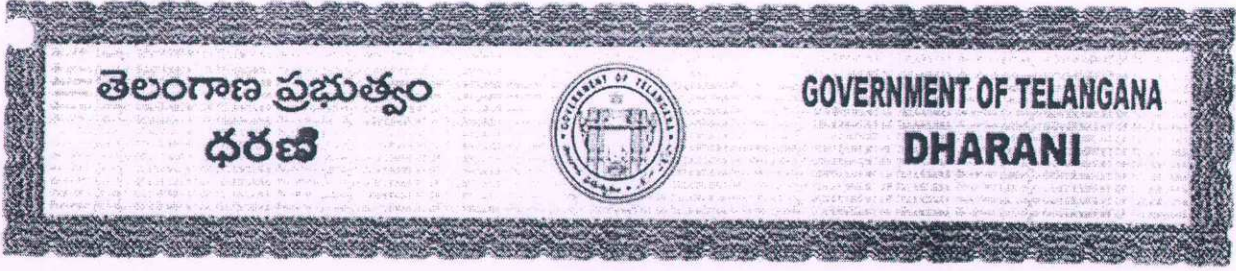


1076/2022



**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 11 March 2022 by and between:

Sri/Smt./Kumari RAKASI SURENDER REDDY, S/O R NARAYAN REDDY, aged about 70 years, PAN No. ABMPR8806J, Occ: Business, Residing at 16-2-754/A/13, APAU COLONY, GADDIANNRAM, OPP APAU COLONY PARK, DILSUKHNAGAR, Hyderabad, Telangana, 500036.
(Hereinafter called the "**VENDOR**" of the first part)

IN FAVOR OF

Sri/Smt./Kumari KOTHAPALLY GEETHA, W/O KOTHAPALLY VIJAY MOHAN REDDY, aged about 48 years, PAN No. AVBPK5848E, Occ: House Wife, Residing at 8-2-15/6, PLOT NO 6, PATEL NAGAR COLONY, VAISHALINAGAR, Karmanghat, Saroornagar, Rangareddy, Telangana, 500079.
(Hereinafter called the "**VENDEE**" of the second part)

(The terms "VENDOR" and "VENDEE" 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 0.3800 Ac.Gts in Survey No. 115/1, Thummaloor (V), Maheshwaram (M), Rangareddy District having TD-cum-Pass Book Number: T05160250215.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 5000000 /- (RUPEES FIFTY LAKH ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 5000000 /- has already been paid to the Vendor by the Vendee 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. 5000000 /- already received by the Vendor from the Vendee, 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 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 shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee 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 from all kinds of losses, damages, demands & third party claims, etc., which the Vendee 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 has delivered the physical and vacant possession of the schedule property to the Vendee today.
3. The Vendor has also delivered to the Vendee 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.

For M/s. Newmark Urbanspaces

Additional Covenants

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





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Page 1 of 2

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Maheshwaram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.377674.00/- paid between the hours of ___ and ___ on the 11th day of March, 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		RAKASI SURENDER REDDY, Address: 16-2-754/A/13, APAU COLONY, GADDIANNRAM, OPP APAU COLONY PARK, DILSUKHNAGAR, Hyderabad, India	
2	BU:INDIVIDUAL	Aadhaar Verified		KOTHAPALLY GEETHA, Address: 8-2-15/6, PLOT NO 6, PATEL NAGAR COLONY, VAISHALINAGAR, Karmanghat, Saroornagar, Rangareddy, India	

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SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.3800 Ac.Gts in Thummaloor (V), Maheshwaram (M), Rangareddy District having TD-cum-Pass Book Number: T05160250215 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	115/1	0.3800	SURVEY NUMBER:117	SURVEY NUMBER:113/P	SURVEY NUMBER:116/P	SURVEY NUMBER:115/P

EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee 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

RAKASI SURENDER REDDY

Aadhar Number

xxxxxxxx4379

Address

16-2-754/A/13, APAU COLONY, GADDIANNRAM, OPP APAU COLONY PARK, DILSUKHNAGAR, Hyderabad, Telangana, 500036

VENDEE

Signature

Name

KOTHAPALLY GEETHA

Aadhar Number


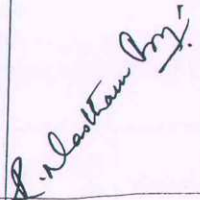
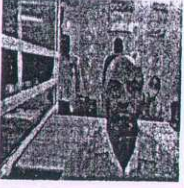
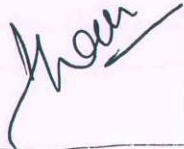
xxxxxxxx4863

Address

8-2-15/6, PLOT NO 6, PATEL NAGAR COLONY, VAISHALINAGAR, Karmanghat, Saroornagar, Rangareddy, Telangana, 500079

Details of payments of consideration

S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	22/03/2022	5000000	Cheque	SBI	KARMANGHAT	30857039814	SBIN0013148	PURCHASE

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		RAKASI NAROTHAM REDDY, Address: HYDERABAD,	
2	WIT.	Aadhaar Verified		MS SHAYM SUNDER, Address: HYDERABAD,	

Date
24 March 2022


Signature of Registering Officer
Maheshwaram



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

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I intend to purchase from Shri/Smt./Kumari **RAKASI SURENDER REDDY** the following land(s):

Village : Thummaloor

Survey Number and Sub Division No.	Extent of land
115/31	0.3800
Total	0.3800

- 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. ☒

Place Karmanghat

Name **K. Geetha**
KOTHAPALLY GEETHA

Date 22/03/2022

W/O KOTHAPALLY VIJAY MOHAN
REDDY

R/o Village Karmanghat

Mandal Saroornagar

PPB No.

For M/s. Newmark Urbanspaces

Authorised Signatory

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	275000	0	0	0.00	0	275000
Transfer Duty	0	0	75000	0	0	0	0	75000
Reg Fee	0	0	25000	0	0	0	0	25000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	2374	0	0	0	0	2374
Total	0.00	0	377674	0	0	0.00	0	377674

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

Rs. 350000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 25000/- towards Registration Fees on the chargeable value of Rs 5000000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200290584 dated 11-03-2022 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 377674.00/- DATE: 11-03-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: SBIEP13148202203173935908, PAYMENT CODE: ,ATRN: 4452039733732,REMMITER NAME: KOTHAPALLY GEETHA, EXECUTANT NAME: RAKASI SURENDER REDDY, CLAIMANT NAME: KOTHAPALLY GEETHA.

Date
24 March 2022

Signature Of Registering Officer
Maheshwaram

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Maheshwaram, 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 **KOTHAPALLY GEETHA** the following land(s):

Village : Thummaloor

Survey Number and Sub Division No.	Extent of land
115/1	0.3800
Total	0.3800

- 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 ☒ / 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.

☒

Place Hyderabad

Date 22/03/2022

Name **RANASI SURENDER REDDY**



S/O **R NARAYAN REDDY**

R/o District Hyderabad

PPB No. T05160250215

For M/s. Newmark Urbanspaces

Authorised Signatory


E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX4863 K.Geetha	K.Geetha, Address: W/O K.Vijay Mohan Reddy, NA, NA, NA, Rangareddi, INDIA	
2	Aadhaar No: XXXXXXXX4379 Rakasi Surender Reddy	Rakasi Surender Reddy, Address: S/O R Narayan Reddy, 16-2- 754/A/13, A P A U Colony gaddiannram, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX8223 M S Sham Sunder	M S Sham Sunder, Address: S/O M S Narayana, 7-4-416/1, PLOT NO 67, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXX7260 Rakasi Narotham Reddy	Rakasi Narotham Reddy, Address: S/O R Surender Reddy, 6-3- 345/1 Flat No 102 Meghana Residency, Road No 1 Banjara Hills, NA, Hyderabad, INDIA	

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Certificate of Registration

Registered as document no. 1076 of 2022 of Book1 and assigned the identification number 1-6092-1076-2022 for Scanning on 24 March 2022.


Signature Of Registering Officer
(Maheshwaram)
G Praveen Kumar

Book1, CS No. 2200279681 & Doct No __1076 / 2022__ Sheet 5 of 5 Tahsildar & JT Sub Registrar
Maheshwaram



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3/7/2018, 11:01 AM



తెలంగాణ ప్రభుత్వం
సమానా XIV
(నియమము 26 చూడండి)
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం



జిల్లా : రంగారెడ్డి
మండలం : మహేశ్వరం(M)
పాస్ బుక్ నెంబర్ : T05160250215

డివిజన్ : కందుకూరు
గ్రామం : తుమ్మలూరు

బార్ కోడ్:



T05160250215

కోడ్ :



వాలా నెంబర్ : 389

1. పట్టాదారు పేరు ఇంటిపేరుతో : డా. ఆర్. సురేందర్ రెడ్డి
2. తండ్రి/భర్త పేరు : నారాయణ రెడ్డి
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : తుమ్మలూరు, మహేశ్వరం(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****4379
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి పేలిముద్ద

అధికారి సంతకం

తెలంగాణ ప్రభుత్వం

జిల్లా : రంగారెడ్డి
మండలం : మహేశ్వరం(M)

డివిజన్ : కందుకూరు
గ్రామం : తుమ్మలూరు

భూమి వివరములు

తేదీ : 20-07-2018

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము	భూమి పొందిన పద్ధతి	రిమార్కులు	సంతకం
1	115/అ1	1.3600	పట్టాదారుడు	పట్టా	
2	118అ	0.2400	పట్టాదారుడు	పట్టా	
పూర్తి విస్తీర్ణం		2.2000			

For M/s. Newmark Urbanspaces

Authorised Signatory



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రాకాసి సురేందర్ రెడ్డి

Rakasi Surender Reddy

పుట్టిన తేదీ / DOB: 03/05/1952

పురుషుడు / MALE

3842 4586 4379

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా:

S/O అరీ నారాయణ్ రెడ్డి గే-౨-

బావు/అ/గె, ఎం ఎయు కాలనీ

గడ్డికన్నారం, ఎపి ఎ యు కాలనీ

పార్క్ ఎదురుగా, డిల్లీ నగర్,

హైదరాబాద్, హైదరాబాద్,

ఆంధ్ర ప్రదేశ్ - 500036

Address:

S/O R Narayan Reddy, 16-2-

754/A/13, A P A U Colony

gaddiannram, opp APAU colony park,

disukh nagar, Hyderabad,

Hyderabad,

Andhra Pradesh - 500036

3842 4586 4379

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. హెచ్. నెం. 1947,
హైదరాబాద్ - 500036



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

కె.గీత

K. Geetha

పుట్టిన సంవత్సరం / Year of Birth: 1974

స్త్రీ / Female

7970 2324 4863

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: W/O కె.వి.జయ మోహన్ రెడ్డి

8-2-15/6, ప్లాట్ నెం. 6, నవరత్న నగర్ కాలనీ

కల్యాణంపూర్, పరమహంసగిరి, రంగారెడ్డి

ఆంధ్ర ప్రదేశ్ - 500079

Address: W/O K.Vijay Mohan

Reddy, 8-2-15/6, PLOT NO 6,

PATEL nagar COLONY,

KARMANGHAT,

Saroornagar, Valshalinagar,

Rangareddi, Andhra

Pradesh, 500079

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1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. హెచ్. నెం. 1947,
హైదరాబాద్ - 500036



భారత ప్రభుత్వం

Government of India

ఎమ్ ఎస్ శ్యామ సుందర్

M S Sham Sunder

పుట్టిన తేదీ / DOB : 09/05/1968

పురుషుడు / Male

2915 8129 8223

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా:

S/O ఎమ్ ఎస్ నారాయణ, 1-11-55,

చిన్నతోకట్ట, అనూధా బీంబర్ ఎస్టేట్

ఎదురుగా, న్యూ బౌవెంపల్లి, తిరుమలగిరి,

బీమున్ పల్లి, హైదరాబాద్, తెలంగాణ,

500011

Address:

S/O, M S Narayana, 1-11-55,

Chinnathokatta, Opp Anuradha

Timber Estate, New Bowenpally,

Tirumalagiri, Bowenpally,

Hyderabad, Telangana, 500011

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

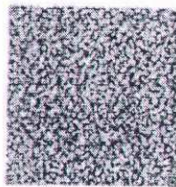


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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సామాన్య నియమ / Enrollment No.: 201779807/07049

To
రాకాసి సురేందర్ రెడ్డి
Rakasi Surender Reddy
S/O R Surender Reddy
6-3-345/1 Flat No 102 Meghana Residency Road No 1
Banjara Hills
Banjara Hills
Khairatabad
Telangana 500034
9347144666
126841548
NE268415488FH



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6494 9915 7260

నా ఆధార్, నా గుర్తింపు

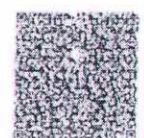
భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రాకాసి సురేందర్ రెడ్డి

Rakasi Surender Reddy

పుట్టిన తేదీ / DOB : 31/07/1979

పురుషుడు / Male



6494 9915 7260

నా ఆధార్, నా గుర్తింపు

L. Anantham Reddy

9347144666

For M/s. Newmark Urbanspaces

Authorized Signatory



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

Registration Summary

Details of Land transferred

Type of transaction : Sale

PPB No. T05160250215 Document No. 1076/2022
District Rangareddy Mandal Maheshwaram
Village Thummaloor Khata No. 389

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	115/అ1	1.3600	0.3800	5082000	5000000

Seller Details

PPB No. T05160250215
Name డా॥ ఆర్.ఎం. సురేందర్ రెడ్డి Aadhaar Number xxxxxxxx4379
Address 16-2-754/A/13, APAU COLONY,
GADDIANNRAM, OPP APAU COLONY
PARK, DILSUKHNAGAR, Hyderabad,
Telangana, Pincode - 500036, Mobile No -
9394551678 Father's / Husband's Name నారాయణ రెడ్డి

PPB of Seller before Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	115/అ1	1.3600	పట్టాదారుడు
2	118అ	0.2400	పట్టాదారుడు

PPB of Seller after Transaction

S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1	115/అ1/1	0.3800	పట్టాదారుడు
2	118అ	0.2400	పట్టాదారుడు

Buyer Details

PPB No. T05160252103
Name కొత్తపల్లి గీత Aadhaar Number xxxxxxxx4863
Address 8-2-15/6, PLOT NO 6, PATEL NAGAR
COLONY, VAISHALINAGAR, Karmanghat,
Saroonnagar, Rangareddy, Telangana,
Pincode - 500079, Mobile No - 9440995678 Father's / Husband's Name కొత్తపల్లి విజయ్ మోహన్ రెడ్డి

PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
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PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	115/అ1/2	0.3800	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,
Maheshwaram, Rangareddy

For M/s. Newma
Authorised Signatory

తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : రంగారెడ్డి
మండలం : మహేశ్వరం(M)
పాస్ బుక్ నెంబర్ : T05160252103

డివిజన్ : కందుకూరు
గ్రామం : తుమ్మలూర్



T05160252103



ఖాతా నెంబర్ : 60789

1. పట్టాదారు పేరు ఇంటిపేరుతో : కొత్తవల్లి గీత
2. తండ్రి/భర్త పేరు : కొత్తవల్లి విజయ్ మోహన్ రెడ్డి
3. స్త్రీ / పురుషుడు : మహిళ
4. చిరునామ : తుమ్మలూర్, మహేశ్వరం(M), రంగారెడ్డి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****4863
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర




తహశీల్దార్ సంతకం

For M/s. Newmark Urbanspaces
Authorised Signatory

తెలంగాణ ప్రభుత్వము

జిల్లా	:	రంగారెడ్డి	డివిజన్	:	కందుకూరు
మండలం	:	మహేశ్వరం(M)	గ్రామం	:	తుమ్మలూర్

వ్యవసాయ భూమి వివరములు తేదీ :24-03-2022

క్ర. సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎ గు	భూమి పొందిన వర్గతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	115/అ1/2	0.3800	కొనుగోలు	పట్టా	
పూర్తి విస్తీర్ణం		0.3800			