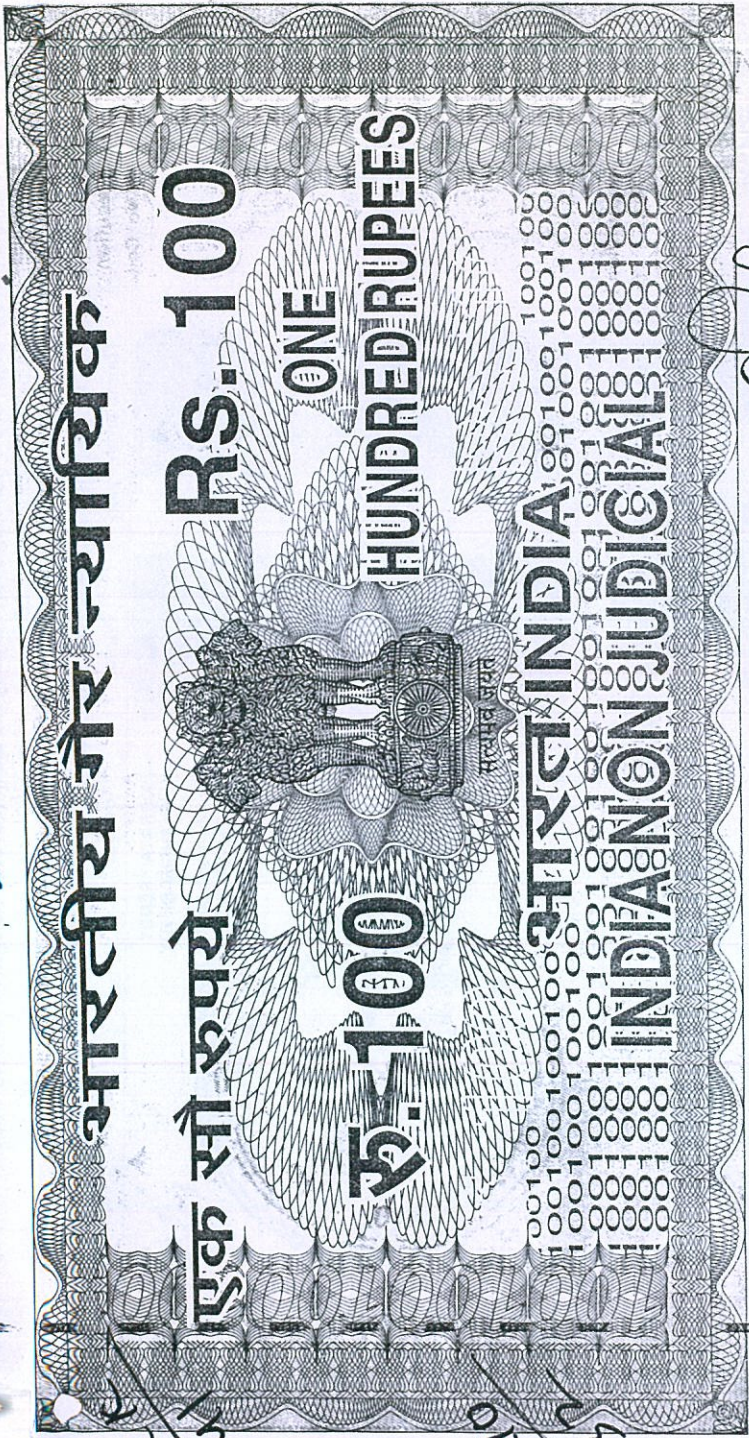


2686/2021



తెలంగాణ తేలంగానా TELANGANA

S.No. 230 Date: 16-01-2021

Sold to: Mrs. ANIREDDY VASUDHA REDDY

W/o. Late Shri. VEERA REDDY

For Whom: SELF & OTHERS

AF 402463

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 1st day of March 2021 at S.R.O, Miryalaguda, Nalgonda District by and between:

Shri. Anireddy Ajay Reddy, S/o. Late Veera Reddy aged about 34 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 59 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

Mr. K. Pratap Reddy, Son of Mr. K. Anant Reddy, aged about 66 years residing at H. No. 28-934, Vidya 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.

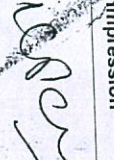
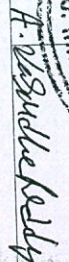
A. Vasudha Reddy

Page 1

Presentation Endorsement:

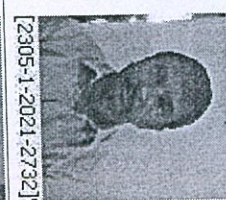
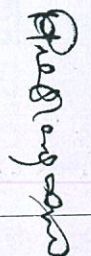
Presented in the Office of the Sub Registrar, Miryalaguda along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9750/- paid between the hours of _____ and _____ on the 07th day of MAR, 2021 by Sri A. Vasudha Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	CL			K. PRATAP REDDY S/O. ANANT REDDY H.NO-28-934 MIRYALAGUDA DIST.NALAGONDA	
2	EX			ANIREDDY VASUDHA REDDY (AGENT) W/O. VEERA REDDY FLOT NO-A-402 JUBILEE HILLS, HYDERABAD	



Bk - 1, CS No 2732/2021 & Doct No 2686/2021. Sheet 1 of 9 Sub Registrar Miryalaguda

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K. PRABHAKAR REDDY AMBERPET, HYDERABAD	
2			P. NARENDER UPPAL	

07th day of March, 2021

Signature of Sub Registrar
Miryalaguda

SI No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
		Address:	
1	Aadhaar No: XXXXXXXXX8423 Name: Pampari Narender	S/O P. Ramaiah, Uppal, K.v. Rangareddy, Telangana, 500076	
2	Aadhaar No: XXXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXXX7868 Name: Anireddy Vasudha Reddy	W/O Anireddy Veera Reddy, Miryalaguda, Nalgonda, Telangana, 508207	



Generated on: 07/03/2021 12:43:54 PM



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.

A. Vasudha Reddy

WCP

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXXX0316 Name: KANDUKURI PRATHAP 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					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	77900	0	0	78000
Transfer Duty	NA	0	29250	0	0	29250
Reg. Fee	NA	0	9750	0	0	9750
User Charges	NA	0	100	0	0	100
Mutation Fee	NA	0	1950	0	0	1950
Total	100	0	118950	0	0	119050

Rs. 107150/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9750/- towards Registration Fees on the chargeable value of Rs. 1950000/- was paid by the party through E-Challan/BC/Pay Order No, 745K7J150221 dated 15-FEB-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 118950/-, DATE: 15-FEB-21, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO: 9295003161922,PAYMENT MODE:CASH-1001138,ATFN:9295003161922,REMITTER NAME: K PRATAP REDDY)

REDDY,EXECUTANT NAME: ANIREDDY VASUDHA REDDY,CLAIMANT NAME: K PRATAP REDDY)

Date:
07th day of March,2021

Signature of Registering Officer
Miryalaguda

Certificate of Registration

Registered as document no. 2686 of 2021 of Book-1 and assigned the identification number 1 - 2305 - 2686 - 2021 for Scanning on 07-MAR-21 .

Registering Officer

Miryalaguda
(B.Saidulu)

Bk - 1, CS No 2732/2021 & Doct No 2686/2021. Sheet 2 of 9 Sub Registrar Miryalaguda



Generated on: 07/03/2021 12:43:54 PM



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.

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.86, admeasuring 179 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty 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. 86, 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.19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:

Anireddy Vasudha Reddy

ICPC



Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 3 of 9

Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM



- a. Rs.7,25,000/-(Rupees Seven Lakhs Twenty Five Thousand Only) paid by way of RTGS/NEFT.
- b. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no. 049982, dated 31.10.2019 drawn on Oriental Bank of Commerce, Hyderabad.
- c. Rs.5,00,000/-(Rupees Five Lakhs Only) paid by way of cheque no. 049974, dated 09.10.2019 drawn on Oriental Bank of Commerce, Hyderabad.
- d. Rs.2,25,000/-(Rupees Two Lakhs Twenty Five Thousand Only) paid by way of cheque no.000023, dated 02.06.2017 drawn on Andhra Bank, Sagar Road, Miryalagdua.

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 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.

A. Vasu Shetty

Upe



Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 4 of 9

Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM



SCHEDULED PLOT

All that piece and parcel of land bearing Plot No.86, 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	Compound Wall of Layout & 40' wide road
South	Plot No. 87
East	40' wide road
West	Plot No. 85

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. *P. R. S. Rao*

2. *P. R.*

A. V. S. S. S. S. S.

VENDOR

VCPC

VENDEE



Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 5 of 9

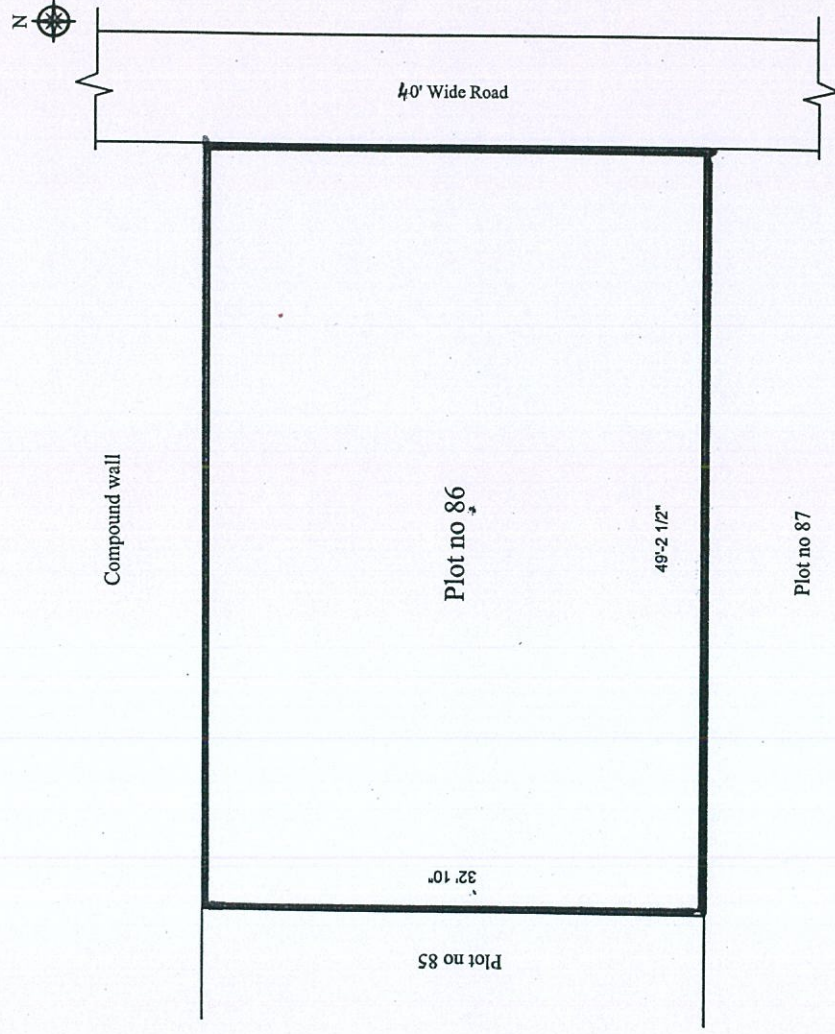
Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM



ANNEXURE-A

Plan of the Scheduled Plot:



A. Valsan Shetty

VENDOR

W. P. S.

VENDEE



Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 6 of 9

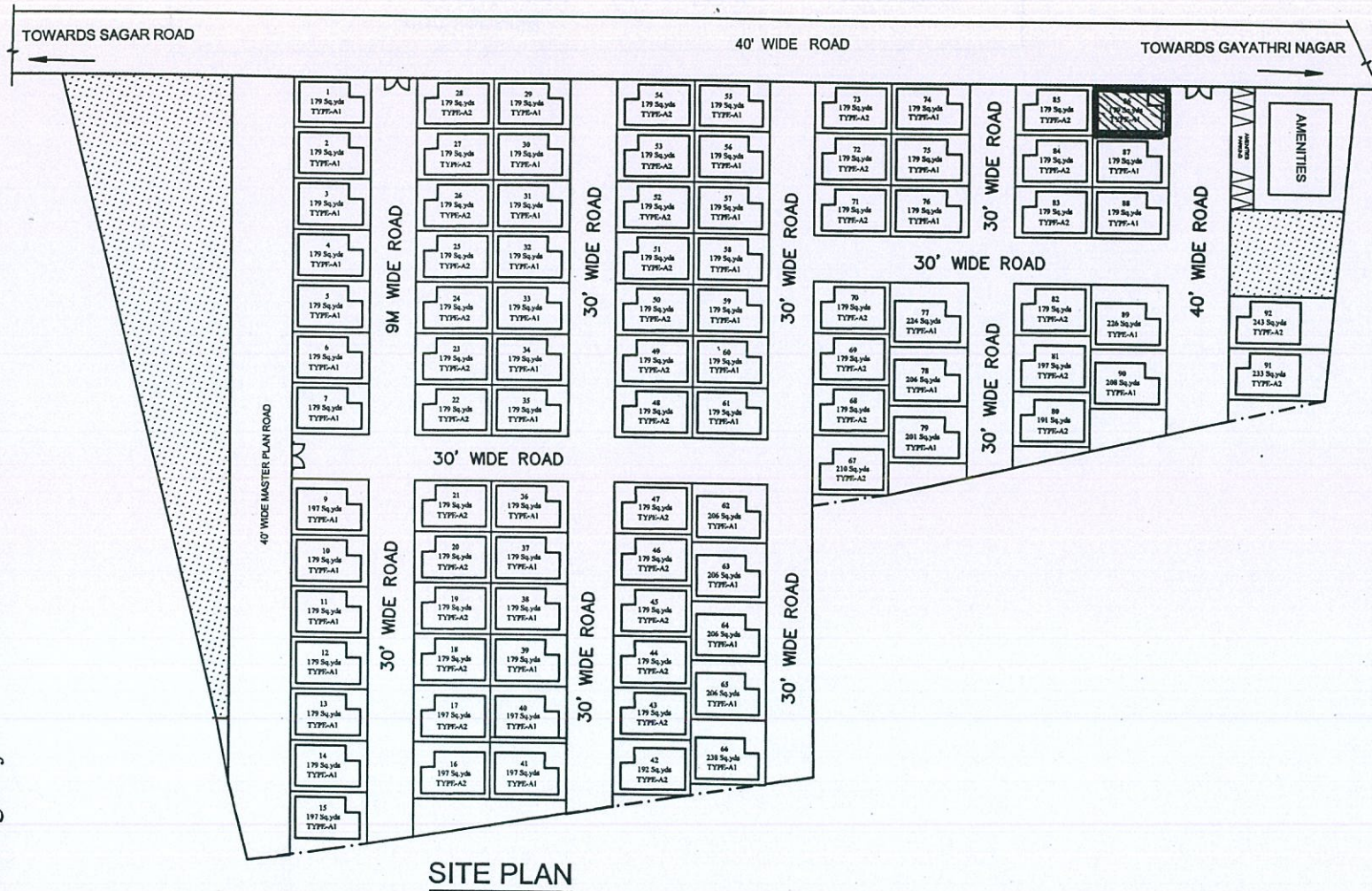
Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM



ANNEXURE - B

Layout plan of the Housing Project:



SITE PLAN

A. Vasundha Reddy

Upet

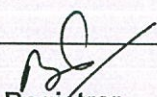
VENDOR



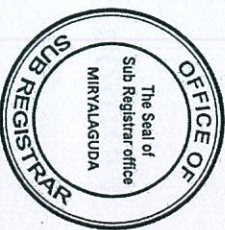


Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 7 of 9


Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

ఆంధ్రప్రదేశ్ సమూహ రెడ్డి
Anfrreddy Vasudha Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1962
స్త్రీ / Female

3812 1857 7868

ఆధార్ - సామాన్య ని హక్కు

భారత ప్రభుత్వ గుర్తింపు ప్రామాణిక సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: ఎం. ఆంధ్రప్రదేశ్ హౌస్ రెడ్డి
19-2, రెడ్డి వాచ్, రామన్ తిరుపతి
మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ
సెక్టర్ 5, ఆంధ్ర ప్రదేశ్, 508207

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

1800 180 1847
1847
Help @ Unique.gov.in
www.unique.gov.in
సం. పేజీ నె. 1847
మిర్యాలగూడ - 508207

భారత ప్రభుత్వం
Government of India

కంది ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

A. Vasudha Reddy

సమూహ సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కంది ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్య ని హక్కు

Prabhakar Reddy

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పంపాని నరేంద్ర
Pampani Narender

పుట్టిన తేదీ/ DOB: 17/04/1971
పురుషుడు / MALE

9394 8912 8423

భారత ప్రభుత్వ గుర్తింపు ప్రామాణిక సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: ఎం. ఆంధ్రప్రదేశ్ హౌస్ రెడ్డి
3-13-64/10, మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ
సెక్టర్ 5, ఆంధ్ర ప్రదేశ్ - 500076

Address: S/O. P. R. Narender, 3-13-64/10,
miryala nagar, miryala nagar, Uppal,
K.V. Rangaswamy, -
Andhra Pradesh - 500076

సమూహ సంఖ్య: 3-13-64/10, మిర్యాలగూడ, మిర్యాలగూడ
సెక్టర్ 5, ఆంధ్ర ప్రదేశ్ - 500076

10/07/2013

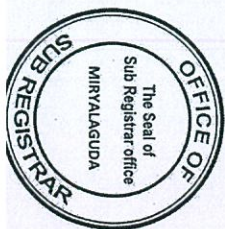


Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 8 of 9

Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM



భారత ప్రభుత్వం
Government of India

కందుకూరి ప్రాథ్ రెడ్డి
KANDUKURI PRATHAP REDDY
పుట్టిన తేదీ/DOB: 19/03/1954
పురుషుడు/ MALE

2546 1676 0316
VID: 9106 2350 7149 6394

నా ఆధార్, నా గుర్తింపు

ఆర్

QR Code with Photograph

భారత ప్రభుత్వం ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
28-934, మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ,
నల్గొండ, తెలంగాణ - 508207
Address:
28-934, MIRYALAGUDA, MIRYALAGUDA,
Miryalaguda, Nalgonda,
Telangana - 508207

2546 1676 0316
VID: 9106 2350 7149 6394

భారత ప్రభుత్వం ప్రభుత్వం
Unique Identification Authority of India

ఆర్

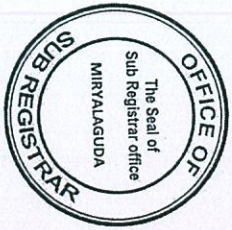


Bk - 1, CS No 2732/2021 & Doct No
2686/2021.

Sheet 9 of 9

Sub Registrar
Miryalaguda

Generated on: 07/03/2021 12:43:54 PM





Government of Telangana
Registration And Stamps Department

2686/2021

SRO Name: 2305 Miryalaguda

Payment Details - Citizen Copy - Generated on 07/03/2021, 11:29 AM

Receipt No: 2837

Receipt Date: 07/03/2021

Name: A.VASUDHA REDDY

CS No/Doct No: 2732 / 2021

E-Challan No: 745K7J150221

Transaction: Sale Deed

Challan No:

Chargeable Value: 1950000

DD Dt:

E-Challan Dt: 15-FEB-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				9750
Transfer Duty /TPT				29250
Deficit Stamp Duty				77900
User Charges				100
Mutation Charges				1950

RECEIVED

