

5

2485/2020

SCANNED

2519



తెలంగాణ తెలంగాణ TELANGANA

Z 870540

Sl No. 2882 Dt. 18-03-2020, Rs.100/-

Sold to : V MANOJ

S/o.W/o.D/O. V.ANAND, R/O.KARIMNAGAR.

For Whom : ORUGANTI INFRA.PVT LTD.

G. Anitha

GYARA ANITHA.

LICENSED STAMP VENDOR

SL.No.15-17-006/2015, R.L.No.15-17-032/2018

H.No.3-85, Patel Nagar, Ghatkesar (V & M)

Medchal-Malkajgiri Dist.

Cell.No.9391238621, 9032701718.

### SALE DEED

THIS DEED OF SALE is made and executed on this the 04<sup>th</sup> day of May 2020 at S.R.O. Ghatkesar, M.M. Dist., by and between:-

**SRI. M. VIJAYA KUMAR**, S/O. LATE. MAMIDI RAMAIAH, aged about 63 years, Occ. Business, R/o. H.No.2-3-647/B/5, Presently Residing at H.No.2-3-603/67/14/A/1, Prem Nagar, Amberpet, Hyderabad, Telangana-500 013. Aadhaar No.2483 7816 2461, PAN No.ALPPM3575C.

(HEREINAFTER CALLED THE 'VENDOR')

#### IN FAVOUR OF

**M/S. VORUGANTI INFRA Pvt. LTD. PAN No.ATJPV7021Q, Rep by its**

**1. V. MANOJ KUMAR**, S/o. V. ANAND, aged about 28 Years, Occupation: Business, R/o. H.No.8-4-510/1, Tirumala Nagar, Karimnagar, District-505 530.[Aadhaar No.493094559518].Mobile No.9030222204.

**2. VESIREDDY DURGA REDDY**, S/o. VESIREDDY NAGI REDDY, aged about 50 Years, Occupation: Business, R/o.H.No.7-2-541/1, Mankammathota, Karimnagar, District, Telangana-505 001.[Aadhaar No.6283 3944 9204].Mobile No.9030222204.

(HEREINAFTER CALLED THE 'PURCHASER')

Contd..2

H.విశ్వానంద్

The terms THE VENDOR and THE PURCHASER herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.

WHEREAS the Vendor is the sole and absolute owner of the **Open Land, in Survey No. 563, Admeasuring Ac. 2-00 Gts., or 0.81 Htrs., equivalent to Admeasuring 9680 Sq. Yds., or 8092 Sq. Mtrs.,** Situated at Ghatkesar Village and Municipality, Ghatkesar Mandal, Medchal-Malkajgiri Dist. by virtue of Regd. **Sale Deed Doct. No.2467/2020**, Regd. S.R.O. Ghatkesar, Medchal-Malkajgiri District.

WHEREAS the Vendor has offered to sell the above said the **OPEN PLOT NOs.479, 480, 487, 488, 495, 496, 503, 504, 510 & 511, in Survey No.563, admeasuring 1883.52 Sq. Yds., or 1574.89 Sq.Mtrs.,** Situated at Ghatkesar Municipality & Mandal, Medchal-Malkajgiri District., [erstwhile Ghatkesar Village, Ranga Reddy District], Free from encumbrances for a total consideration of **Rs.45,22,000/- (Rupees Forty Five Lakhs Twenty Two Thousand Only)** and the Purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said Purchaser the said consideration of **Rs.45,22,000/- (Rupees Forty Five Lakhs Twenty Two Thousand Only)** by way of chq No. 000359, 07/05/20, the receipt of which the Vendor hereby admits and acknowledges.

NOW THEREFORE this Deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of **Rs.45,22,000/-** already received by the vendor from the Purchaser the said vendor is absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in red colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Purchaser 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 hereby conveyed. The Purchaser shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Purchaser as follows:

1. The said property shall be quietly entered into and upon by the Purchaser who shall hold and enjoy the same as absolute owner without any interruption from the vendor or any persons claiming through the Vendor.

2. The Vendor has given vacant possession of the said property to the Purchaser.

Contd..3

M. V. S. S. S. S. S.

3. The Vendor has paid all taxes etc., payable on the said property up to date and the Purchaser will have to pay such taxes etc., payable hereafter.

4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.

5. The previous title deeds relating to the said property hereby handed over to the Purchaser.

6. The Vendor hereby agrees to co-operate with the Purchaser to get the title of the said property changed in the name of the Purchaser in Revenue Records.

7. The Vendor does hereby further agree with the Purchaser at all times hereafter and at the cost of the Purchaser to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Purchaser according to the true intent and meaning of this Deed.

8. The Vendor does hereby agree to keep indemnified the Purchaser from and against all losses, costs, damages and expenses which the Purchaser may sustain by reason of anybody claiming to the said property.

9. The land is not assigned land within the meaning of A.P. Assigned Land (Prohibition of Transfers) Act.9 of 1977 and it does not belong to or under mortgage to Govt. Agencies/Undertakings. And there is no house or any constructions in the said site, if any structure is there the Vendor may be prosecuted Under Section 27 & 64 of Indian Stamp Act.

10. The said property is situated outside the Urban Agglomeration, hence the Urban Land Ceiling Act is not applicable.

The Market value of the property is Rs.2,400/- per Sq.Yard, total value of Rs.45,22,000/- for 1883.52 Sq.Yds., Stamp duty, Registration and User Charges of Rs.2,71,500/- paid by way of Online-Challan No. 43153 4060520.

M. Narasimhan

Contd..4

**SCHEDULE OF THE PROPERTY**

All that the **OPEN PLOT NOS. 479, 480, 487, 488, 495, 496, 503, 504, 510 & 511**, in **Survey No. 563**, admeasuring **1883.52 Sq. Yds.**, or **1574.89 Sq. Mtrs.**, Situated at **Ghatkesar Municipality & Mandal, Medchal-Malkajgiri District**, [Erstwhile **Ghatkesar Village, Ranga Reddy District**], Under **S.R.O. Ghatkesar** and bounded by:

**NORTH :: 25' WIDE ROAD.**

**SOUTH :: 25' WIDE ROAD.**

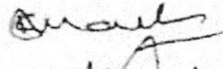
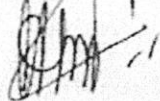
**EAST :: 40' WIDE ROAD.**

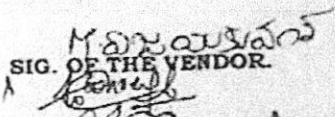
**WEST :: PLOT NOS. 471 & 472.**

more fully shown in the plan in **RED** colour annexed hereto.

IN WITNESS WHEREOF the Vendor hereunto has set his hands to this Deed of Sale with his free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses:

**WITNESSES :**

1. 
2. 

  
**SIG. OF THE VENDOR.**

2   
**SIG. OF THE PURCHASER.**

REGISTRATION PLAN SHOWING OF THE OPEN PLOT NOS.479, 480, 487, 488, 495, 496, 503, 504, 505 & 511.

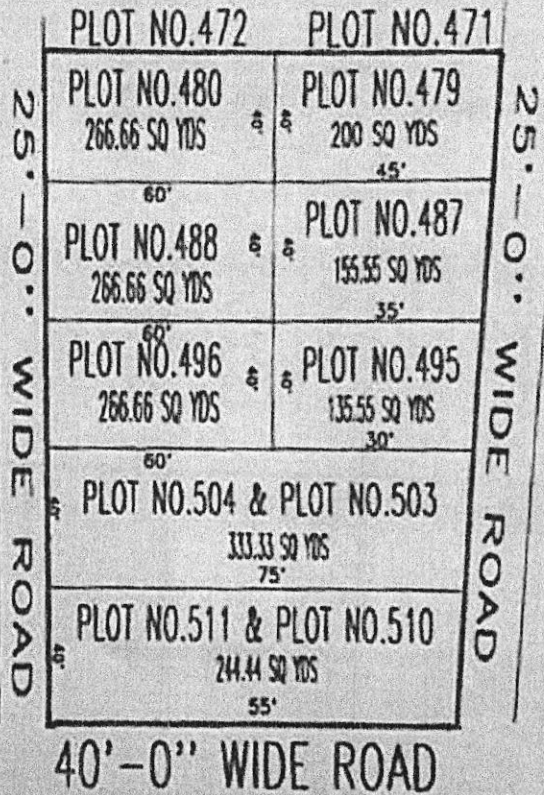
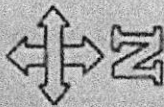
IN SURVEY NO: 563, SITUATED AT: CHATEWAR MUNICIPALITY & NARDAL, MEDICAL-MALKAJGIRI DISTRICT.

VENDOR: SRI. M. VIJAYA KUMAR, S/O. LATE. MAMIDI RAMAIAH.

VENDEE: M/S. VORUGANTI INFRA Pvt. LTD. Rep by its I. V. MAROJ KUMAR, S/o. V. ANAND. 2. VESIREDDY DURGA REDDY, S/o. VESIREDDY NAGI REDDY.

REFERENCE: SCALE: INCL: AREA: 1883.52 Sq. Yds., or 1574.89 Sq. Mtr.,

EXCL:



SIGNATURE OF WITNESSES:

1.

2.

1.

2.

SIG. OF THE VENDEE.

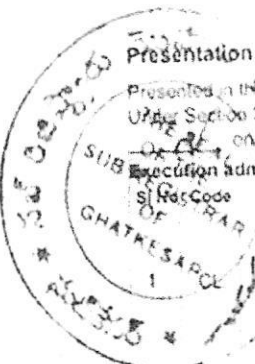
SIG. OF THE VENDOR.

# 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. 22625/- paid between the hours of 1 and on the 07th day of MAY, 2020 by Sri M Vijaya Kumar

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

Signature/Ink Thumb Impression



BK-1, CS No 2519/2020 & Doct No 2485/2020 Sheet 1 of 6  
Sub Registrar  
Ghatkesar

Thumb Impression

Photo

Address



M/S VORUGANTI INFRA PVT.LTD  
REP.BY.(MP) VESIREDDY DURGA  
REDDY  
S/O. VESIREDDY NAGIREDDY  
H NO 7-2-541/1 MANKAMMATHOTA  
KARIMNAGAR DIST.



M/S VORUGANTI INFRA PVT.LTD  
REP.BY.(MP) V.MANOJ KUMAR  
S/O. V. ANAND  
H NO 8-4-510/1 TIRUMALA NAGAR  
KARIMNAGAR DIST.



M.VIJAYA KUMAR  
S/O. LATE MAMIDI RAMAIAH  
2-3-647/B'S PRESENTLY H.NO 2-3-  
603/67/1/4/A/1 PREMNAGAR AMBERPET  
HYDERABAD

Identified by Witness:

Sl No Thumb Impression

Photo

Name & Address

Signature



K. MAHESH  
R/O BOOUPPAL MM DIST



A. SADANANDAM  
R/O KARIMNAGAR

07th day of May, 2020

Signature of Sub Registrar

Ghatkesar

| Sl No | Aadhaar Details                                         |
|-------|---------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX2461<br>Name: M Vijaykumar          |
| 2     | Aadhaar No: XXXXXXXX9518<br>Name: Voraganti Manoj Kumar |

E-KYC Details as received from UIDAI:

Address:

S/O Late Mamidi Ramaiah,  
Amberpet, Hyderabad, Andhra Pradesh, 500013

C/O S/O VORAGANTI ANAND,  
Karimnagar, Karimnagar, Telangana, 505001

Photo



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E-RYC Details as received from UIDAI:

Sl No. Aadhaar Details Address Photo  
 1 Aadhaar No. XXXXXXXX9320 S/O. Rajgoudy  
 Name: Veerreddy Chiranjeevi Karmannagar Karmannagar, Telangana 505001

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 |                                |               |          |                                   |                     | Total         |
|-------------------------|----------------|--------------------------------|---------------|----------|-----------------------------------|---------------------|---------------|
|                         | Stamp Papers   | Cheques<br>as per 41 of 19 Act | E-Cheques     | Cash     | Stamp Duty<br>as per 19 of 19 Act | DE/DCT<br>Pay Order |               |
| Stamp Duty              | 100            | 0                              | 120600        | 0        | 0                                 | 0                   | 120600        |
| Transfer Duty           | NA             | 0                              | 67635         | 0        | 0                                 | 0                   | 67635         |
| Reg. Fee                | NA             | 0                              | 22625         | 0        | 0                                 | 0                   | 22625         |
| User Charges            | NA             | 0                              | 100           | 0        | 0                                 | 0                   | 100           |
| <b>Total</b>            | <b>100</b>     | <b>0</b>                       | <b>271360</b> | <b>0</b> | <b>0</b>                          | <b>0</b>            | <b>271460</b> |

Rs. 24825/- towards Stamp Duty including T.D under Section 41 of 19 Act, 1929 and Rs. 22625/- towards Registration Fee on the Chargeable value of Rs. 45,70,000/- was paid by the party through E-Cheque/Debit Pay Order No. 431504060520 dated 06-MAY-20 of KOTIC.

Online Payment Details Received from SBI e-P

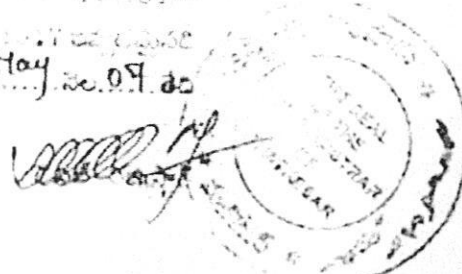
AMOUNT PAID: Rs. 271360/- DATE: 06-MAY-20, BANK NAME: KOTIC, BRANCH NAME: BANK REFERENCE NO: 935125862427 PAYMENT MODE: NB: 105200 ATTN: 935125862427 REMITTER NAME: MANOJ KUMAR AND OTHERS EXECUTANT NAME: M. VIJAYA KUMAR CLAIMANT NAME: MANOJ KUMAR AND OTHERS

Date:  
07th day of May, 2020

Signature of Registering Officer  
Ghatkesar

Bx-1, CS No 2519/2020 & Doct No 2485/2020, Sheet 2 of 6 Sub Registrar Chhatkhar

12-03-2020  
1942-2485  
2485  
2020 May 20.09.20



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**కొంపూరి**  
K. Mahesh  
నాన్-సెక్స్ DOB: 24/11/1982  
నాన్-సెక్స్ / MALE

2972 0024 9933

నా ఆధార్, నా గుర్తింపు

*Quail*



**కొంపూరి**  
నాన్-సెక్స్ DOB: 24/11/1982  
నాన్-సెక్స్ / MALE

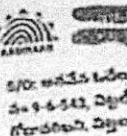
2972 0024 9933



**అనవరం సదామందం**  
Anavara Sadamandam  
DOB: 05-08-1976  
MALE

*[Signature]*

9977 1848 8737



**అనవరం ఒడెలా, H**  
No 9-6-543, విటల్ నగర్,  
గోదావరిఖండం, విటలనగర్,  
విటలనగర్, కర్నూలు,  
తెలంగాణ, 505214

**అనవరం ఒడెలా, H**  
No 9-6-543, vital nager,  
godaverikhani, Vitthalnagar,  
Vitalnagar, Karnulnagar,  
Telangana, 505214

9977 1848 8737

*Mrs Anubhai, Meri Pehchan*

EX-1 CS No 2519/2020 & Doc No 2441/2019  
Sheet 6 of 6  
Sub Registrar  
Guntur

**Declaration**

I, the undersigned, being a duly qualified and licensed person, do hereby declare that the information furnished by me is true and correct and I am not aware of any other person who has furnished false information.

Subscribed by (Details of all Executors/Claimants under Sec. 32A)

| No. | Photo                                                                             | Address                                                                                               |
|-----|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1   |  | S/O VORAGANTI ANAND<br>PLOT NO. 10, VEERABHADRA PURAM<br>KANNUR, KANNUR DIST.<br>KANNUR, KANNUR DIST. |
| 2   |  | S/O VORAGANTI ANAND<br>PLOT NO. 10, VEERABHADRA PURAM<br>KANNUR, KANNUR DIST.<br>KANNUR, KANNUR DIST. |
| 3   |  | S/O VORAGANTI ANAND<br>PLOT NO. 10, VEERABHADRA PURAM<br>KANNUR, KANNUR DIST.<br>KANNUR, KANNUR DIST. |

Signature/Thumb Impression

Blk - 1, CS No 2510/2020 & Doct No 2485/2020, Sheet 1 of 6  
Sub Registrar  
Gharkesar



Identified by Witness  
Sl No Thumb Impression



Photo



Name & Address

K. MAHESH  
K. MAHESH, K. MAHESH



A. SADANANDAM  
A. SADANANDAM, A. SADANANDAM

Signature

*Signature*

*Signature*

07th day of May, 2020

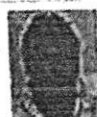
Signature of Sub Registrar  
Gharkesar

E-KYC Details as received from UIDAI:

| Sl No | Aadhaar Details                                         |
|-------|---------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX2461<br>Name: M. Vijaykumar         |
| 2     | Aadhaar No: XXXXXXXX9518<br>Name: Voraganti Manoj Kumar |

| Address                                                                 |
|-------------------------------------------------------------------------|
| S/O Late Mamidi Ramaiah,<br>Amberpet, Hyderabad, Andhra Pradesh, 500013 |

Photo



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భారత సర్కార్  
M Vijaykumar  
DOB: 20/07/1960  
MALE  
2483 7816 2461  
VTD 9173 1287 2537 9112

భారత సర్కార్  
Address: 500011  
2483 7816 2461

ఆదాయ విభాగ  
INCOME TAX DEPARTMENT  
M VIJAYKUMAR  
RAMAIAH MUMIDI  
20/07/1960  
Permanent Account Number  
ALTPM3575C

ఆదాయ విభాగ  
INCOME TAX DEPARTMENT  
VORAGANTI INFRA PRIVATE LIMITED  
09/04/2015  
Permanent Account Number  
AAFCV0859A

భారత సర్కార్  
4930 9455 9518

భారత సర్కార్  
4930 9455 9518

భారత సర్కార్  
Vasireddy Chingareddy  
DOB: 12/06/1970  
MALE  
6283 3944 9320

భారత సర్కార్  
Address: 505001  
6283 3944 9320