



Government of Telangana
Registration And Stamps Department

7218/2018

Payment Details - Citizen Copy - Generated on 08/08/2018, 06:40 PM

SRO Name: 1517 Ghatkesar

Receipt No: 7427

Receipt Date: 08/08/2018

Name: MURALI MUKKAMALA

CS No/Doct No: 7370 / 2018

Challan No:

E-Challan No: 642YK1080818

Transaction: Sale Deed

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 08-AUG-18

Chargeable Value: 20000000

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee
Transfer Duty /TPT
Deficit Stamp Duty
User Charges

100000
300000
799900
100
1200000

Total:

In Words: RUPEES TWELVE LAKH FIFTY ONLY

Prepared By: KAVITHA

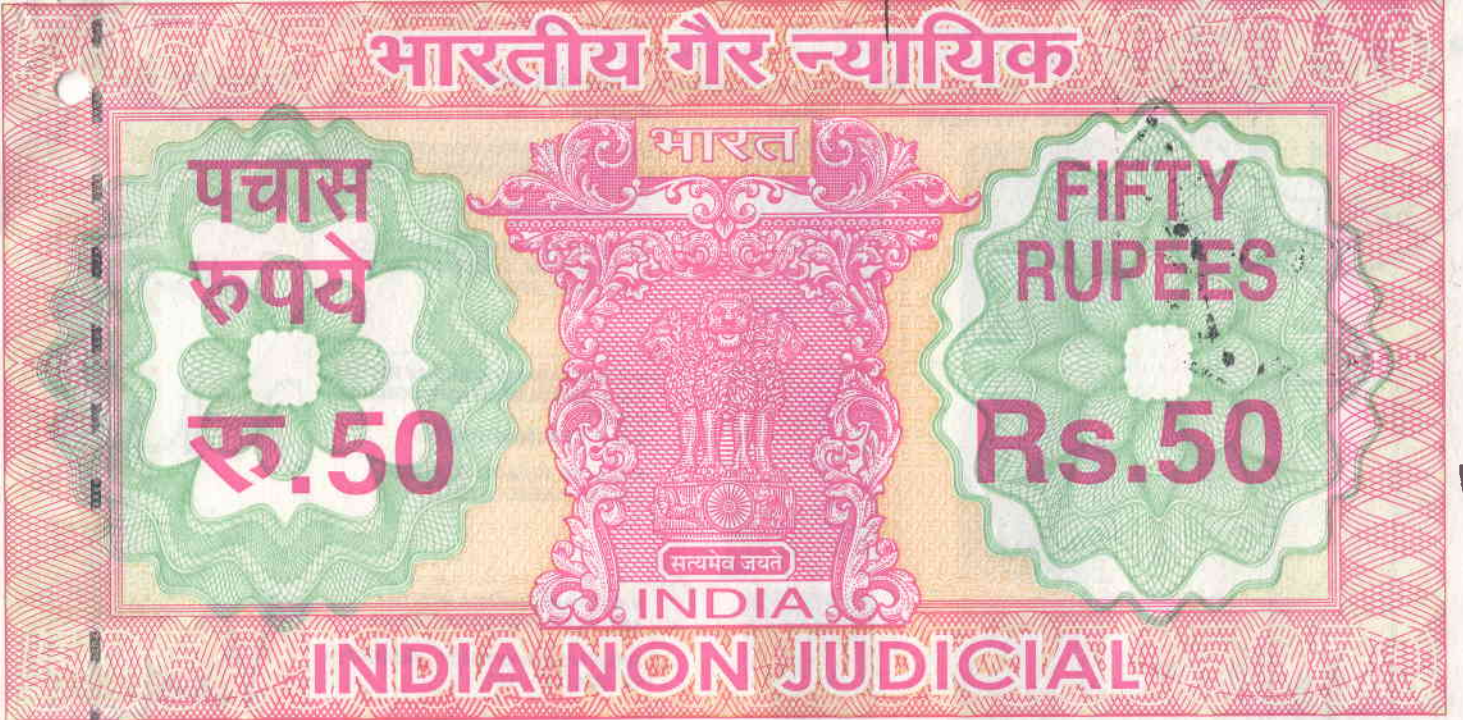
Signature of SR

7218/2018

SCANNED

7370

7422



తెలంగాణ తెలంగాణ TELANGANA

C 402008

Sl.No. 7291 Dt: 07-08-2018

Rs.50/- A. RAJESH KUMAR
LICENSED STAMP VENDOR
L. No.15-17-018/2011. R.L.No.15-17-056/2017
H.No.7-121, Beside Sub-Registrar Office
Ghatkesar (V & M) Medchal (Malkajgiri) 501- 301
Cell: 9393366050

Sold to Maram Satish Kumar

S/o. W/o. D/o. M. Krishna Murthy

For Whom M/s. Maram Infra projects private limited. Hyderabad

::SALE DEED::

This DEED OF SALE is made and executed on this the 08th day of August, 2018 at S.R.O Ghatkesar, Ranga Reddy District, by :-

1. Sri. MURALI MUKKAMALA, S/O. UMA MAHESHWARA RAO MUKKAMALA, Aged 60 years, Occ: Business, R/o. H. No. 10-2-289/6/61, Flat No.301, Jyothi Sowbhagya Apartments, Shantinagar, Hyderabad, PAN No. ABMPM7591H, Aadhar No. 8305-7816-1876.
2. Sri P. SURYA PRAKASH, S/o. P. HANUMANTHA RAO, Aged 54 years, Occupation: Business, R/o. H.No.12-2-417/36, Sharada Nagar, Kulsumpura Post, Hyderabad, PIN: 500 067, T.S. PAN No. ADFPP2317P, Aadhar No. 8371-2119-3740.
3. Smt. T. USHASREE, W/O. P. SURYA PRAKASH, Aged 52 years, Occ Business, R/o. H.No.12-2-417/36, Sharada Nagar, Kulsumpura Post, Hyderabad, PIN: 500 067, T.S. PAN No. ABMPT7826Q, Aadhar No. 9900-9705-2957.
4. Sri.V.SURYANARAYANAMURTHY, S/O.V.LAKSHMI NARASIMHAM, aged about 80 years, Occupation: Business, R/o. 2-2-18/18/4/31, Amberpet, DD Colony, and Hyderabad-500013. PAN No. ABUPV5300P, Aadhar No. 9247-6525-9802.

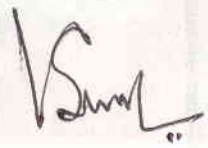
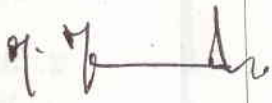
Contd..2

① M H
② P R
③ T L
④ S M

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Ghatkesar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 100000/- paid between the hours of 6 and 6 on the 08th day of AUG, 2018 by Sri Murali Mukkamala

Execution admitted by (Details of all Executants/Claimants under Sec 32A):**Signature/Ink Thumb Impression**

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	EX		 M/S. MARAM INFRA PROJ [1517-1-2018-7370]	M/S. MARAM INFRA PROJECTS PVT LTD REP BY (MD) MARAM SATISH KUMAR S/O. M.KRISHNA MURTHY R/O. F NO.302, VAISHNAVI DVIVEDI OPP: SBI BANK, GADDIANNARAM, AMBERPET, HYD	
2	EX		 M/S. SATYAVANI HOMES [1517-1-2018-7370]	M/S. SATYAVANI HOMES JV REP BY (MP) P. SURYA PRAKASH (CONSENT PARTY) S/O. P. HANUMANTHARAO R/O. A-203, KUSHAL TOWERS,, KHAIRATHABAD, HYD	
3	EX		 V. SURYANARAYANA M [1517-1-2018-7370]	V. SURYANARAYANA MURTHY S/O. V. LAKSHMI NARASIMHAM R/O. H NO. 2-2-18/18/4/31,, AMBERPET, DD COLONY, HYD	
4	EX		 T. USHASREE::08/08/201 [1517-1-2018-7370]	T. USHASREE W/O. P. SURYA PRAKASH R/O. HNO. 12-2-417/36, SHARADHA NAGAR, KULSUMPURA POST, HYD	
5	EX		 P. SURYA PRAKASH::0 [1517-1-2018-7370]	P. SURYA PRAKASH S/O. P. HANUMANTHARAO R/O. HNO. 12-2-417/36, SHARADA NAGAR, KULSUMPURA POST, HYD	
6	EX		 MURALI MUKKAMALA:: [1517-1-2018-7370]	MURALI MUKKAMALA S/O. UMA MAHESHWARA RAO R/O. H NO. 10-2-289/6/61, F NO. 301, JYOTHI SWABHAGYA APARTMENT, SHANTHI NAGAR, HYD	

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(HEREINAFTER called as the **"VENDORS"** which term shall wherever the context so requires unless repugnant to the context thereof, mean and include all his heirs, legal representatives, attorneys, executors, assignees, administrators, nominees, and successors-in-interest, etc) of the ONE PART.

AND

M/s. SATYAVANI HOMES JV, represented by its Managing Partner Mr. P. Surya Prakash, A-203, Kushal Towers, Khairatabad, Hyderabad-500004, Consenting Party for subdivision of land extent Ac.05-27 Gts vide Registered Document No.5777/06, dated 31.03.2006 & Doc No.14022/06 Dated 26.08.2006.

(HEREINAFTER called as the **"CONSENTING PARTY"** which term shall wherever the context so requires unless repugnant to the context thereof, mean and include all his heirs, legal representatives, attorneys, executors, assignees, administrators, nominees, and successors-in-interest, etc) of the ONE PART.

IN FAVOUR OF

M/s. MARAM INFRA PROJECTS PRIVATE LIMITED, (PAN: AAHCM7638L) a private limited company incorporated with the Registrar of Companies, Hyderabad, under the Companies Act, 1956, having its registered Office at Flat No.103, Vaishnavi Nest, Beside Ikon Hospital, Dilsukhnagar, Hyderabad-500 060.

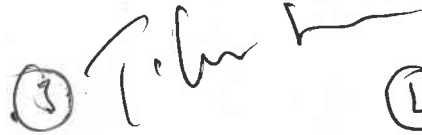
Represented by its **Managing Director:**

Sri MARAM SATISH KUMAR, S/o.M.KRISHNA MURTHY, aged about 48 years, Occupation: Business, **R/o. Flat No.302, Vaishnavi Dvivedi, Opp. to SBI Bank, Gaddiannaram, Amberpet, and Hyderabad-500 036 (AADHAR No. 2102 8657 7684).**

(HEREINAFTER called as the **"VENDEE"** which term shall wherever the context so requires unless repugnant to the context thereof, mean and include all its Directors, legal representatives, attorneys, executors, assignees, administrators, nominees, and successors-in-office, etc) OF THE OTHER PART.

WHEREAS the VENDORS are the share holders to the extent of their Northern West $\frac{1}{4}$ th share of the Residential Land admeasuring an area of Ac.1-0.75 Gts (**One Acre zero dot seven five guntas**) equivalent to 0.4075 Hectares, out of total extent of land admeasuring Ac.4.03 Guntas.

WHEREAS the VENDORS herein have jointly purchased the said land admeasuring an area of Ac.4.03 Guntas, in Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, through e-Auction conducted by the Bank Of Maharashtra, Sultan Bazar Branch,

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Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 P VISHWANATHA RAJ [1517-1-2018-7370]	P VISHWANATHA RAJU R/O SAROOR NAGAR R/S DIST	
2		 KISHORE KUMAR K: [1517-1-2018-7370]	KISHORE KUMAR K R/O UPPAL M MDIST	

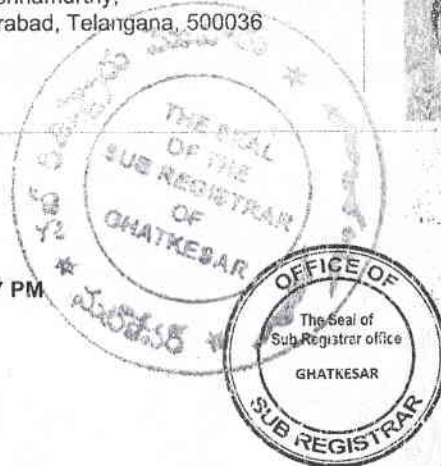
08th day of August, 2018

Signature of Sub Registrar
Ghatkesar

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9752 Name: Ponnada Viswanatha Raju	S/O P V S N Murthy, Saroornagar, Saroornagar, K.v. Rangareddy, Telangana, 500060	
2	Aadhaar No: XXXXXXXX5380 Name: Kishore Kumar Kamchibotla	S/O Rama Krishna Sastry Kamchibotla, Uppal, Uppal, K.v. Rangareddy, Telangana, 500039	
3	Aadhaar No: XXXXXXXX9802 Name: Vadlamani Suryanarayana Murthy	S/O Vadramani Lakshminarasimham, Amberpet, Hyderabad, Andhra Pradesh, 500013	
4	Aadhaar No: XXXXXXXX3740 Name: Ponnada Surya Prakash	S/O Ponnada Hanumantha Rao, Asifnagar, Asifnagar, Hyderabad, Telangana, 500067	
5	Aadhaar No: XXXXXXXX2957 Name: Tallapragada Usha Sree	W/O Ponnada Surya Prakash, Asifnagar, Asifnagar, Hyderabad, Telangana, 500067	
6	Aadhaar No: XXXXXXXX3740 Name: Ponnada Surya Prakash	S/O Ponnada Hanumantha Rao, Asifnagar, Asifnagar, Hyderabad, Telangana, 500067	
7	Aadhaar No: XXXXXXXX7684 Name: Maram Satish Kumar	S/O Maram Krishnamurthy, Amberpet, Hyderabad, Telangana, 500036	

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Hyderabad, for a valid sale consideration, through a Registered Sale certificate bearing **Document No.2723/2017**, of Book I, Dated:23-06-2017, registered in the Office of the Sub Registrar, Ghatkesar, Medchal Malkajgiri District, executed by Mr.Ramachandra Murthy Ragiri, S/o. Ramudu, Authorized Officer, Bank of Maharashtra.

WHEREAS the previous land owners 1) Mr. K. Srinivas Rao, 2) Mr. K. Narasimha and 3) Mr. M.S. Prabhakar, who stood as guarantors and provided their property i.e. land admeasuring an area of Ac.4.03 Guntas in Survey Nos. 97 & 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, and Bounded by **North** : Land of Bachi Reddy and others, **South** : Land of Natharam and others, **East** : Land of Anjaiah and others, **West**: Pocharam village boundary Road, as security to M/s. Aditya Raiments Pvt. Ltd and M/s. Suncorp Plus Pvt. Ltd to Bank of Maharashtra, Sultan Bazar Branch.

Whereas the Bank of Maharashtra, Sultan Bazaar Branch, Hyderabad have taken the possession of the above said property under the provisions of securitization and reconstruction of financial assets and enforcement of security interest Act 2002 (54 of 2002) and in exercise of powers conferred under section 13 readwith rule 9 of the security interest (enforcement) Rules 2002, as secured creditors and auctioned the above land which was kept with the Bank as security for being part of outstanding loan amount plus interest, and cost, other expenses and charges due to Bank of Maharashtra, Sultan Bazaar Branch by M/s Aditya Raiments Pvt, Ltd and M/s Suncorp Plus Pvt Ltd and sold the same to the VENDORS herein, jointly with equal rights, for a valid sale consideration. Whereas 1) Mr. K. Srinivas Rao, 2) Mr. K. Narasimha and 3) Mr. M.S. Prabhakar, the previous land owners had earlier acquired the said property through Registered Doct.No.5777/06, of Book I, Dated: 31.03.2006 and Doct.No.14022/06, of Book I, Dated: 26.08.2006, which were registered in the Office of the Sub Registrar, Ghatkesar, for a valid sale consideration.

WHEREAS the VENDORS herein are having equal undivided share of 1/4th share each in the total land admeasuring an area of Ac.4-03 Gts, which works out to Ac.1-0.75 Gts, (**One Acre zero dot seven five guntas**) and as the boundaries for each share have not yet been fixed on the spot by metes and bounds.

WHEREAS the present VENDORS have offered and agreed to sell an Northern West $\frac{1}{4}$ th **share in the total Residential land admeasuring an area of Ac.4-03 Gts, which works out to Ac.1-0.75 Gts, equivalent to 0.4075 Hectares, in Survey Nos. 97 and 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, MedchalMalkajgiri District, Telangana State**, free from all sorts of encumbrances and demands, etc., to the Vendee for a total sale consideration of **Rs.2,00,00,000/- (Rupees Two Crore only)** and the Vendee has agreed to purchase the Schedule Property for the said sale consideration from the VENDORS.

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M. S. Prabhakar

②

K. Narasimha

③

K. Srinivas Rao

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Suncorp Plus Pvt. Ltd.

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	50	0	799900	50	0	0	800000
Transfer Duty	NA	0	300000	0	0	0	300000
Reg. Fee	NA	0	100000	0	0	0	100000
User Charges	NA	0	100	0	0	0	100
Total	50	0	1200000	50	0	0	1200100

Rs. 1099950/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 100000/- towards Registration Fees on the chargeable value of Rs. 20000000/- was paid by the party through Cash and E-Challan/BC/Pay Order No ,642YK1080818 dated ,08-AUG-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1200000/-, DATE: 08-AUG-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6629564253515, PAYMENT MODE: CASH-1000200, ATRN: 6629564253515, REMITTER NAME: MARAM INFRA PROJECTS PRIVATE LTD, EXECUTANT NAME: MURALI MUKKAMALA AND OTHERS, CLAIMANT NAME: MARAM SATISH KUMAR).

Date:

08th day of August, 2018

Signature of Registering Officer
Ghatkesar

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Ghatkesar

1వ పుస్తకము 2018 సంపు.....
1940.....సంపు 218.....నెంబరు
రిజిస్టరు చేయబడి స్కానింగు
నిమిత్తం గుర్తింపు నెంబరుగా
7218...-1-1517 ఇవ్వడమైనది
2018 వ సం...నెం...8 తేది

సబ్ రిజిస్ట్రార్



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NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

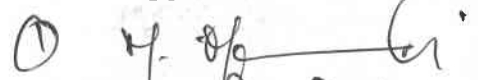
IN PURSUANCE OF the said offer of the VENDORS and acceptance by the Vendee and in consideration of the sum of **Rs.2,00,00,000/- (Rupees Two Crore only)** the Vendee has paid the entire sale consideration to the VENDORS, in the following manner:

1. Rs. 1,00,00,000/- (Rupees One Crore only) towards advance by way of RTGS dated 16.06.2018 to Vendor No.2
2. Rs.25,00,000/- (Rupees Twenty Five Lakhs only) towards part payment by way of cheque bearing No.002153, Dated 08.08.2018 drawn on HDFC Bank, Saleemnagar Branch to Vendor No.1.
3. Rs.25,00,000/- (Rupees Twenty Five Lakh only) by way of Cheque No.002154, Dated: 08.08.2018, drawn on HDFC Bank, Saleemnagar Branch to Vendor No.3
4. Rs.25,00,000/- (Rupees Twenty Five Lakh only) by way of Cheque No.002155, Dated: 08.08.2018, drawn on HDFC Bank, Saleemnagar Branch to Vendor No.4
5. Rs.25,00,000/- (Rupees Twenty Five Lakh only) by way of Cheque No.002156, Dated: 08.08.2018, drawn on HDFC Bank, Saleemnagar Branch to Vendor No.4

towards the full and final satisfaction of the sale consideration and the VENDORS hereby admits and acknowledges the receipt of the said sum and absolves the liability of the Vendee from further payment thereof and undertakes not to demand any further amount from the Vendee by any pretext under any circumstances hereafter, and does hereby convey, and transfer all the Schedule property by way of absolute sale to the Vendee with all intrinsic and extrinsic rights, interest, liberties, privileges, easements, and appurtenances, edifices, yards, passages, paths, accesses, for ingress and egress, from the Road, all ways, water courses, drains, etc., attached thereto, to the Vendee TO HAVE and TO HOLD the same as the owner absolutely forever and ANON.

The VENDORS hereby covenants with the Vendee as follows:-

01. That the VENDORS ever since the date of acquisition have been in lawful continuous and uninterrupted peaceful possession and enjoyment of the schedule property as joint share holders to the extent of North West $\frac{1}{4}$ th share each without any demur, or hindrance from anybody, and have not done any act, which in any manner eclipses their right or authority to execute this Sale Deed. There is no lis pendens or claim of any person, Govt. or Private is pending thereto, and thus the VENDORS are the plenipotent absolute and lawful owners and peaceful possessors of the Schedule property hereby conveyed and have got full and peremptory powers and unimpeachable legal valid unfettered marketable title in and over the scheduled property and therefore hereby transfer all their intrinsic and extrinsic rights, title, interest privileges, easements and appurtenances, etc., which the VENDORS has held and enjoyed

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hitherto in respect of the Schedule property, in favour of the Vendee, and except the VENDORS, there are nobody else having any right, interest, easement, claim or title over their share in the Schedule property, and the VENDORS has got full authority to convey the same to the Vendee.

02. The VENDORS hereby declare that the Schedule Property or any portion thereof was at no point of time, a subject of grant by a statutory authority under any social legislation or any statute for that matter. Further, that the Schedule Property is not included in any forest, vested forest, Property assigned to Scheduled Caste or tribe and ecologically fragile or sensitive area, and if anything is found later on, the onus of payment/clearance lies on the VENDORS only and the VENDORS shall exclusively be held responsible to clear off the same at their own cost and effort.

03. The Vendee herein purchased the Schedule Property from the VENDORS on the specific assurance and the confirmation by the VENDORS that the VENDORS are the North West $\frac{1}{4}$ th share holders and that there are no defects in the title of the VENDORS over the Schedule Property and the same is unpolitic and free from all sorts of encumbrances, demands, claims from any Individuals, Govt. or Private, Financial Institutions, charges, liens, leases, gift, wills, pending litigations, mortgages, minor interests, and is not the subject matter of Acquisition Proceedings of Government, court attachments and legal impediments, etc., and if anything is found later on the VENDORS shall be held responsible to clear off the same at his own cost and effort. The VENDORS hereby declares that they have not yet encumbered or entered into any Agreement for Sale or any kind of alienation of the Schedule Property in full or any part thereof, to anybody else.

04. That the VENDORS have this day inducted the Vendee in the physical and peaceful vacant possession of the schedule property and the Vendee hereby confirms the same.

05. That the VENDORS have this day handed over copies of all the title deeds and link documents, now in his possession relating to the schedule property to the Vendee, and the Vendee hereby confirms the same and the VENDORS hereby undertakes to provide and hand over all such original records or documents of title relating to the Schedule property, which may be found with the VENDORS, in future or otherwise.

06. That the VENDORS hereby transfers all their rights of ownership, possession and easements, to the extent of North West $\frac{1}{4}$ th share to the Vendee and by virtue of this Deed of Sale, the Vendee shall henceforth quietly and peaceably possess, hold and enjoy the schedule property as share holder, as the Vendee likes, with all proprietary, possessory, easementary and hereditary rights,

① H. V. [Signature]
② P. [Signature]

③ [Signature]
④ [Signature]

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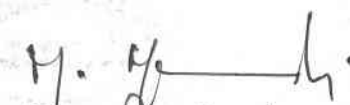
without any let, suit, trouble, eviction, or hindrance either from the VENDORS, or any other person or persons whosoever claiming under the VENDORS. From this day onwards, the VENDORS or any of their legal heirs, agents, attorneys, administrators, and assignees, etc., shall have no more rights, interests, demands, and claims in and over the Schedule property.

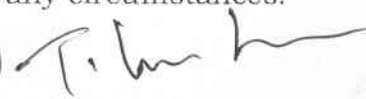
07. The VENDORS hereby covenants and agrees with the Vendee that notwithstanding any acts, deeds or things hereto before done, executed or knowingly and willingly suffered to the contrary by the VENDORS or their predecessor-in-title, the VENDORS themselves have got good right, full power and absolute authority and now lawfully seized and possessed of the Schedule Property.

08. That the VENDORS hereby further declare that they have paid all the taxes, levies, rates and cesses etc., payable on the schedule property to the Govt., up to date and if any due are still remain unpaid, as on the date of registration of this Sale Deed, the Vendee shall not be liable to pay any such taxes or dues payable in respect of the Schedule property and the VENDORS will be held responsible to clear off all the dues, and if under any circumstances, the Vendee is compelled to pay if any under threat, the Vendee shall be entitled to recover the said amount with interest, and the Vendee will have to pay such taxes etc., payable hereafter.

09. That the VENDORS hereby further declare that the Schedule Property is believed and shall be taken to be correctly described about the easements, privileges and rights effecting the sale and should there be any error, misstatement, or omission or any amount found payable to anybody as on the date of this registration, on any count, the same shall be made good by the VENDORS to the Vendee as if the said amount is due as debt by the VENDORS to the Vendee and to the complete satisfaction of the Vendee.

10. That the VENDORS hereby undertake to bind themselves in favor of the Vendee, to save harmless, indemnify and keep the Vendee indemnified at all times against all the encumbrances, future claims, disputes, charges, demands, losses, costs, damages and all other expenses that may be sustained by the Vendee at any time in future in case the Vendee is put to any loss due to deprivation of whole or any part of the schedule property hereby conveyed on account of any defect in the title of the VENDORS or their predecessors-in-title, or due to any incorrect statement, of facts or affairs, or any superior claim is being made by third party, or on account of any wrong or incorrect statement and the VENDORS shall make good such losses, and damages, which the Vendee may sustain and compensate the Vendee against the same and also undertakes to preserve, perfect, protect and safeguard the interest title of the Vendee impeccable and undisputed, by clearing all hurdles and see that the Vendee's rights over the Schedule Property be untouched, undisturbed and unaffected, under any circumstances.

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11. THAT the property shown in the schedule which is effected by this Document is neither a Government land nor an assigned land within the meaning of T.S. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977. There is no house or any type of construction in it. The said land is not under mortgage and does not belong to Govt. Agencies and its undertakings such as Telangana State Wakf Board, Telangana State Bhoodan Yagna Board, Charitable & Hindu Religious Institutions, and Endowments and this is not an Inam land, and it is not a surplus land under Ceiling law, and is not prohibited by any Act in existence.
12. There are no protected tenants over the said land. If the transfer of the schedule property is subsequently found to be in violation of any of the provisions of the above Acts, or any Government Orders, the VENDORS hereto will be held liable for all consequences, arising thereupon. That the VENDORS hereby declare, confirms and reiterates that there are no legal impediments, complications, or prohibitions such as Court decree, Status quo, order of Embargo, attachment or any injunction by any Court of law, against the Schedule property restraining the VENDORS from alienating the same.
13. That it is agreed by the VENDORS that whatever the benefits that may accrue in future to the Schedule Property by virtue of any proceeding, action, statute, amendment of laws, or order of any Authority of Governments of State and Central, Courts, Tribunals or any Forum of law, and the VENDORS will not be entitled for such benefits and the Vendee shall alone be entitled to all such benefits whatever it may be as an absolute owner as if they are validly transferred in favour of the Vendee.
14. That the VENDORS hereby agree to co-operate with the Vendee to get the title of the schedule property mutated in the name of the Vendee in all Govt. records and shall at the request and cost of the Vendee, do or execute or cause to be done or executed all such further lawful acts, deeds, assurances and things i.e. Rectification deed, Supplemental Deed, Declarations, Affidavits, Statements, Papers, Forms, and Agreements, etc., to achieve every part thereof according to the true intent, meaning and purpose of this Sale Deed or anything as may be necessary, or reasonable or order for mutation of the Schedule Property in the name of the Vendee in Govt. records and for further and more perfectly conveying and assuring the title of the Vendee, on the Schedule Property, without demanding any fresh consideration from the Vendee.
15. THAT the VENDORS hereby further declare that there are no Mango trees, coconut trees, betel leaf gardens, orange groves, or any such other gardens, and there are no mines or quarries of granite, or such other valuable stones and there are no machinery, no fish ponds and there are no structures etc., in the said property now being transferred and if any suppression of the facts is noticed at a future date, it will be liable for prosecution as per law besides the payment of deficit stamp duty.

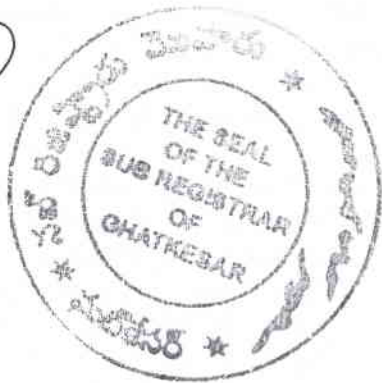
① H. H. [Signature]
② P. [Signature]

③ T. [Signature]
④ S. [Signature]

7218/2018

Bk - 1, CS No 7370/2018 & Doct No

_____. Sheet 7 of 11 Sub Registrar
Ghatkesar



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::08::

16. By virtue of this deed of Sale, the Vendee has stepped into the shoes of the VENDORS, all the rights, interests, and title of the VENDORS which the VENDORS has held and enjoyed hitherto, are transferred in favour of the Vendee.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Land of Acre 1-0.75 Guntas out of the total Residential land admeasuring an area of Ac. 4-03 Gts, in Survey Nos. 97 and 98, situated at Annojiguda Village, under Pocharam Gram Panchayat, Ghatkesar Revenue Mandal, Medchal Malkajgiri District, Telangana State, and the entire land of Ac. 4-03 Gts, is bounded by :

NORTH : Neighbours land,
SOUTH : Land of Natharam and Satyavani Homes JV,
EAST : Land belongs to Murali Mukkamala & Others
WEST : Pocharam Village boundary Road.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED under Rule 3 of the Andhra Pradesh Prevention of Under Valuation of Instruments Rule 1975.

Village	Survey Number	Extent Ac-Gts	Value per acre	Total Market Value
Annojiguda	97 98	1-0.75	Rs. 1,96,31,900/	Rs. 2,00,00,000/

Stamp duty and registration fees are paid on market value of the document.

① *[Signature]*

② *[Signature]*

③ *[Signature]*

④ *[Signature]*

7218/2018

Bk - 1, CS No 7370/2018 & Doct No

/ Sheet 8 of 11

Sub Registrar
Ghatkesar

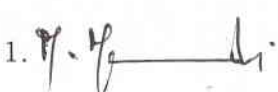
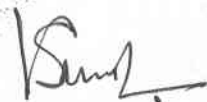


::09::

IN WITNESS WHEREOF the VENDORS and the Vendee have set their hands and subscribed their signatures unto this Deed of Sale in token of acceptance of the contents herein, having read over and understood the same, with their own free will, consent and sound disposing state of mind and health, without any duress, fraud, promise, force, coercion, capriciousness, or undue influence from anybody else, on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. 
2. 

1. 
2. 
3. 
4. 

(VENDORS)



**Satyavani Homes JV
(CONSENTING PARTY)**

For MARAM INFRA PROJECTS PVT. LTD.


Managing Director

**M/s. Maram Infra Projects Pvt. Ltd
Rep. by its Managing Director,
Maram Satish Kumar, S/o.M.Krishna Murthy
(VENDEE)**

7218/2018

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____ / ____ . Sheet 9 of 11 Sub Registrar
Ghatkesar



07

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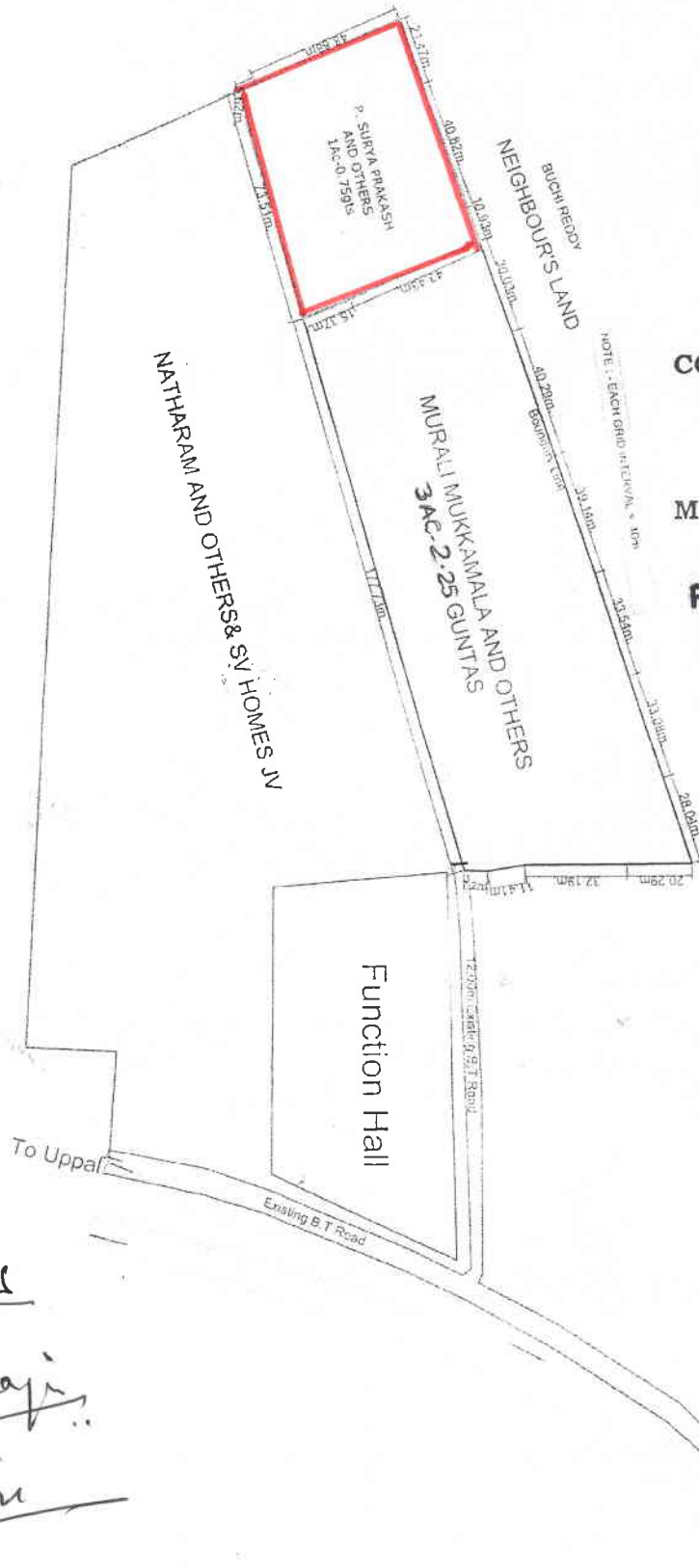
VENDORS:

1. MURALI MUKKAMALA

2. P. SURYA PRAKASH

3. T. USHASREE

4. V.SURYANARAYANA MURTHY



CONSENTING PARTY

M/s. SATYAVANI HOMES JV

For MARAM INFRA PROJECTS PVT. LTD.

Managing Director

WITNESS

① P.V. Raju

② K. Ravi

7218/2018

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/ . Sheet 11 of 11 Sub Registrar
Ghatkesar



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O, ఉమామహేశ్వర రావు
 ముక్కమలా, 10-2-289/61 flt no 301 jyothish
 అపార్ట్ మెంట్, శాంతినగర్, హైదరాబాద్
 హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500028

Address: S/O
 Umamaheswara Rao
 Mukkamala, 10-2-289/61 flt
 no 301 jyothish sowbhagya
 apts, shantinagar,
 Hyderabad, Andhra Pradesh,
 500028

1947
 1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బోర్డు నెం. 1947,
 హైదరాబాద్ - 500001

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O, పొన్నాడ హనుమంత రావు
 2-417/36, శారదా నగర్
 కులంపూర్, మల్లుపూర్ పురా, ఆసిఫాబాద్
 కులంపూర్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
 500067

Address: S/O: Ponnada
 Hanumantha Rao, 12-2-417/36,
 Sharada Nagar, Tallagadda,
 Kulsum Pura, Asifnagar,
 Kulsumpura, Hyderabad, Andhra
 Pradesh, 500067

1947
 1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. బోర్డు నెం. 1947,
 హైదరాబాద్ - 500001

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

సమాచార సంఖ్య / Enrollment No. : 1080/20040/06625

To
 Tallapragada Usha Sree
 తల్లాప్రగడ ఉషా స్రీ
 W/O: Ponnada Surya Prakash
 12-2-417/36
 Sharada Nagar
 Tallagadda, Kulsum Pura
 Asifnagar
 Kulsumpura, Hyderabad
 Andhra Pradesh - 500067
 9848348484

04/02/2013

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O వడ్డరామణి లక్ష్మినారాయణం
 2-2-18/16/4/31, అంబర్పేట్, డి.డి. కాలనీ
 అంబర్పేట్, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
 500013

Address: S/O Vadramani
 Lakshminarasimham,
 2-2-18/16/4/31, Amberpet, D
 D Colony, Amberpet,
 Amberpet, Hyderabad,
 Andhra Pradesh, 500013

1947
 1800 180 1947

help@uidai.gov.in

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పి.ఎ. బోర్డు నెం. 1947,
 హైదరాబాద్ - 500001

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Maram Krishnamurthy, 13-10-95
 95 Flat No 302, Vishnavai Sv
 Divedi, Opp Soh Bank,
 Giddiannaram, Amberpet,
 Hyderabad,
 Telangana - 500036

Address: S/O Maram Krishnamurthy, 13-10-95
 95 Flat No 302, Vishnavai Sv
 Divedi, Opp Soh Bank,
 Giddiannaram, Amberpet,
 Hyderabad,
 Telangana - 500036

2102 8657 7684

2102 8657 7684

मेरी AADHAAR, मेरी PEHACHAN

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: Murali Mukkamala
 పుట్టిన సంవత్సరం/Year of Birth: 1957
 ప్రభుత్వం / Male

8305 7816 1876

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: Ponnada Surya Prakash
 పుట్టిన సంవత్సరం/Year of Birth: 1964
 ప్రభుత్వం / Male

8371 2119 3740

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: Tallapragada Usha Sree
 పుట్టిన సంవత్సరం/Year of Birth: 1965
 స్త్రీ / Female

9900 9705 2957

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: Vadiamani Suryanarayana Murthy
 పుట్టిన సంవత్సరం/Year of Birth: 1935
 ప్రభుత్వం / Male

9247 6525 9802

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిరునామా: Maram Salish Kumar
 పుట్టిన తేదీ / DOB: 10 / 03 / 1968
 ప్రభుత్వం / MALE

2102 8657 7684

ఆధార్ - సామాన్యని హక్కు

7218 / 2018

Bk - 1, CS No 7370/2018 & Doct No

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విధునామా:
S/O: పి వి యస్ మూర్తి,
18-85, ఫ్లాట్ నెం 202 సాయి
కృపా నివాస రోడ్ నెం 4, కమల
నగర్, చైతన్య జూనియర్ కాలేజీ
దగ్గర ఉత్తర సూక్ నగర్, సూర్య
నగర్, పి టి జి కాలనీ,
కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500060

Address:
S/O: P V S N Murthy, 18-
85, flat no 202 sai krupa nivas
road no 4, kamala nagar, near
chaithanya junior college di
sukh nagar, Saroomnagar,
K.V.Rangareddy
Andhra Pradesh, 500060

7279 1742 9752

1947 1800 301 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

పొన్నాడ విశ్వనాథ రాజు
Ponnada Viswanatha Raju
పుట్టిన సం./YoB:1965
పురుషుడు Male
7279 1742 9752

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విధునామా:
S/O: రామ కృష్ణ
2-46, ఫ్లాట్ నెం
V Sai Krishna Nilayam, new
Maruthi Nagar, Uppal, K.V.
Rangareddy,
Telangana - 500039

Address:
S/O: Rama Krishna Sastry
Kamchibotla, 2-46, Flat No 205,
V Sai Krishna Nilayam, new
Maruthi Nagar, Uppal, K.V.
Rangareddy,
Telangana - 500039

7759 8991 5380

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కిశోర కుమార్ కంచెబొట్ల
Kishore Kumar Kamchibotla
పుట్టిన తేదీ/ DOB: 05/07/1977
పురుషుడు / MALE
7759 8991 5380

ఆధార్ - సామాన్యని హక్కు

