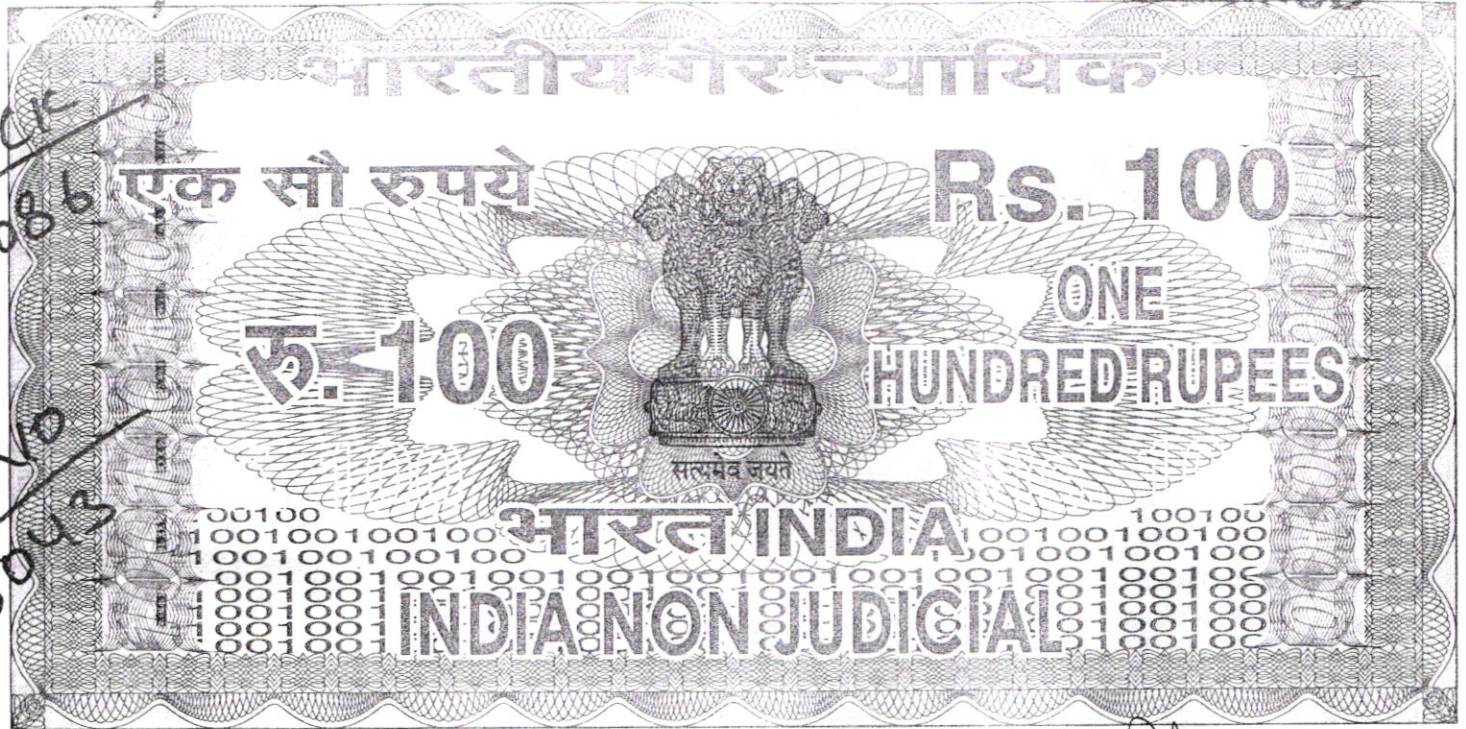




తెలంగాణ తెలంగాణ TELANGANA

S.No. 5482 Date: 23-06-2020

Sold to: A. VASUDHA REDDY

W/o. LATE VEEDA REDDY

For Whom: SELF

(Signature)

AA 263694

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 27th day of June 2020 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

Mrs. P. Krishnaveni, Wife of Mr. P. Srinivas, aged about 42 years residing at H. No. 9-84, Seetharamapuram, Miryalaguda - 508 207, Nalgonga, 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.

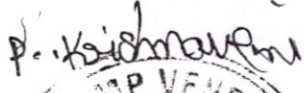
A Vasudha Reddy

*Received original documents of
Sale deed & agreement
of Construction
P. Krishnaveni*

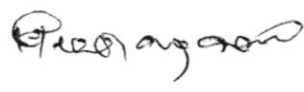
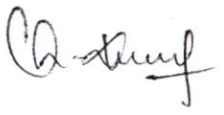
Presentation Endorsement:

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 27th day of JUN, 2020 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			P.KRISHNAVENI S/O. SRINIVAS H.NO-9-84 MIRYALAGUDA, DIST/NALAGONDA	
2	EX			ANIREDDY VASUDHA REDDY W/O. LATE VEERA REDDY A-402, HILLTOP, FILMNAGAR, HYDERABAD, HY DERABAD, Telangana, 500096, JUBILEE HILLS	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY AMBERPET	
2			CH KRISHNA SHERLINGAMPALLI	

27th day of June, 2020

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2635 Name: Chathiri Krishna	S/O Narasaiah Late, Golconda, Hyderabad, Andhra Pradesh, 500008	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX7868 Name: Anireddy Vasudha Reddy	W/O Anireddy Veera Reddy, Miryalaguda, Nalgonda, Telangana, 508207	

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Bk-1, CS No 5043/2020 & Doct No
5043/2020. Sheet 1 of 9
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

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX7248

W/O Podila Srinivas,

Name: Podila Krishnaveni

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						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 ,848SFB250620 dated 25-JUN-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 184500/-, DATE: 25-JUN-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4727131867315,PAYMENT MODE:CASH-1000200,ATRN:4727131867315,REMITTER NAME: P KRISHNAVENI,EXECUTANT NAME: A.VASUDHA REDDY,CLAIMANT NAME: P KRISHNAVENI).

Date:

27th day of June,2020

Signature of Registering Officer
Miryalaguda

Bk - 1, CS No 5043/2020 & Doct No 5002/2020. Sheet 2 of 9 Sub Registrar Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 5002 of 2019

Book-I and Assigned the Identification

Number I-23055002 2019 for Scanning

On 27.6.2020 2019

Sub-Registrar
MIRYALAGUDA.

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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. 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 Deed. In particular Mr. Sujay Reddy gifted plot / villa no. 68 to Mrs. Anireddy Vasudha Reddy vide gift deed dated 16.12.2017, registered as document no. 3277/2018 at SRO Miryalaguda.
- I. Accordingly, Mrs. Anireddy Vasudha Reddy, the Vendor herein, is the absolute owner of plot/villa no. 68 and is fully authorized to sell the same to any intending purchaser without any further reference to 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. 68, 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:

- M. The Vendor do hereby convey, transfer and sell the Plot no. 68, 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:
- i. Rs.10,00,000/-(Rupees Ten Lakhs Only) paid by way of D. D. No. 083298, dated 26.06.2020 issued by Union Bank of India, Miryalaguda.
 - ii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no.062828, dated 07.09.2019 drawn on Union Bank of India, Miryalaguda.
 - iii. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no. 066270, dated 02.03.2020 drawn on Union Bank of India, Miryalaguda.

A Vasudha Reddy

1
సంవత్సరము 2020 సం. 5002 దస్తావజ్
మొత్తము కాగితముల సంఖ్య 9
ఇది కాగితము వదిలిన సంఖ్య 2



- iv. Rs.4,22,500/-(Rupees Four Lakhs Twenty Two Thousand and Five Hundred Only) paid by way of cheque no. 062808, dated 06.11.2019 drawn on Union Bank of India, Miryalaguda.
- v. Rs.4,27,500/-(Rupees Four Lakhs Twnety Seven Thousand and Five Hundred Only) paid by way of cheque no. 005643, dated 26.06.2020 drawn on Union Bank of India, Miryalaguda.
- vi. Rs.2,00,000/-(Rupees Two Lakhs Only) paid by way of cheque no. 062822, dated 09.08.2019 drawn on Union Bank of India, Miryalaguda.
- vii. Rs.25,000/-(Rupees Twenty Five Thousand Only) paid by way of cheque no. 993464, dated 27.09.2019 drawn on Union Bank of India, Miryalaguda.

- N. 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.
- O. 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.
- P. The Vendor have this day delivered vacant peaceful possession of Scheduled Plot to the Vendee.
- Q. 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.
- R. 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.

A. Vasanth Reddy

I.....వృత్తము 2020 సం. 5002.....దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య.....9
ఈ కాగితము పరకు సంఖ్య.....4

సబ్-రెజిస్ట్రార్



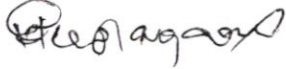
SCHEDULED PLOT

All that piece and parcel of land bearing Plot No. 68, admeasuring about 179 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:

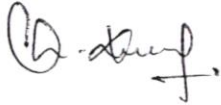
North	Plot No. 69
South	Plot No. 67
East	Plot No. 78 & 79
West	30' wide road

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. 

A. Vazeedh Reddy
VENDOR

2. 

P. Krishnam
VENDEE

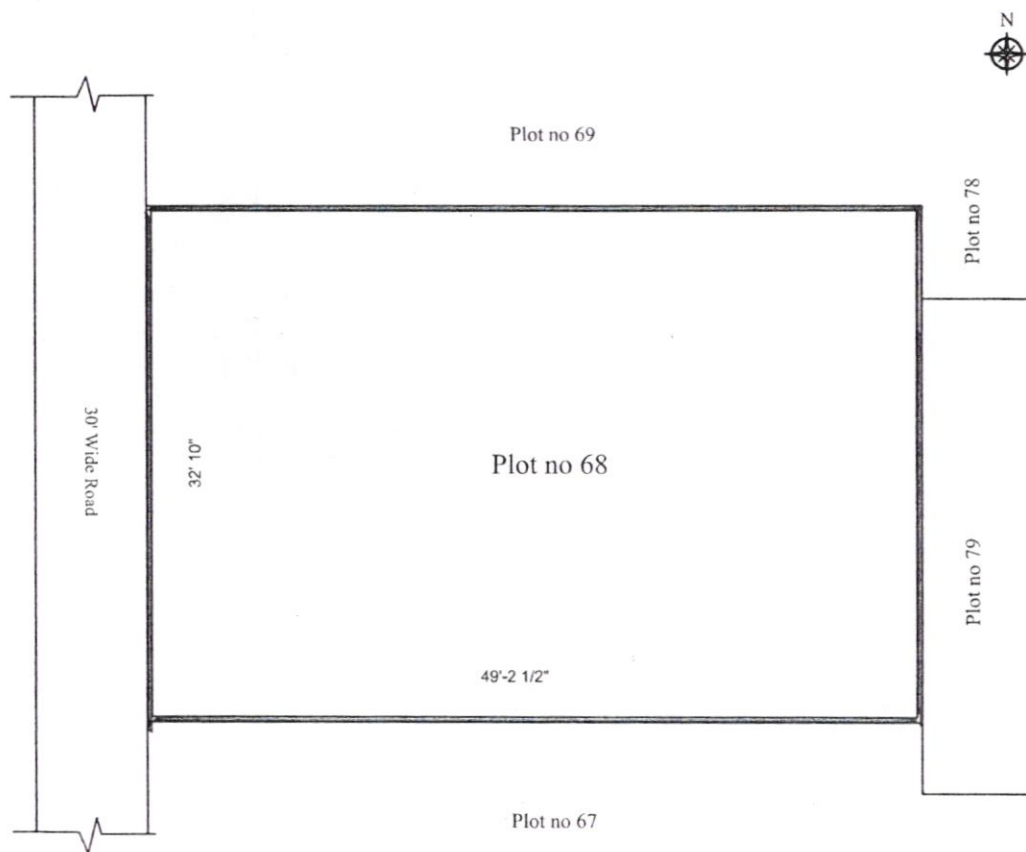
I...అస్తకము 2020 సం. 5002దస్త్రావహ
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము పరకు సంఖ్య 5


సహ-రెజిస్ట్రార్



ANNEXURE- A

Plan of the Scheduled Plot:



A. Vasu Dehreddy
VENDOR

P. Krishnaravi
VENDEE

ప్రస్తుతము 2020 సం. 5002 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 9
ఆ కాగితము పరకు సంఖ్య 6

సబ్-రెజిస్ట్రార్



ANNEXURE – B

Layout plan of the Housing Project:



A. Vasundha Reddy
VENDOR

P. K. S. L. S. S. S.
VENDEE

2 పుస్తకము 20వ సం. 5002 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 9
ఈ కాగితము నడుమ సంఖ్య

హైదరాబాద్



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

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

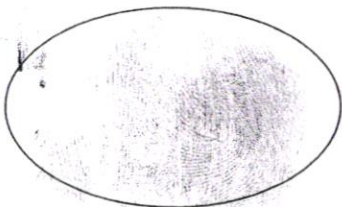
PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

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.



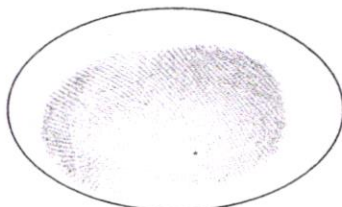
BUYER:

MRS. P. KRISHNAVENI
W/O. MR. P. SRINIVAS
R/O. H. NO. 9-84
SEETHARAMAPURAM
MIRYALAGUDA - 508 207
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:

1.

2.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE BUYER

I పుస్తకము 2020 సం 5002 దస్తావజ్
 ద్వారా గుర్తించబడిన సంఖ్య 9
 పరిశీలించబడిన సంఖ్య 8

Dey
 సబ్-రిజిస్ట్రార్



	ఆంధ్రప్రదేశ్ ప్రభుత్వం ఆంధ్రప్రదేశ్ ప్రభుత్వం
పేరు: W/O. అనెడ్డీ మీరెడ్డి 19-2, రెడ్డి బిల్డింగ్, రెడ్డి కాలనీ మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ పల్లె, ఆంధ్ర ప్రదేశ్, 508207	Address: W/O. Anireddy Yeera Reddy, House/Bldg./ Apt.: 10-2, Street/Road/ Lane: REDDY COLONY, Landmark: RAGHAVA THEATRE, Area/Locality/ Sector: MIRYALAGUDA, Village/Town/City:

A. Vasanthkumari

भारत सरकार
GOVERNMENT OF INDIA

పొదిల కృష్ణవెండి
Podila Krishnaveni
పుట్టిన తేదీ/ DOB: 04/07/1970
♀ / FEMALE

4658 1088 7248



भारतीय विशिष्ट पहचान
UNIQUE IDENTIFICATION AUTHORITY

విరునామా:
W/O: చొదిల వ్రహ్మన్, 9-84,
హిరణ్యపురం, మిర్యాలగూడ,
మిర్యాలగూడ, నల్గొండ,
ఆంధ్ర ప్రదేశ్ - 508207

Address:
W/O: Podila Srinivas
Seetharamapuram, 9-84,
Miryalaguda, Nalgonda,
Andhra Pradesh - 508207

P. Krishnaswami

RTA RANGAREDDY

2432 PRD/2001

KRISHNA CH
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERILINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050

Issued On: 22/05/2018

RTA RANGAREDDY

Non Transport	Light Motor Vehicle With Gear
Date of Validity Transport	10/06/2021
Date of Validity Badge No.	23/06/2021 343
Reference No.	DLRTS007
Original LA	RTA RAJ
Date of First Issue	11/06/200
Date of Birth Blood Group	01/07/197

Q. 21

54791995
PRABHAKAR REDDY K
K PADMA REDDY
23-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013

Non Transport	Light Motor With Gear
Date of Validity Transport	14/01/2024
Date of Validity Badge No.	
Reference No.	DLRTSC
Original LA.	RTA-H
Date of First Issue	04/01/
Date of Birth	15/01/
Blood Group	

The dragon

DU02007035/15

केवल भुगतान के खाते
A/c. Payee Only

मान्यता प्राप्त बैंक
VALID FOR THREE MONTHS FROM THE DATE OF ISSUANCE

यूनियन बैंक
Union Bank of India

क्रम सं.
Sr. No.

26062020
DDMMYY

मांगने पर अदा करें
ON DEMAND PAY

The Municipal Commissioner, Minjalaguda Municipality

को या उनके आदेश पर
OR ORDER

रुपये RUPEES One thousand & fifty rupees only

प्राप्त मूल्य के लिए
FOR VALUE RECEIVED

₹ 1050/-

BC. No. 43083297

प्रति यूनियन बैंक
To Union Bank of India

कृते यूनियन बैंक ऑफ इंडिया For Union Bank of India

Purchaser Name: Podila Srinivas
Key No: ZGG218097



PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA.
EM/PD/AG

प्राधिकृत हस्ताक्षरकर्ता

Please sign above

⑈083297⑈ 0000260000⑈ 000043⑈ 16

5002
20/06/2020
मिन्जलागुडा नगरपालिका
मुख्यालय
मुख्यालय

