

16/4/2024

తెలంగాణ ప్రభుత్వం  
ధరణి



GOVERNMENT OF TELANGANA  
DHARANI

**Sale Deed  
( SALE DEED )**

THIS DEED OF SALE is made and executed on 16 April 2024 by and between:

Sri/Smt./Kumari MARRI NANDIKANTI SRAVAN KUMAR, S/O MARRI NANDIKANTI YADAGIRI, aged about 38 years, Form 60 --, Occ: Farmer, Residing at 44-34, BERAPPA NAGAR, JAGADGIRI GUTTA, BALANAGAR, Quthbullapur (M), Quthbullapur, Medchal-Malkajigiri, Telangana, 500037.  
(Hereinafter called the "**VENDOR**" of the first part)

**IN FAVOR OF**

Sri/Smt./Kumari ORGANO ECO HABITATS PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U74210TG2001PTC036719) Represented by ADIGOPULA VIJAYA DURGA, aged about 57 years, Residing at 4-44, VILLA NO,B-02, AZIZ NAGAR, Aziznagar, Moinabad, Rangareddy, Telangana, 500075.  
(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 0.0900 Ac.Gts in Survey No. 13/ఈ/2, 13/ఇ/2/2/2, Ibrahimpalle (V), Chevella (M), Rangareddy District having TD-cum-Pass Book Number: T05040200677.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 200000 /- (RUPEES TWO LAKH ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 200000 /- has already been paid to the Vendor 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. 200000 /- 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.
4. 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




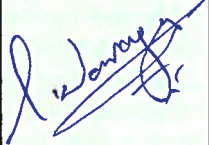

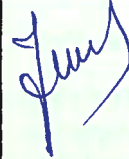
# Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Chevella along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.15613.00/- paid between the hours of \_\_\_\_ and \_\_\_\_ on the 16th day of April, 2024 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		MARRI NANDIKANTI SRAVAN KUMAR, Address: 44-34, BERAPPA NAGAR, JAGADGIRI GUTTA, BALANAGAR, Quthbullapur (M), Quthbullapur, Medchal-Malkajigiri, India	
2	BU: Authorized Person	Aadhaar Verified		ADIGOPULA VIJAYA DURGA Authorized by ORGANO ECO HABITATS PRIVATE LIMITED, Address: Aziznagar, Moinabad, Rangareddy, India	

## Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		J LAXMINARAYANA, Address: NAGARAM,	
2	WIT.	Aadhaar Verified		T VENKATESH, Address: HYDERABAD,	

Date  
20 April 2024

Signature of Registering Officer  
Chevella

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### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.0900 Ac.Gts in Ibrahimpalle (V), Chevella (M), Rangareddy District having TD-cum-Pass Book Number: T05040200677 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	13/8a/2	0.0800	OTHERS:URELLA TO RAMANNAGUDA ROAD	OTHERS:LAND OF N JAIPAL REDDY	OTHERS:LAND OF BHARATHI AND LAND OF A VISHNU VARDHAN RAJU	OTHERS:LAND OF N JAIPAL REDDY
2	13/a/2/2/2/2	0.0100	OTHERS:URELLA TO RAMANNAGUDA ROAD	OTHERS:LAND OF N JAIPAL REDDY	OTHERS:LAND OF BHARATHI AND LAND OF A VISHNU VARDHAN RAJU	OTHERS:LAND OF N JAIPAL REDDY

### 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

MARRI NANDIKANTI SRAVAN KUMAR

Aadhar Number

xxxxxxxx7170

Address

44-34, BERAPPA NAGAR, JAGADGIRI GUTTA, BALANAGAR, Quthbullapur (M), Quthbullapur, Medchal-Malkajigiri, Telangana, 500037

#### VENDEE - Authorized Person

Signature

Name

ORGANO ECO HABITATS PRIVATE LIMITED (CIN/ Firm/ Society/Trust No. - U74210TG2001PTC036719) Represented by ADIGOPULA VIJAYA DURGA

Aadhar Number


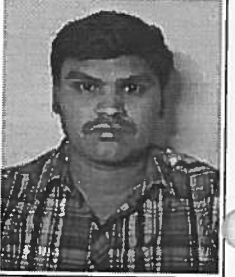


xxxxxxxx6942

Address

4-44, VILLA NO,B-02, AZIZ NAGAR, Aziznagar, Moinabad, Rangareddy, Telangana, 500075

### Details of payments of consideration

S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	15/04/2024	200000	RTGS	AXIS BANK	SRINAGAR COLONY	921020015501103	UTIB0000425	FULL PAYMENT

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX6942 Adigopula Vijaya Durga	Adigopula Vijaya Durga, Address: C/O Yadla Sayaji Rao, 4-44, Villa No B-02, Organo Naandi, NA, K.v. Rangareddy, INDIA	
2	Aadhaar No: XXXXXXXX7170 Marri Nandikanti Sravan Kumar	Marri Nandikanti Sravan Kumar, Address: S/O: Marri Nandikanti Yadagiri, 44-34, Beerappa Nagar, Balanagar, K.v. Rangareddy, INDIA	
3	Aadhaar No: XXXXXXXX8749 Jangam Laxminarayana	Jangam Laxminarayana, Address: S/O Jangam Pampaiah, HNO-10-76/45/11, SATHYANARAYANA COLONY, ROAD NO-2, Keesara, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX5473 Venkatesh Tarkampet	Venkatesh Tarkampet, Address: C/O T Venkaiah, 1-10-127, Plot No-75, Mayuri Marg, Secunderabad, Hyderabad, INDIA	

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

**Undertaking to be filed by the Transferor**

I/We do hereby solemnly affirm and state as follows:

I/We intend to transfer to Shri/Smt./Kumari **ADIGOPULA VIJAYA DURGA** Authorized by **ORGANO ECO HABITATS PRIVATE LIMITED** the following land(s):

Village : Ibrahimpalle

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T05040200677	13/8/2	0.0800
2	T05040200677	13/3/2/2/2	0.0100
Total			0.0900

- 1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us mentioned herein are correct. ☒
- 2 I or we 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/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

**Place** Quthbullapur (M)

**Name** MARRI NANDIKANTI SRAVAN  
KUMAR

**Date** 16/04/2024

**S/O** MARRI NANDIKANTI  
YADAGIRI

**R/o Village** Quthbullapur (M)

**Mandal** Quthbullapur

**PPB No.** T05040200677