

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

CS No/Doct No: 11826 / 2019

Transaction: Sale Deed

Challan No:

E-Challan No: 656ZN123111

Chargeable Value: 2071000

DD No:

DD Dt:

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
Transfer Duty /TPT
Deficit Stamp Duty
User Charges

77 SD

Cash

Challan

DD

E-Challan

10355

31065

82740

100

124260

Total:

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

Prepared By: DSNAIK

Signature by SR

11871
9710
1182



తెలంగాణ తెలంగాణ TELANGANA

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. 10223 of 2019, dated 14.08.2019, regd. at SRO, Miryalagdua, 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'.

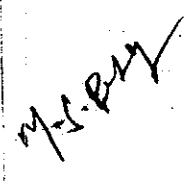
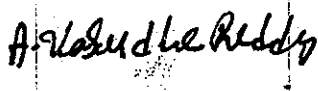
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, ex-tutors, nominees, assignees, heirs, legal representatives, etc.

A. Vasudha Reddy

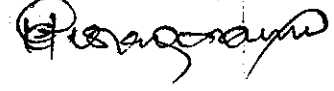
Presentation Endorsement:

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
1	CL		 MUDIMALA SRINIVASA REDDY: [2305-1-2019-11826]	MUDIMALA SRINIVASA REDDY S/O. NARSI REDDY RO/KUDGI STPP NTPC LIMITED BASAVAN BAGEWADI, KARNATAKA	
2	EX		 ANIREDDY VASUDHA REDDY (G [2305-1-2019-11826]	ANIREDDY VASUDHA REDDY (G.P.A JENT) W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY: [2305-1-2019-11826]	K PRABHAKAR REDDY HYDERABAD	
2		 MD AHMAD HUSSAIN: [2305-1-2019-11826]	MD AHMAD HUSSAIN MIRYALAGUDA	

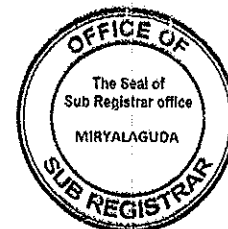
25th day of November, 2019

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: 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
S.R.O. MAPPING

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. | Patta 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, 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

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX0176 Name: Srinivasa Reddy Mudimala	S/O Narsi Reddy Mudimala, DAMARACHERLA, Nalgonda, Andhra Pradesh, 508355	

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	82740	0	0	0	82840
Transfer Duty	NA	0	31065	0	0	0	31065
Reg. Fee	NA	0	10355	0	0	0	10355
User Charges	NA	0	100	0	0	0	100
Total	100	0	124260	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/BC/Pay Order No. 6562N1231119 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: 3657045775613, 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

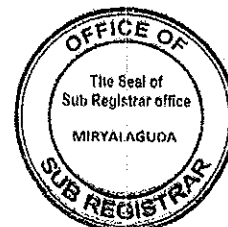
CERTIFICATE OF REGISTRATION

Registered as Document No 11770 of 2019
Book-I and Assigned the Identification
Number I-2305-11770-2019 for Scanning

25/11/2019


Registering Officer
Miryalaguda
SRINIVASA

Generated on: 25/11/2019 04:26:55 PM



Bk-1, CS No 11826/2019 & Doct No
11770 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:

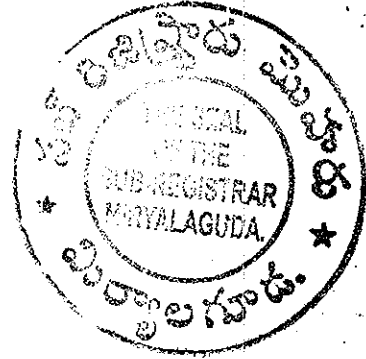
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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. 21,000/- (Rupees Four Lakhs Twenty One 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

.....పుస్తకము 20/1900.....11770.....దస్తావేజు
మొత్తము కాగితముల సంఖ్య.....9.....
ఈ కాగితము వగకు సంఖ్య.....3.....

సబ్-రిజిస్ట్రార్



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.

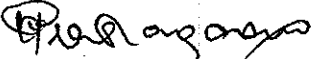
SCHEDULED PLOT

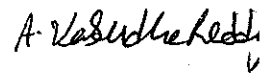
All that piece and parcel of land bearing Plot No. 78, admeasuring about 206 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan annexed hereto and bounded on:

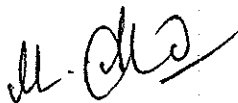
North	Plot No. 77
South	Plot No. 79
East	30' wide road
West	Plot No. 68 & 69

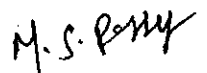
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 

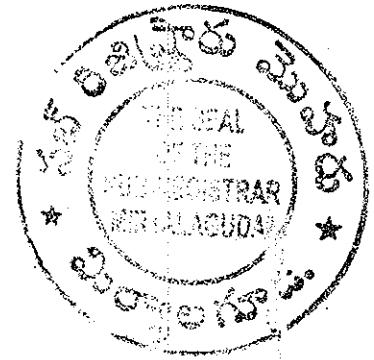

VENDOR

2. 


VENDEE

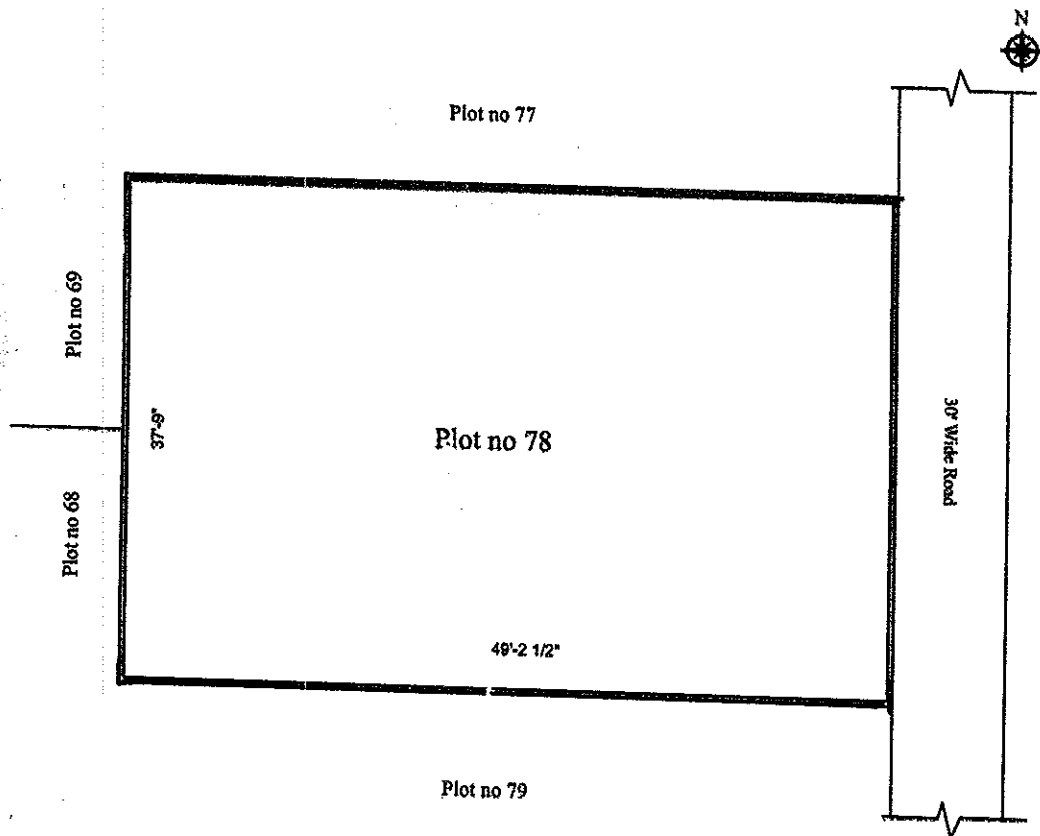
I పుస్తకము 2019 సం..... 11770 గుర్తింపు
మొత్తము కాగితముల సంఖ్య..... 9
ఈ కాగితము వరకు సంఖ్య..... 4

సబ్-రిజిస్ట్రార్



ANNEXURE- B

Plan of the Scheduled Plot:



A. Vasudhadevi
VENDOR

M. S. Ravi
VENDEE

0

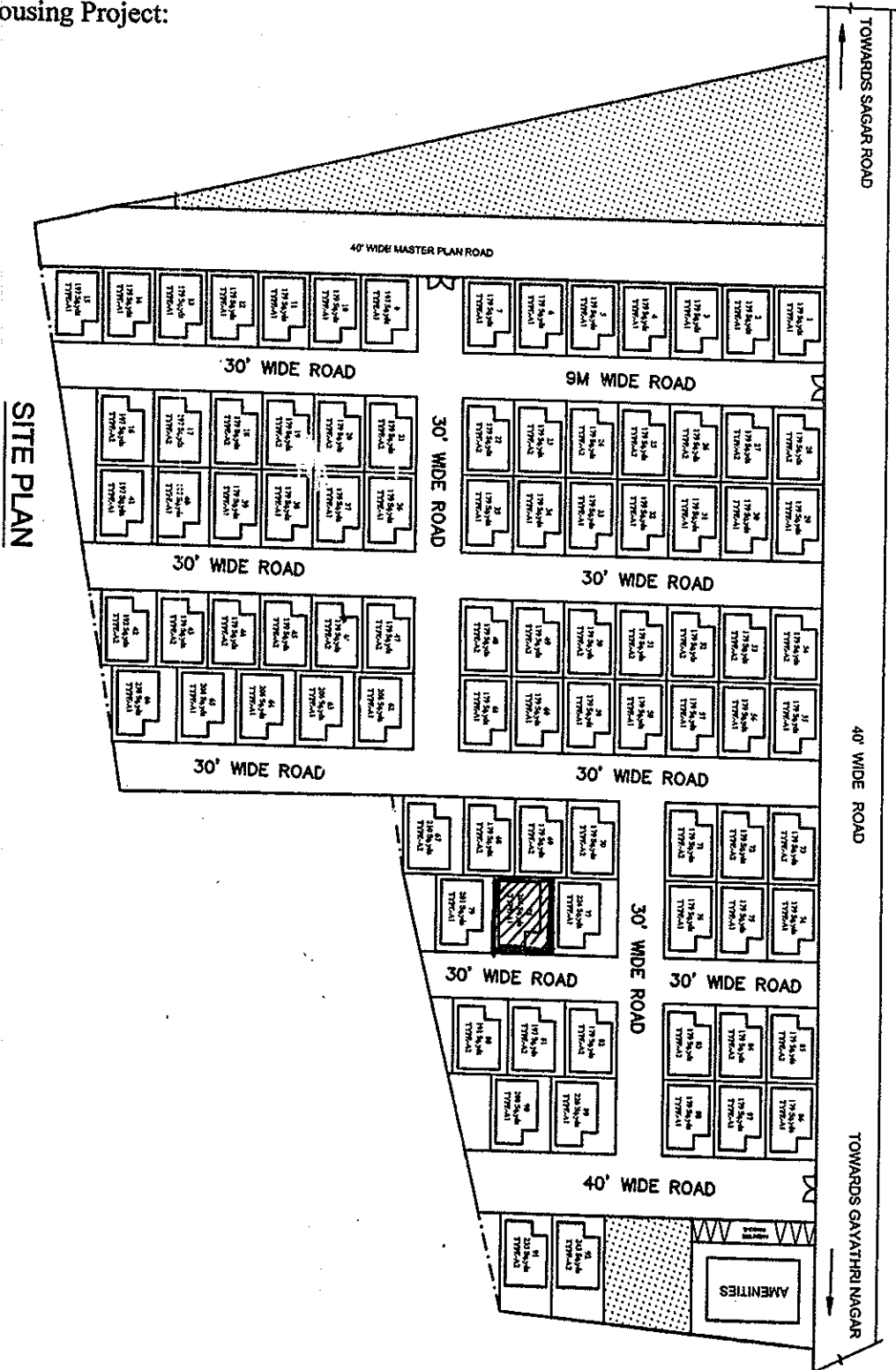
I. పుస్తకము 2019 సం. 11770 దఫావేజు
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరకు సంఖ్య 5

సబ్-రజిస్ట్రార్



ANNEXURE - C

Layout plan of the Housing Project:



.....11770.....
మొత్తము కార్గితముల సంఖ్య.....9.....
ఈ కార్గితము వరకు సంఖ్య.....6.....

సబ్-రిజిస్ట్రార్



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

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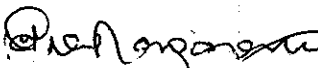
VENDOR:

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

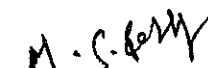
VENDEE:

MR. 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:

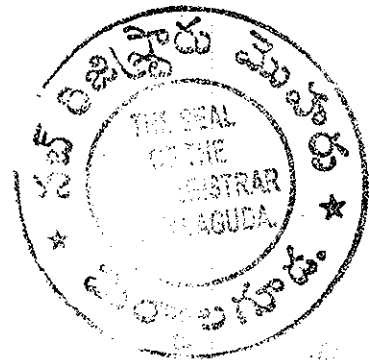
1. 
2. 


SIGNATURE OF THE VENDOR


SIGNATURE OF THE VENDEE

I పుస్తకము 20/9/2011 11770 దఫ్తరీ
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము పరకు సంఖ్య 7

సబ్-రిజిస్ట్రార్



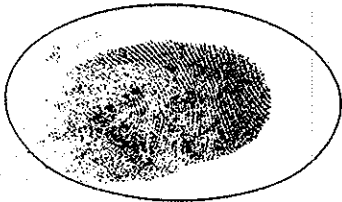
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

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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WITNESS:

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



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

SIGNATURE OF WITNESSES:

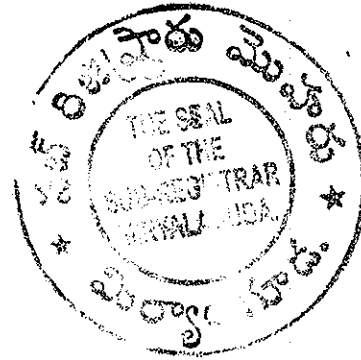
1.
M. Pr

SIG. OF THE VENDOR.

A. Vasudhe Reddy
SIGNATURE OF THE BUYER / VENDEE
M. S. R. M.

11770 దస్తావేజు
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వరకు సంఖ్య 8

సబ్-రిజిస్ట్రార్



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆంధ్ర ప్రదేశ్
 Andhra Pradesh

ఆంధ్ర ప్రదేశ్ ప్రభుత్వం
 Andhra Pradesh Government

19-12-1982
 Year of Birth: 1982

7868

భారత ప్రభుత్వం ప్రాథమిక సమస్య
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

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

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

శ్రీనివాస్ రెడ్డి ముద్దమాలా
 Srinivasa Reddy Mudimalla

జన్మ వర్షం Year of Birth : 1982
 పురుష / Male

0176

A. Vasudhe Reddy

M. S. R. M.

आधार - आम आदमी का अधिकार

INDIAN UNION DRIVING LICENCE
LANGANA STATE

54791995
 PRABHAKAR REDDY
 K PADMA REDDY
 23-64/10/1
 JAISWAL GARDEN
 AMBERPET
 AMBERPET
 HYDERABAD - 500013

Issued On: 18/12/2014
 RTA-HY

Prabha Reddy

భారత ప్రభుత్వం
Government of India

మొహమ్మద్ అన్వార్ హుస్సైన్
 Mohammad Anwar Hussain

జన్మ తేదీ/DOB: 05/06/1995
 పురుషుడు/ MALE

1137
 VID: 9103 0663 1359 2117

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం ప్రాథమిక సమస్య
Unique Identification Authority of India

మొహమ్మద్ అన్వార్ హుస్సైన్, 55 నెం 21-65, నల్గొండ,
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సబ్-రిజిస్ట్రార్ *[Signature]*

