

Doc No. 1548/2022



తెలంగాణ తెలంగాణ TELANGANA

Sl. No: 11 347 Date: 03/06/2022

N. Laxmi AR 722095

N. LAXMI BAI  
LICENSED STAMP VENDOR

L.No: 17-11-020/2012, R.No:17-11-013/

H.No:9-40, Shanthi Nagar Colony  
Patancheru (T&M), Sangareddy (D), T

Phone No: 7981536971

SOLD TO:

FORWHOM: self R/o Vuyyuru



**SALE DEED**

THIS DEED OF SALE is made and executed on 03rd June 2022 by and between:

Sri/Smt./Kumari ABHISTA PROJECTS (CIN/ Firm/ Society/Trust No. - 636OF2021) Represented by METTUPALLI PAWAN KUMAR REDDY, aged about 31 years, Residing at 101/251, SWAMY NAGAR, BUGGA VANKA PROJECT ROAD, UTUKURU, CUDDAPAH, Andhra Pradesh, 516003.

(Hereinafter called the "VENDOR - Authorized Person" of the first part)

**IN FAVOR OF**

(Hereinafter called the "VENDEE" of the second part)

(The terms "VENDOR - Authorized Person" and "VENDEE" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

*(Handwritten signature)*

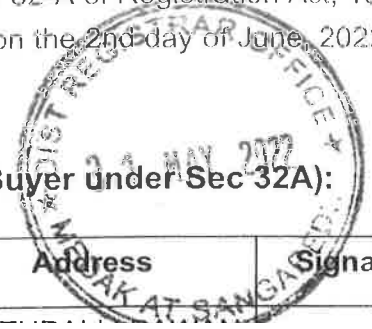
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# Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Patancheru along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.27238.00/- paid between the hours of \_\_\_ and \_\_\_ on the 2nd day of June, 2022 by Sri

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE: Authorized Person	Aadhaar Verified			
2	BU:INDIVIDUAL	Aadhaar Verified			



*Handwritten signature*

Book 1, CS No. 2200545133 & Doct No. 1548 / 2022 Sheet 1 of 6 Tahsildar & Jt Sub Registrar Patancheru



WHEREAS the Vendor - Authorized Person is the sole and absolute owner of the agricultural land having extent of 0.0300 Ac.Gts in Survey No. 329/1/2, Indresham (V), Patancheru (M), Sangareddy District having TD-cum-Pass Book Number: T09180060572.

WHEREAS the Vendor - Authorized Person has offered to sell the said scheduled property for a consideration of Rs. 355763/- (RUPEES THREE LAKH FIFTY FIVE THOUSAND SEVEN HUNDRED SIXTY THREE ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 355763/- has already been paid to the Vendor - Authorized Person by the Vendee and the Vendor - Authorized Person acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 355763/- already received by the Vendor - Authorized Person from the Vendee, the said Vendor - Authorized Person 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 - Authorized Person in or to the said property is hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor - Authorized Person hereby covenants with the Vendee as follows:

1. The Vendor - Authorized Person 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 - Authorized Person 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 - Authorized Person or any act or omission on Vendor - Authorized Person's part.
2. The Vendor - Authorized Person 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 - Authorized Person has also delivered to the Vendee the original documents pertaining and relating to the schedule property including the deed under which the Vendor - Authorized Person acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. The Vendor - Authorized Person assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor - Authorized Person 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 by the Vendor - Authorized Person before witnesses.

#### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.0300 Ac.Gts in Indresham (V), Patancheru (M), Sangareddy District having TD-cum-Pass Book Number: T09180060572 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	329/1/2	0.0300	OTHERS:AGRL LAND SAKALI BALAIAH	OTHERS:AGRL LAND OF ABHISTA PROJECTS	OTHERS:AGRL LAND OF MANIYAM LAXMI AND OTHERS	OTHERS:AGRL LAND OF PARSA HEMALATHA

7 P P P

Handwritten signature

17/06/2022  
05/06/2022

Book1,CS No. 2200545133 & Doct No \_\_1548 / 2022\_\_ Sheet 2 of 6 Tahsildar & Jt Sub Registrar Patancheru

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified			
2	WIT.	Aadhaar Verified			

Date  
03 June 2022

17/06/2022  
Signature Of Registering Officer  
Patancheru



## EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor - Authorized Person 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 - Authorized Person

Signature



Name

ABHISTA PROJECTS (CIN/ Firm/ Society/Trust No. - 636OF2021) Represented by  
METTUPALLI PAWAN KUMAR REDDY

Aadhar Number

xxxxxxxx0708

Address

101/251, SWAMY NAGAR, BUGGA VANKA PROJECT ROAD, UTUKURU,  
CUDDAPAH, Andhra Pradesh, 516003.

### VENDEE

Signature

Name

Aadhar Number

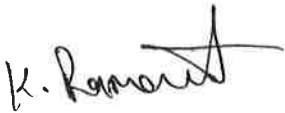
Address

### WITNESS :

1.



2.



E-KYC Details as received from UIDAI:

S. No.	Aadhar Details	Address	Photo
1	A		
2	A I		
3	A I		
4	A F		

Handwritten signature and date: 03/06/2022

Book1, CS No. 2200545133 & Doct No. 1548 / 2022 Sheet 3 of 6 Tahsildar & Jt Sub Registrar Patancheru



**తెలంగాణ ప్రభుత్వము**  
సాఫ్ట్వేర్ ద్వారా అనుబంధం  
భూమి అధికారాన్ని ప్రదర్శించే పత్రం

జిల్లా : నిరంజన్  
మండలం : నిరంజన్ పేట  
సబ్ డివిజన్ : T09180060572



జిల్లా : నిరంజన్  
మండలం : నిరంజన్ పేట  
సబ్ డివిజన్ : T09180060572

**తెలంగాణ ప్రభుత్వము**  
జిల్లా : నిరంజన్  
మండలం : నిరంజన్ పేట  
సబ్ డివిజన్ : T09180060572

క్ర. సం.	సర్వే సంఖ్య/సబ్ డివిజన్ సంఖ్య	భూమి పొందిన వ్యక్తి	రిమాన్యులు	అనుబంధ సంఖ్య
1	329/ఓ-1/2	0.3100 కొనుగోలు	0.3100	567
మొత్తం		0.3100		

1. పట్టణం పేరు: నిరంజన్ పేట
2. పట్టణం సంఖ్య: 329/ఓ-1/2
3. పట్టణం విస్తీర్ణం: 0.3100
4. పట్టణం విస్తీర్ణం: 0.3100
5. పట్టణం విస్తీర్ణం: 0.3100
6. పట్టణం విస్తీర్ణం: 0.3100
7. పట్టణం విస్తీర్ణం: 0.3100

*(Handwritten signature)*

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	19580	0	0	0.00	0	19580
Transfer Duty	0	0	5340	0	0	0	0	5340
Reg Fee	0	0	1780	0	0	0	0	1780
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	188	0	0	0	0	188
Haritha Nidhi	0	0	50	0	0	0	0	50
<b>Total</b>	<b>0.00</b>	<b>0</b>	<b>27238</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>27238</b>

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

Rs. 24920 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 1780/- towards Registration Fees on the chargeable value of Rs 356000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200556792 dated 02-06-2022 of SBIN/.

#### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 27238.00/- DATE: 02-06-2022, BANK NAME:SBIN, BRANCH NAME:;, BANK REFERENCE NO: IGANRRHYV7, PAYMENT CODE: , ATRN: 0513152075039, REMMITER NAME: EXECUTANT NAME: ABHISTA PROJECTS, CLAIMAINT NAME:

Date  
03 June 2022

Signature Of Registering Officer  
Patancheru

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CERTIFIED TRUE COPY OF AN EXTRACTS OF THE MINUTES OF THE MEETING OF PARTNERS OF M/S ABHISTA PROJECTS FALCON9 31<sup>TH</sup> DAY OF MAY, 2022 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT FLAT NO PLOT - NO 342 and 343 , 5<sup>th</sup> Floor, ROAD NO -7, KAKKATIYA HILLS, HYDERABAD-500084

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- WE HEREBY CERTIFY THAT THE FOLLOWING RESOLUTION OF THE PARTNERS OF M/SABHISTA PROJECTS FALCON 9 WAS PASSED AT THE MEETING OF THE BOARD AND HAS BEEN DULY RECORDED IN THE MINUTES BOOK OF THE SAID PARTNERSHIP FIRM . SIGN PHYSICALLY OR DIGITALLY ON PAPERS, DOCUMENTS AND DEED
- 
- RESOLVED THAT MR M.PAWAN KUMAR REDDY ), IS HEREBY AUTHORIZED TO ABSOLUTELY DEAL WITH THE PURCHASE OF AGRICULTURAL LAND IN SURVEY NO 329/ 1/2 SITUATED AT INDRESHAM VILLAGE AND GRAMPANCHAYAT , PATANCHERU MANDAL, SANGAREDDY DIST.
  - "FURTHER RESOLVED THAT MR M. PAWAN KUMAR REDDY , IS HEREBY AUTHORIZED TO SIGN, EXECUTE AND REGISTER SALE DEED IN RESPECT OF THE ABOVE SAID AGRICULTURAL LAND FROM LAND LORDS TO HIS NAME. AND HE IS ALSO AUTHORIZED TO TO TAKE SUCH STEPS HAS MAY BE REQUIRED IN THIS REGARDS

M/S. ABHISTA PROJECTS FALCON 9

1. M. AMAL PRAKASH REDDY

2. M. PAWAN KUMAR REDDY

3. R. PRANA VENDRA

4. R. NIKHILAV

**Certificate of Registration**

Registered as document no. 1548 of 2022 of Book1 and assigned the identification number 1-6177-1548-2022 for Scanning on 03 June 2022.

*[Handwritten Signature]*  
Signature Of Registering Officer  
(Patancheru )  
KURELLA MAHIPAL

*17/2022*  
Book1, CS No. 2209565183 & Doc No. 1548 / 2022 --- Sheet 5 of 6 Tahsildar & JT Sub Registrar Patancheru

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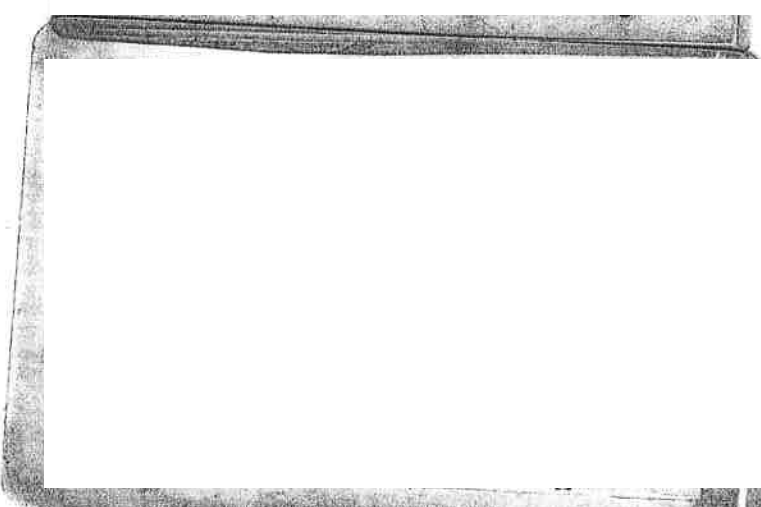
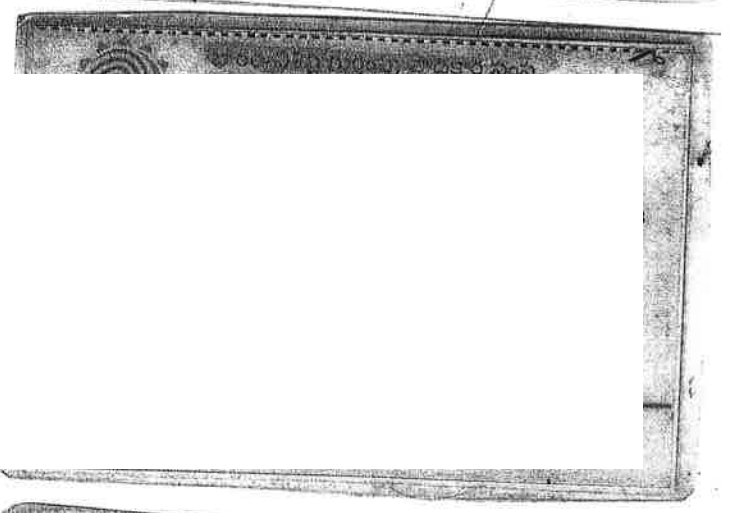
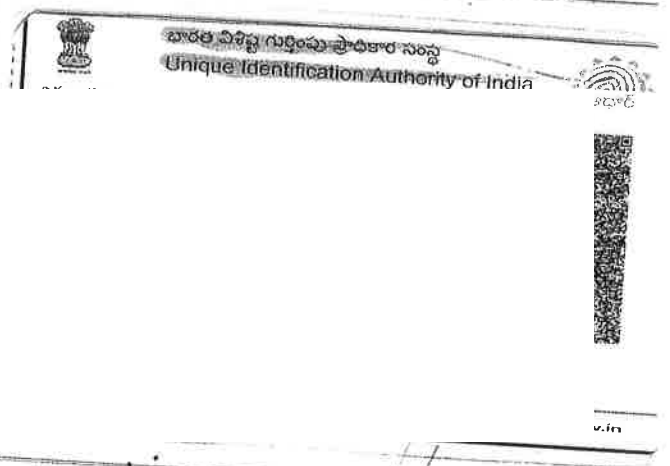
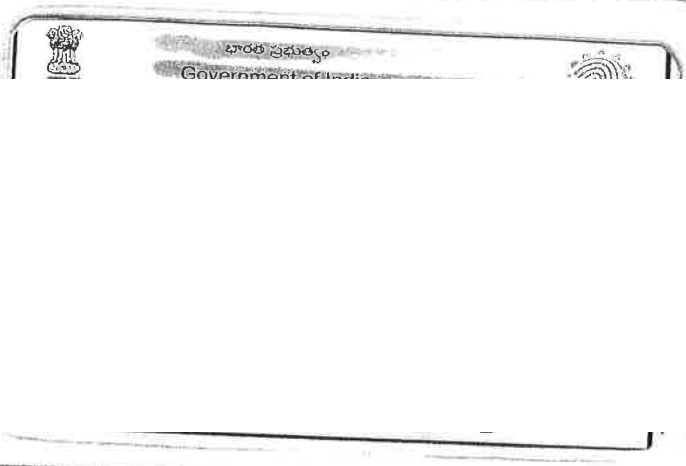




भारत सरकार  
GOVERNMENT OF INDIA

\_\_\_\_\_

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7/20/22  
03/06

Book 1, CS No. 2200545133 & Doct No. 1548 / 2022, Sheet 6 of 6 Tahsildar & Jt Sub Registrar  
Patancheru



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