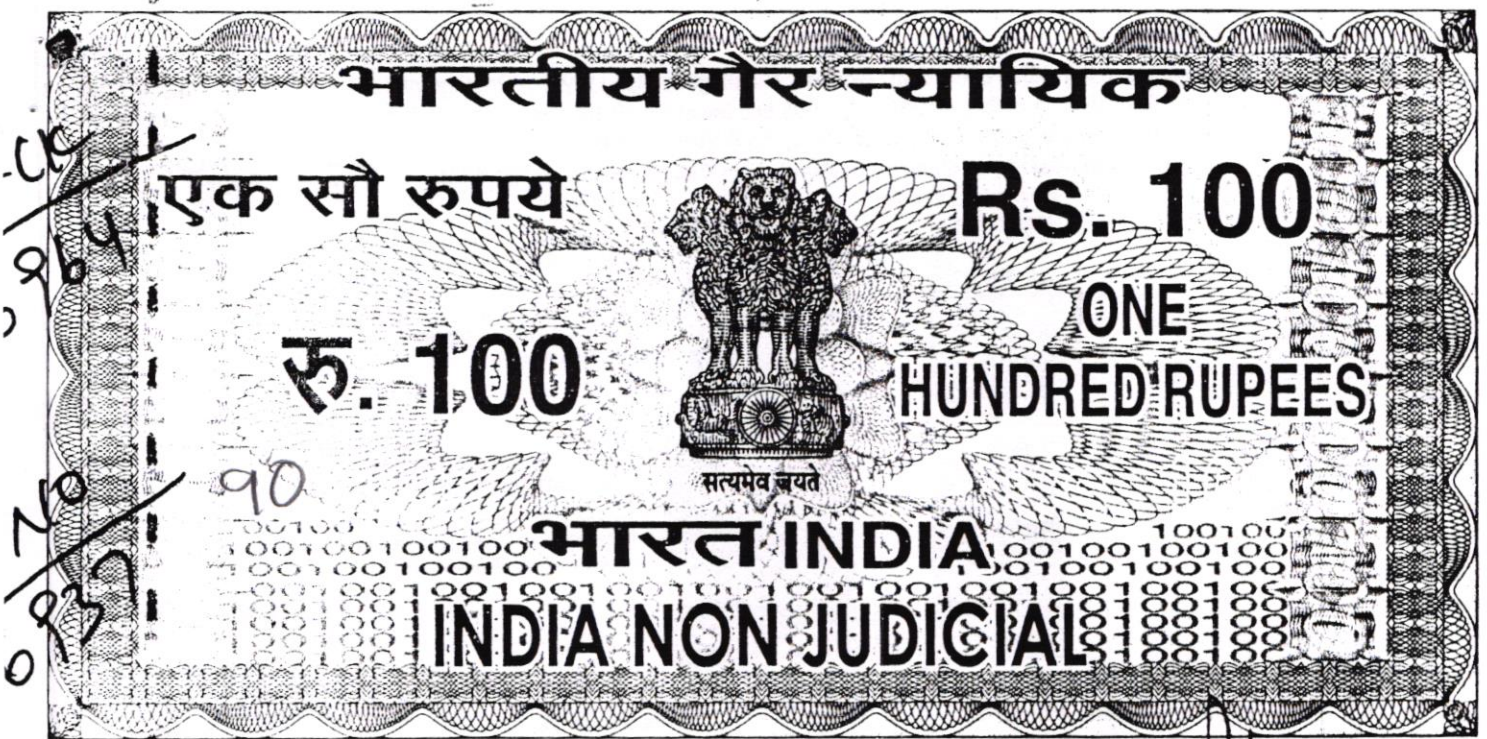




తెలంగాణ తెలంగాణ TELANGANA

S.No. 17216 Date: 17-09-2018

Sold to: ANIREDDY VASUDHA REDDY

W/o. LATE. VEERA REDDY

For Whom: 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

T 776622

Auth-9

SALE DEED

This Sale Deed is made and executed on this the 8th day of July 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

Mr. Jonnalagadda Srinivas Reddy, Son of Mr. J. Balram Reddy aged about 39 years, Occupation: Service residing at H. No. 18-1947, Hanumanpet, Miryalaguda, Nalgonda - 508 207, hereinafter referred to as the 'Vendee'.

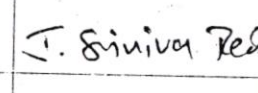
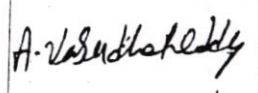
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

Anireddy Vasudha Reddy

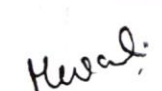
Presentation Endorsement:

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. 9610/- paid between the hours of 12:00 and 12:30 on the 08th day of JUL, 2019 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		 JONNALAGADDA SRINIVAS [2305-1-2019-6937]	JONNALAGADDA SRINIVAS REDDY S/O. J. BALRAM REDDY 18- 1947, HANUMANPET, NALGONDA, NALGONDA, Telangana, 508207, MIRYALAGUDA	
2	EX		 ANIREDDY VASUDHA REDDY: [2305-1-2019-6937]	ANIREDDY VASUDHA REDDY W/O. LATE VEERA REDDY A-402, HILLTOP, JUBILEE HILLS, HYDERABAD, HYDERABAD, Telangana, 500096, FILMNAGAR	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 KANDI PRABHAKAR REDDY::08/ [2305-1-2019-6937]	KANDI PRABHAKAR REDDY HYDERABAD	
2		 BASAVARAJU MURALI KR [2305-1-2019-6937]	BASAVARAJU MURALI KRISHNA HYDERABAD	

08th day of July, 2019

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9803 Name: Basavaraju Murali Krishna	S/O Basavaraju Jayaram, Hyderabad, Hyderabad, Andhra Pradesh, 500036	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX7863 Name: Anireddy Vasudha Reddy	W/O Anireddy Veera Reddy, Miryalaguda, Nalgonda, Telangana, 508207	

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BK-1, CS No 6937/2019 & Doct No
 6937/2019. Sheet 1 of 8
 Sub Registrar
 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

Bk-1, CS No 6937/2019 & Doct No
6895/2019 Sheet 2 of 8
Sub-Registrar
Miryalaguda

E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details		Address:				Photo
4	Aadhaar No: XXXXXXXX0527 Name: JONNALAGADDA SRINIVAS REDDY		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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	76780	0	0	0	76880
Transfer Duty	NA	0	28830	0	0	0	28830
Reg. Fee	NA	0	9610	0	0	0	9610
User Charges	NA	0	100	0	0	0	100
Total	100	0	115320	0	0	0	115420
Rs. 105610/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9610/- towards Registration Fees on the chargeable value of Rs. 1922000/- was paid by the party through E-Challan/BC/Pay Order No ,877MKH060719 dated ,06-JUL-19 of ,YESB/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 115320/-, DATE: 06-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1837124246504, PAYMENT MODE: NB-1000200, ATRN: 1837124246504, REMITTER NAME: JONNALAGADDA SRINIVAS REDDY, EXECUTANT NAME: ANIREDDY VASUDHA REDDY, CLAIMANT NAME: JONNALAGADDA SRINIVAS REDDY). Date: 08th day of July, 2019 Signature of Registering Officer Miryalaguda							

CERTIFICATE OF REGISTRATION

Registered as Document No 6895/2019
Book-I and Assigned the Identification
Number I-2305 - 6895 2019 for Scanning
28-8-7-2019


Sub-Registrar
Miryalaguda
ID SRIVAN,

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- 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. 9 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.09, admeasuring 197 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of 19,22,000/- (Rupees Nineteen 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:

1. The Vendor do hereby convey, transfer and sell the plot no.09, 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.19,22,000/-(Rupees Nineteen Lakhs Twenty Two Thousand Only) The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - i. Rs.15,00,000/-(Rupees Fifteen Lakhs Only) paid by way of cheque no.728712, dated 19.06.2019 issued by Housing Development Finance Corporation Ltd.,
 - ii. Rs.3,52,720/-(Rupees Three Lakhs Fifty Two Thousand Seven Hundred and Twenty Only) paid by way of cheque no.156829, dated 04.04.2018 drawn on Axis Bank, Miryalaguda, Nalgonda.
 - iii. Rs.69,280/-(Rupees Sixty Nine Thousand Two Hundred and Eighty Only) paid by way of cheque no.156833, dated 25.06.2019 drawn on Axis Bank, Miryalaguda, Nalgonda.
2. The Vendor hereby covenant that Scheduled Plot is the absolute property belonging to 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

I పుస్తకము 20/9 సం॥ 6895 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 8
కాగితము వరకు సంఖ్య 3

100000
సబ్-రెజిస్ట్రార్



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.

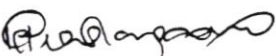
SCHEDULED PLOT

All that piece and parcel of land bearing plot no. 09, admeasuring about 197 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. 10
East	30' wide road
West	40' 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:

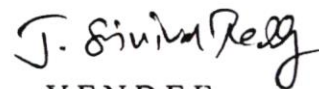
WITNESS:

1. 



VENDOR

2. 



VENDEE

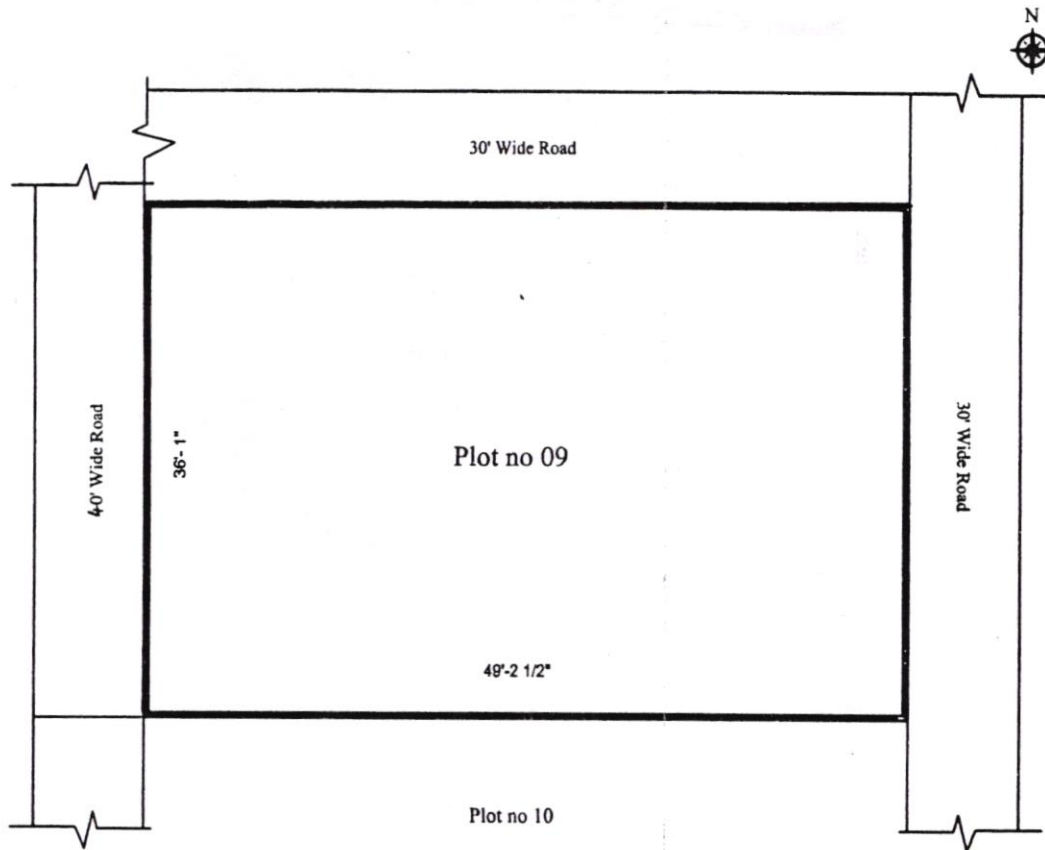
I పుస్తకము 20/9 సం. 6895 దస్తావేజు
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము వరకు సంఖ్య 4

సబ్-రిజిస్ట్రార్



ANNEXURE- A

Plan of the Scheduled Plot:



A. Vaidhehally

VENDOR

J. Srinivas Reddy

BUYER.

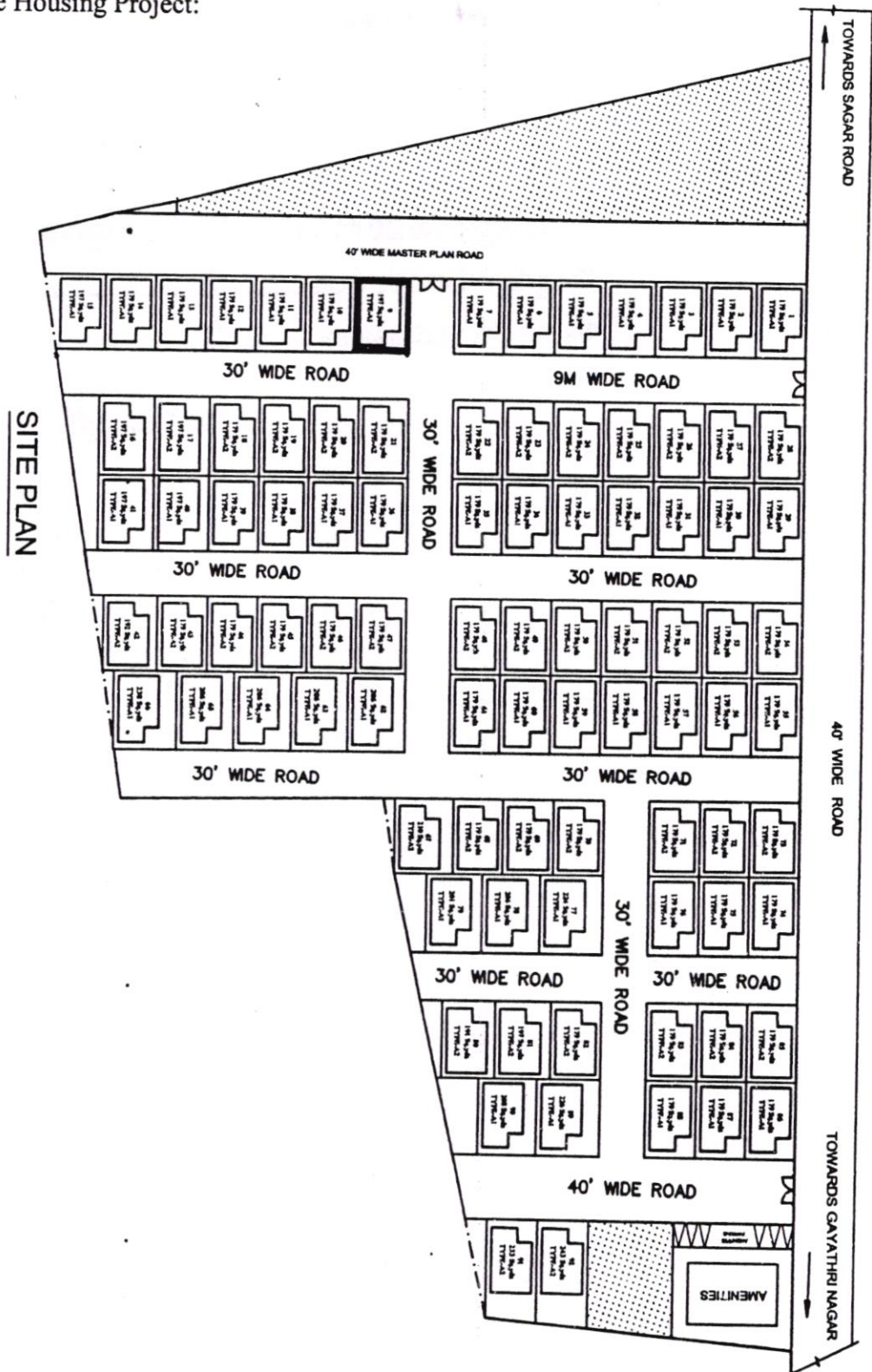
పుస్తకము 20/9 సం. 6895 దస్తావజా
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము వరకు సంఖ్య 5

సబ్-రిజిస్ట్రార్



ANNEXURE - B

Layout plan of the Housing Project:



A. V. Subudheke Reddy
VENDOR

J. Srinivas Reddy
BUYER.



I పుస్తకము 2019 సం. 6895 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము వరకు సంఖ్య 6

సబ్-రిజిస్ట్రార్



**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
rrREGISTRATION 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:

MR. JONNALAGADDA SRINIVAS REDDY
S/O. MR. J. BALRAM REDDY
R/O. H. NO. 18-1947
HANUMANPET
MIRYALAGUDA
NALGONDA - 508 207

GNATURE OF WITNESSES:

P. Srinivas

Heeral

A Vasudha Reddy
SIGNATURE OF THE VENDOR

J. Srinivas Reddy
SIGNATURE OF THE VENEE

I.....పుస్తకము 20/9నం.....6895నస్తాపజ
మొత్తము కాగితముల సంఖ్య.....8
ఈ కాగితము పరచు సంఖ్య.....7


సహ-రిజిస్ట్రార్



I 6895 దస్తావేజు
పుస్తకము 2019 సం..... 8
మొత్తము కాగితముల సంఖ్య..... 8
ఈ కాగితము చురుకైనది.....


సహ-రజిస్ట్రార్

