తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం భూమి యాజమాన్య హక్కు పత్రం

డివిజన్

గ్రామం

ಜಿಲ್ಲಾ

సిద్దిపేట్

మండలం

మర్కుక్

పాస్ బుక్ నెంబర్

T10140082213



ಮಂಡಲ:

ఖాతా నెంబర్ : 61245

- 1. పట్టాదారు పేరు ఇంటిపేరుతో : ఇన్వన్టైపాలిన ఏల ఏల పే
- 2. తండ్రి/భర్త పేరు :
- 3. స్త్రీ / పురుషుడు :
- చిరునామ :దామరకుంట,మర్కుక్,సిద్దిపేట్
- 5. కులము :
- 6. ఆధార్ సంఖ్య ;
- 7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

بروي

తహశీల్దార్ సంతకం

මේದ් : 05-10-2073

సర్వేనెం. క్ర.సం. సబ్ డివిజ నెం.		విస్తీర్ణము ఎ. గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
To P	512@/2	1.0450	కొనుగోలు	పట్టా	1000
2	512ಆ/1/2/2	0.1550	కొనుగోలు	పట్టా	بين
 3	513అ/1అ	0.1650	కొనుగోలు	పట్టా	بي
4	513@/2	0.1700	కొనుగోలు	పట్టా	ا بدیم

SINULL COMMENSAGE

An San

PAIL 1	పూర్తి విస్తీర్ణము	5.2600				Acres
7	51469/2/2	0.2500	కొనుగోలు	పట్టా	بيا	
±6	5148	1.3400	కొనుగోలు	పట్టా	بي	4,3796 571-38
5	513@	0.3350	కొనుగోలు	పట్టా	المقا	

తెలంగాణ ప్రభుత్వం **ధరణి**

0



GOVERNMENT OF TELANGANA DHARANI

SALE DEED

THIS DEED OF SALE is made and executed on 04 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 5-4-87/3 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 3.3900 Ac. Gts in Survey No. 512@/1/2, 512@/2, 514@, 514@/2, 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. 11925000 /- (RUPEES ONE CRORE NINETEEN LAKH TWENTY FIVE THOUSAND ONLY) and the Vendee – Authorized Person has agreed to purchase the same. The consideration of Rs. 11925000 /- 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. 11925000 /-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 INVETOPOLIS LLP

Designated Partner

S. Plamodamin

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.904658.00/- paid between the hours of ___ and ___ on the 4th day of October, 2023 by Sri .

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

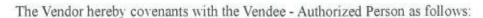
S	No.	Code	Thumb Impression	Photo	Address	Signature
	1	SE:INDIVIDUA L	Aadhaar Verified		GOWRISHETTY PRAMOD KUMAR, Address: 7-1-746, MARKET STREET, NEAR MONDA MARKET, SECUNDERABAD, Hyderabad, India	R. N. Smide
	2	BU: Authorized Person	Aadhaar Verified		GAURANG J MODY Authorized by INVENTOPOLIS LLP, Address: Hyderabad, India	SM/m

		Ide	ntified by Witne	ess:		
S. No. Code		Thumb Impression	Photo	Address	Signature	
1	WIT.	Aadhaar Verified		POTHARAVENI VAMSHI, Address: KARIMNAGAR,	P.#N	
2	WIT.	Aadhaar Verified	9	BURRI SEETHARAMANJANE YULU, Address: RANGAREDDY,	bast-	

Date 05 October 2023 Signature Of Registering Officer Markook







- 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 3.3900 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	51269/1/2	0.1550	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND
2	5128/2 1.0450		SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND
3	514@	1.3400	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:SY NO 516/1 GOVERNMENT LAND	SURVEY NUMBER:SY NO 516/1 GOVERNMENT LAND
4	514@/2	0.2500	SURVEY NUMBER:516/26 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND	SURVEY NUMBER:516/1 GOVERNMENT LAND

S. Moundhum.

For INVETOPOLIS LLP

Designated Partner

Page 2 of 3

S. No.		eceived from UIDAI: Address	Photo
1	Aadhaar No: XXXXXXXXX3669 Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXXX3315 Gowrishetty Pramod Kumar	Gowrishetty Pramod Kumar, Address: S/O: Gowrishetty Ramesh, 7-1-746, market street, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXXX3410 Potharaveni Vamshi	Potharaveni Vamshi, Address: C/O: Potharaveni Komuraiah, 1-86, Kachapur, NA, Karimnagar, INDIA	
4	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	





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

xxxxxxxxx3315

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) Represented by

GAURANG J MODY

Aadhar

xxxxxxxxx3669

Number

5-4-87/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD,

Address

Hyderabad, Telangana, 500003.

C. Ramodamen,

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	950000	Cheque	YES BANK	BEGUMPET	9736700004166	YESB0000097	SALE CONSIDERATION
2	04/10/2023	975000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION
3	04/10/2023	10000000	Cheque	YES BANK	BEGUMPET	9763700004166	YESB0000097	SALE CONSIDERATION

or INVETOPOLIS

Designated Partner

Page 3 of 3

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

	100		In	the form	of			1
Descripti on 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/P ay Order	Total
Stamp Duty	0.00	0	655875	0	0	0.00	0	655875
Transfer Duty	0	0	178875	0	0	0	0	178875
Reg Fee	0	0	59625	0	0	0	0	59625
User Charges	- 0	0	0	0	0	0	0	0
PPB Charges	0	0 -	300	0	0	0	0	300
Mutation Charges	0	0	9933	0	0	0	0	9933
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	904658	0	0	0.00	0	904658

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

Rs. 834750 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 59625/towards Registration Fees on the chargeable value of Rs 11925000/- was Paid by the party
through E-Challan/BC/Pay Order No. REG2300757612 dated 04-10-2023 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 904658.00/- DATE: 04-10-2023, BANK NAME:SBIN, BRANCH NAME, BANK REFERENCE NO: 111621913943, PAYMENT CODE: ,ATRN: 0176770539839, REMMITER NAME: GAURANG J MODY Authorized by INVENTOPOLIS LLP, EXECUTANT NAME: GOWRISHETTY PRAMOD KUMAR, CLAIMAINT NAME: INVENTOPOLIS LLP.

Date 05 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 GOWRISHETTY PRAMOD KUMAR the following land(s):

Village: Damarakunta

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T10140080730	514e/2	0.2500
2	T10140080730	512e/1/2	0.1550
3	T10140080730	514e	1.3400
4	T10140080730	5129/2	1,0450
Total			3.3900

- 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

GAURANG J MODY Authorized

by INVENTOPOLIS LLP

Date

05/10/2023

R/o District

Hyderabad

PPB No.

Name

Page 1 of 1

V

V

This Undertaking is generated from https://dharani.telangana.gov.in on : 05/10/2023 10:30 AM

Registered as document no. 1320 of 2023 of Book1 and assigned the identification number 1-6200-1320-2023 for Scanning on 05 October 2023.

> Signature Of Registering Officer (Markook)

P CHANDRASHEKER RAO

Sheet 4 of 9 Tay Sildar & Jt Su

Book1,CS No. 2300795479 & Doct.No.







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	514 u	1.3400
2	T10140080730	512e/1/2	0.1550
3	T10140080730	514e/2	0.2500
4	T10140080730	512e/2	1.0450
Total			3.3900

- 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.

V

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

7

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

V

- 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. 🗸

C. Namadamu. GOWRISHETTY PRAMOD

Place Hyderabad

Name

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.: 2300795479

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	Saller	T10140080730	xxxxxxx3315	GOWRISHETTY PRAMOD KUMAR	GOWRISHETTY RAMESH	BC-8	Male	Business	AABHG7524E	7-1-746, MARKET STREET, NEAR MONDA MARKET, SECUNDERABAD, Hyderabad, Telangana, 500003
2	Buyer - Authorized Person		xxxxxx3669	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, SECUNDERÄBAD, 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	514u/2	1101	0.2500	1875000	281160	1875000
2	T10140080730	5126/2	1101	1,0450	3337500	500445	3337500
3	T10140080730	512u/1/2	1101	0.1550	1162500	174285	1162500
4	T10140080730	514u	1101	1,3400	5550000	832185	5550000
	T	otal		3.3900	Land State of the land	E 3.00 316	11925000

Charge Type	Amount in INI
Stamp Duty	65587
Mutation Charges	993
PPB Charges (Including Courier Charges)	30
Transfer Duty	1788
Registration Fees	596
Haritha Nidhi	
Total Amount	Rs. 90465

Tahsildar & Jt. Sub Registrar Office,

Markook ,Siddipet







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

			e(Challan			
Chall	an No.	REG23	00757612				
Remitter Details				Buyer - Authorized Person			
Name GAURA			GAURA	NG J MODY Authorized by INVENTOPOLIS LLP			
Address			5-4-87/3 AND 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003				
Aadhaar No.			xxxxxxxx3669				
Mobile No.			9246165561				
Detail	s of the Amount	s Remitted (i	n INR)				
Stam	p Duty		655875				
Trans	sfer Duty			178875			
Regis	stration Fee			59625			
Mutation Charges			9933				
PPB Charges (Including Courier Charges)			300				
Haritha Nidhi			50				
Total Amount			904658				
In Words Rupees			NINE LAKH FOUR THOUSAND SIX HUNDRED FIFTY EIGHT				
Amou	unt paid By		Buyer - Authorized Person				
Party	Details	10 Table 1 Table 1					
S.No	Party Type	Na	ame	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		5-4-87/3 AND 4, 2 FLOOR, SOHAM MANSION M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003			
Doçui	ment Information	THE PARK					
Property Details as per Dharani: Village, Mandal & District			Damarakunta, Markook, Siddipet				
Pass	book Number of	Seller/s	T10140080730				
Passi	book Number of	Buyer/s					
Document Nature			SALE				
Transaction Type			Registration				

Tahsildar & Jt. Sub Registrar Office, Markook ,Siddipet



10 :



ತಿಲಂಗಾಣ bಭುಡ್ರಮು ವಿಶ್ವಾದಾರು ಕಾಮಿ ಟ್ರಸ್ತಿಕಂ ಭಾಮ ಯಾಜಮಾನ್ಯ ಟಾಕ್ಕು ಏತ್ರಂ

జిల్లా: సిద్దిపేట్

డివిజన్ : గజ్వెల్

మండలం: <mark>మర్కు</mark>క్

గ్రామం : దామరకుంట

పాస్ బుక్ సెం. :





ఖాలా నెం. : 1101





1. పట్టాదారు పేరు ఇంటిపేరుతో : గౌరిశేట్టి ప్రమోద్ కుమార్

2.తండ్రి/భర్తపేరు

: రమేష్

3.స్త్రీ/పురుషుడు

: Male

4.చిరునామా

: దామరకుంట

5.కులము

: BC-B

6.ఆధార్ సంఖ్య

: XXXXXXXXX3315

7.పట్టాదారు సంతకం ఎడమ /కుడి చేతి పేలిముద్ర







T10140080730

		25	මීය : 18-06-2019	తహహీల్లార్ సంతక్రం	maker dato	make 200	Angle of the	Angelon.	more
S	డివిజన్ : గజ్వోల్	గ్రామం : డామరకుంట		ರಿಮ್ಯಾರ್ಬ್ಯುಲು	పట్ట	పట్టా	పట్టా	పట్టా	పట్టా
తెలంగాణ ప్రభుత్వము	ದೆವಿಜ	U	వ్యవసాయ భూమి వివరములు	భూమి పొందిన పద్ధతి	అనువంశికము	ಅನುವಂಕಿಕಮು	అనువంశికము	ಅನುವಂಕಿಕಮು	అనువంశికము
9			వ్యవసాం	విస్తీర్ణము ఎ.గు.	0.3350	1.3400	0.3700	0.3700	0.1700
-	జిల్లా: సిద్దిపేట్	ుడలం: మర్కుక్		సర్వే సెం./ సబ్ డివిజస్ సెం.	513%	5146	514612	514e/1	513७/2

T101H0080780

milesto	Anterdato	milesto	
20	20.	స్ట్రి	
0.1650 అనువంశికము	1.0450 అనువంశికము	ಅನುವಂಕಿಕಮು	
0.1650	1.0450	0.2225	7.0175
513७/1७	512%/2	512e/1/2	ిర్తి చిస్తీర్ణము









