

24/9/2019

36/2019

SCANNED

2088

2099



7443 13/02/2019 Rs. 100/-
 d to M. Satish Kumar
 O/o W/o M. Krishna Murthy
 Whom Self 40. HXD,

G. HARA GOPAL T 268735
 LICENSED STAMP VENDOR
 L.No. 15-26-001/1992 RL No. 15-26-009/2019
 H.No: EWS-144, Kamala Nagar, Kapra,
 ECIL (P), M.M. Dist-500 062, Cell: 9440094852

::SALE DEED::

This DEED OF SALE is made and executed on this the 20th day of February, 2019 at S.R.O Ghatkesar, Medchal - Malkajgiri District, by :-

1. Sri. MURALI MUKKAMALA, S/O. UMA MAHESHWARA RAO MUKKAMALA, Aged about 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 about 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 about 52 years, Occu: 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.

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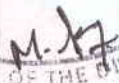
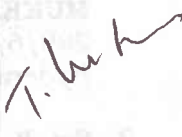
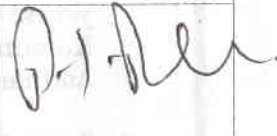
1 M. M. Mukkamala
 2 P. Surya Prakash

3 T. Ushasree
 4 Smt. T. Ushasree

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. 79145/- paid between the hours of 6 and 7 on the 20th day of FEB, 2019 by Sri Murali Mukkamala

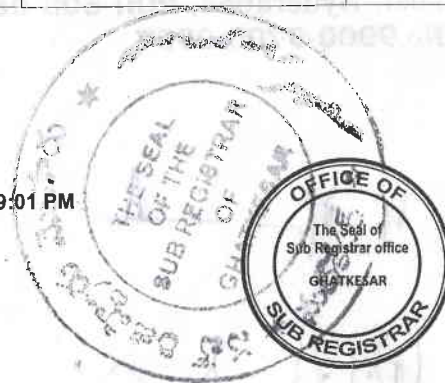
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 MARAM SRINIVASULU::2 [1517-1-2019-2088]	MARAM SRINIVASULU S/O. MARAM KRISHNA MURTHY R/O H.NO.162-751/97 F.NO.202, SBH COLONY SAIDABAD HYD	 27 SEP 2019 THE SEAL OF THE DISTRICT REGISTRAR OF MERCHANTS HYDRAABAD DIST.
2	CL		 KASTURI INDIRA::2 [1517-1-2019-2088]	KASTURI INDIRA W/O. SATISH KUMAR R/O F.NO.302 VAISHNAVI, SV DVIVEDI GADDIANNARAM AMBERPET HYD	 (Agent)
3	CL		 MARAM SATISH KUI [1517-1-2019-2088]	MARAM SATISH KUMAR S/O. MARAM KRISHNA MURTHY R/O F.NO.302 VAISHNAVI, SV DVIVEDI GADDIANNARAM AMBERPET HYD	 Right Thumb Impression 27 DEC 2019
4	EX		 M/S.SATYAVANI HOME [1517-1-2019-2088]	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	
5	EX		 V.SURYANARAYANA M [1517-1-2019-2088]	V.SURYANARAYANA MURTHY S/O. V.LAKSHMI NARASIMHAM R/O.H NO.2-2-18/18/4/31., AMBERPET, DD COLONY, HYD	
6	EX		 T.USHASREE::20/02/2 [1517-1-2019-2088]	T.USHASREE W/O. P.SURYA PRAKASH R/O.H.NO.12-2-417/36, SHARADHA NAGAR, KULSUMPURA POST, HYD	
7	EX		 P.SURYA PRAKASH:: [1517-1-2019-2088]	P.SURYA PRAKASH S/O. P.HANUMANTHA RAO R/O.H.NO.12-2-417/36, SHARADA NAGAR, KULSUMPURA POST, HYD	

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Sub Registrar
Ghatkesar

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4. **Sri. V.SURYANARAYANA MURTHY, 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**.

(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.Surya Prakash**, A-203, Kushal Towers, Khairtabad, 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.

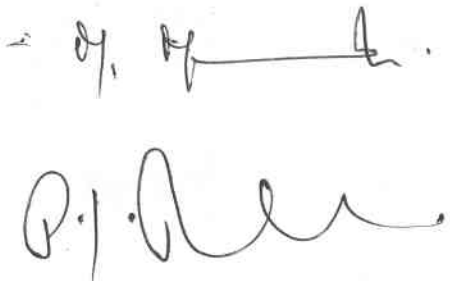
(HEREINAFTER called as the **"CONSENTING PARTY"** which term shall wherever the context so requires unless repugnant to the context thereof, mean and include all his heirs, legal representatives, attorneys, executors, assignees, administrators, nominees and successors-in-interest etc) of the ONE PART.

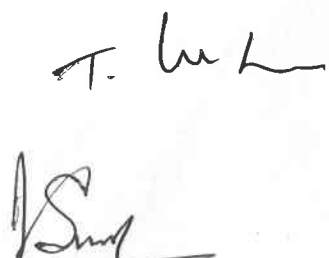
IN FAVOUR OF

1. **MARAM SATISH KUMAR, S/O. MARAM KRISHNA MURTHY, AGED ABOUT 50 YEARS, OCCU: BUSINESS, R/O.** Flat No. 302, Vaishnavi SV Dvivedi, Gaddiannaram, Amberpet, Hyderabad. PAN No. **AHNPM1242N**, (AADHAR No. **2102 8657 7684**).
2. **KASTURI INDIRA, W/O. M. SAITSH KUMAR, AGED ABOUT 46 YEARS, OCCU: BUSINESS, R/O.** Flat No. 302, Vaishnavi SV Dvivedi, Gaddiannaram, Amberpet, Hyderabad. PAN No. **AQJPK4539R**, (Aadhar No. **9166-8180-6569**)
3. **MARAM SRINIVASULU, S/O. MARAM KRISHNA MURTHY, AGED ABOUT 45 YEARS, OCCU: BUSINESS, R/O. H.No. 16-2-751/97, Flat No. 202 Lotus Residency, SBH Colony, Saidabad, Hyderabad, Telangana-500059. PAN No. AHMPM5285C, Aadhar No. 3906-6611-7357)**

(HEREINAFTER called as the **"VENDEES" 1 TO 3**, 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.

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SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
8	EX		 MURALI MUKKAMALA [1517-1-2019-2088]	MURALI MUKKAMALA S/O. UMA MAHESHWARA RAO R/O.11 NO.10-2-28/6/61, F NO.301, JYOTHI SWABHAGYA APARTMENT, SHANTHI NAGAR, HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K. KISHORE KUMAR [1517-1-2019-2066]	K. KISHORE KUMAR R/O. MARUTHI NAGAR UPPAL MM DIST	
2		 P. VISWANATHA RAJU: [1517-1-2019-2088]	P. VISWANATHA RAJU R/O. SARCORNAGAR RR DIST	

20th day of February, 2019

Signature of Sub Registrar
Ghatkesar

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1876 Name: Murali Mukkamala	S/O Umamaheswara Rao Mukkamala, Hyderabad, Hyderabad, Andhra Pradesh, 500028	
2	Aadhaar No: XXXXXXXX9802 Name: Vadlamani Suryanarayana Murthy	S/O Vadramani Lakshminarasimham, Amberpet, Hyderabad, Andhra Pradesh, 500013	
3	Aadhaar No: XXXXXXXX2957 Name: Tallaragada Usha Sree	W/O Ponnada Surya Prakash, Asifnagar, Hyderabad, Telangana, 500067	
4	Aadhaar No: XXXXXXXX3740 Name: Ponnada Surya Prakash	S/O Ponnada Hanumantha Rao, Asifnagar, Hyderabad, Telangana, 500067	
5	Aadhaar No: XXXXXXXX3740 Name: Ponnada Surya Prakash	S/O Ponnada Hanumantha Rao, Asifnagar, Hyderabad, Telangana, 500067	

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WHEREAS the VENDORS are the share holders to the extent of the Residential Land admeasuring an area of **Ac.0.32.25Gts (Zero Acres Thirty two point two five guntas)** 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, MedchalMalkajgiri District, Telangana State, through e-Auction conducted by the Bank Of Maharashtra, Sultan Bazar Branch, 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 1) Mr. K. Srinivas Rao, 2) Mr. K. Narasimha and 3) Mr. M.S. Prabhakar, the previous land owners have 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 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 RaimentsPvt. Ltd and M/s. Suncorp Plus Pvt. Ltd to Bank of Maharashtra, Sultan Bazar Branch.

Contd..4

H. N. Rao

T. K. Rao

P. S. Rao

S. Rao

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E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
6	Aadhaar No: XXXXXXXX7684 Name: Maram Satish Kumar	S/O Maram Krishnamurthy, Amberpet, Hyderabad, Telangana, 500036	
7	Aadhaar No: XXXXXXXX7684 Name: Maram Satish Kumar	S/O Maram Krishnamurthy, Amberpet, Hyderabad, Telangana, 500036	
8	Aadhaar No: XXXXXXXX7357 Name: Maram Srinivasulu	S/O Maram Krishna Murthy, Saidabad, Hyderabad, Telangana, 500059	

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	633060	0	0	0	633160
Transfer Duty	NA	0	237435	0	0	0	237435
Reg. Fee	NA	0	79145	0	0	0	79145
User Charges	NA	0	100	0	0	0	100
Total	100	0	949740	0	0	0	949840

Rs. 870495/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 79145/- towards Registration Fees on the chargeable value of Rs. 15828500/- was paid by the party through E-Challan/BC/Pay Order No. 096DP8190219 dated 19-FEB-19 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 949740/-, DATE: 19-FEB-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1867172028603, PAYMENT MODE: CASH-1000200, ATRN: 1867172028603, REMITTER NAME: MARAM SATISH KUMAR AND OTHERS, EXECUTANT NAME: MURALI MUKKAMALA AND OTHERS, CLAIMANT NAME: MARAM SATISH KUMAR AND OTHERS).

Date: 20th day of February, 2019

Signature of Registering Officer
Ghatkesar

1వ ఎన్ట్రీ నంబర్ 2019... నంబర్...
1940... నంబర్... 2495... నంబర్...
రిజిస్ట్రేషన్ చేయబడి స్వానింగు
నిమిత్తం గుర్తింపు నంబరుగా
2495...-1-1517 జన్మదస్తావేరి
2019...వ నంబర్... నం. 02...



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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 read with 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 1.Murali Mukkamala,

2. P. Surya Prakash 3. T. Ushashree and 4. V.S.Murthy, (the VENDORS herein), jointly with equal rights, for a valid sale consideration.

WHEREAS the present VENDORS have offered and agreed to sell **Ac.0.32.25 Gts of land out of the total land admeasuring 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**, free from all sorts of encumbrances and demands, etc., to the Vendees for a total sale consideration of **Rs.1,58,28,300/- (Rupees One Crore Fifty Eight Lakhs Twenty Eight Thousand Three Hundred only)** and the Vendees has agreed to purchase the Schedule Property for the said sale consideration from the VENDORS.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

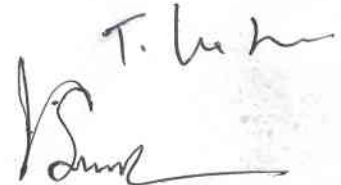
IN PURSUANCE OF the said offer of the VENDORS and acceptance by the Vendees and in consideration of the sum of **Rs. 1,58,28,300/- (Rupees One Crore Fifty Eight Lakhs Twenty Eight Thousand Three Hundred only)** the Vendees has paid the entire sale consideration to the VENDORS, in the following manner:

1. Rs. 10,00,000/- (Rupees Ten Lakhs only) to the Vendor No.1 by way of RTGS dated 01.01.2019
2. Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the Vendor No.1 by way of cheque No. 000117 dated 20.02.2019
3. Rs. 10,00,000/- (Rupees Ten Lakhs only) to the Vendor No.2 by way of RTGS dated 28.05.2018
4. Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the Vendor No.2 by way of cheque No. 000118 dated 20.02.2019

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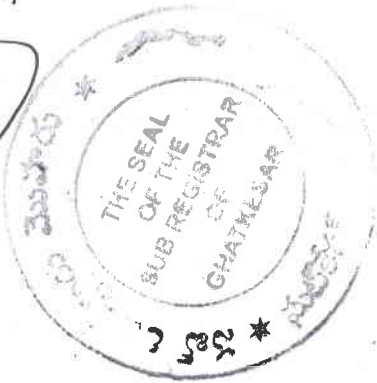






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5. Rs. 47,46,036/- (Rupees Forty Seven Lakhs Forty Six thousand and thirty six only) by way of RTGS dated 13.02.2019
6. Rs. 10,00,000/- (Rupees Ten Lakhs only) to the Vendor No.3 by way of RTGS dated 28.05.2018
7. Rs. 10,00,000/- (Rupees Ten Lakhs only) to the Vendor No.3 by way of RTGS dated 01.01.2019
8. Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the Vendor No.3 by way of cheque No. 000119 dated 20.02.2019
9. Rs. 10,00,000/- (Rupees Ten Lakhs only) to the Vendor No.4 by way of RTGS dated 01.01.2019
10. Rs. 15,82,264/- (Rupees Fifteen Lakhs Eighty Two Thousand Two Hundred and Sixty Four only) to the Vendor No.4 by way of cheque No. 000120 dated 20.02.2019

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 Vendees from further payment thereof and undertakes not to demand any further amount from the Vendees by any pretext under any circumstances hereafter, and does hereby convey, and transfer all the Schedule property by way of absolute sale to the Vendees 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 Vendees TO HAVE and TO HOLD the same as the owner absolutely forever and ANON.

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M. H. [Signature]

T. [Signature]

P. [Signature]

[Signature]



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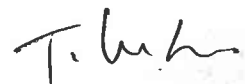
The VENDORS hereby covenants with the Vendees as follows:-

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 **Ac.0.32.25 Gts**, 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 hitherto in respect of the Schedule property, in favour of the Vendees, 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 Vendees.
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 Vendees herein purchased the Schedule Property from the VENDORS on the specific assurance and the confirmation by the VENDORS that there are no defects in the title of the VENDORS over the Schedule Property and the same is un-polemic 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.

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

04. 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 Vendees, and the Vendees 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.

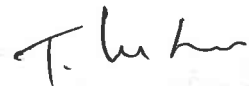
05. That the VENDORS hereby transfer all their rights of ownership, possession and easements, to the extent of **Ac.0.32.25 Gts** to the Vendees and by virtue of this Deed of Sale, the Vendees shall henceforth quietly and peaceably possess, hold and enjoy the schedule property as share holder, as the Vendees likes, with all proprietary, possessory, easementary and hereditary rights in the following manner:

- 1) Vendee No.1 (M. SATISH KUMAR) will have rights over an extent of Ac.0.11.29 Gts out of total land admeasuring Ac.0.32.25 gts
- 2) Vendee No.2 (K. INDIRA) will have rights over an extent of Ac.0.11.29 Gts out of total land admeasuring Ac.0.32.25 gts
- 3) Vendee No.3 (M. SRINIVASULU) will have rights over an extent of Ac.0.9.67 Gts out of total land admeasuring Ac.0.32.25 gts

without any let, suit, trouble, eviction, or hindrance either from the VENDORS, or any other person or persons whosoever claiming under the VENDORS, as they have paid sale consideration to the Vendors proportionately in the ratio shown above. 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.

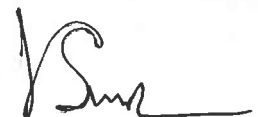
06. The VENDORS hereby covenant and agree with the Vendees that notwithstanding any acts, deeds or things hereto before done, executed or knowingly and willingly suffered to the contrary by the VENDORS or their predecessor-in-title, the VENDORS themselves have got good right, full power and absolute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

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07. 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 Vendees 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 Vendees is compelled to pay if any under threat, the Vendees shall be entitled to recover the said amount with interest, and the Vendees will have to pay such taxes etc., payable hereafter.
08. 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 Vendees as if the said amount is due as debt by the VENDORS to the Vendees and to the complete satisfaction of the Vendees.
09. That the VENDORS hereby undertake to bind themselves in favor of the Vendees, to save harmless, indemnify and keep the Vendees 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 Vendees at any time in future in case the Vendees 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 Vendees may sustain and compensate the Vendees against the same and also undertakes to preserve, perfect, protect and safeguard the interest title of the Vendees impeccable and undisputed, by clearing all hurdles and see that the Vendees's rights over the Schedule Property be untouched, undisturbed and unaffected, under any circumstances.
10. THAT the property shown in the schedule which is affected 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 BhoodanYagna 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.

Contd..9



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2495 1204. Sheet 8 of 14 Sub Registrar
Ghatkesar



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11. 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.
12. 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 Vendees 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 Vendees.
13. That the VENDORS hereby agree to co-operate with the Vendees to get the title of the schedule property mutated in the name of the Vendees in all Govt. records and shall at the request and cost of the Vendees, 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 Vendees in Govt. records and for further and more perfectly conveying and assuring the title of the Vendees, on the Schedule Property, without demanding any fresh consideration from the Vendees.
14. 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.

Contd..10

M. P. ———

P. I. Allen .

T. L. ———

V. S. ———

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2495/2019. Sheet 9 of 14 Sub Registrar
Ghatkesar



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15. By virtue of this deed of Sale, the Vendees 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 Vendees.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF THE Land admeasuring an extent of Acre 0.32.25 Guntas (out of the total 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 Satyavani Homes JV AND ASHISH
WADHAWAN & OTHERS
EAST : MARAM INFRA PROJECTS PVT LTD SITE
WEST : MARAM INFRA PROJECTS PVT LTD SITE

**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 in Rs.	Total Market Value in Rs.
Annojiguda	97 98	0.32.25	Rs.1,96,32,000/	1,58,28,300/-

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

Contd..11

[Handwritten signature]

T. L. K.

[Handwritten signature]

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2495 / 2019 Sub Registrar
Ghatkesar



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IN WITNESS WHEREOF the VENDORS and the Vendees 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. 
3.  4. 

(VENDORS)


M/s. SATYAVAN HOMES JV,

1. 
(MARAM SATISH KUMAR)

2.
(KASTURI INDIRA)

3. 
(MARAM SRINIVASULU)
(VENDEE)

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2495/2019 Sub Registrar
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REGISTRATION PLAN OF PLOT, IN SY.NO'S :97 & 98 ,SITUATED AT ANNOJIGUDA (V), UNDER POCHARAM GRAM PANCHAYAT, CHATKESAR MANDAL, MEDCHAL MALKAJGIRI DISTRICT, T.S.

VENDOR : 1) SRI.MURALI MUKKAMALA S/o.SRI.UMA MAHESHWARA RAO MUKKAMAL
2) SRI.P.SURYA PRAKASH S/o.SRI.P.H.RAO.
3) SMT.T.USHASREE W/o.SRI.P.SURYA PRAKASH
4) SRI.V.SURYANARAYANA MURTHY S/o.SRI.V.LAKSHMI NARASIMHAM
5) M/s.SATYAVANI HOMES JV REPRESENTED BY ITS MANAGING PARTNER SRI.P.SURYA PRAKASH

VENDEE : 1) SRI.MARAM SATISH KUMAR S/o.SRI. MARAM KRISHNA MURTHY
2) SMT. KASTURI INDIRA W/o. M.SATISH KUMAR
3) SRI.MARAM SRIIVASULU S/o.SRI.MARAM KRISHNA MURTHY

BOUNDARIES:

NORTH : NEIGHBOUR'S LAND
SOUTH : LAND OF SATYAVANI HOMES JV AND ASHISH WADHAWAN & OTHERS
EAST : MARAM INFRA PROJECTS & PVT.LTD SITE
WEST : MARAM INFRA PROJECTS & PVT.LTD SITE

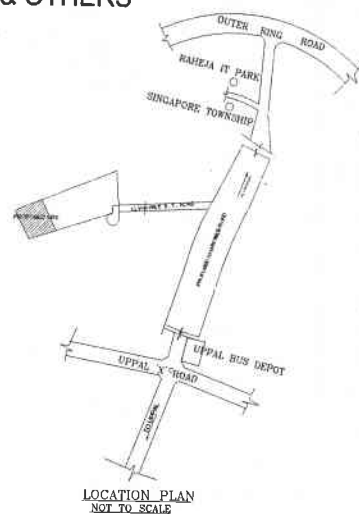
TOTAL LAND AREA : Ac 0. 32.25 Gts.

REFERENCE:

INCLUDED ☐

EXCLUDED ☐

LAND OF SATYAVANI HOMES JV AND ASHISH WADHAWAN & OTHERS



WITNESSES

- 1)
- 2)

VENDOR'S SIGN

1)

2)
3)
4)

SIG OF THE VENDEE'S

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2485/2019 Sub Registrar
Ghatkesar



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2495/2014. Sheet 13 of 14 Sub Registrar
Ghatkesar



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O
ముక్కామల, 10-2-289/61 Rr no 301 pram.
mukkamala apts, శాంతినగర్, హైదరాబాద్
Hyderabad, Andhra Pradesh, 500028

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

1947
1800 190 1947

help@uidai.gov.in

www.uidai.gov.in

హి. లా. పి. 1947,
టె. నం. 500001

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: మురళి ముక్కామల
Murali Mukkamala

జన్మ సంవత్సరం: 1955
జన్మనామ: Male

8305 7816 1876

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

సమోచ సంఖ్య: Enrollment No. : 1080/20040/06624

To
Ponnada Surya Prakash
పొన్నాడ సూర్య ప్రకాశ్
S/O Ponnada Hanumanthia Rao
12-2-417/36
Sharada Nagar
Tallagadda, Kulsum Pura
Asifnagar
Kulsumpura Hyderabad
Andhra Pradesh - 500067
9393348494

04/02/2013

KL14837482IDF
14837482

ఆధార్ సంఖ్య / Your Aadhaar No. :
8371 2119 3740

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పొన్నాడ సూర్య ప్రకాశ్
Ponnada Surya Prakash

జన్మ సంవత్సరం: 1964
జన్మనామ: Male

8371 2119 3740

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O పొన్నాడ సూర్య ప్రకాశ్
12-2-417/36, భారత నగర్
రాజ్ గడ్డ, కులూం పురా, అసిఫ్ నగర్
కులూం పురా హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500067

Address: W/O Ponnada
Surya Prakash, 12-2-417/36,
Sharada Nagar, Tallagadda,
Kulsum Pura, Asifnagar,
Kulsumpura, Hyderabad,
Andhra Pradesh,
500067

తల్లాప్రగడ ఉషా స్రీ
Tallapragada Usha Sree

జన్మ సంవత్సరం: 1965
జన్మనామ: Female

9900 9705 2957

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O వాద్రామాని సూర్యనారాయణ మూర్తి
Lakshminarasimham
2-2-18/16/4/31 Amberpet,
D Colony Amberpet,
Amberpet, Hyderabad
Andhra Pradesh, 500013

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

వాద్రామాని సూర్యనారాయణ మూర్తి
Vadramani Suryanarayana Murthy

జన్మ సంవత్సరం: 1935
జన్మనామ: Male

9247 6525 9802

ఆధార్ - సామాన్యని హక్కు

చిరునామా: Address: S/O Maram Krishna Murthy, 13-10-95 05 Flat No 302, Vauhnavel Sv Divvadi, Opp 6th Bank, Gaddannaram, Amberpet, Hyderabad, Telangana - 500038

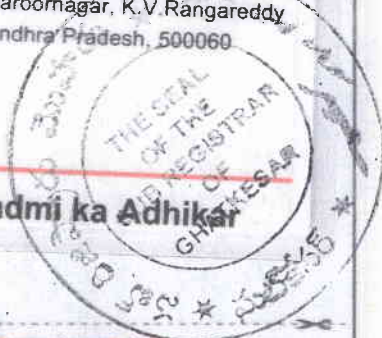
2102 8657 7684

MEMA AADHAR MERI PEHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: Address: D/O: Kasturi Sathaiah, flat no 302 16-11-511/D/233, shalivahana nagar, beside andhra bank dil sukh nagar, Saroomaggar, K.V.Rangareddy Andhra Pradesh, 500060

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Aadhar Ram Aadmi ka Adhikar

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

Address: S/O Maram Krishna Murthy, 16-2-5/0 మాంకర్ల మూర్తి, 16-2-751/97 751/97 lotus residence dil sukh b colony, saidabab, Saroomaggar, Hyderabad, తెలంగాణ - 500059

3906 6611 7357

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 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

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

भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 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 dil sukh nagar, Saroomaggar, K.V.Rangareddy Andhra Pradesh, 500060

7279 1742 9752

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

Handwritten signature



నారాం సతీష్ కుమార్ Maram Sathish Kumar పుట్టిన తేదీ/ DOB: 10/03/1968 పురుషుడు / MALE

2102 8657 7684

నా ఆధార్ నా గుర్తింపు

भारत सरकार GOVERNMENT OF INDIA



కస్తూరి ఇందిర Kasturi Indira పుట్టిన సం./YoB:1979 స్త్రీ Female

9166 8180 6569

ఆధార్ - ఆధార్ - సామాన్యమైనపుడి హక్కు

Government of India



మారాం శ్రీనివాసులు Maram Srinivasulu పుట్టిన తేదీ/DOB: 05/03/1975 పురుషుడు/ MALE

3906 6611 7357

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం GOVERNMENT OF INDIA



కిశోర కుమార్ కంబిబోట్ల Kishore Kumar Kamchibotla పుట్టిన తేదీ/ DOB: 05/07/1977 పురుషుడు / MALE

7759 8991 5380

ఆధార్ - సామాన్యమైనపుడి హక్కు

भारत सरकार GOVERNMENT OF INDIA



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

7279 1742 9752

ఆధార్ - ఆధార్ - సామాన్యమైనపుడి హక్కు



Government of Telangana
Registration And Stamps Department

P 36/2019
2495/2019

Payment Details - Citizen Copy - Generated on 20/02/2019, 05:59 PM

SRO Name: 1517 Ghatkesar

Receipt No: 2118

Receipt Date: 20/02/2019

Name: MURALI MUKKAMALA

CS No/Doct No: 2088 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 696DP8190219

Chargeable Value: 15828500

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 19-FEB-19

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				79145
Transfer Duty /TPT				237435
Deficit Stamp Duty				633060
User Charges				100
Total:				949740

In Words: RUPEES NINE LAKH FORTY NINE THOUSAND SEVEN HUNDRED FORTY ONLY

Prepared By: KAVITHA

Signature by SR