

P4/2022



తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 8334 Date 28/07/2022 No. 100/-
 Sold to D. Venugopal s/o Venkataiah
 Hanamakonda
 swechha constructions

A. Madhavi
 AS 661931
 ANUMANDLA MADHAVI
 LICENSED STAMP VENDOR
 L.No. 21-11-1/2013, A.L.No. 21-11/2012
 Tel.No. 11-23-1423, Deshapuram Road,
 Latha, Dist. Warangal, Tel. 506004

SALE DEEDThis "Deed of Sale" is made and executed on this 29th Day of JULY 2022

BY:

1. BOMPALLI THRILOCHAN RAO, S/o. RAJESHWAR RAO, Age: 46 years, Occu: Pvt Employee, R/o. H.No. C-42, Vidyanagar, Near SCCL School, Godavarikhani, Ramagundam, Peddapally District, ID AADHAAR No. 7705 8700 5927 DOB: 31-10-1976.
2. KORIPELLI MADHAVA RAO, S/o. PAPAIAH @ PAPARAO, Age: 59 years, Occu: Pvt Employee, R/o. H.No. 7-58, Mahadevpur Village & Mandal, J. Bhupalapally District, ID AADHAAR No. 3651 8516 0184, DOB 01-01-1963.
3. NEREDUGOMMA LINGA RAO, S/o. VENKAIAH @ VENKAT RAO, Age: 60 years, Occu: Pvt Employee, R/o. H.No. 5-29, Dubbagattu, Mallaram, Karimnagar District, ID AADHAAR No. 5104 7561 5587, DOB: 01/05/1962.

(Hereinafter called the "VENDORS / SELLORS" of the FIRST PARTY)

INFAVOUR OF:

"SWECHHA CONSTRUCTIONS", Warangal a registered partnership firm vide Regd No. 399 of 2022 having its registered office at Warangal Rep by its Partner:
 DHANALA VENUGOPAL, S/o. VENKATAIAH, aged about 35 years, Occu: Business, R/o. H. No. 2-5-305/1, Nakkalagutta, Hanumakonda City & District, ID AADHAAR No. 3064 4919 7305 PAN No. AERF59658H DOB 26-6-1987.

(Here in after called the Vendee/purchaser of the 2nd part of the SECOND PARTY, FIRST PARTY & SECOND PARTY which expression shall mean and includes, wherever the context may so require all it's/their heirs, legal representatives, executors, administrators, successors-in-interest and assignees etc.)

1) [Signature]

2) N. Venugopal

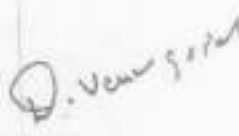
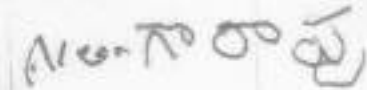
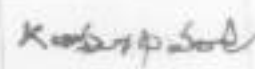
For SWECHHA CONSTRUCTIONS
D. Venugopal

3) K. S. S. S. S.

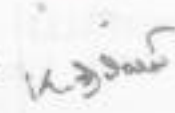
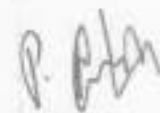
Managing Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Warangal (Rural) along with 04 Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15035/- paid between the hours of 4 and 5 on the 29th day of JUL, 2022 by Sri B Thilochan Rao And Others
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			DRANALA VENUGOPAL(R)SWECHHA CONSTRUCTIONS 2-5-305/1, HANAMKONDA, HANAMKONDA, HANAMKONDA, TELANGANA, 506001, NAKKALAGU T L	
2	EX			NEREDUGOLLA LINGA RAO S/O. VENKAT RAO ALIAS VENKAT RAO 5-29, KARIMNAGAR (U), KARIMNAGAR, KARIMNAGAR, TELANGANA, 505001, MALLARAM DUBBAGATTU.	
3	EX			KORIPELLI MADHAVA RAO S/O. PAPAIAS ALIAS PAPARAO 7-55, MAHADEVPUR, MAHADEVPUR, JAYASHANKAR, BIDUPALPALLY, TELANGANA, 505001.	
4	EX			BOMPELLI THILOCHAN RAO S/O. RAJESH WIG RAO C-43, PEDDAPALLE (URBAN), PEDDAPALLE, PEDDAPALLI, TELANGANA, 505009, GODAVARIWADI.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K SRINIVAS S/O KONDAIAH HNO 5-25 NUMAMULA WGL	
2			P RAJESH GOUD S/O RAJENDER HNO 4-52-167 GORREKUNTA WGL	

29th day of July, 2022

Signature of Sub Registrar
Warangal (Rural)



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WHEREAS the Vendor No. 1 is the absolute owner and peaceful possessor of Open Plot No. 4 Part to an extent of 138.66 Sq Yds or 115.93 Sq Mtrs. in Sy. No. 153/B of Gorrekunta Revenue Village, Geesugonda Mandal, Warangal City & District, vide KUDA Lay out DP No. 64 of 2009, vide Proceeding No. C2/1615/2006/3539 Formerly DP No. 55/2004 vide Proceeding No. C2/546/04/1260 and within the Extended Limits of Greater City and Municipal Corporation of Warangal, which is clearly described in the Schedule hereunder known as **SCHEDULE PROPERTY**.

WHEREAS the Vendor No. 1 acquired the Property through a Regd SALE DEED Doct No. 4950 of 2009 Regd at SRO Warangal Fort Dated: 05-10-2009, & it's Link Regd SALE DEED Doct No. 722 of 2006 Regd at SRO Warangal Urban Dated: 30-01-2006, & Regd DEED Doct No. 832 of 2004 Regd at SRO Warangal Urban Dated: 04-02-2004.

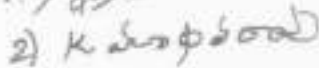
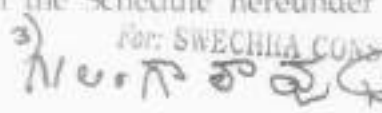
WHEREAS the Vendor No. 1 also is the absolute owner and peaceful possessor of Open Plot No. 3 Part 4 Part to an extent of 473.77 Sq Yds or 395.70 Sq Mtrs. in Sy. No. 153/B of Gorrekunta Revenue Village, Geesugonda Mandal, Warangal City & District, vide KUDA Lay out DP No. 64 of 2009, vide Proceeding No. C2/1615/2006/3539 Formerly DP No. 55/2004 vide Proceeding No. C2/546/04/1260, and within the Extended Limits of Greater City and Municipal Corporation of Warangal, which is clearly described in the Schedule hereunder known as **SCHEDULE PROPERTY**.

WHEREAS the Vendor No. 1 acquired the Property through a Regd SALE DEED Doct No. 4952 of 2009 Regd at SRO Warangal Fort Dated: 05-10-2009, & it's Link Regd SALE DEED Doct No. 723 of 2006 Regd at SRO Warangal Urban Dated: 30-01-2006, & Regd DEED Doct No. 832 of 2004 Regd at SRO Warangal Urban Dated: 04-02-2004.

WHEREAS the Vendor No. 2 is the absolute owner and peaceful possessor of Open Plot No. 5 Part to an extent of 167.50 Sq Yds or 140.00 Sq Mtrs. in Sy. No. 153/B of Gorrekunta Revenue Village, Geesugonda Mandal, Warangal City & District, vide KUDA Lay out DP No. 64 of 2009, vide Proceeding No. C2/1615/2006/3539 Formerly DP No. 55/2004 vide Proceeding No. C2/546/04/1260, and within the Extended Limits of Greater City and Municipal Corporation of Warangal, which is clearly described in the Schedule hereunder known as **SCHEDULE PROPERTY**.

WHEREAS the Vendor No. 2 acquired the Property through a Regd SALE DEED Doct No. 4949 of 2009 Regd at SRO Warangal Fort Dated: 05-10-2009, & it's Link Regd SALE DEED Doct No. 722 of 2006 Regd at SRO Warangal Urban Dated: 30-01-2006, & Regd DEED Doct No. 832 of 2004 Regd at SRO Warangal Urban Dated: 04-02-2004.

WHEREAS the Vendor No. 3 is the absolute owner and peaceful possessor of Open Plot No. 4 Part & 5 Part to an extent of 167.50 Sq Yds or 140.00 Sq Mtrs. in Sy. No. 153/B of Gorrekunta Revenue Village, Geesugonda Mandal, Warangal City & District, vide KUDA Lay out DP No. 64 of 2009, vide Proceeding No. C2/1615/2006/3539 Formerly DP No. 55/2004 vide Proceeding No. C2/546/04/1260 and within the Extended Limits of Greater City and Municipal Corporation of Warangal, which is clearly described in the Schedule hereunder known as **SCHEDULE PROPERTY**.

1) 
2) 
3)  For: SWECHHA CONSTRUCTIONS
Venu Sora

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5927 Name: Bompalli Thilochan Rao	C/O Rajeshwar Rao, Ramagundam, Karmnagar, Telangana, 505209	
2	Aadhaar No: XXXXXXXX5587 Name: Neresugunta Venkatesh	S/O Neresugunta Venkatesh, Chilavagutta, Karmnagar, Telangana, 505184	
3	Aadhaar No: XXXXXXXX0184 Name: Koripelli Medhava Rao	S/O Koripelli Papiah, Mahavepur, Karmnagar, Andhra Pradesh, 505504	
4	Aadhaar No: XXXXXXXX7309 Name: Dhanala Venu Gopal	S/O Dhanala Venkatesh, Hanankonda, Warangal, Andhra Pradesh, 508001	

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 15 of IS Act	DD/BC Pay Order	
Stamp Duty	100	0	1654.00	0	0	0	1654.00
Transfer Duty	NA	0	45105	0	0	0	45105
Reg. Fee	NA	0	15035	0	0	0	15035
User Charges	NA	0	0	0	0	0	0
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	220550	0	0	0	220550

Rs. 210411/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1859 and Rs. 15035/- towards Registration Fee on the chargeable value of Rs. 3007000/- was paid by the party through E-Challan/BC Pay Order No. 345GW3290722 dated 29-JUL-22 of SBIM.

Online Payment Details Received from SBIM e-P

AMOUNT PAID: Rs. 220550/- DATE: 29-JUL-22 BANK NAME: SBIM BANK NAME: BANK REFERENCE NO: 07/22225152/PAYMENT MODE: NB-3001196/ATRN/0727282830000 REMITTER NAME: D VENU GOPAL, EXECUTANT NAME: B THILOCHAN RAO AND OTHERS IN ASWANT NAME: D VENU GOPAL FOR SWEECHA CONSTRUCTIONS)

Date:
29th day of July, 2022

Signature of Registering Officer
Warangal (Rural)

CERTIFICATE OF REGISTRATION

Registered as No: 1654 of 2022
of Book 1 30th Day of July 2022
1944 / Shreevatsa S.E. 8 Day



D. SUJATHA
Sub-Registrar,
Warangal (Rural)



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WHEREAS the Vendor No. 3 acquired the Property through a Regd SALE DEED Doct No. 4948 of 2009 Regd at SRO Warangal Fort Dated: 05-10-2009. & it's Link Regd SALE DEED Doct No. 722 of 2006 Regd at SRO Warangal Urban Dated: 30-01-2006. & Regd DEED Doct No. 832 of 2004 Regd at SRO Warangal Urban Dated: 04-02-2004.

WHEREAS the Vendor No. 1 to 3 having 947.00 Sq Yds in total regd area, as per Kuda DP Lay out Plan the permissible area only to an extent of 911.10 Sq yds Vendors & Vendee both parties are agreed to this issue the Sale consideration only for the said extent 911.10 Sq yds only.

IN THE MANNER AFORESAID the scheduled mentioned property just prior to the execution of this Sale Deed was being enjoyed as absolute lawful owner with all legitimate rights by the Vendors / Executants herein and entitled to convey or sale or transfer or alienate the same to any one in any manner as they deems and desire fit and schedule mentioned property is free from all encumbrances, charges, liens etc., and whatsoever.

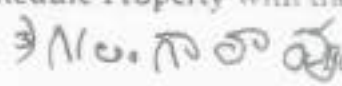
WHEREAS the Vendors / Executants to meet their family requirement and personal needs has offered to sell Open Plot which is described in the schedule here under and also in the plan annexed hereto. Whereas the Vendee/purchaser has also agreed to purchase the aforementioned Open Plot offered by the Vendors / Executants herein. Whereas both the parties has mutually agreed and fixed the sale consideration of the aforesaid open plot for a lump sum amount of Rs.30,06,630/- (Rupees Thirty Lakhs Six Thousand Six Hundred & Thirty only) i.e., @ Rs.3,300/- per Sq.yd.

WHEREAS the Purchaser has paid the entire consideration of Rs.30,06,630/- (Rupees Thirty Lakhs Six Thousand Six Hundred & Thirty only) to the Vendor under the following manner:

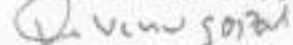
- (i) An amount of Rs.18,25,528/- (Rupees Eighteen Lakhs Twenty Five Thousand Five Hundred & Twenty Eight only) by way of Cheque No. 000002 issued by Kotak Mahindra Bank, Warangal Branch to the Vendor No.1,
- (ii) An amount of Rs.4,99,441/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred & Forty One only) by way of Cheque No. 000003 issued by Kotak Mahindra Bank, Warangal Branch to the Vendor No.2,
- (iii) An amount of Rs.4,99,441/- (Rupees Four Lakhs Ninety Nine Thousand Four Hundred & Forty One only) by way of Cheque No. 000004 issued by Kotak Mahindra Bank, Warangal Branch to the Vendor No.3,
- (iv) An amount of Rs.1,82,220/- (Rupees One Lakh Eighty Two Thousand Two Hundred & Twenty only) by way of Cash as per Vendors respective Share Ratios. Thus the Vendors hereby admits and acknowledges the receipt of entire sale consideration of Rs.30,06,630/- (Rupees Thirty Lakhs Six Thousand Six Hundred & Thirty only) from the Vendee.

HENCE at the instance herein the Vendors / Executants has executed this "Deed of Sale" in favour of the Vendee / purchaser in indenture to give proper and valid (title) effect to the Sale of the Schedule Property with the terms and conditions as detailed below.

1) 

2) 

For: SWECHHA CONSTRUCTIONS



Managing Partner

3) 

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Sub Registrar
Warangal (Rural)



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NOW THIS "DEED OF SALE" WITNESSETH AS UNDER:

1. In pursuance of the above agreement the Vendors / Executants has agreed to sell the aforesaid open plot for a total Sale consideration of **Rs.30,06,630/- (Rupees Thirty Lakhs Six Thousand Six Hundred & Thirty only)** that the Vendee/purchaser, who agreed and accepted to purchase the said residential vacant site and has already paid the entire Sale consideration amounting to **Rs.30,06,630/- (Rupees Thirty Lakhs Six Thousand Six Hundred & Thirty only)** by the Vendee to the Vendors/ Executants herein and the Vendors / Executants herein has also acknowledged the receipt of aforesaid Sale consideration and do hereby convey, transfer and assign the property more clearly mentioned in the schedule annexed hereto and also in the plan annexed in favour of the Vendee/purchaser with all attendant rights of ownership.
2. The Vendors / Executants undertakes to perform their part of duty in causing mutation of the schedule mentioned property in the connected records of Revenue, Municipal, Transco and other records in the name of Vendee / purchaser.
3. The Vendee/purchaser is inducted into the vacant possession of the schedule-mentioned property today by the Vendors/Executants and hereafter the Vendee/purchaser shall hold and enjoy the same forever as an absolute owner. And the schedule property shall quietly entered into and enjoyed together with the benefits and profits to be received there from by the Vendee/purchaser without any interruption or disturbance of the Vendors / Executants or by any person claiming through the Vendors / Executants or by any person whom so ever.
4. The Vendors / Executants assures the Vendee/purchaser that the schedule property is free from all sorts of charges, encumbrances, claims, disputes, liens and mortgages etc., and the Vendors / Executants undertakes to indemnify and keep indemnified the Vendee/purchaser that in the event of any litigation or for any loss sustained on account of any defect in their title in respect of possession or whatsoever disputes pertaining to the property hereby sold and that no Court litigations are pending in any Court in respect of the schedule property.
5. The Vendors / Executants assures the Vendee/purchaser and acknowledges their liability for payment of arrears of property towards any tax or assessment either Government / Pvt., etc., unto this date and also undertake to pay, if any noticed at a later date.
6. The Vendors / Executants hereby assures the Vendee/purchaser that they are not sold the schedule property to any other person or persons prior to this Sale deed and it is not encumbered in any manner either by way of sale, mortgage, pledge, gift etc., and that there are no legal impediments whatsoever for the Vendors / Executants conveying the schedule property in favour of the Vendee herein.
7. The Vendors / Executants further assures the Vendee/purchaser to execute further documents or affidavits for effective and proper conveyance of title unto the Vendee/purchaser or it's/their nominees without any objections.

1) 
2) H. S. & S. S.

3) 
For: SWECHHA CONSTRUCTIONS
D. Venugopal
Managing Partner

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Sub Registrar
Warangal (Rural)

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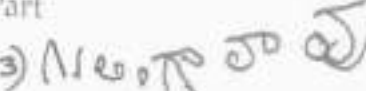
8. The Vendors / Executants further covenants with the Vendee that knowingly or otherwise he have not caused to allow any distress to be levied on the said property.
9. The Vendors / Executants does hereby further declare that here onwards their legal representatives, Successors shall not have any right or claim title or interest whatsoever in or over the schedule property, and the terms and conditions mentioned herein are binding on the Vendors / Executants and also on their legal representatives and successors.
10. The Vendees/purchasers shall have heritable and transferable rights over the schedule property which exclusively belongs to it's/ them.
11. The Vendors / Executants hereby declares that the schedule land is not related to Government and it is not an assigned land as defined under A.P. Act 9/77 (P.O.T).
12. The said land property does not belong to Government or its Agencies, and it is not mortgaged to Government or its Agencies or any Private Agencies.
13. It is also further declared by the Vendors/Executants that the schedule mentioned property does not belong to Wakf Board, Endowments and Christian Missionary and its institutions.
14. The Vendors / Executants hereby further declares and assures the Vendee that, any objections claims whatsoever raised in future from any others or adjacent holders or any others regarding the said sold vacant land in relation to the schedule and its boundaries etc., mentioned herein, the Vendors / Executants and their legal representatives and Successors or agents are liable for response for such objections and claims and make it to clear-off such objections, disputes with their own risk and convey a valid title in favour of the Vendee / purchaser.
15. The Vendors / Executants herewith have delivered the title deeds if any pertaining to the schedule property to the Vendee/purchaser on this day.

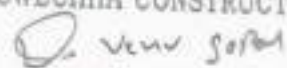
SCHEDULE OF THE PROPERTY

All that the Open Plot No. 3 Part, 4 & 5 Part to an extent of 911.10 Sq Yds or 761.77 Sq Mtrs. in Sy. No. 153/B of Gorrekunta Revenue Village, Geesugonda Mandal, Warangal City & District, vide KUDA Lay out DP No. 64 of 2009, vide Proceeding No. C2/1615/2006/3539 Formerly DP No. 55/2004 vide Proceeding No. C2/546/04/1260, and within the Extended Limits of Greater City and Municipal Corporation of Warangal, and within the Registration Jurisdiction held by District Registrar Warangal, and joint Sub Registrar Warangal Rural and bounded by.

East : Plot No. 11, 12, & 13
 West : 30' 0" Wide Road
 North : Plot No. 5 Part
 South : Plot No. 3 Part

1) 
 2) K. Suresh

3) 

For: SWECHHA CONSTRUCTIONS

 Managing Partner

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Sub Registrar
Warangal (Rural)



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MARKET VALUE STATEMENT:

The market value of the property is Rs.3,300 /- Per Sq. yard, and the total market value of the Schedule property is Rs.30,06,630/- (Rupees Thirty Lakhs Six Thousand Six Hundred & Thirty only) under Rule (3) of A.P.O.U.V. Instruments Act, 1975.

This document is engrossed on a N. J. Stamp worth of Rs.50/- and the Deficit Stamp Duty, Registration fee, Transfer duty and user charges in all Rs.2,29,150/- has been paid in cash duly remitted in to S.B.I, Chelpur Branch, Warangal. Vide E-Challan No.3466W3 280722 Dated:28-07-2022 the originals (party copies) of are enclosed to the deed. This deed had paid GWMC Mutation charges Rs.3,050/- through this Challan.

IN WITNESS WHEREOF THE VENDORS AND VENDEE HERE TO HAVE SUBSCRIBED THEIR SIGNATURES TO THESE PRESENTS WITH THEIR FREE WILL AND TRUE CONSENT WITH SOUND STATE OF MIND ON THE ABOVE DATE MONTH AND YEAR AT WARANGAL CITY AND URBAN DISTRICT.

WITNESSES:

1. K. Dhanu

2. P. Ravi

1) 

2) K. Dhanu

3) N. Ravi

SIGNATURE OF THE VENDORS

For: SWECHHA CONSTRUCTIONS



Managing Partner

SIGNATURE OF THE VENDEE

Drafted by

B. Sandeep Advocate.

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Warangal (Rural)



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158

D.P. NO 64/2003

For: SWECHHA CONSTRUCTIONS
D. Venkatesh
Managing Partner



152 EXTRACT OF HOUSING BOARD PLAN OF SUBDIVISION
SCALE 1:1000
FOR LAND ACQUISITION

TOTAL LOT AREA	12,12,12 SQ. METERS
TOTAL COVER AREA	1,12,12 SQ. METERS
TOTAL ROAD AREA	1,12,12 SQ. METERS
LOT AREA	1,12,12 SQ. METERS
LOT COVER AREA	1,12,12 SQ. METERS
LOT ROAD AREA	1,12,12 SQ. METERS

1) 152
2) 158
3) 159

KAKATIYA URBAN DEVELOPMENT AUTHORITY WARANGAL

plan showing the proposed Revised lay-out (approved d.no.55/2004) in
sy.no's 153 158 & 159 in orrekunta M. near housing board colony, warangal (M.D.S.)
belongs to sri D. Hariharaprasad & others

WITNESSES: 1) K. S. S. S. 2) P. P. P.	1) K. S. S. S. 2) P. P. P.
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SIGN OF 2ND PART

SIGN OF 1ST PART

Bk - 1, CS No 1650/2022 & Doct No

1654/2012 Sheet 7 of 9

Sub Registrar
Warangal (Rural)



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PLAN SHOWING Open Plot No. 3 Part, 4 & 5 Part in Sy. No. 153/B of Gorrekunta Revenue Village, Geesugonda Mandal, Warangal City & District, vide KUDA Lay out DP No. 64 of 2009.

FIRST PARTY: 1. BOMPALLI THRILOCHAN RAO, S/o. RAJESHWAR RAO,
2. KORIPELLI MADHAVA RAO, S/o. PAPAIAH @ PAPARAO,
3. NEREDUGOMMA LINGA RAO, S/o. VENKAIAH @ VENKAT RAO,

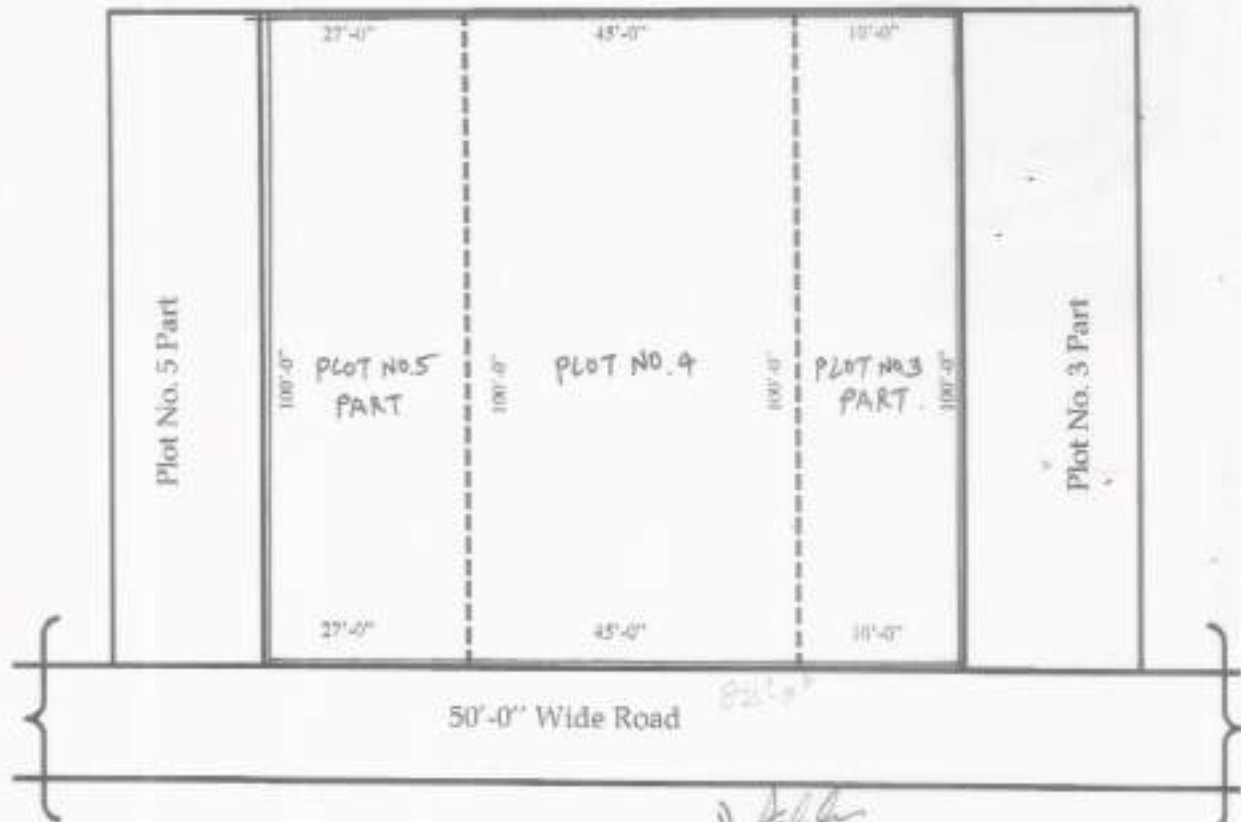
SECOND PARTY: "SWECHHA CONSTRUCTIONS" Rep by its Partner,
DHNALA VENUGOPAL, S/o. VENKATAIAH,

PLOT AREA: 911.10 Sq Yds or 761.77 Sq Mtrs,

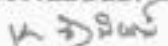
 INCLUDED



Plot No. 11, 12, & 13



WITNESSES:

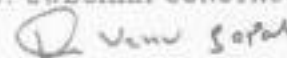
1) 

2) 

1) 
2) K. మోక్షణ్ రెడ్డి
3) నరేంద్ర రెడ్డి

SIGNATURE OF THE FIRST PARTY

For: SWECHHA CONSTRUCTIONS



Managing Partner

SIGNATURE OF THE SECOND PARTY

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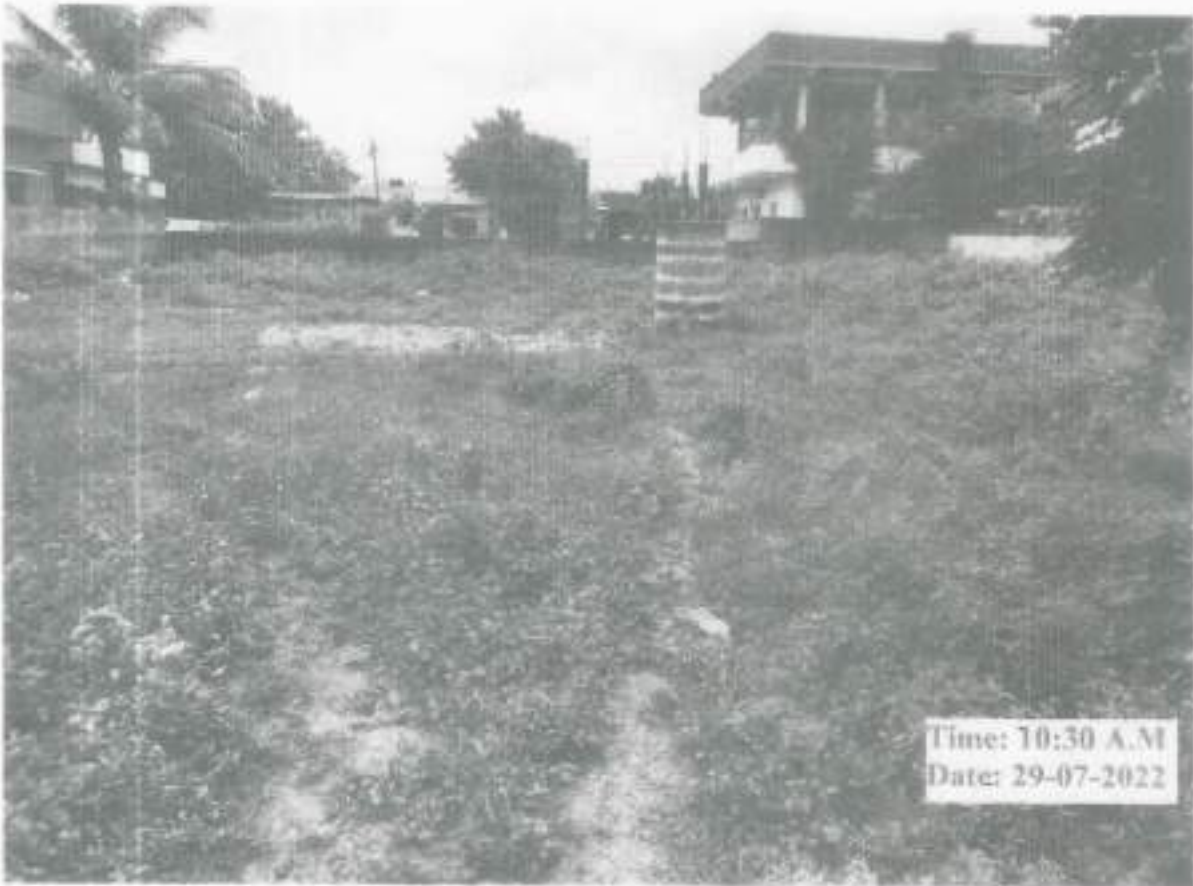
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2) K. S. K. S. K.

3) *[Signature]*

WITNESSES:

1) *[Signature]*

2) *[Signature]*

SIGN OF THE FIRST PARTY

For: SWECHHA CONSTRUCTIONS

[Signature] Venu Sora

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