



తెలంగాణ తెలంగాణ TELANGANA

Pallavi

AD 540492

M. PALLAVI

LICENCED STAMP VENDOR

LIC.No.15-20-016/2021

H.No. 7-6, CHOUDARGUDA VILLAGE,

SHAMSHABAD MANDAL, R.R.DIST.

T.S. Cell: 9949979990

SI NO: 2492, DATE: 04/08/2021, RS. 100/-

SOLD TO: K. Ravinder Reddy,
s/o. K. Venkat Reddy R/o. Hyd.

FOR WHOM: Upkar Infra Projects Pvt. Ltd.

SALE DEED

This Deed of Sale is made and executed on this the 5th day of August 2021, at S.R.O. Gandipet, Ranga Reddy District, T.S., by:

Sri KRANTI KUMAR GUPTA S/o. Sri ANIL KUMAR GUPTA, Aged about 32 years, Occupation: Business, residing at House No.8-2-616/2/1, 3rd Floor, Akash Ganga Apartment, Road No.11, Opp: Spring Fields School, Banjara Hills, Khairatabad, Hyderabad, Telangana State. [Aadhar No.6781 0643 5679, PAN No.AUWPG7124P].

Herein after called "**THE VENDOR**" of the First part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees, and assignees etc.,

IN FAVOUR OF

M/s. UPAKAR INFRA PROJECTS PRIVATE LIMITED [PAN No.AABCK4691F], Its Registered Office address: House No.6/3/347/22/10/2, Saiville Apartments, Dwaraka Nagar, Panjagutta, Hyderabad, Telangana State – 500 082.

Represented by its Managing Partner:-

Sri KOLAN RAVINDER REDDY S/o. Sri KOLAN VENKAT REDDY, Aged about 58 years, Occupation: Business, residing at House No.10-2-289/60, Shanthi Nagar, Masab Tank, Hyderabad, Telangana State – 500 028. [Aadhar No.5878 5173 3844, Mobile No.9494777070].

Contd..2..

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 52500/- paid between the hours of _____ and _____ on the 05th day of AUG, 2021 by Sri Kranti Kumar Gupta

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M/S UPAKAR INFRA PROJECTS PVT LTD (R/P) KOLAN RAVINDER REDDY [1525-1-2021-11569]	M/S UPAKAR INFRA PROJECTS PVT LTD (R/P) KOLAN RAVINDER REDDY S/O. KOLAN VENKAT REDDY MASABTANK, HYDERABAD	OFFICE OF THE DISTRICT REGISTRAR RANGA REDDY DIST, T.S. 25 FEB 2021 STAMPS DEPOT
2	EX		 KRANTI KUMAR GUPTA S/O [1525-1-2021-11569]	KRANTI KUMAR GUPTA S/O. ANIL KUMAR GUPTA BANJARAHILLS, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M ANURAG REDDY:05 [1525-1-2021-11569]	M ANURAG REDDY AADHARNO 4063	22 JUL 2021 Sub-Registrar Gandipet
2		 K RAGAV REDDY:05/08/2 [1525-1-2021-11569]	K RAGAV REDDY AADHARNO 9685	

05th day of August, 2021

Signature of Sub Registrar
Gandipet**E-KYC Details as received from UIDAI:**

SI No	Aadhaar No	Details	Address	Photo
1	Aadhaar No: XXXXXXXX5679	Name: Kranti Kumar Gupta	S/O Anil Kumar Gupta, Khairatabad, Hyderabad, Telangana, 500034	
2	Aadhaar No: XXXXXXXX3844	Name: Anil Ravinder Reddy	S/O Kolan Venkat Reddy, Asifnagar, Hyderabad, Andhra Pradesh, 500028	

Bk - 1, CS No 11569/2021 & Doct No
10863/2021. Sub Registrar
Gandipet Sheet 1 of 7

Generated on: 05/08/2021 03:38:13 PM



:: 2 ::

Herein after called "**THE VENDEE**" of the Second part which term shall mean and include all its heirs, executors, administrators, legal representatives, nominees, and assignees etc.,

WHEREAS the VENDOR herein is the absolute owner and peaceful possessor of the part and parcel of the residential **Plot bearing No.36**, admeasuring **533.00 Square Yards** or equivalent to 445.5 Square Metres, in the layout named as SOGNARE, forming Part of **Survey No.41/Part and 43**, Situated at **BANDLAGUDA JAGIR VILLAGE**, Rajendra Nagar Mandal (now in Gandipet Mandal), Bandlaguda Jagir Municipal Corporation, Ranga Reddy District, T.S., having purchased the same from Sri Raj Saran S/o. Sri Kripal Saran, vide Registered **Sale Deed Document No.5092 of 2016**, dated:12-08-2016, Registered at S.R.O., Gandipet, Ranga Reddy District, T.S.

WHEREAS the VENDOR has agreed and offered to sell the part and parcel of the residential **Plot bearing No.36**, admeasuring **533.00 Square Yards** or equivalent to 445.5 Square Metres, in the layout named as SOGNARE, forming Part of **Survey No.41/Part and 43**, Situated at **BANDLAGUDA JAGIR VILLAGE**, Gandipet Mandal, Bandlaguda Jagir Municipal Corporation, Ranga Reddy District, Telangana State and more clearly delineated in the Schedule Property annexed hereto, same in favour of the VENDEE, herein for sale consideration of **Rs.1,05,00,000/- (Rupees One Crore Five Lakhs only)** which offer the VENDEE has accepted to purchase the same after satisfying with the title of the vendor.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the said sale consideration of **Rs.1,05,00,000/- (Rupees One Crore Five Lakhs only)** the Vendor has received the full sale consideration amount as follows:

- i). Rs.5,00,001/- (Rupees Five Lakhs and One Rupee only) through cheque bearing No.295150, Dt:20.11.2020, drawn on Karnataka Bank, Uma Nagar branch
- ii). Rs.30,00,000/- (Rupees Thirty Lakhs only) through RTGS, vide its UTR No.KARBH20340753076, Dt:05.12.2020, drawn on Karnataka Bank
- iii). Rs.30,00,000/- (Rupees Thirty Lakhs only) through RTGS, vide its UTR No.KARBH21020520277, Dt:20.01.2021, drawn on Karnataka Bank
- iv). Rs.40,00,000/- (Rupees Forty Lakhs only) through RTGS, vide its UTR No.KARBH21153277427, Dt:02.06.2021, drawn on Karnataka Bank

from the VENDEE and the Vendor do hereby admit and acknowledges the receipts of the entire sale consideration having received from the VENDEE.

Contd.3..



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 11 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	577400	0	0	0	577500
Transfer Duty	NA	0	157500	0	0	0	157500
Reg. Fee	NA	0	52500	0	0	0	52500
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	10500	0	0	0	10500
Total	100	0	798000	0	0	0	798100

Rs. 734900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 52500/- towards Registration Fees on the chargeable value of Rs. 10500000/- was paid by the party through E-Challan/BC/Pay Order No. 997MJS050821 dated 05-AUG-21 of KARB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 798000/-, DATE: 05-AUG-21, BANK NAME: KARB, BRANCH: JP, KAR INFRA PROJECTS PVT LTD, EXECUTANT NAME: KRANTI KUMAR GUPTA, CLAIMANT NAME: UPAKAR, BANK REFERENCE NO: JP, KAR INFRA PROJECTS PVT LTD, A F OJECTS PVT LTD).

Date:

05th day of August, 2021

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 10863 of 2021 of Book-1 and assigned the identification number 1 - 1525 - 10863 - 2021 for Scanning on 05-AUG-21.

Registering Officer
Gandipet
(K Vijaya Kumari)

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1. THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule Property to the VENDEE "TO HAVE AND TO HOLD" the same absolutely and forever.
2. THAT the Vendor has paid all the taxes and dues etc., in respect of the schedule property upto the date of this Sale Deed.
3. THAT the Vendor has handed over the concerned papers of schedule mentioned property to the VENDEE on this day.
4. THAT the Schedule Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien, court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor had full power and absolute authority to sell the same to the VENDEE.
5. THAT the VENDEE shall hold and enjoy the schedule property as absolute owner as he likes without any let or hindrances either from the Vendor or any other person or persons whomsoever.
6. THAT the Vendor further covenant with the VENDEE, that if the VENDEE is deprived of whole or any part on account of any defect in the Vendor's title, the Vendor shall indemnify and compensate the VENDEE against the same.
7. THAT the Vendor hereby indemnify and keep the VENDEE indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the VENDEE have deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from his personal and other property.
8. THAT the Vendor hereby declare that the vacant land admeasuring is in the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O. Ms.No.733, Rev. (UC.I) Dept., dated: 31-10-1988 and availing of the exemption granted therein.
9. THAT the land affected by the document is not the assigned land as defined in Section 2 (1) Act 9 of 1977.
10. THAT the recitals in the document to the effect that there is no structure on house site land mentioned in the schedule of property or for any suppression of facts, the Vendor may be liable for prosecution in a court of Law U/s 27 and 64 of Indian Stamp Act.
11. THAT the Market value of the property is Rs.7,500/- per Sq. Yard., thus the total Market value of the property is Rs.39,97,500/- for 533.00 Sq. Yards., and the sale consideration of Rs.1,05,00,000/- the Stamp duty and Registration Fees paid as per Sale Consideration.



Contd..4.

Bk - 1, CS No 11569/2021 & Doct No
10863/2021, Sheet 3 of 7 Sub Registrar
Gandipet



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SCHEDULE OF THE PROPERTY

ALL THAT the part and parcel of the residential **Plot bearing No.36**, admeasuring **533.00 Square Yards** or equivalent to 445.5 Square Metres, in the layout named as SOGNARE, forming Part of **Survey No.41/Part and 43**, Situated at **BANDLAGUDA JAGIR VILLAGE**, Gandipet Mandal, Bandlaguda Jagir Municipal Corporation, Ranga Reddy District, Telangana State and bounded as follows:-

NORTH	:	Plot No.35
SOUTH	:	Plot No.37
EAST	:	50'-0" Wide Road
WEST	:	Park

More clearly delineated in the Plan annexed hereto and marked in the RED colour.

IN WITNESS WHEREOF the VENDOR has signed on this **Deed of Sale** with his own free will and consent on this the day, month and year first above mentioned.

WITNESESS:

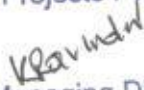
1. 

2. 



VENDOR

For Upakar Infra Projects Pvt. Ltd.


Managing Director

VENDEE

Bk - 1, CS No 11569/2021 & Doct No
10863/2021. Sheet 4 of 7 Sub Registrar
Gandipet



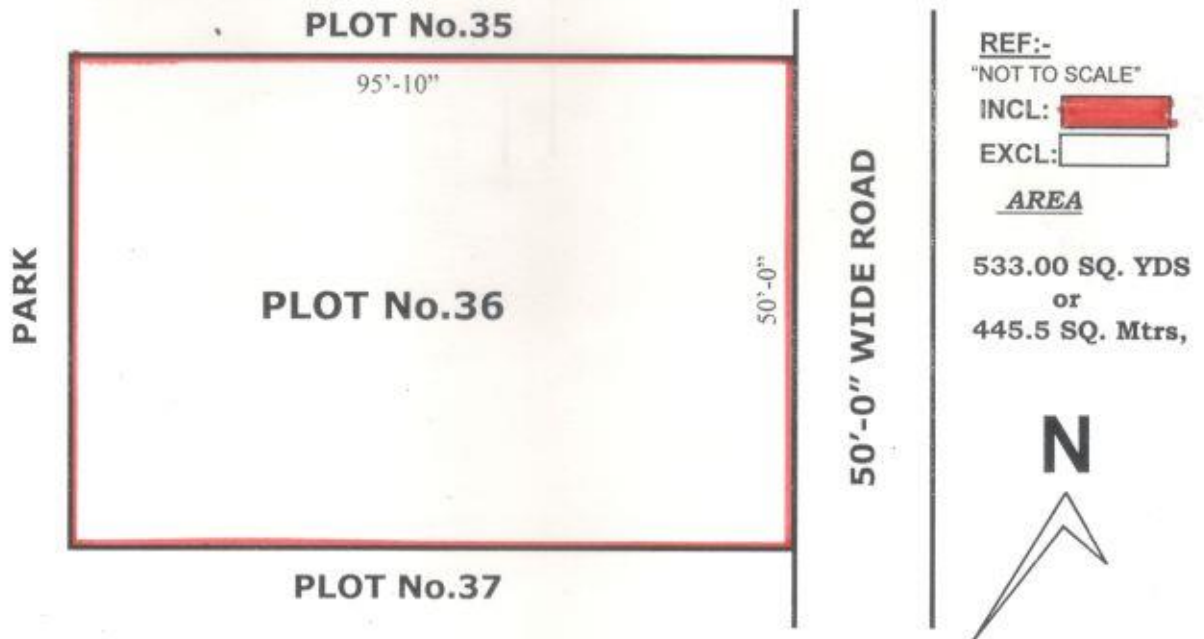
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REGISTRATION PLAN SHOWING THE PART AND PARCEL OF THE RESIDENTIAL PLOT BEARING No.36, IN THE LAYOUT NAMED AS SOGNARE FORMING PART OF SURVEY Nos.41/ PART AND 43, SITUATED AT BANDLAGUDA JAGIR VILLAGE, GANDIPET MANDAL, BANDLAGUDA JAGIR MUNICIPAL CORPORATION, RANGA REDDY DISTRICT, TELANGANA STATE.

VENDOR : Sri KRANTI KUMAR GUPTA S/o. Sri ANIL KUMAR GUPTA

VENDEE : M/s. UPAKAR INFRA PROJECTS PRIVATE LIMITED,
Rep. by its Managing Director:-
Sri KOLAN RAVINDER REDDY S/o. Sri KOLAN VENKAT REDDY



[Handwritten Signature]

WITNESSES:

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

SIGNATURE OF VENDOR

For Upakar Infra Projects Pvt. Ltd.

SIGNATURE OF VENDEE

[Handwritten Signature]
Managing Director

Bk - 1, CS No 11569/2021 & Doct No
10863/2021. Sheet 5 of 7 Sub Registrar
Gandipet



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భారత సర్కార్
GOVERNMENT OF INDIA

కొలన్ రవీందర్ రెడ్డి
Kolan Ravinder Reddy
పుట్టిన తేదీ/ DOB: 27/03/1963
పురుషుడు / MALE

5878 5173 3844

ఆధార్ - సామాన్యమైనపుడి హక్కు

KRANNA

భారత ప్రభుత్వం
Government of India

క్రాంతి కుమార్ గుప్తా
Kranti Kumar Gupta

పుట్టిన సంవత్సరం/Year of Birth: 1988
పురుషుడు / Male

6781 0643 5679

ఆధార్ - సామాన్యమైన హక్కు

భారత సర్కార్
Government of India

మంగలరపు అనురాగ్ రెడ్డి
Mangalarapu Anurag Reddy
పుట్టిన తేదీ/ DOB: 19/01/1993
పురుషుడు / Male

5034 7481 4063

मेरा आधार, मेरी पहचान

MAAR

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కొలన్ రాఘవ రెడ్డి
Kolan Raghav Reddy
పుట్టిన తేదీ/DOB: 26/06/1970
పురుషుడు/ MALE

8319 5026 9685
VID: 9167 4558 5962 4741

ఆధార్ - సామాన్యమైన హక్కు

KR

Bk - 1, CS No 11569/2021 & Doct No
10863/2021. Sheet 6 of 7 Sub Registrar
Gandipet



Generated on: 05/08/2021 03:38:13 PM



7

Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 997MJS050821

Bank Code : KARB

Payment :
NB

Remitter Details	
Name	UPAKAR INFRA PROJECTS PVT LTD
PAN Card No	AABCK4691F
Aadhar Card No	
Mobile Number	*****070
Address	HYDERABAD
Executant Details	
Name	KRANTI KUMAR GUPTA
Address	HYDERABAD
Claimant Details	
Name	UPAKAR INFRA PROJECTS PVT LTD
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	577400
Transfer Duty	157500
Registration Fee	52500
User Charges	100
Mutation Charges	10500
TOTAL	798000
Total in Words	Seven Lakh Ninety Eight Thousand Rupees Only
Date(DD-MM-YYYY)	05-08-2021
Transaction Id	0221187044226

Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 997MJS050821

Bank Code : KARB

Payment :
NB

Remitter Details	
Name	UPAKAR INFRA PROJECTS PVT LTD
PAN Card No	AABCK4691F
Aadhar Card No	
Mobile Number	*****070
Address	HYDERABAD
Executant Details	
Name	KRANTI KUMAR GUPTA
Address	HYDERABAD
Claimant Details	
Name	UPAKAR INFRA PROJECTS PVT LTD
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
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User Charges	100
Mutation Charges	10500
TOTAL	798000
Total in Words	Seven Lakh Ninety Eight Thousand Rupees Only
Date(DD-MM-YYYY)	05-08-2021
Transaction Id	0221187044226

Stamp & Signature

Bk - 1, CS No 11569/2021 & Doct No
10863/2021. Sheet 7 of 7 Sub Registrar
Gandipet



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