



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 14/07/2025, 12:01 PM

SRO Name: 1526 Kapra

Receipt No: 3698

Receipt Date: 14/07/2025

Name: K PRABHAKAR REDDY

CS No/Doct No: 3323 / 2025

Transaction: Sale Deed

Challan No:

E-Challan No: 7820PZ070725

Chargeable Value: 10000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 07-JUL-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				50000
Transfer Duty /TPT				150000
Deficit Stamp Duty				549900
User Charges				1000
Mutation Charges				10000
Total:				760900

In Words: RUPEES SEVEN LAKH SIXTY THOUSAND NINE HUNDRED ONLY

Prepared By: NHARSHA

Signature by SR

Kapra

SCANNED

CS: 3323 of 2025



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

BH 793291

Tran Id: 250117150651362560
Date: 17 JAN 2025, 03:08 PM
Purchased By:
MAHENDAR
S/o MALLESH
R/o HYD
For Whom
JADE ESTATES

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 11th day of July' 2025 at S.R.O, Kapra, Medchal-Malkajgiri District by and between:

M/s. Jade Estates {Pan NoAAFFJ2885D}, a registered partnership firm having its office at Plot No. 8, Road No. 5, Nacharam Industrial Area, C/o. Dilpreet Tubes, Nacahram, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 067, represented by its authoursied signatory, Shri Sudhir U. Mehta, S/o. Late Uttamlal R. Mehta, aged about 67 years, Occupation: Business, hereinafter referred to as the Vendor.

IN FAVOUR OF

1. Dr. Sarvade Pedda Venkata Subbarao, Son of Mr. Sarvade Seshagiri Rao, aged about 47 years, Occupation: Professor (Pan No. ARBPS5271R, Mobile No. 80089 35630)
2. Mr. Sarvade Chinna Venkata Subbarao, Son of Mr. Sarvade Seshagiri Rao, aged about 44 years, Occupation: Project Engineer (Pan No. BUJPS7139E, Mobile No. 99088 06344) and
3. Mrs. Sarvade Sivaganga Bai, Wife of Mr. Sarvade Seshagiri Rao, aged about 70 years all are residing at Flat No. 301, Palley Residency, Snehapuri Colony, Road No. 10, Nacharam, Uppal Mandal, Medchal-Malkajgiri District, Hyderabad-500 076 (Pan No. FQNPS3740B) hereinafter jointly referred to as the 'Purchaser' and severally as Purchaser no. 1, Purchaser no. 2 & Purchaser no. 3 respectively.

The term Vendor and Purchaser shall mean and include wherever the context may so require its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

For JADE ESTATES

[Signature]
Partner

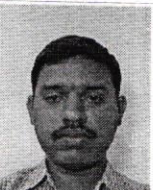
[Signature]

[Signature]
S. Sivagangabai

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 50000/- paid between the hours of 12 and 1 on the 14th day of JUL, 2025 by Sri K Prabhakar Reddy

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	Aadhar No XXXXXXXX8633 NAME: SARVADE SIVAGANGA BAI S. ESHAGIRIRAO UPPAL, K.V. RANGAREDDY, TELANGANA, 500076	 SARVADE SIVAGANGA BAI [1526-1-2025-3323]	 SARVADE SIVAGANGA BAI W/O. SARVADE SESHAGIRI RAO FLAT NO 301, PALLEY RESIDENCY, SNEHAPURI COLONY ROAD NO 10, NACHARAM VILL., UPPAL MDL., MEDCHAL-MALKAJGIRI DIST., TELANGANA, 500076, S. Sivaganga Bai
2	CL	Aadhar No XXXXXXXX6031 NAME: SARVADE CHINNA VENKATA SUBBARAO S/O SARVADE SESHAGIRI RAO UPPAL, K.V. RANGAREDDY, TELANGANA, 500076	 SARVADE CHINNA VENKA [1526-1-2025-3323]	 SARVADE CHINNA VENKATA SUBBARAO S/O. SARVADE SESHAGIRI RAO FLAT NO 301, PALLEY RESIDENCY, SNEHAPURI COLONY ROAD NO 10, NACHARAM VILL., UPPAL MDL., MEDCHAL-MALKAJGIRI DIST., TELANGANA, 500076, S. V. Subbarao
3	CL	Aadhar No XXXXXXXX2682 NAME: SARVADE PEDDA VENKATA SUBBARAO C/O SARVADE SESHAGIRI RAO UPPAL, UPPAL, K.V. RANGAREDDY, TELANGANA, 500076	 SARVADE PEDDA VENKAT. [1526-1-2025-3323]	 SARVADE PEDDA VENKATA SUBBARAO S/O. SARVADE SESHAGIRI RAO FLAT NO 301, PALLEY RESIDENCY, SNEHAPURI COLONY ROAD NO 10, NACHARAM VILL., UPPAL MDL., MEDCHAL-MALKAJGIRI DIST., TELANGANA, 500076, S. V. Subbarao
4	EX	Aadhar No XXXXXXXX9204 NAME: KANDI PRABHAKAR REDDY C/O KANDI PADMA REDDY AMBERPET, AMBERPET, HYDERABAD, TELANGANA, 500013	 1:14/07/2025, 11:45 [1526-1-2025-3323]	 K. PRABHAKAR REDDY (GPA NO. 151/BK-IV/2023 & POWER NO.59/2023, DT.25-11-2023 REGD., AT SRO, KAPRA)[R]M/S. JADE ESTATES REP BY SUDHIR U MEHTA 5-4-187/3 & 4, 2 FLOOR, SOHAM MANSION, M G ROAD, SECUNDERABAD, H. Prabhakar Reddy

Identified by Witness:

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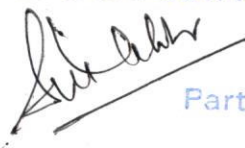


Wherever the Vendor/Purchaser is a female or groups of persons, the expressions 'He, Him, Himself, His' occurring in this deed in relation to the Purchaser shall be read and construed as 'She, Her, Herself or 'They, It'. These expressions shall also be modified and read suitably wherever the Vendor/Developer/Purchaser is a Firm, Joint Stock Company or any Corporate Body.

1. TITLE OF PROPERTY:

- 1.1 Late Sri M. Venkata Narasimha Rao was the original pattadar of land admeasuring about Ac. 15-30 Gts., in Sy. No. 19 of Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District), Telangana.
- 1.2 The name of Late Sri M. Venkata Narasimha Rao has been duly recorded as the pattadar and possessor in the Khasra Pahanis for the year 1954-55, Cheesala Pahanis for the year 1955-58 and in the Pahanis from 1959 onwards at the office of the Mandal Revenue Office, Uppal Mandal, Medchal-Malkajgiri District, Telangana.
- 1.3 Upon the death of Late Sri M. Venkata Narasimha Rao, his son Sri M. Venkata Rama Rao became the sole owner and pattedar of the above referred land. A Succession Certificate was issued by the Taluka Office on 02.07.1964, File No. D1/4734/64 in favour of Sri M. Venkata Rama Rao.
- 1.4 Mr. M. Venkata Rama Rao has from time to time sold portions of Sy. No.19 to intending purchasers and has also surrendered a portion of land in Sy. No. 19 to the Railways (Ac. 2-18 Gts.) and for road widening (Ac. 0-39 Gts.).
- 1.5 Mr. M. Venkata Ramana Rao, Mrs. M. Geetabai, Mr. M. Venkata Narasimha Rao and Ms. M. Suneetha are the children of Mr. M. Venkata Rama Rao and they have jointly executed a Memorandum of Partition dated 25.03.1981, wherein various joint properties of the family including the above referred land have been partitioned by meats and bounds. By virtue of the Memorandum of Partition land admeasuring Ac. 12-13 Gts. in Sy. No. 19, of Mallapur Village has fallen to the share of Mr. M. Venkata Rama Rao. The above partition has been recorded and mutated in the Revenue Records.
- 1.6 Accordingly, Mr. Venkata Rama Rao became the pattedar, possessor and absolute lawful owner of land admeasuring Ac.12-13 Gts. forming a portion of Sy. No. 19 of Mallapur Village, Uppal Mandal, Ranga Reddy District. He sold Ac. 4-00 gts., to M/s. Gulmohar Residency and Ac. 4-00 gts., to Jade Estates, out of the land owned by him, as per details given under.
- 1.7 M/s. Gulmohar Residency become the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), Telangana admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no.12683/05 registered at the office of the Sub-Registrar, Uppal, (hereinafter this land is referred to as the Scheduled-A Land and is more fully described at the foot of the document).
- 1.8 M/s. Jade Estates become the absolute owner of land in Sy. Nos. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District), Telangana admeasuring about Ac. 4-00 Gts. by virtue of registered sale deed dated 22.12.2005, bearing document no.12684/05 registered at the office of the Sub-Registrar, Uppal, (hereinafter this land is referred to as the Scheduled-B Land and is more fully described at the foot of the document).

For JADE ESTATES


Partner



S.C. v. Subudra
S. Sivarajabai

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: XXXXXXXX0305 NAME: JAYAPRAKASAN VEERAGAMOORTHY C/O VEERAGAMOORTHY Kapra, Kapra, Medchal-malkajgiri, Telangana, 500062	 JAYAPRAKASAN V.: 14/07 [1526-1-2025-3323] JAYAPRAKASAN V R/O ECIL HYD	
2	Aadhar No: XXXXXXXX5127 NAME: RAVICHANDRAN SEKAR Vellore, Vellore, Vellore, Tamil Nadu, 632001	 RAVICHANDRAN SEKAR: [1526-1-2025-3323] RAVICHANDRAN SEKAR R/O VELLORE TAMIL NADU	

14th day of July, 2025

Signature of Sub Registrar
Kapra

Biometrically Authenticated by
SRO YESUDASARI VANAJA KUMARI
on 14-JUL-2025 11:57:34

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	549900	0	0	0	550000
Transfer Duty	NA	0	150000	0	0	0	150000
Reg. Fee	NA	0	50000	0	0	0	50000
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	10000	0	0	0	10000
Total	100	0	760900	0	0	0	761000

Rs. 699900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50000/- towards Registration Fees on the chargeable value of Rs. 10000000/- was paid by the party through E-Challan/BC/Pay Order No. 7820PZ070725 dated 07-JUL-25 of SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 760950/-, DATE: 07-JUL-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6227890265958, PAYMENT MODE: NB-1001138, ATRN: 6227890265958, REMITTER NAME: S P V SUBBARAO, EXECUTANT NAME: JADE ESTATES, CLAIMANT NAME: S.P.V SUBBARAO AND OTHERS).

Date:

14th day of July, 2025

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 3256 of 2025 of Book-1 and assigned the identification number 1 - 1526 - 3256 - 2025 for Scanning on 14-JUL-25 .

Registering Officer
Kapra
(Y Vanaja Kumari)

Bk - 1, CS No 3323/2025 & Doct No 3256/2025.
Sheet 2 of 20
Sub Registrar
Kapra

Generated on: 14/07/2025 12:11:26 PM



Bk - 1, CS No 3323/2025 & Doct No
3256/2025.

Sheet 3 of 20 Sub Registrar
KAPRA



Generated on: 14/07/2025 12:11:26 PM



3. PROPOSED DEVELOPMENT:

3.1. The Vendor / Developer proposes to develop the Scheduled Land in accordance with the permit for construction/development into a housing complex as per details given below:

- 3.1.1. 8 blocks of flats labeled as A, B, C, D, E, F, G & H are proposed to be constructed.
- 3.1.2. Each block consists of 5/6 floors.
- 3.1.3. Parking is proposed to be provided on two basements floors common to all the blocks.
- 3.1.4. Total of 345 flats are proposed to be constructed.
- 3.1.5. Blocks may be constructed in phases and possession shall be handed over for blocks that have been completed.
- 3.1.6. Clubhouse consisting of 6 floors admeasuring about 24,842 sft is proposed to be constructed. Other amenities and facilities proposed to be provided are – swimming pool, roads, landscaped gardens, children's park, lawns for banquet, generator for backup, compound wall, security kiosk, overhead tanks, sumps, etc.
- 3.1.7. Each flat shall have a separately metered electric power connection.
- 3.1.8. Water for general purpose use shall be provided through borewells. Underground sump shall be provided for purchase of water by tankers.
- 3.1.9. Connection for drinking water shall be provided in each flat. Drinking water shall be provided by an onsite RO plant and / or municipal water connection.
- 3.1.10. The proposed flats will be constructed strictly as per the design proposed by the Vendor / Developer. The Vendor/ Developer reserves the absolute right to design or make changes to the scheme of design, colors and use of finishing material for the proposed flats, blocks, clubhouse, common amenities, etc., as it deems fit and proper.
- 3.1.11. Purchaser shall not be entitled for making changes in elevation, external appearance, colour scheme, etc.
- 3.1.12. The Vendor / Developer shall provide amenities and facilities on the Scheduled Land in phases and all the amenities and facilities proposed to be provided shall be completed on or before completion of the last phase of development of flats/blocks.
- 3.1.13. The net extent of land being developed is 27,216 sq. yds., after leaving 483.75 sq. yds for road widening. Each flat has been assigned proportionate undivided share from in the net land for development.

3.2. The proposed project of development on the entire Scheduled Land is styled as 'Gulmohar Residency' and is hereinafter referred to as the Housing Project. That the name of the project which is styled by the Vendor/ Developer as 'Gulmohar Residency' shall always be called as such and shall not be changed.

4. SCHEME OF SALE / PURCHASE :

- 4.1 By virtue of the above documents, the Vendor/Developer has absolute rights to develop the Scheduled Land and he is absolutely entitled to sell the flats to any intending purchaser.
- 4.2 The Vendor proposes to sell each flat (apartment) to intending purchasers along with the reserved car parking space in the parking floors and proportionate undivided share of the Scheduled Land. The flat along with the parking space and undivided share of land shall be sold as the composite unit and cannot be separated into its constituent parts. The flat being sold by the Vendor to the Purchaser is detailed in Annexure-A and is hereinafter referred to as the Scheduled Flat.

For JADE ESTATES



Partner



S. C. V. Subbala

S. S. V. Nagaraj

Bk -1, CS No 3323/2025 & Doct No
3256/2025. Sheet 4 of 20
Sub Registrar
Kapra



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- 4.3 The Purchasers of the flats in the housing complex shall share all the common amenities provided by the Vendor within the Scheduled Land such as clubhouse, swimming pool, roads, passages, corridors, staircase, open areas, electric power infrastructure, water supply infrastructure, generator backup infrastructure, etc., without claiming exclusive ownership rights on any such common facilities or amenities i.e., such common amenities shall jointly belong to all the eventual flat owners in the Housing Project.
- 4.4 Areas not specifically sold by the Vendor to the prospective purchasers of the Housing Project and that do not form the part of the common amenities described above, like terrace rights, TDR rights, easement rights, open areas not handed over or not forming part of the housing complex, etc., shall continue to belong to the Vendors/Developer or its nominees.
- 4.5 That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor/Developer and the Purchaser shall not have any right, title or claim thereon. The Vendor / Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from the Purchaser.

5. DETAILS OF FLAT BEING SOLD:

- 5.1 The Vendor hereby sells to the Purchaser a flat in the Housing Project along with reserved car parking space and proportionate undivided share in the Scheduled Land and the details of the flat no., block no., area of flat, car parking, undivided share of land are given in Annexure-A attached to this deed. Hereinafter, the flat mentioned in Annexure-A is referred to as the Scheduled Flat.
- 5.2 Henceforth the Vendor shall not have any right, title or interest in the Scheduled Flat which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.
- 5.3 The Vendor hereby covenants that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Scheduled Flat unto and in favour of the Purchaser in the concerned departments.
- 5.4 The Vendor hereby covenants that the Vendor has paid all taxes, cess, charges to the concerned authorities relating to the Scheduled Flat 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.
- 5.5 That the Purchaser has examined the title deeds, plans, area/extent of the Scheduled Flat, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Purchaser shall not hereafter, raise any objection on this count.
- 5.6 That the Purchaser has examined the permit for construction obtained by the Vendor / Developer and correlated the same with the Scheduled Flat and is fully satisfied with regard to the permit for construction and shall not hereafter, raise any objection on this count.

For JADE ESTATES


Partner





S. Sivarajabai

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 5 of 20 Sub Registrar
Kapra



Generated on: 14/07/2025 12:11:26 PM



Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 6 of 20 Sub Registrar
Kapura



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8. OWNERS ASSOCIATION:

- 8.1 That the Purchaser shall become a member of the association / society that has been formed (details of association are given in annexure-A) to look after the maintenance of the Housing Project and shall abide by its rules.
- 8.2 In case the society/association has yet to be formed, the Purchaser shall pay to the Vendor such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers, etc., as may be determined by the Vendor.
- 8.3 If the Purchaser ever fails to pay maintenance charges, corpus fund or other charges related to the Scheduled Flat, the Association shall be entitled to disconnect and stop providing all or any services to the Scheduled Flat including water, electricity, etc. Further, the Purchaser may be barred from using common amenities like clubhouse, swimming pool, parks, open areas, generator backup, etc., till such time all arrears are cleared.
- 8.4 The Vendor/Developer has proposed to deliver the common amenities in phases on or before completion of the last block of flats. The monthly maintenance charges payable by the Purchaser to the Association shall not be linked to provision/completion of common amenities. The Purchaser shall not raise any objection on this count.
- 8.5 The monthly maintenance charges payable to the Association are proposed to be increased from time to time and the Purchaser shall be liable to pay such increased charges.
- 8.6 The Purchaser agrees not to withhold or delay payment of monthly maintenance charges to the Association for any defects in construction. Repairs/correction of defects in construction, if any, is the responsibility of the Vendor and the Purchaser agrees to not withhold payment of monthly maintenance charges.
- 8.7 The Vendor/Developer shall be entitled to form the Owners Association and draft its bye-laws as he deems fit and proper. The Vendor/Developer and its nominees shall be the founding members of the Association. The Association shall be handed over to the members of the Association (i.e., prospective purchasers) at the time of completion of the entire Housing Project, by calling for elections for its executive committee members. Till such time the Vendor/Developer and its nominees shall run the day today affairs of the Association. The Purchaser shall not raise any objection on this count.

9. RESTRICTION ON ALTERATIONS & USE:

- 9.1 That the Purchaser shall not cut, maim, injure, tamper or damage any part of the structure or any part of the flat nor shall the Purchaser make any additions or alterations in the flat without the written permission of the Vendor/Developer and / or any other body that may be formed for the purposes of maintenance of the Housing Project.
- 9.2 That the Purchaser shall not be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Vendor/Developer and / or Association / Society in-charge of maintenance for an initial period of about 10 to 15 years i.e. upto the ending of year 2030 and all the flats in the Housing Project shall have a similar elevation, color scheme, etc. for which the Purchaser shall not raise any obstructions / objections.

For JADE ESTATES


Partner



S. C. V. Subbalak

S. S. Sivasubramanian

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 7 of 20

[Signature]
Sub Registrar
Kapra



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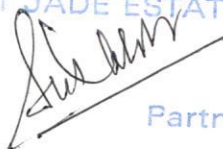


- 9.3 That the Purchaser or any person through him shall keep and maintain the flat in a decent and civilized manner and shall do his part in maintaining the living standards of the flats at a very high level. The Purchaser shall further endeavor and assist in good up-keep and maintaining the amenities/facilities/areas which are for the common enjoyment of the occupiers / purchasers in the Housing Project. To achieve this objective the Purchaser, inter-alia shall not (a) throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same. (b) use the flat for any illegal, immoral, commercial & business purposes. (c) use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the Housing Project (d) store any explosives, combustible materials or any other materials prohibited under any law (e) install grills or shutters in the balconies, main door, etc.; (f) change the external appearance of the flats (g) install cloths drying stands or other such devices on the external side of the flats (h) store extraordinary heavy material therein (i) to use the corridors or passages for storage of material (j) place shoe racks, pots, plants or other such material in the corridors or passages of common use (k) install air-conditioning units or other appliances, including wires and copper piping, that may affect the external appearance of the building (l) make hole for installation of exhaust fan/chimney affecting the external elevation of the Housing Complex (m) dry clothes on the external side of the flats that may affect the external appearance of the building (n) draw wires outside conducting provided for electric power supply, telephone, cable TV, internet, etc., that may affect the external appearance of the building.
- 9.4 The Vendor/Developer/Association shall be entitled to remove any objects like shoe racks, fixture, furniture, air-conditioning units, potted plants, etc., that may be placed by the Purchaser in common areas of the Housing Project without prior intimation or notice. The Association/Vendor/Developer shall not be responsible for any damage caused to such fixtures and furniture removed by them. The Vendor/Association/Developer shall also be entitled to repair or reconstruct any damaged caused by the Purchaser affecting the external appearance of the Housing Project and recover cost of such a repair or reconstruction from the Purchaser.

10. NOC FOR SURROUNDING DEVELOPMENT :

- 10.1 The Developer proposes to develop other lands in the vicinity of the Scheduled Land in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the Scheduled Land as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed on the Scheduled Land. The Purchaser shall not object to the further developments being taken up on the lands in the vicinity of the Scheduled Land. Further the Purchaser agrees to not raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the Scheduled Land. The Purchaser shall not cause any hindrance in access to such lands from the Scheduled Land. Such land in the vicinity of the Scheduled Land may be continuous or disjoint with the Scheduled Land. The Purchaser agrees to issue an NOC for the same to the Vendor/Developer as and when called for.
- 10.2 That rights of further construction in and around the Schedule Flat, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor/Developer and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

For JADE ESTATES


Partner



S.C.V. Subbala

S. Sivagnanaswami

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 8 of 20 Sub Registrar
KAPRA



Generated on: 14/07/2025 12:11:26 PM



Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 9 of 20 Sub Registrar
Kapra



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13 OTHER TERMS:

- 13.1 That the Purchaser shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor / Developer which impose reasonable restrictions with regard to the ownership of such share in the Scheduled Flat on account of joint ownership of the common amenities by number of persons.
- 13.2 That the Purchaser shall impose all the conditions laid down in the deed upon the transferee, tenant, occupiers or user of each flat. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the flat and the transfer of all or any rights therein shall only be subject to such conditions.

DETAILS OF SCHEDULED-A LAND

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	:	Sy. No. 19 (Part)
South	:	100' Road
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20 & 12/1

DETAILS OF SCHEDULED-B LAND

All that portion of the total land area to the extent of Ac. 4-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) and bounded by:

North	:	Sy. No. 22
South	:	Sy. No. 19 (Part)
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20

DETAILS OF SCHEDULED LAND

All that portion of the total land area to the extent of Ac. 8-00 gts., in Sy. No. 19, situated at Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District, (formerly known as Ranga Reddy District) marked in red and bounded by:

North	:	Sy. No. 22
South	:	100' Road
East	:	Sy. Nos. 81 & 24
West	:	Sy. Nos. 20

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:

For JADE ESTATES



Partner

VENDOR

(M/s. Jade Estates rep by
Mr. Sudhir U. Mehta)

S. C. V. Subbalao



S. Sivaramaiah

PURCHASER

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 10 of 20

Sub Registrar
Kapra



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ANNEXURE- A

1.	Names of Purchasers:	1. Dr. Sarvade Pedda Venkata Subbarao S/o. Mr. Sarvade Seshagiri Rao 2. Mr. Sarvade Chinna Venkata Subbarao S/o. Mr. Sarvade Seshagiri Rao 3. Mrs. Sarvade Sivaganga Bai W/o. Mr. Sarvade Seshagiri Rao
2.	Purchaser's residential address:	R/o. Flat No. 301, Palley Residency, Snehapuri Colony, Road No. 10, Nacharam, Uppal Mandal, Medchal- Malkajgiri District, Hyderabad-500 076.
3.	Pan no. of Purchasers:	ARBPS5271R - BUJPS7139E - FQNPS3740B
4.	Aadhaar card no. of Purchasers:	3374 3634 2682 - 7589 7488 6031- 7900 5161 8633
5.	Name address & registration no. of Owners Association	'Gulmohar Welfare Association' vide certificate of registration no.686 of 2021, dated 16-11-2021, regd. at the Office of District Registrar, Medchal-Malkajgiri District.
6.	Details of Scheduled Flat:	
	a. Flat no.:	407 on the fourth floor, in block no. 'E'
	b. Undivided share of land:	84.38 Sq. yds.
	c. Super built-up area:	1660 Sft.
	d. Built-up area + common area:	1329 + 331 Sft.
	e. Carpet area	1185 Sft.
	f. Car parking type and area	Single Parking - 105 Sft.
7.	Total sale consideration:	Rs.1,00,00,000/-(Rupees One Crore Only)
8.	Details of Payment:	
	a.	Rs.57,62,250/-(Rupees Fifty Seven Lakhs Sixty Two Thousand Two Hundred and Fifty Only) paid by way of online transfer from State Bank of India, RACPC, Hyderabad towards housing loan disbursement.
	b.	Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way cheque no.375047, dated 18-10-2023 drawn on Axis Bank, Hyderabad.
	c.	Rs.4,00,000/-(Rupees Four Lakhs Only) paid by way cheque no.426671, dated 19-10-2023 drawn on Axis Bank, Hyderabad
	d.	Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way cheque no.375048, dated 18-10-2023 drawn on Axis Bank, Hyderabad

For JADE ESTATES


Partner

VENDOR
(M/s. Jade Estates rep by
Mr. Sudhir U. Mehta)



S. C. V. Subbarao

S. Sivaganga Bai

PURCHASER

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 11 of 20 Sub Registrar
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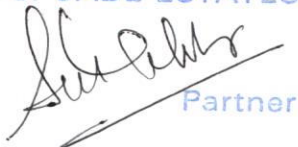
- e. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way cheque no.375049, dated 28-10-2023 drawn on Axis Bank, Hyderabad
- f. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way cheque no.426667, dated 26-10-2023 drawn on Axis Bank, Hyderabad
- g. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way cheque no.426668, dated 29-10-2023 drawn on Axis Bank, Hyderabad
- h. Rs.6,00,000/-(Rupees Six Lakhs Only) paid by way cheque no.426666, dated 20-11-2023 drawn on Axis Bank, Hyderabad
- i. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way cheque no.426672, dated 04-12-2023 drawn on Axis Bank, Hyderabad
- j. Rs.3,37,750/-(Rupees Three Lakhs Thirty Seven Thousand Seven Hundred and Fifty Only) paid by way of online transfer from Axis Bank, Hyderabad.

9. **Description of the Schedule Flat:**

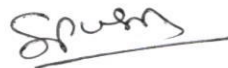
All that portion forming a deluxe flat bearing no. 407 on the fourth floor, in block no. 'E', admeasuring 1660 sft. of super built-up area (i.e., 1329 sft. of built-up area & 331 sft. of common area) together with proportionate undivided share of land to the extent of 84.38 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under:

North : Open to Sky
 South : Open to Sky
 East : 6'-6" wide corridor
 West : Open to Sky

For JADE ESTATES


 Partner

VENDOR
 (M/s. Jade Estates rep by
 Mr. Sudhir U. Mehta)



S. C. V. Subbaba

S. S. Vazirani

PURCHASER

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 12 of 20
Sub Registrar
KAPRA



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ANNEXURE – 1 – A

1. Description of the Flat : DELUXE flat bearing no. 407 on the fourth floor, in block no. 'E' in the residential complex named as 'Gulmohar Residency', forming part of Sy. No. 19, Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).
- (a) Nature of the roof : R.C.C. (Basement (2 Nos.) + 6 Upper floors)
- (b) Type of Structure : Framed Structure
2. Age of the Building : New
3. Total Extent of Site : 84.38 sq. yds, U/s Out of Ac. 8-00 Gts.
4. Built up area Particulars:
- a) In the Basement Floor : 105 sft. parking space for one car
- b) In the Fourth Floor : 1660 Sft.
5. Executant's Estimate of the MV of the Scheduled Flat : Rs. 1,00,00,000/-

Date: 11-07-2025

For JADE ESTATES


Partner

Signature of the Vendor

C E R T I F I C A T E

"We hereby declare that the above statement is true to the best of my knowledge and belief. We further declare that the said scheduled property has not been assessed, and no PTIN has been allotted for the above-mentioned flat."

Date: 11-07-2025

For JADE ESTATES


Partner

Signature of the Vendor



S. S. Srinivasan S. C. V. Subbala

Signature of the Purchaser

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 13 of 20 Sub Registrar
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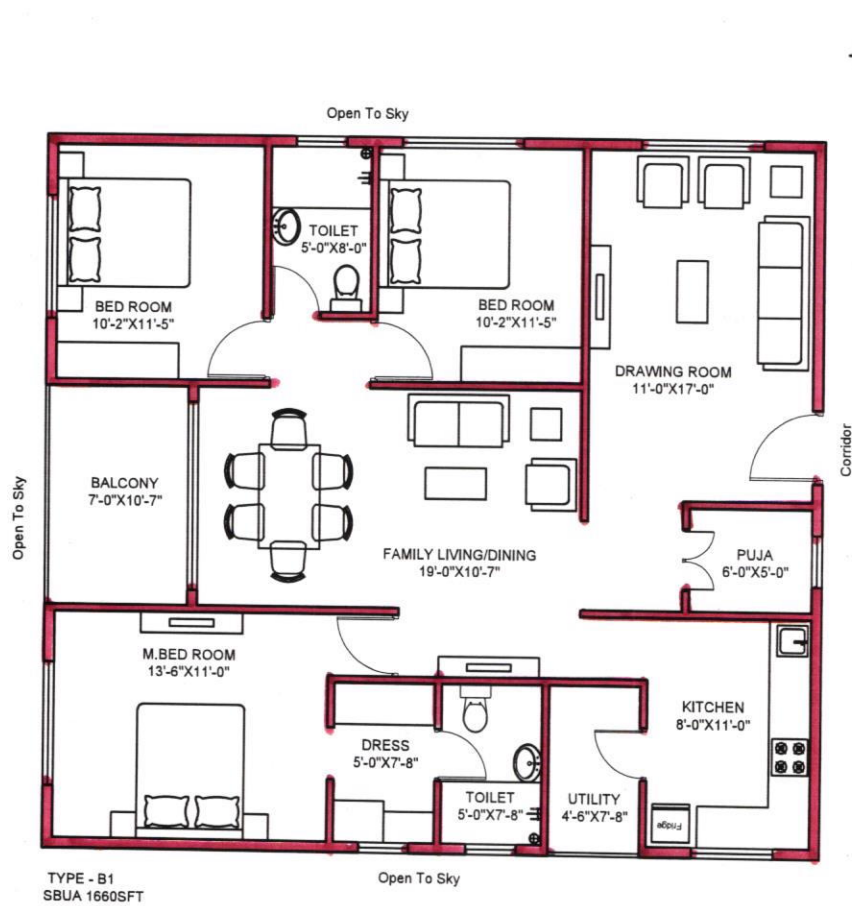


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ANNEXURE- B

Plan of the Scheduled Flat:



For JADE ESTATES

[Signature]
Partner

VENDOR
(M/s. Jade Estates rep by
Mr. Sudhir U. Mehta)

[Signature]

S. C. V. Subbala
S. S. V. Srinivasan

PURCHASER

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 14 of 20 Sub Registrar
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ANNEXURE – C

Layout plan of the Housing Project:



For JADE ESTATES

Sudhir U. Mehta

Partner

VENDOR
(M/s. Jade Estates rep by
Mr. Sudhir U. Mehta)

S. C. V. Subhakar

S. C. V. Subhakar
S. C. V. Subhakar

PURCHASER

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 15 of 20 Sub Registrar
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**GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION**

REVISED BUILDING PERMIT ORDER

To,

Sri/Smt.
Gulmohar Residency & Jade Estaes
Plot No.8, Road No. 5,, C/o. Dilpreet Tubes, Nacharam Industrial Estate, Mallapur,
Hyderabad, Telangana

FILE No.	: 1/HO/02577/2021
PERMIT No.	: 1/C1/05652/2021
DATE	: 17 April, 2021

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref1: Your Application dated: 05 February, 2021 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

Ref2: Your old application no:1/C1/19077/2017 with Permit no:1/C1/09930/2019 dated: 27 June, 2019

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:								
1	Applicant		Gulmohar Residency & Jade Estaes					
2	Developer / Builder		Modi Properties Pvt Ltd		Lic.No.	BL/1176/2008 valid up to 16.10.2023		
3	Licensed Technical Person		ABDUL NAYEEM NASIR (Architect)		Lic.No.	CA/1990/12947		
4	Structural Engineer		Zaki Ahmed		Lic.No.	47/Str.Engineer/TP-10/GHMC		
5	Others		NA					
B SITE DETAILS								
1	T.S. No./Survey no./Gram khantam/Abadi		19/P					
2	Premises No.		3					
3	Plot No./Door No./House No.		N.A					
4	Layout / Sub Divn. No.		NA					
5	Road/Street		A.P.H.B Main Road					
6	Locality		A.P.H.B. Main Road					
7	Village		MALLAPUR					
8	Town/ City		Hyderabad					
C DETAILS OF PERMISSION SANCTIONED								
1 Building Sanction Data								
1.1 Building - BLDG-1 (BLOCK D) (Height (m): 17.4)								
a	Floors		Ground		Upper floors		Parking floors	
b	Use		No.	Area (m2)	No.	Area (m2)	Level	No. Area (m2)
c	Residential		1	1,208.18	5	5,895.10	-	- -
d	Commercial		0	0.00	0	0.00	-	- -
e	Others		0	0.00	0	0.00	-	- -
f	No. of floors		1 Ground + 5 upper floors					
e	Compound Wall		769.85 RM					
g	Set backs (m)		Front		Rear		Side I Side II	
			7		7		7 7	
* The setbacks mentioned in the proceeding are minimum required.Actual setbacks will be as per the drawing PDF.								
1.2 Building - BLDG-1 (AMENITY BLOCK) (Height (m): 17.3)								
a	Floors		Ground		Upper floors		Parking floors	
b	Use		No.	Area (m2)	No.	Area (m2)	Level	No. Area (m2)
c	Residential		0	0.00	0	0.00	-	- -
d	Commercial		1	427.40	4	1,593.41	-	- -
e	Others		0	0.00	0	0.00	-	- -
f	No. of floors		1 Ground + 4 upper floors					
e	Compound Wall		769.85 RM					
g	Set backs (m)		Front		Rear		Side I Side II	
			7		7		7 7	
* The setbacks mentioned in the proceeding are minimum required.Actual setbacks will be as per the drawing PDF.								
1.3 Building - BLDG-1 (BLOCK H) (Height (m): 17.4)								
a	Floors		Ground		Upper floors		Parking floors	
b	Use		No.	Area (m2)	No.	Area (m2)	Level	No. Area (m2)
c	Residential		1	888.61	5	4,443.05	-	- -
d	Commercial		0	0.00	0	0.00	-	- -
e	Others		0	0.00	0	0.00	-	- -

Permit No: 1/C1/05652/2021

Permit No: 1/C1/05652/2021

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 16 of 20
Sub Registrar
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Registration & Stamps Department
Government of Telangana

Undertaking/Declaration to be filed by the Property Owner/Executant

I do hereby solemnly affirm and state as follows :

I intend to transfer the following property to Sri Sarvade Sivaganga Bai, Sarvade Chinna Venkata Subbarao, Sarvade Pedda Venkata Subbarao.

ULB Name : GHMC
SRO : KAPRA
Block : 5

District : MEDCHAL-MALKAJGIRI
Ward : 3
Locality : MALLAPUR VILLAGE

Survey No.	Plot No.	House/Flat/Plot No.	Area/UDS in Sq. Yards	Built up area in Sq. feet	Parking area in Sq. feet
19/p	--	-- Flat No. 407	84.38	1765	105

1.	I am the absolute owner and possessor of the above said property. The details of property owned by me mentioned herein are correct.	☒
2.	I have not sold or transferred the said property to anyone else.	☒
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein.	☒
4.	The said property is not Forest, Endowment, Wakf or Government property. The transfer of the property is not prohibited under Section 22A of Registration Act, 1908.	☒
5.	There is no court order or injunction restraining transfer of the said property.	☒
6.	The proposed property transfer is not in contravention of the following laws: - The Telangana Scheduled Area Land Transfer Regulation, 1970. - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.	☒
7.	I bear the responsibility for the genuineness of the enclosures submitted along with the document at SRO.	☒

Declaration

☒ I have carefully read and understood/clearly been made aware of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

Date:

Place:

Signature

Name : M/S. Jade Estates Rep By Sudhir U Mehta

Represented By

K. PRABHAKAR REDDY (GPA NO. 151/BK-IV/2023 & POWER NO.59/2023, DT.25-11-2023 REGD., AT SRO, KAPRA)

S/o :K. Padma Reddy

R/o Village/ULB : Nacharam

Mandal : Uppal

District : Medchal-Malkajgiri

State : Telangana

Toll Free No for Enquiries : 1800 599 4788



(/echallan/home.htm)

REGISTRATION & STAMPS DEPARTMENT Government of Telangana

e- STAMPS Document Registration online eChallan

Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 7820PZ070725

Bank Code : SBIN Payment : NB

Remitter Details	
Name	S P V SUBBARAO
PAN Card No	ARBPS5271R
Aadhar Card No	*****2682
Mobile Number	*****630
Address	GHATKESAR
Executant Details	
Name	JADE ESTATES
Address	HYDERABAD
Claimant Details	
Name	S.P.V SUBBARAO AND OTHERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KAPRA
Amount Details	
Stamp Duty	549900
Transfer Duty	150000
Registration Fee	50000
User Charges	1000
Mutation Charges	10000
Haritha Nidhi	50
TOTAL	760950
Total in Words	Seven Lakh Sixty Thousand Nine Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	07-07-2025
Transaction Id	6227890265958
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 7820PZ070725

Bank Code : SBIN Payment : NB

Remitter Details	
Name	S P V SUBBARAO
PAN Card No	ARBPS5271R
Aadhar Card No	*****2682
Mobile Number	*****630
Address	GHATKESAR
Executant Details	
Name	JADE ESTATES
Address	HYDERABAD
Claimant Details	
Name	S.P.V SUBBARAO AND OTHERS
Address	HYDERABAD
Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KAPRA
Amount Details	
Stamp Duty	549900
Transfer Duty	150000
Registration Fee	50000
User Charges	1000
Mutation Charges	10000
Haritha Nidhi	50
TOTAL	760950
Total in Words	Seven Lakh Sixty Thousand Nine Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	07-07-2025
Transaction Id	6227890265958
Stamp & Signature	

Note: Scan the QR code to verify the challan details and go through refund policy.

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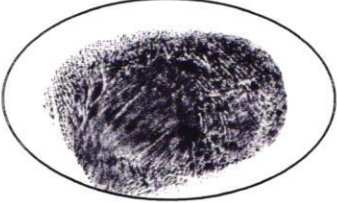
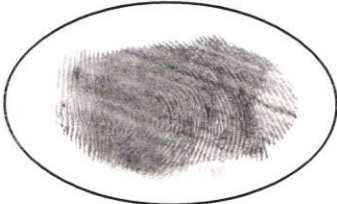
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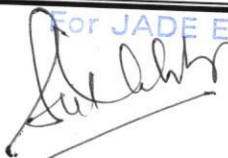
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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			VENDOR: M/S. JADE ESTATES, A REGISTERED PARTNERSHIP FIRM HAVING ITS OFFICE AT PLOT NO. 8, ROAD NO. 5 NACHARAM INDUSTRIAL AREA C/O. DILPREET TUBES, HYDERABAD-500 067 REP.BY ITS AUHTORISED SIGNATORY:- SHRI SUDHIR U. MEHTA S/O. LATE UTTAMLAL R. MEHTA.
			GPA ON BEHALF OF VENDOR VIDE GPA NO. 151/BK-IV/2023 & POWER AUTHENTICATION NO.59/2023, DT.25-11-2023 REGD., AT SRO, KAPRA, MEDCHAL-MALKAJGIRI DISTRICT: MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY R/O. 5-4-187/3 & 4 SOHAM MANSION II FLOOR, M. G. ROAD SECUNDERABAD-500 003.
			PURCHASER: 1.DR. SARVADE PEDDA VENKATA SUBBARAO S/O. MR. SARVADE SESHAGIRI RAO R/O. FLAT NO. 301, PALLEY RESIDENCY SNEHAPURI COLONY, ROAD NO. 10 NACHARAM, UPPAL MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 076.
			2.MR. SARVADE CHINNA VENKATA SUBBARAO S/O. MR. SARVADE SESHAGIRI RAO R/O. FLAT NO. 301, PALLEY RESIDENCY SNEHAPURI COLONY, ROAD NO. 10 NACHARAM, UPPAL MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 076.
			3. MRS. SARVADE SIVAGANGA BAI W/O. MR. SARVADE SESHAGIRI RAO R/O. FLAT NO. 301, PALLEY RESIDENCY SNEHAPURI COLONY, ROAD NO. 10 NACHARAM, UPPAL MANDAL MEDCHAL-MALKAJGIRI DISTRICT HYDERABAD-500 076.

SIGNATURE OF WITNESSES:

- 
- 

For JADE ESTATES

Partner
SIGNATURE OF THE VENDOR

S. Sivaganga Bai S. Subbarao

Bk - 1, C S No 3323/2025 & Doct No
3256/2025. Sheet 18 of 20
Sub Registrar
Kapra



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భారత ప్రభుత్వం
Government of India

సుధీర్ ఉ మెహతా
Sudhir U Mehta
పుట్టిన తేదీ / DOB : 07/10/1956
పురుషుడు / Male

7355 1853 1402

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABMPM6739K

नाम / Name
SUDHIR UTTAMLAL MEHTA

पिता का नाम / Father's Name
UTTAMLAL RAGHAVJI MEHTA

जन्म की तारीख / Date of Birth
07/10/1956

हस्ताक्षर / Signature

06/10/2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JADE ESTATES

19/11/2005
Permanent Account Number

AAFFJ2885D

23/11/2005

For JADE ESTATES

[Signature]
Partner

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యుని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

[Signature]

Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 19 of 20
Sub Registrar
KAPRA



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Government of India

సర్వదే పెద్ద వెంకట సుబ్బారావు
Sarvade Pedda Venkata Subbarao
పుట్టిన తేదీ/DOB: 15/05/1978
పురుషుడు/ MALE

Issue Date: 03/03/2012

3374 3634 2682
VID : 9115 8646 5469 4778

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
సంబంధితకు: సర్వదే శేషగిరి రావు, 301/పల్లెయ్
రెసిడెన్సీ, స్నేహపూరి కోల్నీ, నాచారం, తమిళనాడు,
కె.వి.రంగారెడ్డి జిల్లా - 500076

Address:
C/O: Sarvade Seshagiri Rao, 301/Palley
Residency, Snehapuri Colony, Nacharam,
Uppal, K.V. Rangareddy,
Telangana - 500076

3374 3634 2682
VID : 9115 8646 5469 4778

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भारत सरकार
GOVERNMENT OF INDIA

సర్వదే చిన్న వెంకట సుబ్బారావు
Sarvade Chinna Venkata Subbarao
DOB: 14-11-1981
Gender: Male

7589 7488 6031

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/o Sarvade Seshagiri Rao, Flat
Num.306, Sessa Saibrundavanam,
Balaji Complex, Nandyal, Nandyal,
Kurnool, Andhra Pradesh, 518501

5/0 సర్వదే శేషగిరి రావు, ఫ్లాట్ నం
306, శేష సాయి బ్రుందావనం, బాలాజీ
కాంప్లెక్స్, నంద్యాల, నంద్యాల, కర్నూలు,
ఆంధ్ర ప్రదేశ్, 518501

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సర్వదే శివరామ్ రాయ్
Sarvade Shivarama Ray
పుట్టిన తేదీ/Year of Birth : 1959
స్త్రీ / Female

7900 5161 8633

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O సర్వదే శేషగిరి రావు,
ఫ్లాట్ నం 306, శేష సాయి బ్రుందావనం,
బాలాజీ కాంప్లెక్స్, నంద్యాల, నంద్యాల,
కర్నూలు, ఆంధ్ర ప్రదేశ్, 518501

Address: W/O Sarvade Seshagiri
Rao, Flat Num.306, Sessa
Saibrundavanam, Balaji Complex,
Nandyal, Nandyal, Kurnool,
Andhra Pradesh, 518501

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भारत सरकार
Government of India

జెయప్రకాశన్ వీరగమూర్తి
Jayaprakashan Veeragamoorthi
పుట్టిన తేదీ / DOB : 20/05/1973
పురుషుడు / Male

7493 2924 0305

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: సంబంధితకు: వీరగమూర్తి, పి నె 12A, పార్ట్
2వ ఫ్లోర్, శ్రీ రామ నగర్ కాలనీ, కాపా, కాపా,
మెదచల్-మల్కాజిగిరి, తెలంగాణ, 500062

Address: C/O: Veeragamoorthi, P No 12A, Part
2ND Floor, Sri Ram Nagar Colony, Kapra, Kapra,
PO:Ecil, DIST:Medchal-malkajigiri, Telangana,
500062

7493 2924 0305

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Bk - 1, CS No 3323/2025 & Doct No
3256/2025. Sheet 20 of 20
Sub Registrar
Kapra

 **Government of India** 

Aadhaar no. Issued: 05/01/2014



ரவிச்சந்திரன் சேகர்
Ravichandran Sekar
பிறந்த நாள்/DOB: 15/05/1977
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியியலும், அல்லது பிறந்த தேதிக்கான சான்றாகும். இது சரிபார்க்கப்படும் மட்டுமே பாதுகாப்புக்காகப் பயன்படும் ஆதாரமாக அல்லது இது குறிப்பிட்ட சர்க்கார் செயல்பாட்டில் பயன்படும் ஆகும்.

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).

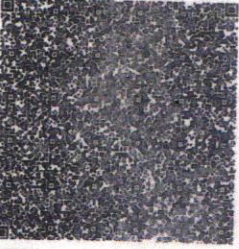
8847 5878 5127

எனது ஆதார். எனது அடையாளம்

 **Unique Identification Authority of India** 

முகவரி:
19/4, வினாயகம் சாலை, சேர்வை முனுசாமி
நகர், வேலப்பாடி, வேலூர், வேலூர்,
தமிழ் நாடு - 632001

Address:
19/4, VINAYAGAM SALAI, SERVAI
MUNISAMY NAGAR, VELAPADI, Vellore,
PO: Vellore, DIST: Vellore,
Tamil Nadu - 632001



8847 5878 5127
VID : 9170 0670 3351 7909

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-3256/2025

Date: 14/07/2025

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 4 of Section 207 of Greater Hyderabad Municipal Corporation (GHMC) Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of Greater Hyderabad Municipal Corporation (GHMC).

House No.	NA
PTIN/Assessment No.	1015504803
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	MALLAPUR VILLAGE
Transferor (Name of previous PT Assessee in the Tax Records)	1. M/S. JADE ESTATES REP BY SUDHIR U MEHTA (R/ o. NA)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. SARVADE CHINNA VENKATA SUBBARAO (S/o. SARVADE SESHAGIRI RAO) 2. SARVADE PEDDA VENKATA SUBBARAO (S/o. SARVADE SESHAGIRI RAO) 3. SARVADE SIVAGANGA BAI (W/o. SARVADE SESHAGIRI RAO)
Document Registration No.	1526-3256/2025 [1]
Document Registration Date	14/07/2025

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
(KAPRA)
KAPRA