Government of Telangana
Registration And Stamps Department

10224/19

Payment Details - Citizen Copy - Generated on 04/10/2019, 02:33 PM

SRO Name: **2305 Miryalaguda** Receipt No: **10772** Receipt Date: **04/10/2019**

Name: **A.VASUDHA REDDY** CS No/Doct No: **10276 / 2019**

Transaction: **Sale Deed** Challan No: E-Challan No: **202WW6250919**

Chargeable Value: **1958000** DD No: DD Dt: Challan Dt: E-Challan Dt: **25-SEP-19**

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				9790
Transfer Duty /TPT				29370
Deficit Stamp Duty				78220
User Charges AGH. 62-SD				100
Total:				117480

In Words: **RUPEES ONE LAKH SEVENTEEN THOUSAND FOUR HUNDRED EIGHTY ONLY**

RETURNED

Prepared By: **DSNAIK** **Signature by SR**

/19
62
AGH

డాక్యుమెంట్ నెం. 10224 2019

SCANNED

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ACK 10317

9710 10276

తెలంగాణ तेलंगाना TELANGANA

U 738923

S.No. 14693 Date: 13-08-2019

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 3rd day of October 2019 at S.R.O, Miryalaguda, Nalgonda District by and between:

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 – 500 096 hereinafter referred to as the "Vendor".

INFAVOUR OF

Mrs.Vangala Sabitha, Wife of Mr. Laxmikantha Reddy, aged about 54 years residing at Flat No. 503, Venkata Sai Apartment, Santhosh Nagar, Miryalaguda, Nalgonda - 508 207, hereinafter referred to as the 'Vendee'.

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

A. Vasudha Reddy

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. 9790/- paid between the hours of _____ and _____ on the 04th day of OCT, 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		VANGALA SABITHA::04/10/201 [2305-1-2019-10276]	VANGALA SABITHA W/O. LAXMIKANTHA REDDY FLAT NO-503 MIRYALAGUDA DIST/NALAGONDA	
2	EX		ANIREDDY VASUDHA REDDY::04/1 [2305-1-2019-10276]	ANIREDDY VASUDHA REDDY W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD	

DISTRICT REGISTRAR (STAMPS & STAMPS DEPOT) HYDERABAD 22 JUL 2019

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		[2305-1-2019-10276]WITNES	P GURUMURTHY KALLEPALLY	
2		[2305-1-2019-10276]WITNESS:2	V LAXMIKANTHA REDDY MIRYALAGUDA	

Bk - 1, CS No 10276/2019 & Doct No 10294/2019
Sheet 1 of 9
Sub Registrar
Miryalaguda

04th day of October,2019

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6041 Name: Pandirla Gurumurthy	S/O Pandirla Anthaiah, Dilawarpur, Nalgonda, Telangana, 508355	
2	Aadhaar No: XXXXXXXX4275 Name: Vangala Laxmikantha Reddy	S/O Vangala Gopal Reddy, 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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OFFICE OF SUB REGISTRAR
The Seal of Sub Registrar office
MIRYALAGUDA

WHEREAS:

A. Mrs. Anireddy Vasudha Reddy (the Vendor herein) along with her sons, Mr. Anireddy Sujay Reddy and Mr. Anireddy Ajay Reddy (all three are jointly referred to as Owners hereafter) are absolute owners and possessors of land admeasuring about Ac. 16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. Originally Mr. Kancharla Jitender Reddy, S/o. Ramakrishna Reddy along with Late Mr. Anireddy Veera Reddy, S/o. Raghav Reddy were the owners of the said land in Sy. No. 786. The names were duly recorded in the pahanis since 1956 as owners and possessors of the said land.

B. Late Mr. Anireddy Veera Reddy died on 11.07.2009 and the MRO Miryalaguda has issued a family member certificate bearing no. E/968/2010 dated 26.03.2010, certifying the Owners herein as the sole legal heirs of late Mr. Anireddy Veera Reddy.

C. After the death of late Mr. Anireddy Veera Reddy, the Owners herein inherited the portion of land owned by him in Sy. No. 786. Further, Mr. Kancharla Jitender Reddy has also transferred his share of land in Sy. No. 786 to the Owners herein. The MRO Miryalaguda has appropriately recorded the change in ownership of the land admeasuring Ac. 16-19 gts., in Sy. No. 786 from Mr. Anireddy Veera Reddy and Mr. Kancharla Jitender Reddy in favour of the Owners herein. The Record of Rights (ROR) dated 16.09.2011 reflects the transfer of the Ac. 16-19 gts., in Sy. No. 786, of Miryalaguda Village in favour of the Owners.

D. Accordingly, the Owners have become absolute owner and possessor of land admeasuring about Ac.16-19 gts., in Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana. The MRO Miryalaguda has issued patta passbooks and title books in their favour as per the details given below.

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

E. The Owners herein have entered into a Joint Development Agreement cum General Power of Attorney dated 24.12.2016 with the M/s. Modi Realty (Miryalaguda) LLP (hereinafter referred to as the 'Developer') to develop their land admeasuring about Ac. 16-19 gts., as per the terms and conditions contained in the Joint Development Agreement registered as document no. 242/2017 at the S.R.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:

Sl No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX4803 Name: Vangala Sabitha	W/O Laxmikantha Reddy, Miryalaguda, Nalgonda, Telangana, 508207	

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						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	78220	0	0	0	78320
Transfer Duty	NA	0	29370	0	0	0	29370
Reg. Fee	NA	0	9790	0	0	0	9790
User Charges	NA	0	100	0	0	0	100
Total	100	0	117480	0	0	0	**117580**

Rs. 107590/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9790/- towards Registration Fees on the chargeable value of Rs. 1958000/- was paid by the party through E-Challan/BC/Pay Order No ,202WW6250919 dated ,25-SEP-19 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 117480/-, DATE: 25-SEP-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0285181893115,PAYMENT MODE:CASH-1000200,ATRN:0285181893115,REMITTER NAME: VANGALA SABITHA,EXECUTANT NAME: MODI REALTY MIRYALAGUDA LLP,CLAIMANT NAME: VANGALA SABITHA) .

Date:
04th day of October,2019

Signature of Registering Officer
Miryalaguda

Bk - 1, CS No 10276/2019 & Doct No 10224/2019 Sheet 2 of 9 Sub Registrar Miryalaguda

CERTIFICATE OF REGISTRATION
Registered as Document No. 10224 of 2019
Book-I and Assigned the Identification
Number I-2305-10224-2019 for Scanning
On 04/10/2019

Sub-Registrar
MIRYALGUDA.

Generated on: 04/10/2019 02:38:46 PM

OFFICE OF The Seal of Sub Registrar office MIRYALAGUDA SUB REGISTRAR

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. In particular Mr. Sujay Reddy has gifted plot no.62 to Mrs. Anireddy Vasudha Reddy vide gift deed dated 16.12.2017 registered as doc. No.3278 of 2017 registered at S.R.O, Miryalaguda.

I. Accordingly, Mr. Anireddy Vasudha Reddy, the Vendor herein, is the absolute owner of plot no.62 and is fully authorized to sell the same to any intending purchaser without any further reference to Mr. A. Ajay Reddy and Mr. A. Sujay Reddy.

J. 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.

K. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes'.

L. The Vendee is desirous of purchasing a plot of land bearing no.62, admeasuring 206 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.19,58,000/-(Rupees Nineteen Lakhs Fifty Eight 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.62, 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.19,58,000/-(Rupees Nineteen Lakhs Fifty Eight Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:

   i. Rs.9,58,000/-(Rupees Nine Lakhs Fifty Eight Thousand Only) paid by way of D. D. No. 307576, dated 21.09.2019 issued by State Bank of India, Vemulapalli.

   ii. Rs.8,71,080/-(Rupees Eight Lakhs Seventy One Thousand and Eighty Only) paid by way of D. D. No. 802341, dated 11.01.2018 issued by State Bank of India, Vemulapalli.

   iii. Rs.1,28,920/-(Rupees One Lakhs Twenty Eight Thousand Nine Hundred and Twenty Only) paid by way of cheque no.000011, dated 02.05.2017 drawn on Andhra Bank, Miryalaguda.

A. Vasudha Reddy

సంవత్సరం 2019 నెల 10 తేదీ 24

మొత్తము రాసినదేదీ 9

రాసినదేదీ 3

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ మేడ్చల్

THE SEAL OF THE SUB REGISTRAR MEDCHAL

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.

4. The Vendor have 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.

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac.6-18 gts., forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North	40 ft road in Sy. No. 786
South	Neighbours land in Sy. No. 791 & 785
East	Neighbours land in Sy. No. 784
West	Owners land in Sy. No. 787

WITNESS:

1. P. Ganesh

2. Kcondu

A. Vasudha Reddy

VENDOR

V. Sasitha

VENDEE

I పుస్తకము 2019 సం. 10224 సంఖ్యలో

మొత్తము కాగితముల సంఖ్య 9

ఈ కాగితము మరియు సంఖ్య 4

సబ్ రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ కార్యాలయం మల్కాజిగిరి

SUB REGISTRAR OFFICE MALKAJGIRI

SCHEDULED PLOT

All that piece and parcel of land bearing plot no. 62, admeasuring about 206 sq. yds. 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	30' wide road
South	Plot No. 63
East	30' wide road
West	Plot No. 47

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.

2.

A. Venkatreddy

VENDOR

J. Sobitha

VENDEE

I పుస్తకము 2017 సం. 10224 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 9

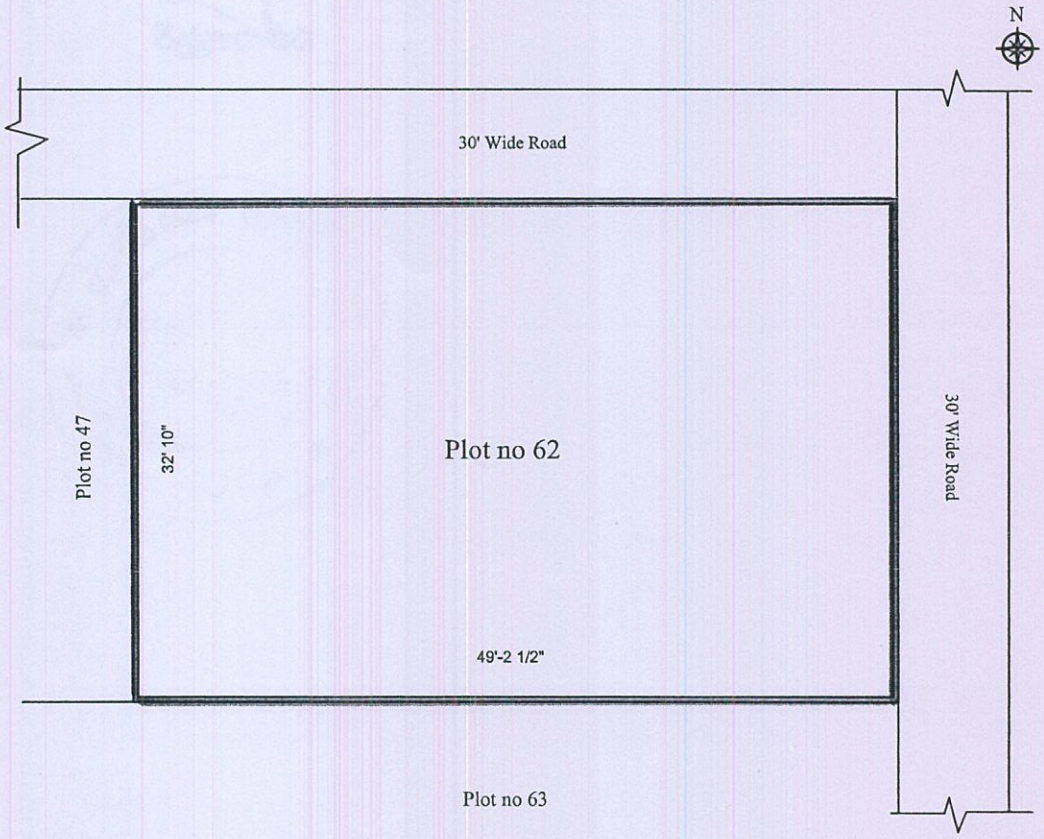
ఈ కాగితము వరకు సంఖ్య 5

సబ్-రిజిస్ట్రార్

THE SEAL OF THE SUB REGISTRAR MIRYALAGUDA

ANNEXURE- A

Plan of the Scheduled Plot:



A Vasudha Reddy
VENDEE

V. Sasitha

I పుస్తకము నెం 19 నెం 10224 సంవత్సరము

మొత్తము కాగితముల సంఖ్య 9

ఈ కాగితము వరకు సంఖ్య 6

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మిర్యాలగూడ

THE SEAL OF THE SUB-REGISTRAR MIRYALAGUDA

నల్గొండ జిల్లా

ANNEXURE – B

Layout plan of the Housing Project:

A. Vasudha Reddy
VENDEE

V. Sabitha

I పుస్తకము 2019 సం. 10224 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 9

ఈ కాగితము వరుస సంఖ్య 7

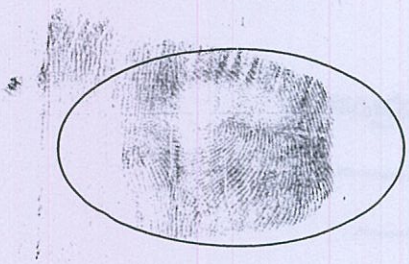
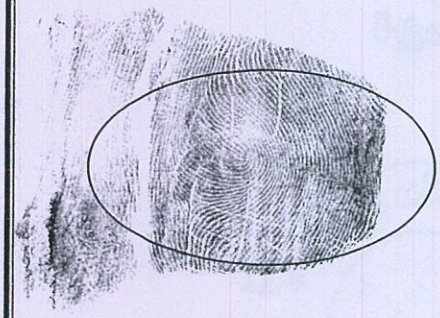
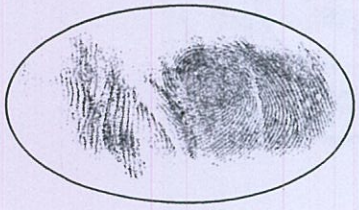
సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ మహేశ్వరం

SEAL OF THE SUB-REGISTRAR MIRYALAGUDA

మిర్యాలగూడెం

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

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			**VENDOR:** SMT. ANIREDDY VASUDHA REDDY W/O. LATE VEERA REDDY R/O. FLAT NO. A-402, ADITYA HILLTOP ROAD NO. 82, JUBILEE HILLS FILMNAGAR SUB-PORT HYDERABAD – 500 096.
			**VENDEE:** MRS.VANGALA SABITHA W/O. MR. LAXMIKANTHA REDDY R/O. FLAT NO. 503 VENKATA SAI APARTMENT SANTHOS NAGAR MIRYALAGUDA NALGONDA - 508 207.
			**WITNESS:** 1. MR. P. GURUMURTHY S/o. MR. P. ANTHAIAH R/o. 3-19, Kallepalli Damaracharla (m) Nalgonda.
			2. MR. V. LAXMI KANTHA REDDY S/o. MR. V. GOPAL REDDY R/o. PLOT NO. 503 Venkata Sai Apts, Santosh Nagar, Miryalaguda, Nalgonda.

SIGNATURE OF WITNESSES:

1. P. Gurumurthy

2. Kiranmayi

A. Vasudha Reddy
SIGNATURE OF THE VENDOR

V. Sabitha
SIGNATURE OF THE PURCHASER

I పుస్తకము 2019 సం. 10224 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 9

ఈ కాగితము వరకు సంఖ్య 8

సబ్-రిజిస్ట్రార్

సబ్ రిజిస్ట్రారు మెహర్ మిర్యాలగూడ

THE SEAL OF THE SUB-REGISTRAR MIRYALAGUDA

Government of India

వంగాల సవిత

Vangala Sabitha

పుట్టిన సంవత్సరం/Year of Birth: 1962

స్త్రీ / Female

4803

ఆధార్ – సామాన్యుని హక్కు

ఆధార్

Unique Identification Authority of India

చిరునామా: W/O: లక్ష్మీకాంత రెడ్డి 18-638 ప్లాట్ నంబర్ 503 వెంకట సాయి అపార్ట్‌మెంట్, సంతోష్ నగర్ మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ నల్గొండ, ఆంధ్ర ప్రదేశ్, 508207

Address: W/O: Laxmikantha Reddy, House/Bldg./Apt.: 18-638 plot number 503 venkata sai appoartment, Street/Road/Lane: santosh nagar, Area/Locality/Sector: miryalaguda, Village/Town/City: Miryalaguda, District:

4803

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

V. Sabitha

भारत सरकार

GOVERNMENT OF INDIA

పండిర్ల గురుమూర్తి

Pandirla Gurumurthy

పుట్టిన తేది/ DOB: 16/08/1966

పురుషుడు / MALE

6041

నా ఆధార్ – నా గుర్తింపు

భారతీయ విశిష్ట గుర్తింపు ప్రాధికరణ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్

చిరునామా:

S/O పండిర్ల ఆంతయ్య, 3-19, కల్లెపల్లి, పెడమిడి పాఠశాల దగ్గర, దామరచర్ల మండల్, దిలావర్ పూర్, నల్గొండ, తెలంగాణ - 508355

Address:

S/O Pandirla Anthaiah, 3-19, Kallepalli, Near ZPH School, Damaracharla Mandal, Dilawarpur, Nalgonda, Telangana - 508355

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

P. Gurumurthy

INDIAN UNION DRIVING LICENCE

TELANGANA STATE

14667/NLG/1992

LAXMI KANTHA REDDY V

GOPAL REDDY

PLOT NO503 VANKATASAO AP

SANTOSHNAGAR

MIRYALGUDA

MIRYALGUDA

NALGONDA - 508207

Signature

Issued On: 09/11/2018

Licencing Authority

UNIT OFFICE MIRYALAGI

Non Transport	Light Motor Vehicle Non Transport, Motor Cycle With Gear
Date of Validity Transport	08/11/2023
Date of Validity Badge No.	
Reference No.	DLRTS305527718
Original LA.	RTA NALGONDA
Date of First Issue	30/11/1992
Date of Birth	10/02/1953
Blood Group	

Government of India

అనిరెడ్డి వసుధా రెడ్డి

Anireddy Vasudha Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1962

స్త్రీ / Female

3812 1857 7868

ఆధార్ - సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: అనిరెడ్డి వీరా రెడ్డి 19-2, రెడ్డి కాలనీ, రాఘవ థియేటర్ మిర్యాలగూడ, మిర్యాలగూడ మిర్యాలగూడ నల్గొండ, ఆంధ్ర ప్రదేశ్, 508207

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

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సబ్ రిజిస్ట్రార్

సబ్ రిజిస్ట్రార్ మిర్యాలగూడ.

THE SEAL OF THE SUB-REGISTRAR MIRYALAGUDA