

తెలంగాణ ప్రభుత్వం దరణి



GOVERNMENT OF TELANGANA DHARANI

Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on 05 April 2022 by and between: Sri/Smt./Kumari MUDDHAGOUNI AMARAVATHI, W/O SHEKAR GOUD ALIAS MUDDHAGOUNI SHEKAR GOUD, aged about 47 years, PAN No. BKRPM0655F. Occ. Farmer, Residing at 5-1-190, SAHEB NAGAR VANASTHALIPURAM, Sahebnagar (Kalan), Hayathnagar, Rangareddy, Telangana, 500079.

(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sn/Smt./Kumari LIVON PROJECTS PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U45309TG2022PTC160589) Represented by AITIPAMULA SARALA, aged about 43 years, Residing at F NO 403, VIJAY SREENIVASAM ROAD NO 15,ALKAPURI COLONY RK PURAM. Saroor Nagar, Saroornagar, Rangareddy, Telangana, 500102. (Hereinafter called the "VENDEE - Authorized Person" of the second part)

(The terms "VENDOR" and "VENDEE - Authorized Person" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 1.1700 Ac.Gts in Survey No. 37/3/1/1/1/2, 37/3/1/1/11, 37/3/1/1/1/2, Bongloor (V), Ibrahimpatnam (M), Rangareddy District having TD-cum-Pass Book Number: T05090030256.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 3000000 /- (RUPEES THIRTY LAKH ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 3000000 /- has already been paid to the Vender by the Vendee - Authorized Person and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows:In consideration of the sum of Rs. 3000000 /-already received by the Vendor from the Vendee - Authorized Person, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer. convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee - Authorized Person as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee - Authorized Person shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee - Authorized Person as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee - Authorized Person from all kinds of losses, damages, demands & third party claims, etc., which the Vendee - Authorized Person is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.

2. The Vendor having received sale consideration from the Vendee - Authorized Person has delivered the physical and vacant possession of the schedule property to the Vendee - Authorized Person today.

- 3. The Vendor has also delivered to the Vendee Authorized Person the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
- The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

Additional Covenants

Original Link document is handed over to Vendee - Authorized Person by the Vendor before witnesses.

For Livon Projects Private Lim

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 1.1700 Ac.Gts in Bongloor (V), Ibrahimpatnam (M), Rangareddy District having TDcum-Pass Book Number: T05090030256 within the limits of local body and bounded by:

For Livon Projects Private Limite

Director

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Ibrahimpatnam

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Ibrahimpatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.228861.00/- paid between the hours of ___ and ___ on the 5th day of April, 2022 by Sri

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUA L	Aadhaar Verified		MUDDHAGOUNI AMARAVATHI, Address: 5-1-190, SAHEB NAGAR VANASTHALIPURAM, Sahebnagar (Kalan), Hayathnagar, Rangareddy, India	M. 60 go 00
2	BU: Authorized Person	Aadhaar Verified		AITIPAMULA SARALA Authorized by LIVON PROJECTS PRIVATE LIMITED, Address: Saroor Nagar, Saroornagar, Rangareddy, India	A Jale
3	CONSENTING PARTY	Aadhaar Verified		MUDDHAGOUNI SHEKAR GOUD, Address: 5-1- 190,SAHEB NAGAR,HAYATH NAGAR,VANSATHALI PURAM,RANGAREDD Y,500070,	Arus
4	CONSENTING PARTY	Aadhaar Verified		MUDDHAGOUNI SAMBASHIVUDU GOUD, Address: 5-1- 190,SAHEB NAGAR,HAYATHNAG AR VANSATHALIPURAM, RANGAREDDY,50007	

For Livon Projects Private Limited.

Director

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	La.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	воити	EAST	WEST
	•	370/11/12	0 1900	OTHERS NEIGHBOURES LAND PART OF SY NO 28	OTHERS ROAD. BONGLOOR TO ADIBILA VILLAGE	OTHERS NEIGHBOURES LAND PART OF SY NO 35	OTHERS LAND OF M SRIKANTH A SOLJANYA IN PART OF SY HO 37
Andrewson in Charlest Annahus Charlest Colonia Colonia Colonia Charlest Charlest Colonia Charlest Charl	2	37.511111	0.1900	OTHERS NEIGHBOURES LAND PART OF SY NO 28	OTHERS.ROAD.BONGLOOR TO ADIBTLA VILLAGE	OTHERS NEIGHBOURES LAND PART OF SY NO 35	OTHERS LAND OF M SRIKANTH R SOUJANYA IN PART OF SY NO 37
And the second s	3	37-to-1/1/1/2	0.1900	OTHERS:NEIGHBOURES LAND PART OF SY NO 28	OTHERS:ROAD,BONGLOOR TO ADIBTLA VILLAGE	OTHERS NEIGHBOURES LAND PART OF SY NO 35	OTHERS LAND OF M SRIKANTH R SOUJANYA IN PART OF SY NO 37

EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee · Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

VENDOR

Signature Name

Aadhar Number

xxxxxxxx0548

Address

5-1-190, SAHEB NAGAR VANASTHALIPURAM, Sahebnagar (Kalan), Hayathnagar, Rangareddy, Telangana, 500079

VENDEE - Authorized Person

Signature

Name

LIVON PROJECTS PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U45309TG2022PTC160589) Represented

by AITIPAMULA SARALA

Aadhar Number

xxxxxxxx9899

Address

F NO 403, VIJAY SREENIVASAM ROAD NO 15, ALKAPURI COLONY RK PURAM, Saroor Nagar, Saroornagar,

Rangareddy, Telangana, 500102

Consenting Party Details

S.No.	Name	Aadhaar Number	Address	Signature
1	MUDDHAGOUNI SHEKAR GOUD	xxxxxxxx5415	5-1-190,SAHEB NAGAR,HAYATH NAGAR,VANSATHALIPURAM,RANGAREDDY,500070	Thur
2	MUDDHAGOUNI SAMBASHIVUDU GOUD	xxxxxxxx9381	5-1-190,SAHEB NAGAR,HAYATHNAGAR VANSATHALIPURAM,RANGAREDDY,500079	MASS
3	MUDDHAGONI VIVEKANANDA GOUD	xxxxxxxx8374	5-1-190,SAHEB NAGAR,HAYTHNAGAR.RANGAREDDY,500079	M.V.
4	MUDDHAGOUNI SOWMYA	xxxxxxxx7922	5-1-190.SAHEB NAGAR HAYATHANAGAR VANASTALIPUARM RANAGAREDDY,500070	300 mg. H

Details of payments of consideration

S.No.	Date	Amount	Mode Of Payment	Bank Name	· Branch Name	Account Number	IFSC Code	Remarks
1	24/03/2022	3000000	RTGS	AXIS BANK	ALKAPURI	921020049197866	UTIB0004230	LAND PAYMENT

For Livon Projects Private Limite

Director

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Ibrahimpatnam

5	CONSENTING PARTY	Verified	MUDDHAGONI VIVEKANANDA GOUD, Address: 5-1- 190,SAHEB NAGAR,HAYTHNAGA R,RANGAREDDY,500 079,	w. R.J.
6	CONSENTING PARTY	Aadhaar Verified	MUDDHAGOUNI SOWMYA, Address: 5-1- 190,SAHEB NAGAR HAYATHANAGAR VANASTALIPUARM RANAGAREDDY,5000 70.	gownja.H

S. No.	0 1	Ide	ntified by Witne	ess:	
0. 140.	Code	Thumb Impression	Photo	Address	Signature
	WIT.	Aadhaar Verified		PALLE CHANDRA SHEKAR GOUD, Address: ALKAPURI COLONY,RANGA REDDY,	Jun
2	WIT.	Aadhaar Verified		SAMA JANARDHAN REDDY, Address: BONGLOOR,IBRAHIM PATNAM,	

Date 08 April 2022

Signature Of Registering Officer Ibrahimpatnam

~-ivate Limited. For Liven F.

For Livon Projects Privat

Director









o	E-KYC Details as rece	Address	Photo
<u>S. No.</u> 1	Aadhar Details Aadhaar No: XXXXXXXX9899 Aitipamula Sarala	Address Aitipamula Sarala, Address: C/O: Palle Chandra Shekar Goud, Flat No 403, Vijay Sreenivasam, Road No 15,Alkapuri Colony, NA, K.v. Rangareddy, INDIA	F. Co.
2	Aadhaar No: XXXXXXXXX5415 Muddhagouni Shekar Goud	Muddhagouni Shekar Goud, Address: S/O Sambasivudu Goud, 5-1-190, Saheb Nagar, NA, Rangareddi, INDIA	
3	Aadhaar No: XXXXXXXX9381 Muddhagouni Sambashivudu Goud	Muddhagouni Sambashivudu Goud, Address: S/O Shekar Goud, 5-1-190, Saheb Nagar, NA, Rangareddi, INDIA	
4	Aadhaar No: XXXXXXXXX7922 Muddagouni Sowmya	Muddagouni Sowmya, Address: D/O Shekar Goud, 5-1-190, Saheb Nagar, NA, Rangareddi, INDIA	
5	Aadhaar No: XXXXXXXXX8374 Muddhagouni Vivekananda Goud	Muddhagouni Vivekananda Goud, Address: S/O Shekar Goud, 5-1-190, Saheb Nagar, NA, Rangareddi, INDIA	

For Livon Projects Private Limited. Director



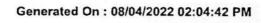




6	Aadhaar No: XXXXXXXXX0548 Muddhagouni Amaravathi	Muddhagouni Amaravathi, Address: W/O Shekar Goud, 5-1-190, Saheb Nagar, NA, Rangareddi, INDIA	
7	Aadhaar No: XXXXXXXX6562 Palle Chandra Shekar Goud	Palle Chandra Shekar Goud, Address: C/O: Narasimha Goud Palle, Flat No 403,Vijay Sreenivasam, Road No 15, NA, K.v. Rangareddy, INDIA	66
8	Aadhaar No: XXXXXXXX7210 Sama Janardhan Reddy	Sama Janardhan Reddy, Address: S/O Sama Janga Reddy, h-no 1- 87/1, Bongloor, NA, Rangareddi, INDIA	

For Livon Projects Private Limited.

Director







Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

		14	In	the form	of			
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	165000	0	0	0.00	0	165000
Transfer Duty	0	0	45000	0	0	0	0	45000
Reg Fee	0	0	15000	0	0	0	0	15000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	3561	0	0	0	0	3561
Total	0.00	0	228861	0	0	0.00	0	228861

Total Deficit amount for document is Rs. 0/-.

Rs. 210000 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 15000/towards Registration Fees on the chargeable value of Rs 3000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200365657 dated 05-04-2022 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 228861.00/- DATE: 05-04-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: SBIEP20790202204063967461, PAYMENT CODE: ,ATRN: 1204775940126, REMMITER NAME: AITIPAMULA SARALA Authorized by LIVON PROJECTS PRIVATE LIMITED, EXECUTANT NAME: MUDDHAGOUNI AMARAVATHI, CLAIMAINT NAME: LIVON PROJECTS PRIVATE LIMITED.

Date 08 April 2022 Signature Of Registering Officer Ibrahimpatnam

For Livon Projects Private Limited

Director







Ibrahimpatnam

Registered as document no. 964 of 2022 of Book1 and assigned the identification number 1-6085-964-2022 for Scanning on 08 April 2022.

Signature Of Registering Officer (Ibrahimpatnam)

T SANTOSH

.: Limited.

For Livon Projecto Private Limited.

Director









Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam, Rangareddy

Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

I intend to transfer to Shri/Smt./Kumari AITIPAMULA SARALA Authorized by LIVON PROJECTS PRIVATE LIMITED the following land(s):

Village: Bongloor

Survey Number and Sub Division No.	Extent of land
37/5/1/1/1/1	0.1900
37/5/1/1/1/2	0.1900
37/w/1/1/1/2	0.1900
Total	1.1700

- 1 I am the absolute owner and possessor of the above said lands. The extents of land owned by me mentioned herein are correct.
- 2 I have not sold the said land to anyone else.
- 3 There is no court order or injunction restraining transfer of the said land.
- 4 The proposed land transfer is not in contravention of the following laws:
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under

 Section 22A of Registration Act, 1908.

Declaration

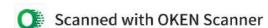
I have carefully read and understood \square / clearly been made aware \square of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time. \square

For Livon Projects Private Limited

Director

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MUDDHAGOUNI AMARAVATHI Sahebnagar (Kalan) Name place SHEKAR GOUD ALIAS MUDDHAGOUNI SHEKAR 06/04/2022 W/O pate GOUD Sahebnagar (Kalan) R/o Village Hayathnagar Mandal T05090030256 PPB No.

For Livon Projects Private Limited.

Director



Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Ibrahimpatnam, Rangareddy

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I intend to purchase from Shri/Smt./Kumari MUDDHAGOUNI AMARAVATHI the following land(s):

Village : Bongloor

Survey Number and Sub Division No.	Extent of land
37/2/1/1/1/1	0.1900
37/5/1/1/1/2	0.1900
37/బు/1/1/1/2	0.1900
Total	1.1700

- 1 I have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground.
- 2 I have verified the records and am satisfied with the seller's title to the land.
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908.
- 4 There is no court order or injunction restraining transfer of the said land.
- 5 The proposed land transfer is not in contravention of the following laws:
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.

Declaration

I have carefully read and understood 🗸 / clearly been made aware 🗸 of the above contents and. I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

P

Saroor Nagar

Name

AITIPAMULA SARALA
Authorized by LIVON

PROJECTS PRIVATE LIMITED

Date

Place

06/04/2022

For Livon Projects Private Limited.

R/o Village

Saroor Nagar

Mandal

Saroornagar

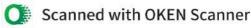
Director

PPB No.

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V



LOCATION SKETCH PART OF SY. NO.37, SITUATED AT BONGLOOR VILLAGE, IBRAHIMPATAN MANDAL, RANGA REDDY DISTRICT.

Land in forming Part of Survey No.28 166'-10" land of M. Srikanth, R. Soujanya and others in Sy.No.37 Land in forming Part of Survey No.35 456'-5" 117'-8"

M & Sor Seg Thumb & SIG. OF. VENDOR

Thumb & SIG. OF PURCHASER

ROAD BONGLOOR TO ADIBATLA

WITNESSES:

1.

2.

3.

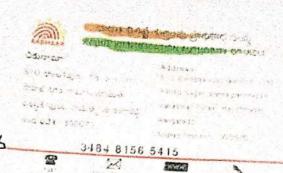
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For Livon Projects Private Limited

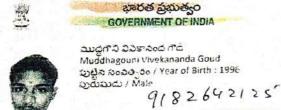
Director











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భారత విశిష్ట గుల్తింపు ప్రాభికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

19

For Livon Projects Private Limited

్లాన్ శివిలా 12 కాలా కాలక్షం పాడాకు మార్లు కామా ఉండాయితే. ఉన్నత్తి ప్రవేశ్రం చాయిన ఆగాండ్లు ఆంధ్య బడిగ్గి 300076

Director

ఆధార్ – సామాన్యుని హక్కు

Aadhaar - Saamanyuni Hakku

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