

Doc-N. 4636/24



Tran Id: 240410104107388406
Date: 10 APR 2024, 10:43 AM
Purchased By:
S. PREMLATHA
W/o LATE S. RADHA SWAMY
R/o SEC-BAD
For Whom
SELF & OTHERS

K. SATISH KUMAR
LICENSED STAMP VENDOR
Lic. No. 16/05/059/2012
Ren.No. 16-05-033/2024
Plot No.227, Near C.C.Court, West
Marredpally,Sec-Bad
Ph 9849355156

SALE DEED

This SALE DEED is made and executed on this the 15th day of April, 2024 at SRO, Medchal (R. O), Medchal-Malkajgiri District by and between:

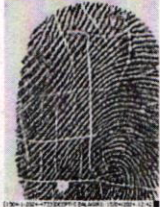
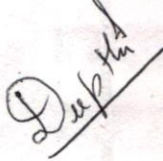
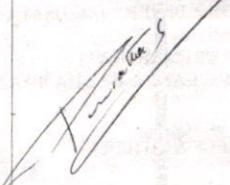
1. Mrs. Sreekakulam Premlatha, W/o Late Sreekakulam Radha Swamy, aged about 81 years, resident of 10-3-85/17, Hanuman Temple Road, Teachers Colony, East Maredpally, Hyderabad-500 026 (Pan No. AINPS9274P, Mobile No. 93910 53069).
2. Mrs. K. Aparna, W/o. Dr. K. V. Ram Mohan, aged about 54 years, resident of 10-3-29/1, Hanuman Temple Street, East Maredpally, Secunderabad-500 026 (Pan No. AEMPK0182M, Mobile No.93913 66045).
3. Mrs. Deepthi Balagiri, W/o. Mr. V. Balagiri, aged about 50 years, resident of Flat No. 203, Tower-C, Oberoi Esquire at Oberoi Garden City off Western Express Highway, Goregaon-East, Mumbai-400 063 (Pan No. AINPS9273L, Mobile No.98197 75599).

Hereinafter collectively referred to as Vendors and severally as Vendor no. 1, Vendor no. 2 and Vendor no.3.

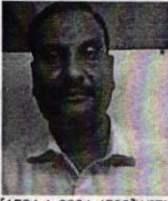
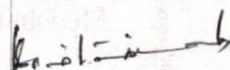
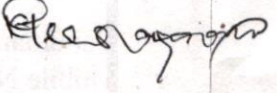
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13520/- paid between the hours of 1 and 2 on the 15th day of APR, 2024 by Sri S Premalatha

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 DORA SWAMY (DIRECTOR) [1504-1-2024-4733]	K APARNA (REP)/R/M/S.TOUCHSTONE PROPERTY DEVELOPERS PVT LTD REP BY ITS:- P DORA SWAMY (DIRECTOR) S/O.P REDDAPPA	 23 MAR 2024
2	EX		 DEEPTHI BALAGIRI::15/0 [1504-1-2024-4733]	DEEPTHI BALAGIRI W/O. V BALAGIRI FNO.203 TOWER-C OBEROI ESQUIRE GARDEN CITY OFF WESTERN EXPRESS HIGHWAY, GOREGAON EAST MUMBAI	
3	EX		 K APARNA::15/04/2024.1 [1504-1-2024-4733]	K APARNA W/O. K V RAM MOHAN 10-3-29/1 HANUMAN TEMPLE ROAD TEACHERS COLONY EAST MARREDPALLY, SECUNDERABAD	
4	EX		 SREEKAKULAM PREMLATHA [1504-1-2024-4733]	SREEKAKULAM PREMLATHA W/O. LATE SREEKAKULAM RADHA SWAMY 10-3-85/17 HANUMAN TEMPLE ROAD TEACHERS COLONY EAST MARREDPALLY, SECUNDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 [1504-1-2024-4733]WITN	B SITHARAMANJANEYULU AADHAAR	
1		 [1504-1-2024-4733]WITN	K PRABHAKAR REDDY AADHAAR	

15th day of April, 2024

Signature of Sub Registrar
Medchal (R.O)Biometrically Authenticated by
SRO M.R. Rajender kumar
on 15-APR-2024 13:41:37

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4636/2024.
Sheet 1 of 9
Sub Registrar
Medchal (R.O)

IN FAVOUR OF

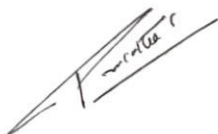
M/s. Touchstone Property Developers Private Limited a company duly incorporated under the Companies Act, 1956 having its registered office at Plot No. 31, (8-2-622/1/1/A3), Classic Emerald, Road, No. 10, Banjara Hills, Hyderabad-500 034 represented by Director, Mr. P. Dora Swamy, S/o. Mr. P. Reddappa, aged about 54 years, Occupation: Business. (PAN No. AACCT2952R, Mobile No. 98666 63300).

Hereinafter called the Buyer.

The term Vendors and Buyer which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.

WHEREAS:

- A. The Vendors are the absolute owners and possessors of plot no. 81 admeasuring 211 sq. yds., in Sy. No. 32, situated at Muraharipally Village, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajgiri District (Erstwhile Ranga Reddy District), hereinafter referred to as the Scheduled Property and described in detail in the schedule hereunder.
- B. Late Sreekakulam Radhaswamy purchased land admeasuring Ac. 8-02 gts., forming a party of Sy. No. 32, situated at Muraharipally Village, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajgiri District (Erstwhile Ranga Reddy District) vide document no. 5474/89 dated 25.07.1989, registered at SRO Medchal.
- C. Late Sreekakulam Radha Swamy obtained permit from Grampanchayat vide permit no. GPY/25/2005 to divide part of the above land into plots on 29.4.2005. Late Sreekakulam Radha Swamy sold most of the plots to intending purchasers. The above said plots form a part of the larger layout and remained unsold.
- D. Late Sreekakulam Radha Swamy died on 16-01-2019. He was survived by his wife Mrs. S. Premlatha, Vendor no, 1 herein, daughters Mrs. K. Aparna, Vendor no.2 and Mrs. Deepthi Balagiri, Vendor no. 3 herein. By virtue of being the sole legal heirs of Late Sreekakulam Radha Swamy, the Vendors became absolute owners of the Scheduled Property.
- E. The Buyer is desirous of purchasing the Schedule Property and has approached the Vendors.
- F. The Vendors have agreed to sell the Schedule Property for a total consideration of Rs.6,75,200/- (Rupees Six Lakhs Seventy Five Thousand and Two Hundred Only) and the Buyer has agreed to purchase the same.
- G. The Vendors and the Buyer are desirous of reducing into writing the terms of sale.



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3820 Name: Sitaramanjanyulu Burri	S/O Koteswara Rao Burri, Hayathnagar, Hayathnagar, K.v. Rangareddy, Telangana, 501510	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX4004 Name: Kanumuri Aparna	W/O Ram Mohan Rao, Maredpalle, Maredpalle, Hyderabad, Telangana, 500026	
4	Aadhaar No: XXXXXXXX0821 Name: Deepthi Balagiri	W/O Balagiri, Mumbai, Mumbai Suburban, Maharashtra, 400063	
5	Aadhaar No: XXXXXXXX4004 Name: Kanumuri Aparna	W/O Ram Mohan Rao, Maredpalle, Maredpalle, Hyderabad, Telangana, 500026	

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	37080	0	0	0	37180
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	13520	0	0	0	13520
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	1000	0	0	0	1000
Total	100	0	52100	0	0	0	52200

Rs. 37080/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13520/- towards Registration Fees on the chargeable value of Rs. 675500/- was paid by the party through E-Challan/BC/Pay Order No ,384GBB120424 dated ,12-APR-24 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 52150/-, DATE: 12-APR-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0652320740033, PAYMENT MODE: NB-1001138, ATRN: 0652320740033, REMITTER NAME: MR. P. DORA SWAMY, EXECUTANT NAME: MRS. SREEKAKULAM PREMLATHA AND OTHERS, CLAIMANT NAME: TOUCHSTONE PROPERTY DEVELOPERS PVT LTD).

Date:

15th day of April, 2024

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 4636 of 2024 of Book-1 and assigned the identification number 1- 1504- 4636- 2024 for Scanning on 15-APR-24 .

Registering Officer
Medchal (R.O)
(M R Rajender Kumar)

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4636/2024.

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NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Purchaser has paid the total sale consideration of Rs.6,75,200/-(Rupees Six Lakhs Seventy Five Thousand and Two Hundred Only) and the receipt of which is hereby admitted and acknowledged by the Vendor.
2. For the total sale consideration as mentioned above the Vendors do hereby grant, convey, transfer and sell the Scheduled Property unto and in favour of the Purchaser by way of absolute sale.
3. The Vendors are selling the Scheduled Property to the Purchaser on an 'as is where is basis'. The Purchaser shall not raise any objection on this count hereafter.
4. The Purchaser has verified the title and extent of the Scheduled Property as is fully satisfied with the title and extent of the land. The Vendor shall not raise any objection on this count hereafter.
5. The Vendors declares that:
 - a. The Vendors are the absolute owners of the Scheduled Property.
 - b. There are no other claimants to the Scheduled Property.
 - c. No other party has any claim to any easement rights in the Scheduled Property.
 - d. The recitals mentioned in this deed are true to the best of the Vendors knowledge.
 - e. There are no proceedings or suits pending in any court of law, revenue department, statutory authorities, tribunals, etc., in relation to the Scheduled Property.
 - f. The Vendors have paid all taxes and charges to the concerned authorities in relation to the Scheduled Property, as on this day and if any claim is made on this count, it shall be the Vendors responsibility to pay the same.
 - g. The Vendors agree to sign and execute all such documents that may be required to effectively transfer / mutate / convey the Scheduled Property to the Purchaser.
6. The Vendors have on this day have delivered vacant peaceful possession of the Scheduled Property to the Purchaser and the Purchaser shall be entitled to hold and enjoy the same as absolute owner thereof from this day.



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SCHEDULE OF PROPERTY

All that piece and parcel of land bearing plot no. 81 admeasuring 211 sq. yds., in Sy. No. 32, situated at Muraharipally Village, Shamirpet Mandal (Erstwhile Medchal Mandal), Medchal-Malkajgiri District (Erstwhile Ranga Reddy District, marked in red in the plan annexed here to and bounded by;



North By	Plot No. 82
South By	Plot No. 80
East By	40' wide road
West By	Open Land

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:

Vendor no.1: Mrs. S. Premlatha



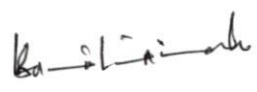
Vendor no.2: Mrs. K. Aparna



Vendor no.3: Mrs. Deepthi Balagiri



Witness no. 1:



Witness no. 2:

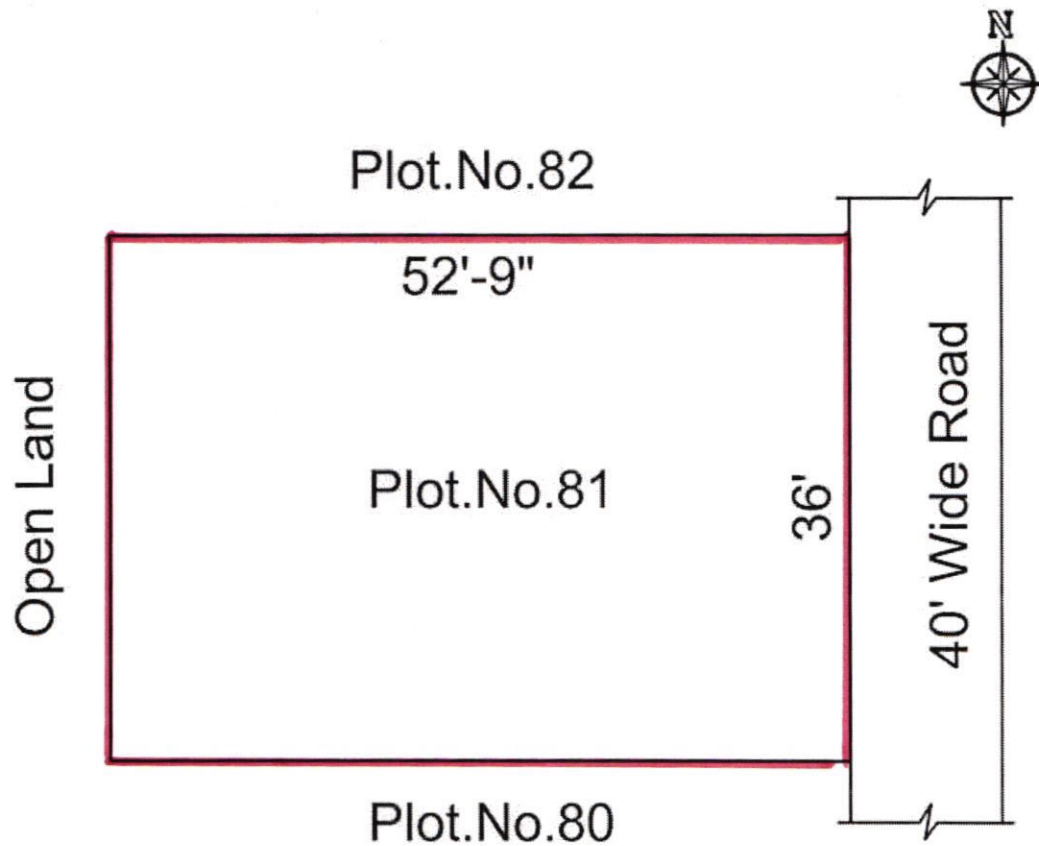


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Plan of the Scheduled Property



Vendor no.1: Mrs. S. Premlatha

Vendor no.2: Mrs. K. Aparna

Vendor no.3: Mrs. Deepthi Balagiri

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Medchal (R.O)



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Book No.: 11225

Sl. No.: 822453



GREATER HYDERABAD MUNICIPAL CORPORATION

Form No. 6
(See Rule 8)

Government of Telangana
Department of Medical & Health

DEATH CERTIFICATE

(Issued Under Section 12/17)

This is to Certify that the following information has been taken from the original record of death which is the register for Ward ZONE4 , Circle 18 of Greater Hyderabad Municipal Corporation, Telangana State, India.

Name : SREEKAKULAM RADHA SWAMY
Date of Death : 16-JAN-2019 Sex : Male
Place of Death : H.NO.10-3-85/17,EAST
MAREDPALLY,TEACHERS
COLONY,SECUNDERABAD,SECUNDERABAD
Father/Husband Name : SREEKAKULAM SUBBAIAH
Mother Name : -
Registration Number : 47 Date of Registration : 28-JAN-2019
Permanent address : H.No.10-3-85/17,East Maredpally,Teachers
Colony,Secunderabad

Application No: C18000161883

Certified By



Date: 28-JAN-2019

Registrar of Births and Deaths
Name: Dr. D. Ravinder Goud
Designation: AMOH
CIRCLE No: 18, GHMC

Note: This is a Digitally Signed Certificate and does not require physical signature. This certificate can be verified at http://www.ghmc.gov.in/bdtrack/birth_death.aspx by furnishing the application number mentioned in the certificate.

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4636/2024.

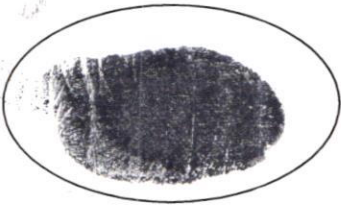
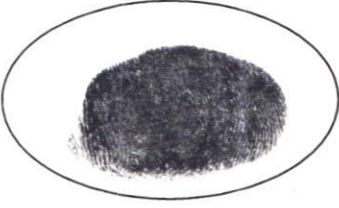
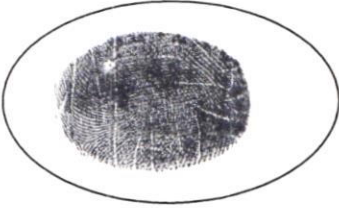
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Sub Registrar
Medchal (R.O)



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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
			VENDOR: 1. MRS. S. PREMLATHA W/O. LATE SREEKAKULAM RADHA SWAMY R/O. 10-3-85/17 HANUMAN TEMPLE ROAD TEACHERS COLONY EAST MAREDPALLY HYDERABAD – 500 026.
			2. MRS. K. APARNA W/O. DR. K. V. RAM MOHAN R/O. 10-3-85/17 HANUMAN TEMPLE ROAD TEACHERS COLONY EAST MAREDPALLY HYDERABAD – 500 026.
			3. MRS. DEEPTHI BALAGIRI W/O. V. BALAGIRI R/O. FLAT NO. 203, TOWER – C OBEROI ESQUIRE AT OBEROI GARDEN CITY OFF WESTERN EXPRESS HIGHWAY GOREGAON – EAST MUMBAI – 400 063.
			PURCHASER: M/S. TOUCHSTONE PROPERTY DEVELOPERS PRIVATE LIMITED HAVING ITS REGISTERED OFFICE AT PLOT NO. 31, (8-2-622/1/1/A3) CLASSIC EMERALD ROAD, NO. 10 BANJARA HILLS, HYDERABAD-500 034, REPRESENTED BY ITS DIRECTOR MR. P. DORASWAMY S/o. SRI. P. REDDEPPA

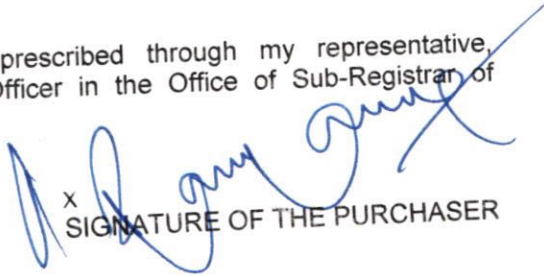
SIGNATURE OF WITNESSES:

1. 
2. 

SIGNATURE OF THE VENDOR

I send here with my photograph(s) and finger prints in the form prescribed through my representative, Mrs. K. Aparna as I cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances, Medchal, Medchal-Malkajgiri District.


SIGNATURE OF THE REPRESENTATIVE


SIGNATURE OF THE PURCHASER

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आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SREEKAKULAM PREMLATHA

SIDDAMSETTY RAJESHWAR RAO

04/06/1942
Permanent Account Number
AINPS9274P

Signature

2006/2017

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AINPS9273L

नाम / Name
DEEPTHI BALAGIRI

पिता का नाम / Father's Name
RADHASWAMY SREEKAKULAM

जन्म की तारीख / Date of Birth
11/05/1973

FAN Application Digitally Signed. Card Not Valid unless Physically Signed

2006/2017

भारत प्रभुत्व
GOVERNMENT OF INDIA

श्रीकाकुलम प्रेमलता
Sreekakulam Premilatha

पुष्टि वर्ष / Year of Birth : 1942
पै / Female

0261

अधार - सामान्यता हक

To: Sreekakulam Premilatha
(श्रीकाकुलम प्रेमलता)
W/O Sreekakulam Radhaswamy
10-3-65/17
East Marredpally
Hanuman Temple Road
Teachers Colony
Secunderabad
Hyderabad
Andhra Pradesh - 500026

Date: 26/04/2011

Ref. No: 26042011-00346

EY 05124631 7 IN

भारत प्रभुत्व
Government of India

डीपथी बालगिरी
Deepthi Balagiri
पुष्टि वर्ष/DOB: 11/05/1973
पै / FEMALE

अधार नं. जारी: 11/04/2011

अधार का उपयोग केवल पहचान के लिए है। यह जन्म तिथि के प्रमाण के रूप में नहीं है।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XMR)

0821

भारत विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O बालगिरी, सी-4703, ओबेरी एस्क्वायर, ऑफ
वेस्टर्न एक्सप्रेस हाइवे, ऑप. होटल वेस्ट
इन, दिन्दोशी, मुंबई, पो: गोरेगांव ईस्ट,
महाराष्ट्र - 400063

Address:
W/O Balagiri, C-4703, Oberoi Esquire, Off
Western Express Highway, Opp. Hotel West
In, Dindoshi, Mumbai, PO: Goregaon East,
DIST: Mumbai Suburban,
Maharashtra - 400063

0821

VID : 9141 7169 6493 4490

भारत प्रभुत्व
Government of India

कनुमुरी अपरणा
Kanumuri Aparna

पुष्टि वर्ष / Year of Birth : 1969
पै / Female

4004

अधार - सामान्यता हक

To: Kanumuri Aparna
कनुमुरी अपरणा
W/O: Ram Mohan Rao
10-3-29/1
near hanuman temple
east marredpally secunderabad
Maredpalle
Nehrunagar, Hyderabad
Andhra Pradesh - 500026
9391366045

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Medchal (R.O)



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भारत सरकार
Government of India

पचिपाल दोर स्वामी
Pachipala Dora Swamy
पुण्य तारी / DOB: 27/06/1970
पुरुष / MALE

9409

मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पतेनामा: रद्रेप्पा,
8-2-293/82/20/a, Kamalam, Road No-13,
Film Nagar, Jubilee Hills, Shaikpet,
Hyderabad, Telangana, 500096

Print Date: 20/11/2020

9409

भारत सरकार
GOVERNMENT OF INDIA

सितारामानजयुलु बुरी
Sitaramanjaneyulu Burri
पुण्य तारी / DOB: 16/08/1967
पुरुष / MALE
Mobile No: 9849629678

3820

VID : 9183 9026 9107 8060

ना आधार - ना गुरिपु

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पतेनामा:
S/O Kotewara Rao Burri, Plot No 1, 6-107/1, St
Venkateswara Colony, Near Grampanchayat,
Injapur, Hanamkonda, K.V. Rangareddy,
Telangana - 501510

Address :
S/O Kotewara Rao Burri, Plot No 1, 6-107/1, St
Venkateswara Colony, Near Grampanchayat,
Injapur, Hanamkonda, K.V. Rangareddy,
Telangana - 501510

3820

VID : 9183 9026 9107 8060

भारत सरकार
Government of India

कान्डी प्रभाकर रेड्डी
Kandi Prabhakar Reddy
पुण्य तारी / DOB: 15/01/1974
पुरुष / MALE

आधार नं. जारी: 10/07/2013

आधार का मतलब यह है कि यह आपकी पहचान का प्रमाण है, न कि नागरिकता का। इसे ऑनलाइन सत्यापन (ऑनलाइन सत्यापन, ऑनलाइन सत्यापन) के लिए QR कोड / ऑफलाइन XML के साथ उपयोग किया जाना चाहिए।

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

9204

ना आधार, ना गुरिपु

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पतेनामा:
2-3-64/10/24 1st floor, KAMALA NILAYAM,
JAI SWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013

Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAI SWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013

9204

VID : 9197 0409 3118 9935

पतेनामा

Bk - 1, CS No 4733/2024 & Doct No
4636/2024. Sheet 9 of 9 Sub Registrar
Medchal (R.O)



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1504-1-4636/2024

Date: 16/04/2024

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section (1) of Section 65A of **Telangana Panchayat Raj Act, 2018**, and based on the documentary information furnished by the Applicant, the following transfer is **effected** in the records of **Muraharipally**.

VLTN/Assessment No.	328015600237
Survey No.	32
Plot No.	81
District	MEDCHAL-MALKAJGIRI
Gram Panchayat Name	MURAHARIPALLY
Locality	MURAHARIPALLY
Transferor (Name of previous PT Assessee in the Tax Records)	1. SREEKAKULAM PREMLATHA (W/o. LATE SREEKAKULAM RADHA SWAMY) 2. K APARNA (W/o. K V RAM MOHAN) 3. DEEPTHI BALAGIRI (W/o. V BALAGIRI)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S.TOUCHSTONE PROPERTY DEVELOPERS PVT LTD REP BY ITS:- P DORA SWAMY (DIRECTOR) (R/o. S/O.P REDDAPPA)
Document Registration No.	1504-4636/2024 [1]
Document Registration Date	15/04/2024

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if **any or made against** sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been **obtained by Fraud/Deceit** or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands **or objectionable** lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee, **in case** the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



Signature of Sub-Registrar
(MEDCHAL (R.O))

