

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: 656ZN1231119 Chargeable Value: 2071000 DD No: DD Dt: Challan Dt: E-Challan Dt: 23-NOV-19 Bank Name: Bank Branck E-Challan Bank Name: SBIN E-Challar Bank Branch: **Account Description** Amount Paid By Challan E-Challan Registration Fee 10355 Transfer Duty /TPT 31065 Deficit Stamp Duty 82740 User Charges 100 Total: 124260 In Words: RUPEES ONE LAKH TWENTY FOUR THOUSAND TWO HUNDRED SIXTY ONLY

Prepared By: DSNAIK

Signature by SR



తెల్లంగాణ तेलंगाना TELANGANA

20271 Date: 06-11-2019

to:Mrs.ANIREDDY VASUDHA REDDY

W/o. Late Shri VEERA REDDY

For: SELF & OTHERS

TOTAL

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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, res lent of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hycerabad - 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. 102...3 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, exitutors, nominees, assignees, heirs, legal representatives, etc.

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BASAVAN BAGEWADI, KARNATAKA MUDIMALA SRINIVASA REDDY S/O. NARSI REDDY Thumb Impression SINO COGE Photo noissardml Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb on the 25th day of NOV, 2019 by Sri Soham Modi Under Section 32-A of Registration Act, 1908 and fee of Rs. 10355/- paid between the hours of Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions s required Presentation Endorsement: . 4.

Signature

, јіо. VEERA REDDY , јіо. VEERA АЧІВЕДДУ УАЗИДНА ВЕДДУ (G.P.A



HYDERABAD FLOT NO-A-402 JUBILEE HILLS,



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MIASSUH GAMHA GM

К РВАВНАКАВ REDDY

Name & Address

MIRYALAGUDA

HADERABAD



25th day of November, 2019

E-KYC Details as received from UIDAI:

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Name: Kandi Prabhakar Reddy

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Miryalaguda

Signature of Sub Regitarar

Miryalaguda, Nalgonda, Telangana, 508207

Amberpet, Hyderabad, Telangana, 500013

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nissauH Name: Mohammad Ahmad **Radhaar No: XXXXXXXX1137**



Miryalaguda, Milgonda, Telangana, 508207 W/O Aniredd Geera Reddy,

Name: Anireddy Vasudha Reddy 884XXXXXXXX :oN 1884bsA



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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 Redc v, 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 s 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 Vega 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. 1-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telan ana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

Name of Pattedar	Patta No.	Sicod	Title book	Sy. No. 786	Extent in Sy. No. 786/AA
Anireddy Vasudha Reddy	2071	no. 963442	963442	Ac – gts. 2-26	Ac – gts. 4-09.5
Anireddy Sujay Reddy	2070	963441	963441	2-27	4-09.5
Anireddy Ajay Reddy	2069	963440	963440	2-27	M 40 44

- 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 C vaer/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.

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998809 DAMARACHERLA, Nalgonda, Andhra Pradesh, , S/O Narsi Feddy Mudimala,

Endorsement; Stamp Duty, Tranfer Duty, Registration Fee at J User Charges are collected as below in

in the Form of						Description		
lstoT .		Pay Order	Stamp Duty u/S 16 of 15 act	rlasD	nelleri2-3	Challan 15A 211014 2\u00e4n	qms18 eroqe9	ot Fee/Duty
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34005		0	0	0 .	31066	0	VΝ	Transfor Duty
10355		0	0	0	10366	. 0	ΑN	Reg, Fee
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MIRS, To GT-YOM-6S, Rs. 113805/- towards Stamp Duty including T.D under Section 41 of L.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.,656ZN1231119 dated

Online Payment Details Received from SBI e-P

respect of this instrument.

Name: Srinivasa Reddy Mudimala

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

Miryalaguda Signature of Registating Officer. 25th day of November, 2019

CENTIFICATE OF REGISTRATION

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Mumber 1-2305-11-20-01-01-01-01-01-01

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Sub Registrer
Miryalaguda

11826/2019 & Doct No Sheet 2 of C



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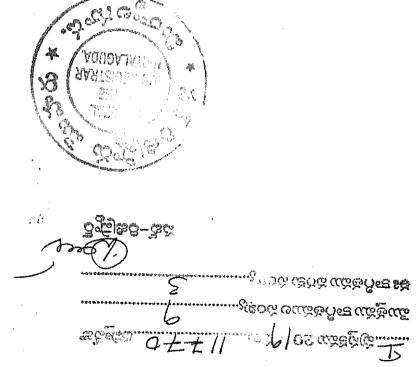


- G. As pet the terms of the Joint Development Agreement cum General Power of Attorney, the Owners and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 35% of villas and the Developer shall be entitled to 65% of villas 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.
- 1. By virtue of the above documents, the Developer / Owners has absolute rights to develop the Schecoled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- J. The poposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes'.
- K. The Vendee is desirous of purchasing 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 Jendor 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, he Vendors shall indemnify the Vendee fully for such losses.

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- 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 Jendor 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 he 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:

	The state of the s	
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:

VENDOR

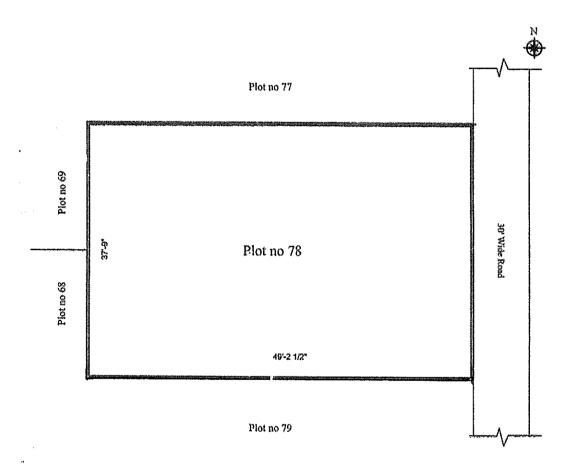
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ANNEXURE B

Plan of the Scheduled Plot:

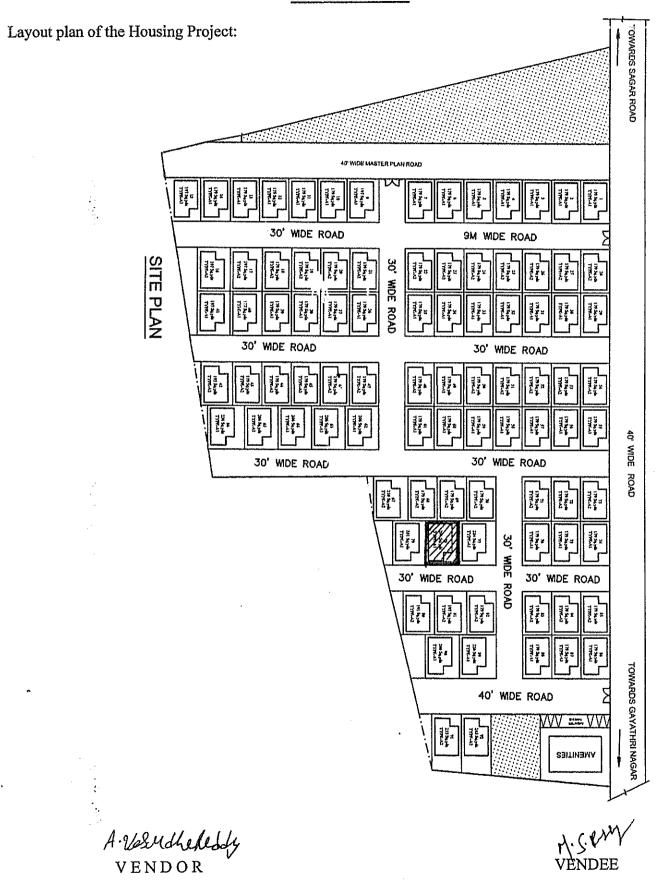


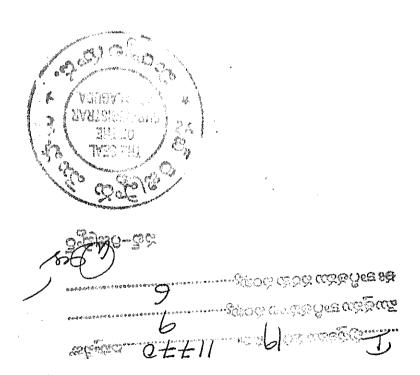
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ANNEXURE - C



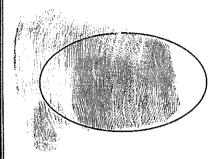


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF **REGISTRATION ACT, 1908.**

SL.NC.

FINGER PRINT IN BLACK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH **BLACK & WHITE**

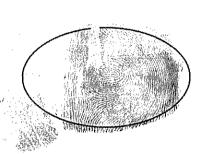
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





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:

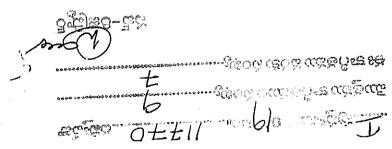
MR. MUDIMALA SRINIVASA REDDY S/O. MR. MUDIMALA NARSI REDDY R/O. MANAGER (EMD), KUDGI STPP NTPC LIMITED, V&P KUDGI TALUK BASAVAN BAGEWADI, DISTRICT VIJAYAPUR, KARNATAKA - 508 355

Method organization

A. Vaserdhe Keddy SIGNATURE OF THE VENDOR

> M.S. GAM SIGNATURE OF THE VENDEE





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

FINGER PRINT IN BLACK LEFT THUMB

PASSPORT SIZE PHOTOGRAPH BLACK & WHITE

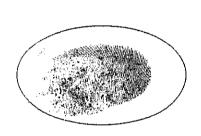
NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER





WITNESS:

MR. K. PRABHARAR REDDY S/o. MR. K. PADMA REDBY 0/0. 5-4-187 /364 M. G. ROAD CGC-BAD.





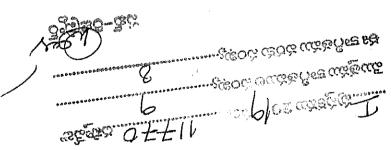
2. MR. MD. AHMAD HUSSAN MAZZUH A. OM. 0/2 R/o. 21-65 Is Lampurg Miryaloguda.

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SIG. OF THE VENDOR.

A. Vasudhehldds SIGNATURE OF THE BUYER / VENDEE M.S. RAW





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श्रीनिवास रेड्डी म्डीमाला Srinivasa Reddy Mudimala ਗਰਮ ਰਥੀ Year of Birth : 1982 पुरुष / Male



आम आदमी का अधिकार

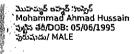
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54791995 PRABHAKAB REDDY K PADNA PEDDY 2-3-64/10/24 JAISWALL GARDEN AMBERPET

AMBERPET HYDERABAD . 500013

Issued On: 18/12/2014





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Andrews: V&O: Addraidy Voera Reddy, House/Bidg./ Apt: 19-2, Steel/Road/ Lane: REDDY COLONY, Landmark: RAGHAVA THEATRE, Area/Locality! Sector: MIRYALAGUDA Village/Town/City

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Address: S/O Mohammad Anwar Hussaur, H No 21-65, Opp Registration Office, Miryalaguda, Nalgonda, Telangana - 508207



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FOT HDFC BANK LTD.

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Or Order

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