

SCANNED

17514/24



తెలంగాణ తెలంగాణ TELANGANA

Paruna Rani
BG 574188

Tran Id: 240625163122913403
Date: 25 JUN 2024, 04:33 PM
Purchased By:
MANNE RAVI
S/o LATE. M. NARASIMHA RAO
R/o HYD
For Whom
M/S. GREATER INFRA PROJECTS PVT. LTD

PARUNA RANI
LICENSED STAMP VENDOR
Lic. No. 15-11-003/2018
Ren.No. 15-11-008/2024
F No G3 P No 159/A Addagutta
Hmt Colony Kukatpally Medchal
Malkajgiri Dist
Ph 9000148259

SALE DEED

This Sale Deed is made and executed on this the 26th day of June, 2024, Executed by and between:-

M/s. Greater Infra Projects Private Limited having CIN: U45201TG2019PTC132720 and Registered Office at Plot No.217/A, 2nd Floor, Near Metro Station, Matrusri Nagar, Miyapur, Hyderabad-500049 (PAN: AAHCG8193L) represented by its Directors: (i) Sri. Manne Ravi, S/o. Late. Sri. M. Narasimha Rao, aged about 51 years (Date of Birth : 15-03-1973) (DIN: 08452676) (Aadhar No. xxxx xxxx 3531) and (ii) Sri. Kasukurthi Jawaharlal Nehru, S/o. Sri. K. Radha Krishna Murthy, aged about 49 years (Date of Birth: 14-06-1975) (DIN:08468845) (Aadhar No. xxxx xxxx 2821).

HEREINAFTER referred to as the "**VENDOR**" which expression shall mean and include all his heirs, legal representatives, assignees, executors, administrators, nominees etc., of the FIRST PART.

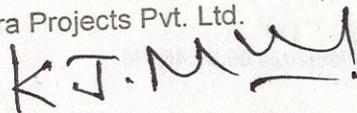
IN FAVOUR OF

- Sri. MAYUR AMRATLAL LAKHANI, S/o. Sri. AMRATLAL POPATLAL LAKHANI**, aged about 46 years, (Date of Birth :30-04-1977), Occupation: Business, R/o. 3-4-20, Flat No. 403, Raghavendra Apartments, Dr. Bommana Lane, Kachiguda, Himayatnagar, Hyderabad, Telangana - 500027, (Aadhaar: xxxx xxxx 7962) (Pan : AGSPM5680N).

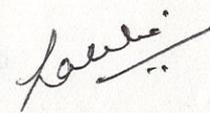
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For Greater Infra Projects Pvt. Ltd.


Director



Director

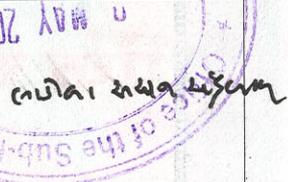
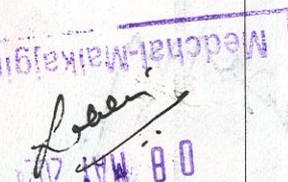
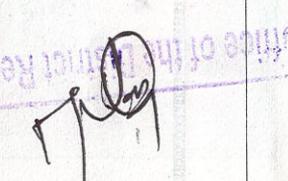
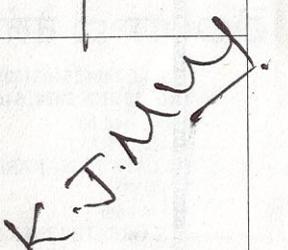


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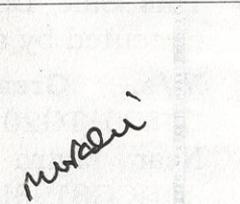
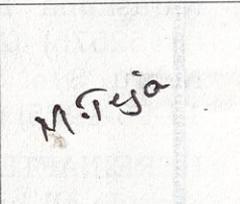
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 40000/- paid between the hours of _____ and _____ on the 26th day of JUN, 2024 by Sri Manne Ravi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 LADOLA SACHIN CHANDULAL::26 [1715-1-2024-18278]	LADOLA SACHIN CHANDULAL S/O. CHANDULAL GORDHANDAS LADOLA 7-1-57/2/D, AMEERPET, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500016,	
2	CL		 MAYUR AMRATLAL LAKHANI::2 [1715-1-2024-18278]	MAYUR AMRATLAL LAKHANI S/O. AMRATLAL POPATLAL LAKHANI 403, KACHIGUDA, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500027,	
3	EX		 MANNE RAVI [R] M/S GREAT [1715-1-2024-18278]	MANNE RAVI[R]M/S GREATER INFRA PROJECTS PRIVATE LIMITED 217/A, MIYAPUR VILL., SRILINGAMPALLE MDL., RANGAREDDY DIST., TELANGANA, 500049,	
4	EX		 KASUKURTHI JAWAHARLAL NE [1715-1-2024-18278]	KASUKURTHI JAWAHARLAL NEHRU[R]M/S GREATER INFRA PROJECTS PRIVATE LIMITED	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 MURALI::26/06/2024.16:18 [1715-1-2024-18278]	MURALI AADHAAR CARD	
2		 TEJA::26/06/2024.16:15 [1715-1-2024-18278]	TEJA AADHAAR CARD	

Biometrically Authenticated by
SRO V HANMANTH RAO
on 26-JUN-2024 16:32:55

26th day of June, 2024

Signature of Joint SubRegistrar1
Patancheru (R.O)

Bk - 1, CS No 18278/2024 & Doct No 17514/2024. Joint SubRegistrar1 Patancheru (R.O) Sheet 1 of 7

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2. Sri. LADOLA SACHIN CHANDULAL, S/o. Sri. CHANDULAL GORDHANDAS LADOLA, aged about 44 years, (Date of Birth : 27-11-1979), Occupation: Business, R/o. 7-1-57/2/D, Flat No. 204, Vista Residency, Beside Apollo Hospital, Ameerpet, Hyderabad, Telangana - 500016 (Aadhaar: xxxx xxxx 5065) (Pan : AEZPL7171G)

HEREINAFTER referred to as the "**VENDEES**" which expression shall mean and include all their heirs, legal representatives, assignees, executors, nominees, administrators etc., of the **SECOND PART**

WHEREAS the Vendor herein is the sole and absolute owner and peaceful possessor of Open Plot No.106, in Survey No. 333, admeasuring 300 Square Yards or equivalent to 250.83 Sq.Meters Situated at Ameenpur Village, Ameenpur Mandal, Sanga Reddy District, having purchased the same from **Smt. SURYADEVARA VENKATA JAYALAKSHMI, W/o. Sri. SURYADEVARA SRINIVASA RAO & 2 Others** vide Registered Exchange Deed Document **No.7832 of 2024, dated: 16-03-2024**, Regd. at R.O., Patancheru.

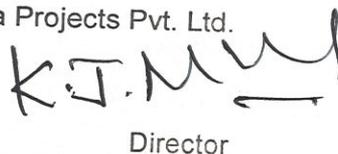
AND WHEREAS, the Vendor has agreed and offered to sell the Open **Plot No. 106**, in **Survey No.333**, admeasuring **300 Square Yards** or equivalent to **250.83 Square Metres**, situated at **Ameenpur Village**, Ameenpur Mandal, Sangareddy District, Telangana, morefully described in the schedule annexed to this deed to the **VENDEES**, for a total sale consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs only)** and the **VENDEES** have agreed to purchase the same for the said sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. THAT IN PURSUANCE of the aforesaid offer and acceptance, the Vendees have paid the entire sale consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs only)** to the Vendor as follows:
 - i) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) through RTGS dated 22-06-2024.
 - ii) Rs.14,60,000/- (Rupees Fourteen Lakhs Sixty Thousand only) through RTGS dated 24-06-2024.
 - iii) Rs.5,00,000/- (Rupees Five Lakhs only) through RTGS dated 22-06-2024.
 - iv) Rs.34,60,000/- (Rupees Thirty Four Lakhs Sixty Thousand only) through RTGS dated 24-06-2024.
 - v) Rs.80,000/- (Rupees Eighty Thousand only) TDS paid towards on behalf of Greater Infra Projects Pvt. Ltd.

For Greater Infra Projects Pvt. Ltd.


Director


Director



Contd..3..



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	440000	0	0	0	440100
Transfer Duty	NA	0	120000	0	0	0	120000
Reg. Fee	NA	0	40000	0	0	0	40000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	8000	0	0	0	8000
Total	100	0	608500	0	0	0	608600

Rs. 560000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 40000/- towards Registration Fees on the chargeable value of Rs. 8000000/- was paid by the party through E-Challan/BC/Pay Order No ,758FUD250624 dated ,25-JUN-24 of ,MAHB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 608550/-, DATE: 25-JUN-24, BANK NAME: MAHB, BRANCH NAME: , BANK REFERENCE NO: 4517179464718, PAYMENT MODE: NB-1001138, ATRN: 4517179464718, REMITTER NAME: LADOLA SACHIN CHANDULAL, EXECUTANT NAME: GREATER INFRA PROJECTS PRIVATE LIMITED CLAIMANT NAME: SACHIN CHANDULAL AND MAYUR AMRATLAL L).

Date:

26th day of June, 2024

Signature of Registering Officer
Patancheru (R.O)

Certificate of Registration

Registered as document no. 17514 of 2024 of Book-1 and assigned the identification number 1 - 1715 - 17514 - 2024 for Scanning on 26-JUN-24 .

Registering Officer
Patancheru (R.O)
(V Hanmanth Rao)

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17514/2024. Sheet 2 of 7
Joint SubRegistrar
Patancheru (R.O)

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and the Vendor hereby admits and acknowledges the entire sale consideration having received from the VENDEES, and the Vendor hereby conveys, sells, transfers and assigns the Scheduled property to the VENDEES forever.

2. That the Vendor has today delivered the vacant, peaceful and physical possession of the said property to the VENDEES "TO HAVE AND TO HOLD" the same absolutely and forever with all rights, titles, easements, advantages and appurtenances.
3. THAT, the Vendor declares that they are the absolute owners of the said property and has got valid marketable title in and over the said property and entitled to sell, transfer and assign in favour of the VENDEES.
4. THAT, the rights, titles, interest has been transferred in favour of the VENDEES. The Vendor has already paid all Taxes, Cess, dues etc., in respect of the Scheduled Property.
5. THAT, the Scheduled Property is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court attachments etc.
6. THAT, the Vendor further declare that the Vendor is the absolute owner of the Scheduled property and there are no other claimants to claim any right, title or possession in and over the said property. Subsequently if any person/persons claim any right, title or possession in and over the property it shall be sole responsibility of the Vendor to get it cleared.
7. THAT, the Vendor further covenants with the VENDEES, that if the VENDEES is deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the VENDEES against the same.
8. THAT, the Vendor shall indemnify and keep the VENDEES indemnified from all losses, expenses and other damages in respect of the property hereby conveyed.
9. THAT, the VENDEES shall hold and enjoy the property as absolute owner as it likes without any let or hindrance either from the Vendor or any other persons or whomsoever.
10. That, the Land affected by the document is not the assigned land as defined in Section 2(1) Act 9 of 1977.
11. THAT, the Market Value of the Property is Rs.80,00,000/- only.

For Greater Infra Projects Pvt. Ltd.


Director


Director



Contd..4..

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Patancheru (R.O)

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SCHEDULE OF THE PROPERTY

All that the Land Plot No.106 in Survey No.333, admeasuring 300 Square Yards or equivalent to 250.83 Square Meters, situated at Ameenpur Village, Ameenpur Mandal, Sanga Reddy District, Telangana and bounded by:

North : Plot No. 91
South: 30' Wide Road
East : Plot No.105
West : 40' Wide Road

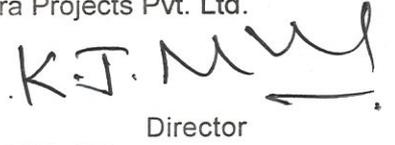
IN WITNESS WHEREOF, the Vendor has signed on this Sale Deed with his free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. M. Raja
2. Murali

For Greater Infra Projects Pvt. Ltd.


Director


Director

VENDOR



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VENDEES

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17514/2024. Sheet 4 of 7

Joint SubRegistrar
Patancheru (R.O)

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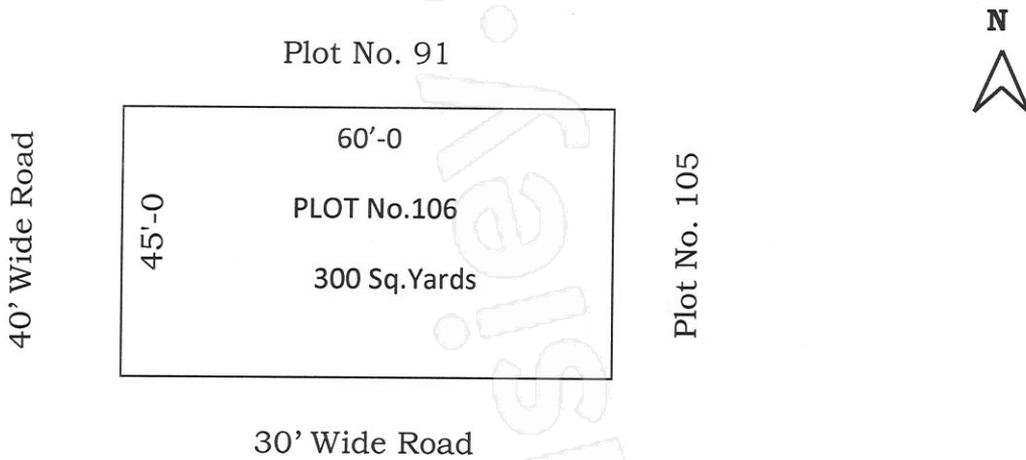
REGISTRATION OPEN **PLOT NO.106** IN SURVEY NO.**333** ADMEASURING **300** SQUARE YARDS OR EQUIVALENT **250.83** SQUARE METERS., AS SHOWN IN THE PLAN ANNEXED HERewith SITUATED AT AMEENPUR VILLAGE, AMEENPUR MANDAL, SANGA REDDY DIST, TELANGANA.

VENDOR: **M/s. GREATER INFRA PROJECTS PRIVATE LIMITED**, Rep. by its Directors:

1. **Sri. MANNE RAVI, S/o. Late. M.NARASIMHA RAO**
2. **Sri. KASUKURTHI JAWAHARLAL NEHRU**
S/o. Sri. K.RADHA KRISHNA MURTHY

VENDEES: 1. **Sri. MAYUR AMRATLAL LAKHANI, S/o. Sri. AMRATLAL POPATLAL LAKHANI**
2. **Sri. LADOLA SACHIN CHANDULAL, S/o. Sri. CHANDULAL GORDHANDAS LADOLA**

REF : INCLUDE D "NOT TO SCALE"



WITNESSES:

1. *M. Teja*
2. *Prabu*

For Greater Infra Projects Pvt. Ltd.

[Signature]
Director

[Signature]
Director

VENDOR

[Signature]

[Signature]

VENDEES

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17514/2024. Sheet 5 of 7 Joint Sub Registrar
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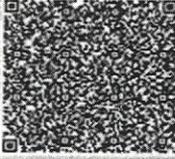
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHCG8193L

नाम / Name
GREATER INFRA PROJECTS PRIVATE LIMITED

निगमन/पट्टन की तारीख
Date of Incorporation/Formation
14/05/2019



इस कार्ड के खोले/पाने पर कृपया सूचित करें/सौदाएं:
आयकर पैन सेवा इकाई, एन एस सी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नीर डीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

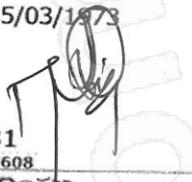
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

भारत सरकार
Government of India

मान्य **रवि**
Manne Ravi
पुष्पित तारीख/DOB: 15/03/1973
पुरुष/ MALE

2552 6771 3531
VID : 9184 2554 9973 7608

ना आधार, ना सुविधा



भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पते/पता:
निवासी/Residence: लेट मन्ने नरसिम्हा राव, फ्लॉट नं.
501, प्लॉट नं. 83, 84, 85, कोन्कर कसेल, रवि एन्क्लेव,
नीर हनुमंत मंदिर, कोन्दापुर, कर्नाटक,
तेलंगणा - 500084

Address:
C/O: Late Manne Narasimha Rao, Flat No
501, Plot No 83, 84, 85, Koneru Kassel, Ravi
Enclave, Near Hanuman Temple, Kondapur,
K.V. Rangareddy,
Telangana - 500084

2552 6771 3531
VID : 9184 2554 9973 7608

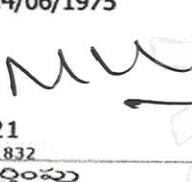
1947 | help@uidai.gov.in | www.uidai.gov.in

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Government of India

कसुरथी जवाहरलाल नेहरू
Kasurkuthi Jawaharlal Nehru
पुष्पित तारीख/DOB: 14/06/1975
पुरुष/ MALE

6950 0456 2821
VID : 9161 4454 7522 1832

ना आधार, ना सुविधा



भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पते/पता:
निवासी/Residence: श्री राधा कृष्ण मूर्थी, फ्लॉट नं. 305, ब्लॉक
5B, डीपथी श्री नगर, मादिनागुडा,
मिथापुर, कर्नाटक,
तेलंगणा - 500049

Address:
C/O: K Radha Krishna Murthy, Flat No
305, Block 5B, CBR Estates, Deepthi Sri Nagar,
Madinaguda, Miyapur, K.V. Rangareddy,
Telangana - 500049

6950 0456 2821
VID : 9161 4454 7522 1832

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Government of India

मायूर अमरतल लखानी
Mayur Amratlal Lakhani
Date of Birth/DOB: 30/04/1977
Male/ MALE

4810 2474 7962
VID : 9187 2235 5410 8461

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Amratlal Poptalal Lakhani, 3-4-20
flat no.403 raghavendra Apartments,
DR.bommanna lane, kachiguda,
Himayathnagar, Hyderabad,
Telangana - 500027

4810 2474 7962
VID : 9187 2235 5410 8461

help@uidai.gov.in | www.uidai.gov.in

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Government of India

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Unique Identification Authority of India

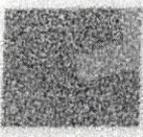
संलग्न/Enrollment No.: 00000077056680

To
Ladola Sachin
6318 4909 5065
CHANDULAL
7-15/27D Flat No.204
Vasa Residency,
Beside Apollo Hospital,
Amrpet,
VTC, Amrpet, PO: Begumpet
District: Hyderabad
State: Telangana, Pin Code: 500016
Mobile: 9000215041

6318 4909 5065
ना आधार, ना सुविधा

ना आधार, ना सुविधा

6318 4909 5065
ना आधार, ना सुविधा





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17514/2024. Sheet 6 of 7 Joint SubRegistrar1
Patancheru (R.O)

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Government of India



ముసునూరు తేజ
Musunuru Teja
పుట్టిన తేదీ/DOB: 15/04/1995
పురుషుడు/ MALE

M. Teja

Issue Date: 04/02/2021

9993 6050 7793

VID : 9174 3104 2365 1957

నా ఆధార్, నా గుర్తింపు

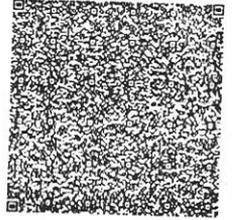


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా:
S/O ముసునూరు కోటేశ్వర్ రావు, 0-088, పై బ్లక్
రోడ్, ఫాతే నగర్, బాలానగర్, రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500018

Address:
S/O MUSUNURU KOTESHWAR RAO, 1-
144, PAipe Line Road, Fathe Nagar,
Balanagar, Rangareddi,
Andhra Pradesh - 500018



9993 6050 7793

VID : 9174 3104 2365 1957

☎ 1947 | ✉ help@uidai.gov.in | 🌐 www.uidai.gov.in



భారత ప్రభుత్వం
Government of India



కుమ్మరి మూల మోహన్
Kumari Murali Mohan
పుట్టిన తేదీ/DOB: 10/08/1993
పురుషుడు/ MALE

Murali

Issue Date: 28/07/2019

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నా ఆధార్, నా గుర్తింపు

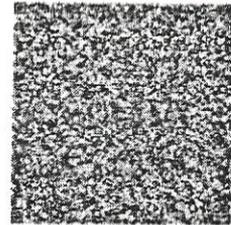


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సంగారెడ్డి, తెలంగాణ,
తెలంగాణ - 502001

Address:
C/O Kummari Mallesham, H NO 6-6-127,
SHIVAJI NAGAR, Sangareddy, Medak,
Telangana - 502001



4166 2692 6973

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