వ్యవసాయ భూమి వివరములు(ఖాతా నెం. : 61245)

ෂ්ඨ්: 06-10-2023

్రక.సం.	సర్వేనెం./ సబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ. గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహళీల్దార్ సంతకం
1	512@	2.0900	కొనుగోలు	పట్టా	100
2	5129/261	0.0750	కొనుగోలు	పట్టా	los:
3	5129/18	0.1400	కొనుగోలు	పట్టా	بها
4	512%/169	0.1400	కొనుగోలు	పట్టా	الجام

5	51249/2	1.0450	కొనుగోలు	పట్టా	الحاما
5	512@/1/2/2	0.1550	కొనుగోలు	పట్తా	بينا
7	512%/368	0.1500	కొనుగోలు	వట్టా	بها
8	5129/369	0.1500	కొనుగోలు	పట్టా	المنكا
9	51220/2002	0.0750	కొనుగోలు	పట్టా	102
0	5129/2681	0.0750	కొనుగోలు	పట్టా	بها

11 51:	224/2002	0.0750	కొనుగోలు	పట్టా	مضما
12 51.	36	0.3350	కొనుగోలు	వట్గా	العظم
13 51.	369/2	0.1700	కొనుగోలు	పట్టా	MA
14 51.	36/169	0.1650	కొనుగోలు	పట్టా	Wide.
15 514	4⊜ /2/2	0,2500	కొనుగోలు	పట్టా	1000
16 514	469	1.3400	కొనుగోలు	పట్టా	too.
పూరి	విస్తీర్ణము	10.0300			1

DOC-NO.1330/2023

తెలంగాణ ప్రభుత్వం **ధరణి**



GOVERNMENT OF TELANGANA DHARANI

SALE DEED

THIS DEED OF SALE is made and executed on 05 October 2023 by and between:

Sri/Smt./Kumari PAITHARA BALREDDÝ, S/O PAITHARA BAGIREDDY, aged about 54 years, PAN No. AWLPP4176D, Occ: Business, Residing at 11-69/5, PRAGNAPUR VILLAGE, Pragnapur, Gajwel, Siddipet,

Telangana, 502311.

(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 3.1300 Ac.Gts in Survey No. 512\approx/3\approx, 512\approx/2\approx1, 512\approx/2\approx1, 512\approx/2\approx1, 512\approx/2\approx1, 512\approx/2\approx1, 512\approx/2\approx1. Damarakunta (V), Markook (M), Siddipet District having TD-cum-Pass Book Number: T10140080702.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 9975000 /- (RUPEES NINETY NINE LAKH SEVENTY FIVE THOUSAND ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 9975000 /- 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. 9975000 /-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.

Jour /

Page 1 of 3

For INVETOPOLIS LIP

Designated Partner

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.756485.00/- paid between the hours of ___ and ___ on the 5th 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:INDIVIDUA L	Aadhaar Verified	9.	PAITHARA BALREDDY, Address: 11-69/5, PRAGNAPUR VILLAGE, Pragnapur, Gajwel, Siddipet, India	OSON
2	BU: Authorized Person	Aadhaar Verified	A	GAURANG J MODY Authorized by INVENTOPOLIS LLP, Address: Hyderabad, India	M.

		Iden	tified by Witne	ess:	
S. No.	Code	Thumb Impression	Photo	Address	Signature
1 4	WIT.	Aadhaar Verified		BURRI SEETHARAMANJANE YULU, Address: RANGAREDDY,	la I I no
2	WIT.	Aadhaar Verified	0	RAMNIVAS SANJAY, Address: HYDERABAD,	gran.

Date 06 October 2023 Signature Of Registering Officer Markook

Generated On: 06/10/2023 05:53:21 PM





Beok1,CS No. 2300799721 & Doct No.

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.
- 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 3.1300 Ac. Gts in Damarakunta (V), Markook (M), Siddipet District having TD-cum-Pass Book Number: T10140080702 within the limits of local body and bounded by:

S. No.	Survey No.	Extent Transferre d (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	512ක/3ෂ	0.1500	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	OTHERS:LAND BELONGING TO VENDEE
2	51220/2001	0.0750	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	OTHERS:LAND BELONGING TO VENDEE
3	512@	2.0900	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	OTHERS:LAND BELONGING TO VENDEE
4	51220/201	0.0750	SURVEY NUMBER:516/26 GOVENMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	OTHERS:LAND BELONGING TO VENDEE

OD'IL

FOR INVETOPOLIS LL

Page 2 of 3

esignated Partner

S. No.	Aadhar Details	Address	Photo
1 -	Aadhaar No: XXXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, NA, Hyderabad, INDIA	人人
2	Aadhaar No: XXXXXXXXXX0541 Paithara Balreddy	Paithara Balreddy, Address: S/O Pythara Bagi Reddy, H No 11- 69/5, NA, NA, Medak, INDIA	
3			
3	Aadhaar No: XXXXXXXXX3820 Sitaramanjaneyulu Burri	Sitaramanjaneyulu Burri, Address: S/O Koteswara Rao Burri, Plot No 1, 6-107/1, Sri Venkateswara Colony, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX7598 Ramnivas Sanjay	Ramnivas Sanjay, Address: Late Ramnivas, 12-10- 586/1/2, Srinivas Nagar, NA, Hyderabad, INDIA	6



2.



5	51220/169	0.1400	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	OTHERS:LAND BELONGING TO VENDEE
---	-----------	--------	---	--	---	---------------------------------------

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

PAITHARA BALREDDY

Name Aadhar

xxxxxxxxx0541

Number

Address

11-69/5, PRAGNAPUR VILLAGE, Pragnapur, Gajwel, Siddipet, Telangana,

502311

FOR INVETOPOLISM

VENDEE - Authorized Person

Signature

INVENTOPOLIS LLP (CIN/ Firm/ Society/Trest No. ACN-5480) Represented by GAURANG J MODY

Designated Partner

Name

GAURANG J MODY

Aadhar

xxxxxxxx3669

Number

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	04/10/2023	89750000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION
2	16/06/2023	1000000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION

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

			In	the form	of			
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	Т-Арр	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	548625	0	0	0.00	0	548625
Transfer Duty	0	0	149625	0	0	0	0	149625
Reg Fee	0	0	49875	0	0	0	0	49875
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	8310	0	0	0	0	8310
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	756485	0	0	0.00	0	756485

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

Rs. 698250 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 49875/towards Registration Fees on the chargeable value of Rs 9975000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300761938 dated 05-10-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 756485.00/- DATE: 05-10-2023, BANK NAME:SBIN, BRANCH NAME: BANK REFERENCE NO: 111621927999, PAYMENT CODE: ,ATRN: 1631249833623, REMMITER NAME: GAURANG J MODY Authorized by INVENTOPOLIS LLP, EXECUTANT NAME: PAITHARA BALREDDY, CLAIMAINT NAME: INVENTOPOLIS LLP.

Date 06 October 2023

Signature Of Registering Officer Markook







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 PAITHARA BALREDDY the following land(s):

Village: Damarakunta

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T10140080702	512a/1e	0.1400
2	T10140080702	512a/2e/1	0.0750
3	T10140080702	512a/2e1	0.0750
4	T10140080702	5129	2,0900
5	T10140080702	512a/3e	0.1500
Total			3.1300

- 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

For INVETOPOL

Date

06/10/2023

R/o District

PPB No.

Designated Partner

This Undertaking is generated from https://dharani.telangana.gov.in on: 06/10/2023 10:31 AM

Page 1 of 1

co

Certificate of Registration

Registered as document no. 1330 of 2023 of Book1 and assigned the identification number 1-6200-1330-2023 for Scanning on 06 October 2023.

> Signature Of Registering Officer (Markook)

P CHANDRASHEKER RAO

1,69





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	T10140080702	512a/1e	0.1400
2	T10140080702	5129	2.0900
3	T10140080702	512a/2e1	0.0750
4	T10140080702	512a/3e	0.1500
5	T10140080702	512a/2e1	0.0750
Total			3.1300

- 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.

13

2 I or we have not sold the said land to anyone else.

1

3 There is no court order or injunction restraining transfer of the said land.

1

4 The proposed land transfer is not in contravention of the following laws:

9

- . 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 <a>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

Pragnapur

Date

06/10/2023

Name

PAITHARA BALREDDY

S/O

PAITHARA BAGIREDDY

R/o Village

Pragnapur

Mandal

Gajwel

PPB No.

T10140080702

1

Markook







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

			eC	Challan
Chall	lan No.	REG23	00761938	
Remi	tter Details	MARINE SERVICE		Buyer - Authorized Person
Name	9		GAURAN	IG J MODY Authorized by INVENTOPOLIS LLP
Addre	ess			ND 4, 2 FLOOR, SOHAM MANSION, M G ROAD NDERABAD, Hyderabad, Telangana, 500003
Aadh	aar No.			xxxxxxx3669
Mobil	le No.			9246165561
Detail	ls of the Amount	s Remitted (i	n INR)	
Stam	p Duty			548625
Trans	sfer Duty			149625
Regis	stration Fee			49875
Mutat	tion Charges			8310
PPB Char	Charges (Includ	ling Courier		0
Harith	na Nidhi			50
Total	Amount			756485
In Wo	ords Rupees		SEVEN L	AKH FIFTY SIX THOUSAND FOUR HUNDRED EIGHTY FIVE RUPEES ONLY
Amou	unt paid By			Buyer - Authorized Person
Party	Details			
S.No	Party Type	Na	ime	Address
1	Seller Name	PAITHARA	BALREDDY	11-69/5, PRAGNAPUR VILLAGE, Pragnapur, Gajwel, Siddipet, Telangana, 502311
2	Buyer - Authorized Person Name	GAURANG Authorized INVENTOP	by	5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003
Docur	ment Information	1		
	erty Details as p e, Mandal & Dis			Damarakunta, Markook, Siddipet
Passt	book Number of	Seller/s		T10140080702
Passt	book Number of	Buyer/s		T10140082213
Docu	ment Nature			SALE
Trans	saction Type			Registration

Tahsildar & Jt. Sub Registrar Office, Markook ,Siddipet







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

Transaction Summary

Application No.: 2300799721

Pai	rty Details	MICH IN					See les			
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	T10140080702	xxxxxxxx0541	PAITHARA BALREDDY	PAITHARA BAGIREDDY	General	Male	Business	AWLPP4176D	11-69/5, PRAGNAPUR VILLAGE, Pragnapur, Gajwel, Siddipet, Telangana, 502311
2	Buyer - Authorized Person	T10140082213	ххххххх3669	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	T10140080702	5129/201	1042	0.0750	562500	84330	562500
2	T10140080702	5129	1042	2.0900	6675000	1000845	6675000
3	T10140080702	512=/2=1	1042	0.0750	562500	84330	562500
4	T10140080702	512a 1er	1042	0.1400	1050000	157455	1050000
5	T10140080702	512a/3u	1042	0.1500	1125000	168705	1125000
	To	otal		3,1300			9975000

Charge Type	Amount in INF
Stamp Duty	54862
Mutation Charges	831
PPB Charges (Including Courier Charges)	
Transfer Duty	14962
Registration Fees	4987
Haritha Nidhi	.5
Total Amount	Rs. 75648

Tahsildar & Jt. Sub Registrar Office,

Markook ,Siddipet





विकास स्थान हो हो हो है है है बेबकु का स्थानक है कि कि कि कि

నెల్లా : సిద్దిపేట్ చుండలం: మర్కుకీ డివిజన్: గెల్విల్ గ్రామం: దామరకుంట

ລາຄົ ໝຣົ ລັດ. :





భాతానెం.: 1042



పట్టాదారు పేరు ఇంటిపేరుకో : పైతర బాల్ రెడ్డి

2. తండ్రి / భర్తపేరు

: ಭಾಗಿಕಪ್ಪಿ

3. స్ట్ / పురుఘడు

: Male

4. ಬಿರುಸಾಮಾ

: దామరకుంట

5. కులము

: General

a. ఆధార్ సంఖ్య

: XXXXXXXXX0541

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర







90)



6124241
0.0750
0.0750 B210.0
cğ C
A CONTRACTOR

砂度を	cit	U.0750 Sashes	0.0750	512m/2e/1	G2
2 (2) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	455 g	0.5400 కినుకోలు	0.5400	5129/18	1/2
新る	D 67	2.6909 8 mifes	2,6909	512e /	-
200426	taltasce	భుాని) పొందన బట్టల	2.0	1967 estes	5,800
\$5:29-05-2019		වැරතියෙන දම්වා එප්රද්යාන (අපේ බං) 1942	STONE CONDS	gRe	of the same of the



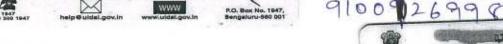


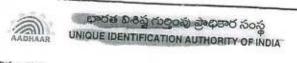






4830 9962 3820 D: 9183 9026 9107 8060 నా ఆధార్ –నా గుర్తింపు

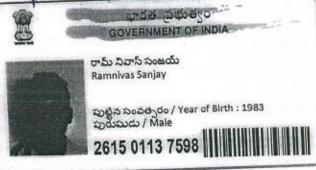




చిరునామా: లేట్ రామ్ నీవాస్ గవ-గం-ఇండ/గ/ఎ, శ్రేనీవాస్ సగర ఛాస్ గూడా, సిశీంద్రాబాడ్ హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500061

Address : Late Ramnivas 12-10-586/1/2, Srinivas Nagar warasi guda, Secunderabad Hyderabad, Andhra Pradesh, 500061





ఆధార్ - సామాన్యుని హక్కు 9502288244



