# తెలంగాణ ప్రభుత్వము

# పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

డివిజన్

గ్రామం

కీసర

తుర్కపల్లి

మేడ్చల్-మల్కాజిగిరి

మండలం

షామీర్ పేట్

పాస్ బుక్ నెంబర్

T06130030946





ఖాతా నెంబర్ : 60346

1. పట్టాదారు పేరు ఇంటిపేరుతో : జివియస్హైచ్ మాన్యుఫక్టురింగ్ ప్రైవేట్ లిమిటెడ్

2. తండ్రి/భర్త పేరు : జీవియస్టైచ్ మాన్యుఫక్టురింగ్ ఫ్రైవేట్ లిమిటెడ్

3. స్ర్త్రీ / పురుషుడు :

4. చిరునామ :తుర్కపల్లి,షామీర్ పేట్,మేడ్చల్-మల్కాజిగిరి

5. కులము :

6. ఆధార్ సంఖ్య :

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

## తెలంగాణ ప్రభుత్వము

జిల్లా

మేడ్చల్-మల్కాజిగిరి

డివిజన్

కీసర

మండలం

షామీర్ పేట్

గ్రామం

తుర్కపల్లి

వ్యవసాయ భూమి వివరములు

తేదీ :27-03-2021

క్ర సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎ🛮 గు🗈	భూమి పొందిన పద్ధతి	<u>రిమార్కులు</u>	తహశీల్ధార్ సంతకం
1	193/e/2	0.0500	కొనుగోలు	పట్టా	of which
2	193/ఆ/1ਕ/1	0.0400	కొనుగోలు	పట్టా	of the state of th
<b>ফ</b>	•ဝို့ ဆီည့်ဋ္ဌဝ	0.0900			



### Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on 25 March 2021 by and between:

Sri/Smt./Kumari BANDI PADMA GOUD, W/O BANDI SRINIVAS GOUD, aged about 50 years,PAN No. FOZPP4743F, Occ: House Wife, Residing at 4-89/1, TURKAPALLY, Turkapalle, Shamirpet, Medchal-Malkajigiri, Telangana, 500078.

(Hereinafter called the "VENDOR" of the first part)

#### IN FAVOR OF

Sri/Smt./Kumari GAURANG MODY Authorized by GVSH MANUFACTURING FACILITIES PRIVATE LIMITED (CIN/Firm/ Society/Trust No. - U70109TG2019PTC137599), aged about 53 years, Residing at SAPPHIRE APTS-105, CHIKOTI GARDENS NEST TO HDFC LANE,BEGUMPET,SECUNDERABAD, Hyderabad, Telangana, 500016. (Hereinafter called the "VENDEE - Authorized Person" of the second part)

(The tcrms "VENDOR" and "VENDEE - Authorized Person" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.

WEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 0.0900 Ac.Gts in Subjey No. 193/e/1a/1, 193/e/2, Turkapalle (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06130030390.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 900000 /- (RUPEES NINE LAKH ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 900000 /- has already been paid to the Vendor by the Vendee - Authorized Person and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows:In consideration of the sum of Rs. 900000 /-already received by the Vendor from the Vendee - Authorized Person, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee - Authorized Person as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee - Authorized Person shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee - Authorized Person as follows:

- 1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee Authorized Person from all kinds of losses, damages, demands & third party claims, etc., which the Vendee Authorized Person is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.
- 2. The Vendor having received sale consideration from the Vendee Authorized Person has delivered the physical and vacant possession of the schedule property to the Vendee Authorized Person today.
- 3. The Vendor has also delivered to the Vendee Authorized Person the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
- 4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

### **Additional Covenants**

Original Link document is handed over to Vendee - Authorized Person by the Vendor before witnesses.

### SCHEDULE OF PROPERTY

# **Presentation Endorsement**

Presented in the Office of the Tahsildar & Jt Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.54863.00/- paid between the hours of \_\_\_ and \_\_\_ on the 25th day of March, 2021 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUA L	Aadhaar Verified		BANDI PADMA GOUD, Address: 4-89/1, TURKAPALLY, Turkapalle, Shamirpet, Medchal-Malkajigiri, India	Biog
2	BU: Authorized Person	Aadhaar Verified		GAURANG MODY Authorized by GVSH MANUFACTURING FACILITIES PRIVATEN LIMITED, Address: Hyderabad, India	SEACTURING FACILITIES AND SEACTURING FACILITIES

		Ide	ntified by Witne	ess:	
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		SACHIN MALVE, Address: PARKAVENUE COLONY,	Southermatic
2	WIT.	Aadhaar Verified		SITARAMANJANEYUL U BURRI, Address: INJAPUR,	Knotinal

Date 27 March 2021 Signature of Registering Officer
Tahsildar & Joint Sub-Registral
Shamirpet Mandal





that the piece and parcel of Agricultural land admeasuring 0.0900 Ac.Gts in Turkapalle (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06130030390 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1.	193/ఆ/1ఇ/1	0.0400	OTHERS:CHERUVU KATTA	OTHERS:LAND OF B PANDU	OTHERS:LAND OF VISHNUVARDHAN REDDY	OTHERS:LAND OF R NARSAIAH
2	193/ఆ/2	0.0500	OTHERS:CHERUVU KATTA	OTHERS:LAND OF B PANDU	OTHERS:LAND OF VISHNUVARDHAN REDDY	OTHERS:LAND OF R NARSAIAH

### **EXECUTION DETAILS**

IN WITNESS WHEREOF, the Vendor and Vendee - Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

**VENDOR** 

B. S. S.

Signature Name

**BANDI PADMA GOUD** 

Aadhar

xxxxxxxx7245

Number Address

4-89/1, TURKAPALLY, Turkapalle, Shamirpet, Medchal-Malkajigiri, Telangana, 500078

For GVSH MANUFACTHRING FACILITIES PVT. LTD.

**VENDEE - Authorized Person** 

Signature

GAURANG MODY Authorized by GVSH MANUFACTURING FACILITIES PRIVATE LIMITED (CIN/

Firm/ Society/Trust No. - U70109TG2019PTCH1976990 Signatory

Aadhar

Name

Number

xxxxxxxx3669

SAPPHIRE APTS-105, CHIKOTI GARDENS NEST TO HDFC LANE, BEGUMPET, SECUNDERABAD, Address

Hyderabad, Telangana, 500016

#### Details of payments of consideration

S.I	No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
	1	19/03/2021	400000	DD	KOTAK BANK	SD ROAD SECUNDERABAD	9614168250	KKBK0000554	NA
	2 .	08/02/2021	500000	Cheque	KOTAK MAHINDRA BANK	SOMAJIGUDA	9614168250	KKBK0000552	NA

	E-KYC Details as received from UIDAI:						
S. No.	Aadhar Details	Address	Photo				
1	Aadhaar No: XXXXXXXXX3669  Gaurang Mody	Gaurang Mody, Address: S/O: Jayanti Lal, Sapphire Apts Apt-105, Chikoti Gardens, NA, Hyderabad, INDIA					
2	Aadhaar No: XXXXXXXXX7245  Bandi Padma Goud	Bandi Padma Goud, Address: W/O Bandi Srinivas Goud, H No- 4-89/1, Thurkapally, NA, Rangareddi, INDIA					
3	Aadhaar No: XXXXXXXXX3820 Sitaramanjaneyulu Burri	Sitaramanjaneyulu Burri, Address: S/O Koteswara Rao Burri, Plot No 1, 6-107/1, Sri Venkateswara Colony, NA, K.v. Rangareddy, INDIA					
4	Aadhaar No: XXXXXXXXX8663  Sachin Malve	Sachin Malve, Address: S/O Durgadas Malve, 1-8- 215/30/C, PARKAVENUE COLONY, NA, Hyderabad, INDIA					







### Tahsildar & Jt. Sub Registrar Office, Shamirpet ,Medchal-Malkajigiri

	200	The second second	10000	
100		ha		Contract of
E A I	200	4 -	-	4 8
S WY		B [ + 1	11.	

RFG2100280039 Challan No. **Buyer - Authorized Person Remitter Details** GVSH MANUFACTURING FACILITIES PRIVATE LIMITED R/B Name GAURANGMODY SAPPHIRE APTS-105, CHIKOTI GARDENS NEST TO HDFC LANE.BEGUMPET.SECUNDERABAD, Hyderabad, Telangana, Address 500016 xxxxxxxx3669 Aadhaar No. 9100126998 Mobile No. **Details of the Amounts Remitted (in INR)** 36000 **Stamp Duty** 13500 **Transfer Duty** 4500 **Registration Fee** 563 **Mutation Charges** PPB Charges (Including 300 **Courier Charges**) 54863 **Total Amount** FIFTY FOUR THOUSAND EIGHT HUNDRED SIXTY THREE In Words Rupees **RUPEES ONLY Buyer - Authorized Person** Amount paid By **Party Details** Seller Name **BANDI PADMA GOUD** 4-89/1, TURKAPALLY, Turkapalle, Shamirpet, Medchal-Malkajigiri, Address Telangana, 500078 GAURANG MODY Authorized by GVSH MANUFACTURING **Buyer - Authorized Person FACILITIES PRIVATE LIMITED** Name SAPPHIRE APTS-105, CHIKOTI GARDENS NEST TO HDFC LANE, BEGUMPET, SECUNDERABAD, Hyderabad, Telangana, Address 500016 **Document Information Property Details as per** Turkapalle, Shamirpet, Medchal-Malkajigiri Dharani: Village, Mandal & District T06130030390 Passbook Number of Seller Passbook Number of Buyer SALE **Document Nature** Registration **Transaction Type** 

Page 1 of 4

Tahsildar Joint Sub-Registrar

Shamirpet Mandal

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

	/		In	the form	of			
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	36000	0	0	0.00	0	36000
Transfer Duty	0	0	13500	0	0	0	0	13500
Reg Fee	0	0	4500	0	0	0	0	4500
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	563	0	0	0	0	563
Total	0.00	0	54863	0	0	0.00	0	54863

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

Rs. 49500 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 4500/towards Registration Fees on the chargeable value of Rs 900000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100280039 dated 25-03-2021 of SBIN/.

### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 54863.00/- DATE: 25-03-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 111611716423, PAYMENT CODE: ,ATRN: 7300739190629,REMMITER NAME: GVSH MANUFACTURING FACILITIES PRIVATE LIMITED R/B SITARAMANJANEYULU BURRI, EXECUTANT NAME: BANDI PADMA GOUD, CLAIMAINT NAME: GVSH MANUFACTURING FACILITIES PRIVATE LIMITED.

Date 27 March 2021 Signature Of Registering Officer Shamirpet Tahsildar & Joint Sub-Registrar Shamirpet Mandal







### Tahsildar & Jt. Sub Registrar Office, Shamirpet ,Medchal-Malkajigiri

	9743	PRO-50.0051	- BASSINGS	
Carried St	46.3	ha	1 900	PARTY
SF 94 3	20000	A 500 8	8 S. P 1	e B
Illia reprodu	198 3	器艺术器	S 8 00 1	20 0

Challan No. RE	G2100280039
Remitter Details	Buyer - Authorized Person
Name	GVSH MANUFACTURING FACILITIES PRIVATE LIMITED R/B SITARAMANJANEYULU BURRI
Address	SAPPHIRE APTS-105, CHIKOTI GARDENS NEST TO HDFC LANE,BEGUMPET,SECUNDERABAD, Hyderabad, Telangana, 500016
Aadhaar No.	xxxxxxx3669
Mobile No.	9100126998
Details of the Amounts Remit	ted (in INR)
Stamp Duty	36000
Transfer Duty	13500
Registration Fee	4500
Mutation Charges	563
PPB Charges (Including Courier Charges)	300
Total Amount	54863
In Words Rupees	FIFTY FOUR THOUSAND EIGHT HUNDRED SIXTY THREE RUPEES ONLY
Amount paid By	Buyer - Authorized Person
Party Details	
Seller Name	BANDI PADMA GOUD
Address	4-89/1, TURKAPALLY, Turkapalle, Shamirpet, Medchal-Malkajigiri, Telangana, 500078
Buyer - Authorized Person Name	GAURANG MODY Authorized by GVSH MANUFACTURING FACILITIES PRIVATE LIMITED
SAPPHIRE APTS-105, CHIKOTI GARDENS NEST TO LANE,BEGUMPET,SECUNDERABAD, Hyderabad, Tel 500016	
Document Information	
Property Details as per Dharani: Village, Mandal & District	Turkapalle, Shamirpet, Medchal-Malkajigiri
Passbook Number of Seller T06130030390	
Passbook Number of Buyer	
Document Nature	SALE
Transaction Type	Registration

Page 1 of 4

Tahsilda Joint Sub-Registrar

Shamirpet Mandal

### **Certificate of Registration**

Registered as document no. 184 of 2021 of Book1 and assigned the identification number 1-6117-184-2021 for Scanning on 27 March 2021.

Signature of Registering Officer

(Shamirpet)

P Sriniyas Reddy Fahsildar & Joint Sub-Registran

Shamirpet Mandal







### Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

### Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I intend to purchase from Shri/Smt./Kumari BANDI PADMA GOUD the following land(s):

Village: Turkapalle

Survey Number and Sub Division No.	Extent of land
193/ఆ/2	0.0500
193/ఆ/1a/1	0.0400
Total	0.0900

- 1 I have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. 🗷
- 2 I have verified the records and am satisfied with the seller's title to the land.

R

- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under 

  Section 22A of Registration Act, 1908.
- 4 There is no court order or injunction restraining transfer of the said land.

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

V

- The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
- The Telangana Scheduled Area Land Transfer Regulation, 1970.
- The Telangana Assigned Lands (Prohibition of Transfers ) Act, 1977.

#### Declaration

I have carefully read and understood 🗷 / clearly been made aware 🗷 of the above contents and. I declare that the particulars furnished above are true. I will be liable for criminal and civil action, \*\* is the state of the contents and it is the particular furnished above are true. I will be liable for criminal and civil action, \*\* is the state of the contents and it declare that the

V

GAURANG MORNIE SHEET BIS TO LOTY

Place

Hyderabad

Name

by GVSH MANUFACTURING

**FACILITIES PRIVATE LIMITED** 

Date

26/03/2021

R/o District

Hyderabad

PPB No.







### Tahsildar & Jt. Sub Registrar Office, Shamirpet , Medchal-Malkajigiri

#### Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

I intend to transfer to Shri/Smt./Kumari GAURANG MODY Authorized by GVSH MANUFACTURING FACILITIES PRIVATE LIMITED the following land(s):

Village: Turkapalle

Survey Number and Sub Division	Extent of land
193/ఆ/1a/1	0.0400
193/ఆ/2	0.0500
Total	0.0900

- 1 I am the absolute owner and possessor of the above said lands. The extents of land owned by me mentioned herein are correct.
- 2 I have not sold the said land to anyone else.
- 3 There is no court order or injunction restraining transfer of the said land. 

  ☑
- 4 The proposed land transfer is not in contravention of the following laws:
  - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers ) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under 

  Section 22A of Registration Act, 1908.

#### Declaration

I have carefully read and understood 🗹 / clearly been made aware 💆 of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

V

Place Turkapalle

Name

BANDI PADMA GOUD

Date

26/03/2021

W/O

**BANDI SRINIVAS GOUD** 

B. 00 Q

R/o VIIIage

Turkapalle

Mandal

Shamirpet

PPB No.

T06130030390







# Government of Telangana Tahsildar & Jt. Sub Registrar Office, Shamirpet ,Medchal-Malkajigiri

### **Transaction Summary**

Application No.: 2100293929

Seller Details		Buyer - Authorized Person Details		
PPB No.	T06130030390	PPB No.		
Aadhaar Number	xxxxxxxx7245	Aadhaar Number	хххххххххх 3669	
Name	BANDI PADMA GOUD		GVSH MANUFACTURING FACILITIES	
Father's / Husband's Name	BANDI SRINIVAS GOUD	Name	PRIVATE LIMITED (CIN/ Firm/ Society/Trust No U70109TG2019PTC137599)	
Social Status	вс-в		Represented by GAURANG MODY	
Gender	Female	Father's / Husband's Name		
Occupation	House Wife	Social Status		
PAN No.	FOZPP4743F	Gender		
Address	4-89/1, TURKAPALLY, Turkapalle, Shamirpet, Medchal-Malkajigiri, Telangana, 500078	Address	5-4-187/3, AND 4,SOHAN MANSION MG ROAD,SECUNDERABAD, Hyderabad, Telangana, 500016	

Type of Transaction : SALE ( SALE DEED )							
District :	Medchal-Malkajigiri	Mandal: Sham	irpet VIIIage:	Turkapalle K	hata No.: 1540		
S.No.	Survey No.	Extent Transferred (Ac,Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)		
1	193/e/2	0.0500	500000	62500	500000		
2	193/e/1a/1	0.0400	400000	50000	400000		
	Total	0.0900			900000		

Stamp Duty Details			
Charge Type	Amount in INR		
Stamp Duty	36000		
Mutation Charges	563		
PPB Charges (Including Courier Charges)	300		
Transfer Duty	13500		
Registration Fees	4500		
Total Amount	Rs. 54863		

Tahsildar & Joint Sub-Registrar Shamirpet Mandal





### GVSH MANUFACTURING FACILITIES P. LTD.

5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003. Ph. Nos. 040-66-33-5551/2/3/7

### RESOLUTION

Name of Company: GVSH Manufacturing Facilities Pvt Ltd

Address of Company: 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Nature of Company: Pvt Ltd Company

Meeting held at registered office: 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.

Date of meeting: 15th March 2021.

Directors present in the meeting: Mr. Soham Satish & Modi.Mrs. Tejal Soham Modi

The following resolution was adopted with the consent of all the Directors present in the meeting held on 15th March, 2021 at 5-4-187/3 &4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.

- A. It is resolved that the board of directors of the company have agreed to purchase land admeasuring Ac. 0-09 gts., in Sy. No. 193 of Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana from its original owner and pattedar Mrs. Bandi Padma, W/o. Bandi Srinivas Goud.
- B. It is further resolved by all the board of directors that Shri Gaurang Mody S/o. Late. Jayantilal Mody is hereby authorised to represent the company as a purchaser in the sale deed being executed by the owner in the office of the MRO Shamirpet or in the office of the SRO Shamirpet and sign all such documents and deeds that may be required for the said purpose.

This resolution is being attested by all the Directors present in the meeting on the date and venue of the maching acilities Pvt Ltd,

Soham Satish Modi. Dirang Facilities

Director

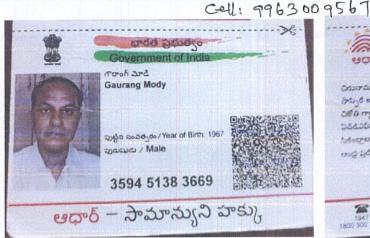
Director

2. Tejal Soham Modi, Director:











Cellno: 9100934471





Cell NO: 9100 126998





Cell; 9866212272

