

Government of Telangana
Registration And Stamps Department

జాయింట్ సబ్-రిజిస్ట్రార్
-రి కార్యాలయము హేదూర్, మల్కాజ్ గిరి జిల్లా.

134/19

Payment Details - Citizen Copy - Generated on 03/01/2019, 04:27 PM

SRO Name: 1504 Medchal (R.O)

Receipt No: 144

Receipt Date: 03/01/2019

Name: SREEKAKULAMRADHA SWAMY CS No/Doct No: 127 / 2019
Transaction: Sale Deed Challan No: E-Challan No: 698LH8010119
Chargeable Value: 564000 DD No: DD Dt: Challan Dt: E-Challan Dt: 01-JAN-19
Bank Name: Bank Branch: E-Challan Bank Branch:
E-Challan Bank Name: SBIN

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				2820
Transfer Duty /TPT				8460
Deficit Stamp Duty				22560
User Charges				100
Total:				33940
In Words: RUPEES THIRTY THREE THOUSAND NINE HUNDRED FORTY ONLY				

RETURNED

Prepared By: EPANDU

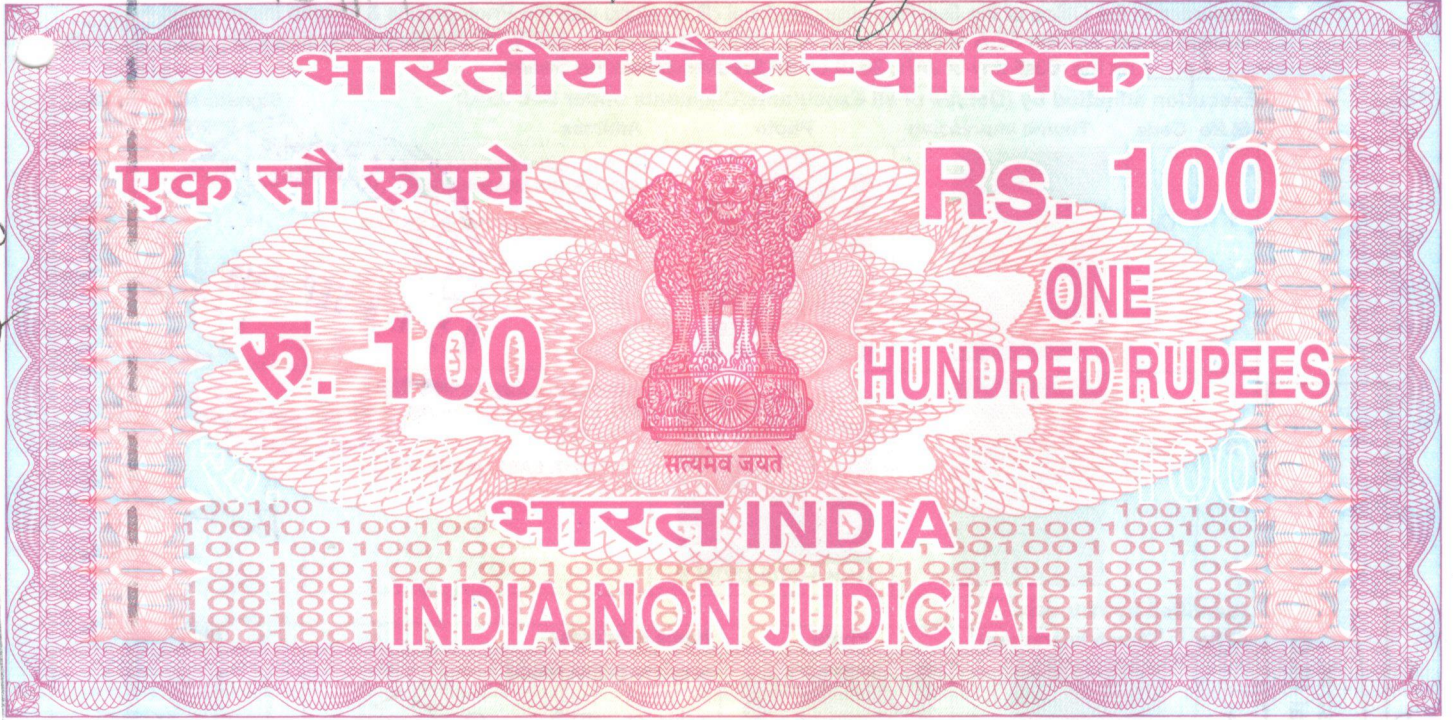
Signature by SR

జాయింట్ సబ్-రిజిస్ట్రార్
-రి కార్యాలయము హేదూర్, మల్కాజ్ గిరి జిల్లా.

134/19

Doc no. 134 of 2019.

46



తెలంగాణ తెలంగాణ TELANGANA

SL.No.14.Date.02-01-2019.

R/o.HYD.

Sold to. V.SREEKANTH.

S/o. V.SUBBARAMA CHARY.

For Whom : TOUCHSTONE PROPERTY DEVELOPERS PVT LTD.

S 678231
MOHD SARDAR KHAN
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 3rd 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 S/o V. SUBBARAMACHARY aged about 32 years. **Aadhar Card No: 7954 6063 8479**



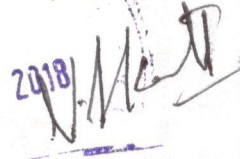


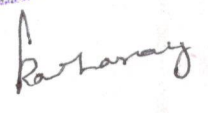
Herein after called as “Vendee” (which expression shall mean and include all his legal heirs, executors, assigns, successors, legal representatives, administrators, etc.)

Rashmi






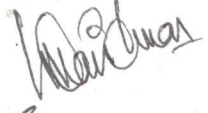
V. Mall

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. 2820/- 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. [1504-1-2019-127]	REP BY DIR V.SREEKANTH S/O. V.SUBBARAMACHARY RD.NO.10, BANJARAHILLS, HYD.	
2	EX		 [1504-1-2019-127]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		 [1504-1-2019-127]W	M DATTATREYA NAIDU AADHAAR	
2		 [1504-1-2019-127]W	D RAVI KUMAR AADHAAR	

03rd day of January, 2019

Signature of Sub Registrar
Medchal (R.O)

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

Description of Fee/Duty	In the Form of							Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order		
Stamp Duty	100	0	22560	0	0	0	22660	
Transfer Duty	NA	0	8460	0	0	0	8460	
Reg. Fee	NA	0	2820	0	0	0	2820	
User Charges	NA	0	100	0	0	0	100	
Total	100	0	33940	0	0	0	34040	

Rs. 31020/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2820/- towards Registration Fees on the chargeable value of Rs. 564000/- was paid by the party through E-Challan/BC/Pay Order No ,698LH8010119 dated ,01-JAN-19 of ,SBIN/

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- 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, and 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.
- 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.



For Touchstone Property Developers (P) Ltd

Director

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 33940/-, DATE: 01-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0973887595921, PAYMENT MODE: CASH-1000200, ATRN: 0973887595921, 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 127/2019 & Doct No
134/2019. Sheet 2 of 8 Sub Registrar
Medchal (R.O)

1వ పుస్తకము 2019 సం॥ 1940
సంఖ్య134... సంబంధంగా రిజిస్టరు
తయబడి స్వామిని గురించి నిమిత్తము గుర్తింపు
సంబంధ 1940-1-134/19 మొదలు చేయదమైనది
2019 సంఖ్య 2వవరి..నెల. 3. వ తేది

Signature of Registering Officer
Medchal (R.O)



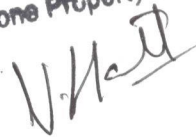
- H. **WHEREAS** now the Vendor Sri Sreekakulam Radha Swamy has purchased from Smt KV Sujatha of an extent of Ac:1.34 Gts forming part of Survey No: 31 & 32, Situated at Muraharipally Village under Yadaram Grampanchayat, Shamirpet Mandal, (Erstwhile Medchal Mandal) Medchal – Malkajgiri District (Erstwhile Ranga Reddy District) vide document 9901/2017 registered at Medchal SRO.
- I. **WHEREAS** now Vendor Sri Sreekakulam Radha Swamy has developed the land into a 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: **46** to an extent of **188 Square Yards** in the layout and the Vendor has offered to sell the plot of an **area 188 Sq. Yrds equivalent to 157.192 Sq. Mtrs**
Hereafter to be referred as “SCHEDULED PROPERTY”
- K. **Now the Vendor offered to sell entire Plot bearing No: 46 an extent 188 Sq. Yrds equivalent to 157.192 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 agreed to sell and the Vendee has agreed to purchase the Scheduled Property Plot No: 46 which is an extent of **188 Sq. Yrds equivalent to 157.192 Sq. Mtrs Sq. Mtrs**, situated in the layout of Survey No. 32 part, 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 entire Scheduled Property to an extent of 188 Sq. Yrds equivalent to 157.192 Sq. Mtrs** which clearly specified and mentioned in **Scheduled Property** along with boundaries, and the same been accepted the Vendee to purchase the said Schedule Property at a sale Consideration of Rs.3000/- per square yard (Three Thousand Rupees only) which in total is equivalent to a sum of Rs: 5, 64,000/- (Rupees Five Lakhs Sixty Four Thousand only).
 1. The Vendee has paid the total sale consideration of Rs: 5, 64,000/- (Rupees Five Lakhs Sixty Four Thousand only) by vide cheque No: 001412 Dated 3rd January 2019 drawn on Bank of Baroda, Banjara Hills Branch. And the Vendor does hereby admit and acknowledges the same.
- 3) The Vendor hereby declare that the schedule property is a self-acquired property and the Vendor is 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.



For Touchstone Property Developers (P) Ltd



Director

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134 / 12019 . Sheet 3 of 8 Sub Registrar
Medchal (R.O)

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- 4) 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 absolute owner.
- 5) 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.
- 6) 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, 64,000/- (Rupees Five Lakhs Sixty Four 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	₹	22560.00
T.D	₹	8460.00
RF	₹	2820.00
UC	₹	100.00
TOTAL	₹	33940.00

HAS BEEN REMITTED AND PAID IN SBI MEDCHAL BRANCH THROUGH WIDE

E - CHALLAN NUMBER 973887595921 Dated: 03.01.2019.

Rashid

For Touchstone Property Developers (P) LTD

[Signature]

Director

Bk - 1, CS No 127/2019 & Doct No
134 12019. Sheet 4 of 8 Sub Registrar
Medchal (R.O)



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SCHEDULED PROPERTY

Plot bearing No: 46 admeasuring 188 Sq. Yrds equivalent to 157.192 Sq. Mtrs 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: 47
SOUTH : Plot No: 45
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 3rd 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 127/2019 & Doct No

134 / 12019. Sheet 5 of 8


Sub Registrar
Medchal (R.O)

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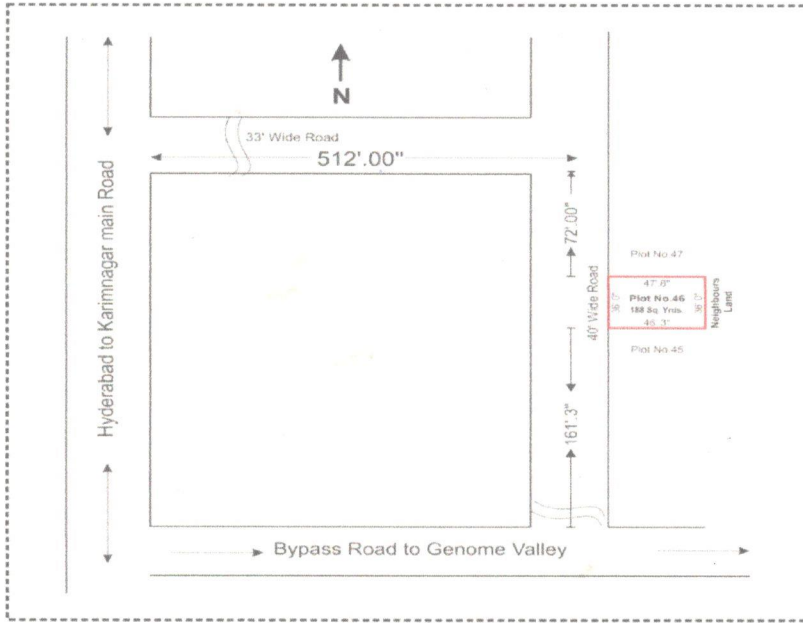
All THAT REGISTRATION PLAN SHOWING THE LAYOUT PLOT BEARING NO: 46 admeasuring 188 Sq. Yrds equivalent to 157.192 Sq. Mtrs in the layout situated in Survey No. 32 part, at Muraharipally village, Yadaram Gram Panchayat, Shamirpet Mandal, Medchal – Malkajgiri District

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:



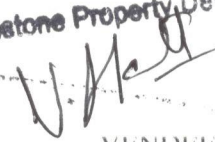
WITNESSES:

1. 
2. 



VENDOR
(Sreekakulam Radha Swamy)

For Touchstone Property Developers (P) Ltd



Director

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

Bk - 1, CS No 127/2019 & Doct No
134-12019. Sheet 6 of 8 Sub Registrar
Medchal (R.O)



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THE IMAGE OF LAYOUT PLOT BEARING NO: 46 ADMEASURING **188 Sq. Yrds equivalent to 157.192 Sq. Mtrs** IN THE LAYOUT SITUATED IN SURVEY No. 32 PART, AT MURAHARIPALLY VILLAGE YADARAM GRAMPANCHAYAT, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI 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



WITNESSES:

1. 
2. 



VENDOR
(Sreekakulam Radha Swamy)

For Touchstone Property Developers (P) Ltd



Director

VENDEE
(V Sreekanth)
(Touchstone Property Developers Pvt. Ltd)



Bk - 1, CS No 127/2019 & Doct No
134 12019. Sheet 7 of 8 Sub Registrar
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 - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



చిరునామా:
S/O శ్రీకాకుళం సుబ్బయ్య
౧౦-౩-౮౫/౧౭, ఆస్తి మర్రిదొడ్డి
హనుమాన్ తింపుల్ రోడ్
టీచర్స్ కాలనీ, సెకండరాబాద్
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 सरकार
GOVERNMENT OF INDIA




ఉత్తరాది శ్రీకాంత్
Vutharadi Sreekanth

పుట్టిన తేదీ / DOB: 05/06/1985
పురుషుడు / MALE

7954 6063 8479

నా ఆధార్, నా గుర్తింపు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA





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

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

7954 6063 8479

భారత ప్రభుత్వం
Government of India

ద్రోణరాజు రవి కుమార్
Dronamraju Ravi Kumar

పుట్టిన తేదీ / DOB: 10/06/1969
పురుషుడు / MALE

3851 2785 4715

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India





చిరునామా:
S/O ద్రోణరాజు శేషు, ౧౭-౧-
౩౯౧/౧౭/౧౦౪, 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

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

भारत सरकार
GOVERNMENT OF INDIA


Muthyala Dattatreya Naidu
Muthyala Dattatreya Naidu

పుట్టిన తేదీ / Year of Birth : 1964
పురుషుడు / Male

3168 5644 5056

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



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

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bargarhlu-500 001

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134-12019. Sheet 8 of 8

Sub Registrar
Medchal (R.O)



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