

SCANNED

దస్తావేజు నెం..... 8471..... 2019

2019
8550
316
8516



తెలంగాణ తెలంగాణ TELANGANA

S.No. 14681 Date: 13-08-2019

Sold to: Mrs. ANIREDDY VASUDHA REDDY

W/o. Late Shri VEERA REDDY

For: SELF & OTHERS

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

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 16th day of August 2019 at S.R.O, Miryalaguda, Nalgonda District by and between:

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, hereinafter referred to as the "Vendor".

INFAVOUR OF

Mr. P. Anjaneya Chary, Son of Mr. P. Viswanatha Chary aged about 43 years residing at D. No. 8-254/24, Saidurga Nagar, Damaracherla, Nalgonda - 508 355, hereinafter referred to as the 'Vendee'.

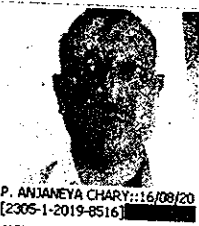
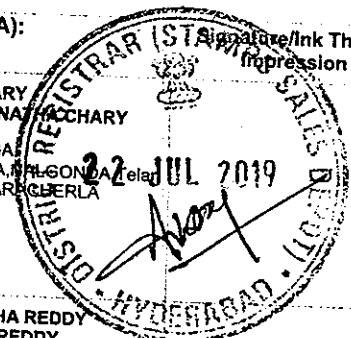
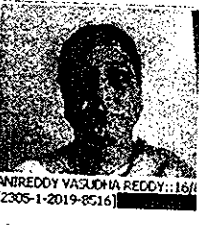
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

A. Vasudha Reddy

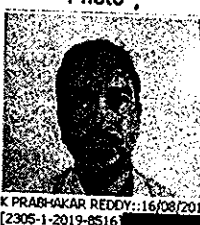
Presentation Endorsement:

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. 10250/- paid between the hours of _____ and _____ on the 16th day of AUG, 2019 by Sri A.Vasudha Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 P. ANJANEYA CHARY::16/08/20 [2305-1-2019-8516]	P. ANJANEYA CHARY S/O. MR. P. VISWANATHACHARY 8-254/24, SAUDURGA NAGAR, NALGONDA, TELANGANA, 508355, DAMARRA CHERLA	
2	EX		 ANIREDDY VASUDHA REDDY::16/08/20 [2305-1-2019-8516]	ANIREDDY VASUDHA REDDY W/O. LATE VEERA REDDY A-402, HILLTOP, FILMNAGAR, HYDERABAD, HY DERABAD, Telangana, 500096, JUBILEE HILLS	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::16/08/201 [2305-1-2019-8516]	K PRABHAKAR REDDY HYDERABAD	
2		 K RAMA KRISHNA RAO::16/08/20 [2305-1-2019-8516]	K RAMA KRISHNA RAO MIRYALAGUDA	

16th day of August, 2019

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5179 Name: Kolli Ramakrishna Rao	S/O Venkaiah, Miryalaguda, Nalgonda, Telangana, 508207	
3	Aadhaar No: XXXXXXXX7868 Name: Anireddy Vasudha Reddy	W/O Anireddy Veera Reddy, Miryalaguda, Nalgonda, Telangana, 508207	

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Bk-1, CS No 8516/2019 & Doct No
6471/2019. Sheet 1 of 9
Sub Registrar
Miryalaguda

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. 16-19 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.
- 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.

A. Vasudha Reddy

SI No Aadhaar Details

E-KYC Details as received from UIDAI:

Address:

4 Aadhaar No: XXXXXXXX4837

Name: POKURI ANJANEYACHARI

Dameracherla, Nalgonda, Andhra Pradesh, 508355

Photo



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	10	0	81900	0	0	0	81910
Transfer Duty	NA	0	30750	0	0	0	30750
Reg. Fee	NA	0	10250	0	0	0	10250
User Charges	NA	0	100	0	0	0	100
Total	10	0	123000	0	0	0	123010

Rs. 112650/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10250/- towards Registration Fees on the chargeable value of Rs. 2050000/- was paid by the party through E-Challan/BC/Pay Order No ,514S2Z140819 dated 14-AUG-19 of YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 123000/-, DATE: 14-AUG-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2206837466403, PAYMENT MODE: NB-1000200, ATRN: 2206837466403, REMITTER NAME: MR. P. ANJANEYA CHARY, EXECUTANT NAME: MRS. ANIREDDY VASUHA REDDY, CLAIMANT NAME: MR. P. ANJANEYA CHARY).

Date:

16th day of August, 2019

Signature of Registering Officer
Miryalaguda

CERTIFICATE OF REGISTRATIONRegistered as Document No 8471 of 2019

Book-I and Assigned the Identification

Number I-2305-8471-2019 for Scanning16/08/2019

Sub-Registrar

Miryalaguda

SRIVASTAVA

Bk - 1, CS No 8516/2019 & Doct No

8471/2019 Sheet 2 of 9

Sub Registrar
Miryalaguda

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- 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 Deed. In particular Mr. Sujay Reddy gifted plot / villa no. 77 to Mrs. Anireddy Vasudha Reddy vide gift deed dated 16.12.2017, registered as doc no. 3275/2018 at SRO Miryalaguda.
- I. Accordingly, Mrs. Anireddy Vasudha Reddy, the Vendor herein, is the absolute owner of plot/villa no. 77 and is fully authorized to sell the same to any intending purchaser without any further reference to Mr. A. Sujay Reddy.
- J. 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.
- K. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes'.
- L. The Vendee is desirous of purchasing a plot of land bearing no. 77 admeasuring 224 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.20,50,000/- (Rupees Twenty Lakhs and Fifty Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

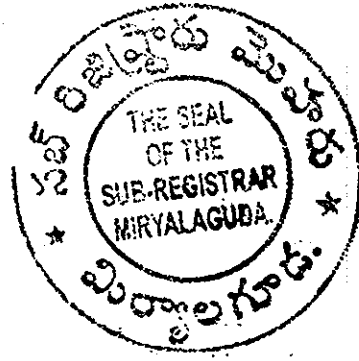
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot no. 77 admeasuring 224 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. 20,50,000/- (Rupees Twenty Lakhs and Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.10,10,000/- (Rupees Ten Lakhs Ten Thousand Only) paid by way of D. D. No.259584, dated 05.02.2019 issued by State Bank of India, Vazirabad, Nalgonda District.
 - b. Rs.6,40,000/- (Rupees Six Lakhs Forty Thousand Only) paid by way of RTGS.
 - c. Rs.4,00,000/- (Rupees Four Lakhs Only) paid by way of D. D. No.259846, dated 01.08.2019 issued by State Bank of India, Vazirabad, Nalgonda District.

A. Vasudha Reddy

I పుస్తకము 2019 సం. 8471 దస్తావజా
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరకు సంఖ్య 3

నబ-ఆర్డర్



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 have 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.

SCHEDULED PLOT

All that piece and parcel of land bearing Plot No. 77 admeasuring about 224 sq. yds, forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan annexed hereto and bounded on:

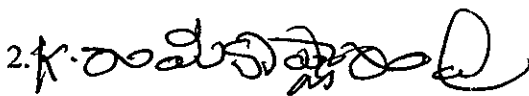
North	30' wide road
South	Plot No. 78
East	30' wide Road
West	Plot No. 69 & 70

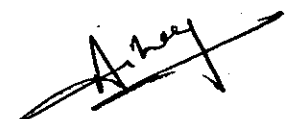
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

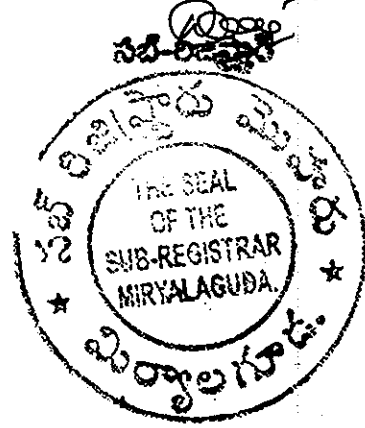
1. 


VENDOR

2. 

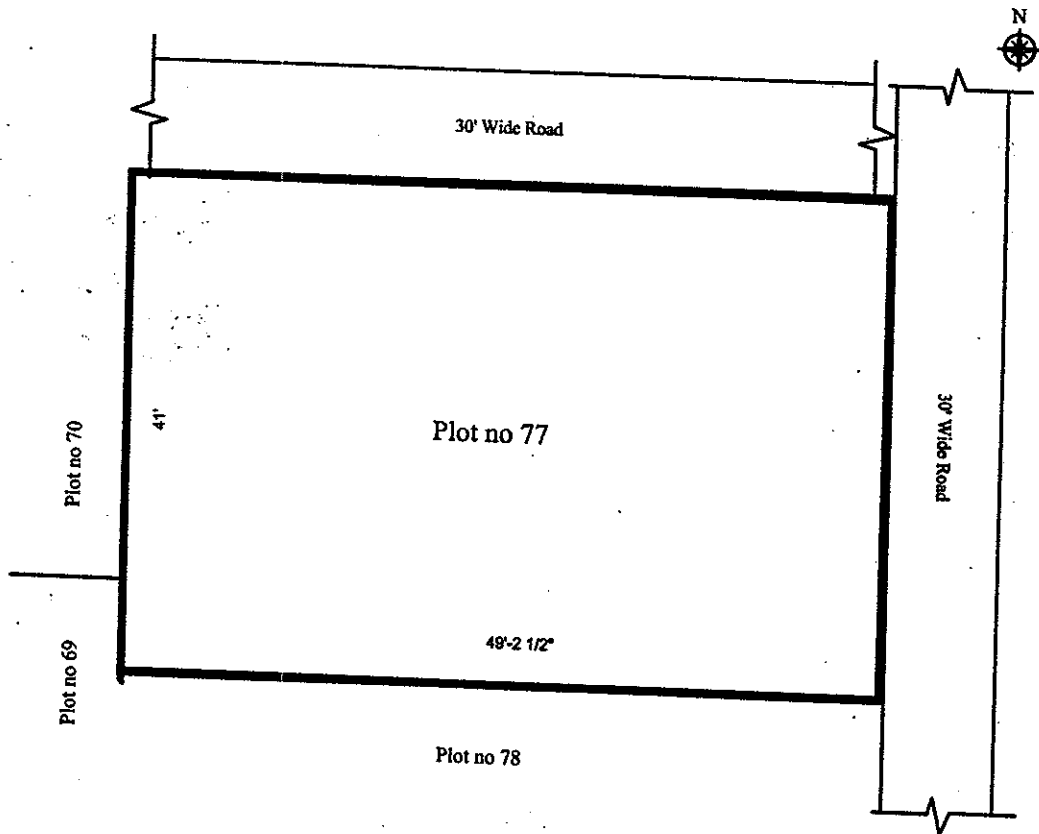

VENDEE

I. పుస్తకము 2019 సం. 8471 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము పరకు సంఖ్య 4



ANNEXURE- B

Plan of the Scheduled Plot:



A. V. G. H. H. H. H. H.

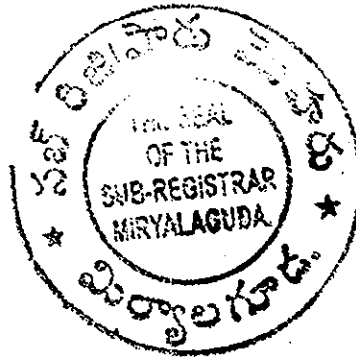
VENDOR

A

VENDEE

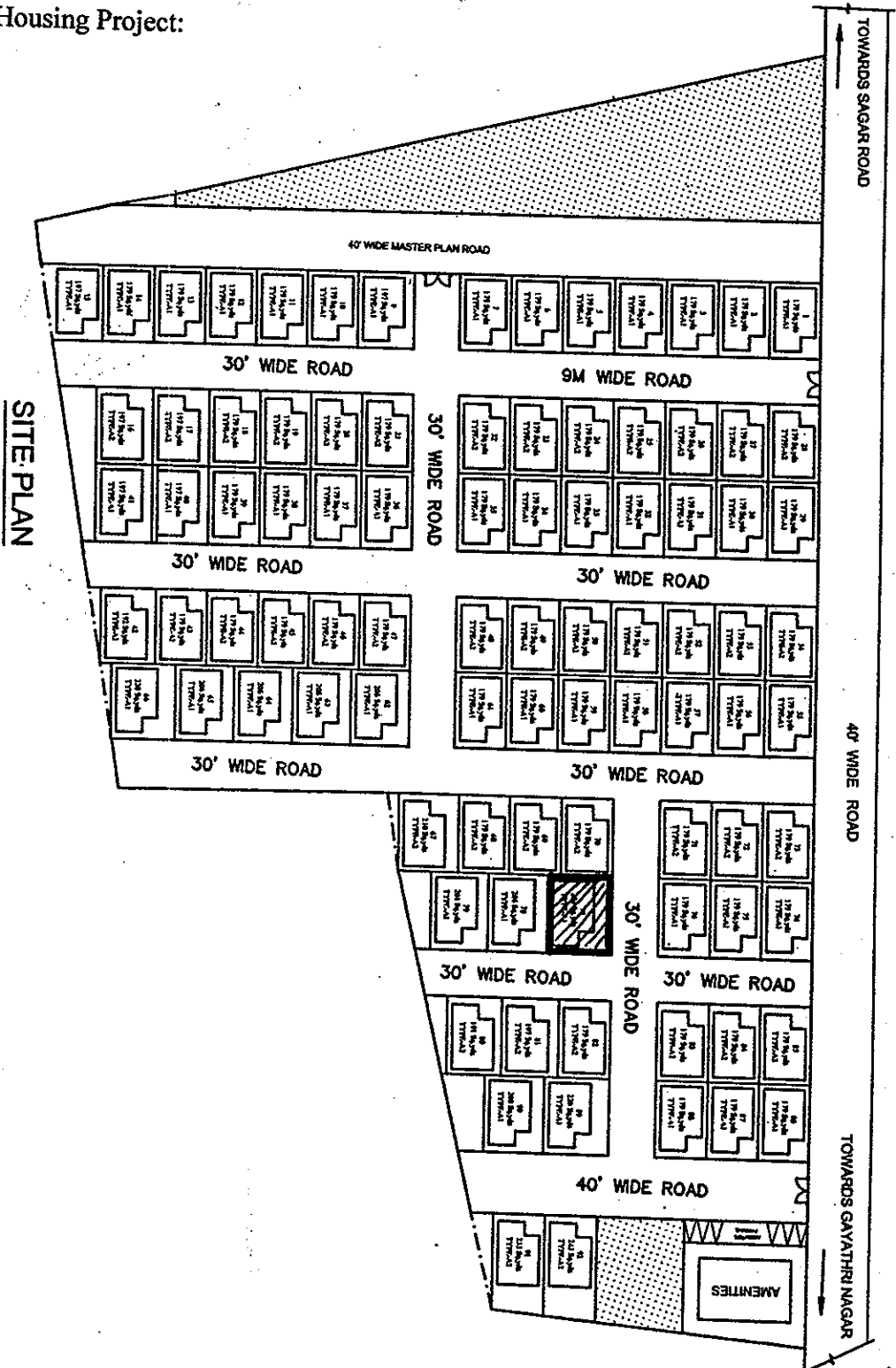
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మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరకు సంఖ్య..... 5

సచి-రిజిస్ట్రార్



ANNEXURE - C

Layout plan of the Housing Project:



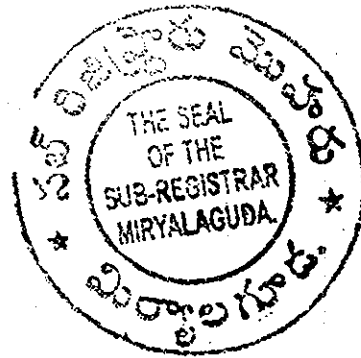
A. V. G. S. H. P. D. D.
VENDOR

~~VENDEE~~



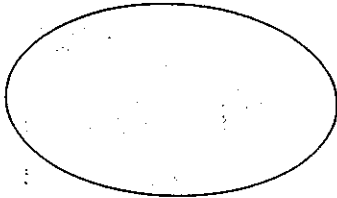
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మొత్తము కాగితముల సంఖ్య.....9
కాగితము వరకు సంఖ్య.....6

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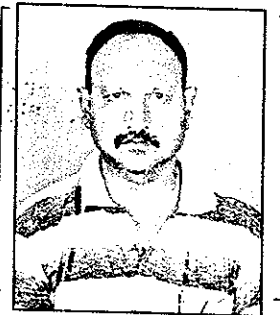
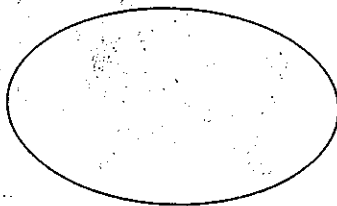
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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VENDOR:

SMT. ANIREDDY VASUDHA REDDY
W/O. LATE VEERA REDDY
R/O. FLAT NO. A-402
ADITYA HILLTOP, ROAD NO. 82
JUBILEE HILLS
FILMNAGAR SUB-PORT
HYDERABAD - 500 096



VENDEE:

MR. P. ANJANEYA CHARY
S/O. MR. P. VISWANATHA CHARY
R/O. D. NO. 8-254/24
SAIDURGA NAGAR
DAMARACHERLA
NALGONDA - 508 355

SIGNATURE OF WITNESSES:

- 1.
- 2.

SIGNATURE OF THE VENDOR

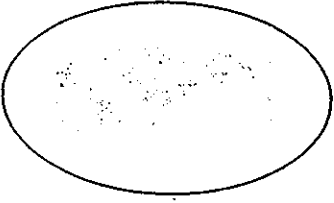
SIGNATURE OF THE VENDEE

2 పుస్తకము 2019 సం. 8471 చిట్టావం
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరకు సంఖ్య 7

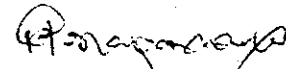
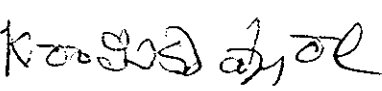
నామ



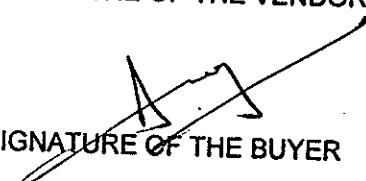
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			WITNESS: MR. K. PRABHAKAR REDDY S/o. K. PAOMA REDDY R/o. 5-4-187/3 & 4 SOHAM MANSION M. G. ROAD, SEC 34D.
			MR. K. RAMA KRISHNARAO S/o. MR. K. VENKATAIAH R/o. T-1163/8, BANGARU GADDA MIRYALAGUDA NALGONDA DIST.

SIGNATURE OF WITNESSES:

- 
- 


SIGNATURE OF THE VENDOR


SIGNATURE OF THE BUYER

I 8471
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YES BANK.

YES BANK LTD.

YES BANK Tower, IFC - 2, 15th Floor,
Senapati Bapat Marg, Elphinstone (W),
Mumbai 400 013, India

DEMAND DRAFT

VALID FOR THREE MONTHS FROM DATE OF ISSUE.

1	4	0	8	2	0	1	9
D	D	M	M	Y	Y	Y	Y

PAYEE / Non-Negotiable

009713010591

On Demand Pay

COMMISSIONER MIRYALAGUDA MUNICIPALITY

or Order

को या उनके आदेश पर

Rupees

ONE THOUSAND ONE HUNDRED ONLY **

रुपये

अदा करें

₹

***1 100 00**

Purchaser Name:

MODI REALTY MIRYALAGUDA LLP

YES BANK

YES BANK LTD

DRAWEE BANK AND BRANCH
SOMALIGUDA, HYDERABAD
REGUMPET, SECUNDRABAD
ISSUING BANK AND BRANCH

⑈082405⑈ 000532000⑈

16

2019 నవంబరు 8471 నమోదు
మొత్తము కాగితముల సంఖ్య 9
జాబితము వరుకు సంఖ్య 9

(Signature)
సబ్ రిజిస్ట్రార్

