



తెలంగాణ తెలంగాణ TELANGANA

AF 402458

S.No. 225 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:

Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 29 years, Occupation: Business, resident of Flat No. A-402, Aditya Hilltop, Road No. 82, Jubilee Hills, Filmnagar Sub-Port, Hyderabad – 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 – 500 096 (vide registered GPA bearing doc. no. 10223 of 2019, dated 14.08.2019, regd. at SRO, Miryalaguda, Nalgonda District) hereinafter referred to as the “Vendor”.

INFAVOUR OF

1. Mrs. Nakirikanti Padmavavthi, Wife of Mr. Garine Sambasiva Rao, aged about 49 years and
2. Mr. Garine Sambasiva Rao, Son of Mr. Garine Peraiah, aged about 57 years both are residing at H. No. 7-427, Bangarugadda Street, Miryalaguda - 508 207, Nalgonda, hereinafter referred to as the ‘Vendee’.

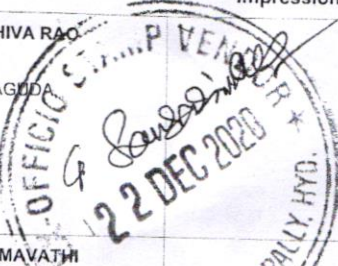
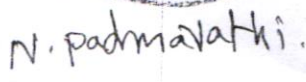
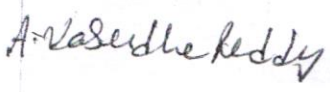
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

A. Vasudha Reddy

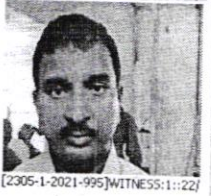
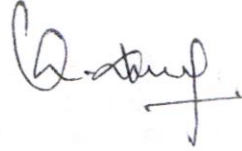
Presentation Endorsement:

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. 15375/- 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):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 GARINE SAMBA SHIVA RAO::22/01 [2305-1-2021-995]	GARINE SAMBA SHIVA RAO S/O. PERAIAH H.NO-7-427 MIRYLAGUDA DIST/NALAGONDA	
2	CL		 NAKIREKANTI PADMAVATHI::: [2305-1-2021-995]	NAKIREKANTI PADMAVATHI W/O. SAMBASIVA RAO H.NO-7-427 MIRYLAGUDA, DIST/NALAGONDA	
3	EX		 [2305-1-2021-995]EX-999-2-	ANIREDDY VASUDHA REDDY (G.P.A AGENT) W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 [2305-1-2021-995]WITNESS:1::22]	K PRABHAKAR REDDY HYDERABAD	
2		 [2305-1-2021-995]WITNESS:2::22]	CH KRISHNA SHERILINGAMPALLY	

22nd day of January, 2021

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

Sl 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: XXXXXXXX5028 Name: Garine Samba Sivarao	S/O Peraiah, Miryalaguda, Nalgonda, Telangana, 508207	

Bk-1, GS No 995/2021 & Doct No

Sub Registrar
Miryalaguda

Sheet 1 of 9

989/1908

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, 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:

SI No Aadhaar Details

Address:

Photo

3 Aadhaar No: XXXXXXXX0249

Name: Nakirikanti Padmavathi

W/O Garine Samba Shivarao,
Miryalaguda, Nalgonda, Telangana, 508207

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	122900	0	0	0	123000
Transfer Duty	NA	0	46125	0	0	0	46125
Reg. Fee	NA	0	15375	0	0	0	15375
User Charges	NA	0	100	0	0	0	100
Total	100	0	184500	0	0	0	184600

Rs. 169025/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15375/- towards Registration Fees on the chargeable value of Rs. 3075000/- was paid by the party through E-Challan/BC/Pay Order No ,896KGZ150121 dated ,15-JAN-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 187575/-, DATE: 15-JAN-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2196946398912, PAYMENT MODE: CASH-1001138, ATRN: 2196946398912, REMITTER NAME: GARINE SAMBASIVA RAO, EXECUTANT NAME: ANIREDDY VASUDHA REDDY, CLAIMANT NAME: GARINE SAMBASIVA RAO.

Date:

22nd day of January, 2021

Signature of Registering Officer

Miryalaguda

Bk - 1, CS No 995/2021 & Doct No
989/2021 Sub Registrar
Miryalaguda

CERTIFICATE OF REGISTRATION

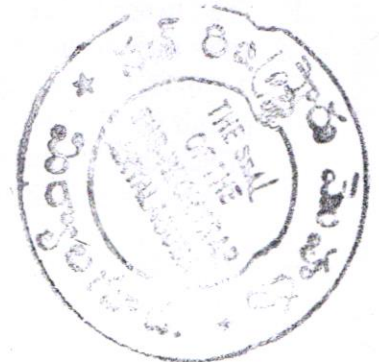
Registered at Miryalaguda No. 989 of 2021

Book-I of 2021 for Identification

Number I-2306 989 2021 for Sub-reg

On 22-1-2021

Sub-Registrar
MIRYALGUDA.



- 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. 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.
- 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.47, admeasuring 179 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.30,75,000/-(Rupees Thirty Lakhs Seventy Five Thousand Only) and the Vendor is desirous of selling the same on the following terms and conditions:

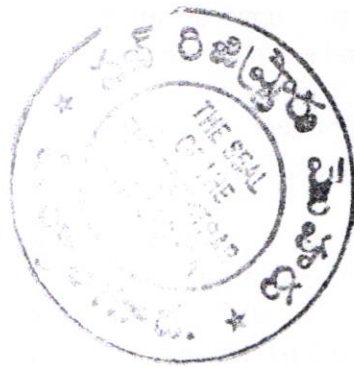
NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

1. The Vendor do hereby convey, transfer and sell the Plot no. 47, admeasuring 179 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.30,75,000/-(Rupees Thirty Lakhs Seventy Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.28,81,500/-(Rupees Twenty Eight Lakhs Eighty One Thousand and Five Hundred Only) paid by way of cheque no.65044, dated 11.03.2020 issued by State Bank of India, Rajiv Chowk, Miryalaguda.
 - b. Rs.1,93,500/-(Rupees One Lakhs Ninety Three Thousand and Five Hundred Only) paid by way of cheque no.292335, dated 22.08.2019 drawn on State Bank of India, Rajiv Chowk, Miryalaguda.
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.

A. Vasudha Reddy

పేరు..... 21..... 989..... దస్తావీజు
 మొత్తము కాగితముల సంఖ్య..... 9.....
 ఈ కాగితము వరిచిన సంఖ్య..... 3.....

పబ్లి-రిజిస్ట్రార్
 (Signature)



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 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 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.

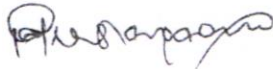
SCHEDULED PLOT

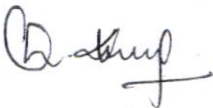
All that piece and parcel of land bearing Plot No. 47, admeasuring about 179 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan and layout annexed hereto as Annexure - A and Annexure - B respectively and bounded on:

North	30' wide road
South	Plot No. 46
East	Plot No. 62
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. 

A. Vasu Thekedy
VENDOR
N. Padmalathi.
G. Suresh Kumar
VENDEE

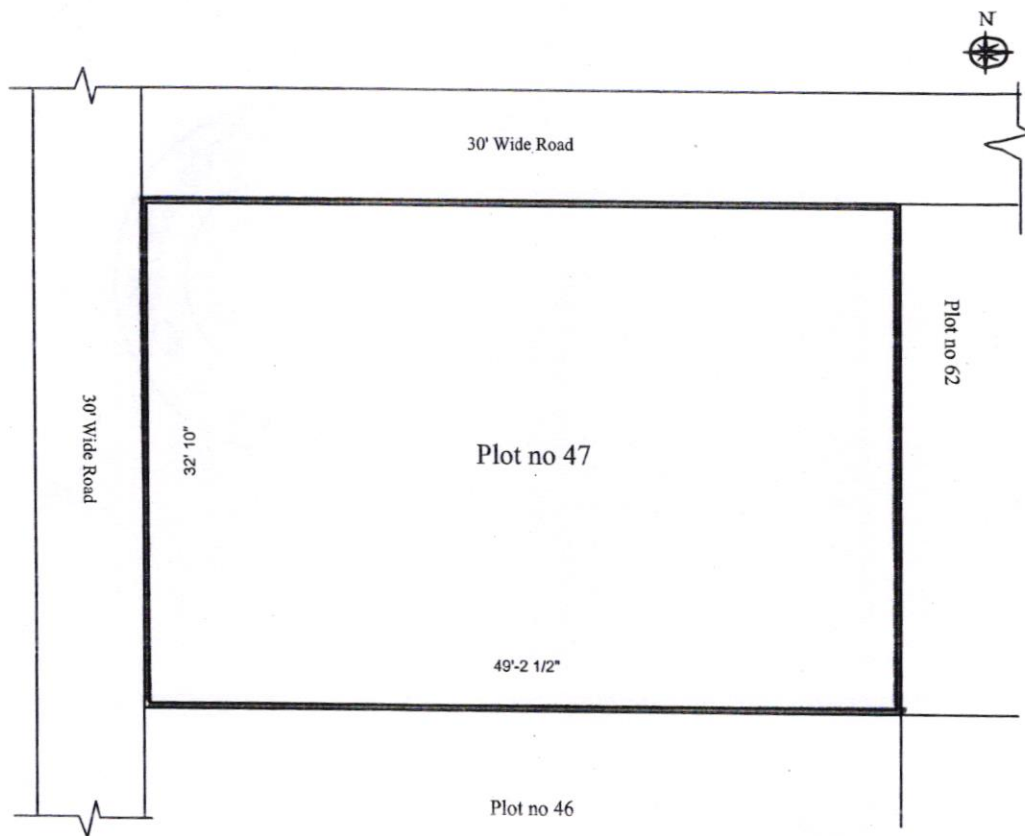
శ్రీ పుష్పకము 2021 సం. 989 దస్తావేజు
మొత్తము కారీతముల సంఖ్య 9
ఈ కారీతము వరికు సంఖ్య 4

సబ్-రిజిస్ట్రార్



ANNEXURE- A

Plan of the Scheduled Plot:



A. Vasudha Reddy
VENDOR

N. Padmalathi.
F. Sankar Reddy
VENDEE

P. స. కృష్ణమూర్తి 21/ 989 దస్తావేజు
 మొత్తము కార్గితము సంఖ్య 9
 ఈ కార్గితము పంపిన సంఖ్య 5

సబ్-రిజిస్ట్రార్
 (10)



ANNEXURE - B

Layout plan of the Housing Project:



A. Vasudha Reddy

VENDOR

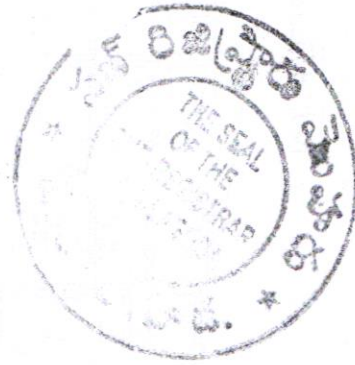
N. Padmalathi.

VENDEE

G. Sankaralingam

..... 2021 సం॥..... 989 దస్తావేజు
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము వలకు సంఖ్య 6

.....
సబ్-రిజిస్ట్రార్

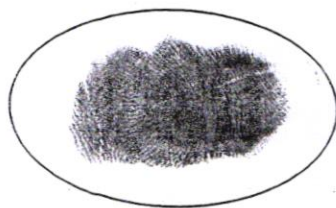


PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER



VENDOR:

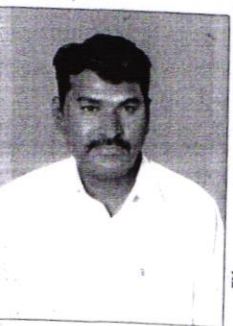
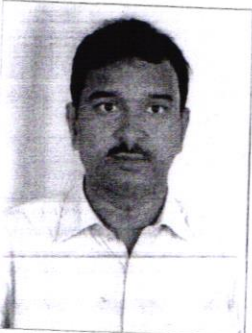
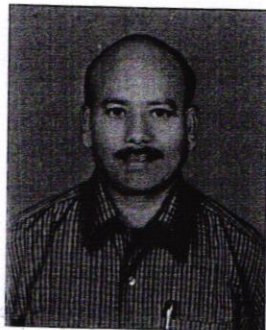
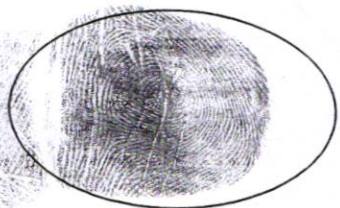
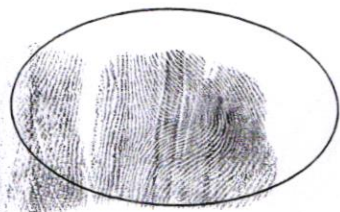
SMT. ANIREDDY VASUDHA REDDY
W/O. LATE VEERA REDDY
R/O.FLAT NO. A-402
ADITYA HILLTOP, ROAD NO. 82
JUBILEE HILLS
FILMNAGAR SUB-PORT
HYDERABAD - 500 096.

VENDEE:

1. MRS. NAKIRIKANTI PADMAVATHI
W/O. MR. GARINE SAMBASIVA RAO
R/O.H. NO. 7-427
BANGARUGADDA STREET
MIRYALAGUDA - 508207
NALGONGA.
2. MR. GARINE SAMBASIVA RAO
S/O. MR. GARINE PERIAH
R/O. H. NO. 7-427
BANGARUGADDA STREET
MIRYALAGUDA - 508207
NALGONGA.

WITNESS:

1. MR. K. PRABHAKAR 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:

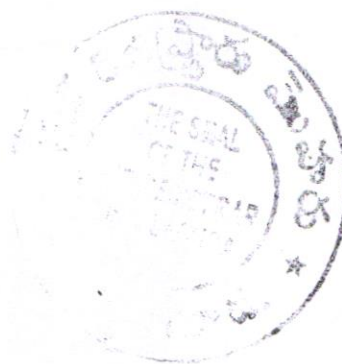
[Handwritten signatures of witnesses]

A. Vasudha Reddy
SIGNATURE OF THE VENDOR

G. Sundar Singh N. padmavathi.

SIGNATURE OF THE VENDEE

సబ్-డివిజన్



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అనిరెడ్డి వసుధా రెడ్డి
Anireddy Vasudha Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1962
 స్త్రీ / Female

3812 1857 7868

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: W/O: అనిరెడ్డి వీరా రెడ్డి
 19-2, రెడ్డి కాలనీ, రామనాథపేట
 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:

A. Vasudha Reddy

1947
 1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

సం. పార్. 20. 1947.
 తెలంగాణ-500001

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

Rangareddy

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

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

3287 6953 9204

RTA RANGAREDDY

Issued On: 25/06/2015

Qantary

989
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము చరతు సంఖ్య 8

సబ్-రిజిస్ట్రార్





భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1094/90515/00230

To
Nakirikanti Padmavathi
నకిరికంటి పద్మావతి
W/O: Garine Samba Shivarao
7-427
Bangaru gadda
Near Check Post centre
Miryalaguda
Miryalaguda
Miryalaguda, Nalgonda
Andhra Pradesh - 508207

09/01/2013



KL097863341DF

9786334



N. padmavathi.

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
9452 5080 0249

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1094/90515/00229

To
Garine Samba Sivarao
గరినె సాంబ శివరావు
S/O: Peraiah
7-427
Bangaru gadda
Near Check Post centre
Miryalaguda
Miryalaguda
Miryalaguda, Nalgonda
Andhra Pradesh - 508207
9247476611

10/01/2013



KL107136955DF

10713695



G. Samba Sivarao

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
5283 2900 5028

ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
నకిరికంటి పద్మావతి
Nakirikanti Padmavathi



పుట్టిన సంవత్సరం/Year of Birth: 1972
స్త్రీ / Female

9452 5080 0249



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA
గరినె సాంబ శివరావు
Garine Samba Sivarao



పుట్టిన సంవత్సరం/Year of Birth: 1963
పురుషుడు / Male

5283 2900 5028



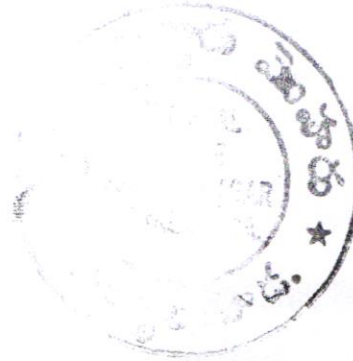
ఆధార్ - సామాన్యుని హక్కు

I పుస్తకము 2021 సం॥ 989 దస్తావేజు

మొత్తము కాగితముల సంఖ్య 9

ఈ కాగితము చరణ సంఖ్య 9

1099
పబ్-రిజిస్ట్రార్



AGH 47

SD

దస్తావేజు నెం. 989 2021



Government of Telangana Registration And Stamps Department

Payment Details - Office Copy - Generated on 22/01/2021, 12:56 PM

SRO Name: 2305 Miryalaguda

Receipt No: 1039

Receipt Date: 22/01/2021

Name: A.VASUDHA REDDY

CS No/Doct No: 995 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 896KGZ150121

Chargeable Value: 2881500

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 15-JAN-21

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				15375
Transfer Duty /TPT				46125
Deficit Stamp Duty				122900
User Charges				100
Mutation Charges				3075
Total:				187575
In Words: RUPEES ONE LAKH EIGHTY SEVEN THOUSAND FIVE HUNDRED SEVENTY FIVE ONLY				

Prepared By: NAYAKDS

Signature by SR