

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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తెలంగాణ తెలంగాణA TELANGANA

Serial No. 313, Dated: 30-06-2023, Rs.100/-

Sold To: Gattu Tejaswi Nikhil S/o G. Raghu R/o Secunderabad

For Whom: N/o: G.T. Infra Projects, P.Y.T. LTD.

AV 906591

Shankar

Thandu Chandrakanth

Licenced Stamp Vendor

L.NO.17-03-012/2021

Jogipet, Sangareddy dist.

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED ON THIS THE 30th DAY OF JUNE, 2023
AT R.O. PATANCHERU, SANGAREDDY DISTRICT, T.S., BY:

M/s. WELLFARE BUILDINGS & ESTATES PRIVATE LIMITED, A Company incorporated under the Indian Companies Act.1956 Regd.No.163595(PAN No.AAACW3972E) having it's Registrar office at No.126/1, Rabindrapally, Khardah, North-24 Paraganas, Kolkata, West Bengal-700117 and Head Office at Door No.10-1-13/1,2,3, Welfare Complex, Near R.T.C.Complex, Asilmetta, Visakhapatnam-530003, A.P., Represented by its Director: SRI. ALLA VARAHA RAMA KRISHNA SATYA SRINIVASA RAO S/O.LATE SATYANARAYANA, AGED ABOUT 54 YEARS (D.O.B.:01/01/1969), RESIDENT OF DOOR NO.10-28-2/54, FLAT NO.507, MVV & MK'S ROYAL GARDENS, RAMNAGAR, VISAKHAPATNAM-530003, A.P., AADHAR NO.3431 3319 6699.

REPRESENTED BY ITS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY (WITH POSSESSION) HOLDER:

GOOD TIME BUILDERS AND DEVELOPERS, REPRESENTED BY ITS MANAGING PARTNER:

Sri.GATTU TEJASWI NIKHIL S/o.G.Raghu, Aged About 35 Years(D.O.B.:09/03/1988), R/O. H.No.B-39, Sainikpuri, Secunderabad, Hyderabad, T.S.-500094 (Aadhaar No.6223-7604-0586) VIDE AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY(WITH POSSESSION) REGISTERED DOCUMENT NO."28887/2018" OF BOOK-I, DATED.26.07.2018 REGISTERED AT S.R.O.SANGAREDDY.

HEREINAFTER Called the VENDOR/AGPA HOLDER, which expression shall mean and include their heirs, legal representatives, executors, successors, assigns and administrators of the ONE PART.

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Patancheru (R.O) along with the Photographs as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 178200/- paid between the and on the 30th day of JUN, 2023 by Sri Gattu Tejaswinikhil

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

SI No	Code	Thumb Impression	Photo	Name & Address	Signature
1	CL			<p>GATTU TEJASWI NIKHIL [R] [1715-1-2023-9245]</p> <p>GATTU TEJASWI NIKHIL [R] INFRA PROJECTS PRIVATE LIMITED B-39, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500094.</p>	
2	EX			<p>GATTU TEJASWI NIKHIL [R] [1715-1-2023-9245]</p> <p>GATTU TEJASWI NIKHIL [R] GOOD TIME BUILDERS AND DEVELOPERS GPA HOLDER B-39, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500094.</p>	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			<p>SHANKAR AADHAAR CARD</p> <p>SHANKAR: 30/06/2023 19:17 [1715-1-2023-9245]</p>	
1			<p>PRASANTH AADHAAR CARD</p> <p>PRASANTH: 30/06/2023 19:19 [1715-1-2023-9245]</p>	

Biometrically Authenticated by
SRO KONKAN SURESH
on 30-JUN-2023 19:33:17

**Signature of Joint SubRegistrar2
Patancheru (R.O)**

30th day of June, 2023

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	306200	0	183678	0	489978
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	178200	0	0	0	178200
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	8950	0	0	0	8950
Total	100	0	494350	0	183678	0	678128

Rs. 306200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 178200/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No ,980T2B300623 dated ,30-JUN-23 of ,SBIN/

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2
M/S. GT INFRA
Registered at G-2, Banjara Hills, No. AAGCG5788G, Sri. GATTU TEJASWINIKHIL, Years (D.O.H.)

IN FAVOUR OF

M/s. GT INFRA PROJECTS PRIVATE LIMITED, A Company Registered under Companies Act.1956 having it's office at G-2, Ashoka Capitol, Road No.2, Opp.: KBR Park, Banjara Hills, Hyderabad, T.S.-500034 (PAN No.AAGCG5788G), Represented by its Managing Director: **Sri.GATTU TEJASWI NIKHIL** S/o.G.Raghu, Aged About 35 Years(D.O.B.:09/03/1988), R/O. H.No.B-39, Sainikpuri, Secunderabad, Hyderabad, T.S.-500094 (Aadhaar No.6223-7604-0586).

HEREINAFTER Called the VENDEE, which expression shall mean and include its legal representatives, executors, successors, assigns and administrators of the OTHER PART.

WHEREAS the VENDOR/AGPA HOLDER herein is exclusive possession, enjoyment and absolute owner of the Non Agriculture Open Land in Survey No.377/Part, admeasuring 2783 Square Yards which is equivalent to 2326.86 Square Meters (out of total admeasuring 9559 Square Yards) or Ac.1-39 Gts., as shown in the plan annexed herewith, situated at **ISNAPUR VILLAGE, PATANCHERU MANDAL, UNDER THE GRAMPANCHAYATH OF ISNAPUR, SANGAREDDY DISTRICT, TELANGANA STATE, MP. PATANCHERU.**

WHEREAS the PRINCIPAL(M/s. WELLFARE BUILDINGS & ESTATES PRIVATE LIMITED, REPRESENTED BY ITS DIRECTOR: **SRI.ALLA VARAHA RAMA KRISHNA SATYA SRINIVASA RAO**) herein is exclusive possession, enjoyment and absolute owner of the Agriculture Land in Survey Nos.372/Part, 377/Part AND 378/Part, total admeasuring Acres 15-18 1/2 Guntas, and Others Lands, situated at **ISNAPUR VILLAGE, PATANCHERU MANDAL, UNDER THE GRAMPANCHAYATH OF ISNAPUR, SANGAREDDY DISTRICT, TELANGANA STATE, MP.PATANCHERU** having Purchased the same vide registered SALE DEEDS bearing document Nos.19559/2007 dated.16.10.2007 and 6284/2008 of book-I, dated.06.05.2008 both are registered at S.R.O.Sangareddy, Medak District, A.P., having



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 494400/-, DATE: 30-JUN-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE: 3584791467825, PAYMENT MODE: CASH-1001138, ATRN: 3584791467825, REMITTER NAME: GATTU TEJASWI NIKHIL, EXECUTANT NAME: GOOD TIME BUILDERS AND DEVELOPERS, CLAIMANT NAME: MS GT INFRA PRIVATE LIMITED).

Date:

30th day of June, 2023

Signature of Registering Officer
Patancheru (R.O)**Certificate of Registration**

Registered as document no. 8688 of 2023 of Book-1 and assigned the identification number 1 - 1715 - 8688 - 2023 for Scanning on 30-JUN-23 .

Registering Officer
Patancheru (R.O)
(K Suresh)

Bk - 1, CS No 9245/2023 & Doc No 8688/2023. Sheet 2 of 10 Joint SubRegistrar2 Patancheru (R.O)



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Proceeding No.B/3259/2017, dated.30.12.2017 issued by the Tahsildar Patancheru and the PRINCIPAL(M/s. WELLFARE BUILDINGS & ESTATES PRIVATE LIMITED) had converted the above said Land into Agriculture Land to Non-Agriculture use and obtained conversion vide Proceeding No.A2/1906/2018, Dated:13.06.2018 (Conversion for Non-Agricultural purpose) issued by the Revenue Divisional Officer Sangareddy.

And the same as the PRINCIPAL(M/s. WELLFARE BUILDINGS & ESTATES PRIVATE LIMITED) had No Objections Certificate Vide Letter No.EE/IB/SRD/HD-1/3056, Dated:27.01.2018 issued by the Executive Engineer, I.B. Division, Sangareddy and now the Vendor/AGPA Holder herein have sold the admeasuring 2783 Square Yards to the Vendee herein.

WHEREAS the VENDOR/AGPA HOLDER herein desired to sell the Non Agriculture Open Land in Survey No.377/Part, admeasuring 2783 Square Yards which is equivalent to 2326.86 Square Meters (out of total admeasuring 9559 Square Yards) or Ac.1-39 Gts., as shown in the plan annexed herewith, situated at ISNAPUR VILLAGE, PATANCHERU MANDAL, UNDER THE GRAMPANCHAYATH OF ISNAPUR, SANGAREDDY DISTRICT, TELANGANA STATE, MP. PATANCHERU for a total sale consideration of Rs.89,06,000/- (Rupees Eighty Nine Lakhs and Six Thousand only) to the Vendee, the Vendee has accepted to purchase for the said offer.

WHEREAS the VENDEE has already paid the total sale consideration of Rs.89,06,000/- (Rupees Eighty Nine Lakhs and Six Thousand only) to the VENDOR before the execution of this Sale Deed, the same is hereby acknowledged by the VENDOR and the VENDOR hereby declared that the property thus sold is free from all encumbrances, loans, litigations, claims, demands, mortgages, Court-attachments, whatsoever.

WHEREAS THE VENDOR/AGPA HOLDER HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS:

Whereas the VENDOR/AGPA HOLDER do hereby admit and acknowledged the receipt for the said sum and also delivered the vacant possession of the Schedule Property to the Vendee to have and to hold the same and the Vendee shall enjoy the same as its absolute property.

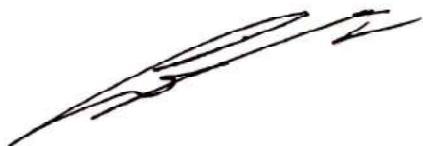
Whereas the VENDOR/AGPA HOLDER hereby declared that the property thus sold is free from all encumbrances, loans, litigations, claims, demands, mortgages, Court-attachments, whatsoever.

The said property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the VENDOR or any other persons claiming through the VENDOR/AGPA HOLDER.

The VENDOR/AGPA HOLDER above named do hereby grant transfers and convey its absolute rights, title and interest, claims and demands whatsoever, over the SCHEDULE PROPERTY in favour of the VENDEE.

The VENDOR/AGPA HOLDER have delivered the vacant possession of the SCHEDULE PROPERTY hereby conveyed to the Vendee. The VENDOR/AGPA HOLDER hereby undertakes to indemnifies the Vendee from all losses and litigations, if any over the SCHEDULE PROPERTY.

The VENDOR/AGPA HOLDER have paid all taxes, etc., payable on the said property up to date and the Vendee will have to pay such taxes, etc., payable hereafter.



The property is free from all encumbrances, charges, mortgages, prior assignments of Sale or Leasehold or court attachments and it is not subject to any other litigation.

The previous link documents or title deeds relating to the said property are hereby handed over to the Vendee.

The VENDOR/AGPA HOLDER hereby agrees to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in revenue records or any concerned departments.

The VENDOR/AGPA HOLDER does hereby further agree with the Vendee at all times hereafter and at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee according to the true intent and meaning of this Sale Deed.

The VENDOR/AGPA HOLDER does hereby agree to keep indemnified the Vendee from and against all losses, costs, damages and expenses which the Vendee may sustain by reason of anybody claiming to the said property.

The VENDOR/AGPA HOLDER hereby further declares that hence, it will be lawful for the Vendee to occupy and enjoy the SCHEDULE PROPERTY as their absolute property and neither VENDOR/AGPA HOLDER nor its heirs or representatives, will not have any right or claim thereon and all such rights of the VENDOR/AGPA HOLDER shall henceforth, rest absolutely in favour of the Vendee, its heirs and assignees.



We do hereby declare that the identity and address proof of the parties and witnesses, the site are true and correct and the transferee has satisfied about the ownership of the transferor over the property sought to be transferred through this document.

NOTE:- The land is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act. 9 of 1977 and it does not belongs to or under mortgage to Government Agencies/Undertakings.

NOTE:- And there is no house or any constructions in the said site, if any structure is there, the Vendor may be prosecuted under section 27 and 64 of Indian Stamp Act.

NOTE :- We hereby declare that the PRINCIPAL Owner are alive and A.G.P.A. is still in force.

SCHEDULE OF THE PROPERTY

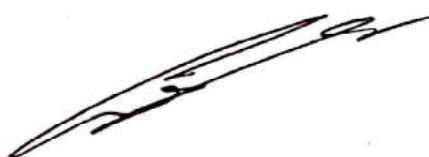
All that Piece and Parcel of the Non Agriculture Open Land in Survey No.377/Part, admeasuring 2783 Square Yards which is equivalent to 2326.86 Square Meters (Undivided Share), as shown in the plan annexed herewith, situated at **ISNAPUR VILLAGE, PATANCHERU MANDAL, UNDER THE GRAMPANCHAYATH OF ISNAPUR, SANGAREDDY DISTRICT, TELANGANA STATE, MP. PATANCHERU, REGISTRATION DISTRICT MEDAK AT PATANCHERU (R.O.PATANCHERU) AND BOUNDED BY:-**

NORTH BY:- LAND BELONGS TO VENDOR IN SY.NO.372/P.

SOUTH BY:- LAND BELONGS TO VENDEE IN SY.NO.377/P.

EAST BY:- LAND BELONGS TO VENDEE IN SY.NO.377/P.

WEST BY:- LAND BELONGS TO NEIGHBOURS IN SY.NO.376/P.



RULE - (3) THE MAIN MARKET VALUE STATEMENT.

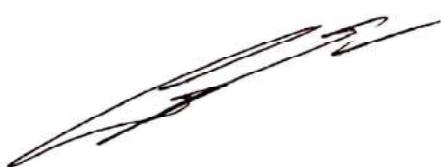
PLOT NO.	SURVEY NOS.	VILLAGE/ TOWN.	PER SQ. YARD. @ RS.	EXTENT. SQ.YDS.	TOTAL VALUE. RS.
1.	2.	3.	4.	5.	6.
Non Agriculture Open Land.	377/PART.	ISNAPUR.	3,200/-	2783 Square Yards	89,06,000/-

(Stamp Duty paid at the time of registration of Agreement of Sale Cum General Power of Attorney for Ac.1-39 Gts., or 9559 Square Yards was (5%)Rs.7,90,100/-, out of which the proportionate Stamp Duty of (4%)Rs.6,32,000/-(@ Rs.66/- Per Square Yard Exemption i.e., area 2783 Square Yards Adjustment Exemption amount of Rs.1,83,678/-), may be denoted U/Section 16 of I.S. Act. Now remaining Stamp Duty of Rs.3,06,150/-, paid for 2783 Square Yards along with the SALE DEED).

IN WITNESS WHEREOF the VENDOR/AGPA HOLDER and VENDEE hereunto have set its hands to this SALE DEED with its free will and sound mind on this the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES :

01.



VENDOR/AGPA HOLDER.

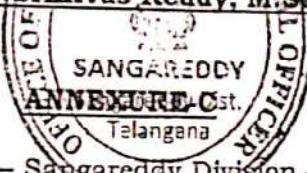
02.

VENDEE.

GOVERNMENT OF TELANGANA
PROCEEDINGS OF THE COMPETENT AUTHORITY AND
DIVISIONAL OFFICER, SANGAREDDY DIVISION, SANGAREDDY DISTRICT
Present: Dr.D/Srinivas Reddy, M.Sc, Ph.D.

No.A2/1906/2018

Date: 13.06.2018



Sub: - Land Conversion - Sangareddy Division - Patancheru (M) - Isnapur (V) - Land in Sy.No.372 (13.29) & 377 (2.05) Total Extent 15.34 Acres - Request for Conversion of Agricultural Land into Non-Agricultural Purpose in favour of M/s Welfare Building and Estates Private Limited Represented by its M.D., Sri Malla Vijay Prasad S/o Joseph Naidu R/o Vishakhapatnam - proposals submitted - Sanction Orders Issued - Reg.

Read: - Tahsildar, Patancheru Lr.No.C/647/2018, dated 17.03.2018

-00o-

ORDER:

The Tahsildar, Patancheru Mandal submitted proposals of Conversion of Agricultural Land into Non-Agriculture Purpose, in respect of land in Sy.No.372 (13.29) & 377 (2.05) Total Extent 15.34 Acres situated at Isnapur Village of Patancheru Mandal in favour of M/s Welfare Building and Estates Private Limited Represented by its M.D., Sri Malla Vijay Prasad S/o Joseph Naidu R/o Vishakhapatnam (Residential Purpose). The request of the applicants is found to be consistent with the provision of the Act.

On spot inspection it is observed that, the total extent the pattadar owns in Sy.No.372 of Isnapur village is 13.36 $\frac{1}{4}$ acres out of which an extent of 0.07 $\frac{1}{4}$ Guntas is being covered under Buffer Zone, leaving the remaining 13.29 acres of land eligible for Conversion. Further the total extent the pattadar owns in Sy.No.377 of Isnapur village is 2.08 acres out of which an extent of 0.03 Guntas is being covered under Buffer Zone, leaving the remaining 2.05 acres of land eligible for Conversion.

The proposals received from the Tahsildar, Patancheru vide reference read above is examined and is found to be consistent with the provisions of the Act. U/R 8 of A.P. Agricultural land (Conversion for Non - Agricultural purpose) Act, 2006 (Telangana Adaptation Order) 2016 and G.O.Ms.No.4 Revenue (Land Matters) Dept, Dt.05.01.2016, permission is here by accorded for conversion of the Agriculture land as described in the schedule below into non-agricultural purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he is solely responsible for the Contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the Application are ratified or confirmed by the authorities under the Act.
- 3) The permission contents that the conversion fee has been paid under the Act in respect of above agricultural lands for the limited purpose of Conversion into non- agricultural purpose.
- 4) It does not confer any right and title or ownership to the applicant over the Scheduled agricultural lands.
- 5) This permission does not preclude or restrict any authorities or any person or persons or any individual or individuals or others collectively or severally, for initiating any action or Proceedings under any law for the time being in force.

-Contd...2

The conversion fee paid will not be returned or adjusted otherwise under any Circumstances.

The authorities are not responsible for any incidental or consequential actions or any Loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration Claim or deposition made by the applicant.

- 8) The authorities reserve the right to cancel the permission if it is found that the Permission is obtained by fraud, misrepresentation or by mistake of fact.
- 9) The free flow of water source/ cart tracks if any passing through the lands should not be obstructed.
- 10) The trees, if any, should not be cut down without permission by the Competent Authority.

S C H E D U L E

Sl. No	Village & Mandal District	Sy. No.	Total extent Acs-Gts	Extent covered under Buffer Zone	Extent for which permission granted (Acs.Gts)	Details of Remittance of Conversion fee @ 3 % on basic value
1	2	3	4	5	6	7
1	Isnapur (V) Patancheru (M) Sangareddy Dist.	372 377 Total	13.36 $\frac{1}{4}$ 2.08 16.04 $\frac{1}{4}$	0.07 $\frac{1}{4}$ 0.03 0.10 $\frac{1}{4}$	Ac. (Fifteen Acres and Thirty Four Guntas Only) 15.34	Rs.24,67,944/-, Ch. No: 3301 STO, Sangareddy Dt:07.06.2018.

LOCATION MAP



Revenue Divisional Officer
Revenue Divisional Officer
SANGAREDDY

To

M/s Welfare Building and Estates Private Limited Represented by its M.D., Sri Malla Vijay Prasad S/o Joseph Naidu R/o Vishakhapatnam
Copy to the Tahsildar, Patancheru with a direction to incorporate the changes in all the Revenue Records and report compliance
Copy to the Sub-Registrar, Sangareddy for taking necessary action



आदार
भारत सरकार द्वारा दिए गए अद्वितीय संख्या

भारत सरकार द्वारा दिए गए अद्वितीय संख्या

Unique Identification Authority of India
Government of India

नमूना संख्या / Enrollment No. 205210147/00122

नमूना संख्या / Enrollment No. 111860039/00935

To
Tejaswi Nikhil Gattu
టెజస్వి నిఖిల్ గాత్తు
S/O: G. Raghav
రాగహ్ నెగా
plot no: 1
pragathi nagar
A. S. Rao Nagar
Secunderabad
Eclt Hyderabad - 500082
Andhra Pradesh - 500082
6106251377

24/04/2013



KL115987036FT

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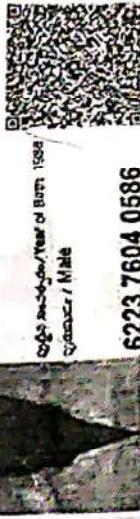
मु अदार संख्या / Your Aadhaar No. :

6223 7604 0586

आदार - सामान्यनि प्राक्तु



Tejaswi Nikhil Gattu

Date of Birth / Year of Birth
Signature / Male

6223 7604 0586

आदार - सामान्यनि प्राक्तु

आदार - सामान्यनि प्राक्तु

8998 3385 8152

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भारत सरकार
Government of India

ప్రాణి ప్రాణ
Bolineni Prasanth
జన్మించిన తారీఖ: 01/01/1997
స్తుత్య / MALE

2565 9763 4527

సామాన్య ప్రాక్తు



भारत सरकार द्वारा दिए गए अद्वितीय संख्या
Unique Identification Authority of India

नमूना संख्या:

S/O. హనుమంతు రావు, 5-64, ఎస్.ఎస్.
చౌక్కిపాలెం, ప్రకాసం,
ఆంధ్రప్రదేశ్ - 523247

Address:

S/O: Hanumanthu Rao, 5-64,
East Choutipalem, Prakasam,
Andhra Pradesh - 523247

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