



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

AF 402461

S.No. 228 Date: 16-01-2021

Sold to: Mrs. ANIREDDY VASUDHA REDDY

W/o. Late Shri. VEERA REDDY

For Whom: SELF & OTHERS

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-029/2021

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 21st day of January 2021 at S.R.O, Miryalaguda, Nalgonda District by and between:

Smt. Anireddy Vasudha Reddy, W/o. Late Shri. Veera Reddy aged about 56 years, Occupation: House wife, 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

Dr. D. Sekhar Reddy, Son of Mr. D. Venkat Reddy, aged about 48 years, Occupation: Doctor, residing at H. No. 20-194, Doctors Colony, Miryalaguda - 508 207, Nalgonda, hereinafter referred to as the 'Vendee'.

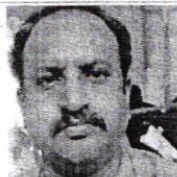
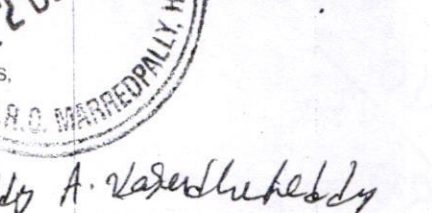
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

A. Vasudha Reddy

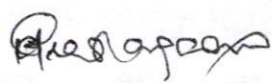
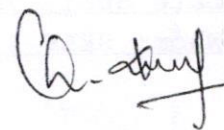
Presentation Endorsement:

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. 6610/- paid between the hours of _____ and _____ on the 22nd day of JAN, 2021 by Sri A.Vasudha Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 D. SEKHAR REDDY::22/01/2021 [2305-1-2021-990]	D. SEKHAR REDDY S/O. VENKAT REDDY H.NO-20-194 MIRYALAGUDA DIST/NALAGONDA	
2	EX		 ANIREDDY VASUDHA REDDY [2305-1-2021-990]	ANIREDDY VASUDHA REDDY W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [2305-1-2021-990]WITNESS:1::22/	K PRABHAKAR REDDY HYDERABAD	
2		 [2305-1-2021-990]WITNESS:2::22/	CH KRISHNA SHERILINGAMPALLY	

22nd day of January, 2021

Signature of Sub Registrar
Miryalaguda**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7868 Name: Anireddy Vasudha Reddy	W/O Anireddy Veera Reddy, Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXX6466 Name: Dalli Sekhar Reddy	S/O Venkata Reddy, Miryalaguda, Nalgonda, Telangana, 508207	

Bk-1, CS No 990/2021 & Doct No

99/9081 Sub Registrar
Miryalaguda
Sheet 1 of 9

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. 6-18 gts., as per the terms and conditions contained in the Joint Development Agreement registered as document no. 242/2017 at the S.R.O, Miryalaguda.
- 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

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	52780	0	0	0	52880
Transfer Duty	NA	0	19830	0	0	0	19830
Reg. Fee	NA	0	6610	0	0	0	6610
User Charges	NA	0	100	0	0	0	100
Total	100	0	79320	0	0	0	79420

Rs. 72610/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6610/- towards Registration Fees on the chargeable value of Rs. 1322000/- was paid by the party through E-Challan/BC/Pay Order No ,801XGN210121 dated ,21. JAN-21 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 80642/-, DATE: 21-JAN-21, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 0806226791332,PAYMENT MODE:NB-1001138,ATRN:0806226791332,REMITTER NAME: MRS. ANIREDDY VASUDHA REDDY,EXECUTANT NAME: MRS. ANIREDDY VASUDHA REDDY,CLAIMANT NAME: DR. D. SEKHAR REDDY).

Date:

22nd day of January,2021

Signature of Registering Officer
Miryalaguda

Bk - 1, CS No 990/2021 & Doct No

991/2021
Sub Registrar
Miryalaguda

CERTIFICATE OF REGISTRATION

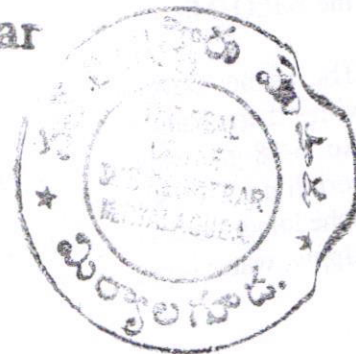
Registered Document No 991 of 2021

Book-I 2nd Assesment Officer's attention

Number I 2021 991 for Clearing

On 22-1- 2021

Sub-Registrar
MIRYALAGUDA.



- G. As per the terms of the Joint Development Agreement cum General Power of Attorney, the Owners and the Developer have agreed to share the proposed developed plots along with construction thereon. Broadly the Owners shall be entitled to 35% of villas and the Developer shall be entitled to 65% of villas along with the divided plots of land.
- H. As per the terms of Joint Development Agreement, the Developer and the Owners have identified and divided amongst themselves the plots of land along with proposed construction thereon and given in detail in Clause 25 and Annexure II of the above referred Joint Development Agreement. Accordingly, Mrs. Anireddy Vasudha Reddy, the Vendor herein, is the absolute owner of plot/villa no. 17 and is fully authorized to sell the same to any intending purchaser.
- I. By virtue of the above documents, the Developer / Owners has absolute rights to develop the Scheduled Land and they are absolutely entitled to sell their share of plots/villas/houses.
- J. The proposed project of development on the entire Scheduled Land is styled as 'AVR Gulmohar Homes'.
- K. The Vendee is desirous of purchasing a plot of land bearing no. 17, admeasuring 197 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.13,22,000/-(Rupees Thirteen Lakhs Twenty Two 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:

- L. The Vendor do hereby convey, transfer and sell the Plot no. 17, admeasuring 197 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. 13,22,000/-(Rupees Thirteen Lakhs Twenty Two Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
- i. Rs. 13,22,000/-(Rupees Thirteen Lakhs Twenty Two Thousand Only) paid by way of banker cheque no. 453673, dated 28.12.2020 issued by State Bank of India, Rajiv Chowk, Miryalaguda.
- M. 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.
- N. The Vendor further covenant that the Schedule Plot is free from all sorts of encumbrances, charges, cess or attachment of whatsoever nature and as such the Vendor hereby given warranty of title. If any claim is made by any person either claiming through the Vendor or otherwise in respect of the Scheduled Plot it shall be the responsibility of the Vendor alone to satisfy such claims. In the event of Vendee being put to any loss on account of any claims on the Scheduled Plot, the Vendors shall indemnify the Vendee fully for such losses.

A. Vasudha Reddy

1. పన్నుకరము 2021 నంబర్ 991 దస్తావేజు
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము పంపిణీ సంఖ్య 3

సబ్ డివిజన్



- O. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
- P. 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.
- Q. The Vendor hereby covenant that the Vendor have paid all taxes, cess, charges to the concerned authorities relating to Scheduled Plot payable as on the date of this Sale Deed. If any claim is made in this respect by any department/authorities, it shall be the responsibility of the Vendor to clear the same.

SCHEDULED PLOT

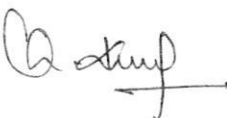
All that piece and parcel of land bearing Plot No. 17 admeasuring about 197 sq. yds., forming in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan and layout annexed hereto as Annexure - A and Annexure - B respectively and bounded on:

North	Plot No. 18
South	Plot No. 16
East	Plot No. 40
West	30' wide road

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:

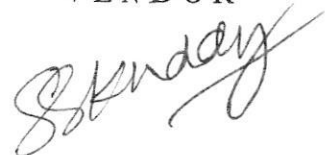
WITNESS:

1. 

2. 



VENDOR



VENDEE

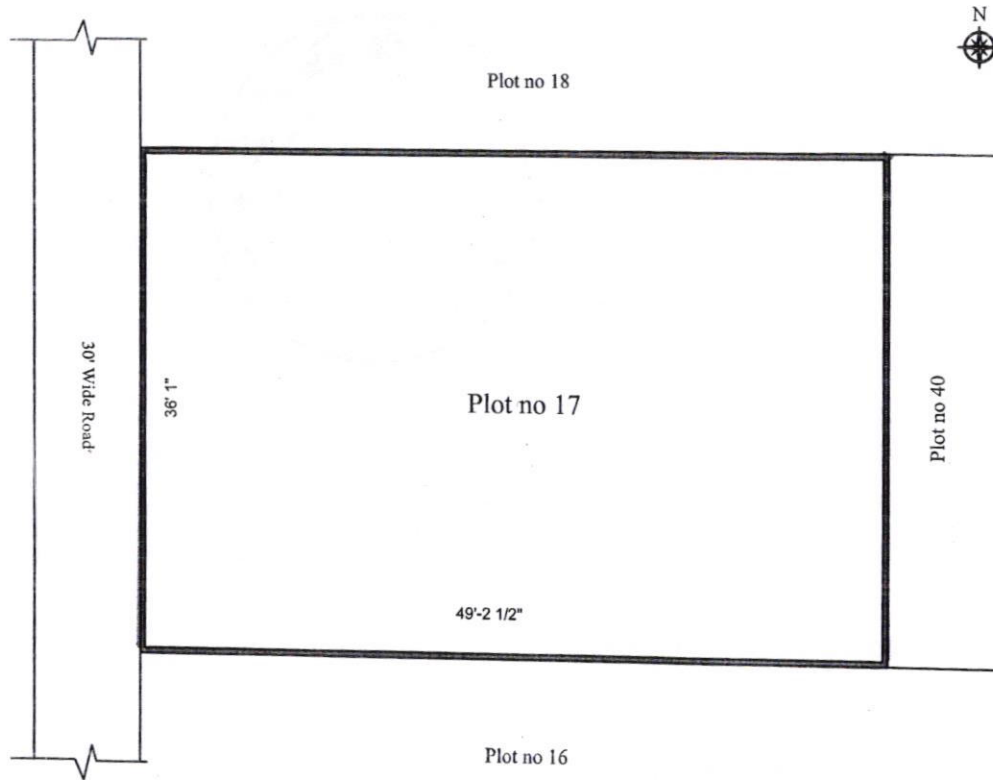
ప్రస్తుతము 2021 సం॥ 99/ దస్తావేజు
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితముల వారు సంఖ్య 4


నవ్-రిజిస్ట్రార్



ANNEXURE- A

Plan of the Scheduled Plot:



A. Vaidheshetty
VENDOR

[Signature]
VENDEE

1. పూర్వము 252) నంబు..... 99/..... దస్తావేజు
మొత్తము రూపాయల సంఖ్య..... 9.....
ఈ కారితము వరకు ఎంబ్ల..... 5.....

సబ్-రిజిస్ట్రార్



ANNEXURE - B

Layout plan of the Housing Project:

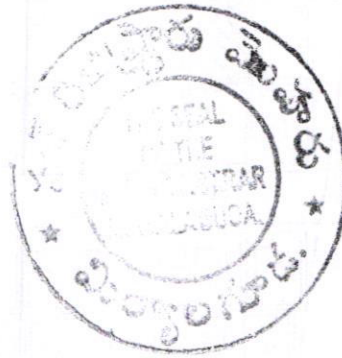


A. Vasanth Reddy
VENDOR

[Signature]

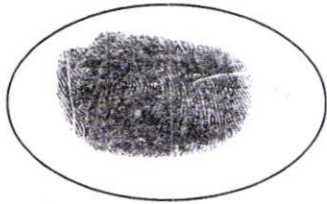
ఇ. పో. నం. 99 దస్తావేజు
మొత్తము కార్గి మొ. సంఖ్య 9
ఈ కార్గి మొ. పరిశీలన సంఖ్య 6

నబ్ - 



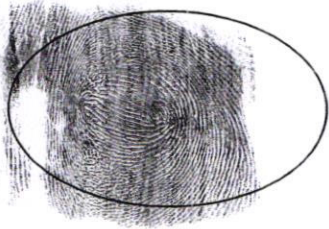
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

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

SMT. ANIREDDY VASUDHA REDDY
W/O. LATE VEERA REDDY
R/O. FLAT NO. A-402
ADITYA HILLS OP, ROAD NO. 82
JUBILEE HILLS
FILMNAGAR SUB-PORT
HYDERABAD — 500 096.



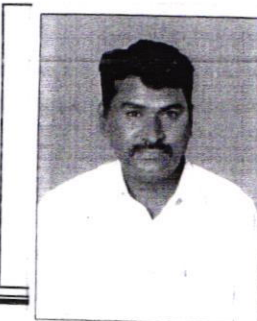
VENDEE:

DR. D. SEKHAR REDDY
S/O. MR. D. VENKAT REDDY
R/O. H. NO. 20-194
DOCTORS COLONY
MIRYALAGUDA - 508 207
NALGONDA.



WITNESS:

1. MR. K. PRA BHAKAR REDDY
S/O. MR. K. PADMA REDDY
R/O. 5-4-187/3 & 4
SOHAM MANSION
M. G. ROAD
SECUNDERABAD.



2. MR. CH. KRISHNA
S/O. LATE CH. NARSAIAH
R/O. 5-4-187/3 & 4
SOHAM MANSION
M. G. ROAD
SECUNDERABAD.

SIGNATURE OF WITNESSES:

[Signature of K. Prabhakar Reddy]

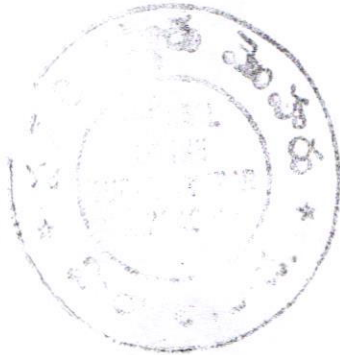
[Signature of Ch. Krishna]

A. Vasudha Reddy
SIGNATURE OF THE VENDOR

[Signature of Dr. D. Sekhar Reddy]
SIGNATURE OF THE BUYER

1. పుస్తకము 2024 సం. 991 దస్తావేజు
మొత్తము కార్గిలముల సంఖ్య 9
ఈ కార్గిలములకు సంఖ్య 7

సబ్-రెజిస్ట్రార్



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆనిరెడ్డి వసుధా రెడ్డి
Anireddy Vasudha Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1962
స్త్రీ / Female

3812 1857 7868

ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: ఆనిరెడ్డి వసుధా రెడ్డి
19-2, రెడ్డి కాలనీ, రామవతి థియేటర్
మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ
పిన్ కోడ్: 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:

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

తా. పోన్ నెం. 1947,
మొదలం - 508207

A. Vasudha Reddy

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యని 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

Prabhakar Reddy

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

8432/RRD/2001
KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050

Issued On: 25/06/2015

RTA RANGAREDDY

Prabhakar Reddy

1. పుస్తకము 2024 సం. 99/ దస్తావీజు
మొత్తము కార్గి నెలకు సంఖ్య 9
ఈ కార్గితము పరికర సంఖ్య 8

సబ్-డివిజన్



భారత ప్రభుత్వం
ఆంధ్రప్రదేశ్ ప్రభుత్వం

దర్శి వెంకట రెడ్డి
Dalli Venkatar Reddy
పుట్టిన తేదీ DOB: 03/06/1971
పురుషుడు Male

8377 9615 6466

ఆధార్ - ఆధార్ - పాపాన్యూమానపుడే చాటు

Signature

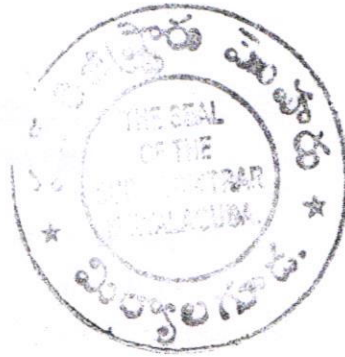
భారత ప్రభుత్వం - ఆంధ్రప్రదేశ్ ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పేరునామం	Address:
S/O: వెంకట రెడ్డి 20-194	S/O: Venkata Reddy, 20-194,
డాక్టర్స్ కాలనీ, రామచంద్రాపురం	DOCTORS COLONY, RAGHAVA
మిర్యాలగూడ, మిర్యాలగూడ,	TAKIES MIRYALAGUDA,
మిర్యాలగూడ, మిర్యాలగూడ,	Miryalguda, Miryalguda,
నల్గొండ	Nalgonda
ఆంధ్ర ప్రదేశ్ 508207	Andhra Pradesh, 508207

ఆధార్ - Aam Aadmi ka Adhikar

.....పుస్తకము 274/ సం..... 991.....దస్తావేజు
మొత్తము కారితముల సంఖ్య..... 9
ఈ కారితము వరిచు సంఖ్య..... 9

నబే-.....



AGH 17
SD

991 2081



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 22/01/2021, 12:16 PM

SRO Name: 2305 Miryalaguda

Receipt No: 1031

Receipt Date: 22/01/2021

Name: A.VASUDHA REDDY

CS No/Doct No: 990 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 801XGN210121

Chargeable Value: 1322000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 21-JAN-21

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				6610
Transfer Duty /TPT				19830
Deficit Stamp Duty				52780
User Charges				100
Mutation Charges				1322
Total:				80642
In Words: RUPEES EIGHTY THOUSAND SIX HUNDRED FORTY TWO ONLY				

Prepared By: NAYAKDS

Signature by SR