



Government of Telangana  
Registration And Stamps Department

133/19

Payment Details - Citizen Copy - Generated on 03/01/2019, 04:23 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 143

Receipt Date: 03/01/2019

Name: SREEKAKULAMRADHA SWAMY  
Transaction: Sale Deed  
Chargeable Value: 546000  
Bank Name:  
E-Challan Bank Name: SBIN  
DD No:  
DD Dt:  
Bank Branch:  
E-Challan Bank Branch:  
CS No/Doct No: 126 / 2019  
Challan No:  
Challan Dt:  
E-Challan No: 821BWY010119  
E-Challan Dt: 01-JAN-19

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				2730
Transfer Duty /TPT				8190
Deficit Stamp Duty				21840
User Charges				100
Total:				32860

In Words: RUPEES THIRTY TWO THOUSAND EIGHT HUNDRED SIXTY ONLY

RETURNED

Prepared By: EPANDU

Signature by SR

జాయింట్ సబ్-రిజిస్ట్రార్-1  
వారి కార్యాలయము పేటకు, పల్నాటిగిరి జిల్లా.

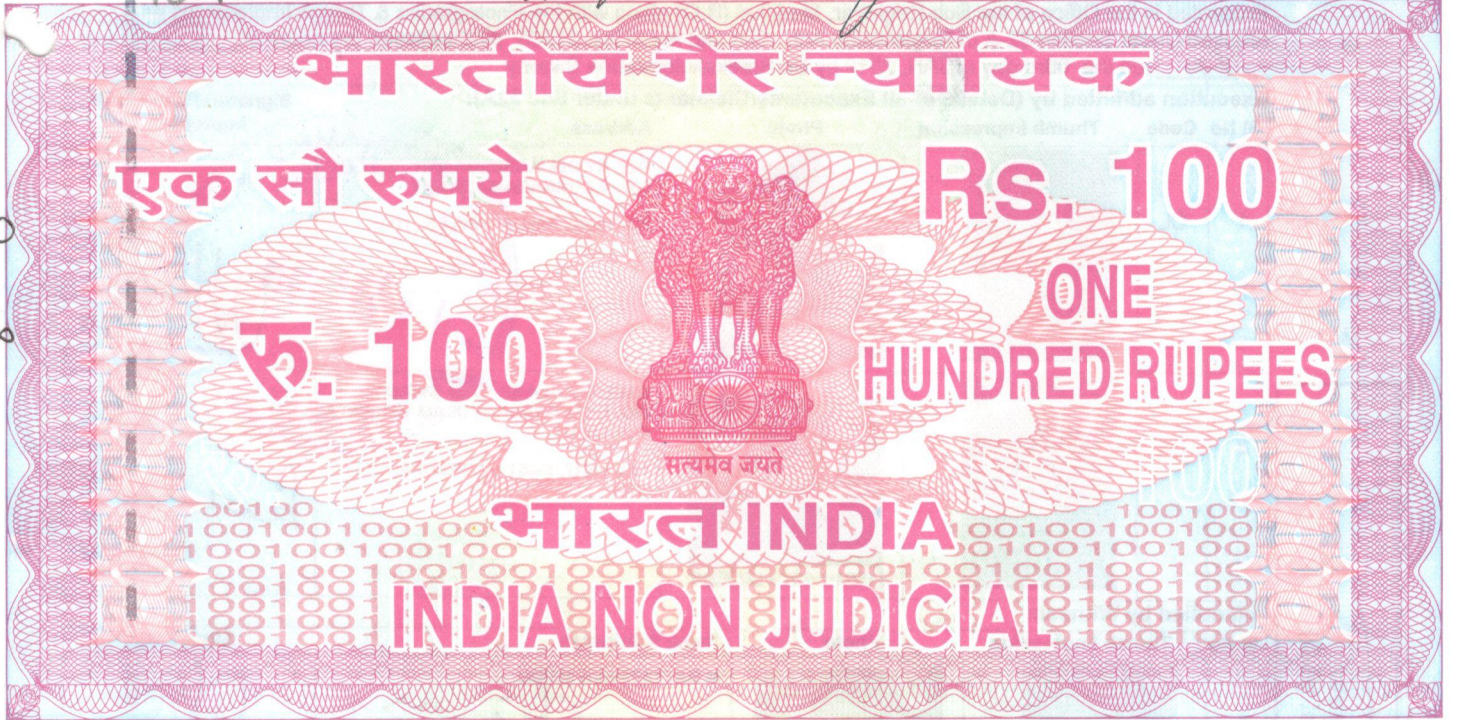
133/19

Doc No. 133 of 2019.

45

G40  
128

SCANNED



తెలంగాణ తేలంగానా TELANGANA

SL.No.13.Date.02-01-2019. R/o.HYD.  
 Sold to. V.SREEKANTH.  
 S/o. V.SUBBARAMA CHARY.  
 For Whom : TOUCHSTONE PROPERTY DEVELOPERS PVT LTD.

S 678230  
 MOHD SARDAR KHAN  
 STAMP VENDOR  
 Lic No.16-11-1/2011-Ren.No.14/2017  
 # 6-3-597/2, A.K. Residency,  
 Venkataramana Colony, Khairatabad,  
 Hyderabad-4 (South) Cell No : 9949820001

**SALE DEED**

This SALE DEED is made and executed on this the 3<sup>rd</sup> January 2019, at Hyderabad by and between:

**Mr. Sreekakulam Radha Swamy** S/o. Late Sreekakulam Venkata Subbaiah, aged about 80 years, Occupation Retd from Business R/o. 10-3-85/17, East Maredpally, Hanuman Temple Road, Teachers Colony, Hyderabad – 500026 herein after called the “Vendor” Aadhar No: 4467 8085 3677

(Which expression shall mean and include all his legal heirs, executors, assigns, successors, legal representatives, administrators, etc.)

And

**M/s. Touchstone Property Developers Private Limited**, a Company duly incorporated under the Companies Act, 1956 having its registered office at Plot no. 31, (8-2-622/1/1/A3) Classic Emerald Road, No. 10, Banjara Hills, Hyderabad – 500 034, represented by its **Director V SREEKANTH** S/o Sri V. SUBBARAMACHARY aged about 32 years. **Aadhar Card No: 7954 6063 8479**

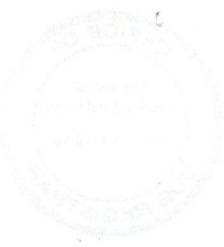
Herein after called as “Vendee” (which expression shall mean and include all his legal heirs, executors, assigns, successors, legal representatives, administrators, etc.)

*Rashoray*

For Touchstone Property Developers (P) Ltd



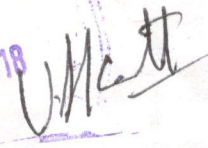

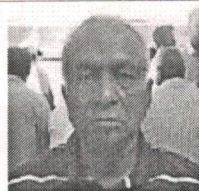

*V. Sreekanth*

Director





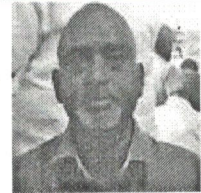



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2730/- paid between the hours of 3 and 4 on the 03rd day of JAN, 2019 by Sri Sreekakulamradha Swamy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	CL		 REP BY DIR V. SREEK. [1504-1-2019-126]	REP BY DIR V.SREEKANTH S/O. V.SUBBARAMACHARY RD.NO.10, BANJARAHILLS,, HYD.	
2	EX		 [1504-1-2019-126]EX-9'	SREEKAKULAMRADHA SWAMY S/O. LATE SREEKAKULAM VENKATA SUBBAIAH 10-3-85/17, EAST MARREDPALLY,, HYD.	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1504-1-2019-126]w	M DATTATREYA NAIDU AADHAAR	
2		 [1504-1-2019-126]w	D RAVI KUMAR AADHAAR	

03rd day of January, 2019

Signature of Sub Registrar  
Medchal (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						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	21840	0	0	0	21940
Transfer Duty	NA	0	8190	0	0	0	8190
Reg. Fee	NA	0	2730	0	0	0	2730
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>32860</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32960</b>

Rs. 30030/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2730/- towards Registration Fees on the chargeable value of Rs. 546000/- was paid by the party through E-Challan/BC/Pay Order No .821BWY010119 dated .01-JAN-19 of ,SBIN/

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Bk - 1, CS No 126/2019 & Doct No 133/2019. Sheet 1 of 8 Sub Registrar Medchal (R.O)

- A. **WHEREAS** originally 1. Mr. Bhoomireddy Varadha Reddy 2. Bhoomireddy Misi reddy 3. Bhoomireddy Raji Reddy and 4. Bhoomireddy Venkat Reddy were the joint owners and possessors the land admeasuring Ac.10-33gts in Survey. No.32 situated at Muraharipally Village, Yadaram Gram Panchayat, Medchal Mandal, Ranga reddy District. The names of the owners were mutated in the revenue records/Pahani's from the year 1979 to 1990.
- B. **WHEREAS** Mr. Bhoomireddy Varadha Reddy and 6 others sold the land admeasuring Ac.8-02 gts out of Ac.10-33 gts in Survey No.32 situated at Muraharipally Village, Yadaram Gram Panchayat, Medchal Mandal, Ranga Reddy District, executed Sale Deed No.5474 of 1989 dated 25-07-1989, registered at the office of the S.R.O, Medchal in favour of the Vendor. Thereafter the Vendor got mutated his name in the revenue records and the MRO Medchal had issued the Pattadar Pass book No. 455047, vide Patta No.87 dated: 11-04-1994 in favour of the Vendor.
- C. **WHEREAS** subsequently Mr. B. Varadha Reddy sold the agricultural admeasuring Ac. 0-25 gts out of Ac-1-35 gts in Survey No. 31 and Ac.0-16 gts in Survey No. 32 situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) sold to Mrs K V Sujatha W/o K A Ramayya executed Sale Deed No.1092 of 2003 Registered at the office of the SRO Medchal. Since then the Smt KV Sujatha was the absolute owner and mutated her name and possessor of the said property.
- D. **WHEREAS** originally Mr.Varadha Reddy is the absolute owner and peaceful possessor of the Land admeasuring Ac.2-35 gts in Survey. No. 31 and Ac.0-22 gts in Survey No. 32, total admeasuring Ac. 3-17 gts. Subsequently Mr. Varadha Reddy executed a gift deed in favour of Mr. B. Anthi Reddy his son land admeasuring Ac. 1-00 gts out of Ac. 2-35 gts in Survey No. 31, Ac. 0-06 gts in Survey No.32 by Gift Settlement Deed vide document No. 1004 of 1998 registered at the office of the SRO Medchal. Thereafter Mr. Anthi Reddy has mutated his name in the Revenue Records and MRO Medchal has issued Pattadar pass Book vide Pass Book No. 131995 and title deed Book No. 258850 vide Patta No.141.
- E. **WHEREAS** B. Anthi Reddy sold the agricultural land admeasuring Ac. 0-31 gts out of Ac. 1-00gts in Survey No. 31 and Ac. 0-06 gts in Survey No.32 total admeasuring Ac. 0-37 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) sold to Mrs K V Sujatha W/o K A Ramayya executed a registered Sale Deed Document No.2168 of 2003 registered at SRO Medchal dated 25-02-2003 in favour of Smt KV Sujatha.
- F. Mrs. Varala Kamamma sold the agricultural admeasuring Ac.1-15 Gts in out of Ac. 2-37 Survey No. 31 and Ac. 0.22 Gts in Survey No. 32 total admeasuring Ac. 1-37 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) executed Registered Sale Deed vide Document No.11139 of 2002 Registered at the office of the SRO Medchal in favour of Smt KV Sujatha.
- G. Smt KV Sujatha has mutated her name in the Revenue Records of all the above said 3 agricultural land admeasuring i.e. Ac.2-30 gts in Sy.No.31 and Ac. 1-04 gts in Survey No.32 total admeasuring Ac.3.34 gts situated at MURAHARIPALLY village Yadaram Gram Panchayat, Medchal Mandal, Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) and the same been entered into Patta Pass Book & Title Deed issued by Mandal Revenue Officer, Medchal.

*Roshan*

For Touchstone Property Developers (P) Ltd  
*[Signature]*  
Director

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 32860/-, DATE: 01-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3754887994621, PAYMENT MODE: CASH-1000200, ATRN: 3754887994621, REMITTER NAME: TOUCHSTONE PROPERTY DEVELOPERS PVT LTD, EXECUTANT NAME: SREEKAKULAM RADHA SWAMY, CLAIMANT NAME: TOUCHSTONE PROPERTY DEVELOPERS PVT LTD).

Date:

03rd day of January, 2019

Signature of Registering Officer

Medchal (R.O)

Bk - 1, CS No 126/2019 & Doct No

Sub Registrar  
Medchal (R.O)

133/12019. Sheet 2 of 8

1వ పుస్తకము 2019 నంబర్ 1940  
నంబర్ .....133..... వెంబరుగా రిజిస్టరు  
తయారడి స్వీకరించు నిమిత్తము గుర్తింపు  
వెంబరు 1940 నం. 133/19 మొదలు వెయదమైనది  
2019 నంబర్ 2019 నం. 3. వ తేదీ

రిజిస్టరింగ్ అధికారి

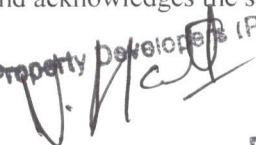


- H. **WHEREAS** now the Vendor Sri Sreekakulam Radha Swamy have purchased from Smt KV Sujatha of an extent of Ac:1.34 Gts forming part of Survey No: 31 & 32, Situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, (Erstwhile Medchal Mandal) Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) through wide document 9901/2017 registered at Medchal SRO.
- I. **WHEREAS** now Vendor Sri Sreekakulam Radha Swamy has developed the land into a residential layout in Survey No: 32 Situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, (Erstwhile Medchal Mandal) Medchal – Malkajgiri District (Erstwhile Ranga Reddy District).
- J. **WHEREAS** the Vendor is the sole and absolute owner, and peaceful possessor of the unsold Plot No: 45 to an extent of **182 Square Yards** in the layout and the Vendor has offered to sell **an area of 182 Sq. Yrds equivalent to 152.175 Sq. Mtrs** Hereafter to be referred as **“SCHEDULED PROPERTY”**
- K. **Now the Vendor offered to sell Plot No: 45 an extent of 182 Sq. Yrds equivalent to 152.175 Sq. Mtrs** which clearly specified and mentioned in **“Scheduled Property”** along with boundaries and the Vendee has accepted to purchase the said entire Schedule Property at a sale Consideration of Rs.3000/- per square yard (Three Thousand Rupees only per square yard) on the following terms and conditions.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:-**

- 1) That the vendor has offered to sell and the Vendee has accepted to purchase the Scheduled Property of Plot No:45 to an extent of **182 Sq. Yrds equivalent to 152.175 Sq. Mtrs**, located in the layout in Survey No. 32 part, situated at Muraharipally village, Yadaram Gram Panchayat, Shamirpet Mandal, (Erstwhile Medchal Mandal) Medchal – Malkajgiri District (Erstwhile Ranga Reddy District)
- 2) **The Vendor offered to sell the total extent of Plot No: 45 to an extent of 182 Sq. Yrds equivalent to 152.175 Sq. Mtrs** which clearly specified and mentioned in **Scheduled Property** along with boundaries, and the same been accepted by the Vendee to purchase the said Schedule Property at a sale Consideration of Rs.3000/- per square yard (Three Thousand Rupees per Square Yard only) which in total is equivalent to a sum of Rs: **5, 46,000/- (Rupees Five Lakhs Forty Six Thousand only)**.
- 3) The Vendee has paid the total sale consideration of Rs: 5, 46,000/- (Rupees Five Lakhs Forty Six Thousand only) by vide cheque No: 001411 Dated 3<sup>rd</sup> January 2019 drawn on Bank of Baroda, Banjara Hills Branch. And the Vendor does hereby admit and acknowledges the same.



For Touchstone Property Developers (P) Ltd  
  
Director

Bk -1, CS No 126/2019 & Doct No  
133 / 12019. Sheet 3 of 8  
Sub Registrar  
Medchal (R.O)

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- 4) The Vendor hereby declare that the schedule property is a self-acquired property and the vendor/s are the absolute and exclusive owners of the Schedule Property and that no other person(s) have any right, title or other interest and that the Schedule Property is free from all encumbrances, charges, liens, mortgages or etc., of whatsoever nature. The Vendor shall indemnify the Vendee against all the losses, damages, expenses etc., which may be caused or occasioned to the Vendee in view of any claim by anybody or in case of any defect in the title of the Vendor.
- 5) That the Vendor has delivered the physical and vacant possession of the said land to the Vendee today and the Vendee is entitled to enjoy the same as per its wish and will as the owner of the land.
- 6) The Vendee have verified all necessary documents and undergone due diligence to the said scheduled property and expressed satisfaction with the title of the Scheduled Property.
- 7) The expenses by way of stamp duty and registration charges payable on the Sale Deed shall be borne by the Vendee alone.

That the market value of the Property is Rs: 5, 46,000/- (Rupees Five Lakhs Forty Six Thousand only) under the rule of A P P U V I Rules 1975 and stamp duty paid thereon:

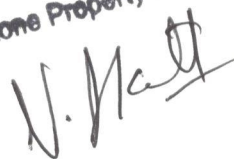
THE DOCUMENT HAS BEEN EXECUTED ON N J STAMP OF RS; 100/-

D.S.D	₹	21840.00
T.D	₹	8190.00
RF	₹	2730.00
UC	₹	100.00
TOTAL	₹	32860.00

HAS BEEN REMITTED AND PAID IN SBI MEDCHAL BRANCH THROUGH WIDE  
E - CHALLAN NUMBER 3754887994621 Dated: 03.01 2019.



For Touchstone Property Developers (P) Ltd



Director



Bk - 1, CS No 126/2019 & Doct No  
133 / 2019. Sheet 4 of 8  
Sub Registrar  
Medchal (R.O)

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**SCHEDULED PROPERTY**

Plot bearing No: 45 admeasuring 182 Sq. Yrds equivalent to 152.175 Sq. Mtrs Square Meters in the layout situated in Survey No. 32 part, at Muraharipally village, Yadaram Gram Panchayat, Shamirpet Mandal, Medchal – Malkajgiri District and bounded by:

NORTH : Plot No: 46  
SOUTH : Plot No: 44  
EAST : Neighbours Land  
WEST : Existing 40' Wide Road

IN WITNESS WHEREOF, the parties hereto have put their respective hands on this SALE DEED on this the 3<sup>rd</sup> Day of January 2019 in the presence of the following Witnesses at SRO MEDCHAL.

WITNESSES:

1.

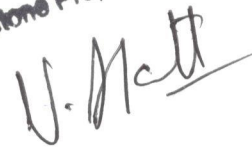


2.



VENDOR  
(Sreekakulam Radha Swamy)

For Touchstone Property Developers (P) Ltd



Director

VENDEE  
(V Sreekanth)  
(Touchstone Property Developers Pvt. Ltd)  
(Rep. by its Director)

Bk - 1, CS No 126/2019 & Doct No  
133 / 2019. Sheet 5 of 8 Sub Registrar  
Medchal (R.O)

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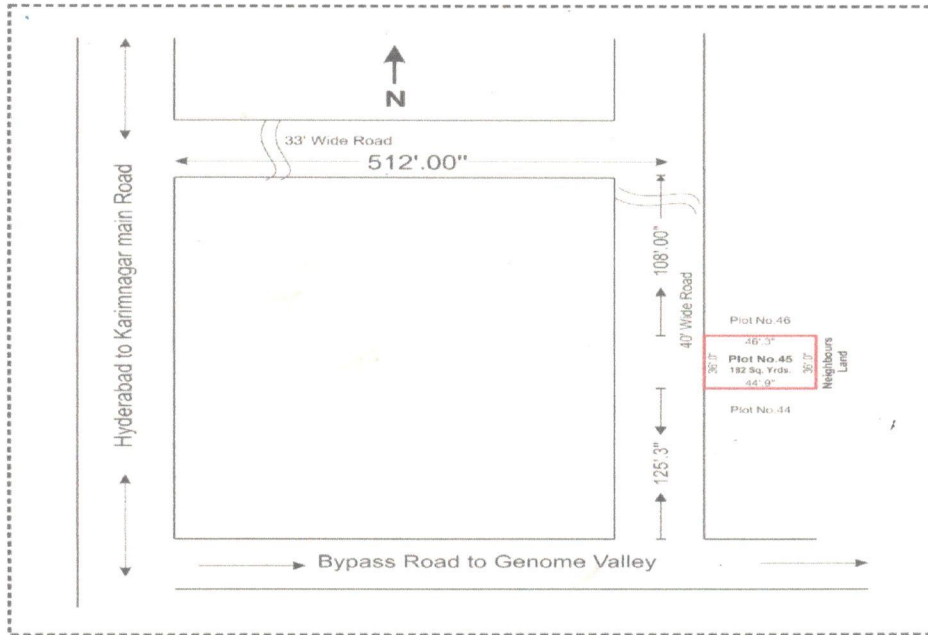
All THAT REGISTRATION PLAN SHOWING THAT LAYOUT PLOT BEARING NO: 45 admeasuring 182 Sq. Yrds equivalent to 152.175 Sq. Mtrs in the layout situated in Survey No. 32 part, at Muraharipally village, Yadaram Gram Panchayat, Shamirpet Mandal, Medchal – Malkajiri District

Vendor: **Mr Sreekakulam Radha Swamy** S/o Late Sreekakulam Venkata Subbaiah

Vendee: **Touchstone Property Developers Private Limited**

REP BY ITS DIRECTOR **Mr. V Sreekanth** S/o Late V Subbaramachari

REF:

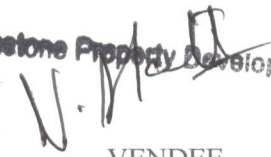


WITNESSES:

1. 
2. 



VENDOR  
(Sreekakulam Radha Swamy)

  
For Touchstone Property Developers (P) Ltd

VENDEE  
(V Sreekanth) Director  
(Touchstone Property Developers Pvt. Ltd)  
(Rep. by its Director)

Bk - 1, CS No 126/2019 & Doct No

133 / 12019 - Sheet 6 of 8

Sub Registrar  
Medchal (R.O)

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THE IMAGE OF LAYOUT PLOT BEARING NO: 45 ADMEASURING **182 SQ YRDS** OR EQUIVALENT TO **152.175** SQ MTRS IN THE LAYOUT SITUATED IN SURVEY No. 32 PART, AT MURAHARIPALLY VILLAGE YADARAM GRAMPANCHAYAT, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI DISTRICT

S

Vendor: **Mr Sreekakulam Radha Swamy** S/o Late Sreekakulam Venkata Subbaiah

Vendee: **Touchstone Property Developers Private Limited**

REP BY ITS DIRECTOR **Mr. V Sreekanth** S/o Late V Subbaramachari



WITNESSES:

1. 

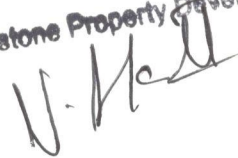
2. 



VENDOR

(Sreekakulam Radha Swamy)

For Touchstone Property Developers (P) Ltd.



Director

VENDEE

(V Sreekanth)

(Touchstone Property Developers Pvt. Lt)

Bk - 1, CS No 126/2019 & Doct No  
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Medchal (R.O)



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**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA





శ్రీకాకుళం రాధాస్వామి  
Sreekakulam Radhaswamy

పుట్టిన సంవత్సరం / Year of Birth : 1938  
పురుషుడు / Male

4467 8085 3677

**ఆధార్ - సామాన్యని హక్కు**

**భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



చిరునామా:  
S/O శ్రీకాకుళం సుబ్బయ్య  
గం-3-22/గా, ఈస్ట్ మరెడ్చల్  
చానుమాన్ టెంపుల్ రోడ్  
టీచర్స్ కాలనీ, సికింద్రాబాద్  
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500026

Address:  
S/O Sreekakulam Subbaiah  
10-3-85/17, East Marredpally  
Hanuman Temple Road  
Teachers Colony, Secunderabad  
Hyderabad, Andhra Pradesh, 500026

**Aadhaar - Saamanyuni Hakku**

**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA





ఉత్తరాది శ్రీకాంత్  
Vutharadi Sreekanth  
పుట్టిన తేదీ / DOB: 05/06/1985  
పురుషుడు / MALE

7954 6063 8479

**ఆధార్ - సామాన్యని హక్కు**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


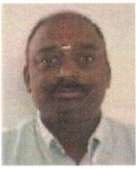


చిరునామా:  
వి సుబ్బరమాచారి, 6-3-564/1,  
అబ్బాసి టౌవర్స్, ఎర్రమాంజిల్,  
ఖైరతాబాద్, ఖైరతాబాద్,  
హైదరాబాద్,  
తెలంగాణ - 500034

Address:  
S/O.V Subbaramachary, 6-3-  
564/1, Abbasi Towers,  
Erramanzil, Khairatabad,  
Khairatabad, Hyderabad,  
Telangana - 500034

**Aadhaar - Saamanyuni Hakku**

**భారత ప్రభుత్వం**  
GOVERNMENT OF INDIA

ద్రోణరాజు రవి కుమార్  
Dronamraju Ravi Kumar  
పుట్టిన తేదీ / DOB: 10/06/1969  
పురుషుడు / MALE

3851 2785 4715

**ఆధార్ - సామాన్యని హక్కు**

**भारत विशिष्ट गुणवत्ता प्राधिकरण సంస్థ**  
Unique Identification Authority of India





చిరునామా:  
S/O ద్రోణరాజు శేషు, 02-0-  
3౯౧/౧/౨/౧౦౪, ఎస్ బి హెచ్ ఆఫీసర్స్  
కాలనీ, ఆయ్యప్ప మెడికల్ హాల్, సైదాబాద్,  
సైదాబాద్, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500059

Address:  
S/O Dronamraju Seshu, 17-1-  
391/1/7/104, S B H Officers  
Colony, Ayyappa Medical Hall,  
Saidabad, Saidabad,  
Hyderabad,  
Andhra Pradesh - 500059

3851 2785 4715

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**भारत सरकार**  
GOVERNMENT OF INDIA





Muthyala Dattatraya Naidu  
Muthyala Dattatraya Naidu  
జన్మ తేదీ / Year of Birth : 1965  
పురుషుడు / Male

3168 5644 5056

**आधार - आम आदमी का अधिकार**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



పేరు:  
S/O M Radha Krishna  
Late, 3-5-26/1/S-1 Plot  
No-71, Krishna nagar  
colony, Moula Ali, Kapra,  
Hyderabad, Andhra  
Pradesh, 500040

Address:  
S/O M Radha Krishna Late,  
3-5-26/1/S-1 Plot No-71,  
Krishna nagar colony, Moula  
Ali, Kapra, Hyderabad,  
Andhra Pradesh, 500040

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Sub Registrar  
Medchal (R.O)

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