

**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 01 September 2022 by and between:

Sri/Smt./Kumari CH HANUMANTHA RAO, S/O NAGESWARA RAO, aged about 44 years, PAN No. AHIPC8144Q, Occ: Business, Residing at 4-35-59, VENKATESHWARA NAGAR, JAGADGIRI GUTTA, Hyderabad, Telangana, 500037.

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

IN FAVOR OF

Sri/Smt./Kumari URBAN VINTAGE PROJECTS PVT LTD (CIN/ Firm/ Society/Trust No. - U70109TG2021PTC155674) Represented by SIVA SANKAR PRATHIPATI, aged about 37 years, Residing at B2109, Narsingi, Puppalguda, Gandipet, Rangareddy, Telangana. 500089.

(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 1.0800 Ac.Gts in Survey No. 158/31/2, 158/31/1, Enkepalle (V), Sadasivpet (M), Sangareddy District having TD-cum-Pass Book Number: T09220120228.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 4000000 /- (RUPEES FORTY LAKH ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 4000000 /- 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. 4000000 /- 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.

SCHEDULE OF PROPERTY

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PSI URBAN VINTAGE PROJECTS PRIVATE LIMITED

Ch. Hanumanta Rao



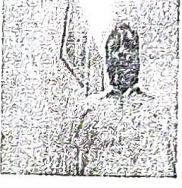

Sankar P

Authorised Signatory

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Sadasivpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.303349.00/- paid between the hours of ____ and ____ on the 6th day of August, 2022 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		CH HANUMANTHA RAO, Address: 4-35-59, VENKATESHWARA NAGAR, JAGADGIRI GUTTA, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		SIVA SANKAR PRATHIPATI Authorized by URBAN VINTAGE PROJECTS PVT LTD, Address: Puppalguda, Gandipet, Rangareddy, India	

Book1, CS No. 2200768235 & Doct No 3840 / 2022 Sheet 1 of 5 Tahsildar & Jt Sub Registrar Sadasivpet

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All that the piece and parcel of Agricultural land admeasuring 1.0800 Ac.Gts in Enkepalle (V), Sadasivpet (M), Sangareddy District having TD-cum-Pass Book Number: T09220120222 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	158/8-1/2	0.3800	OTHERS:KOTHAGUNDLA KRISHNA AND OTHERS LAND	OTHERS:ABDUL GAFUR AND OTHERS LAND	OTHERS:PRINCE PIPES FACTORY COMPOUND WALL	ROAD
2	158/9-1	0.1000	OTHERS:KOTHAGUNDLA KRISHNA AND OTHERS LAND	OTHERS:LAND	OTHERS:PRINCE PIPES FACTORY COMPOUND WALL	ROAD

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 CH HANUMANTHA RAO

Aadhar Number xxxxxxxx8157

Address 4-35-59, VENKATESHWARA NAGAR, JAGADGIRI GHATA, Hyderabad, Telangana, 500037

VENDEE - Authorized Person

Signature

Name URBAN VINTAGE PROJECTS PVT LTD (GIM) Society/Trust No. - U70109TG2021PTC155674
Represented by SIVA SANKAR PRATHIPATI

Aadhar Number xxxxxxxx7552

Address B2109, Narsingi, Puppalguda, Gandipet, Rangareddy, Telangana, 500089

Details of payments of consideration


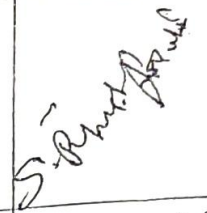




S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	18/08/2022	3000000	Cheque	Axis Bank	Begumpet	921020044272551	UTIB00000008	SALE CONSIDERATION
2	18/08/2022	1000000	Cheque	Axis Bank	Begumpet	921020044272551	UTIB00000008	SALE CONSIDERATION

CH Hanumant

For URBAN VINTAGE PROJECTS PRIVATE LIMITED

Sankar P

Authorised Signatory

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		SANKA RAJENDRA PRASAD, Address: BHADRACHALAM,	
2	WIT.	Aadhaar Verified		KOTHAGUNDLA KRISHNA, Address: HYDERABAD,	
3	WIT.	Aadhaar Verified		SANKRANTHI KRANTHI KUMAR, Address: HYDERABAD,	

Date
01 September 2022


Signature Of Registering Officer
Sadasivpet



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URBAN VINTAGE PROJECTS

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
M/S URBAN VINTAGE PROJECTS PRIVATE LIMITED HELD ON THE 26th DAY OF
JULY, 2022 AT 11 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED
AT PLOT NO, 41, 2 ND FLOOR, ROAD NO. 2, SAGAR SOCIETY BANJARA HILLS,
HYDERABAD, TELANGANA 500034.

RESOLVED THAT approval of the Board be and is hereby accorded to the company purchasing parcels of land situated at Enkepalle Village, Sadasivpet Mandal, Sangareddy District in the State of Telangana

"RESOLVED FURTHER THAT Mr. P. Siva Sankar, Chief Executive Officer of the Company, be and is hereby authorized to sign and execute with any party, person, Sub Registrar or relevant authority as may be required, all such contracts/agreements/any other documents on behalf of the Company, in relation to the performance of the business of the Company as may be necessary or requisite on behalf of the Company, and any modifications agreed to therein and to do all such things as may be required in connection therewith."

"RESOLVED FURTHER THAT Mr. P. Siva Sankar, Chief Executive Officer of the Company, be and is hereby authorised to communicate on behalf of the company with the vendors and to arrange registrations and mutations of the title to such land in favour of the Company and to procure the necessary certificate of mutation and all the necessary papers and documents in connection therewith be handed over to him."

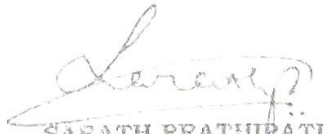
"RESOLVED FURTHER THAT the officials of the respective Authority are instructed to accept and act upon any instructions relating to any transaction of the Company, provided the instructions are signed by Authorized Signatory of the Company."

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercised by him so long he is concerned to the Company."



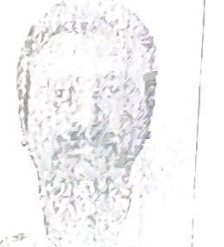


"RESOLVED FURTHER THAT all acts, things, matters, etc. as afore stated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of afore stated powers done by Authorized person and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

//CERTIFIED TRUE COPY //

FOR URBAN VINTAGE PROJECTS PRIVATE LIMITED



SARATH PRATHIRATHI
DIRECTOR
DIN: 06899511

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX7552 Prathipati Siva Sankar	Prathipati Siva Sankar, Address: S/O Srinivasarao, NA, NA, NA, Guntur, INDIA	
2	Aadhaar No: XXXXXXXX8157 Chinthakayala Hanumantharao	Chinthakayala Hanumantharao, Address: S/O Chinthakayala Nageswara Rao, 4-35- 59, Venkateshwara Nagar, NA, Rangareddi, INDIA	
3	Aadhaar No: XXXXXXXX5961 Kothagundla Krishna	Kothagundla Krishna, Address: S/O Kothagundla Rajarao, Flat No-101, Sai Raghavendra Nivas, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX0309 Sanka Rajendra Prasad	Sanka Rajendra Prasad, Address: S/O Rajeswara Rao, 8-2- 50, NA, NA, Khammam, INDIA	
5	Aadhaar No: XXXXXXXX1160 Sankranthi Kranthi Kumar	Sankranthi Kranthi Kumar, Address: C/O: Sankranthi Bhaskar Rao, Shreyas Park Front Flatno.G1, Road no.19, NA, K.v. Rangareddy, INDIA	



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

In the form of								
Description 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/Pay Order	Total
Stamp Duty	0.00	0	220000	0	0	0.00	0	220000
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	80000	0	0	0	0	80000
User Charges	0	0	0	0	0	0	0	0
PPE Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	2999	0	0	0	0	2999
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	303349	0	0	0.00	0	303349

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

Rs. 220000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 80000/- towards Registration Fees on the chargeable value of Rs 4000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200804708 dated 18-08-2022 of SBIN/.

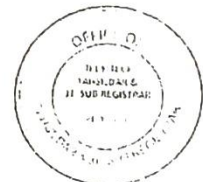
Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 303349.00/- DATE: 18-08-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 0470578321, PAYMENT CODE: ,ATRN: 6560797167819,REMMITER NAME: SIVA SANKAR PRATHIPATI Authorized by URBAN VINTAGE PROJECTS PVT LTD, EXECUTANT NAME: CH HANUMANTHA RAO, CLAIMANT NAME: URBAN VINTAGE PROJECTS PVT LTD.

Date
01 September 2022

Signature Of Registering Officer
Sadasivpet

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భారత ప్రభుత్వం
Government of India

వివరాలు: చింతకాయల హనుమంతరావు
Chinthakayala Hanumantharao
పుట్టిన తేదీ/DOB: 01/06/1978
పురుషుడు/ MALE

3060 9826 8157
VID : 9163 1464 0607 1942
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వివరాలు: S/O చింతకాయల నాగేశ్వరరావు, పి. 334-38, విశ్వేశ్వర మార్గం, వేంకటేశ్వర మార్గం, సమీపం, బాలానగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ - 500037

Address: S/O Chinthakayala Nageswara Rao, 4-35-59, Venkateshwara Marg, NEAR SIDHARDHA SCHOOL, AGADGIRI GUTTA, Balanagar, Rangareddy, Andhra Pradesh - 500037

3060 9826 8157
VID : 9163 1464 0607 1942

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Government of India

పుత్రిపాటి శివ శంకర్
Prathipati Siva Sankar
పుట్టిన తేదీ/DOB: 10/07/1983
పురుషుడు/ MALE

5748 8567 7552
VID : 9174 7857 2876 3254
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వివరాలు: S/O శ్రీనివాసరావు, శ్రీనివాసపురి, గుంటూరు, ఆంధ్ర ప్రదేశ్ - 522234

Address: S/O Srinivasarao, Ungaraopalem, Guntur, Andhra Pradesh - 522234

5748 8567 7552
VID : 9174 7857 2876 3254

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GOVERNMENT OF INDIA

కోతగుండ్ల రాజారావు
Kothagundla Rajarao
పుట్టిన తేదీ/DOB: 10/07/1947
పురుషుడు/ MALE

9399935588
6094 7751 5961
నా ఆధార్ - నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Kothagundla Rajarao, Flat No. 101, Sai Raghavendra Nivas, Matrushi Nagar, Miyapur, Hyderabad, Telangana - 500049

వివరాలు: S/O కొత్తగుండ్ల రాజారావు, ఫ్లాట్ నెం-101, సాయి రాఘవేంద్ర నివాస, మాతృశ్రీ నగర్, మియాపూర్, హైదరాబాద్, తెలంగాణ - 500049

6094 7751 5961

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GOVERNMENT OF INDIA

సంకా రాజేంద్ర ప్రసాద్
Sanka Rajendra Prasad
పుట్టిన తేదీ/Year of Birth: 1973
పురుషుడు/ Male

9603446664
6179 0517 0309
ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Rajeswara Rao, 8-2-50, MARKET ROAD, Bhadrachalam, Bhadrachalam, Khannam, Andhra Pradesh, 507111

వివరాలు: S/O రాజేశ్వర రావు, పి. 8-2-50, మార్కెట్ రోడ్, భద్రాచలం, భద్రాచలం, ఖమ్మం, ఆంధ్ర ప్రదేశ్, 507111

6179 0517 0309

భారత ప్రభుత్వం
Government of India

సంక్రాంతి క్రాంతి కుమార్
Sankranti Kranti Kumar
పుట్టిన తేదీ/DOB: 20/08/1981
పురుషుడు/ MALE

3829 1114 1160
VID : 9112 8659 0779 2068
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India


వివరాలు: సంక్రాంతి భాస్కర్ రావు, శ్రేయస్ పార్క్, ఫ్రంట్ ఫ్లాట్ నెం. 61, రోడ్ నెం. 19, మానా స్టూడియో పంచావతి కాలనీ, మణికోండ, మణికోండ, రంగారెడ్డి, తెలంగాణ - 500089

Address: C/O: Sankranti Bhaskar Rao, Shreyas Park Front Flat No. 61, Road no. 19, Near Mana Studio Panchavati Colony, manikonda, Manikonda, K.v. Rangareddy, Telangana - 500089

3829 1114 1160
VID : 9112 8659 0779 2068

Certificate of Registration

Registered as document no. 3840 of 2022 of Book1 and assigned the identification number 1-6181-3840-2022 for Scanning on 01 September 2022.


Signature Of Registering Officer
(Sadasivpet)
PARAKKA ASHA JYOTHI

Book1, CS No. 2200768235 & Doct No __3840 / 2022__ Sheet 5 of 5 Tahsildar & Jt Sub Registrar
Sadasivpet



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