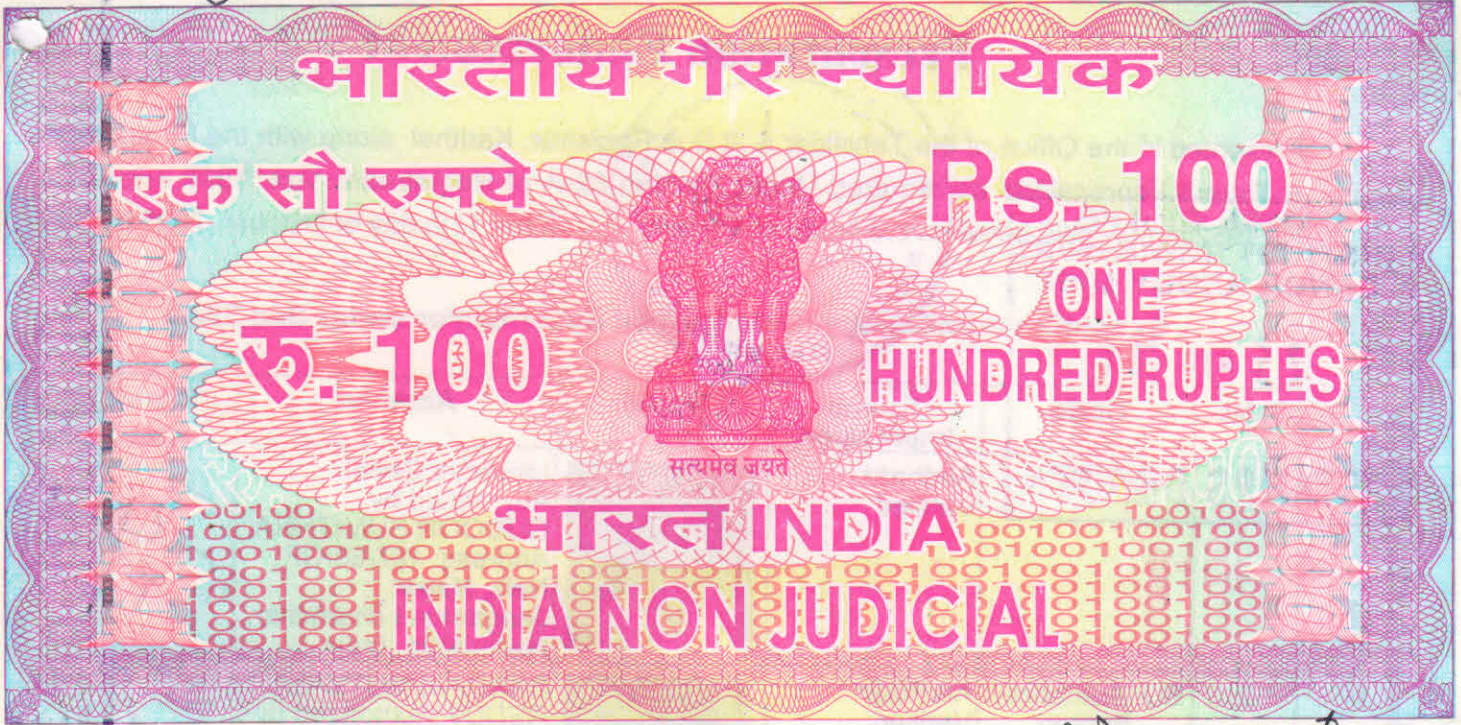


Doc No. 2212/2021

22/10/2021



తెలంగాణ తెలంగాణ TELANGANA

SL.No. 1997 Date 11/10/2021

Sold To S. Muthyal Reddy

For Whom M/S. Sai Naipunya Projects Pvt Ltd.

SALE DEED

THIS DEED OF SALE is made and executed on **12th October 2021**, at Tahsildar & Jt. Sub-Registrar office, Kadthal, Rangareddy District by:-

SRI. LAWADYA GOPAL, S/o. LAWADIYA TARIYA, Authorized by GUDoor SUMITRA, aged about 42 years, Occ: Business, Residing at H.No: 197/88/gf, Naik Nagar, Jangammet, Charminar, Hyderabad, Telangana-500053. Aadhaar No. **4478 1998 0442**.

[HEREINAFTER to be called and referred as the "**VENDOR**" which term shall mean and include all their respective heirs, executors, successors, legal representatives, administrators, assignees, Attorneys etc., of the **FIRST PART**]

IN FAVOR OF

SRI. SANGAM MUTYALA REDDY, S/o: SAMBI REDDY, Authorized by SRI NAIPUNYA PROJECTS PVT LTD, (CIN / FIRM/ SOCIETY/TRUST NO-U70200TG2019PTC137831) aged about 45 years, Residing at 11-9-180, Laxmi Nagar Colony, Kothapet, Saroornagar, Ranga Reddy, Telanagan-500035.

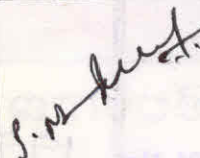
[HEREINAFTER to be called and referred as the "**VENDEE**" which term shall mean and include all their respective heirs, successors, executors, legal representatives, administrators, assignees etc., of the **SECOND PART**]

AF 362497
J. DAMODAR REDDY
LICENSED STAMP VENDOR
Lic.No: 15-13-11/1996, RL.No: 15-13-041/2020
Shop No.21, Ranga Reddy District Court,
Saroornagar, R.R. Dist-02. Cell: 9394777543

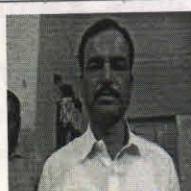
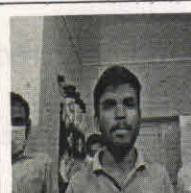
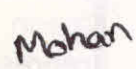
Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Kadthal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 195284.00/- paid between the hours of 10:30 and 12:30 on the 11th day of October, 2021 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE: GPA	Aadhaar Verified		Lawadya Gopal Authorized by GUDoor SUMITHRA, Address: 197/88/GF, Naik, Nagar Jangammet charminar, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		SANGAM MUTYALA REDDY Authorized by SRI NAIPUNYA PROJECTS PRIVATE LIMITED, Address: Saroor Nagar, Saroornagar, Rangareddy, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		JATOTH JAWAHAR LAL, Address: SAROORNAGAR,	
2	WIT.	Aadhaar Verified		L MOHAN, Address: NALGONDA,	

Date
12 October 2021

Signature Of Registering Officer
Kadthal

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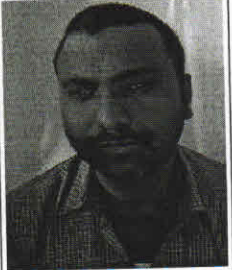
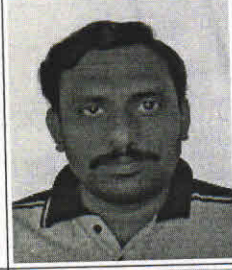
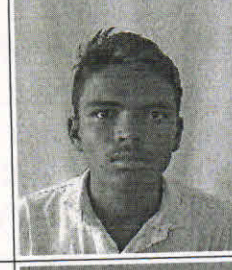
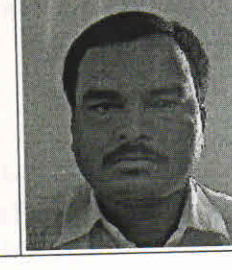


WHEREAS the Vendor is the absolute owner and peaceful possessor of the agricultural dry land in Survey No. **409/1/4**, admeasuring **Ac 0-09** Gts, Survey No. **411/1/9**, admeasuring **Ac 3-04** Gts, total admeasuring **Ac 3-13** Gts, situated at Kadthal Revenue Village and Grampanchayat, Kadthal (M), Rangareddy District, T.S., The same was mutated in the Revenue Records vide khata No. 60357, Pattadar Pass Book Number: **T05100113194**, issued by the Tahsildar & Jt. Sub- Register office at Kadthal, Kadthal Mandal, Ranga Reddy Dist.

AND WHEREAS the Vendor has offered and agreed to sell the agricultural dry land in Survey No. **409/1/4**, admeasuring **Ac 0-09** Gts, Survey No. **411/1/9**, admeasuring **Ac 3-04** Gts, total admeasuring **Ac 3-13** Gts, situated at Kadthal Revenue Village and Grampanchayat, Kadthal (M), Rangareddy District, T.S., WHICH HERIN AFTER REFERRED TO AND CALLED AS "SCHEDULE PROPERTY" to the Vendee herein and offered to sell the SCHEDULE PROPERTY to the Vendee herein for a total consideration of **Rs.24, 92, 775/- (RUPEES TWENTY FOUR LAKHS NINETY TWO THOUSAND SEVEN SEVENTY FIVE ONLY)** @ 7,49,706/-, Per Acre, and the Vendee accordingly has agreed to purchase the same for the said sale consideration on the following terms and conditions:-

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the above offer and acceptance, the Vendee has paid a sum of **Rs.24, 92, 775/- (RUPEES TWENTY FOUR LAKHS NINETY TWO THOUSAND SEVEN HUNDRED SEVENTY FIVE ONLY)** paid by way RTGS:**KKBKR52020111300628372** , Date: 12-11-2020, Rs.10,00,000/-, RTGS:**KKBKR52020112700773691**, Date: 27-11-2020, Rs.10,00,000/- NEFT:**KKBKH20344661061** Date: 09-12-2020, Rs.2,00,000/- from Kotak Mahindra Bank, Chaithynapuri Branch , Hyderabad, Cash paid Rs. **2,92,775/-** on 11/10/2021, and the Vendor hereby irrevocable, acknowledges the receipt of the same.
2. That the Vendor having received the entire sale consideration and the Vendor hereby sell, alienate, grant, transfer and convey unto the Vendee the Schedule Property herein, BY WAY OF SALE, which is free from all encumbrances, which is more fully described in the Schedule hereunder and hereinafter referred to as the "SCHEDULE PROPERTY" or "SCHEDULE LAND" or "PROPERTY HEREBY CONVEYED" by way of absolute sale in favour of the Vendee together with all rights of easements and privileges appurtenant thereto, TO HAVE AND HOLD the same, to the VENDEE, as absolute and lawful owner.

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX0442 Lawadya Gopal	Lawadya Gopal, Address: S/O Lawadiya Tariya, 18- 2-197/88/gf, Naik Nagar, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX9339 Sangam Mutyala Reddy	Sangam Mutyala Reddy, Address: S/O Sambhi Reddy, 11-9-180, Road no-4 Laxmi Nagar Colony, NA, Rangareddi, INDIA	
3	Aadhaar No: XXXXXXXX9768 Lavoori Mohan	Lavoori Mohan, Address: S/O Lavoori Pandya, 2-163, gangyathanda, NA, Nalgonda, INDIA	
4	Aadhaar No: XXXXXXXX9479 Jatoth Jawahar Lal	Jatoth Jawahar Lal, Address: S/O Hariya, 8-12-96/S/44, Sri Ramana Colony , Bhupesh Gupta Nagar, NA, K.v. Rangareddy, INDIA	

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3. The Vendor hereby delivered the vacant and peaceful possession of the Schedule Property and the Vendees are put in possession of the same.
4. The Schedule Property shall be quietly entered upon by the Vendee and they/she/he shall hold and enjoy the same absolutely as the full owner's without any interruption or interference by the Vendor or their predecessor's in-title or anyone claiming through the Vendor.
5. The Vendee shall be entitled to receive profits, rents and other incomes in respect of Schedule Property herein without any interruption or interference by the Vendor or anybody claiming through them or anybody whatsoever.
6. The Vendor declares that all the taxes, payable to the concerned Authorities in respect of the Schedule Property have been paid up to the date of execution of this Sale Deed and the Vendees will have to pay such taxes and charges payable hereafter.
7. The Vendor declare that the they are the Pattadar, absolute owner and possessor and are having subsisting legal, clear and marketable title in and over the Schedule Property except the Vendor herein.
8. The Vendor covenants that there is no other person's have any right, title, interest or claim over the Schedule Property except the vendor herein.
9. The title of the Vendor to the property hereby conveyed is good, marketable and subsisting and that they have the power and authority to convey the same and that there is no impediment for the sale of Schedule Property under any law, order or contract.
10. The Vendor hereby covenants that the Schedule Property hereby sold is free from all registered or unregistered encumbrances or charges, mortgages, liens, minor claims, prior assignments of sale or lease or court/Income Tax attachments and is not subjected to any private or public litigation and that there are no prior agreement's of sale executed by them with any third party/ies in respect of the Schedule Property and that there are no latent defect in the title of the Vendor.
11. The Vendor are everyone claiming through them do hereby covenant that upon any reasonable request and at the cost of the Vendee, they will do, execute and cause to be done all lawful acts, deeds and things for further and more perfectly conveying and assuring the Schedule Property and/or any part thereof to the Vendee and her/his representatives according to the intention of the Sale Deed and for effecting the mutation of the name of the Vendee in Revenue Records and with other required Authorities.

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

Description of Fee/Duty	In the form of							Total
	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	
Stamp Duty	0.00	0	137115	0	0	0.00	0	137115
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	49860	0	0	0	0	49860
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	8309	0	0	0	0	8309
Total	0.00	0	195284	0	0	0.00	0	195284

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

Rs. 137115 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 49860/- towards Registration Fees on the chargeable value of Rs 2493000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100922615 dated 11-10-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 195284.00/- DATE: 11-10-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0150413548, PAYMENT CODE: ,ATRN: 4561059077517,REMMITER NAME: SANGAM MUTYALA REDDY Authorized by SRI NAIPUNYA PROJECTS PRIVATE LIMITED, EXECUTANT NAME: GUDoor SUMITHRA, CLAIMANT NAME: SRI NAIPUNYA PROJECTS PRIVATE LIMITED.

Date
12 October 2021

Signature Of Registering Officer
Kadthal

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12. The Vendor and everyone claiming through them agree and undertake to make good and compensate the Vendee against the losses, damages and costs which they may sustain or incur by reason of any claim being made by anybody in respect of Schedule Property.
13. The Vendor have not mortgaged the Schedule Property or done any acts, deeds or things, which are likely to curtail, restrict or prejudice its right to convey or prevent them from conveying the Schedule Property or any part thereof the Vendees in terms of this Deed of Sale.
14. The Vendor declare that there are no land acquisition proceedings pending on the land by any Government Authorities, local bodies or Statutory bodies authorized to acquire land compulsorily and if such acquisition proceedings are disclosed in future, the Vendor is liable to indemnify the Vendee.
15. The Vendor shall keep the Vendee fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Vendee or the Schedule Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendor or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Vendee and the Vendor agrees to defend the right, title and interest of the Vendee and any successor-in-title thereto to the Schedule Property against all claims, and that all expenses in this regard shall be borne and paid for by the Vendor and the Vendor also shall indemnify the Vendee against any other expenses incurred in connection with any claim made by any person claiming through or in trust for the Vendor or against the Schedule Property.
16. The Vendor hereby further agree and undertake to execute and register any Rectification Deeds or any other deeds if necessary in future in favour of the Vendee hereinabove or her/his successors-in-interest and if any typographical mistakes occurred in this Sale Deed, the Vendee is authorized and empowered to rectify such inadvertent mistakes crept in this document on behalf of the Vendor by way of executing and registering the Rectification Deeds in respect of the Schedule Property herein.
17. That the Vendor declares that the schedule land is not declared as a surplus or excess land under the provisions of Urban Land Ceiling Act or Telangana Land Reforms (Ceiling on Agricultural holdings) Act and that there are no tenants or protected tenants in and over the schedule land.
18. That the Vendor declare that the Schedule Land is not an assigned land as defined under Sec 2(1) Telangana Assignment (POT) Act i.e. Act 9 of 1977.

Certificate of Registration

Registered as document no. 2212 of 2021 of Book1 and assigned the identification number 1-6086-2212-2021 for Scanning on 12 October 2021.


Signature Of Registering Officer
(Kadthal)
M Mahendar Reddy

 Book1, CS No. 2100919415 & Doct No. 2212 / 2021 Sheet 4 of 6 Tahsildar & Jt Sub Registrar
Kadthal



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Certificate of Registration

Registered as document no. 2212 of 2021 of Book1 and assigned the identification number 1-6086-2212-2021 for Scanning on 12 October 2021.


Signature Of Registering Officer
(Kadthal)
M Mahendar Reddy

 Book1,CS No. 2100919415 & Doct No __2212 / 2021__ Sheet 4 of 6 Tahsildar & Jt Sub Registrar
Kadthal

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19. That the Vendor declare that there are no Mango Trees/ Cocount Trees/ Betel leaf Gardens/ Orange Groves or any such other Gardens, that there are no mines or quarries of Granites, or such other valuable stones, that there are no machinery transferred that if any suppression of facts is noticed at a future date, the First Party will be liable for prosecution as per law beside payment of deflect duty.

The Market value of the Schedule Property is **Rs.24, 92, 775/- (RUPEES TWENTY FOUR LAKHS NINETY TWO THOUSAND SEVEN HUNDRED SEVENTY FIVE ONLY)** per Acre and the requisite stamp duty is paid thereon.

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land in Survey No. **409/1/8**, admeasuring **Ac 0-09** Gts, Survey No. **411/1/9**, admeasuring **Ac 3-04** Gts, total admeasuring **Ac 3-13** Gts, situtated at Kadthal Revenue Village and Grampanchayat, Kadthal (M), Rangareddy District, Telangana State being bounded by:

NORTH : GAEHRAN LAND

SOUTH : LAND BELONGS TO SABAVATH PAPAIHLU

EAST : LAND BELONGS TO LINGA ROHIT AND OTHERS

WEST : LAND BELONGS TO LINGA ROHIT AND OTHERS



RULE-3- MAIN STATEMENT

Name of the Villge	Sy. No's.	Total Extent Ac - Gts	Rate per Acre	Total Value
Kadthal Revenue Village and Grampanchay	409/1/4	Ac 0-09	Rs. 7,49,706/-	Rs. 1,68,684/-
Kadthal Revenue Village and Grampanchay	411/1/9	Ac 3-04	Rs. 7,49,706/-	23,24,091/-

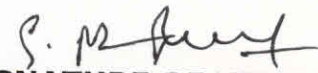
IN WITNESS WHEREOF the Vendor and Vendee have put their hands and signed on this Sale Deed with free will and consent without any force or coercion in the presence of following witnesses on the day, month and year first above mentioned.

WITNESSES:

1. 

2. Mohan


SIGNATURE OF VENDOR.


SIGNATURE OF VENDEE.



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Kadthal , Rangareddy

Registration Summary

Details of Land transferred

Type of transaction : Sale

PPB No.	T05100113194	Document No.	2212/2021
District	Rangareddy	Mandal	Kadthal
Village	Kadthal	Khata No.	60357

S.No.	Survey No.	Extent Held (in Ac.Gts.)	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1	409/1/ఈ	0.0900	0.0900	500000	2493000
2	411/1/అ	3.0400	3.0400	500000	2493000

Seller Details

PPB No.	T05100113194	Aadhaar Number	xxxxxxxx8321
Name	GUDoor SUMITHRA	Father's / Husband's Name	GUDoor POCHIREDDY
Address			

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	409/1/ఈ	0.0900	పాతి /వారసత్వం /అనువంశికము
2	411/1/అ	3.0400	పాతి /వారసత్వం /అనువంశికము

PPB of Seller after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
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Buyer Details

PPB No.	T05100113974	Aadhaar Number	
Name	నైపుణ్య ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్	Father's / Husband's Name	
Address	PlotNo 211 RoadNo2, 3RD CROSS ROCK TOWN COLONY, BESIDE RELIANCE PETROL BUNK STREET, MANSOORABAD , L B NAGAR, Hyderabad, Telangana, Pincode - 500074, Mobile No - 8121461290		

PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	457/అ	0.1500	కొనుగోలు
2	455/రూ	0.1300	కొనుగోలు
3	455/రు	0.1300	కొనుగోలు
4	455/ఈ	0.1600	కొనుగోలు
5	455/అ/2/2	0.2900	కొనుగోలు
6	455/అ/1/1	0.2500	కొనుగోలు
7	455/అ	2.0000	కొనుగోలు

PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	457/అ	0.1500	కొనుగోలు
2	455/రూ	0.1300	కొనుగోలు
3	455/రు	0.1300	కొనుగోలు
4	455/ఈ	0.1600	కొనుగోలు
5	455/అ/2/2	0.2900	కొనుగోలు
6	455/అ/1/1	0.2500	కొనుగోలు
7	455/అ	2.0000	కొనుగోలు
8	411/1/అ	3.0400	కొనుగోలు
9	409/1/ఈ	0.0900	కొనుగోలు

Tahsildar & J. Sub Registrar Office,
Kadthal, Rangareddy