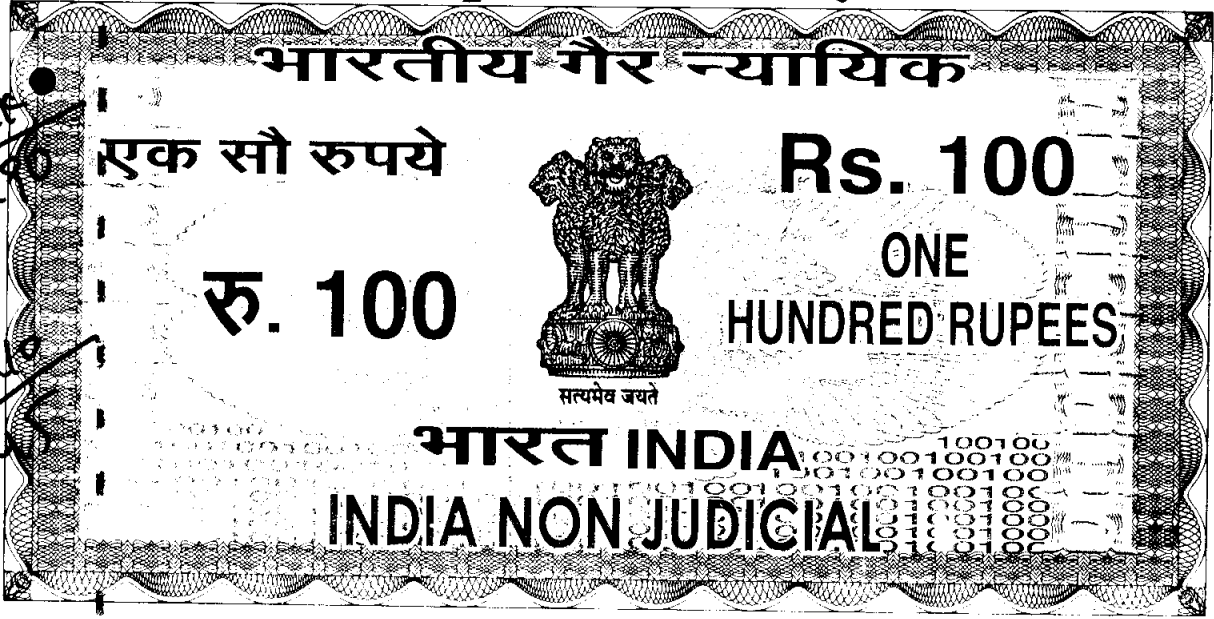


దస్తవేజు నెం.....3416...2023



తెలంగాణ తెలంగాణ TELANGANA

AS 063598

SL No. 1303 Date 22-05-2023 Rs. 100/-

Sold to Tanguella Narendra

S/o. D/o. W/o. Laxma Reddy

For Whom Self & others R. Keshavapuram

A. Aparna

ALLAM APARNA

LICENCED STAMP VENDER

L.No.23-05-008/2015

Ren.No.23-05-007/18, 23-05-025/2021

Eedulaguda, MIRYALAGUDA,

Nalgonda Dist. - 508207.

Cell : 9542233699

SALE DEED

This Deed fo Sale is made and executed on this the 22nd day of May 2023 by :

1) KOMMU JANARDHAN S/O. SRI RAMULU KOMMU, Aged 38 years, Occ: Doctor,
Aadhar No : XXXX XXXX 7398, Cell No. 9052404529, PAN No. CGMPK0151J.

2) K. RAMANA W/O. K. JANARDHAN, Aged 36 years, Occ: House Hold
Aadhar No : XXXX XXXX 6889, Cell No. 9141906906, PAN No. EPJPK5424Q.

Both are R/o H.No. 2-57, Uppalapahad Village, Kethepally Mandal, Nalgonda
District, Telangana State.

(HEREINAFTER Called the VENDORS)

IN FAVOUR OF

1) TANGELLA NARENDRA S/O. LAXMA REDDY, aged about 36 Years, Occupation:
Software Engineer, Aadhar No : XXXX XXXX 2941, Cell No. 9550342987,
PAN No. ANRPT8734G.

2) TANGELLA HARIKA W/O. NARENDRA, aged about 34 Years, Occupation: House
Hold, Aadhar No : XXXX XXXX 4359, Cell No. 9581655375, PAN No. AJNPH4757P.
Both are R/o. H.No. 1-14, Keshavapuram Village, Madgulapally Mandal, Nalgonda District,
Telangana State.

(HEREINAFTER Called the VENDEES)

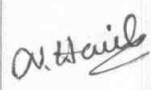
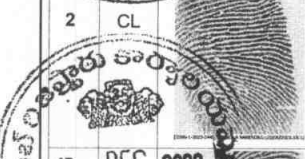
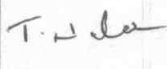
K. Janardhan
SPJ

T. S. Sankar
A. Harih

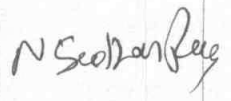
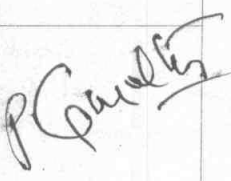
Presentation Endorsement:

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. 21000/- paid between the hours of _____ and _____ on the 22nd day of MAY, 2023 by Sri K.Janardhan

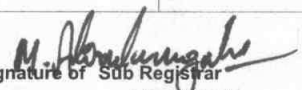
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 TANGELLA HARIKA::22/05/2023 [2305-1-2023-3445]	TANGELLA HARIKA W/O. NARENDRA H.NO-1-14 KESHAVAPURAM, DIST/NALAGONDA	
2	CL		 TANGELLA NARENDRA::22/05/2023 [2305-1-2023-3445]	TANGELLA NARENDRA S/O. LAXMA REDDY H.NO-1-14 KESHAVAPURAM, DIST/NALAGONDA	
3	EX		 K.RAMANA::22/05/2023.18 [2305-1-2023-3445]	K.RAMANA W/O. K.JANARDHAN H.NO-2-57 UPPALAPAHAD, DIST/NALAGONDA	
4	EX		 KOMMU JANARDHAN::22/05/2023 [2305-1-2023-3445]	KOMMU JANARDHAN S/O. SRI RAMULU H.NO-2-57 UPPALAPAHAD, DIST/NALAGONDA	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 N SUDHAKAR REDDY::22/05/23 [2305-1-2023-3445]	N SUDHAKAR REDDY R/O MIRYALAGUDA	
1		 P GURUMURTHI::22/05/2023.18 [2305-1-2023-3445]	P GURUMURTHI R/O KALLEPALLY	

22nd day of May,2023


Signature of Sub Registrar
Miryalaguda

Generated on: 22/05/2023 06:18:43 PM



Bk-1, CS No 3445/2023 & Doct No
3416/2023. Sheet 1 of 14
Sub Registrar
Miryalaguda

(The expressions of the VENDORS and the VENDEES herein used shall wherever the context so admits mean and includes their respective heirs, executors, legal representatives, administrators, successors and assignees, etc.)

WHEREAS the First Party/Land owners No.1 & 2 herein is the absolute owners and possessors of the Land in Survey Nos. 786, Block No.19, Plot No. 56, admeasuring extent 179 Square Yards equivalent to 149.64 Meters of Situated at "AVR Gulmohar Homes", Miryalaguda Town and Mandal, Nalgonda District, Telangana State. by virtue of vide Regd. **Sale Deed Doct. No.1567/2020**, Regd. at **S.R.O., Miryalguda**, Nalgonda District. (Hereinafter referred to as the above said property) *Doct No. 1568/2020*

AND NOW the Vendors have agreed and offered to sell the House bearing Survey No. 786, Block No.19, Plot No. 56, Consisting of Ground Floor, with columns, roofs and beams have admeasuring 1250 Square Feet, together with the Place admeasuring 179 Sq. yards, with **Building Permit Order Proceeding No. G/2941/MM/2016-17, Date : 03-02-2017, issued by Municipal Comissioner Miryalaguda Municipality**. Situated at "AVR Gulmohar Homes", Miryalaguda Town and Mandal, Nalgonda District, Telangana State. (Hereinafter called the said property) and more fully described in the Schedule hereto, to the Vendee for a total sale consideration of **Rs.42,00,000/- (Rupees Forty Two lakhs Only)** and the Vendee has agreed to purchase the same for the said consideration.

WHEREAS, the Vendors have through received from the said Vendee the said consideration of **Rs. 33,00,000/- (Rupees Thirty Three Lakhs Only)** through **HDFC LTD** and **Rs.9,00,000/- (Rupees Nine Lakhs Only)** through cash totally sale consideration of **Rs.42,00,000/- (Rupees Forty Two lakhs Only)** received by the Vendors, the said Vendors as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with boundaries, convey and sign free from all encumbrances all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

K. D. ...
Prj

T. ...
N. Hails

Bk - 1, CS No 3445/2023 & Doct No
3416/2023. Sheet 2 of 14 Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:			
SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2325 Name: NAGIREDDY SUDHAKAR REDDY	Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXX6041 Name: Pandirala Gurumurthy	S/O Pandirala Anthaiah, Dilawarpur, Nalgonda, Telangana, 508355	
3	Aadhaar No: XXXXXXXX7398 Name: Kommu Janardhan	Uppala Pahad, Nalgonda, Andhra Pradesh, 508376	
4	Aadhaar No: XXXXXXXX6889 Name: Kommu Ramana	Uppala Pahad, Nalgonda, Andhra Pradesh, 508376	
5	Aadhaar No: XXXXXXXX2941 Name: Tangella Narendra	S/O Tangella Laxmareddy, Kannekal, Nalgonda, Telangana, 508374	
6	Aadhaar No: XXXXXXXX4359 Name: Tangella Harika	W/O Tangella Narendra, Kannekal, Nalgonda, Telangana, 508374	

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	231000	0	0	0	231100
Transfer Duty	NA	0	63000	0	0	0	63000
Reg. Fee	NA	0	21000	0	0	0	21000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	4200	0	0	0	4200
Total	100	0	320200	0	0	0	320300

Rs. 294000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21000/- towards Registration Fees on the chargeable value of Rs. 1930000/- was paid by the party through E-Challan/BC/Pay Order No ,318LT5220523 dated ,22-MAY-23 of ,HDFS/

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 320250/-, DATE: 22-MAY-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 1438731645127,PAYMENT MODE:NB-1001138,ATRN:1438731645127,REMITTER NAME: T NARENDRA AND OTHERS,EXECUTANT NAME: A VASUNDARA REDDY AND OTHERS,CLAIMANT NAME: T NARENDRA AND OTHERS).

Date: 22nd day of May,2023

Signature of Registering Officer
Miryalaguda

Generated on: 22/05/2023 06:18:43 PM



THE VENDORS HEREBY CONVENANTS WITH THE VENDEE AS FOLLOWS :

- 1) The said property shall be quietly entered into and upon by the Vendees who shall hold and enjoy the same as absolute owner without any interruption from the Vendors or any persons claiming through the Vendor.
- 2) The Vendors has given vacant possession of the schedule property to the Vendees.
- 3) The Title Deeds relating the said peroperty are hereby handed over the said Vendees.
- 4) The Vendors have paid all taxes etc., payable on the said property upto date and the Vendees will have to pay such taxes etc., payable hereinafter.
- 5) The said Property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation.
- 6) The Vendors hereby agree to co-operate with the Vendees to get the title of the said property changed in the name of the Vendees in any office records.
- 7) The Vendors does hereby further agree with the Vendee at all times hereafter to do and ex-ecute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee.
- 8) The Vendors does hereby further agree to keep indemnify the Vendee from and against all losses, costs, damages and expenses which the Vendee may sustain by reason of any claim being made by anybody to the said property.
- 9) The land is not an assigned land within the meaing of T.S. Assinged lands (Prohibition of Transfers) Act No. 9 of 1977 and it does not belong to or under mortgage to Govt. or their undertakings / Agencies.

K. J. J.
J. R. J.

T. N. J.
N. H. J.

Bk - 1, CS No 3445/2023 & Doct No
3416 / 2023. Sheet 3 of 14 Sub Registrar
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 3416 of 2023

Book-I and Assigned the Identification

Number I-2305 3416 2023 for ~~Scanning~~

On 22-05-2023

M. Abul Kalam
Sub-Registrar
MIRYALGUDA

Generated on: 22/05/2023 06:18:43 PM



SCHEDULE OF THE PROPERTY

All that the House bearing Survey No. 786, Block No.19, Plot No. 56, Consisting of Ground Floor, with columns, roofs and beams have admeasuring 1250 Square Feet, together with the Place admeasuring 179 Sq. yards, **with Building Permit Order Proceeding No. G/2941/MM/2016-17, Date : 03-02-2017, issued by Municipal Comissioner Miryalaguda Municipality.** Situated at "AVR Gulmohar Homes", Miryalaguda Town and Mandal, Nalgonda District, Telangana State,

BOUNDED BY:

NORTH : Plot No. 55
SOUTH : Plot No. 57
EAST : 30 Feets Wide Road,
WEST : Plot No. 53

Cost of Construction of Built up area	: 179	x 3,100	= 5,54,900/-
(Plinth area Rate per Sq. Feet) RCC G/F	: 1250	x 1100	= 13,75,000/-

TOTAL

19,29,900/- or 19,30,000/-

Annual Rental Value 2000 x 18

: /-

Municipality Tax Per Annum

: /-

Market Value as Estimated by the party Rupees.

: 42,00,000/-

WITNESSES :-

1. N. Seshababu

K. D. S.

2. P. Ganeshaiah

P. G.

T. N. Sule

N. Haid

Bk - 1, CS No 3445/2023 & Doct No
3416/2023. Sheet 4 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



REGISTRATION PLAN

HOUSE PLAN,

SURVEYNO:786,

DOOR NO:

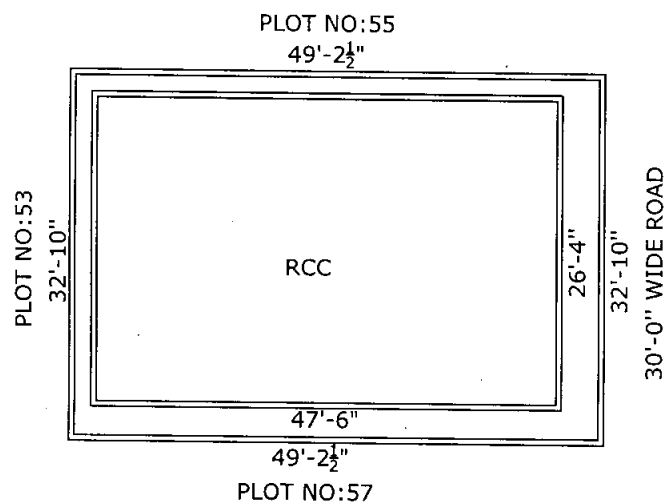
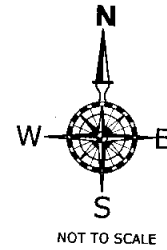
EXTENT:179 SQ.YARDS OR 149.64 SQ.Mts,

SITUATED AT BLOCK NO:19,AVR GULMOHAR HOMES,RESIDENTIAL AREA,
MIRYALAGUDA (T & M),

NALGONDA Dist.

PLINTH AREA R.C.C 1250 Sft.

PLOT NO:56.



WITNESSES

- 1) *N. S. S. S.*
- 2) *P. C. S. S.*

H. S. S.

SIGNATURE

H. S. S.

T. S. S.
V. H. S.

Bk - 1, CS No 3445/2023 & Doct No
3416 / 2023. Sheet 5 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



22-5-2023

10:15am.

NO. 10 SCALE

Location

Sagar Road

North to go
South to go

Wagon, etc.

Wagon, etc.



R. D. ...
Hij

T. S. ...
N. Haile

Copy

(1) N. G. ...
(2) P. G. ...

STATE OF ...

Bk - 1, CS No 3445/2023 & Doct No
3416 / 2023. Sheet 6 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



:: ::

NOT TO SCALE

● దస్తావేజు షెడ్యూలులో ఉదహరించిన ఆస్తికి సంబంధించిన ఫోటో



తేది:- 22-మే-2023, సమయం:- 10:15am.

సర్వే నెంబర్:- 786, ప్లాట్ నెంబర్:- 56,

బ్లాక్ నెంబర్:- 19

V. D. Srinivas
Hij

T. N. Srinivas
N. Haila

సాక్షులు

(1) N. Srinivas

(2) P. Srinivas

SIGNATURE OF THE EXECUTANTS

Bk - 1, CS No 3445/2023 & Doct No
3445 / 2023. Sheet 7 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM





భారత ప్రభుత్వం
Government of India



కొమ్మ జనార్దన్
Kommu Janardhan
పుట్టిన తేదీ/DOB: 12/04/1985
పురుషుడు/ MALE



Issue Date: 19/05/2015

4509 8088 7398

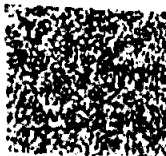
VID : 9120 4655 1255 6457

आयकर विभाग
INCOME TAX DEPARTMENT



Permanant Account Number Card
CGMPK0151J

भारत सरकार
GOVT. OF INDIA



KOMMU JANARDHAN

SRI RAMULU KOMMU

12/04/1985

Signature



भारत सरकार
GOVERNMENT OF INDIA



కొమ్మ రమణ
Kommu Ramana
పుట్టిన తేదీ/ DOB: 04/05/1986
స్త్రీ / FEMALE



5468 9956 6889

అధికారి-ఆదానామదానాధికారి హక్కు

आयकर विभाग
INCOME TAX DEPARTMENT

KOMMU RAMANA

PAPAI AH THIGALA

04/05/1986

Permanent Account Number
EPJPK5424Q

Signature



भारत सरकार
GOVT. OF INDIA

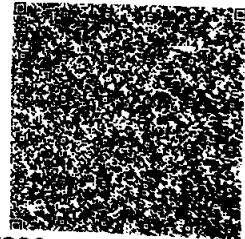


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



చిరునామా:
ఇంటి నం 2-57, ఎమ్ సీ కాలనీ, ఉప్పలా పహడ్, నల్గొండ
ఆంధ్ర ప్రదేశ్ - 508376

Address:
-57 S C COLONY, Uppala Pahad,
algonda,
ndhra Pradesh - 508376



4509 8088 7398

VID : 9120 4655 1255 6457

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

ఇంటి నం 2-57, ఎమ్ సీ కాలనీ,
ఉప్పలా పహడ్, నల్గొండ జిల్లా,
ఆంధ్ర ప్రదేశ్ - 508376

Address:

2-57, S C COLONY, Uppala Pahad,
Nalgonda,
Andhra Pradesh - 508376

Aadhaar-Aam Admi ka Adhikar

Signature

Bk - 1, CS No 3445/2023 & Doct No
3416/2023 Sheet 8 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



భారత ప్రభుత్వం
Government of India

తంజెళ్ల నరేంద్ర
Tangella Narendra
పుట్టిన తేదీ/ DOB: 10/07/1986
పురుషుడు / MALE

6321 9391 2941

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు సాధికార
Unique Identification Authority of India

చిరునామా:
S/O తంజెళ్ల లక్ష్మారెడ్డి, ఏ.నె. 1-14,
కేశవపురం - చిలేక, నిడమనూరు -
మండల్, కన్నెకల్, నల్గొండ,
తెలంగాణ - 508374

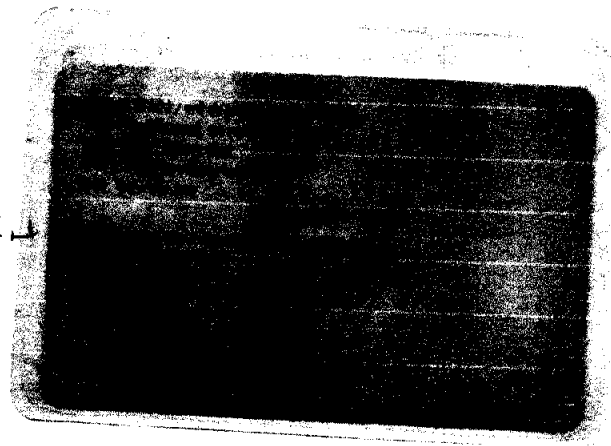
Address:
S/O Tangella Laxmareddy, H.No
14, Kesavapuram - Village,
Nidamanoor - Mandal, Kannekal,
Nalgonda,
Telangana - 508374

6321 9391 2941

1947

help@uidai.gov.in

www.uidai.gov.in



భారత ప్రభుత్వం
Government of India

తంజెళ్ల హరికా
Tangella Harika
పుట్టిన తేదీ/ DOB: 29/07/1988
స్త్రీ / FEMALE

3039 5822 4359

ఆధార్-సామాన్యమానవుడి చాక్కు



N. Harika

భారత విశిష్ట గుర్తింపు సాధికార
Unique Identification Authority of India

చిరునామా:
W/O తంజెళ్ల నరేంద్ర, 1-14,
కేశవపురం, నిడమనూరు మండల్,
కన్నెకల్, నల్గొండ,
తెలంగాణ - 508374

Address:
W/O Tangella Narendra, 1-14,
Kesavapuram, Nidamanoor Mandal,
Kannekal, Nalgonda,
Telangana - 508374

3039 5822 4359

Aadhaar-Aam Admi ka Adhikar



Bk - 1, CS No 3445/2023 & Doct No
3416 12023. Sheet 9 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



भारत सरकार
GOVERNMENT OF INDIA

नागरेड्डी सुधाकर रेड्डी
NAGIREDDY SUDHAKAR REDDY
पुष्पिनी सं./YOB:1959
पुरुष/Male

3283 7558 2325

आधार - आधार - सामान्यमानपुढे पाक्यु



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण:
18-680, सन्तोष नगर,
मिर्यालगुडा मिर्यालगुडा,
मिर्यालगुडा, नागोंडा
आंध्र प्रदेश, 508207

Address:
18-680, SANTOSH NAGAR,
MIRYALAGUDA Miryalaguda,
Miryalguda, Nalgonda
Andhra Pradesh, 508207

Aadhaar - Aam Aadmi ka Adhikar

N. Suresh



भारत सरकार

पान्दिरा गुरुमुरथी
Pandirra Gurumurthy
पुष्पिनी सं./ DOB: 16/08/1966
पुरुष/ MALE

5221 0833 6041

आधार - आधार - सामान्यमानपुढे पाक्यु



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

विवरण:
S/O पान्दिरा अन्थाiah, 3-19,
कालेपल्ली, नज़र ZPH School,
दामरचर्ला, तेलंगणा
दामरचर्ला मंडल, तेलंगणा
पुन: नागोंडा,
तेलंगणा - 508355

Address:
S/O Pandirra Anthaiah, 3-19,
Kallepalli, Near ZPH School,
Damaracharla Mandal, Dilawarpur,
Nalgonda, Telangana - 508355

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 801

P. Suresh

Bk - 1, CS No 3445/2023 & Doct No
3016 / 2023, Sheet 10 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



MIRYALGUDA MUNICIPALITY :: NALGONDA DISTRICT

Email: mplem.mla1@gmail.com
PRESENT : SRI. C. SATYA BABU
Commissioner

Proceedings. No: G/2941/MM/2016-17

Date: 03/02/ 2017

Subject :- Miryalguda Municipality – Town Planning Section — Municipal Council Miryalguda
Sanction of layout with Group Housing Layout with Gated Community vide L.P.No.7/2010/H Sy No.
254/p, 786/p of Miryalguda – in favour of Smt. Annireddy Vasudha Reddy W/o Late A. Veera
Reddy & two Others. To an extent of Act.6.18 cents – final Approval Accorded -Regarding.

Reference: 1. Lr D.Dis. No. 2883/2016/H, Date: 25.11.2016 of technical clearance by the Director of Town
& Country Planning, Hyderabad, Telangana State.

2. Council Resolution No. /2016-17, Dated: 31.01.2017.

3. Application of Smt. Annireddy Vasudha Reddy W/o Late A. Veera Reddy & two Others, dt.06-05-2016.

4. Applicant Lr.dt.11-05-2016 & 22-07-2016 remitting DC Charges

5. Applicant Lr. 18-08-2016, submitting Agreement & Deed of Mortgage vide Document No. 16288/2016,
dt. 24.12.2016 in favour of M.C, Miryalguda by Sub-Registrar, Miryalguda, Nalgonda Dist. And Gift
Registration No 8800/2016 Dated: 01.12.2016.

@ @ @ @ @

ORDER :

It is to inform that, In the reference 3rd cited, Smt. Annireddy Vasudha Reddy W/o Late A. Veera Reddy &
two Others have applied" to Municipal Council Miryalguda for development of Group Housing Layout with Gated
Community in Sy.No.786/P of Miryalguda (v) of Miryalguda (M), Nalgonda Dist. to an extent of Ac. 6.18 Cents has
been scrutinized and approval accorded with following conditions.

The applicant submitted Agreement & Deed of Mortgage executed in favour of the Commissioner,
Miryalguda Municipal Council for Plot Nos. BBI-1 to 5 (5 plots) to an extent of 750.24 Sq.Yds. as per G.O. Ms. No 450
Dated : 13.10.2010 vide Document No. 16288/2016, dt. 24-12-2016, gift Registration deed vide Document No. 8800
of 2016, Dt. 01-12-2016. The applicant has submitted supplemental deed vide Document No. 9263/16, dt. 06-10-2016
in favour of Commissioner, Miryalguda Municipal Council mortgaging Plot Nos. 1 to 5 of Type BBI to an extent of 750
Sq.Mtrs. having built up area of 1000 Sq.Mtrs. equivalent to 10,763.90 S.ft. in Sy.Nos. 786/P of Miryalguda (v) of
Miryalguda (M), Nalgonda Dist. towards additional mortgage (regular mortgage).

The details of charges are as follows:

1. Layout Charges:

Rs. 3,14,135:00 vide D.D.No. 0000388 Dated 21.11.2016, HDFC

Bk -1, CS No 3445/2023 & Doct No
3416 / 2023. Sheet 11 of 14 Sub Registrar
Miryalaguda

Generated on: 22/05/2023 06:18:43 PM



Group Housing built-up area charges:

1. Site approval fee	:	1,32,770:00
2. Shelter fee	:	20,88,155:00
3. Building Permit fee	:	3,66,535:00
4. Development fee	:	4,19,150:00
5. Rain water harvesting charges	:	2,91,420:00
6. Debris Removal charges	:	1,38,500:00
7. Vacant land tax	:	54,600:00

34,91,130:00

Rs. 34,91,130:00 towards buildings vide D.D No. 0000389 Dated 21.11.2016, HDFC. and Rs. 14,36,421:00 towards labor cess charges to a total of Rs. 49,27,551:00. Vide Challan of SBH Transaction No. 1493723 Dated: 26.12.2016.

1. The applicant / layout owner / developer is hereby permitted to sell the Plots other than mortgaged plots which are mortgaged in favour of the Commissioner, Miryalguda Municipal Council.
 2. The applicant shall not be permitted to sale the plots and area which is mortgaged in favour of the Commissioner, Miryalguda Municipal Council., from the Plot Nos. BBI-1 to 5 (Splots) to an extent of 750.00 Sq.Mts
 3. This permission of developing the land shall not be used as proof of the title of the land.
 4. The applicant shall solely be responsible for the development of layout and in no way Miryalguda Municipal Council will take up development works.
 5. The Deed of mortgage by conditions sale executed by the applicant in favour of the Commissioner, Miryalguda Municipal Council is purely a measure to ensure compliance of the conditions of development of infrastructure by the applicant / developer and Municipality is no way accountable to the plot purchaser in the event of default by the applicant / developer.
 6. In case the applicant / developer fails to develop the layout with the infrastructure facilities as specified by the Director of Town & Country Planning the area so mortgaged in favour of Commissioner, Miryalguda Municipal Council shall be forfeited and also the Commissioner, Miryalguda Municipal Council to liable to take criminal action against such applicant / developers as per provisions of Telangana Municipalities Act, 1965.
 7. The layout development work consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.
- The details are as follows:

Bk - 1, CS No 3445/2023 & Doct No
3416 / 12023. Sheet 12 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



- a. Leveling with suitable gradient and formation of all roads with proper sub-surface and camber, kerbed stones, metalling of the carriageway, side drains/gutters and central medians (for roads 18 mts. and above).
 - b. Black topping or developing the carriageway with cement concrete (as per BIS Code of Practice) of all roads including the main approach road up to the nearest existing public road.
 - c. Development of drainage and channelization of nals for allowing storm water run-off. These may be channelized in accordance with the drainage and width requirements and in such a way as to conserve or harvest the water in nearest water body or public open space, etc.
 - d. Undertake street lighting and electricity facilities including providing of transformers.
 - e. Provision of independent sewerage disposal system and protected water supply system including OHT and sumps. These shall be in exclusive area over and not part of the mandatory open spaces.
 - g. Undertake underground ducting of all utilities and services lines either under the footpaths or central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
 - h. Undertake greenery in the Scheme layout including avenue plantation, in public open spaces as per norms prescribed with a view to enhancing the environmental quality.
 - i. Construction of low height compound wall with Iron grill to the open spaces.
 - j. Provision of rain water harvesting pits.
8. The applicant shall construct all houses in the layout plots as approved by the Commissioner, Miryalguda Municipal Council before release of final layout.
9. The layout applicant is directed to complete the above developmental works within a period of SIX (6) YEARS as per G.O.Ms.No.7, MA dt.05-01-2016, i.e. on or before 02-02-2022 since the proposal is approved, vide Lr D.Dis. No. 2883/2016/H, Date: 25.11.2016 of technical clearance by the Director of Town & Country Planning, Hyderabad, Telangana State.
- and submit a requisition letter for release of mortgage plots / area which is in favour of the Commissioner, Miryalguda Municipal Council and for approval of final layout duly enclosing letter of Local Body with regard to roads, open spaces taken over by the Local Body.
10. The layout applicant shall display a board at a prominent place in the above site showing the layout pattern with permit L.P.No., and with full details of the layout specifications and conditions to facilitate the public in the matter.
11. The Executive Authority shall not approve and release any building permission or allow any unauthorized developments in the area under mortgage to the Commissioner, Miryalguda Municipal Council in particular, and in other plots of the layout in general until and unless the applicant has completed the developmental works and then got released the mortgaged land from the Commissioner, Miryalguda Municipal Council and release of final layout.
12. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned layout plan before it is taken over by the Executive Authority.
13. The Commissioner, Miryalguda Municipal Council will release the plans within (7) seven days period and also to ensure that area covered by roads and open space of the layout shall take over from the applicant, by way of Registered Gift deed free of cost, before release of final layout to the applicant, duly collecting the necessary charges and fees as per their rules in force.
14. The permission does not bar any public agency including the Commissioner, Miryalguda Municipal Council to acquire the lands for any public purpose as per law.

Bk - 1, CS No 3445/2023 & Doct No
3416 / 2023. Sheet 13 of 14 Sub Registrar
Miryalaguda



Generated on: 22/05/2023 06:18:43 PM



15. The applicant shall solely be responsible for the development of Layout and in no way the Commissioner, Miryalguda Municipal Council will take up development works.
16. This permission of developing the land shall not be used as proof of the title of the land and the draft approval shall not mean responsibilities or clearance of ownership of the site and easement rights.
17. If there is any court case is pending in court of Law, the applicant / developer shall responsible for settlement of the same and if any court orders against the applicant / developer, the approved draft Layout is withdrawn and cancelled without notice.
18. The Layout development work shall consist of road formation with Black top, storm water drains, providing of underground drainage lines & common septic tank / STP, internal water supply pipe lines & over head tank, assured water supply source, providing electrical supply lines along with street lights, transformer, avenue plantation, park development and rain water harvesting pits.
19. The Executive Authority should ensure that the open space shall be developed by the applicant along with other developments with ornamental compound wall and grill as per sanctioned Layout plan before it is taken over by the Commissioner, Miryalguda Municipal Council (under H.T lines not to provide and compound wall as per the electricity board norms and to provide Greenery under H. T line.
20. If any dispute litigation arises in future, regarding the ownership of a land, schedule of boundaries etc., the applicant shall responsible for the settlement of the same, the Commissioner, Miryalguda Municipal Council or its employees shall not be a party to any such dispute / litigations.
21. The applicant shall comply the conditions mentioned in G.O.Ms.No. 62 M.A, dt:28-1-1970 & G.O.Ms.No. 168 MA dt:07-04-2012.
22. The applicant / developer has handed over the open space / parks area and roads area to the Local Body at free of cost, by way of Gift Registration No 8800/2016 Dated: 01.12.2016. release of final Layout from Commissioner, Miryalguda Municipal Council.
23. The applicant has submitted contractors risk insurance policy before release of plans by the local Authority.
24. The 12.00 Mtrs. wide Peripheral Road shown in the layout shall be kept open for accessibility to neighboring sites.
25. Any conditions laid by this authority are applicable.

Yours faithfully,

Commissioner

Miryalguda Municipality

Copy To:

1. Smt. AnniReddy Vasudha Reddy W/o Late A. Veera Reddy & two Others.
2. The Sub-Registrar, Miryalguda Mandal Nalgonda District.
3. The District Registrar, Nalgonda District.
5. The Collector, Nalgonda District.
7. The Divisional Engineer, Electricity Dept. Miryalguda Division for information.



Bk - 1, CS No 3445/2023 & Doct No
3416 / 2023. Sheet 14 of 14 Sub Registrar
Miryalaguda

Generated on: 22/05/2023 06:18:43 PM



దస్తావేజు నెం.....34/16....2023

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 318LT5220523

Bank Code : HDFC

Payment : NB

Remitter Details

Name T NARENDRA AND OTHERS
PAN Card No ANRPT8734G
Aadhar Card No *****2941
Mobile Number *****699
Address KESAVAPURAM

Executant Details

Name A VASUNDARA REDDY AND
OTHERS
Address HYDERABAD

Claimant Details

Name T NARENDRA AND OTHERS
Address KESAVAPURAM

Document Nature

Nature of Document Sale Deed
Property Situated
in(District) NALGONDA
SRO Name MIRYALAGUDA

Amount Details

Stamp Duty 231000
Transfer Duty 63000
Registration Fee 21000
User Charges 1000
Mutation Charges 4200
Haritha Nidhi 50
TOTAL 320250

Total in Words Three Lakh Twenty Thousand Two
Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 22-05-2023

Transaction Id 1438731645127

Stamp & Signature

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 318LT5220523

Bank Code : HDFC

Payment : NB

Remitter Details

Name T NARENDRA AND OTHERS
PAN Card No ANRPT8734G
Aadhar Card No *****2941
Mobile Number *****699
Address KESAVAPURAM

Executant Details

Name A VASUNDARA REDDY AND
OTHERS
Address HYDERABAD

Claimant Details

Name T NARENDRA AND OTHERS
Address KESAVAPURAM

Document Nature

Nature of Document Sale Deed
Property Situated
in(District) NALGONDA
SRO Name MIRYALAGUDA

Amount Details

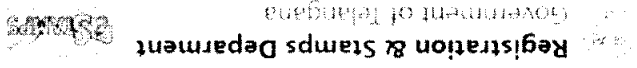
Stamp Duty 231000
Transfer Duty 63000
Registration Fee 21000
User Charges 1000
Mutation Charges 4200
Haritha Nidhi 50
TOTAL 320250

Total in Words Three Lakh Twenty Thousand Two
Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 22-05-2023

Transaction Id 1438731645127

Stamp & Signature



e- STAMPS
Document Registration eChallan Slip

Remitter / SRO / District-Registrar Details

T NARENDRA AND OTHERS

*****699

318LT5220523

qRtG9

Name

Mobile Number

Challan Number

PassCode