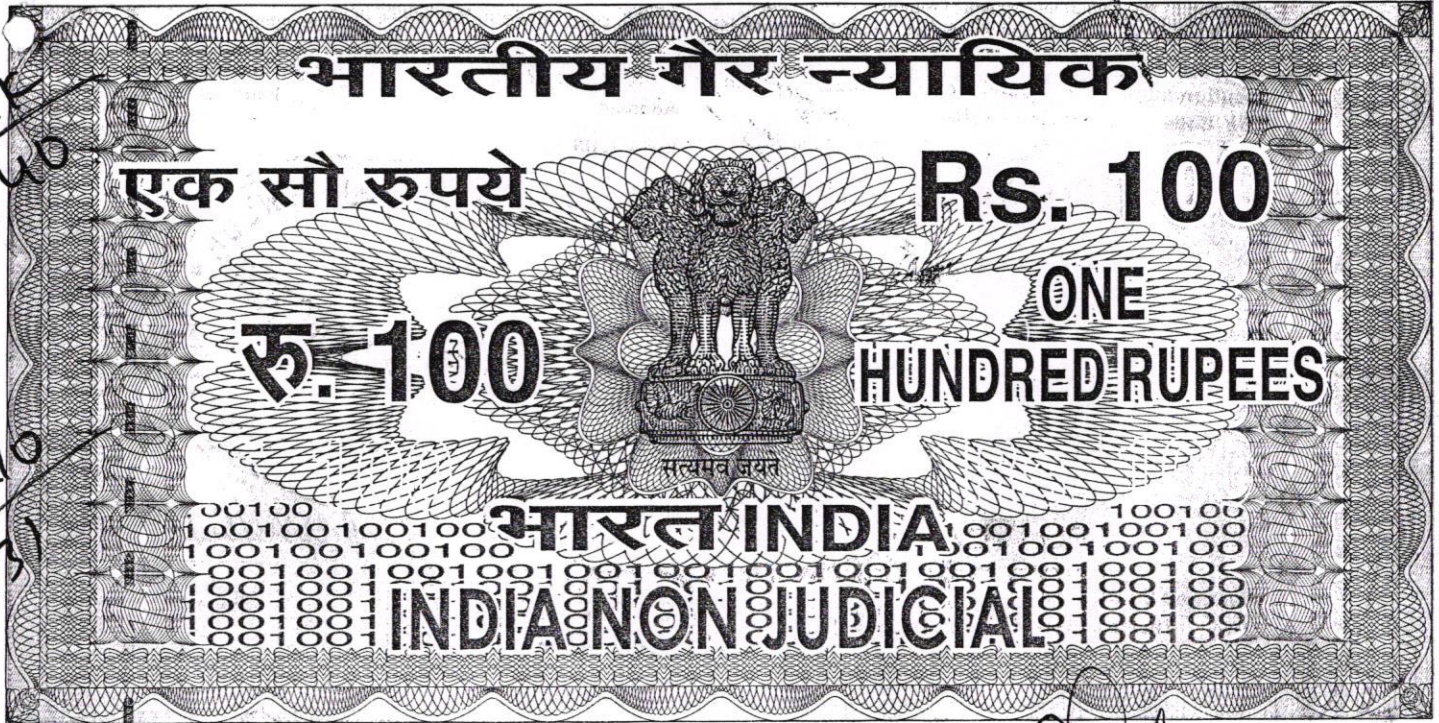


2682/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AF 402462

S.No. 229 Date: 16-01-2021
 Sold to: Mrs. ANIREDDY VASUDHA REDDY
 W/o. Late Shri. VEERA REDDY
 For Whom: SELF & OTHERS

K.SATISH KUMAR
 LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021
 Plot No.227, Opp.Back Gate of City Civil Court
 West Marredpally, Sec'bad. Mobile: 9849355156

SALE DEED

This Sale Deed is made and executed on this the 21st day of February 2021 at S.R.O, Miryalaguda, Nalgonda District by and between:

Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 29 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hyderabad - 500 096, represented by his General Power of Attorney Holder Smt. Anireddy Vasudha Reddy, W/o. Late Veera Reddy aged about 56 years, Occupation: Housewife, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hyderabad - 500 096 (vide registered GPA bearing doc. no. 10223 of 2019, dated 14.08.2019, regd, at SRO, Miryalaguda, Nalgonda District) hereinafter referred to as the "Vendor".

INFAVOUR OF

Mr. Kota John, Son of Mr. K. Venkulu aged about 52 years, Occupation: Service residing at H. No. 2-260, Gandhi Nagar, Miryalaguda - 508207, Nalgonda, hereinafter referred to as the 'Vendee'.

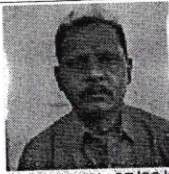
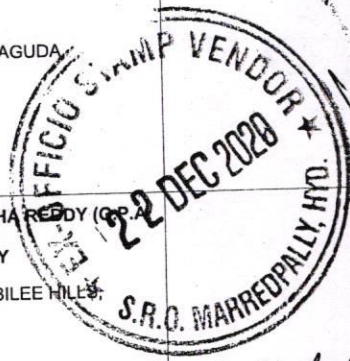
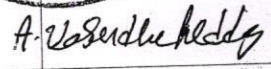
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

A. Vasudha Reddy

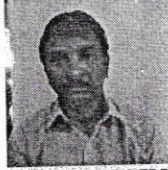
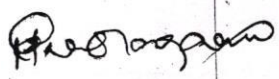
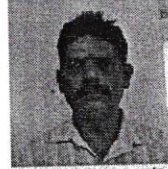
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15080/- paid between the hours of _____ and _____ on the 07th day of MAR, 2021 by Sri A.Vasudha Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KOTA JOHN::07/03/21 [2305-1-2021-2731]	KOTA JOHN S/O. VENKULU H.NO-2-260 MIRYALAGUDA DIST/NALAGONDA	 
2	EX		 ANIREDDY VASUDHA [2305-1-2021-2731]	ANIREDDY VASUDHA REDDY (S.P.A. AGENT) W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [2305-1-2021-2731]	K PRABHAKAR REDDY AMBERPET, HYDERABAD	
2		 P NARENDER::07/03/21 [2305-1-2021-2731]	P NARENDER UPPAL	

07th day of March, 2021

Signature of Sub Registrar
Miryalaguda**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8423 Name: Pampari Narender	S/O P.Ramaiah, Uppal, K.v. Rangareddy, Telangana, 500076	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX7868 Name: Anireddy Vasudha Reddy	W/O Anireddy Veera Reddy, Miryalaguda, Nalgonda, Telangana, 508207	

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WHEREAS:

- A. Mrs. Anireddy Vasudha Reddy (the Vendor herein) along with her sons, Mr. Anireddy Sujay Reddy and Mr. Anireddy Ajay Reddy (all three are jointly referred to as Owners hereafter) are absolute owners and possessors of land admeasuring about Ac.16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No.786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.
- B. Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.
- C. After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac.16-19 gts., in Sy. No. 786, of Miryalaguda Village in favour of the Owners.
- D. Accordingly, the Owners have become absolute owner and possessor of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Pass book no.	Title book no.	Extent in Sy. No. 786 Ac – gts.	Extent in Sy. No. 786/AA Ac – gts.
Anireddy Vasudha Reddy	2071	963442	963442	2-26	4-09.5
Anireddy Sujay Reddy	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy	2069	963440	963440	2-27	---

- E. The Owners herein have entered into a Joint Development Agreement cum General Power of Attorney dated 24.12.2016 with the M/s. Modi Realty (Miryalaguda) LLP (hereinafter referred to as the 'Developer') to develop their land admeasuring about Ac. 6-18 gts., as per the terms and conditions contained in the Joint Development Agreement registered as document no. 242/2017 at the S.R.O., Miryalguda.

A. Vasudha Reddy

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX2882 Name: Kota John	S/O Kota Venkulu, Miryalaguda, Nalgonda, Telangana, 508207	

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	120540	0	0	0	120640
Transfer Duty	NA	0	45240	0	0	0	45240
Reg. Fee	NA	0	15080	0	0	0	15080
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	3016	0	0	0	3016
Total	100	0	183976	0	0	0	184076

Rs. 165780/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15080/- towards Registration Fees on the chargeable value of Rs. 3016000/- was paid by the party through E-Challan/BC/Pay Order No ,365BE1150221 dated ,15-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 183976/-, DATE: 15-FEB-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5000686363718, PAYMENT MODE: CASH-1001138, ATRN: 5000686363718, REMITTER NAME: KOTA JOHN, EXECUTANT NAME: ANIREDDY AJAY REDDY, CLAIMANT NAME: KOTA JOHN).

Date:

07th day of March, 2021

Signature of Registering Officer
Miryalaguda

Certificate of Registration

Registered as document no. 2682 of 2021 of Book-1 and assigned the identification number 1 - 2305 - 2682 - 2021 for Scanning on 07-MAR-21.

Registering Officer
Miryalaguda
(B.Saidulu)

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2682/2021. Sub Registrar
Sheet 2 of 9 Miryalaguda

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- F. The Owner/Developer is desirous of developing the Scheduled Land by constructing independent villas thereon and has obtained a permit for construction on the on the Scheduled Land admeasuring Ac. 6-18 gts., was granted by DTCP and Miryalaguda Municipality in file no. 2883/2016/H vide permit no. B.P. No. 111/2016/H. As per the said permit 91 villas are being developed on a portion of Scheduled Land along with common amenities and utilities like roads, footpaths, electric power supply, water supply, children parks, tree plantation, sports facilities, etc.
- G. As per the terms of the Joint Development Agreement cum General Power of Attorney, the Owners and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 35% of villas and the Developer shall be entitled to 65% of villas along with the divided plots of land.
- H. As per the terms of Joint Development Agreement, the Developer and the Owners have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement. Further, Mr. Anireddy Sujay Reddy gifted his share of plots/villas that accrued to him in the above Joint Development Agreement to Mrs. Anireddy Vasudha Reddy and Mr. Anireddy Ajay Reddy by way of registered Gift Deeds. Inturn, Mr. Ajay Reddy, due to his pre-occupied works, appointed Mrs. Anireddy Vasudha Reddy as his Attorney vide General Power Attorney dated 14.08.2019 registered as document no.10223/2019 at SRO, Miryalguda.
- I. By virtue of the above documents, the Developer / Owners has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- J. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes'.
- K. The Vendee is desirous of purchasing a plot of land bearing no.90, admeasuring 208 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.30,16,000/-(Rupees Thirty Lakhs Sixteen Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot no. 90, admeasuring 208 sq. yds., forming part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and more particularly described in the schedule and the plan annexed to this Sale Deed in favour of the Vendee for a consideration of Rs. 30,16,000/-(Rupees Thirty Lakhs Sixteen Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:

A. Vasudha Reddy

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2682/2021.

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Sub Registrar
Miryalaguda



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- a. Rs.21,91,000/(Rupees Twenty One Lakhs Ninety One Thousand Only) paid by way of D. D. No. 229456, dated 06.02.2021 issued by Canara Bank, M. G. Road, Suryapet towards housing loan disbursement.
 - b. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.520217, dated 28.03.2019 drawn on State Bank of India, Rajiv Chowk, Miryalaguda.
 - c. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.520222, dated 28.05.2019 drawn on State Bank of India, Rajiv Chowk, Miryalaguda.
 - d. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.520225, dated 29.07.2019 drawn on State Bank of India, Rajiv Chowk, Miryalaguda.
 - e. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no.520228, dated 19.06.2019 drawn on State Bank of India, Rajiv Chowk, Miryalaguda.
 - f. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no.520216, dated 10.03.2019 drawn on State Bank of India, Rajiv Chowk, Miryalaguda.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to it by virtue of various registered sale deeds referred to herein in the preamble of this Sale Deed and has absolute right, title or interest in respect of Scheduled Plot.
 3. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby given warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.
 4. The Vendor ha this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
 5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate Scheduled Plot unto and in favour of the Vendee in the concerned departments.
 6. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

A. V. S. Reddy

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2682/2021.

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Sub Registrar
Miryalaguda



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SCHEDULED PLOT

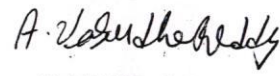
All that piece and parcel of land bearing Plot No.90, admeasuring about 208 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan and layout annexed hereto as Annexure - A and Annexure - B respectively and bounded on:

North	Plot No. 89
South	Tot-Lot
East	40' wide road
West	Plot No. 80 & 81

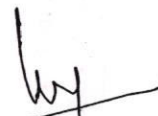
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 


VENDOR

2. P.R.


VENDEE

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2682/2021.

Sub Registrar
Miryalaguda

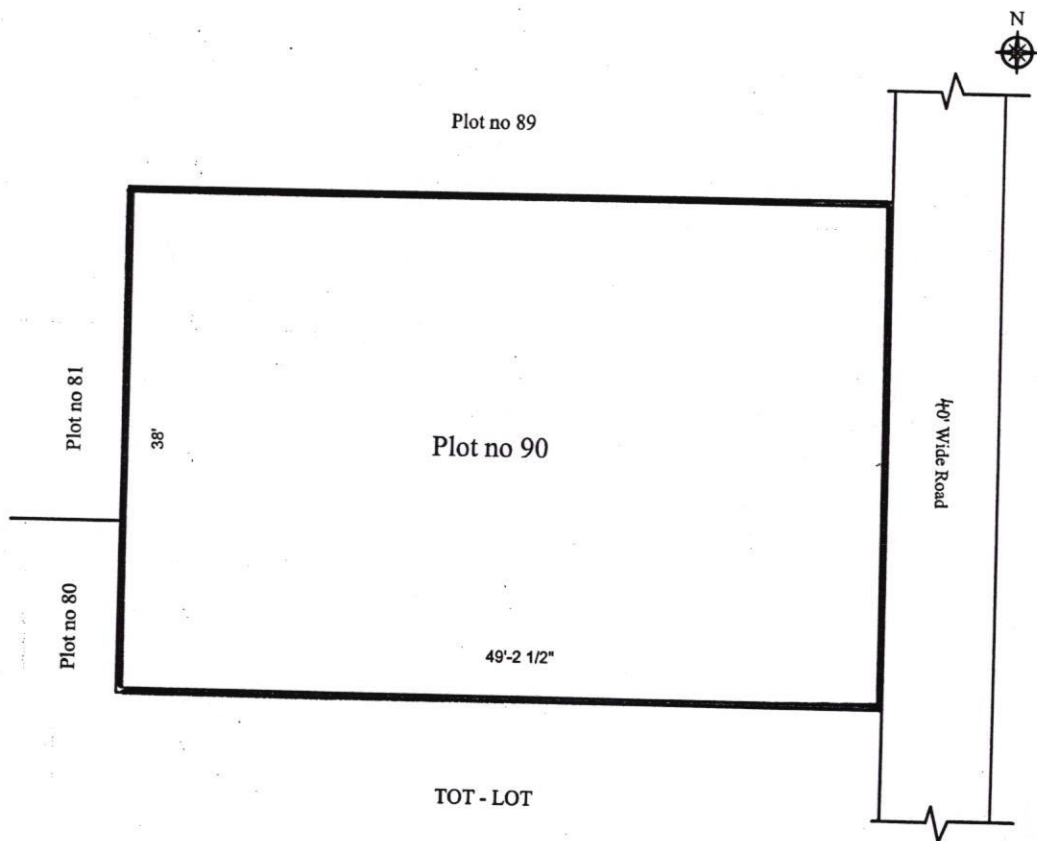


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ANNEXURE-A

Plan of the Scheduled Plot:



A. Vasude Reddy
VENDOR

[Signature]
VENDEE

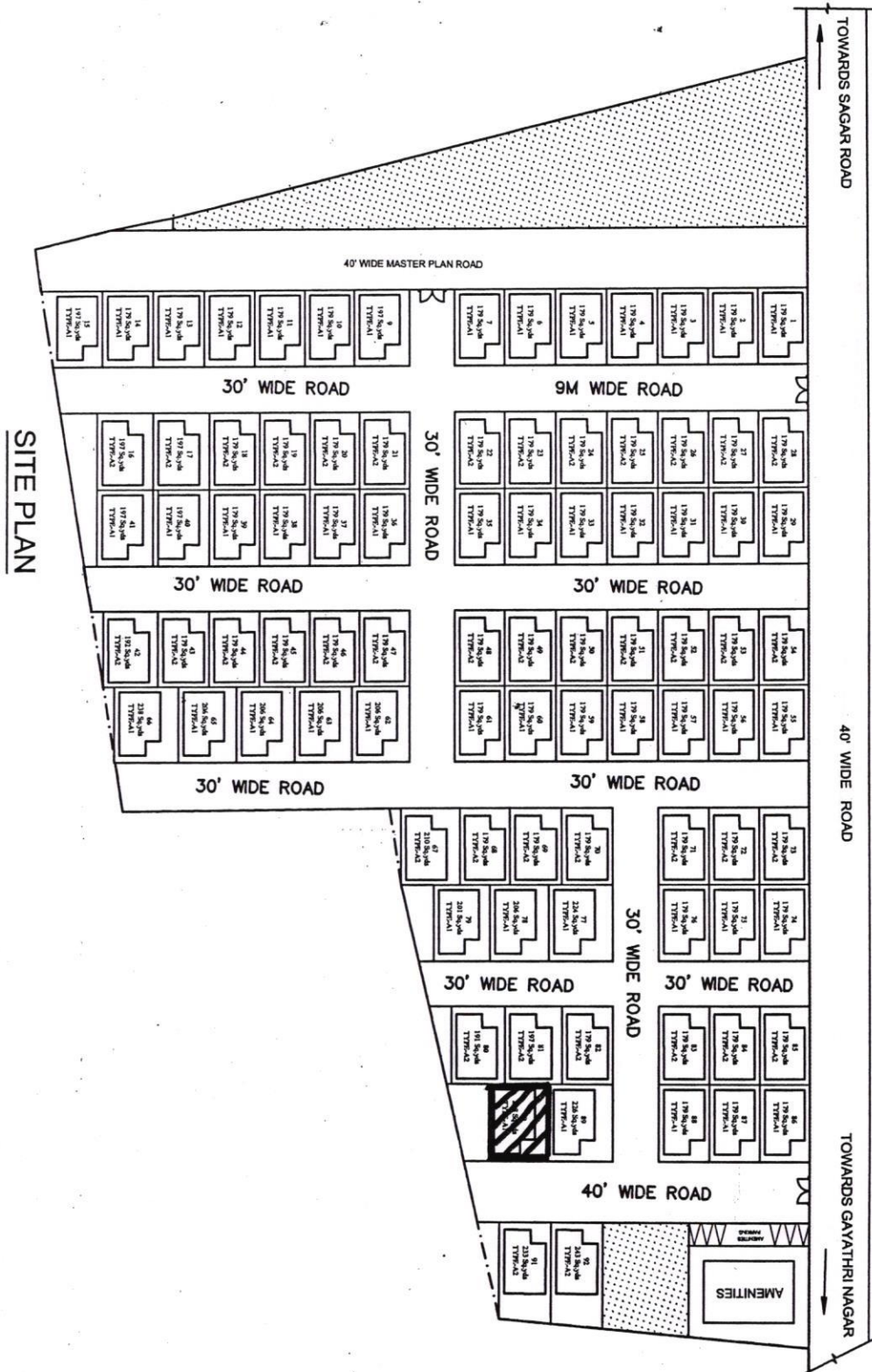
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2682/2021. Sheet 6 of 9 Sub Registrar
Miryalaguda

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ANNEXURE - B

Layout plan of the Housing Project:



A. Subudhe Reddy
VENDOR


 VENDEE 
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2682/2021.

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Miryalaguda



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అనిరెడ్డి వసుధా రెడ్డి
Anireddy Vasudha Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1962
స్త్రీ / Female

3812 1857 7868

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: అనిరెడ్డి వేరా రెడ్డి
19-2, రెడ్డి కాలనీ, రామచంద్రాపేట
మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ
పల్నాడు, ఆంధ్ర ప్రదేశ్, 508207

Address: W/O: Anireddy
Veera Reddy, House/Bldg /
Apt.: 19-2, Street/Road/
Lane: REDDY COLONY,
Landmark: RAGHAVA
THEATRE, Area/Locality/
Sector: MIRYALAGUDA,
Village/Town/City:

1947
1800 180 1947

help @ uidai.gov.in

www.uidai.gov.in

24. గాంధీ రోడ్, 1947,
బెంగళూరు-500001

A. Vasudha Reddy

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

[Signature]

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పంపరీ నరేంద్ర
Pampani Narender

పుట్టిన తేదీ/ DOB: 17/04/1971
పురుషుడు / MALE

9394 8912 8423

భారతీయ విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: పంపరీ నరేంద్ర, 3-13-
95/1వ, మల్లికార్జున నగర్,
మల్లికార్జున నగర్, కవిరాయపేట
ఆంధ్ర ప్రదేశ్ - 500076

Address:
S/O: P. Ramasiah, 3-13-95/1C,
malikarjuna nagar, mallapur, Uppal,
K.v. Rangareddy,
Andhra Pradesh - 500076

9394 8912 8423

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2682/2021. Sheet 8 of 9 Sub Registrar
Miryalaguda



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Government of India



కోట జాన్
Kota John

పుట్టిన తేదీ/DOB: 01/06/1966
పురుషుడు / Male



7318 9947 2882

ఆధార్ - సామాన్యుని హక్కు



ఆధార్

చిరునామా: S/O: కోట వెంకట, 2-260
గాంధీనగర్, మిర్యాలగూడ, మిర్యాలగూడ
మిర్యాలగూడ, నల్గొండ, ఆంధ్ర ప్రదేశ్
508207

భారత ప్రభుత్వం
Government of India
Address: S/O: Kota Venkulu,
2-260, Gandhinagar,
Miryalaguda, Miryalaguda,
Nalgonda, Miryalaguda,
Andhra Pradesh, 508207

7318 9947 2882

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

by

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2682/2021. Sheet 9 of 9 Sub Registrar
Miryalaguda



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Government of Telangana
Registration And Stamps Department

2682/21

Payment Details - Citizen Copy - Generated on 07/03/2021, 11:24 AM

SRO Name: 2305 Miryalaguda

Receipt No: 2836

Receipt Date: 07/03/2021

Name: A.VASUDHA REDDY

Transaction: Sale Deed

CS No/Doct No: 2731 / 2021

Chargeable Value: 3016000

DD No:

Challan No:

E-Challan No: 365BEI150221

Bank Name:

DD Dt:

Challan Dt:

E-Challan Dt: 15-FEB-21

E-Challan Bank Name: SBIN

Bank Branch:

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				15080
Transfer Duty /TPT				45240
Deficit Stamp Duty				120540
User Charges				100
Mutation Charges				3016

TURNED

