

Government of Telangana
Registration And Stamps Department

10224/19

Payment Details - Citizen Copy - Generated on 04/10/2019, 02:33 PM

SRO Name: 2305 Miryalaguda

Receipt No: 10772

Receipt Date: 04/10/2019

Name: A.VASUDHA REDDY

CS No/Doct No: 10276 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 202WW6250919

Chargeable Value: 1958000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 25-SEP-19

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Total:

In Words: RUPEES ONE LAKH SEVENTEEN THOUSAND FOUR HUNDRED EIGHTY ONLY

Prepared By: DSNAIK

Signature by SR

Villa
62
4G4

ACF
10317

G.No
10275



తెలంగాణ తెలంగాణ TELANGANA

S.No. 14693 Date: 13-08-2019

Sold to: Mrs. ANIREDDY VASUDHA REDDY

W/o. Late Shri VEERA REDDY

For: SELF & OTHERS

[Signature]

U 738923

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 3rd day of October 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

Mrs.Vangala Sabitha, Wife of Mr. Laxmikantha Reddy, aged about 54 years residing at Flat No. 503, Venkata Sai Apartment, Santhosh Nagar, Miryalaguda, Nalgonda - 508 207, 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

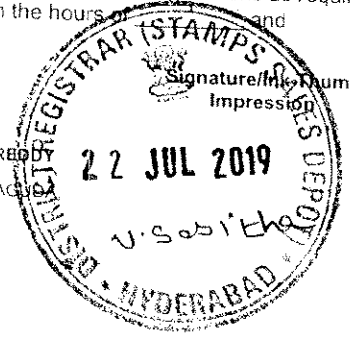
A. Vasudha Reddy

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. 9790/- paid between the hours of _____ and _____ on the 04th day of OCT, 2019 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 VANGALA SABITHA - 04/10/2019 [2305-1-2019-10276]	VANGALA SABITHA W/O. LAXMIKANTHA REDDY FLAT NO-503 MIRYALAGUDA DIST/NALGONDA
2	EX		 ANIREDDY VASUDHA REDDY - 04/10/2019 [2305-1-2019-10276]	ANIREDDY VASUDHA REDDY W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD



A Vasudha Reddy

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address
1		 [2305-1-2019-10276] WITNES	P GURUMURTHY KALLEPALLY
2		 [2305-1-2019-10276] WITNES	V LAXMIKANTHA REDDY MIRYALAGUDA

P. Gurumurthy

V. Laxmikantha Reddy

04th day of October, 2019

A. P. Reddy
Signature of Sub Registrar
Miryalaguda

SI No Aadhaar Details

- 1 Aadhaar No: XXXXX6041
Name: Pandirala Gurumurthy
- 2 Aadhaar No: XXXXXXX4275
Name: Vangala Laxmikantha Reddy
- 3 Aadhaar No: XXXXXXX7868
Name: Anireddy Vasudha Reddy

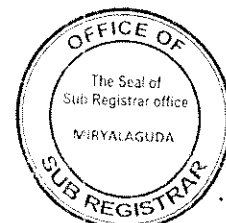
E-KYC Details as received from UIDAI:

- | Address: | Photo |
|---|---|
| S/O Pandirala Anthaiah,
Dilawarpur, Nalgonda, Telangana, 508355 |  |
| S/O Vangala Gopal Reddy,
Miryalaguda, Nalgonda, Telangana, 508207 |  |
| W/O Anireddy Veera Reddy,
Miryalaguda, Nalgonda, Telangana, 508207 |  |

Bk - 1, CS No 10276/2019 & Doct No
10294/2019
Sub Registrar
Miryalaguda
Sheet 1 of 9



Generated on: 04.10/2019 02:38:46 PM



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

4 Aadhaar No: XXXXXXXX4803
Name: Vangala Sabitha

E-KYC Details as received from UIDAI:

Address:

W/O Laxmikantha Reddy,
Miryalaguda, Nalgonda, Telangana, 508207

Photo



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

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act			
Stamp Duty	100	0	78220	0	0	0	0	78320
Transfer Duty	NA	0	29370	0	0	0	0	29370
Reg. Fee	NA	0	9790	0	0	0	0	9790
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	117480	0	0	0	0	117580

Rs. 107590/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9790/- towards Registration Fees on the chargeable value of Rs. 1958000/- was paid by the party through E-Challan/BC/Pay Order No. 202WW6250919 dated 25-SEP-19 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 117480/-, DATE: 25-SEP-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0285181893115, PAYMENT MODE: CASH-1000200, ATRN: 0285181893115, REMITTER NAME: VANGALA SABITHA, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: VANGALA SABITHA.

Date:

04th day of October, 2019

Signature of Registering Officer
Miryalaguda

Bk-1, CS No 10276/2019 & Doct No 10224/2019
Sub Registrar
Miryalaguda
Sheet 2 of 9

OFFICE OF REGISTRATION

Register No. 10224 of 2019

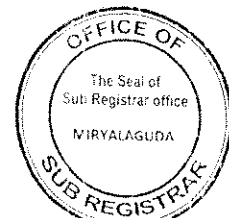
Book-I Assigned the Identification

Number 10224 of 2019 for Scanning

On 04/10/2019

Sub-Registrar
MIRYALAGUDA

Generated on: 04/10/2019 02:38:46 PM



- 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. In particular Mr. Sujay Reddy has gifted plot no.62 to Mrs. Anireddy Vasudha Reddy vide gift deed dated 16.12.2017 registered as doc. No.3278 of 2017 registered at S.R.O, Miryalaguda.
- I. Accordingly, Mr. Anireddy Vasudha Reddy, the Vendor herein, is the absolute owner of plot no.62 and is fully authorized to sell the same to any intending purchaser without any further reference to Mr. A. Ajay Reddy and 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.62, admeasuring 206 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.19,58,000/- (Rupees Nineteen Lakhs Fifty Eight 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.62, admeasuring 206 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.19,58,000/- (Rupees Nineteen Lakhs Fifty Eight Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.9,58,000/- (Rupees Nine Lakhs Fifty Eight Thousand Only) paid by way of D. D. No. 307576, dated 21.09.2019 issued by State Bank of India, Vemulapalli.
 - ii. Rs.8,71,080/- (Rupees Eight Lakhs Seventy One Thousand and Eighty Only) paid by way of D. D. No. 802341, dated 11.01.2018 issued by State Bank of India, Vemulapalli.
 - iii. Rs.1,28,920/- (Rupees One Lakhs Twenty Eight Thousand Nine Hundred and Twenty Only) paid by way of cheque no.000011, dated 02.05.2017 drawn on Andhra Bank, Miryalaguda.

A. Vasudha Reddy

19 10224
 మొత్తముగాగిరి
 ఈకాగిరిము

9
 3
 8



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.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac.6-18 gts., forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North	40 ft road in Sy. No. 786
South	Neighbours land in Sy. No. 791 & 785
East	Neighbours land in Sy. No. 784
West	Owners land in Sy. No. 787

WITNESS:

1. *P. G. S. S.*

2. *V. Kondu*

A. Vasanth Reddy
VENDOR

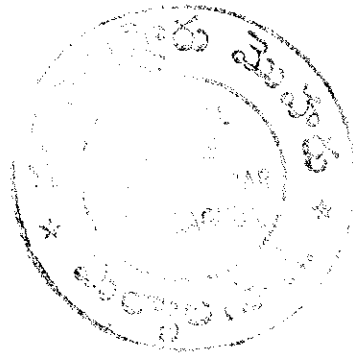
V. Sobitha
VENDEE

ప్రస్తుతము 2019 ను 10224 నిల్వ

మొత్తము కాగితములను 9

కాగితములను 4





SCHEDULED PLOT

All that piece and parcel of land bearing plot no. 62, admeasuring about 206 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. 63
East	30' wide road
West	Plot No. 47

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:

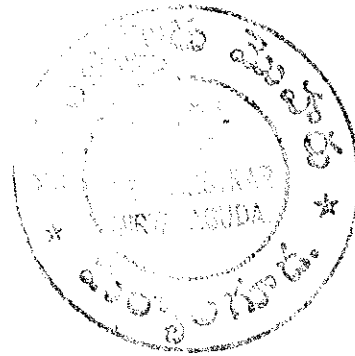
1. *R. G. G. S.*
2. *Acamed*

A. K. S. S. S. S.
VENDOR

J. S. S. S. S.
VENDEE

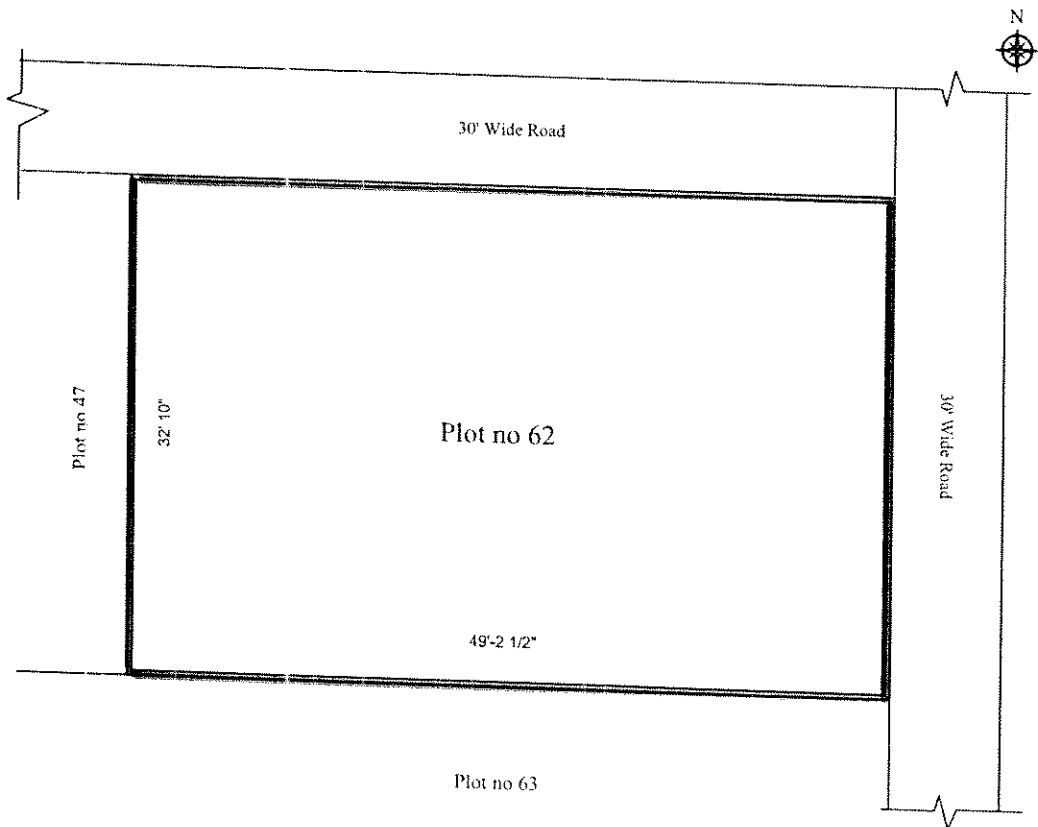
I వ్యక్తులను 22/7 నంబర్ 10294 నమోదించు
మొత్తము కాగితములలో సంఖ్య 9
ఈ కాగితము పరిశుభ సంఖ్య 5

సచి-రెజిస్ట్రార్



ANNEXURE- A

Plan of the Scheduled Plot:

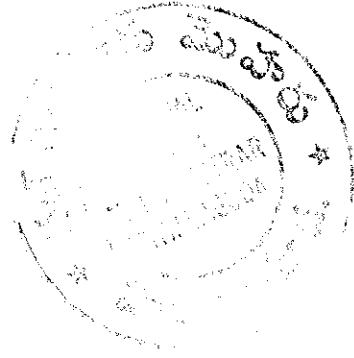


A Vasudhe kiddy
VENDEE

v saditha

2024 10224
మొత్తము కాగితములు 9
ఈ కాగితము పరిమాణము 6

సహ-రక్షకుడి



ANNEXURE - B

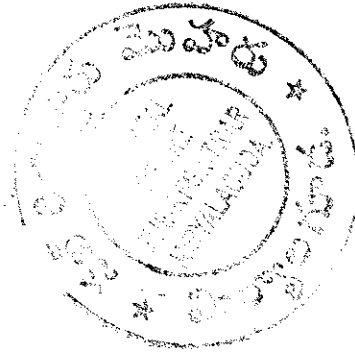
Layout plan of the Housing Project:



A. K. Sudeha Reddy
VENDEE

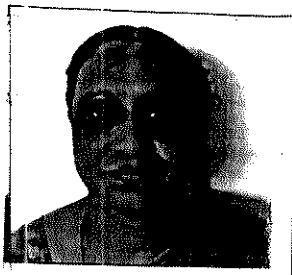
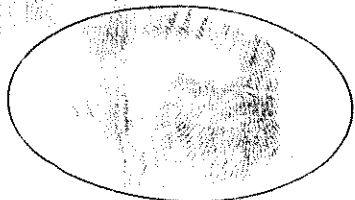
2 వున్నకము 2019 నం: 10224 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము పరిమితి 7

✓
అధికారి



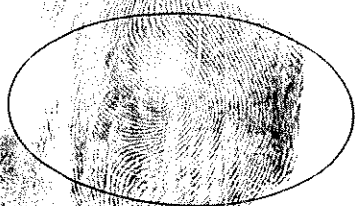
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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



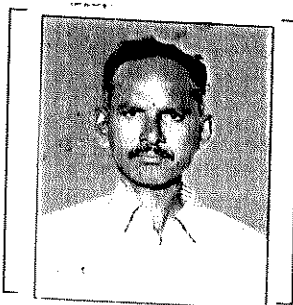
VENDOR:

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.



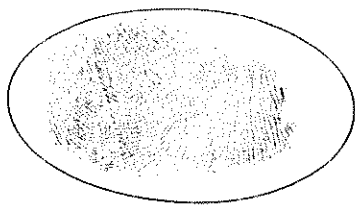
VENDEE:

MRS. VANGALA SABITHA
W/O. MR. LAXMIKANTHA REDDY
R/O. FLAT NO. 503
VENKATA SAI APARTMENT
SANTHOS NAGAR
MIRYALAGUDA
NALGONDA - 508 207.



WITNESS:

1. MR. P. GURUSURTHY
S/o. MR. P. ANTHAIAH
R/o. 3-19, Kallepalli
Damavacharla (m)
Nalgonda.



2. MR. V. LAXMI KANTHA REDDY
S/o MR. V. GOPAL REDDY
R/o. Plot No. 503
Venkata Sai Apts.
Santosh Nagar,
Miryalaguda, Nalgonda.

SIGNATURE OF WITNESSES:

1. *P. Gurusurthy*

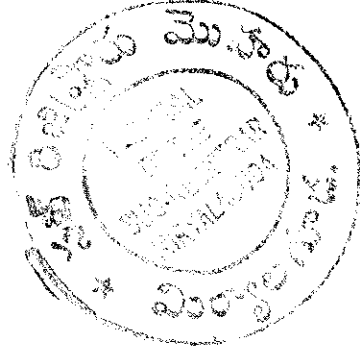
2. *V. Laxmi Kantha Reddy*

A. Vasudha Reddy
SIGNATURE OF THE VENDOR

V. Sabitha
SIGNATURE OF THE PURCHASER

1 పుస్తకము 20/9 నంబర్ 10224 దస్తావజ్జి
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము చలచున 8

సహ-రెజిస్ట్రార్



MANIPAL TECHNOLOGIES LTD. (P) LTD.

Corporation Bank
ON DEMAND PAYEE
ISSUING BRANCH

The instrument is valid for three months from the date of issue

Page 1 of 1

D D M M Y Y Y Y

0 4 1 0 2 0 1 9

2019123800000107/1238/9915
मार्गे जमेर ON DEMAND PAYAGUDA [1238]

रुपये RUPEES THE COMMISSIONER MUNICIPALITY MIRYALAGUDA

या उनके आदेश पर OR ORDER

One Thousand Fifty only ****

₹

अदा करें FOR VALUE RECEIVE D

**1,050.00

SERVICE BRANCH-HYDRAEAD - 9915
Not Over Rs.1,050/-TT
Remitter: Samba

MT/04/2017

अधिकृत हस्ताक्षरकर्ता
Authorised Signatory (Sig. No.)

अधिकृत हस्ताक्षरकर्ता
Authorised Signatory (Sig. No.)

Please sign above

कन्यापेय बैंक की सभी शाखाओं में देय ।
Payable at all branches of Corporation Bank

"645536" 0000170000 042017 16

I प्रस्तावित 20/10/2017 10224 दस्तावेज
मुद्रांकित आदेश संख्या 9
सर्वोच्च न्यायालय 9
सर्वोच्च न्यायालय

