



తెలంగాణ తెలంగాణA TELANGANA

U 071819

SL NO. 12284 DT.28-02-2019 RS.100/-

NAME: - UMAKANTH KATTA S/O. LATE K PURNACHANDRA RAO R/O.YOUSUFGUDA.  
FOR WHOM:- M/S VIPINAM AVENUES LLP.

## JUNIOR ASSISTANT

EX-OFFICEO,STAMP VENDOR  
R.O.MEDAK AT SANGAREDDY

## ***Sale Deed***

This **Sale Deed** is made and executed on this the **28<sup>th</sup> Day of February** 2019, by and between:

**Sri Mandadi Srinivasa Rao, S/o Late M. Punnaiah**, aged about 50 Years, Occupation: Business, Resident of MIG-II-214, Phase IX, KPHB Colony, Kukatpally, Hyderabad - 500072, T.S., (Aadhar No: 9879 7401 5657).

**Represented by AGPA Holder**

**M/S Vipinam Avenues LLP represented by Sri Umakanth Katta, S/o (LATE) K. Purnachandra Rao, aged about 38 years, Occupation: Business, R/o. G-16, Flat no 202, Seshadri Towers, Madhura Nagar, Yousufguda, Hyderabad- 500038. PAN: AAQFV3553M**

(Vide AGPA registered at SRO Sangareddy Document No: 5496/2019  
on 7th Day of February 2019)

(HEREINAFTER called the "**Vendor/First Party**" which expression shall mean and include all its legal representatives, successors, executors, administrators, and assignees etc., of the **One Party**)

For VIPINAM AVENUES LLP

Designated Partner/ Partner



**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 825/- paid between the hours of and 01 on the 15th day of FEB, 2019 by Sri Umakanth Katta

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

Signature/Ink Thumb Impression

1 DEC 2017

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			<p>SRINIVAS BABU THAMADA S/O. LATE KRISHNA RAO</p> <p>FLAT NO.706,GRIDHARI EXECUTIVE PARK NEAR KALI MANDIR,PEERAM CHERUVU ,HYDERSHAHKOTE,HYDERABAD,T.S-500091., HYDERSHAHKOTE,</p>	
2	EX			<p>UMAKANTH KATTA[RJM/S. VIPINAM AVENUES LLP GPA HOLDER</p> <p>R/O. G-16 FLAT NO. 202 SESHADRI TOWERS., MADHURA NAGAR YOUSUFGUDA HYD 500 038</p>	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			<p>VENUGOPAL</p> <p>AADHAAR CARD</p>	
2			<p>ASHISH K YADAV</p> <p>AADHAR CARD</p>	

28th day of February, 2019

Signature of Joint SubRegistrar1  
Sangareddy (R.O)

**Endorsement:** Stamp Duty, Tranfer 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	2055	0	4545	0	6700
Transfer Duty	NA	0	2475	0	0	0	2475
Reg. Fee	NA	0	825	0	0	0	825
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>5455</b>	<b>0</b>	<b>4545</b>	<b>0</b>	<b>10100</b>

Rs. 4530/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 825/- towards Registration Fees on the chargeable value of Rs. 165000/- was paid by the party through E-Challan/BC/Pay Order No ,857IG1140219 dated ,14-FEB-19 of ,SBIN/

Generated on: 28/02/2019 12:55:58 PM



AND

Sri Srinivas Babu Thamada S/o Late. Krishna Rao, aged about 48 years, Occupation: private employee, R/o: Flat NoH706, Giridhari Executive Park, Near Kali Mandir, Peeramcheruvu, Hydershahkote, Hyderabad, TS- 500091, (AADHAR NO. 6014 8819 9739).

(HEREINAFTER called the "Vendee/Second Party" which expression shall mean and include all itslegal representatives, successors, executors, administrators and assignees etc., of the Other Part).

WHEREAS the Sri Mandadi Srinivasa Rao is the absolute owner and peaceful possessor of the scheduled property of agricultural dry land and having purchased the same through a registered Sale Deed for an extent of Ac 1-08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sanga Reddy District vide Registered Document 7149/2012 on 26th Day of May 2012.

WHEREAS the Sri Mandadi Srinivasa Rao got the agricultural dry land mutated in his name and the same has been recorded in revenue records vide proceedings number Procs:B/ROR/564/2012-2 dated 12.02.2013 issued by the Tahsildar, Ramachandrapuram and also new Pass Book has been issued with Khata No 1102 and Passbook No: T09210090550.

WHEREAS Sri Mandadi Srinivasa Rao also deposited the extent of Ac 1-08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District vide Registered Mortgage Document 10308/2017 of S.R.O Kukatpally, on 21st Day of December 2017 and 10243/2014 of S.R.O sangareddy dated: 11-08-2014 and to "The Citizen Co-op Society Ltd" subsequently got the documents released vide a Registered Release Deed Document 3741/2019 on 29th Day of January 2019.

WHEREAS, Sri. Mandadi Srinivasa Rao had entered into an Agreement of Sale cum General Power of Attorney with Vipinam Avenues LLP for agricultural dry land Ac 1-08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District vide Registered Document 5496/2019 on 7th Day of February 2019 at SRO Sangareddy herein referred to as Schedule B Property.

WHEREAS the Vendor is thus the owner and peaceful possessor of agricultural dry land of an extent of Ac 01 - 08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District and due to personal necessities decided to sell the agricultural land of 0.9090 Guntas or 110Sq Yards (out of 5808 Sq Yards) and the Vendee has agreed to purchase 0.9090 Guntas or 110 Sq Yards (out of 5808 Sq Yards) herein referred to as Schedule A Property.

WHEREAS, the Vendor through the AGPA Holder has offered to sell agricultural dry land admeasuring Ac 0 - 0.9090 Guntas or 110Sq Yards (out of 5808 Sq Yards) in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District for a total sale consideration amount of Rs. 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) and the Vendee has accepted the said offer of sale for the said consideration free from all encumbrances whatsoever.

For VIPINAM AVENUES LLP

Designated Partner/ Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5455/-, DATE: 14-FEB-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3889307037805, PAYMENT MODE: CASH-1000200, ATRN: 3889307037805, REMITTER NAME: SRINIVAS BABU THAMADA, EXECUTANT NAME: UMAKANTH KATTA, CLAIMANT NAME: SRINIVAS BABU THAMADA)

Date: 19/02/2019  
28th day of February, 2019

Signature of Registering Officer  
Sangareddy (R.O)

Joint Sub Registrar  
Sangareddy (R.O)

Bk-1 of No 7533/2019 & Doc No 9239/1  
Sheet 2 of 7

Register as document  
No: 9339 of 2019 (1940 S.E.)  
Number 1/11-1 9339 of 2019  
Date 28/02/2019

Registering Officer

Dr. S. LAXMA REDDY  
Joint Sub-Registrar-I

Generated on: 28/02/2019 09:49:03 AM



Now the parties have agreed on the following terms and conditions, hence this Sale Deed witnesseth as follows:

1. That the Vendor herein is the absolute owner of the agricultural land of an extent of Ac 1 - 08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District Telangana State, herein after referred to as the Scheduled Property.
2. That the Vendor has offered to sell to the Vendee an extent of Ac 0 - 0.9090 Guntas or 110 Sq Yards (out of 5808 Sq Yards) in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District for a total sale consideration amount of 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) and the Vendee has agreed to buy for the said consideration.
3. That the Vendee has today paid the total sale consideration of 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) and the Vendor hereby admit and acknowledge the receipt.
4. That in consideration of the receipt of the aforesaid amount of 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) from the Vendee, the Vendor hereby convey, transfer and assign all of their ownership rights, title and interest in the Schedule property in favour of the Purchaser's absolutely with all rights of whatsoever nature and so kept attached thereto, free from all demands, claims, encumbrances, charges or other obligations of whatsoever nature of any person to hold the same to the Purchaser's as absolute owner.
5. THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
6. THAT the Vendor has paid all the taxes and dues etc., in respect of the schedule property up to the date of this sale Deed.
7. THAT the Vendor has handed over the concerned papers of schedule mentioned property to the Vendee on this day.
8. THAT the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

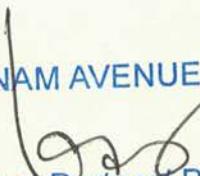
For VIPINAM AVENUES LLP

Designated Partner/ Partner



9. THAT the Vendor further covenant with the Vendee, that if the Vendee are deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the Vendee against the same.
10. THAT the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor has full power and absolute authority to sell the same to the Vendee.
11. THAT the Vendor hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from his personal and other property.
12. THAT the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
13. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.

That the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betel Leaf, Gardens, Orange groves of any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery no fish ponds etc., in the land now being transferred, that if any suppression of acts in noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit.

For VIPINAM AVENUES LLP  
  
Designated Partner/ Partner

RULE - 3 STATEMENT

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER PRESENTATION  
OF UNDER VALUATION INSTRUMENT RULE, 1975.

Do, hereby declare that and state to the best of my knowledge the belief the market value of the property entered is as follows:

Place	Sy.No.	Area	Value Per Sq. Yard	Total Market Value
Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State,	Sy No 146/2	110 Sq yards (Out of 5808 Sq.Yards)	Rs.1,500/-	1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)

Note: Stamp Duty Paid at the time of Registration of Agreement of Sale Cum General Power of Attorney Vide Document Nos: 5496/2019 for Ac. 1-08 Gts was Rs.3,00,000/- out of which the proportionate Stamp Duty of Rs. 4,545/- for Acres 0 - 0.9090 Guntas or 110 Sq Yards may be denoted U/s.16 of Indian Stamp act.

SCHEDULE A PROPERTY

All the undivided and unspecified agricultural dry land admeasuring Acres 0 - 0.9090 Guntas or 110 Sq Yards from out of Acres 1 - 08 Guntas or 5808 Sq Yards (Schedule B) in Sy. No. 146/2, admeasuring situated at Velimela Village, Ramachandrapuram Mandal, Sangareddy District and bounded by:

- North : Part of Agri Dry Land in Sy No 146/Part.
- South : Part of Agri Dry Land in Sy No 143.
- East : Part of Agri Dry Land in Sy No 129.
- West : Part of Agri Dry Land in Sy No 146/Part.

For VIPINAM AVENUES LLP

Designated Partner/ Partner

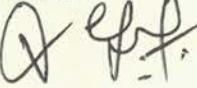
## SCHEDULE B PROPERTY

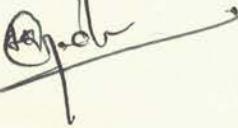
All the agricultural dry land admeasuring Acres 1 - 08 Guntas in Sy. No. 146/22, Situated at Velimela Village, Ramachandrapuram Mandal, Sangareddy District and bounded by:

- North : Part of Agri Dry Land in Sy No 146/Part.
- South : Part of Agri Dry Land in Sy No 143.
- East : Part of Agri Dry Land in Sy No 129.
- West : Part of Agri Dry Land in Sy No 146/Part.

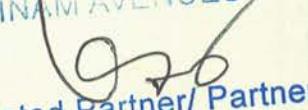
In witness WHEREOF the Parties herein have signed this Sale Deed with sound mind and body with a free will, without any coercion or inducement on this the 12th day of February 2019 at Sangareddy District, TS.

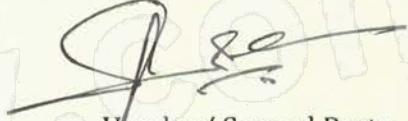
Witnesses:

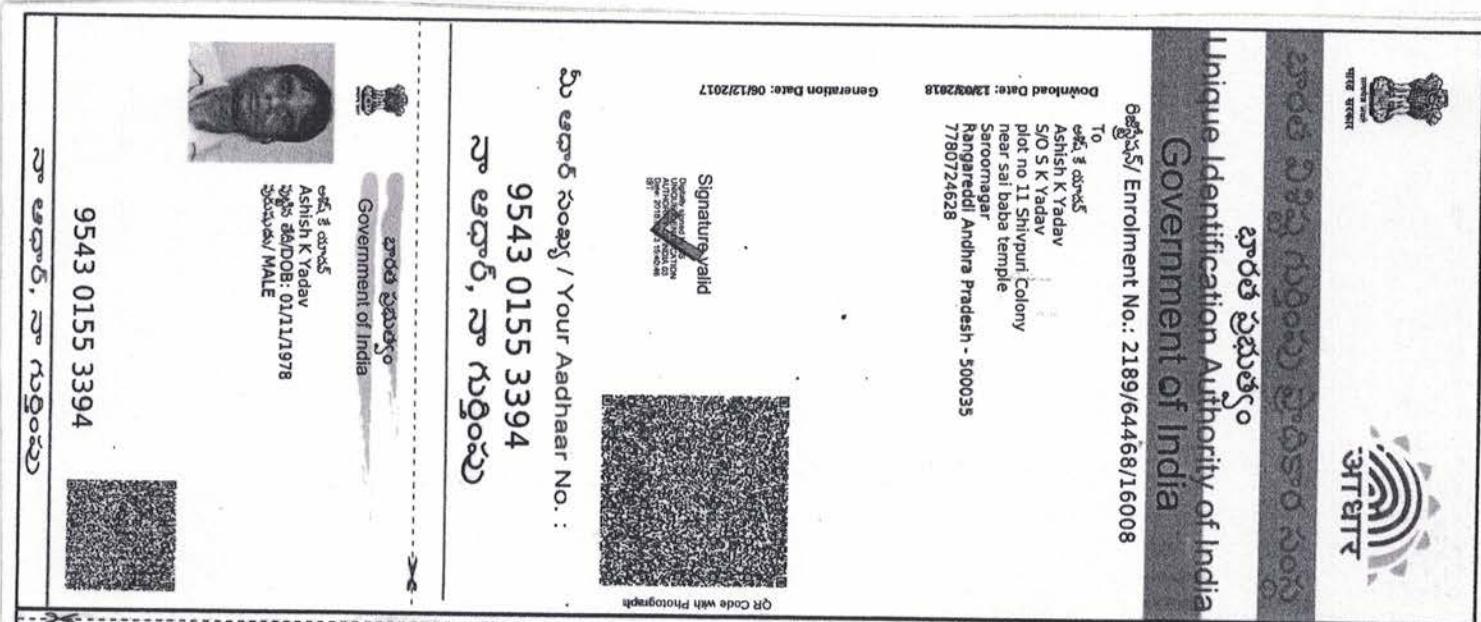
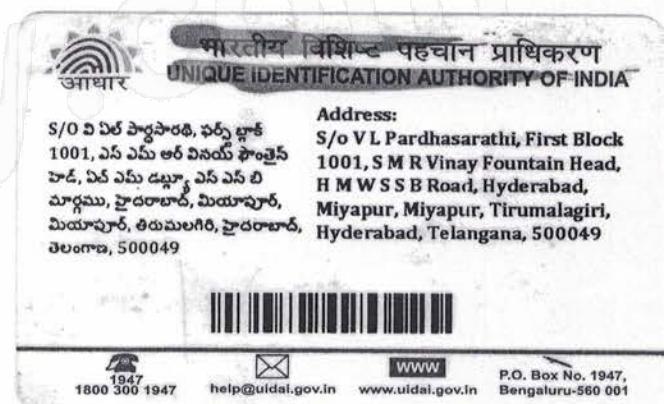
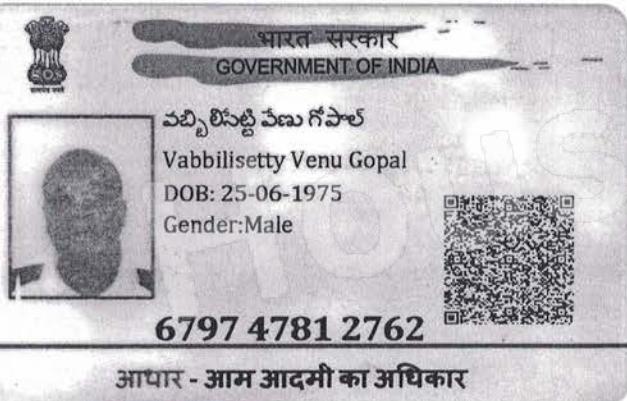
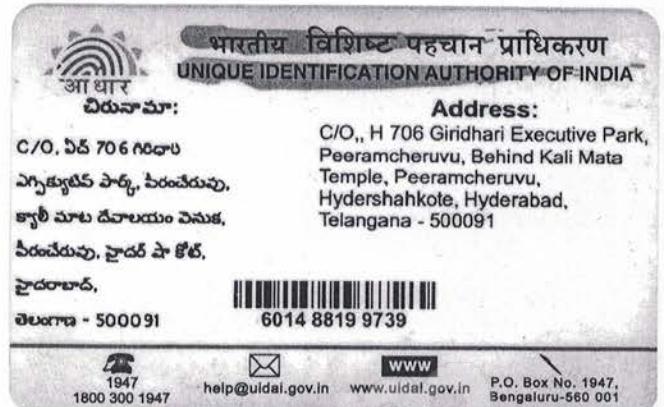
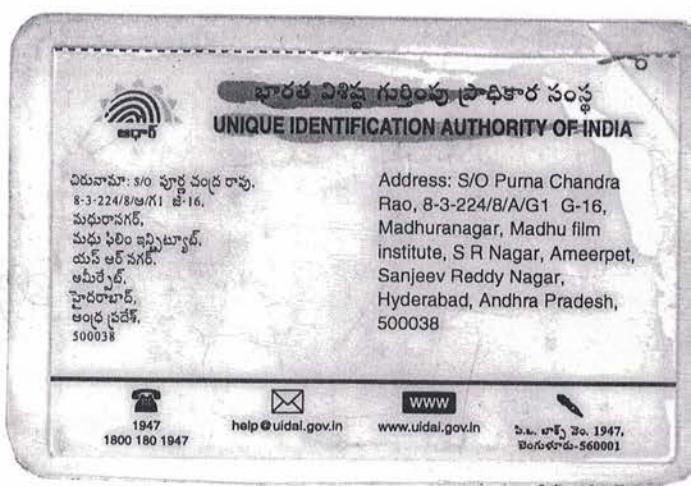
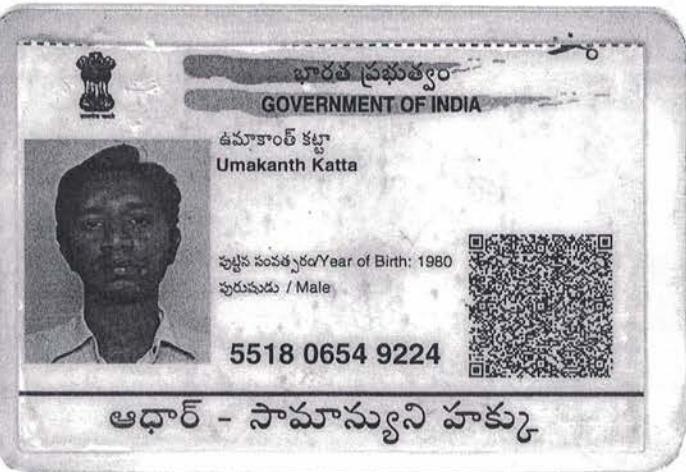
1 

2 

For VIPINAM AVENUES LLP

  
Designated Partner/ Partner  
Vendor /First Party

  
Vendee/ Second Party





తెలంగాణ తెలంగానా TELANGANA

U 071818

SL NO. 12783 DT.28-02-2019 RS.100/-

NAME: - UMAKANTH KATTA S/O. LATE K PURNACHANDRA RAO R/O. YOUSUFGUDA.  
FOR WHOM:- M/S VIPINAM AVENUES LLP.

JUNIOR ASSISTANT

EX-OFFICEO, STAMP VENDOR  
R.O.MEDAK AT SANGAREDDY

Sale Deed

This **Sale Deed** is made and executed on this the **28<sup>th</sup> Day of February 2019**, by and between:

**Sri Mandadi Srinivasa Rao, S/o Late M. Punnaiah**, aged about 50 Years, Occupation: Business, Resident of MIG-II-214, Phase IX, KPHB Colony, Kukatpally, Hyderabad - 500072, T.S., (Aadhar No: **9879 7401 5657**).

Represented by AGPA Holder

**M/S Vipinam Avenues LLP represented by Sri Umakanth Katta, S/o (LATE) K. Purnachandra Rao, aged about 38 years, Occupation: Business, R/o. G-16, Flat no 202, Seshadri Towers, Madhura Nagar, Yousufguda, Hyderabad- 500038. PAN: AAQFV3553M**

(Vide AGPA registered at SRO Sangareddy Document No: 5496/2019 on 7th Day of February 2019)

(HEREINAFTER called the "**Vendor/First Party**" which expression shall mean and include all its legal representatives, successors, executors, administrators, and assignees etc., of the **One Part**)

For VIPINAM AVENUES LLP

Designated Partner/ Partner

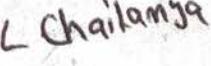
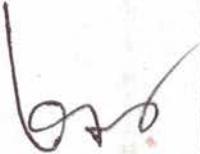
L. Chaitanya

**Presentation Endorsement:**

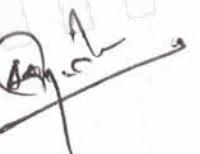
Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 825/- paid between the hours of and 08 on the 15th day of FEB, 2019 by Sri Umakanth Katta

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Name & Address	Signature/Ink Thumb Impression
1	CL			LAGUDU CHAITANYA W/O. LAGUDU RAMA RAO  FLAT NO 612 RAIN TREE ADOD APARTMENT, HYDERABAR  [1711-1-2019-7532]	
2	EX			UMAKANTH KATTA[R]M/S. VIPINAM AVENUES LLP GPA HOLDER  R/O. G-16 FLAT NO. 202 SESHA TOWERS., MADHURA NAGAR YOUSSUFGUDA HYD 500 038  [1711-1-2019-7532]EX-1-19	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			VENUGOPAL  AADHAAR CARD  [1711-1-2019-753]	
2			ASHISH K YADAV  AADHAR CARD  [1711-1-2019-7532]WIT	

28th day of February, 2019

Signature of Joint SubRegistrar1  
Sangareddy (R.O)

**Endorsement:** Stamp Duty, Tranfer 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	2055	0	4545	0	6700
Transfer Duty	NA	0	2475	0	0	0	2475
Reg. Fee	NA	0	825	0	0	0	825
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>5455</b>	<b>0</b>	<b>4545</b>	<b>0</b>	<b>10100</b>

Rs. 4530/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 825/- towards Registration Fees on the chargeable value of Rs. 165000/- was paid by the party through E-Challan/BC/Pay Order No ,791LR7140219 dated ,14-FEB-19 of ,SBIN/

Generated on: 28/02/2019 12:53:46 PM



AND

Smt. Lagudu Chaitanya W/o Lagudu Rama Rao, aged about 39 years, Occupation: Housewife, R/o: Flat No 612, Rain Tree Abode Apartments, Lingampally, Seri Lingampally, Opp MMTS Railway Station, Lingampalli, Hyderabad, TS- 500019, (AADHAR NO. 8366 3292 5130).

(HEREINAFTER called the "Vendee/Second Party" which expression shall mean and include all its legal representatives, successors, executors, administrators and assignees etc., of the Other Part).

WHEREAS the Sri Mandadi Srinivasa Rao is the absolute owner and peaceful possessor of the scheduled property of agricultural dry land and having purchased the same through a registered Sale Deed for an extent of Ac 1-08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sanga Reddy District vide Registered Document 7149/2012 on 26th Day of May 2012.

WHEREAS the Sri Mandadi Srinivasa Rao got the agricultural dry land mutated in his name and the same has been recorded in revenue records vide proceedings number Procs:B/ROR/564/2012-2 dated 12.02.2013 issued by the Tahsildar, Ramachandrapuram and also new Pass Book has been issued with Khata No 1102 and Passbook No: T09210090550.

WHEREAS Sri Mandadi Srinivasa Rao also deposited the extent of Ac 1-08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District vide Registered Mortgage Document 10308/2017 of S.R.O Kukatpally, on 21st Day of December 2017 and 10243/2014 of S.R.O sangareddy dated: 11-08-2014 and to "The Citizen Co-op Society Ltd" subsequently got the documents released vide a Registered Release Deed Document 3741/2019 on 29th Day of January 2019.

WHEREAS, Sri. Mandadi Srinivasa Rao had entered into an Agreement of Sale cum General Power of Attorney with Vipinam Avenues LLP for agricultural dry land Ac 1-08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District vide Registered Document 5496/2019 on 7th Day of February 2019 at SRO Sangareddy herein referred to as Schedule B Property.

WHEREAS the Vendor is thus the owner and peaceful possessor of agricultural dry land of an extent of Ac 01 - 08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District and due to personal necessities decided to sell the agricultural land of 0.9090 Guntas or 110 Sq Yards (out of 5808 Sq Yards) and the Vendee has agreed to purchase 0.9090 Guntas or 110 Sq Yards (out of 5808 Sq Yards) herein referred to as Schedule A Property.

WHEREAS, the Vendor through the AGPA Holder has offered to sell agricultural dry land admeasuring Ac 0 - 0.9090 Guntas or 110 Sq Yards (out of 5808 Sq Yards) in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District for a total sale consideration amount of Rs. 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) and the Vendee has accepted the said offer of sale for the said consideration free from all encumbrances whatsoever.

For VIPINAM AVENUES LLP

Designated Partner/ Partner

Page 2 of 6

L. Chaitanya

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5455/-, DATE: 14-FEB-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8360370412505, PAYMENT MODE: CASH-1000200, ATRN: 8360370412505, REMITTER NAME: LAGUDU CHAITANYA, EXECUTANT NAME: UMAKANTH KATTA, CLAIMANT NAME: LAGUDU CHAITANYA).

Date: 28th day of February, 2019

Signature of Registering Officer  
Sangareddy (R.O)

2  
Joint Sub Registrar  
Sangareddy (R.O)

Bk - 1, CS No 7532/2019 & Doc No  
9340/17. Sheet 2 of 7 Joint Sub Registrar  
Sangareddy (R.O)

No: 9340 Register as document  
of 2019 (1940 S.E.)  
Number 1711-1 9340 of 2019  
Date: 28/02/2019

Dr. S. LAXMA REDDY  
Joint Sub-Registrar



Generated on: 28/02/2019 09:48:16 AM



Now the parties have agreed on the following terms and conditions, hence this Sale Deed witnesseth as follows:

1. That the Vendor herein is the absolute owner of the agricultural land of an extent of Ac 1 - 08 Guntas in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District Telangana State, herein after referred to as the Scheduled Property.
2. That the Vendor has offered to sell to the Vendee an extent of Ac 0 - 0.9090 Guntas or 110 Sq Yards (out of 5808 Sq Yards) in Sy No 146/2 in Velimela Village, Ramachandrapuram Mandal, Sangareddy District for a total sale consideration amount of 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) and the Vendee has agreed to buy for the said consideration.
3. That the Vendee has today paid the total sale consideration of 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) and the Vendor hereby admit and acknowledge the receipt.
4. That in consideration of the receipt of the aforesaid amount of 1,15,000/- (Rupees One Lakhs Fifteen Thousand Only) from the Vendee, the Vendor hereby convey, transfer and assign all of their ownership rights, title and interest in the Schedule property in favour of the Purchaser's absolutely with all rights of whatsoever nature and so kept attached thereto, free from all demands, claims, encumbrances, charges or other obligations of whatsoever nature of any person to hold the same to the Purchaser's as absolute owner.
5. THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
6. THAT the Vendor has paid all the taxes and dues etc., in respect of the schedule property up to the date of this sale Deed.
7. THAT the Vendor has handed over the concerned papers of schedule mentioned property to the Vendee on this day.
8. THAT the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

For VIPINAM AVENUES LLP

Designated Partner/ Partner

9. THAT the Vendor further covenant with the Vendee, that if the Vendee are deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the Vendee against the same.
10. THAT the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor has full power and absolute authority to sell the same to the Vendee.
11. THAT the Vendor hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from his personal and other property.
12. THAT the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
13. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.

That the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betel Leaf, Gardens, Orange groves of any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery no fish ponds etc., in the land now being transferred, that if any suppression of acts in noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit.

For VIPINAM AVENUES LLP

Designated Partner/ Partner

L.chaitanya

RULE - 3 STATEMENT

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

Do, hereby declare that and state to the best of my knowledge the belief the market value of the property entered is as follows:

Place	Sy.No.	Area	Value Per Sq. Yard	Total Market Value
Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State,	Sy No 146/22	110 Sq yards (Out of 5808 Sq.Yards)	Rs.1,500/-	1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)

Note: Stamp Duty Paid at the time of Registration of Agreement of Sale Cum General Power of Attorney Vide Document Nos: 5496/2019 for Ac. 1-08 Gts was Rs.3,00,000/- out of which the proportionate Stamp Duty of Rs. 4,545/- for Acres 0 - 0.9090 Guntas or 110 Sq Yards may be denoted U/s.16 of Indian Stamp act.

SCHEDULE A PROPERTY

All the undivided and unspecified agricultural dry land admeasuring Acres 0 - 0.9090 Guntas or 110 Sq Yards from out of Acres 1 - 08 Guntas or 5808 Sq Yards (Schedule B) in Sy. No. 146/22, admeasuring situated at Velimela Village, Ramachandrapuram Mandal, Sangareddy District and bounded by:

- North : Part of Agri Dry Land in Sy No 146/Part.
- South : Part of Agri Dry Land in Sy No 143.
- East : Part of Agri Dry Land in Sy No 129.
- West : Part of Agri Dry Land in Sy No 146/Part.

For VIPINAM AVENUES LLP  
Designated Partner/ Partner

L. Chaitanya

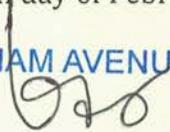
## SCHEDULE B PROPERTY

All the agricultural dry land admeasuring Acres 1 - 08 Guntas in Sy. No. 146/2, Situated at Velimela Village, Ramachandrapuram Mandal, Sangareddy District and bounded by:

North : Part of Agri Dry Land in Sy No 146/Part.  
South : Part of Agri Dry Land in Sy No 143.  
East : Part of Agri Dry Land in Sy No 129.  
West : Part of Agri Dry Land in Sy No 146/Part.

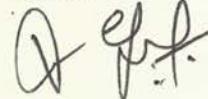
In witness WHEREOF the Parties herein have signed this Sale Deed with sound mind and body with a free will, without any coercion or inducement on this the 12th day of February 2019 at Sangareddy District, TS.

For VIPINAM AVENUES LLP



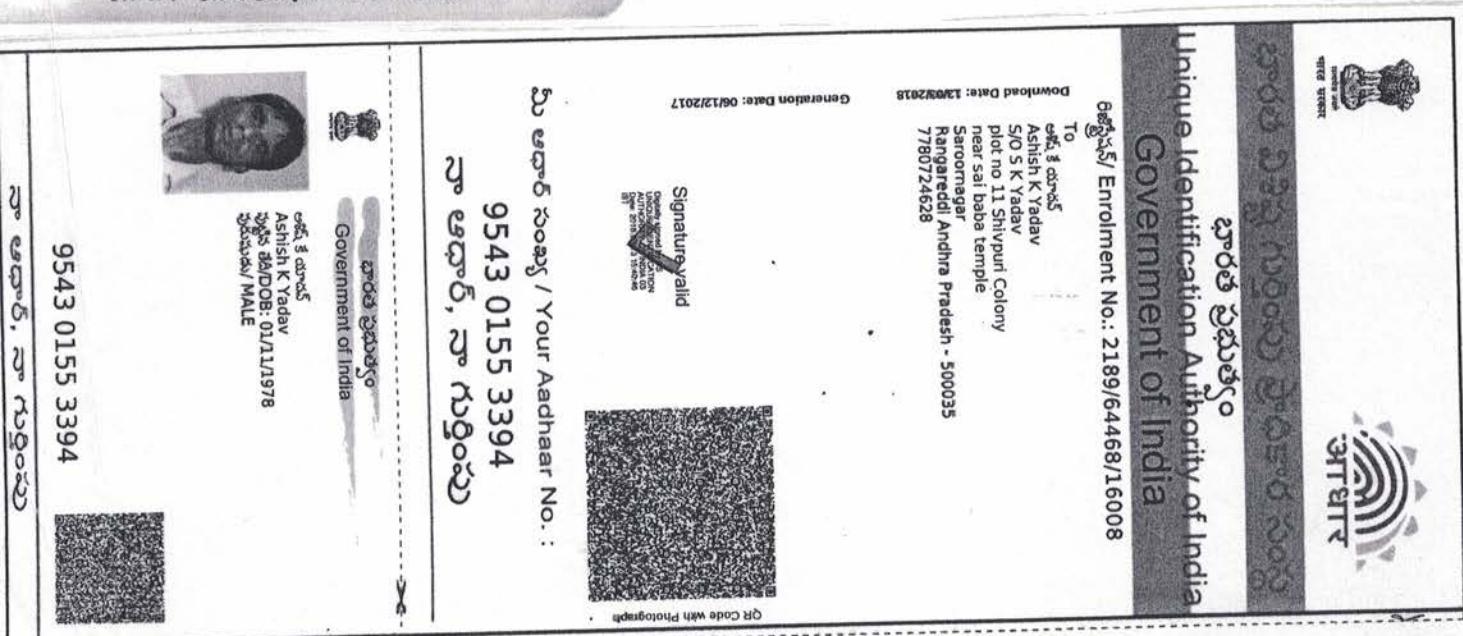
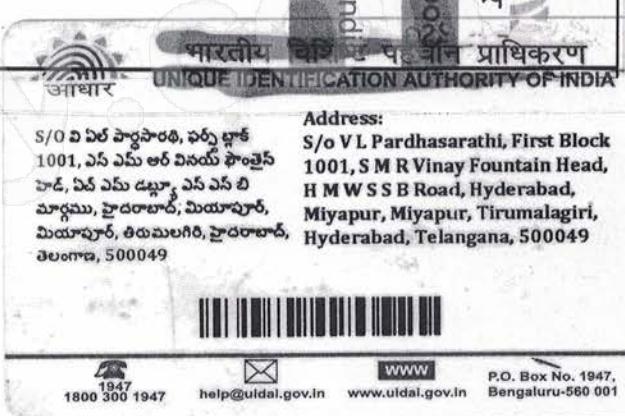
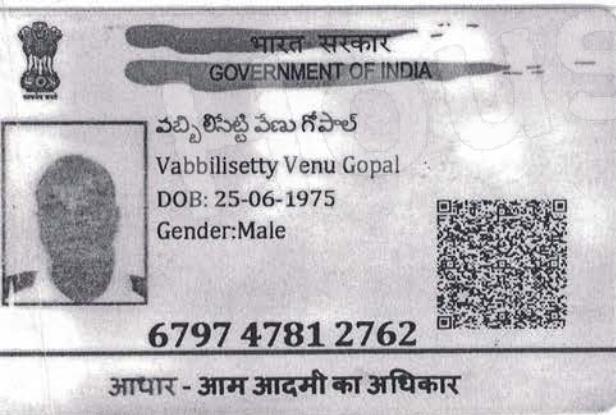
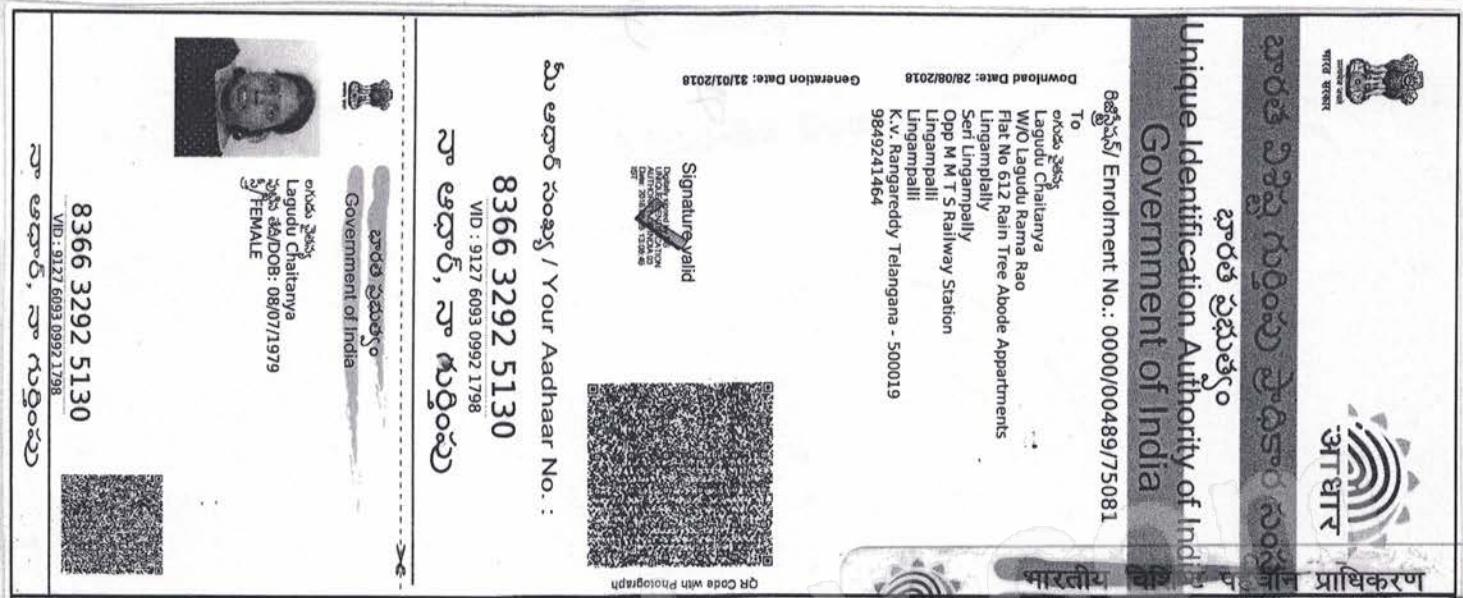
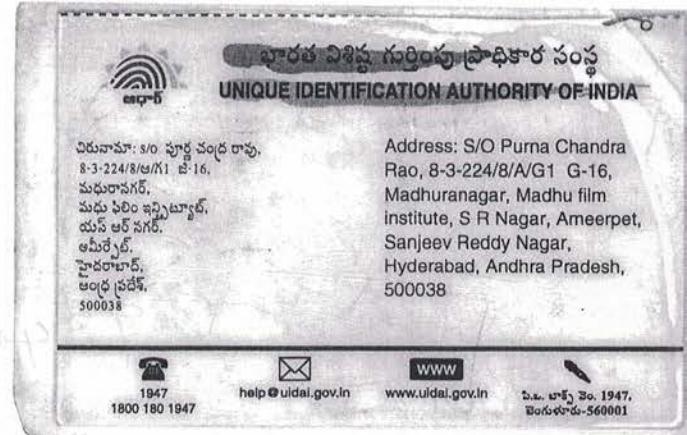
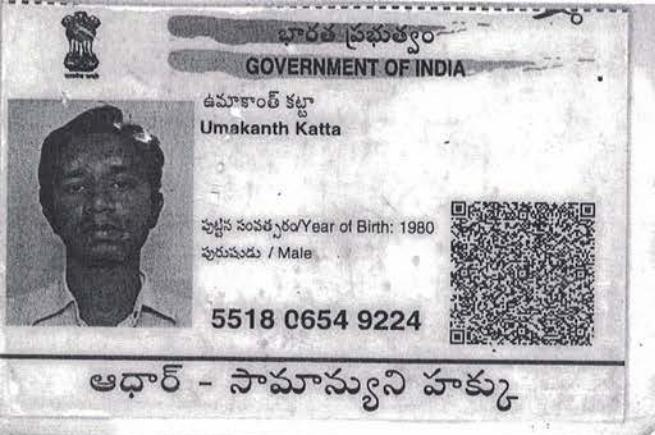
Designated Partner/ Partner  
Vendor /First Party

Witnesses:

1 

2 

Chaitanya  
Vendee/ Second Party





తెలంగాణ తెలంగానా TELANGANA

U 071834

SL NO. 12299 DT.28-02-2019 RS.100/-

NAME: - UMAKANTH KATTA S/O. LATE K PURNACHANDRA RAO R/O. YOUSUFGUDA.  
FOR WHOM: - M/S VIPINAM AVENUES LLP.

JUNIOR ASSISTANT

EX-OFFICEO,STAMP VENDOR  
R.O.MEDAK AT SANGAREDDY

### Sale Deed

This **Sale Deed** is made and executed on this the **28<sup>th</sup> Day of February 2019** by & between:

**Sri Mandadapu Rama Kishore**, S/o M. Venkaiah, aged about 45 Years, Occupation: Business, Resident of Flat No 4A, Plot No 36, Metro Nilayam, Phase - 9, KPHB Colony, Kukatpally, Hyderabad 500 085, Telangana PAN: **AHVPR2832F**, (Aadhar No: **988345816345**).

### Represented by AGPA Holder

**M/S Vipinam Avenues LLP represented by Sri. Umakanth Katta**, S/o (LATE) K. Purnachandra Rao, aged about 38 years, Occupation: Business, R/o. G-16, Flat no 202, Seshadri Towers, Madhura Nagar, Yousufguda, Hyderabad- 500038. PAN: **AAQFV3553M**.

(Vide AGPA registered at SRO Sangareddy Document No: 2269/2019 on 18<sup>th</sup> Day of February 2019)

(HEREINAFTER called the "**Vendor/First Party**" which expression shall mean and include all its legal representatives, successors, executors, administrators, and assignees etc., of the **One Part**)

For VIPINAM AVENUES LLP

Designated Partner/ Partner

**Presentation Endorsement:**

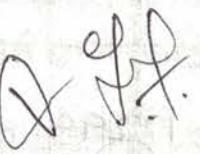
Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 825/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 28th day of FEB, 2019 by Sri Umakanth Katta

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1711-1-2019-10193]	KUDITHIPUDI LAILA RANI W/O. KUDITHIPUDI SURYA VENKATA RAMANA PRASAD 8-3-898/20, F NO.203 SRI SAI RAM HEAVENS, NAGHARJUNA NAGAR COLONY, YELLARTEDDYGUDA, HYDERABAD, TELENGANA-500073	
2	EX		 [1711-1-2019-10193]	UMAKANTH KATTA[RJM/S. VIPINAM AVENUES LLP GPA HOLDER R.O. G-16, FLAT NO. 202 SESHADRI TOWERS, MADHURA NAGAR, YOUSEFUGUDA HYDERABAD 50 038	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1711-1-2019-10193]	V VENU GOPAL AADHAAR CARD	
2		 [1711-1-2019-10193]	ASHISH K YADAV AADHAAR CARD	

28th day of February,2019

Signature of Joint SubRegistrar1  
Sangareddy (R.O)

**Endorsement:** Stamp Duty, Tranfer 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 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	2055	0	4545	0	6700
Transfer Duty	NA	0	2475	0	0	0	2475
Reg. Fee	NA	0	825	0	0	0	825
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>5455</b>	<b>0</b>	<b>4545</b>	<b>0</b>	<b>10100</b>

Rs. 4530/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 825/- towards Registration Fees on the chargeable value of Rs. 165000/- was paid by the party through E-Challan/BC/Pay Order No ,3766IC270219 dated ,27-FEB-19 of ,SBIN/

Generated on: 28/02/2019 02:59:09 PM



AND

**Smt. Kudithipudi Laila Rani** W/o Kudithipudi Surya Venkata Ramana Prasad , aged about 63 years, Occupation:- Housewife, R/o, 8-3-898/20, F. No. 203, Sri Sai Ram Heavens, Nagarjuna Nagar Colony, Yellareddyguda, Hyderabad, Telangana - 500073, (Aadhar No: 9662 9353 9246).

(HEREINAFTER called the "**Vendee/Second Party**" which expression shall mean and include all its legal representatives, successors, executors, administrators and assignees etc., of the **Other Part**),

WHEREAS the Sri. Mandadapu Rama Kishore is the absolute owner and peaceful possessor of the scheduled property having purchased the same through a registered Sale Deed for an extent of **Ac 1-10 Guntas** in Sy.No.146/e in Velimela Village, Ramachandrapuram Mandal, Sangareddy District vide Registered Document **18356/2012** on 12th Day of December 2012.

WHEREAS the Sri. Mandadapu Rama Kishore got the agricultural dry land mutated in his name and the same has been recorded in revenue records vide proceedings number Procs: **B/ROR/564/2012-3** dated 12.02.2013 issued by the Tahsildar, Ramachandrapuram and also new Pass Book has been issued with Khata No 1099 and Passbook No: **T09210090548**.

WHEREAS, Sri. Mandadapu Rama Kishore had entered into an Agreement of Sale cum General Power of Attorney with **Vipinam Avenues LLP** for agricultural dry land **Ac 1-10 Guntas** in Sy.No.146/e in Velimela Village, Ramachandrapuram Mandal, Sangareddy District vide Registered Document **2269/2019** on 18th Day of January 2019 at SRO Sangareddy herein referred to as **Schedule B** Property.

WHEREAS the Vendor is thus the owner and peaceful possessor of agricultural dry land of an extent of **Ac 1-10 Guntas** in Sy.No.146/e in Velimela Village, Ramachandrapuram Mandal, Sangareddy District and due to personal necessities decided to sell the agricultural land of **0.9090 Guntas** or **110 Sq Yards** and the Vendee has agreed to purchase **0.9090 Guntas** or **110 Sq Yards** herein referred to as **Schedule A** Property.

WHEREAS, the Vendor through the AGPA Holder has offered to sell agricultural dry land admeasuring Ac **0-0.9090 Guntas** or **110 Sq Yards** in Sy.No.146/e in Velimela Village, Ramachandrapuram Mandal, Sangareddy District for a total sale consideration amount of **Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only)** and the Vendee has accepted the said offer of sale for the said consideration free from all encumbrances whatsoever.

For VIPINAM AVENUES LLP

Designated Partner/ Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5455/-, DATE: 27-FEB-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1101950839021, PAYMENT MODE: CASH-1000200, ATRN: 1101950839021, REMITTER NAME: KUDITHIPUDI LAILA RANI, EXECUTANT NAME: UMAKANTH KATTA, CLAIMANT NAME: KUDITHIPUDI LAILA RANI).

Date:

28th day of February, 2019

Signature of Registering Officer  
Sangareddy (R.O)

1940-2050-9

Bk - 1, CS No 10193/2019 & Doc No  
9412 of 2 of 2 Joint Sub Registrar  
Sangareddy (R.O)

Bk - 1, CS No 10193/2019 & Doc No  
9412 of 2 of 2 Joint Sub Registrar  
Sangareddy (R.O)

Register as document

No: 9412 of 2019 (1940 S.E.)

Number 1711-1 9412 of 2019

Date: 28/2/2019

Signature  
Registering Officer

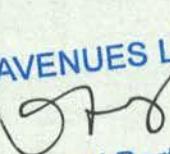
Dr. S. LAILA REDDY  
Joint Sub-Registrar

Generated on: 28/02/2019 02:59:09 PM



Now the parties have agreed on the following terms and conditions, hence this Sale Deed witnesseth as follows:

1. That the Vendor herein is the absolute owner of the agricultural land of an extent of **Ac 1-10 Guntas** in Sy.No. **146/e**, in Velimela Village, Ramachandrapuram Mandal, Sangareddy District Telangana State, herein after referred to as the Scheduled Property.
2. That the Vendor has offered to sell to the Vendee an extent of **Ac 0-0.9090 Guntas or 110 Sq Yards** in Sy.No. **146/e**, in Velimela Village, Ramachandrapuram Mandal, Sangareddy District for a total sale consideration amount of **Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)** and the Vendee has agreed to buy for the said consideration.
3. That the Vendee has today paid the total sale consideration of **Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)** and the Vendor hereby admit and acknowledge the receipt.
4. That in consideration of the receipt of the aforesaid amount of **Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)** from the Vendee, the Vendor hereby convey, transfer and assign all of their ownership rights, title and interest in the Schedule property in favour of the Purchaser's absolutely with all rights of whatsoever nature and so kept attached thereto, free from all demands, claims, encumbrances, charges or other obligations of whatsoever nature of any person to hold the same to the Purchaser's as absolute owner.
5. That the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
6. That the Vendor has paid all the taxes and dues etc., in respect of the schedule property up to the date of this sale Deed.
7. That the Vendor has handed over the concerned papers of schedule mentioned property to the Vendee on this day.
8. That the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

For VIPINAM AVENUES LLP  
  
Designated Partner/ Partner

9. That the Vendor further covenant with the Vendee, that if the Vendee are deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the Vendee against the same.
10. That the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor has full power and absolute authority to sell the same to the Vendee.
11. That the Vendor hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from his personal and other property.
12. That the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
13. That the land affected by this document is not an assigned land as defined in section 2(1) Act No. 9 of 1977.

---

#### RULE – 3 STATEMENT

That the Vendor hereby declare that there are no Mango Trees, Coconut Trees, Betel Leaf, Gardens, Orange groves of any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery no fish ponds etc., in the land now being transferred, that if any suppression of acts in noticed at a future date the Vendor will be liable for prosecution as per law besides payment of deficit.

---

For VIPINAM AVENUES LLP  
  
Designated Partner/ Partner

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

*Do, hereby declare that and state to the best of my knowledge the belief the market value of the property entered is as follows:*

Place	Sy.No.	Area	Value Per Sq. Yard	Total MarketValue
<i>Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.</i>	<i>Sy.No. 146/e</i>	<i>110 Sq yards (Out of 6050 Sq. Yards)</i>	<i>Rs. 1,500/-</i>	<i>1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)</i>

*Note: Stamp Duty Paid at the time of Registration of Agreement of Sale Cum General Power of Attorney Vide Document No: 2269/2019 for Ac. 1-10 Guntas or 6050 Sq Yards was Rs.3,14,600/-out of which the proportionate Stamp Duty of **Rs. 4,545/-** may be denoted U/s.16 of Indian Stamp act.*

**SCHEDULE A PROPERTY**

*All the undivided and unspecified agricultural dry land admeasuring **Ac 0-0.9090 Guntas** or **110 Sq Yards** from out of **Ac 1-10 Guntas or 6050 Sq Yards** (Schedule B) in Sy.No. 146/e, situated at Velimela Village, Ramachandrapuram Mandal, Sangareddy District and bounded by:*

*North : Agri Land belonging to M.Srinivas Rao & others in Sy. No. 146.*

*South : Agri Land belonging to M.Srinivas Rao in Sy. No. 146.*

*East : Agri Land belonging to M.Yadaiah & Kishtaiah in Sy. No. 129.*

*West : Part Land of Sy. No. 146.*

*For VIPINAM AVENUES LLP*

*Designated Partner/ Partner*