.O., Banjara Hills, R.R. District. This is to declare that the Principal Owners **SRI. K. RAJESHWAR RAO** And **SRI. K. MADAN MOHAN RAO**, are alive and G.P.A. is still in force.

(HEREINAFTER CALLED THE 'VENDORS')

Contd..2

For USM INFRASTRUCTURES PVT. LTD.


Managing Director

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8460/- paid between the hands of _____ and _____ on the 08th day of NOV, 2017 by Sri K Srinivasa Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature & Thumb Impression
1	CL		 N LAXMI MANOHAR RAO [1516-1-2017-3788]	N LAXMI MANOHAR RAO (SPA OF VENDEE) (R) POLECOMEPALLY JANARDHAN RAO . POLECOMEPALLY WEENA RAO HIMYATH NAGAR, HYD.	
2	EX		 K SRINIVASA RAO (N [1516-1-2017-3788]	K SRINIVASA RAO (MANAGING DIRECTOR) S/O. K RAJESHWAR RAO H.NO.11, SENOR VALLEY, RAMA NAIDU STUDIO, FILM NAGAR, SHAIKPET, HYD-BAD, JUBILEE HILLS, T.S.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [1516-1-2017-3788]	CH VISHNUVARDHAN RAO KUKATPALLY, HYD.	
2		 [1516-1-2017-3788]	N ANJAL REDDY DUGYALA VILL, PEDDAADISHARLAPALLY MNDL, NALGONDA DIST.	

08th day of November, 2017

Signature of Sub Registrar
Shamirpet

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 u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	67580	0	0	0	67680
Transfer Duty	NA	0	25380	0	0	0	25380
Reg. Fee	NA	0	8460	0	0	0	8460
User Charges	NA	0	100	0	0	0	100
Total	100	0	101520	0	0	0	101620

Rs. 92960/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8460/- towards Registration Fees on the chargeable value of Rs. 1692000/- was paid by the party through E-Challan/BC/Pay Order No. 417MK2061117 dated 07-NOV-17 of SBH/SBH INB

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IN FAVOUR OF

POLECOMEPALLY JANARDHAN RAO, S/O. POLECOMEPALLY MEENA RAO,
AGED 73 YEARS, OCCUPATION: BUSINESS, R/O.3-6-159/502C, STREET NO-
17, HIMAYATHNAGAR, HIMAYATHNAGAR, HYDERABAD, T.S - 500029. PAN NO.
AKLPP1667R, AADHAAR NO. 6271 0216 1794.

(HEREINAFTER CALLED THE '**PURCHASER**'))

The terms 'THE VENDORS' and 'THE PURCHASER' 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 No.1 is the sole and absolute owner of the Land in 'Survey No.1045, admeasuring **Ac: 1-20 Gts.**, and Survey No.1058, admeasuring **Ac:3-20 Gts.**, totally admeasuring **Ac: 5-00 Gts.**, Situated at Shameerpet Village, and Mandal, Medchal-Malkajgiri District, through Regd. Sale Deed Doct. Nos.1176 & 635 of 2004, dt: 21-01-2004, both are Regd. at S.R.O. Shameerpet, Medchal-Malkajgiri District.

WHEREAS the Vendor No.2 is the sole and absolute owner of the Land in Survey No.1045, admeasuring **Ac: 1-36 Gts.**, Survey No.1058, admeasuring **Ac:3-21 Gts.**, and Survey No.1045, admeasuring **Ac: 0-30 Gts.**, and Survey No.1058, Admeasuring **Ac:4.27 Gts.**, totally admeasuring **Ac: 10-34 Gts.**, Situated at **Shameerpet Village**, and **Mandal, Medchal-Malkajgiri District**, through Regd. Sale Deed Doct. Nos.7100 & 7101 of 2004 dt:26-6-2004, both are Regd. at S.R.O. Shameerpet, Medchal-Malkajgiri District and Doct No. 6005 of 2006, dt: 16-03-2006 and vide rectification deed No.7347/2006, dt: 28-03-2006, Registered at registrar of Ranga Reddy District.

WHEREAS the Vendors have entered and executed into an General Power of Attorney with **M/S. USM INFRASTRUCTURES (P) LTD.**, Rep. by its Managing Director: **SRI. K. SRINIVASA RAO, SON OF SRI. K. RAJESHWAR RAO**, through a Regd. GPA Doct. Nos.189/2015 & 190/2015, of Book-IV, Dt: 09th day of April, 2015, both are Regd. at S.R.O., Banjarahills, R.R. District.

Contd...3

For USM INFRASTRUCTURES PVT. LTD.


Managing Director

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 101520/-, DATE: 07-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 036046939, REMITTER NAME: CH. VISHNUVARDHAN RAO, EXECUTANT NAME: USM INFRASTRUCTURES PVT. LTD, CLAIMANT NAME: PLOECOME PALLY JANARDHAN RAO).

Date:

08th day of November, 2017


Signature of Registering Officer
Shamirpet

Bk-1, CS No 3788/2017 & Doct No
3728/2017 Sheet 2 of 11 Sub Registrar
Shamirpet

1వ పుస్తకము బుగ్గెం!! (కా.శ. 189) 100!!

3728... నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

నిమిత్తం గుర్తింపు నెంబరు 1516-1-3728.....2017

జన్మదశ్చినది.

బుగ్గెం!! నవంబర్ నెంబరు 8 వ తేది


సబ్-రిజిస్ట్రార్ ఆఫీసర్

శేషగిరి చంద్

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WHEREAS the Vendors have obtained necessary layout permission from concerned HMDA authorities vide Layout Permit Letter No. **05/LO/Plg/HMDA/2017** Dated **28.02.2017** and divided the said land into residential Open plots and the venture name and style known as **USM MyCity**.

WHEREAS the Vendors (G.P.A. Holder) have offered to sell the Plot No. **31**, in Survey No. **1045 & 1058**, admeasuring **200** Sq.Yds., or **167.225** Sq.Mtrs., Situated at Shameerpur Village, and Mandal, Medchal-Malkajgiri District, free from encumbrances for a total consideration of **Rs.16,92,000/-** (Rupees **SIXTEEN LAKHS NINETY TWO THOUSAND** Only) Vide Cheque No.816016 Dated: 14-7-2017, vide NEFT- S31966121, Dated: 24-7-2017, vide Cheque No. 245580, Dated: 28-8-2017, vide Cheque No. 573326, Dated: 26-10-2017 and the Purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendors (G.P.A. Holder) have already received from the said Purchaser the said consideration of **Rs.16,92,000/-** (Rupees **SIXTEEN LAKHS NINETY TWO THOUSAND** Only) the receipt of which the Vendors (G.P.A. Holder) hereby admits and acknowledged.

NOW THEREFORE this Deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of **Rs. 16,92,000/-** (Rupees **SIXTEEN LAKHS NINETY TWO THOUSAND** Only) already received by the Vendors (G.P.A. Holder) from the Purchaser the said Vendors (G.P.A. Holder) as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Purchaser as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendors (G.P.A. Holder) in or to the said property hereby conveyed. The Purchaser shall hold and enjoy the same as absolute owner hereafter.

Contd...4

For USM INFRASTRUCTURES PVT. LTD.


Managing Director



The Vendors (G.P.A. Holder) hereby covenants with the Purchaser as follows:

1. The said property shall be quietly entered into and upon by the Purchaser who shall hold and enjoy the same as absolute owner without any interruption from the Vendors (G.P.A. Holder) or his legal heirs and any persons claiming through the Vendors.
2. The Vendors (G.P.A. Holder) has given vacant and physical possession of the said property to the Purchaser.
3. The Vendors (G.P.A. Holder) has paid all taxes etc., payable on the said property up to date and the Purchaser will have to pay such taxes etc., payable hereafter.
4. The said property is free from all encumbrances, charges, gifts, 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 are hereby handed over to the Purchaser.
6. The Vendors (G.P.A. Holder) hereby agrees to co-operate with the Purchaser to get the title of the said property changed in the name of the Purchaser in Revenue Gram Panchayat/Municipal Records.
7. The Vendors (G.P.A. Holder) does hereby further agree with the Purchaser at all times hereafter and at the cost of the Purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Purchaser according to the true intent and meaning of this Deed.
8. The Vendors (G.P.A. Holder) does hereby agree to keep indemnified the Purchaser from and against all losses, costs, damages and expenses which the Purchaser may sustain by reason of anybody claiming to the said property or due to any defect in title of Vendors.

Contd..5

For USM INFRASTRUCTURES PVT. LTD.


Managing Director

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372812012

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Sub Registrar

Shamirpet



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9. That the property shown in the Schedule effected by this Document is neither a Government land nor an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P. PREVENTION OF UNDER VALUATION OF INSTRUMENT RULES 1975

We, **K. RAJESHWAR RAO, SON OF SRI. K. RAGHAVA RAO**, and **K.MADAN MOHAN RAO, SON OF K.RAJESHWAR RAO**, Rep. by their Agreement of sale cum GPA Holder: **M/S. USM INFRASTRUCTURES (P) LTD.**, A COMPANY INCORPORATED UNDER INDIAN COMPANIES ACT, having its Office at First Floor, Aparna Crest Building, Road No.2, Banjara Hills, Hyderabad, Rep. by its Managing Director: **SRI. K. SRINIVASA RAO, SON OF SRI. K. RAJESHWAR RAO**, aged about 50 years, Resident of H.No.11, Senor Valley, Film Nagar, Hyderabad - 33, do hereby declare and state to the best of our knowledge and belief the market value of the property intended to be alienated is as follows:

Village	Sy. No.	Plot No.	Area In Sq.Yds	Rate per Sq. Yard	Party Value Sq. Yard	Total Market Value
Shameerpet (V) Shameerpet (M) Medchal- Malkajgiri. District.	1045 & 1058,	31	200 Sq. Yds.,	Rs.3,500/-	Rs. 8,460/-	Rs. 16,92,000/-

Contd...6

For USM INFRASTRUCTURES PVT. LTD.


 Managing Director

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Sub Registrar

Shamirpet



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:: 6 ::

SCHEDULE OF THE PROPERTY

All that the Plot No. **31**, in Survey No. **1045 & 1058**, admeasuring **200** Sq.Yds., or **167.225** Sq.Mtrs., Situated at Shameerpet Village, and Mandal, Medchal - Malkajgiri District, and bounded by:

NORTH :: Plot No.30
SOUTH :: Plot No.32.
EAST :: 30' Wide Road.
WEST :: Plot No. 16.

more fully shown in the plan in RED colour annexed hereto.

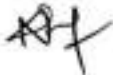
IN WITNESS WHEREOF the Vendors (G.P.A. Holder) and the Purchaser hereunto have set their hands to this Deed of Sale with their free will and sound mind on this the day, month and the year first above mentioned in the presence of the following witnesses:

WITNESSES:

1.



2.



For USM INFRASTRUCTURES PVT. LTD.


Managing Director

K. SRINIVASA RAO
S/O. K. RAJESHWAR RAO
SIG. OF THE VENDORS
Through GPA Holder:

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Sub Registrar
Shamirpet



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**SALE DEED PLAN OF THE PLOT NO.31 MYCITY(SHAMEERPET)
IN SY.NO.1045 AND 1058**

SITUATED AT : SHAMEERPET VILLAGE

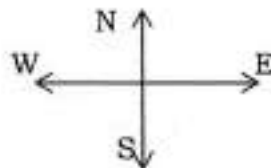
SHAMEERPET MANDAL, MEDCHAL - MALKAJGIRI DISTRICT.

VENDOR:

GPA HOLDER M/S.USM INFRASTRUCTURES PVT.LTD.,REPRESENTED BY ITS
MANAGING DIRECTOR K.SRINIVASA RAO, S/O.K.RAJESHWAR RAO

VENDEE:

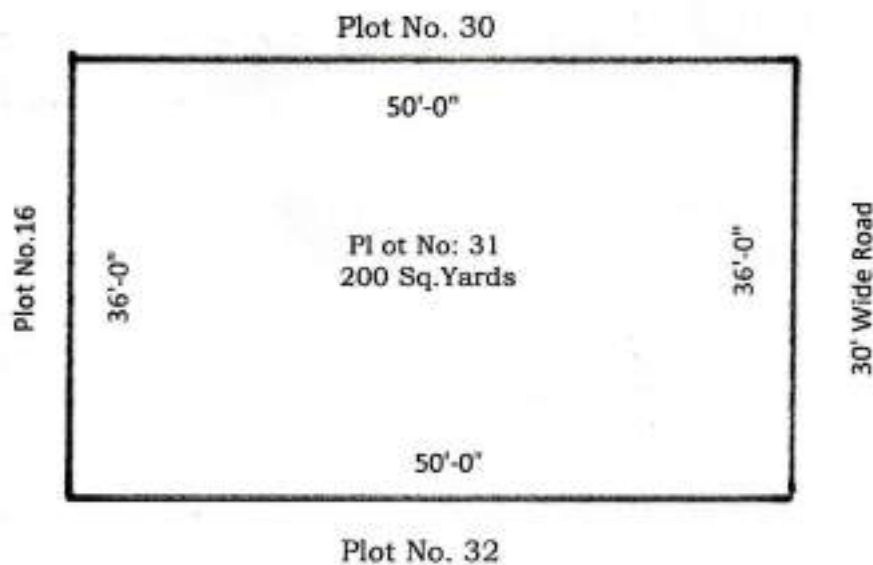
POLECOMEPALLY JANARDHAN RAO. S/O. POLECOMEPALLY MEENA RAO



SCALE: 1"=20'-0"

DT : -2017

REFERENCE:



INCLUDED :

EXCLUDED :

TOTAL AREA SQ.YDS 200

SQ.METERS : 167.225

For USM INFRASTRUCTURES PVT. LTD.

Managing Director

VENDOR

WITNESSES

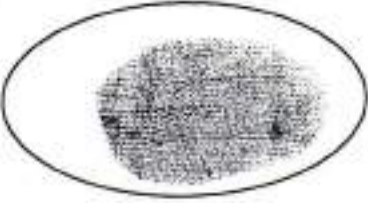
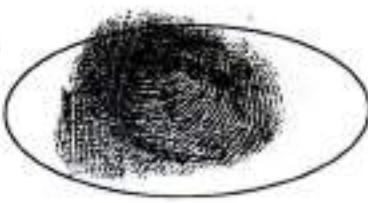
1.

2.

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Shamirpet



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908**

S.NO.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
1			K. SRINIVASA RAO S/O. K. RAJESHWAR RAO R/O. SENOR VALLEY, H.NO.11, RAMA NAIDU STUDIO, FILM NAGAR, SHAIKPET, HYDERABAD, T.S -500033 (MANAGING DIRECTOR OF M/S. USM INFRASTRUCTURES PVT. LTD.) (GPA HOLDER & VENDOR)
2			POLECOMEPALLY JANARDHAN RAO S/O. POLECOMEPALLY MEENA RAO R/O.3-6-159/502C, STREET NO-17 HIMAYATH NAGAR, HYDERABAD, T.S -500029 (VENDEE)
3			N.LAXMI MANOHAR RAO S/O. N.SURYA RAO R/O.3-6-159/B/502, HIMAYATH NAGAR, HYDERABAD, T.S -500029 (REPRESENTATIVE)
4			For USM INFRASTRUCTURES PVT. LTD.

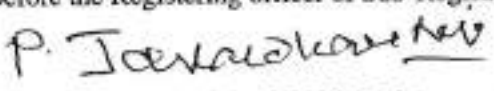
Witnesses:

1. 
2. 

Note: If the Buyer (s) is / are not present before the Sub- Registrar, the following request should be signed. I/WE send herewith my/our photograph(s) and fingerprints in the form prescribed, through my representative. N. LAXMI MANOHAR RAO I/WE cannot appear personally before the Registering officer of Sub-Registrar of Assurances SHAMIRPEJ

Signature of the Representative/S:


Managing Director
Signature of Executant/s


Signature (s) of BUYER (s)

BK-1, CS No 3788/2017 & Doct No

372812017

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Sub Registrar

Shamirpet

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భారత ప్రభుత్వం
Government of India

సీనియర్ సాఫ్ట్ వేర్ ఇంజనీర్
Srinivasa Rao Kondaveetil



సామాన్య జనన తేదీ: 1967
పురుషుడు: M+



8424 4212 7414

అధికారి - సామాన్య ని హక్కు

[Signature]



భారత ప్రభుత్వం
Unique Identification Authority of India

సేవించే స్థానం: Enrollment No.: 11111531700834

To:
Channarayana Vithayalathan Rao
సీనియర్ సాఫ్ట్ వేర్ ఇంజనీర్
S/O Channarayana Vithayalathan Rao
15B-100
BALAJI NAGAR
BEHIND CHANNAYANA JUNIOR COLLEGE
KUMAT PALLY
KUMAT PALLY
Hyderabad
Andhra Pradesh - 500072
7800000000



LF3100791206
21007902



మీ ఆధార్ సంఖ్య / Your Aadhaar No.:

3212 5555 4980

అధికారి - సామాన్య ని హక్కు



భారత ప్రభుత్వం
Government of India

సీనియర్ సాఫ్ట్ వేర్ ఇంజనీర్
Channarayana Vithayalathan Rao



సామాన్య జనన తేదీ: 1967
పురుషుడు: Male



3212 5555 4980

అధికారి - సామాన్య ని హక్కు

[Signature]



Unique Identification Authority of India

సీనియర్ సాఫ్ట్ వేర్ ఇంజనీర్
Srinivasa Rao Kondaveetil
సామాన్య జనన తేదీ: 1967
పురుషుడు: M+

సామాన్య జనన తేదీ: 1967
పురుషుడు: M+

8424 4212 7414

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

USM INFRASTRUCTURES PRIVATE
LIMITED



01/04/2010

Forwarded Account Number

AASCU1954F



[Redacted text]

నర్సయ్యల అంజలి రెడ్డి
Naravula Anjal Reddy



పుట్టిన తేదీ/Year of Birth: 1995
పురుషుడు / Male



3078 7193 2183

అధికారి - సామాన్య ని హక్కు

[Signature]



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: 508, నర్సయ్యల శేఖర్ రెడ్డి
P. 508, నర్సయ్యల, దుగ్గల, దుగ్గల
పెద అడినెల్లపల్లి, నెల్లూరు, ఆంధ్రప్రదేశ్
508243

Address: S/O: Naravula
Shekar Reddy, 2-56,
duggala, duggala, Duggala,
Nalgonda, Peda
Adinellapally, Andhra
Pradesh, 508243

1907
1907 1907 1907

భారత ప్రభుత్వం

www.aadhaar.gov.in

స.స. అధికారి, ఆంధ్రప్రదేశ్

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Shamirpet



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భారత ప్రభుత్వం

Unique Identification Authority of India

సమాచిత సంఖ్య / Enrollment No. : 1093/20040/11105

30/08/2011

To
Polecomepally Janardhan Rao
పోలకమేపల్లి జనార్ధన్ రావు
S/O Polecomepally Meena Rao
3-6-159/502C
Street No-17
Himayathnagar
Himayathnagar
Himayathnagar, Hyderabad,
Andhra Pradesh - 500028
984826853



UF251322711N

25132271



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6271 0216 1794

ఆధార్ - సామాన్యని హక్కు



పోలకమేపల్లి జనార్ధన్ రావు
Polecomepally Janardhan Rao

పుట్టిన సంవత్సరం/Year of Birth: 1944
పురుషుడు / Male

6271 0216 1794



ఆధార్ - సామాన్యని హక్కు

Bk - 1, CS No 3788/2017 & Doct No
3728/2017 Sheet 10 of 11 Sub Registrar
Shamirpet

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భారత ప్రభుత్వం

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

సమాచిత సంఖ్య / Enrollment No. : 1080/20022/01970

01/06/2013
To
Nadipalli Laxmi Manohar Rao
సరపల్లి లక్ష్మి మనోహర్ రావు
S/O: N Surya Rao
3-8-159/B/502
Himayath Nagar
Himayathnagar
Himayathnagar, Hyderabad
Andhra Pradesh - 500029



KL148098960FT

14809896



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3774 7946 0661

ఆధార్ - సామాన్యని హక్కు



సరపల్లి లక్ష్మి మనోహర్ రావు
Nadipalli Laxmi Manohar Rao

పుట్టిన సంవత్సరం / Year of Birth: 1966
పురుషుడు / Male

3774 7946 0661



ఆధార్ - సామాన్యని హక్కు

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3728/2017 Sheet 11 of 11 Sub Registrar
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Offline Challan Proforma [Citizen copy]

Challan No: 417MKZ061117

Registration & Stamps
Department, Telangana

Fee Type : 2091

CBS Screen Number : 8888

I Remitter Details

Name	CH. VISHNUVARDHAN RAO
Address	FIRST FLOOR, APARNA CREST BUILDING, ROAD NO.2, BANJARA HILLS, HYDERABAD -34
PAN Card Number	AABCU1954F
Aadhar Card Number	
Mobile Number	*****659

II Exccutant Details

Name	USM INFRASTRUCTURES PVT. LTD
Address	FIRST FLOOR, APARNA CREST BUILDING, ROAD NO.2, BANJARA HILLS, HYDERABAD -34

III Claimant details

Name	FLOSCOME PALLY JANARDHAN RAO
Address	H.NO. 3-6-159/502C STREET NO-17 HIMAYATH NAGAR HYDERABAD T.S- 500029

IV Document Nature

Nature of Document	SALE DEED
Property Situated in(District)	MEDCHAL-MALKAJGIRI

V Amount Details

Stamp Duty	67580
Transfer Duty	25380
Registration Fee	8460
User Charges	100
TOTAL	101520
Total in Words	ONE LAKH ONE THOUSAND FIVE HUNDRED TWENTY RUPEES ONLY
Date(DD-MM-YYYY)	06-11-2017

Journal No.	036046939
Stamp & Signature	

from date : 06-11-2017

