



Government of Telangana Registration And Stamps Department

జాయింట్ సబ్-రిజిస్ట్రార్-1
హైదరాబాద్ సబ్-రిజిస్ట్రార్, మల్లాదిరి లెడ్జర్.

135/19

Payment Details - Citizen Copy - Generated on 03/01/2019, 04:31 PM

Receipt No: 145

Receipt Date: 03/01/2019

SRO Name: 1504 Medchal (R.O)

Name: SREEKAKULAMRADHA SWAMY

CS No/Doct No: 128 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 259KXA010119

Chargeable Value: 579000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 01-JAN-19

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Amount Paid By

Account Description	Cash	Challan	DD	E-Challan
Registration Fee				2895
Transfer Duty /TPT				8685
Deficit Stamp Duty				23160
User Charges				100
				34840

Total:

In Words: RUPEES THIRTY FOUR THOUSAND EIGHT HUNDRED FORTY ONLY

RETURNED

Signature by SR

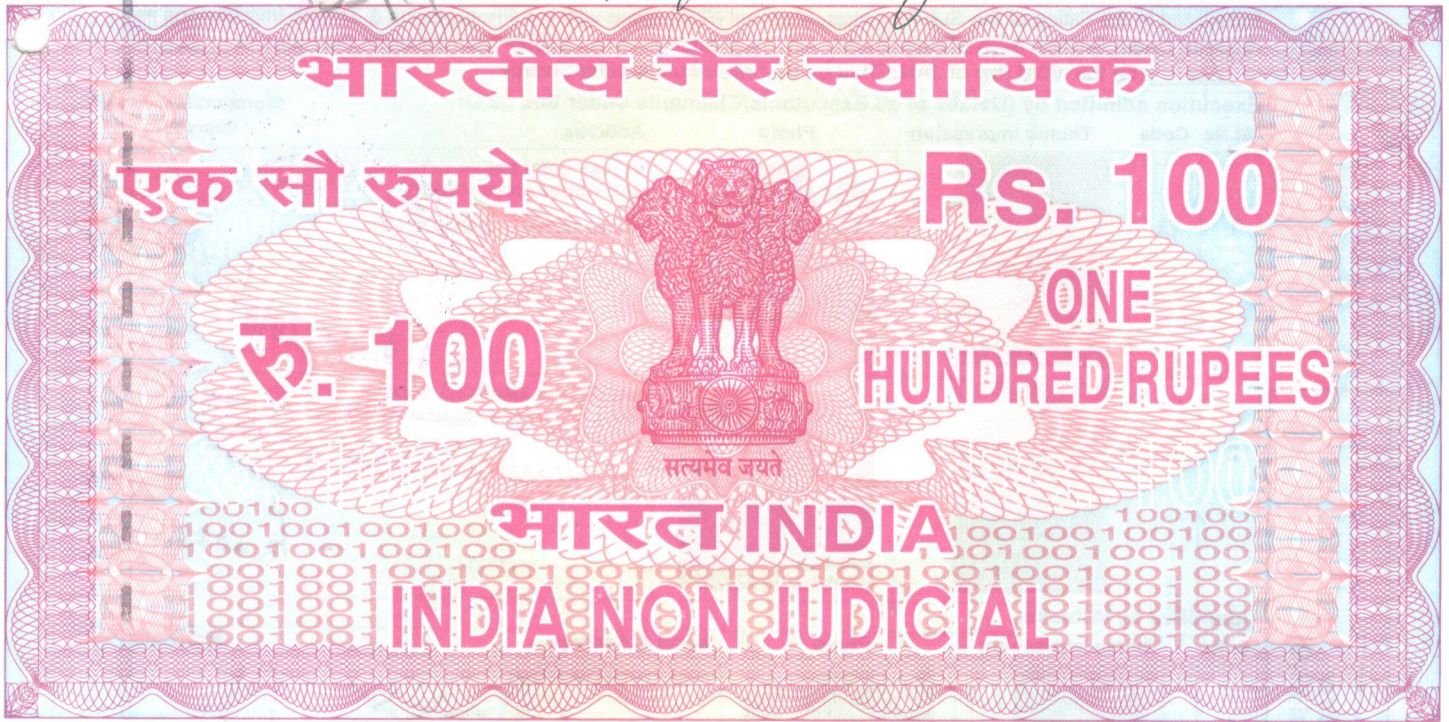
Prepared By: EPANDU

జాయింట్ సబ్-రిజిస్ట్రార్-1
హైదరాబాద్ సబ్-రిజిస్ట్రార్, మల్లాదిరి లెడ్జర్.

135/19

Defno. 135 of 2019.

47



తెలంగాణ తెలంగాణ TELANGANA

SL.No.17.Date.02-01-2019.

R/o.HYD.

Sold to. V.SREEKANTH.

S/o. V.SUBBARAMA CHARY.

For Whom : TOUCHSTONE PROPERTY DEVELOPERS PVT LTD.

S 678234

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 Sri V. SUBBARAMACHARY aged about 32 years. Aadhar Card No: 7954 6063 8479

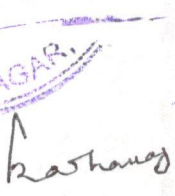
Herein after called as “Vendee” (which expression shall mean and include all his legal heirs, executors, assigns, successors, legal representatives, administrators, etc.)

For Touchstone Property Developers (P) Ltd

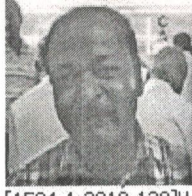
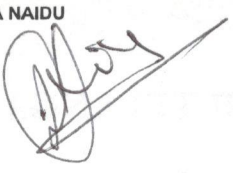
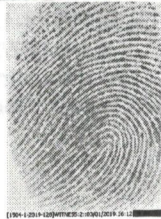
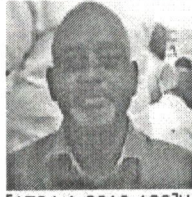
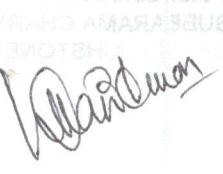
 Director

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. 2895/- 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. [1504-1-2019-128]	REP BY DIR V.SREEKANTH S/O. V.SUBBARAMACHARY RD.NO.10, BANJARAHILLS,, HYD.	
2	EX		 [1504-1-2019-128]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		 [1504-1-2019-128]W	M DATTATREYA NAIDU AADHAAR	
2		 [1504-1-2019-128]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	23160	0	0	0	23260
Transfer Duty	NA	0	8685	0	0	0	8685
Reg. Fee	NA	0	2895	0	0	0	2895
User Charges	NA	0	100	0	0	0	100
Total	100	0	34840	0	0	0	34940

Rs. 31845/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2895/- towards Registration Fees on the chargeable value of Rs. 579000/- was paid by the party through E-Challan/BC/Pay Order No ,259KXA010119 dated ,01-JAN-19 of ,SBIN/

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Bk -1, CS No 128/2019 & Doct No 135/2019. 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 and 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 virtue of the 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 Kamalamma 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. 34840/-, DATE: 01-JAN-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9397089948003, PAYMENT MODE: CASH-1000200, ATRN: 9397089948003, 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 128/2019 & Doct No
135/2019. Sheet 2 of 8 Sub Registrar
Medchal (R.O)

1వ పుస్తకము 2019 నంబర్ 1940
నంబర్135... రెండుగా రిజిస్టరు
చేయబడి సాక్షింగు నిమిత్తము గుర్తింపు
నంబరు 1904-1-135/9 నంబరు చేయదమైనది
2019 నంబర్ 2019. నం. 3. వ తేది



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- 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 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: 47 to an extent of **193 Square Yards** in the layout and the Vendor has offered to sell the plot no 78 to **an extent of 193 Sq. Yrds equivalent to 161.373 Sq. Mtrs** Hereafter to be referred as **“SCHEDULED PROPERTY”**
- K. **Now the Vendor offered to sell Plot No: 47 an extent of 193 Sq. Yrds equivalent to 161.373 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 accepted to purchase the said **Plot No 47** to an area of **193 Sq. Yrds equivalent to 161.373 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 entire Scheduled Property to an extent of 193 Sq. Yrds equivalent to 161.373 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, 79,000/- (Rupees Five Lakhs Seventy Nine Thousand only).
 1. The Vendee has paid the total sale consideration of Rs: 5, 79,000/- (Rupees Five Lakhs Seventy Nine Thousand only) by vide Cheque No: 001413 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
Director

Bk - 1, CS No 128/2019 & Doct No
135/2019. 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 per its wish and will as the owner of the land.
- 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 Vendor hereby declares that the said property is not an assigned land within the meaning of Telangana Assigned Lands (Prohibition of Transfer) Act 1977 (Act No 9 of 1977) and the same is not a Government Land.
- 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, 79,000/- (Rupees Five Lakhs Seventy Nine 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	₹	23160.00
T.D	₹	8685.00
RF	₹	2895.00
UC	₹	100.00
TOTAL	₹	34840.00

HAS BEEN REMITTED AND PAID IN SBI MEDCHAL BRANCH THROUGH WIDE
E - CHALLAN NUMBER 9397089948003 Dated: 03.01 2019.

[Signature]

For Touchstone Property Developers (P) Ltd.

[Signature]

Director

Bk - 1, CS No 128/2019 & Doct No
135-12019 Sub Registrar
Medchal (R.O)



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SCHEDULED PROPERTY

Plot bearing No: 47 admeasuring 193 Sq. Yrds equivalent to 161.373 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: 48
SOUTH	:	Plot No: 46
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
(Sreeakulam Radha Swamy)

For Touchstone Property Developers (P) Ltd



Director

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

Bk - 1, CS No 128/2019 & Doct No
135-12019 Sub Registrar
Medchal (R.O)



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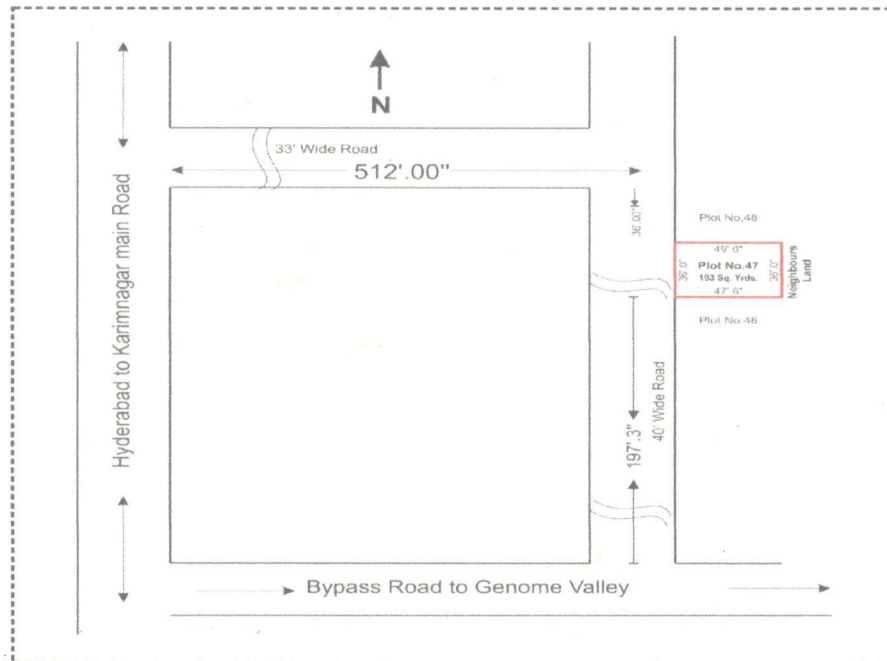
ALL THAT REGISTRATION PLAN SHOWING THAT LAYOUT PLOT BEARING NO: 47
admeasuring 193 Sq. Yrds equivalent to 161.373 Sq. Mtrs in the layout situated in Survey No. 32
part, at Muraharipally village, Yadaram Gram Panchayat, Shamirpet Mandal,
Medchal – Malkajgiri District

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

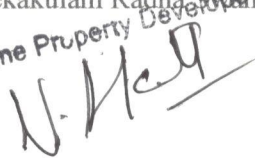
REF:



WITNESSES:

1. 
2. 


VENDOR
(Sreekakulam Radha Swamy)

For Touchstone Property Developers

Director

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

Bk - 1, CS No 128/2019 & Doct No

135-12019. Sheet 6 of 8

Sub Registrar
Medchal (R.O)

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THE IMAGE OF LAYOUT PLOT BEARING NO: **47** ADMEASURING **193 SQ YRDS** OR EQUIVALENT TO **161.373** 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 Developers Pvt. Ltd)

Bk - 1, CS No 128/2019 & Doct No
135-12019. 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 - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O శ్రీకాకుళం సుబ్బయ్య
10-3-85/17, ఈస్ట్ మరెడ్పల్లి
హనుమన్ టెంపుల్ 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

भारत 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 సుబ్బరమచారి, 6-3-564/1,
అబ్బాస్ టౌవర్స్, 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, 17-1-
391/1/7/104, S B H Officers
కాలనీ, అయ్యప్ప 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

నా ఆధార్, నా గుర్తింపు

भारत सरकार
GOVERNMENT OF INDIA

Muthyala Dattatreya Naidu
Muthyala Dattatreya Naidu

జనన తేదీ / Year of Birth : 1964
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, Moulai Ali, Kapra,
Hyderabad, Andhra
Pradesh, 500040

Address:
S/O M Radha Krishna Late,
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