

ICANNED

D.No. 3230 of 2017



తెలంగాణ తెలంగాణ TELANGANA

H 056217

S.No. 5390 Dated 25/10/17 Rs. 100/-

U. ANAND GOUD

Licensed Stamp Vendor

Sold to K. Srinivasa Rao & K. Rajeshwar Rao

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

For Whom USM Infrastructures Pvt Ltd R/o Hyd

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

Medchal Dist- Cell. 9866006444

SALE DEED FOR M.V OF Rs. 24,00,000/-

THIS DEED OF SALE is made and executed on this the 02nd 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., Banjarahills, 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. 12000/- paid between the hours of 12:00 PM and 06:00 PM 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		 NADIPALLI LAXMI MA [1516-1-2017-3790]	NADIPALLI LAXMI MAHESWAR RAO S/O. N SURYA RAO 3-6-150/B/502, HIMAYATH NAGAR, HYD-BAD	
2	EX		 K SRINIVASA RAO (P) [1516-1-2017-3790]	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		 [1516-1-2017-3790]	CH VISHNUVARDHAN RAO KUKATPALLY, HYD.	
2		 [1516-1-2017-3790]	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/B/C/ Pay Order	
Stamp Duty	100	0	95900	0	0	0	96000
Transfer Duty	NA	0	36000	0	0	0	36000
Reg. Fee	NA	0	12000	0	0	0	12000
User Charges	NA	0	100	0	0	0	100
Total	100	0	144000	0	0	0	144100

Rs. 131900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12000/- towards Registration Fees on the chargeable value of Rs. 2400000/- was paid by the party through E-Challan/BC/Pay Order No. 701UID061117 dated 07-NOV-17 of SBH/SBH INB

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Bk-1, CS No 3790/2017 & Doct No 373012017. Sheet 1 of 9 Sub Registrar Shamirpet

IN FAVOUR OF

NADIPALLI LAXMI MANOHAR RAO, S/O. N. SURYA RAO, AGED 51 YEARS, OCCUPATION: BUSINESS, R/O.3-6-159/B/502, HIMAYATH NAGAR, HIMAYATHNAGAR, HYDERABAD, T.S - 500029. PAN NO. ACVPN5646A, AADHAAR NO. 3774 7946 0661

(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 Shameerpeth 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. Shameerpeth, 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 **Shameerpeth 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. Shameerpeth, 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.

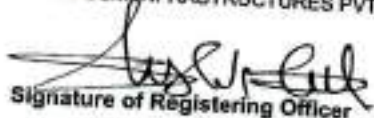

Managing Director

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 144000/-, DATE: 07-NOV-17, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE
NG-036207344, REMITTER NAME: CH. VISHNUVARDHAN RAO, EXECUTANT NAME: USM INFRASTRUCTURES PVT.
LTD, CLAIMANT NAME: NADI PALLI LAXMI MANOHAR RAO).

Date:

06th day of November, 2017


Signature of Registering Officer
Shamirpet

Bk-1, CS No 3790/2017 & Doct No
3734 Sheet 2 of 9

Sub Registrar
Shamirpet

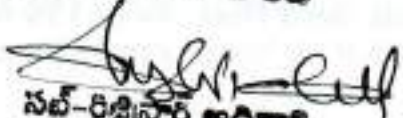
1వ పుస్తకము బుగ్గెం|| (కా.శ. 189) నెం||

3730 నెంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్

విమిక్తం గుర్తింపు నెంబరు 1510-1.3730 నెంబరు

ఇవ్వబడినది.

బుగ్గెం|| నెంబరు 8 వ తేది


నబ్-రిజిస్ట్రార్ అధికారి

శేషదీపి 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. **14 & 33**, in Survey No. **1045 & 1058**, admeasuring **400** Sq.Yds., or **334.451** Sq.Mtrs., Situated at Shameerpet Village, and Mandal, Medchal-Malkajgiri District, free from encumbrances for a total consideration of **Rs.24,00,000/-** (Rupees **TWENTY FOUR LAKHS** Only) Vide Cheque No.380911, Dated: 8-07-2017, vide Cheque No. 380912, Dated: 15-07-2017, vide Cheque No. 000008, Dated: 21-7-2017, vide Cheque No. 380919, Dated: 24-7-2017, vide Cheque No. 380920, Dated: 29-7-2017, vide Cheque No. 000011, Dated: 29-7-2017, vide Cheque No. 000014, Dated: 16-9-2017, 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.24,00,000/-** (Rupees **TWENTY FOUR LAKHS** 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. 24,00,000/-** (Rupees **TWENTY FOUR LAKHS** 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

Bk-1, CS No 3790/2017 & Doct No

373012017 Sheet 3 of 9

Sub Registrar

Shamirpet



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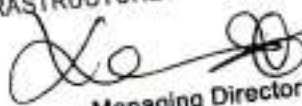


The Vendors (G.P.A. Holder) hereby covenants with the Purchaser as follows:

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

Bk - 1, CS No 3790/2017 & Doct No
3730/2017, Sheet 4 of 9 Sub Registrar
Shamirpet



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.

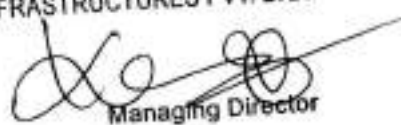
STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF A.P. PREVENTION OF UNDER VALUATION OF INSTRUMENT RULES 1975

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 UDER 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
Shameerpeth (V) Shameerpeth (M) Medchal- Malkajgiri. District.	1045 & 1058,	14 & 33	400 Sq. Yds.,	Rs.3,500/-	Rs. 6,000/-	Rs. 24,00,000/-

Contd...6

For USM INFRASTRUCTURES PVT. LTD.


Managing Director

Bk-1, CS No 3790/2017 & Doct No

3730/2012

Sheet 5 of 9

Sub Registrar

Shamirpet



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:: 6 ::

SCHEDULE OF THE PROPERTY

All that the Plot No. **14 & 33**, in Survey No. **1045 & 1058**, admeasuring **400** Sq.Yds., or **334.451** Sq.Mtrs., Situated at Shameerpet Village, and Mandal, Medchal - Malkajgiri District, and bounded by:

NORTH :: Plot No. 15 & 32.
SOUTH :: Plot No. 13 & 34
EAST :: 30' Wide Road.
WEST :: 40' Wide Road.

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:

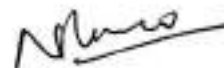
WITNESSES:

1. 
2. 

For USM INFRASTRUCTURES PVT. LTD.


Managing Director

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



Bk-1, CS No 3790/2017 & Doct No

5730/2017. Sheet 6 of 9

Sub Registrar
Shamirpet



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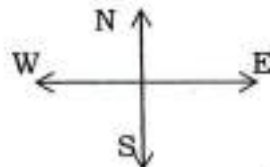
**SALE DEED PLAN OF THE PLOT NO.14 & 33 MYCITY(SHAMEERPET)
IN SY.NO.1045 AND 1058**

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: NADIPALLI LAXMI MANOHAR RAO S/O. N. SURYA RAO



SCALE: 1"=20'-0"

DT : -2017

REFERENCE:

INCLUDED :

EXCLUDED :

TOTAL AREA SQ.YDS:

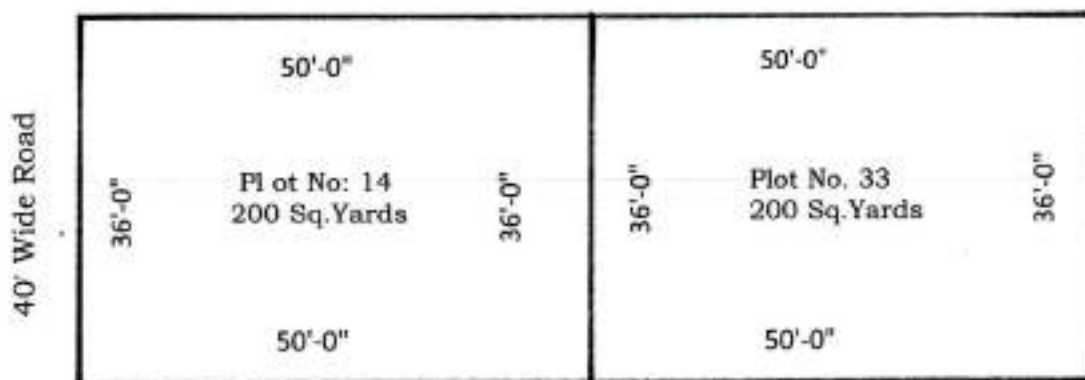
SQ.METERS :

400

334.451

Plot No. 15

Plot No. 32



Plot No. 13

Plot No.34

For USM INFRASTRUCTURES PVT.

[Signature]
VENDOR Managing Director

[Signature]
VENDEE

WITNESSES

1

2

[Signature]

Bk -1, CS No 3790/2017 & Doct No

373012017. Sheet 7 of 9

SUB Registrar

Shamirpet

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భారత ప్రభుత్వం
Government of India

భారత ప్రభుత్వం, విజయవాడ
Srinivas Rao Kondrattygari



పుట్టిన తేదీ/Year of Birth: 1987
పురుషుడు / Male



8424 4212 7414

అధార్ - సామాన్యుని హక్కు

[Signature]



భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

ఎన్ఆర్ఐ నెంబర్ / Enrolment No: 1115/1537/00834

To: Chakravarthi Venkateswarlu Rao
మొదటి పేరు
S/O Chakravarthi Venkateswarlu Rao
KS-REG
SALAJI NAGUR
DEHATI CHANDRANAGAR JUNIOR COLLEGE
KURUM PALLY
KURUM PALLY
Hyderabad
Andhra Pradesh - 500072
788000030



073180794368

31061782



మీ అధార్ నెంబర్ / Your Aadhaar No.:

3212 5555 4980

అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చంద్రవర్తి వెంకటేశ్వర్లు రావు
Chakravarthi Venkateswarlu Rao



పుట్టిన తేదీ/Year of Birth: 1980
పురుషుడు / Male



3212 5555 4980

అధార్ - సామాన్యుని హక్కు

[Signature]

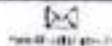


భారత ప్రభుత్వం
Unique Identification Authority of India

చంద్రవర్తి వెంకటేశ్వర్లు రావు
మొదటి పేరు
S/O చంద్రవర్తి వెంకటేశ్వర్లు రావు
జి.ఎస్.రెగిస్ట్రేషన్
జి.ఎస్.రెగిస్ట్రేషన్, కర్నూలు, ఆంధ్రప్రదేశ్
500024

Address: S/O: Chakravarthi
Rao Kondrattygari, 11, 500072
Salaji NAGUR, Salaji
NAGUR, Salaji
Hyderabad, Andhra Pradesh
500072

8424 4212 7414



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UBM INFRASTRUCTURES PRIVATE LIMITED

01/04/2010

Permanent Account Number

AABCU1954F



11/04/2010



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

నర్రావుల అంజల్ రెడ్డి
Narravula Anjal Reddy



పుట్టిన తేదీ/Year of Birth: 1993
పురుషుడు / Male



3078 7193 2183

అధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చంద్రవర్తి వెంకటేశ్వర్లు రావు
2-36, మల్లారా, దుగ్యాల, మల్లారా
పేద అదీనగపల్లి, పల్నాడు, ఆంధ్రప్రదేశ్
508243

Address: S/O: Narravula
Shekar Reddy, 2-36,
dugyala, dugyala, (dugyala,
Nalgonda, Peda
Adisarlapally, Andhra
Pradesh, 508243



1947
1000 500 1047

help@uidai.gov.in

www.uidai.gov.in

స.ఎ. అధికారి, స.ఎ. అధికారి,
స.ఎ. అధికారి, స.ఎ. అధికారి

Bk - 1, CS No 3790/2017 & Doct No
5230/2017 Sheet 8 of 9 Sub Registrar
Shamirpet



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Unique Identification Authority of India
Government of India

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

To
 Nadipalli Laxmi Manohar Rao
 సరిపల్లి లక్ష్మి మనోహర రావు
 S/O: N Surya Rao
 3-6-159/B/502
 Himayath Nagar
 Himayathnagar, Hyderabad
 Andhra Pradesh - 500029

01/08/2013



KL148098960FT

14809896



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3774 7946 0661

ఆధార్ - సామాన్యని హక్కు



సరిపల్లి లక్ష్మి మనోహర రావు
 Nadipalli Laxmi Manohar Rao

పుట్టిన సంవత్సరం / Year of Birth: 1966
 పురుషుడు / Male

3774 7946 0661



ఆధార్ - సామాన్యని హక్కు

Handwritten signature

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573012017, Sheet 9 of 9 Sub Registrar
Shamirpet



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Online Challan Proforma [Citizen copy]

Challan No:701UID061117



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 Executant Details

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

III Claimant details

Name	NADIPALLI LAXMI MANOHAR RAO
Address	H.NO.3-6-159/B/502 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	65900
Transfer Duty	36000
Registration Fee	12000
User Charges	100
TOTAL	144000
Total in Words	ONE LAKH FORTY FOUR THOUSAND RUPEES ONLY
Date(DD-MM-YYYY)	06-11-2017

Journal No. 036207517

Stamp & Signature

06-11-2017 16:11:2017

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