



తెలంగాణ తెలంగాణ TELANGANA

Y 478377

S.No. 4038 Date: 21-05-2020

Sold to: A. VASUDHA REDDY

W/o. LATE A. 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

SALE DEED

This Sale Deed is made and executed on this the 23rd day of May 2020 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

Mr. G. Madhu, Son of Mr. G. Anantha Ramulu, aged about 45 years residing at Flat No. 204, Sai Enclave, Ashok Nagar, Miryalaguda, Nalgonda - 508 207, hereinafter referred to as the 'Vendee'.

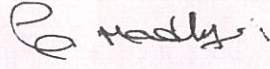
The terms Vendor and Vendee shall mean and include its successors in interest, administrators, executors, nominees, assignees, heirs, legal representatives, etc.

received by
vigilant demand
and self-Debt Agreement
and construction
R. Madhu
21/2/2020 A Vasudha Reddy

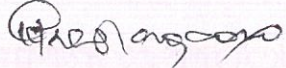
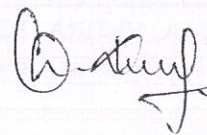
Presentation Endorsement:

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. 7855/- 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):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 G.MADHU::27/06/2020.] [2305-1-2020-5037]	G.MADHU S/O. ANANTHA RAMULU FALT NO-204 SAI ENCLAVE MIRYALAGUDA, DIST/NALAGONDA	
2	EX		 [2305-1-2020-5037]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		 [2305-1-2020-5037]WITNES	K PRABHAKAR REDDY AMBERPET	
2		 [2305-1-2020-5037]WITNES	CH KRISHNA SHERLINGAMPALLI	

27th day of June,2020

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

Sl 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 5037/2020 & Doct No
504/2020. 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. 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

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX9165
Name: GARLAPATI MADHU

Anumula, Nalgonda, Andhra Pradesh, 508377



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	62740	0	0	0	62840
Transfer Duty	NA	0	23565	0	0	0	23565
Reg. Fee	NA	0	7855	0	0	0	7855
User Charges	NA	0	100	0	0	0	100
Total	100	0	94260	0	0	0	94360

Rs. 86305/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7855/- towards Registration Fees on the chargeable value of Rs. 1571000/- was paid by the party through E-Challan/BC/Pay Order No ,588RKM200520 dated ,20-MAY-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 94260/-, DATE: 20-MAY-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5305582346329, PAYMENT MODE: CASH-1000200, ATRN: 5305582346329, REMITTER NAME: MR. G. MADHU, EXECUTANT NAME: MRS. ANIREDDY VASUDHA REDDY, CLAIMANT NAME: MR. G. MADHU).

Date:

27th day of June, 2020

Signature of Registering Officer
Miryalaguda

Bk - 1, CS No 5037/2020 & Doct No
5004/2020. Sheet 2 of 8
Sub Registrar
Miryalaguda

CERTIFICATE OF REGISTRATIONRegistered as Document No 5004 of 2019

Book-I and Assigned the Identification

Number I-2305- 5004 2020 for ScanningOn 27-6-2020

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 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, Miryalaguda.
- 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.80, admeasuring 191 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.15,71,000/-(Rupees Fifteen Lakhs Seventy One 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. 80, admeasuring 191 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. 15,71,000/-(Rupees Fifteen Lakhs Seventy One Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.5,00,000/(Rupees Five Lakhs Only) paid by way of cheque no.210335, dated 10.04.2018 drawn on State Bank of India, Miryalaguda.
 - b. Rs.4,00,000/(Rupees Four Lakhs Only) paid by way of cheque no.210340, dated 30.07.2018 drawn on State Bank of India, Miryalaguda.
 - c. Rs.3,00,000/(Rupees Three Lakhs Only) paid by way of cheque no.298693, dated 20.05.2020 drawn on State Bank of India, Miryalaguda.
 - d. Rs.2,50,000/(Rupees Two Lakhs Fifty Thousand Only) paid by way of cheque no.298687, dated 02.08.2019 drawn on State Bank of India, Miryalaguda.
 - e. Rs.1,21,000/(Rupees One Lakhs Twenty One Thousand Only) paid by way of cheque no.298688, dated 03.08.2019 drawn on State Bank of India, Miryalaguda.

A Vasudha Reddy

I స్వయం సేవ కేంద్రము 2022 వ సం 5004 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము పరిశుభ్రము సంఖ్య 3

సచి-రిజిస్ట్రార్



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.

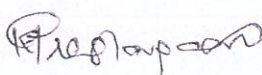
SCHEDULED PLOT

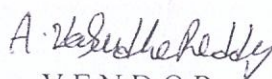
All that piece and parcel of land bearing Plot No. 80, admeasuring about 191 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan and layout annexed hereto as Annexure - A and Annexure - B respectively and bounded on:

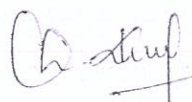
North	Plot No. 81
South	Tot-Lot
East	Plot No. 90 & Tot-Lot
West	30' wide road

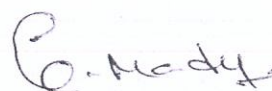
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 


VENDOR

2. 

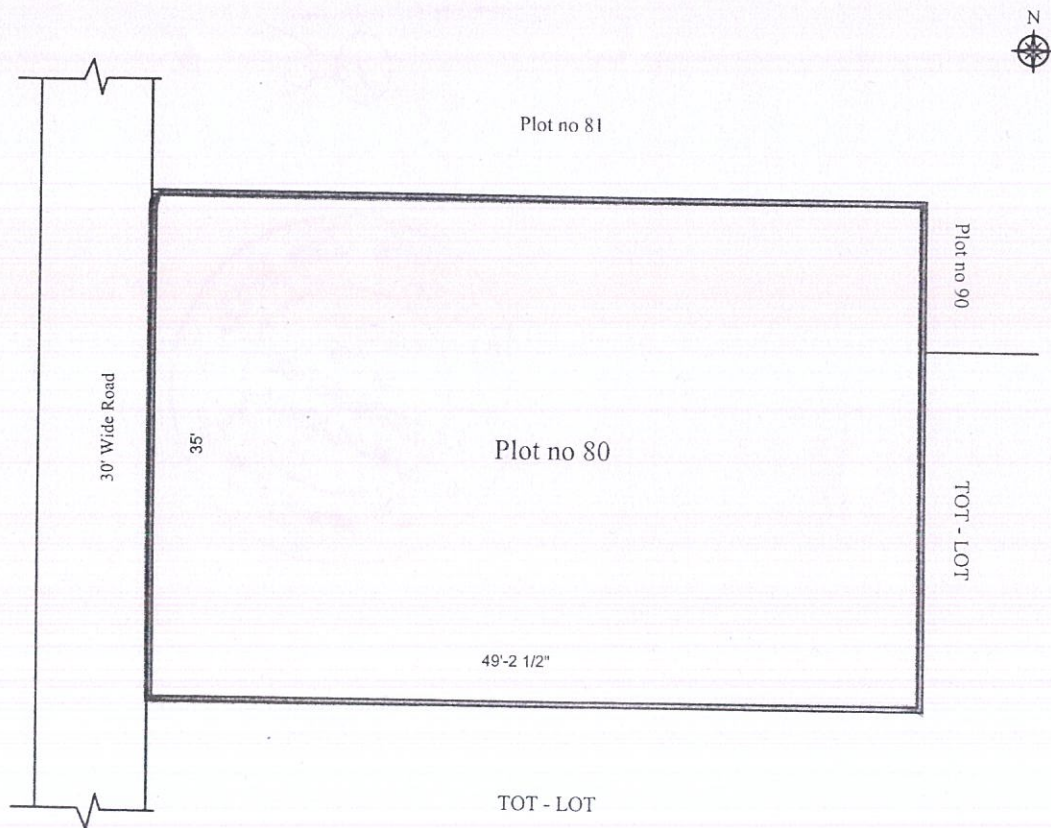

VENDEE

7. సృష్టకము 2020 సం 5004 దస్తావజు
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము పరకు గలది 4
10/1



ANNEXURE- A

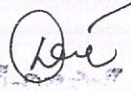
Plan of the Scheduled Plot:



A. Vasudha Reddy
VENDOR

C. Madhu
VENDEE

T. పుస్తకము 2000 సం. 5004 దస్తావజ్జ
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము పదము సంఖ్య 5





ANNEXURE - B

Layout plan of the Housing Project:



A Vasudha Reddy

VENDOR

C. Madhav

VENDEE

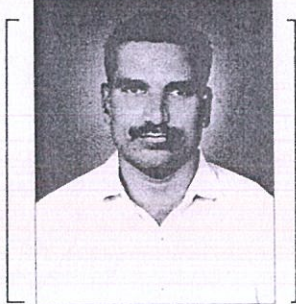


T. మువ్వకము 2020 సం. 5004 దస్తావజ్
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము వలకు సంఖ్య 6

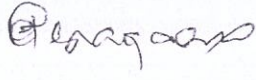
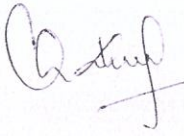
సచి-రిజిస్ట్రార్

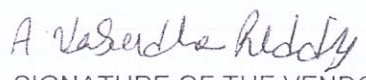


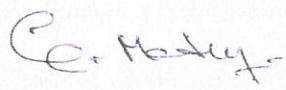
PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<u>VENDOR:</u> 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
			<u>VENDEE:</u> MR. G. MADHU S/O. MR. G. ANANTHA RAMULU R/O. FLAT NO. 204, SAI ENCLAVE ASHOK NAGAR MIRYALAGUDA NALGONDA - 508 207.
			<u>WITNESS:</u> 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:

- 
- 


SIGNATURE OF THE VENDOR


SIGNATURE OF THE VENDEE

I. పూర్వము 20 వ సం 5004 మహావజ్ర
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము చదువు సంఖ్య 2

సర్ది



ఆంధ్ర రిపబ్లిక్
Andreddy Vasudha Reddy

జన్మ తేదీ/Year of Birth: 1982
స్త్రీ / Female

7368

అధార్ - సామాన్య హక్కు

చిరునామా: W/O: ఆంధ్ర రిపబ్లిక్
19-2, రిడ్డి కాలనీ, రిడ్డి కాలనీ
మిర్యాలగూడ, మిర్యాలగూడ, మిర్యాలగూడ
పట్టణం, ఆంధ్ర ప్రదేశ్, 508207

Address: W/O: Andreddy
Vasudha 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
1480 128 7047

http://aardh.gov.in

www.aardh.gov.in

ఆంధ్ర రిపబ్లిక్ 1947
పట్టణం 508207



భారత ప్రభుత్వం
Government of India

గౌరవనీయ
GARLAPATI MADHU
కృష్ణ తేదీ/DOB: 20/04/1973
పురుషుడు/MALE

మీ ఆధార్ సంఖ్య / Your Aardhar No. :

7026 8705 9165

VID : 9143 0612 4883 4590

నా ఆధార్, నా గుర్తింపు

Download Date: 04/07/2018

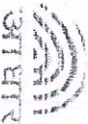
To

గౌరవనీయ
GARLAPATI MADHU
S-111/2
VEERAJAH NAGAR
ANUMULA MANDALAM
HALIYA
Anumula
Haliya
Nalgonda Andhra Pradesh - 508377
9866012390

రిజిస్ట్రేషన్/Enrolment No.: 2020/10218/07619

Unique Identification Authority of India
Government of India

భారత ప్రభుత్వం



INDIAN UNION DRIVING LICENCE
TELANGANA STATE

54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Issued On: 18/12/2014

RTA-HYD

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle
With Gear

Date of Validity
Transport

14/01/2024

Date of Validity
Badge No.

Reference No.

DLRTS0111176314

Original LA.

RTA-HYDERABAD-EZ

Date of First Issue

04/01/1995

Date of Birth

15/01/1974

Blood Group

Prabha Reddy

D00200705/14

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

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



Issued On: 22/06/2018

RTA RANGAREDDY

Non Transport

Light Motor Vehicle Non Transport Motor Cycle
With Gear

Date of Validity
Transport

10/06/2021

Date of Validity
Badge No.

23/05/2021 (Transport)

Reference No.

DLRTS007658418

Original LA.

RTA RANGAREDDY

Date of First Issue

11/06/2001

Date of Birth

01/07/1976

Blood Group

Ch. Narasiah

भारतीय स्टेट बैंक
जारी करने वाली State Bank of India
Issuing Branch: MIRYALAGUDA
कोड नं / CODE No: 06317
Tel No. 08689-231305

बैंकर्स चेक
BANKERS CHEQUE

Key: VEDJQQ
Sr. No: 491787

2 2 0 5 2 0 2 0
D D M M Y Y Y Y

PAY THE COMMISSIONER MIRYALAGUDA MUNICIPALITY*****

को या उनके आदेश पर

रुपये RUPEES One Thousand Fifty Only

OR ORDER

अदा करें ₹ 1050.00

IOI 000484323790
Name of Applicant

Key: VEDJQQ Sr. No: 491787
GARLAPATI MADHU

AMOUNT BELOW 1051(1/4)

हुते भारतीय स्टेट बैंक
FOR STATE BANK OF INDIA

अहस्तातरणीय / NOT TRANSFERABLE

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

प्रामाणिक हस्ताक्षरकर्ता
Y. Ravi Kishore Kumar
SS. No. 10866
PF. No. 6368271
Field Officer (PER)
SBI, Miryalguda Br.-06317

शाखा प्रबंधक
BRANCH MANAGER

अहस्तातरणीय चेक दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है।
NOT VALID UNLESS SIGNED BY TWO OFFICERS

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मैत्रिमु कारिचमुल सं० 8
कारिचमु नरकु सं० 8
नरकु चिह्नक

