

U.No. 8130/2020 (P203/2020)

Doc NO. 76538/2020

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

216/24/8/2020 1001-
Bonam Srinivasa Reddy
M/s. Inspire Infra

S/o Jaya Ram Reddy
Rd R.R.D.M.

Y 594660
T. SUMALATHA
Licensed Stamp Vendor
LIC No. 15-25-004/2013
REN No. 15-25-004/2018
H. No. 3-148, Korapet (V)
Gandipet, M. R. R. District,
Pg. 44514 54569

SALE DEED

This Deed of Sale is made and executed on this 24th day of August, 2020 at S.R.O. Gandipet, Ranga Reddy District by:

SRI C.MAHESH REDDY S/o. SRI C.JAGDISH REDDY, aged about 48 years, Occupation: Service, R/o. Flat No.III, House No.3-6-20, Tirumala Apartments, Skyline Theatre Lane, Himayathnagar, Hyderabad, presently residing at 11038, Star Chaser Circle Woodstork, Maryland-11263, USA, Pan No.BFUPR3420K, Passport No.K4697009, Aadhaar No.7755 9647 8731.

REPRESENTED BY HIS GENERAL POWER OF ATTORNEY HOLDER

SRI M.AJAY KUMAR REDDY S/o. LATE M.KANNA REDDY, aged about 59 years, Occupation: Business, R/o. Plot No.550-S, Road No.92, Jubilee Hills, Hyderabad – 500033, Telangana State, Aadhaar No.4734 8195 3032.

Vide Validated **General Power of Attorney File No.7522/E/2020**, dated:14-08-2020 Validated at R.O., Ranga Reddy District.

Hereinafter called the **VENDOR**

M.A.K. Reddy

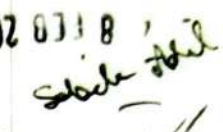
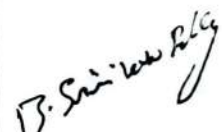
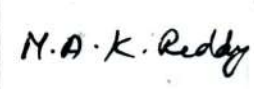
For M/s INSPIRE INFRA
B. Srinivas Reddy
Managing Partner

Srinivas Reddy

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. ~~4000~~ paid between the hours of 3 and 4 on the 24/8/20 by Sri SABIHA ADIL

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SABIHA ADIL::24/08/20 [1525-1-2020-8130]	SABIHA ADIL W/O. LATE MOHAMMED MAZHAR UL HAQ ADIL KHAIRTABAD, HYD	
2	CL		 MOHAMMED AMAN UL [1525-1-2020-8130]	MOHAMMED AMAN UL HAQ AREEB S/O. LATE MOHAMMED MAZHAR UL HAQ ADIL KHAIRTABAD, HYD	
3	CL		 M/S. INSPRIE INFRA [1525-1-2020-8130]	M/S. INSPRIE INFRA R/P BONAM SRINIVASA REDDY S/O. JAYARAMI REDDY PUPPALGUDA, RANGAREDDY	
4	EX		 C MAHESH REDDY R/P (GPA HOLDER) M AJAY KUMAR REDDY S/O. C JAGDISH REDDY [1525-1-2020-8130]	C MAHESH REDDY R/P (GPA HOLDER) M AJAY KUMAR REDDY S/O. C JAGDISH REDDY HIMAYATHNAGAR, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 N GOUTHAM REDDY::24 [1525-1-2020-8130]	N GOUTHAM REDDY AADHAAR NO.XXXX XXXX 7918	
2		 E MADHU::24/08/2020. [1525-1-2020-8130]	E MADHU AADHAAR NO.XXXX XXXX 4218	

25th day of August, 2020

Signature of Sub Registrar
Gandipet

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Gandipet

IN FAVOUR OF

1. **M/s. INSPIRE INFRA**, Pan No.AAGFI2208C, Represented by its Managing Partner **SRI. BONAM SRINIVASA REDDY S/o. JAYARAMI REDDY**, Aged about 42 Years, Occupation: Business, Residing at # B-305, Greenspace Signature, Puppalguda Village, Gandipet Mandal, Ranga Reddy, Telangana State -500089, Aadhaar No.263813046136.
2. **Sri. MOHAMMED AMAN UL HAQ AREEB S/O. LATE MOHAMMED MAZHAR UL HAQ ADIL**, Aged about 26 Years, Occupation: Pvt. Employee, R/o. House No.8-2-686/C/E, Arzala Apartmnets, Road No.12, Khairtabad, Hyderabad, Telangana State – 500034, Aadhaar No.6890 8858 5440, Pan No.BGZPA6875P
3. **Smt. SABIHA ADIL W/O. LATE MOHAMMED MAZHAR UL HAQ ADIL**, Aged about 59 Years, Occupation: House wife, R/o. House No.8-2-686/C/E, Arzala Apartmnets, Road No.12, Khairtabad, Hyderabad, Telangana State – 500034, Aadhaar No.5283 2916 3243, Pan No.AAWPH1831Q

Hereinafter called the VENDEES

The term **VENDOR** and the **VENDEES** shall mean and include all their respective directors and partners appointed from time, their successors in interest, legal representatives, administrators, legal heirs etc wherever the context permits

WHEREAS the **VENDOR** is absolute owner and possessor of the **Plot bearing No.15** in **Survey No.239**, admeasuring **400.00 Square yards** equivalent to 334.4 Square meters, situated at **PUPPALGUDA VILLAGE**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State, having acquired the same from Sri. N.Prabhakar Reddy S/o. Late N.Ranga Reddy, through Registered **Sale Deed Document No.3228/2003**, dated:16-05-2003, registered at S.R.O., Rajendranagar, Ranga Reddy District.

WHEREAS, **SRI C.MAHESH REDDY S/o. SRI C.JAGDISH REDDY** has executed Validated General Power of Attorney on the name of **SRI M.AJAY KUMAR REDDY S/o. LATE M.KANNA REDDY** delegating the powers to execute Sale Deed or any other Deeds in respect of the said Property and to receive the sale amount from the said VENDEES.

AND WHEREAS the **Vendor** through his General Power of Attorney Holder has offered to sell the **Plot bearing No.15** in **Survey No.239**, admeasuring **400.00 Square yards** equivalent to 334.4 Square meters, situated at **PUPPALGUDA VILLAGE**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State to the VENDEES and more fully described in the SCHEDULED PROPERTY annexed hereto for a total sale consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs only)** and the VENDEES have agreed to purchase the same for the said sale consideration.

For M/s INSPIRE INFRA

B. Srinivas Reddy
Managing Partner

M. A. K. Reddy

SI No Aadhaar Details

E-KYC Details as received from UIDAI:

Address:

Photo

1 Aadhaar No: XXXXXXXX3032

Name: Mandadi Ajay Kumar Reddy

S/O Mandadi Kanna Reddy,
Jubilee hills, Hyderabad, Andhra Pradesh, 500033

2 Aadhaar No: XXXXXXXX6136

Name: Srinivasa Reddy Bonam

S/O Jayarami Reddy Bonam,
KUKAT PALLY, Hyderabad, Andhra Pradesh,
500085

3 Aadhaar No: XXXXXXXX3243

Name: Sabiha Adil

W/O Mohammed Mazher UI Haq Adil,
Khairatabad, Hyderabad, Telangana, 500034

4 Aadhaar No: XXXXXXXX5440

Name: Mohammed Aman UI Haq
AreebS/O Mohammed Mazher UI Haq Adil,
Khairatabad, Hyderabad, Telangana, 500034

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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	0	0	0	0
User Charges	NA	0	0	0	0	0	0
Total	100	0	0	0	0	0	100

Date:

25th day of August, 2020

Signature of Registering Officer
Gandipet

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That, in pursuance of the entire sale consideration **Rs.80,00,000/- (Rupees Eighty Lakhs only)** having been paid by the **VENDEES** to the **VENDOR** which was received by the **VENDOR** towards schedule property, the **VENDOR** herein does hereby sell, transfer and assign unto use of the **VENDEES**, its legal representatives and assignees all that **Schedule Property** hereafter described and for greater clearness delineated in the plan attached with this indenture and all that right, title, interest claim and demand whatsoever held by the **VENDOR** unto or upon the **Schedule Property** hereby conveyed unto the **VENDEES** absolutely forever.

Amount	Cheque	Date	Bank	Paid by	Undivided share of land in Square yards
Rs.20,00,000/-	Cheque	22-02-2020	HDFC BANK	VENDEE No.1	150 Sq.yds
Rs.9,77,500/-	Cheque	23-07-2020	HDFC BANK	VENDEE No.1	
Rs.24,81,250/-	012587	22-08-2020	ICICI Bank	VENDEE No.2	125 Sq.yds
Rs.24,81,250/-	019609	22-08-2020	ICICI Bank	VENDEE No.3	125 Sq.yds
TDS amount of Rs.60,000/-					Total: 400 Sq.yds

2. That the **VENDOR** this day delivered the vacant, physical and peaceful possession of the said schedule mentioned property to the **VENDEES** **"TO HAVE AND TO HOLD"** the same absolutely and forever.
3. That the **VENDOR** have absolute rights, titles, interests, easements, privileges, appurtenances, liberties, enjoyments and possessions over the schedule property which is hereby transferred in favour of the **VENDEES**.
4. That the **VENDOR** have cleared all the taxes to the Grampanchayath, cess, dues etc. to the concerned department in respect of the scheduled property upto the date of this sale deed and in future any outstanding dues etc., arise then the **VENDORS** clear the same.
5. That the **VENDOR** have this day handed over all relevant documents pertaining to the said scheduled property.
6. That the scheduled property hereby sold is free from all encumbrances, charges, prior sales, mortgages, gifts, liens, court attachments and litigations etc., and the **VENDOR** has full power and absolute authority to sell the same to the **VENDEES**.

M.A.K. Reddy

For M/s INSPIRE INFRA

B. Srinivas Reddy
Managing Partner

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Sabita Daid

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3032 Name: Mandadi Ajay Kumar Reddy	S/O Mandadi Kanna Reddy, jubile hills, Hyderabad, Andhra Pradesh, 500033	
2	Aadhaar No: XXXXXXXX6136 Name: Srinivasa Reddy Bonam	S/O Jayarami Reddy Bonam, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500085	
3	Aadhaar No: XXXXXXXX3243 Name: Sabiha Adil	W/O Mohammed Mazher UI Haq Adil, Khairatabad, Hyderabad, Telangana, 500034	
4	Aadhaar No: XXXXXXXX5440 Name: Mohammed Aman UI Haq Areeb	S/O Mohammed Mazher UI Haq Adil, Khairatabad, Hyderabad, Telangana, 500034	

Endorsement: Stamp Duty, Tranfer 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	320000	0	0	0	320100
Transfer Duty	NA	0	120000	0	0	0	120000
Reg. Fee	NA	0	40000	0	0	0	40000
User Charges	NA	0	200	0	0	0	200
Total	100	0	480200	0	0	0	480300

Rs. 440000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 40000/- towards Registration Fees on the chargeable value of Rs. 8000000/- was paid by the party through E-Challan/BC/Pay Order No ,287FRT230820 dated ,23-AUG-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 480200/-, DATE: 23-AUG-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7021417980903, PAYMENT MODE: CASH-1000200, ATRN: 7021417980903, REMITTER NAME: INSPIRE INFRA, EXECUTANT NAME: C MAHESH REDDY, CLAIMANT NAME: INSPIRE INFRA AND OTHERS).

Date:

26th day of August, 2020

Signature of Registering Officer
Gandipet

1వ పునకముదిరి పంపి శా. త. 1942
పు.సి.ఆర్.ఎ. నెంబరుగా రిజిస్ట్రారు చేయబడి
స్కానింగు విధిత్తం గుర్తింపు తెలిపింది.
1వ ఎ.ఆర్.ఎ. / 2020 ఇవ్వబడినది.
2020 పంపి ... రిజిస్ట్రారు ... 26 ... తెలిపింది.

190060
రిజిస్ట్రారు

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7. That the VENDOR hereby indemnify and keep the VENDEESS indemnified from and against all the losses, costs, expenses, damages, suits sustain if any to the VENDEES on account of any defect in the title of the VENDOR or from any third party's claim or if the VENDEES are deprived from the part or whole of the said property, the VENDOR shall compensate against the same at all times from their personal and other property.
8. And if there is any house/structure in the scheduled property hereby transferred, the parties may be prosecuted U/s.27 and 64 of Indian Stamps Act.
9. That the VENDOR hereby declares that he is owning a vacant land in the peripheral area of Hyderabad Urban Agglomeration and 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.
10. That the land affected by this document is not an assigned land as defined in Section 2(1) of Act. No. 9 of 1977.
11. That the market value of the property is **Rs.10,000/-** only per sq.yard, thus the total value comes to **Rs.40,00,000/-** only but Sale consideration is **Rs.80,00,000/- (Rupees Eighty Lakhs only)** and the stamp duty is paid accordingly.
12. The VENDOR hereby declare that the Owners of the plot is alive and the General Power of Attorney is still in force.

SCHEDULE OF THE PROPERTY

All that the **Plot bearing No.15** in **Survey No.239**, admeasuring **400.00 Square yards** equivalent to 334.4 Square meters, situated at **PUPPALGUDA VILLAGE**, Gandipet Mandal (previously Rajendranagar Mandal), Ranga Reddy District, Telangana State and bounded as follows:-

NORTH	:	Plot No.14/Part.
SOUTH	:	Plot No.16.
EAST	:	Plot No.17/Part.
WEST	:	40' Wide Road.

And more clearly delineated in the plan annexed hereto and marked in red colour.

M.A.K. Reddy

For M/s INSPIRE INFRA

B. Srinivas Reddy
Managing Partner

Sd/-

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Gandipet

MAHARAJA

Maharaja

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IN WITNESSES WHEREOF the VENDOR AND VENDEES signed on this **SALE DEED** with their own free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. *N. Lakshmi*

2. *Qis*

M.A.K. Reddy

SIG. OF THE VENDOR
(as GPA holder)

For M/s INSPIRE INFRA

B. Sri'swar Reddy

Managing Partner

SIG. OF THE VENDEES

Satish Adil

Bk - 1, CS No 8130/2020 & Doct No
7653/2020

Sub Registrar
Gandipet

MISS INSPIRE INFRA

Managing Partner

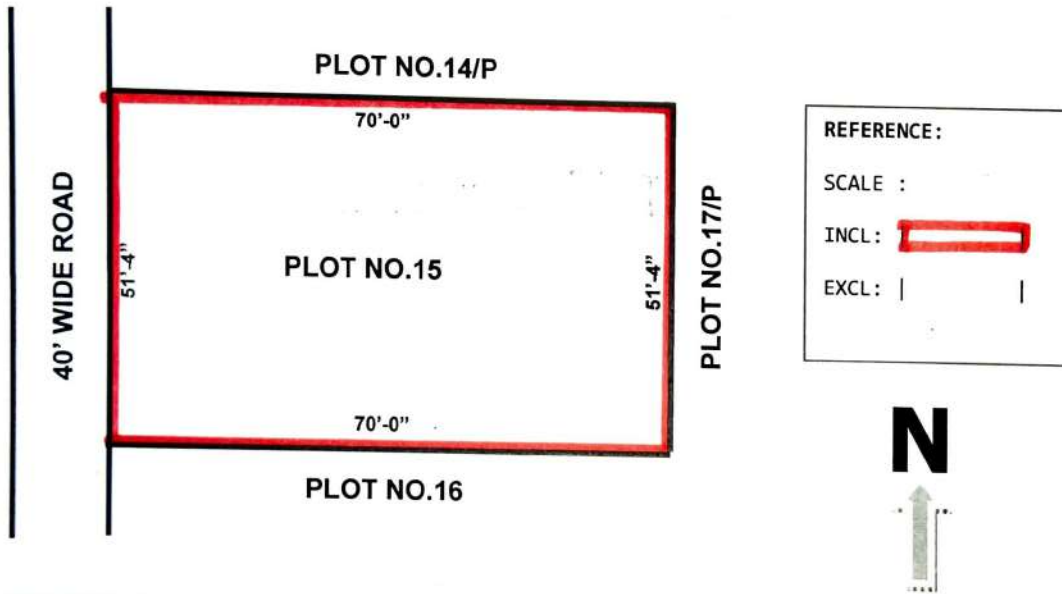
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REGISTRATION PLAN SHOWING THE **PLOT BEARING NO.15** IN **SURVEY NO.239**,
ADMEASURING **400.00 SQUARE YARDS** EQUIVALENT TO 334.4 SQUARE METERS,
SITUATED AT **PUPPALGUDA VILLAGE**, GANDIPET MANDAL (PREVIOUSLY
RAJENDRANAGAR MANDAL), RANGA REDDY DISTRICT, TELANGANA STATE.

VENDOR: **SRI C.MAHESH REDDY S/o. SRI C.JAGDISH REDDY**
REPRESENTED BY HIS GENERAL POWER OF ATTORNEY HOLDER
SRI M.AJAY KUMAR REDDY S/o. LATE M.KANNA REDDY

VENDEES: **M/s. INSPIRE INFRA**, Represented by its Managing Partner
SRI. BONAM SRINIVASA REDDY S/o. JAYARAMI REDDY & OTHERS.



WITNESSES:

1. N. Lakshmi Reddy

2. [Signature]

M.A.K. Reddy
SIG. OF THE VENDOR
For M/s INSPIRE INFRA

B. Srinivas Reddy
Managing Partner

SIG. OF THE VENDEES

[Signature]

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Gandipet

AM RA

Sub Registrar

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DECLARATION

I, **SRI C.MAHESH REDDY S/o. SRI C.JAGDISH REDDY**, aged about 48 years, Occupation: Service, R/o. Flat No.III, House No.3-6-20, Tirumala Apartments, Skyline Theatre Lane, Himayathnagar, Hyderabad, presently residing at 11038, Star Chaser Circle Woodstork, Maryland-11263, USA, Pan No.BFUPR3420K, Passport No.K4697009, Aadhaar No.7755 9647 8731.**represented by his general power of attorney holder SRI M.AJAY KUMAR REDDY S/o. LATE M.KANNA REDDY**, aged about 59 years, Occupation: Business, R/o. Plot No.550-S, Road No.92, Jubilee Hills, Hyderabad – 500033, Telangana State, Aadhaar No.4734 8195 3032, do hereby declare that, I am owner/Possessor/Executant of the scheduled property mentioned in the Doct. No.3228/2003, which is a structure/vacant site/vacant plot.

The said property is not assessed by the Corporation/Municipal/ Cantonment/Nagara Panchayat / Grama Panchayat authority and not allotted any PTI/VLTA Number.

Date : 24-08-2020,

Place : Gandipet,

M.A.K.Reddy
DECLARANT

BK -1, CS No 8130/2020 & Doct No

7652/2020

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Gandipet

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KL130611247FT

13061124



ఆధార్ సంఖ్య / Your Aadhaar No. :

5283 2916 3243

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

సబీహా అదీల్
Sabiha Adil



పుట్టిన సంవత్సరం / Year of Birth: 1960
స్త్రీ / Female



5283 2916 3243

ఆధార్ - సామాన్యుని హక్కు

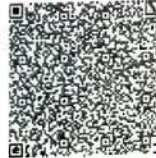


భారత ప్రభుత్వం
Government of India

మహ్మద్ అమన్ షాక్ అరీబ్
Mohammed Aman Ul Haq Areeb



పుట్టిన సంవత్సరం / Year of Birth: 1993
పురుషుడు / Male



6890 8858 5440

ఆధార్ - సామాన్యుని హక్కు



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Government of India

నాయిని గౌతమ్ రెడ్డి
Nalni Gouthamreddy
తండ్రి : ఎన్ ప్రభాకర్ రెడ్డి
Father : N PRABHAKAR REDDY



పుట్టిన తేదీ / DOB: 06/03/1989
పురుషుడు / Male



5036 6468 7918

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

మండడి అజయ్ కుమార్ రెడ్డి
Mandadi Ajay Kumar Reddy
పుట్టిన సంవత్సరం / Year of Birth: 1960
పురుషుడు / Male



4734 8195 3032



ఆధార్ - సామాన్యుని హక్కు

M.A.K. Reddy



భారత ప్రభుత్వం
Government of India

శ్రీనివాస రెడ్డి బోనం
Srinivasa Reddy Bonam



పుట్టిన సంవత్సరం / Year of Birth: 1977
పురుషుడు / Male



2638 1304 6136

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India

ఈ మాధు
E Madhu
పుట్టిన తేదీ / DOB: 10/08/1993
పురుషుడు / MALE



3094 6474 4218

నా ఆధార్ - నా గుర్తింపు

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Gandipet

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SBI Branch Payment Challan	
Customer Copy	
Challan No. (ATRN)	7021417980903
Amount/Fee Payable	INR 480200.00
Customer/Bank Charges	INR 0.00
GST	INR 0.00
-	
Challan Expiry on	30-Aug-2020 at close of Business Hour
Challan Generation Date and Time	23-Aug-2020 12:33
-	
Name of the Customer	B SRINIVASA REDDY
Mobile Number	9866000567
Email Id	sreenub77@gmail.com
Mode of payment	SBI Branch Payment
Customer GSTIN	NA
-	
Name of the Merchant/ Partner	Registration and Stamps Department Government of Telangana State
Merchant Order/ Form no	287FRT230820
Merchant GSTIN	
-	
Additional Details	
	

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Gandipet

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जारी करने वाले शाखा/आवृत्ति स्टैंड बैंक
 Issuing Branch: **STANDARD BANK OF INDIA UNIVERSITY CAMPUS**
 कोड क्र./CODE No: 05916
 Tel No: 040-23011301

बैंकर्स चेक
BANKERS CHEQUE

Key: TUBKEW
 Sr. No: 170941

2	4	0	8	2	0	2	0
D	D	M	M	Y	Y	Y	Y

PAY COMMISSIONER MANIKONDA MUNICIPALITY*****

को या उनके आदेश पर

रुपये RUPEES

Forty Thousand Only

OR ORDER

IOI 000477879007
 Name of Applicant

Key: TUBKEW Sr. No: 170941
 SRINIVASA REDDY BONAM

AMOUNT BELOW 40001(4/5)

अदा करें

₹

40000.00

होने भारतीय स्टैंड बैंक
 For STATE BANK OF INDIA

अवकाश/अवकाश / NOT TRANSFERABLE

अधिकृत हस्ताक्षरकर्ता
 AUTHORIZED SIGNATORY

V S. RATHI
 SS: 10614

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
 VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
 VALID FOR 3 MONTHS ONLY

₹ 1,50,000/- एवं अधिक के लिए दो अधिकारियों द्वारा जारी किया जाना चाहिए
 INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICIALS

phone: 040-23011418

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7653/2020

Sheet 10 of 10 Sub Registrar
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