

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. 411, & 423, in Survey No. 563., admeasuring 469 Sq. Yds., or 392.15 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.11,25,600/- (Rupees Eleven Lakhs Twenty Five Thousand Six Hundred 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.11,25,600/- (Rupees Eleven Lakhs Twenty Five Thousand Six Hundred Only)** by way of chq No. 976602, 07/05, 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.11,25,600/-** 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. D. Rao

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	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	45040	0	0	0	45140
Transfer Duty	NA	0	16890	0	0	0	16890
Reg. Fee	NA	0	5630	0	0	0	5630
User Charges	NA	0	100	0	0	0	100
Total	100	0	67660	0	0	0	67760

Rs. 61930/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5630/- towards Registration Fees on the chargeable value of Rs. 1126000/- was paid by the party through E-Challan/BC/Pay Order No. 551WZF060520 dated 06-MAY-20 of ICICIC/

Online Payment Details Received from SBI e-P
 (1). AMOUNT PAID: Rs. 67660/-, DATE: 06-MAY-20, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 7006323109727, PAYMENT MODE: NB-1000200, ATRN: 7006323109727, 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

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 2020 వ సం. May నెం. 07 రేడి

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3. The Vendor has paid all taxes etc., payable on the said property upto 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 handedover 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.11,25,600/-** for **496** Sq.Yds., Stamp duty, Registration and User Charges of **Rs.67,600/-** paid by way of **Online-Challan No. 551WZF060520**.

Contd..4

M. D. Rao Srinivas

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Ghatkesar



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:: 4 ::

SCHEDULE OF THE PROPERTY

All that the **OPEN PLOT NOS. 411, & 423, in Survey No. 563,** admeasuring **469 Sq. Yds., or 392.15 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 :: SERVICE ROAD.

SOUTH :: 25' WIDE ROAD.

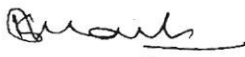
EAST :: PLOT NO.191.

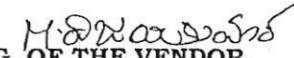
WEST :: 25' WIDE ROAD.

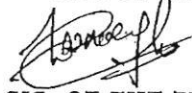
more fully shown in the plan in RED colour annexed hereto.

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.

- 1) 
 - 2) 
- SIG. OF THE PURCHASER.

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Ghatkesar



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REGISTRATION PLAN SHOWING OF THE OPEN PLOT NOS. 411 & 423.

IN SURVEY NO: 563, SITUATED AT: GHATKESAR MUNICIPALITY & MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

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

VENDEE: M/S. VORUGANTI INFRA Pvt. LTD. Rep by its 1. V. MANOJ KUMAR, S/o. V. ANAND, 2. VESIREDDY DURGA REDDY, S/o. VESIREDDY NAGI REDDY.

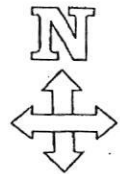
REFERENCE :

SCALE

INCL :

EXCL :

AREA: 469 Sq.Yds., or 392.15 Sq.Mtrs.,



25'-0" WIDE ROAD

SERVICE ROAD

PLOT NO.411 & 423
469 SQ YDS

PLOT NO.191.

25'-0" WIDE ROAD

SIGNATURE OF WITNESSES:

1.

2.

SIG. OF THE VENDEE.

M.విజయకుమార్
SIG. OF THE VENDOR.

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Ghatkesar



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आयकर विभाग
INCOME TAX DEPARTMENT
VORAGANTI INFRA PRIVATE
LIMITED
09/04/2015
Permanent Account Number
AAFCV0859A


Unique Identification Authority of India
Address:
 Plot No. 45/101, 45/102, 45/103,
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 भारत India	Government of India Ministry of Information and Public Relations Press Information Bureau New Delhi - 110 054
Office No.: S/O. Nagreddy, 7-2-541/1, Markamathota, Karimnagar, Telangana - 505001	Address: S/O. Nagreddy, 7-2-541/1, Markamathota, Karimnagar, Karimnagar, Telangana - 505001

Anand

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భారత సర్కార్
GOVERNMENT OF INDIA

అనవేన సదానందం
Anavena Sadanandam
DOB: 08-08-1976
MALE

9977 1848 8737

భారత విశిష్ట పఠచాన ప్రాధికరణ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: అనవేన పి.దేలు, ఇంటి
నం 9-6-543, విట్టల్ నగర్,
గోదావరిఖని, విట్టలానగర్,
విట్టలానగర్, కరీంనగర్,
తెలంగాణ, 505214

S/O: Anavena Odelu, H
No 9-6-543, vittal nagar,
godavarikhani, Vittalnanagar,
Vittalnanagar, Karimnagar,
Telangana, 505214

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Mera Aadhaar, Meri Pehchaan

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