



Government of Telangana
Registration And Stamps Department

11770/19

Payment Details - Citizen Copy - Generated on 25/11/2019, 12:11 PM

SRO Name: 2305 Miryalaguda

Receipt No: 12417

Receipt Date: 25/11/2019

Name: A.VASUDHA REDDY

Transaction: Sale Deed

CS No/Doct No: 11826 / 2019

Chargeable Value: 2071000

DD No:

DD Dt:

Challan No:

E-Challan No: 656ZN1231119

Challan Dt:

E-Challan Dt: 23-NOV-19

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Challan

DD

E-Challan

Transfer Duty /TPT

10355

Deficit Stamp Duty

31065

User Charges

82740

Total:

100

124260

In Words: RUPEES ONE LAKH TWENTY FOUR THOUSAND TWO HUNDRED SIXTY ONLY

Prepared By: DSNAIK

Signature by SR

ACE
11871
9/10
11823



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

X 747470

S.No. 20271 Date: 06-11-2019

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 25th day of November 2019 at S.R.O, Miryalaguda, Nalgonda District by and between:

Shr. 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 (vide registered GPA bearing doc. no. 1023 of 2019, dated 14.08.2019, regd. at SRO, Miryalaguda, Nalgonda District) hereinafter referred to as the "Vendor".

INFAVOUR OF

Mr. Mudimala Srinivasa Reddy, Son of Mr. Mudimala Narsi Reddy, aged about 38 years, Occupation: Service residing at Manager (EMD), Kudgi STPP, NTPC Limited, V&P Kudgi, Taluk Basavan Bagewadi, District Vijayapur, Karnataka - 508 355, hereinafter referred to as the 'Vendee'.

The terms Vendor and Vendee shall mean and include its successors in interest, administrators, ex-tutors, 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. 10355/- paid between the hours of _____ and _____ on the 25th day of NOV, 2019 by Sri Soham Modi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
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1 CL



MUDIMALA SRINIVASA REDDY
S/O. NARSI REDDY
RO/KUDGI STPP NTPC LIMITED
BASAVAN BAGEWADI, KARNATAKA

M.S. Reddy

2 EX



ANIREDDY VASUDHA REDDY (G.P.A
AGENT)
W/O. VEERA REDDY
FLOT NO-A-402 JUBILEE HILLS,
HYDERABAD

A. Vasudha Reddy

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
-------	------------------	-------	----------------	-----------

1



K PRABHAKAR REDDY
HYDERABAD

K Prabhakar Reddy

2



MD AHMAD HUSSAIN
MIRYALAGUDA

MD Ahmad Hussain

25th day of November, 2019

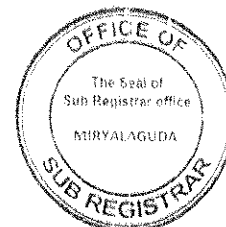
Signature of Sub Registrar
Miryalaguda

[Signature]

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: XXXXXXXX1137 Name: Mohammad Ahmad Hussain	S/O Mohammad Anwar Hussain, 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 11826/2019 & Doct No 11770/2019 Sheet 1 of 1
Miryalaguda
06 SEP 2019
S.R.O. MARRIEDLY NO

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.O, Miryalaguda.
- 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

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX0176
Name: Srinivasa Reddy Mudimala

S/O Narsi Feddy Mudimala,
DAMARACHERLA, Nalgonda, Andhra Pradesh,
509355



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				Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash					
Stamp Duty	100	0	82740	0		0	0	0	82840
Transfer Duty	NA	0	31065	0		0	0	0	31065
Reg. Fee	NA	0	10355	0		0	0	0	10355
User Charges	NA	0	100	0		0	0	0	100
Total	100	0	124160	0		0	0	0	124360

Rs. 113805/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10355/- towards Registration Fees on the chargeable value of Rs. 2071000/- was paid by the party through E-Challan/E-C/Pay Order No. 656ZN1231119 dated 23-NOV-19 of SBIN.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 124260/-, DATE: 23-NOV-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3657045775613, PAYMENT MODE: NB-1000200, ATRN: 365704577.613, REMITTER NAME: SRINIVASA REDDY MUDIMALA, EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP, CLAIMANT NAME: SRINIVASA REDDY MUDIMALA

Date:

25th day of November, 2019

Signature of Registering Officer

Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No 11770 of 2019

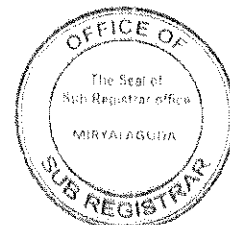
Book-I and Assigned the Identification

Number J-2305-11770-2019 for Search

25/11/2019

(Signature)
Miryalaguda
SRINIVASA

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Bk-1, CS No 11826/2019 & Deed No 11770 of 2019 Sheet 2 of 9 Sub Registrar Miryalaguda

- 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.78, admeasuring 206 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.20,71,000/-(Rupees Twenty Lakhs Seventy One Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

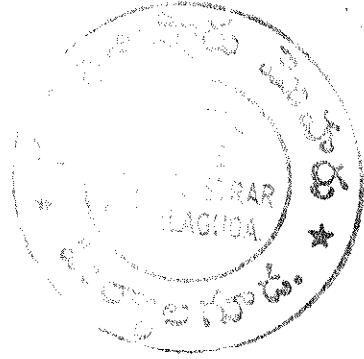
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot no. 78, 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.20,71,000/-(Rupees Twenty Lakhs Seventy One Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration. In the following manner:
 - i) Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand Only) paid by the Vendee.
 - ii) Rs.16,50,000/-(Rupees Sixteen Lakhs Fifty Thousand Only) Loan availed from HDFC Ltd., issue towards housing loan disbursement by Housing Development Finance Corporation Limited.
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.

A. Vasudha Reddy

I పుస్తకము 2019 - 11770
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము పగలు సంఖ్య 3

[Signature]
పబ్-రిజిస్ట్రార్



4. The Vendor has this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
5. The Vendor hereby covenants 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 covenants 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.

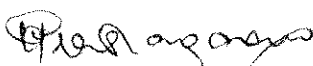
SCHEDULED PLOT

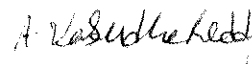
All that piece and parcel of land bearing Plot No. 78, admeasuring about 206 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan annexed hereto and bounded on:

North	Plot No. 77
South	Plot No. 79
East	30' wide road
West	Plot No. 68 & 69

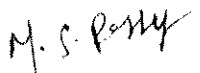
IN WITNESS WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 


VENDOR

2. 


VENDEE

I ಪುಸ್ತಕ 19 11770 ಮೂಲೆ

ಮೊತ್ತವು ಕಾರ್ತಿಕವು 9

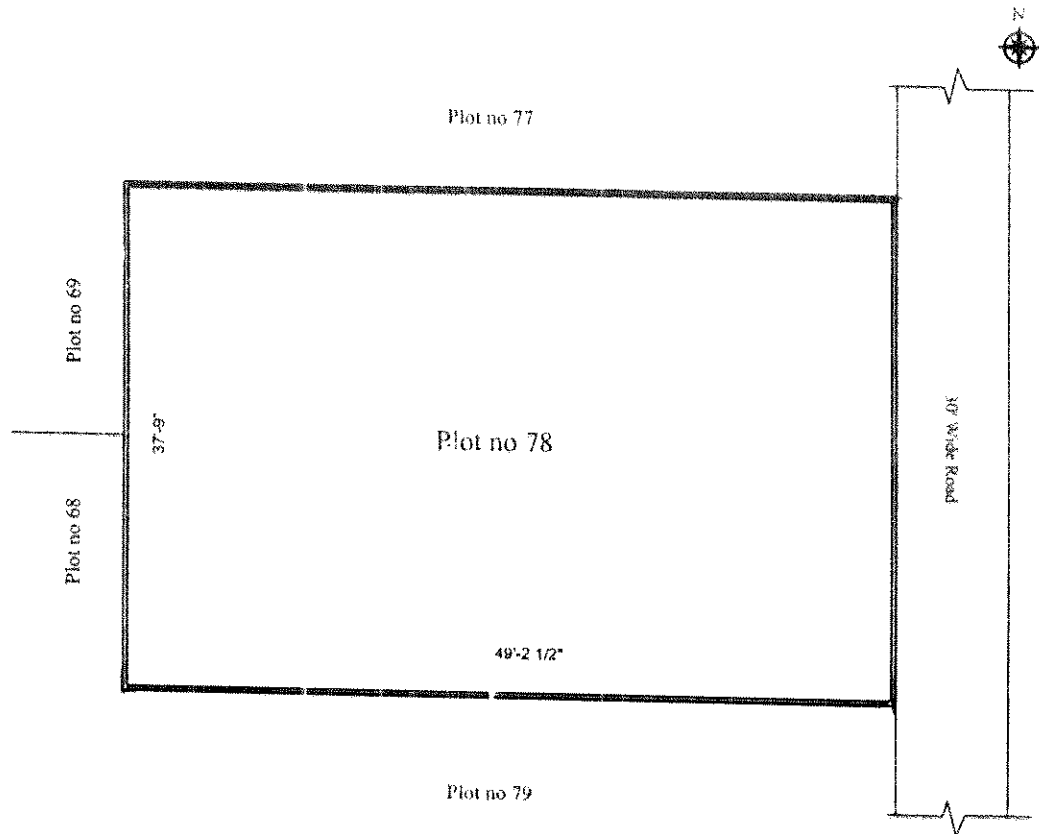
ಈ ಕಾರ್ತಿಕವು ಕಾರ್ತಿಕ 4

ಸಹ-ರಚಕರು



ANNEXURE- B

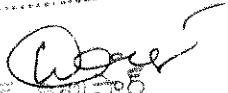
Plan of the scheduled Plot:

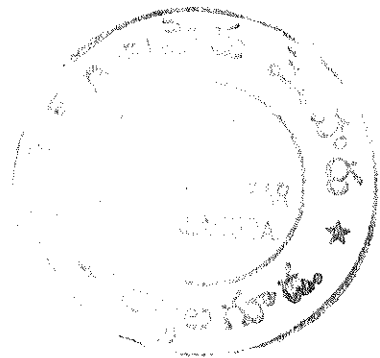


A. Vasudhadevi
VENDOR

M. S. Ravi
VENDEE

అక్టోబరు 2019 11770 రెవెన్యూ
మొత్తము కార్గిలము 9
ఈ కార్గిలము వందల 5


సర్పంచి



ANNEXURE - C

Layout plan of the Housing Project:



A. V. S. M. D. H. S. S. S.
VENDOR

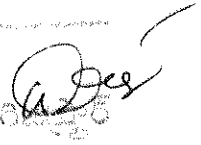
A. S. S. S. S.
VENDEE

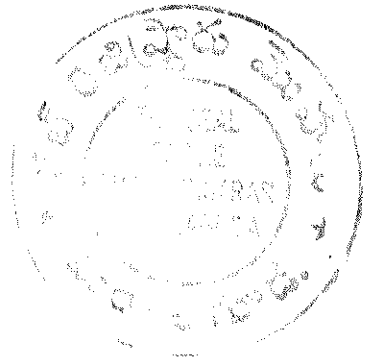


..I... 19 . 11770 ..

మొత్తముకాగితము 9

ఈ కాగితము నడిచినది 6


సహాయక కమిషనరు



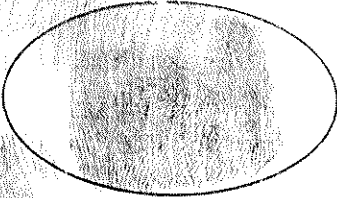
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

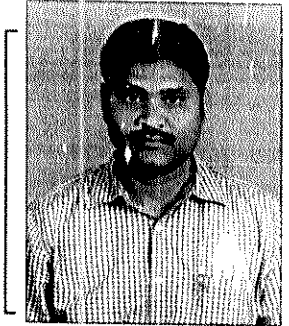
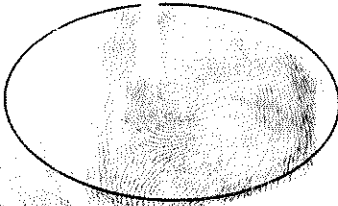
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

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:

MR. MUDIMALA SRINIVASA REDDY
S/O. MR. MUDIMALA NARSI REDDY
R/O. MANAGER (EMD), KUDGI STPP
NTPC LIMITED, V&P KUDGI
TALUK BASAVAN BAGEWADI, DISTRICT
VIJAYAPUR, KARNATAKA - 508 355

SIGNATURE OF WITNESSES:

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE VENDEE

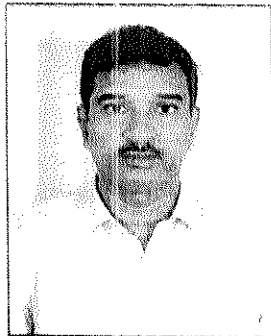
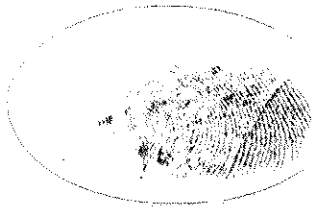
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ಮುಖ್ಯಮಂತ್ರಿ
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11-08-2018



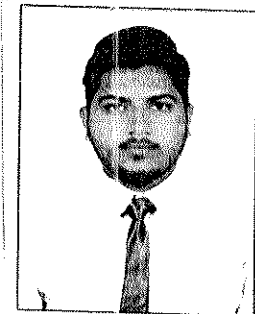
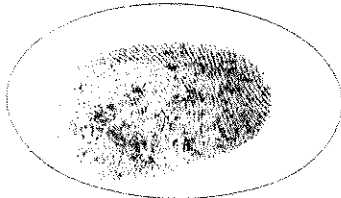
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

S.L. NO.	FINGER PRINT IN BLACK LEFT THUMB	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT SELLER BUYER
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WITNESS:

1. MR. K. PRABHAKAR REDDY
S/o. MR. K. PADMA REDDY
A/o. S-4-187 / 3 & 4
M. G. ROAD
LGC - BAD.



2. MR. MD. AHMAD HUSSAIN
S/o. MD. A. HUSSAIN
R/o. 21-65
I S Lampura
Miryalaguda.

SIGNATURE OF WITNESSES:

1.

SIG. OF THE VENDOR.

SIGNATURE OF THE BUYER / VENDEE

I 19 11770 రఫ్తావేలు
మొత్తము కాగితము సంఖ్య 9
ఈ కాగితము పరకు సంఖ్య 8

సబ్-రిజిస్ట్రార్

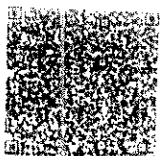




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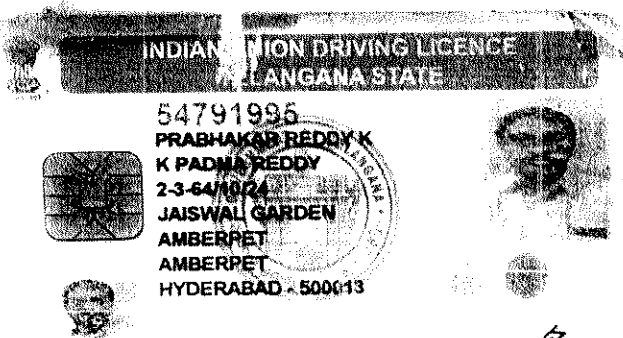


श्रीनिवास रेड्डी मुडीमाला
Srinivasa Reddy Mudimala
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

~~SECRET~~ 0176



आधार — आम आदमी का अधिकार



Issued On: 18/12/2014

RTA-HY-60



భారత ప్రభుత్వం
Government of India

మొహమ్మద్ అహ్మద్ హుస్సేన్
Mohammad Ahmad Hussain
పూట్ల తేజ/DOB: 05/06/1995
పురుషుడు/ MALE

1137

VID 9103 0663 1359 2117

నా అధికారం, నా గుర్తింపు



Unique Identification Authority of India

/వినియోగదారు:
 మునిసిపల్ కార్పొరేషన్, ఎస్.ఎ. రోడ్, 100
 పి.చౌ.అ.నగర్, నరసరావుపేట,
 తెలంగాణ - 508207

Address:
S/O Mohammad Anwar Hussain - II No 21-
65, Opp Registration Office, Muzelaguda,
Nalgonda.
Telangana - 508207

1137

$$\{f_1, \dots, f_n\} = \{g_1, \dots, g_n\}$$



A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE

VALID FOR 3 MONTHS ONLY

25/11/2019

SESHASAGAR CTS-2018

Pay

अदा करे

Rupees

रुपये

Or Order

या उनके आदेश पर

₹ 1,050.00

FC HDFC BANK LTD.

SRIKALSA RUDRA MUDRAN

For HDFC BANK LTD.

MIRYALAGUDA

MIRYALAGUDA

REF No. 2081200000

[Signature]
123456789
[Signature]
123456789
AUTHORISED SIGNATORIES
Please sign above

"003168" 508240102: 999989" 12

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[Signature]
65-02/2019

