

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 ALA PREMA, W/O ALA CHANDRA SHEKAR REDDY, aged about 45 years,
PAN No. AYWPA9568R, Occ: House Wife, Residing at 8-18-8, BHUPESHGUPESHNAGAR
COLONY, Saroor Nagar, Saroornagar, Rangareddy, Telangana, 500074.
(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
1.0400 Ac.Gts in Survey No. 512ఇ/1అ, 512ఇ/2అ2, 512ఇ/3అ, 512ఇ/2అ2, Damarakunta (V),
Markook (M), Siddipet District having TDecum-Pass Book Number: T10140080681.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs.
3300000 /-(RUPEES THIRTY THREE LAKH ONLY) and the Vendee - Authorized Person has
agreed to purchase the same. The consideration of Rs. 3300000 /- 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. 3300000
/-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.

A. Br

For INVENTOPOLIS LLP,

Designated Partner

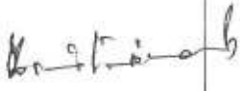
Presentation Endorsement

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.250300.00/- 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:INDIVIDUAL	Aadhaar Verified		ALA PREMA, Address: 8-18-8, BHUPESHGUPESHN AGAR COLONY, Saroor Nagar, Saroonagar, Rangareddy, 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: HYDERABAD,	
2	WIT.	Aadhaar Verified		RAMNIVAS SANJAY, Address: HYDERABAD,	

Date
06 October 2023

Signature Of Registering Officer
Markook'

Generated On : 06/10/2023 05:56:57 PM



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.

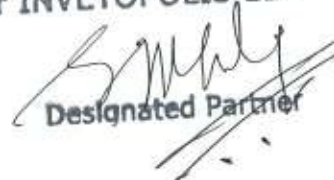
SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 1.0400 Ac.Gts in Damarakunta (V), Markook (M), Siddipet District having TD-cum-Pass Book Number: T10140080681 within the limits of local body and bounded by:

S. No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	512@/1@	0.1400	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	SURVEY NUMBER:LAND BELONGING TO VENDEE
2	512@/2@2	0.0750	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	SURVEY NUMBER:LAND BELONGING TO VENDEE
3	512@/3@	0.1500	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	SURVEY NUMBER:LAND BELONGING TO VENDEE
4	512@/2@2	0.0750	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/24 GOVERNMENT LAND	SURVEY NUMBER:LAND BELONGING TO VENDEE

For INVETOPOLIS LLP

A. Pur


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: XXXXXXXX6936 Ala Prema	Ala Prema, Address: W/O Ala Chandra Shekar Reddy, H No-8-18-8, Bupeshgupahanagar Colony, NA, Rangareddi, INDIA	
3	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	
4	Aadhaar No: XXXXXXXX7598 Ramnivas Sanjay	Ramnivas Sanjay, Address: Late Ramnivas, 12-10- 586/1/2, Srinivas Nagar, NA, Hyderabad, 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 ALA PREMA *A. Prema*

Aadhar XXXXXXXX6936

Number

Address 8-18-8, BHUPESHGUPESHNAGAR COLONY, Saroor Nagar, Saroomnagar,
Rangareddy, Telangana, 500074.

For INVETOPOLIS LLP

VENDEE - Authorized Person

Signature INVENTOPOLIS LLP (CIN/ Firm/ Society/Trust/Co-OP/ACIN-5480) Represented by

Name GAURANG J MODY

Aadhar XXXXXXXX3669

Number 5-4-187/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD,
Address 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	2300000	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								
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	181500	0	0	0.00	0	181500
Transfer Duty	0	0	49500	0	0	0	0	49500
Reg Fee	0	0	16500	0	0	0	0	16500
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	2750	0	0	0	0	2750
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	250300	0	0	0.00	0	250300

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

Rs. 231000 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 16500/- towards Registration Fees on the chargeable value of Rs 3300000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2300761649 dated 05-10-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 250300.00/- DATE: 05-10-2023, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 754943388, PAYMENT CODE: ,ATRN: 5687765721219,REMMITER NAME: GAURANG J MODY Authorized by INVENTOPOLIS LLP, EXECUTANT NAME: ALA PREMA, CLAIMAINT NAME: INVENTOPOLIS LLP.

Date
06 October 2023

Signature Of Registering Officer
Markkook

Generated On : 06/10/2023 05:56:57 PM





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 **ALA PREMA** the following land(s):

Village : Damarakunta

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T10140080681	512a/3e	0.1500
2	T10140080681	512a/2e2	0.0750
3	T10140080681	512a/1e	0.1400
4	T10140080681	512a/2e2	0.0750
Total			1.0400

- 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

Date 06/10/2023

Name

For INVETOPOLIS LLP
GAURANG J MODY Authorized
by INVETOPOLIS LLP
Designated Partner

R/o District Hyderabad

PPB No. T10140082213

Certificate of Registration

Registered as document no. 1331 of 2023 of Book1 and assigned the identification number 1-6200-1331-2023 for Scanning on 06 October 2023.

Signature Of Registering Officer
(Markook)

P CHANDRASHEKER RAO

Book1_CS No. 2300799378 & Doct No. 1331 / 2023 Sheet 4 of 9 Tahsildar & JT Sub Registrar
(Markook)

Generated On : 06/10/2023 05:56:57 PM





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	T10140080681	512a/2e2	0.0750
2	T10140080681	512a/3e	0.1500
3	T10140080681	512a/2e2	0.0750
4	T10140080681	512a/1e	0.1400
Total			1.0400

- 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 Saroor Nagar

Name

ALA PREMA

Date 06/10/2023

W/O

ALA CHANDRA SHEKAR
REDDY

R/o Village

Saroor Nagar

Mandal

Saroor Nagar

PPB No.

T10140080681

Book1_CS No. 2300799378 & Doct No 1331 / 2023 Sheet 5 of 9 Tahsildar & JT Sub Registrar

Markook



Generated On : 06/10/2023 05:56:57 PM





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

eChallan

Challan No. REG2300761649

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	181500
Transfer Duty	49500
Registration Fee	16500
Mutation Charges	2750
PPB Charges (Including Courier Charges)	0
Haritha Nidhi	50
Total Amount	250300
In Words Rupees	TWO LAKH FIFTY THOUSAND THREE HUNDRED RUPEES ONLY
Amount paid By	Buyer - Authorized Person

Party Details

S.No	Party Type	Name	Address
1	Seller Name	ALA PREMA	8-18-8, BHUPESHGUPESHNAGAR COLONY, Saroor Nagar, Saroornagar, Rangareddy, Telangana, 500074
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	T10140080681
Passbook Number of Buyer/s	T10140082213
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office ,
Markook ,Siddipet

Book1, CS No. 2300799378 & Doct No 1331 / 2023 Sheet 6 of 9 Tahsildar & Jt Sub Registrar
Markook



Generated On : 06/10/2023 05:56:57 PM





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

Transaction Summary

Application No. : 2300799378

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	T10140080681	xxxxxxxx6936	ALA PREMA	ALA CHANDRA SHEKAR REDDY	General	Female	House Wife	AYWPA9568R	8-18-B, BHUPESHGUPESHNAGAR COLONY, Saroor Nagar, Saroomagar, Rangareddy, Telangana, 500074
2	Buyer - Authorized Person	T10140082213	xxxxxxxx3669	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, 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	T10140080681	512a/1a	1015	0.1400	1050000	157455	1050000
2	T10140080681	512a/3a	1015	0.1500	1125000	168705	1125000
3	T10140080681	512a/2a2	1015	0.0750	562500	84330	562500
4	T10140080681	512a/2a2	1015	0.0750	562500	84330	562500
Total				1.0400			3300000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	181500
Mutation Charges	2750
PPB Charges (Including Courier Charges)	0
Transfer Duty	49500
Registration Fees	16500
Haritha Nidhi	50
Total Amount	Rs. 250300

Payment of Rs. 250300/- is made through e-Challan No: REG2300761649 dated 05/10/2023.

Tahsildar & Jt. Sub Registrar Office,
Markook ,Siddipet

Book1_CS No. 2300799378 & Doct No. 1331 / 2023 Sheet 7 of 9 Tahsildar & JT Sub Registrar
Markook



Generated On : 06/10/2023 05:56:57 PM



Book1_CS No. 2300Z99378 & Doct No. 1331 / 2023 Sheet 8 of 9 Tahsildar & JT Sub Registrar
Markook



Generated On : 06/10/2023 05:56:57 PM



भारत सरकार
GOVERNMENT OF INDIA

అల ప్రేమ
Ala Prema
పుట్టిన తేదీ/ DOB: 24/06/1978
స్త్రీ / FEMALE

9524 9944 6936

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O అల చంద్ర శేఖర్ రెడ్డి హ సీ-
౮-౧౮-౮, బుపేష్ గుప్తా నగర్
కాలనీ, కర్మంగఠ్, సారూన్ నగర్,
రాంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500074

Address:
W/O Ala Chandra Shekar Reddy, H
No-8-18-8, Bupeshgupthanagar
Colony, karmanghat, Saroonagar,
Rangaraddi,
Andhra Pradesh - 500074

A Prema
9524 9944 6936

9949834860

आधार
भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

భారత ప్రభుత్వం
Government of India

మారు నమోదు / Enrollment No.: 1118/60013/00401

To
Gaurang Mody
గౌరంగ్ మోడీ
S/O: Jayanti Lal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042067

20/05/2013

KL130447863FT
13044786

మీ ఆధార్ నంబర్ / Your Aadhaar No.:
3594 5138 3669
ఆధార్ - సామాన్య ని హక్కు

आधार
भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

భారత ప్రభుత్వం
Government of India

గౌరంగ్ మోడీ
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669
ఆధార్ - సామాన్య ని హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O కోటేశ్వర రావు బుర్ర, ప్లాట్ నో 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ ధర్మ, ఇంజాపూర్,
హయత్ నగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 501510

Address:
S/O Koteswara Rao Burri, Plot No 1, 6- 107/1, Sri
Venkateswara Colony, Near Grampanchayathi,
Injapur, Hayathnagar, K.v. Rangareddy,
Telangana - 501510

4830 9962 3820
VID - 9183 9026 9107 8060

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

సితారామంజనేయులు బుర్ర
Sitaramanjanyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు / MALE
Mobile No: 9849629678

4830 9962 3820
VID - 9183 9026 9107 8060

आधार
भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
లేట్ రామినివాస్
రామ-గం-వెలూ/౧/౨, శ్రీనివాస్ నగర్
వరసీ గూడా, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500061

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

2615 0113 7598

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

రామినివాస్ సంజయ్
Ramnivas Sanjay

పుట్టిన సంవత్సరం / Year of Birth : 1983
పురుషుడు / Male

2615 0113 7598

9100934491

ఆధార్ - సామాన్య ని హక్కు
9502288244

10/10/2023

Book1, CS No. 2300799378 & Doct No. 1_1331 / 2023 Sheet 9 of 9 Tahsilidar & JT Sub Registrar Markook



Generated On : 06/10/2023 05:56:57 PM

