

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

SALE DEED

THIS DEED OF SALE is made and executed on 03 October 2023 by and between:

Sri/Smt./Kumari GOWRISHETTY PRAMOD KUMAR, S/O GOWRISHETTY RAMESH, aged about 52 years, PAN No. A A B H G 7 5 2 4 E , Occ.: Business, Residing at 7-1-746, MARKET STREET NEAR MONDA MARKET, SECUNDERABAD, Hyderabad, Telangana, 500003,

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

IN FAVOR OF

Sri/Smt./Kumari INVENTOPOLIS LLP (CIN/ Firm/ Society/Trust No. - ACN-5480) Represented by GAURANG J MODY, aged about 54 years, Residing at 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003.

(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 1.2700 Ac. Gts in Survey No. 513అ/1అ, 513అ/2, 513అ, Damarakunta (V), Markook (M), Siddipet District having TD-cum-Pass Book Number: T10140080730.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 5025000 /- (RUPEES FIFTY LAKH TWENTY FIVE THOUSAND ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 5025000 /- 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. 5025000 /-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.

For INVENTOPOLIS LLP

S. Praveen Kumar

[Signature]
Designated Partner

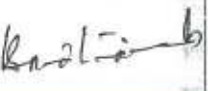
Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Markook along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.381411.00/- paid between the hours of ____ and ____ on the 3rd day of October, 2023 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		GOWRISHETTY PRAMOD KUMAR, Address: 7-1-746, MARKET STREET NEAR MONDA MARKET, SECUNDERABAD, Hyderabad, India	
2	BU: Authorized Person	Aadhaar Verified		GAURANG J MODY Authorized by INVENTOPOLIS LLP, Address: Hyderabad, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		BURRI SEETHARAMANJANE YULU, Address: RANGAREDDY,	
2	WIT.	Aadhaar Verified		POTHARAVENI VAMSHI, Address: KARIMNAGAR,	

Date
05 October 2023

Signature Of Registering Officer
Markook

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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

All that the piece and parcel of Agricultural land admeasuring 1.2700 Ac.Gts in Damarakunta (V), Markook (M), Siddipet District having TD-cum-Pass Book Number: T10140080730 within the limits of local body and bounded by:

S. No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	513@/1@	0.1650	OTHERS:SY NO 516/26 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND
2	513@/2	0.1700	OTHERS:SY NO 516/26 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND
3	513@	0.3350	OTHERS:SY NO 516/26 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND	OTHERS:SY NO 516/1 GOVERNMENT LAND

For INVETOPOLIS LLP

Page 2 of 3

S. Dhanalakshmi

[Signature]
Designated Partner

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX3315 Gowrishetty Pramod Kumar	Gowrishetty Pramod Kumar, Address: S/O: Gowrishetty Ramesh, 7-1-746, market street, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX3410 Potharaveni Vamshi	Potharaveni Vamshi, Address: C/O: Potharaveni Komuraiah, 1-86, Kachapur, NA, Karimnagar, INDIA	
4	Aadhaar No: XXXXXXXX3820 Sitaramanjaneyulu Burri	Sitaramanjaneyulu Burri, Address: S/O Koteswara Rao Burri, Plot No 1, 6-107/1, Sri Venkateswara Colony, NA, K.v. Rangareddy, INDIA	



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 GOWRISHETTY PRAMOD KUMAR

Aadhar xxxxxxxx3315

Number

Address: 7-1-746, MARKET STREET NEAR MONDA MARKET, SECUNDERABAD,
Hyderabad, Telangana, 500003.

VENDEE - Authorized Person

Signature

Name INVENTOPOLIS LLP (CIN/ Firm/ Society/Trust No. - ACN-5480)

Aadhar Represented by GAURANG J MODY

Number xxxxxxxx3669

Address: 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD,
Hyderabad, Telangana, 500003.

Details of payments of consideration

S. No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	03/10/2023	2000000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION
2	03/10/2023	2000000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION
3	03/10/2023	1025000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION

S. D. Prasad Kumar,

For INVETOPOLIS LLP

Gaurang J Mody
Designated Partner

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

Description of Fee/Duty	In the form of							Total
	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	
Stamp Duty	0.00	0	276375	0	0	0.00	0	276375
Transfer Duty	0	0	75375	0	0	0	0	75375
Reg Fee	0	0	25125	0	0	0	0	25125
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	4186	0	0	0	0	4186
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	381411	0	0	0.00	0	381411

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

Rs. 351750 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 25125/- towards Registration Fees on the chargeable value of Rs 5025000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300754323 dated 03-10-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 381411.00/- DATE: 03-10-2023, BANK NAME:SBIN, BRANCH NAME: BANK REFERENCE NO: 111621901110, PAYMENT CODE: , ATRN: 0981118554833, REMMITER NAME: GAURANG J MODY Authorized by INVENTOPOLIS LLP, EXECUTANT NAME: GOWRISHETTY PRAMOD KUMAR, CLAIMANT NAME: INVENTOPOLIS LLP.

Date
05 October 2023

Signature Of Registering Officer
Markook

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Markook, Siddipet

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari **GOWRISHETTY PRAMOD KUMAR** the following land(s):

Village : Damarakunta

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T10140080730	513e	0.3350
2	T10140080730	513e/1e	0.1650
3	T10140080730	513e/2	0.1700
Total			1.2700

- 1 I/We have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I/We have verified the records and 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/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 Hyderabad

Name

GAURANG J MODY Authorized
by INVENTOPOLIS LLP

Date 05/10/2023

R/o District

Hyderabad

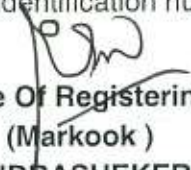
PPB No.

For INVETOPOLIS LLP

Designated Partner

Certificate of Registration

Registered as document no. 1321 of 2023 of Book1 and assigned the identification number 1-6200-1321-2023 for Scanning on 05 October 2023.


Signature Of Registering Officer
(Markook)
P CHANDRASHEKER RAO

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Markook



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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Markook, Siddipet

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 **GAURANG J MODY Authorized by INVENTOPOLIS LLP** the following land(s):

Village : Damarakunta

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T10140080730	513e	0.3350
2	T10140080730	513e/2	0.1700
3	T10140080730	513e/1e	0.1650
Total			1.2700

- 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 Hyderabad

Name

GOWRISHETTY PRAMOD
KUMAR

Date 05/10/2023

S/O

GOWRISHETTY RAMESH

R/o District

Hyderabad

PPB No.

T10140080730





Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Markook ,Siddipet

Transaction Summary

Application No. : 2300791592

Party Details

S. No.	Party Type	PPB No.	Aadhaar Number	Name	Father's / Husband's Name	Social Status	Gender	Occupation	Form 60 / Form 61 / PAN No.	Address
1	Seller	T10140080730	xxxxxxxx3315	GOWRISHETTY PRAMOD KUMAR	GOWRISHETTY RAMESH	BC-B	Male	Business	AAEHG7524E	7-1-746, MARKET STREET NEAR MONDA MARKET, SECUNDERABAD, Hyderabad, Telangana, 500003
2	Buyer - Authorized Person		xxxxxxxx3869	INVENTOPOLIS LLP (CIN/ Firm/ Society/ Trust No. - ACN-5480) Represented by GAURANG J MODY	--	--	--			5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

Details of Land Transferred

Type of Transaction : **SALE (SALE DEED)**

District : Siddipet Mandal : Markook Village : Damarakunta

S.No.	Passbook No.	Survey No.	Khata No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	T10140080730	513e/1e	1101	0.1650	1237500	185535	1237500
2	T10140080730	513e	1101	0.3350	2512500	376740	2512500
3	T10140080730	513e/2	1101	0.1700	1275000	191160	1275000
Total				1.2700			5025000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	276375
Mutation Charges	4186
PPB Charges (Including Courier Charges)	300
Transfer Duty	75375
Registration Fees	25125
Haritha Nidhi	50
Total Amount	Rs, 381411

Payment of Rs. 381411 is made through e-Challan No: REG2300754323 dated 03/10/2023.

Tahsildar & Jt. Sub Registrar Office,

Markook ,Siddipet



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Markook ,Siddipet

eChallan

Challan No. REG2300754323

Remitter Details		Buyer - Authorized Person	
Name		GAURANG J MODY Authorized by INVENTOPOLIS LLP	
Address		5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003	
Aadhaar No.		xxxxxxxx3669	
Mobile No.		9246165561	

Details of the Amounts Remitted (in INR)	
Stamp Duty	276375
Transfer Duty	75375
Registration Fee	25125
Mutation Charges	4186
PPB Charges (Including Courier Charges)	300
Haritha Nidhi	50
Total Amount	381411
In Words Rupees	THREE LAKH EIGHTY ONE THOUSAND FOUR HUNDRED ELEVEN RUPEES ONLY
Amount paid By	Buyer - Authorized Person

Party Details			
S.No	Party Type	Name	Address
1	Seller Name	GOWRISHETTY PRAMOD KUMAR	7-1-746, MARKET STREET NEAR MONDA MARKET, SECUNDERABAD, Hyderabad, Telangana, 500003
2	Buyer - Authorized Person Name	GAURANG J MODY Authorized by INVENTOPOLIS LLP	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

Document Information	
Property Details as per Dharani: Village, Mandal & District	Damarakunta, Markook, Siddipet
Passbook Number of Seller/s	T10140080730
Passbook Number of Buyer/s	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office ,
Markook ,Siddipet

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తెలంగాణ ప్రభుత్వము

జిల్లా: సిద్దిపేట్ డివిజన్ : గజ్వల్ గ్రామం : దామరకుంట

T10140080730

వ్యవసాయ భూమి వివరములు తేది : 18-06-2019

సర్వే నెం./ నట్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొడిస పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
513అ	0.3350	అనువంశికము	పట్టా	
514అ	1.3400	అనువంశికము	పట్టా	
514అ/2	0.3700	అనువంశికము	పట్టా	
514అ/1	0.3700	అనువంశికము	పట్టా	
513అ/2	0.1700	అనువంశికము	పట్టా	

T10140080730

513అ/1అ	0.1650	అనువంశికము	పట్టా	
512అ/2	1.0450	అనువంశికము	పట్టా	
512అ/1/2	0.2225	అనువంశికము	పట్టా	
గరి విస్తీర్ణము	7.0175			



తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా: సిద్దిపేట్
మండలం: మర్కుక్

డివిజన్ : గజ్వల్
గ్రామం : దామరకుంట

పాస్ బుక్ నెం. :

T10140080730



ఖాతా నెం. : 1101



1. పట్టాదారు పేరు ఇంటిపేరుతో: గారిశిట్టి ప్రసాద్ కుమార్
2. లింగం/భర్తపేరు : రమేష్
3. స్త్రీ/పురుషుడు : Male
4. చిరునామా : దామరకుంట
5. కులము : BC-B
6. ఆధార్ సంఖ్య : XXXXXXXX3315
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి పేలిముద్ర

01



తహశీల్దార్ సంతకం

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