



తెలంగాణ తెలంగాణ TELANGANA

S.No. 20278 Date: 06-11-2019

Sold to: Mrs. ANIREDDY VASUDHA REDDY

W/o. Late Shri VEERA REDDY

For: 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

X 747477

SALE DEED

This Sale Deed is made and executed on this the 23th day of June 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. K. Tejaswin, Son of Mr. K. Ramesh, aged about 33 years, Occupation: Service residing at H. No. 18-1788, Saibaba Temple Road, Hanumanpet, 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.

Received by original
A Vasudha Reddy

Under Section 32-A of Registration Act, 1908 and fee of Rs. 7625/- 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

1 CL



K. TEJASWINI: 27/06/2020.
[2305-1-2020-5036]

K. TEJASWINI
S/O. RAMESH
H.NO-18-1/788 HANUMANPET
MIRYALAGUDA, DIST.NALAGONDA

Signature/lnk Thumb
Impression
K. Tejswini



[2305-1-2020-5036]EX-999-2.

ANIREDDY VASUDHA REDDY (G.P.A
AGENT)
W/O. VEERA REDDY
FL OT NO A-402 JUBILEE HILLS,
HYDERABAD

A. Vasudha Reddy

Identified by Witness:
SI No Thumb Impression

Photo

Name & Address

Signature

SI No Thumb Impression



K. PRABHAKAR REDDY
AMBERPET

K. Prabhakar

SI No Thumb Impression



CH KRISHNA
SHERLINGAMPALLI

Ch. Krishna

SI No Thumb Impression



S/O Narasalah Lalo,
Golconda, Hyderabad, Andhra Pradesh, 500008

Signature of Sub Registrar
Miryalaguda
[Signature]

27th day of June, 2020

SI No Aadhaar Details

Address:

Photo

1 Aadhaar No: XXXXXXXXX2635

Name: Chathiri Krishna



2 Aadhaar No: XXXXXXXXX9204

Name: Kandi Prabhakar Reddy



3 Aadhaar No: XXXXXXXXX7866

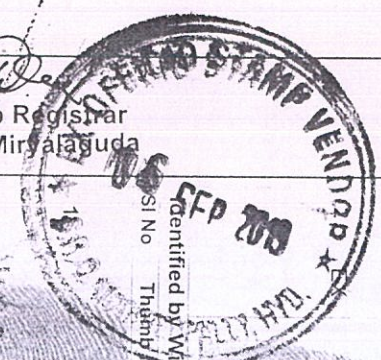
Name: Anireddy Vasudha Reddy



W/O Anireddy Veera Reddy,
Miryalaguda, Nalgonda, Telangana, 508207

Bk - 1, CS No 5036/2020 & Doct No
4998/2020 Sheet 1 of 8

Sub Registrar
Miryalaguda



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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, Miryalaguda.
- 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



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of				DD/BC/ Pay Order	Total
			E-Challan	Cash	Stamp Duty u/s 16 of IS act			
Stamp Duty	100	0	60900	0	0	0	0	61000
Transfer Duty	NA	0	22875	0	0	0	0	22875
Reg. Fee	NA	0	7625	0	0	0	0	7625
User Charges	NA	0	100	0	0	0	0	100
Total	100	0	91500	0	0	0	0	91600

Rs. 83775/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 7625/- towards Registration Fees on the chargeable value of Rs. 1525000/- was paid by the party through E-Challan/BC/Pay Order No. 227LF9200520 dated 20-MAY-20 of .SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 91500/-, DATE: 20-MAY-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO 0830103878506, PAYMENT MODE: CASH-1000200, ATRN: 0830103878506, REMITTER NAME: MR. K. TEJASWIN, EXECUTANT NAME: MRS. ANIREDDY VASUDHA REDDY, CLAIMANT NAME: MR. K. TEJASWIN)

Date:
27th day of June, 2020

Signature of Registering Officer
Miryalaguda

Bk - 1, CS No 5036/2020 & Doct No
4998/2020. Sheet 2 of 8

Sub Registrar
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No 4998 of 2019

Book-I and Assigned the Identification

Number 1-2305 4998 2019 for Scanning

on 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, 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.83, admeasuring 179 sq. yds. hereinafter referred to as the 'Scheduled Plot', forming part of the Scheduled Land, for a consideration of Rs.15,25,000/-(Rupees Fifteen Lakhs Twenty 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. 83, 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. 15,25,000/-(Rupees Fifteen Lakhs Twenty Five Thousand Only). The Vendor hereby admit and acknowledge the receipt of the said consideration in the following manner:
 - a. Rs.11,50,000/-(Rupees Elelven Lakhs Fifty Thousand Only) paid by way of cheque no.154907, dated 17.06.2020 issued by Housing Development Finance Corporation Ltd., towards housing loan disbursement.
 - b. Rs.3,75,000/-(Rupees Three Lakhs Seventy Five Thousand Only) paid by way of cheque no.214933, dated 26.02.2020 drawn on State Bank of India, Nirmal Town Branch, Adilabad District.
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

శ్రీమద్వసు 2020 సం. 4998 రెవెన్యూ
మొత్తము కాగితముల సంఖ్య 8
ఈ కాగితము వదకు సంఖ్య 2

సచి-రాజుపాటి
(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

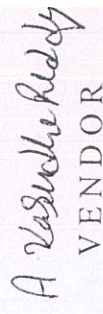
All that piece and parcel of land bearing Plot No. 83, admeasuring about 179 sq. yds, in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No.786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, marked in red in the plan and layout annexed hereto as Annexure - A and Annexure - B respectively and bounded on:

North	Plot No. 84
South	30' wide road
East	Plot No. 88
West	30' wide road

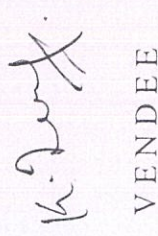
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

1. 


VENDOR

2. 


VENDEE

8

2800

4998

8

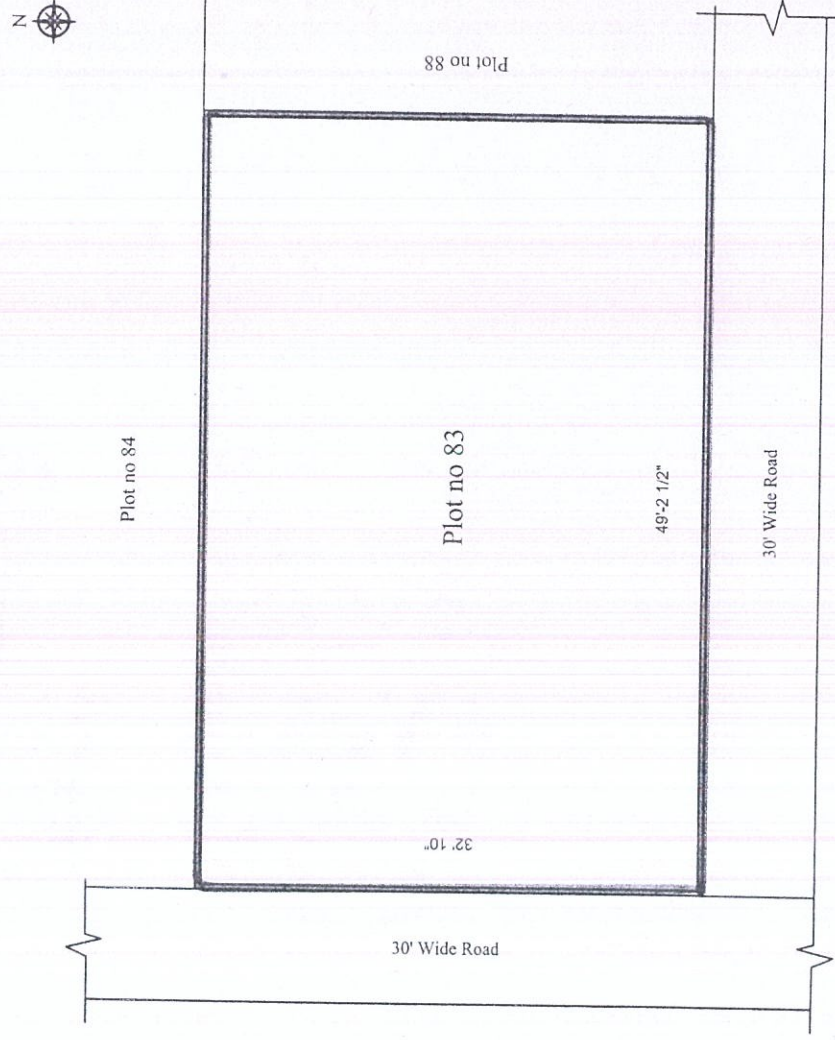
4

Don



ANNEXURE - A

Plan of the Scheduled Plot:



A. Vasanth Reddy

VENDOR

K. Durga

VENDEE

2020 498
8
5
2020



VENDOR

A. U. S. and the Reddy

2

ANNEXURE - B

Layout plan of the Housing Project:

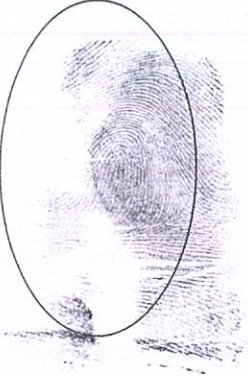
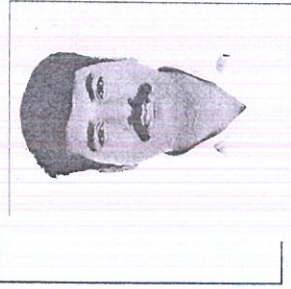


2. உறுத்தலு 2020-2021 4998 வறுத்த
உறுத்தலு காரியமலு செல்லு 8
உறுத்தலு காரியமலு செல்லு 6

45-00000



**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. K. TEJASWIN S/O. MR. K. RAMESH R/O. H. NO. 18-1788 SAIBABA TEMPLE ROAD HANUMANPET MIRYALAGUDA - 508 207 NALGONGA.
			<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:

1. 

2. 


SIGNATURE OF THE VENDOR


2. పుస్తకము నంబు 4998 పుస్తకము
మొత్తము కార్గిటముల సంఖ్య 8
ఈ కార్గిటము కందు సంఖ్య 7

చదువరి 





భారత ప్రభుత్వము
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్ / Enrollment No.: 2081/40002/86441

To
కోక్కల తేజస్వినీ
Kokkola Tejaswin
S/O: Ramesh,
18-1788 hanuman peta
sai baba temple road
VTC: Miryalaguda,
PO: Sanjay Nagar,
Sub District: Miryalaguda, District: Nalgonda,
State: Telangana,
PIN Code: 508207,
Mobile: 9000956922



UA042008835IN

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4296 4693 1385

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వము
Government of India



కోక్కల తేజస్వినీ
Kokkola Tejaswin
పుట్టిన తేదీ / DOB : 22/05/1986
పురుషుడు / MALE



4296 4693 1385

నా ఆధార్, నా గుర్తింపు

29/01/2013

Non Transport

Light Motor Vehicle
With Gear

Date of Validity
Transport
14/01/2024

Date of Validity
Badge No.

Reference No.
DLRTS011172

Original LA.
RTA-HYDE

Date of First Issue
04/01/1995

Date of Birth
15/01/1974

Blood Group

Prabha

Light Motor Vehicle
With Gear

10/05/2021
Motor Gto

23/05/2021 (T)
313

DLRTS007550

RTA RANGA

11/06/2001

Non Transport

Date of Validity
Transport

Date of Validity
Badge No

Reference No

Original LA

Date of First Issue

Prabha

ఆంధ్రప్రదేశ్ ప్రభుత్వం
Andhra Pradesh Government

పుట్టిన తేదీ / Year of Birth: 1982
పు / Female

4296 4693 1385

ఆధార్ - సామాన్యని హక్కు

A. V. Reddy

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



54791995

PRABHAKAR REDDY K

K PADMA REDDY

23-64/10/24

JAISWAL GARDEN

AMBERPET

AMBERPET

HYDERABAD - 500013

Issued On: 18/12/2014 RTA-HYD

2. పన్నులు నిబం 4998 చివరికి

మొత్తము కలిపియు సంఖ్య 8

ఈ కారితము చూపు సంఖ్య 8

సచివశాసనము





Government of Telangana
Registration And Stamps Department

4998

Payment Details - Citizen Copy - Generated on 27/06/2020, 11:35 AM

SRO Name: 2305 Miryalaguda

Receipt No: 5318

Receipt Date: 27/06/2020

Name: A.VASUDHA REDDY

Transaction: Sale Deed

Chargeable Value: 125000

DD No:

DD Dt:

Bank Name:

Bank Branch:

E-Challan Bank Name: SEIN

E-Challan Bank Branch:

CS No/Docr No: 5036 / 2020

Challan No:

Challan Dt:

E-Challan No: 227LF9200520

E-Challan Dt: 20-MAY-20

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Total:

Amount Paid By

Cash

Challan

DD

E-Challan

7625

22875

60900

100

91500

In Words: RUPEES NINETY ONE THOUSAND FIVE HUNDRED ONLY

RECEIVED

20/7/20



Government of Telangana
Registration And Stamps Department

4998

Payment Details - Citizen Copy - Generated on 27/06/2020, 11:35 AM

SRO Name: 2305 Miryalaguda

Receipt No: 5318

Receipt Date: 27/06/2020

Name: A.VASUDHA REDDY

Transaction: Sale Deed

Chargeable Value: 1525000

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: SEIN

E-Challan Bank Branch:

CS No/Doct No: 5036 / 2020

Challan No:

Challan Dt:

E-Challan No: 227LF9200520

E-Challan Dt: 20-MAY-20

Account Description

Registration Fee

Transfer Duty /TPT

Deficit Stamp Duty

User Charges

Total:

Amount Paid By

Cash

Challan

DD

E-Challan

7635

22875

60900

100

91500

In Words: RUPEES, NINETY ONE THOUSAND FIVE HUNDRED ONLY

RECEIVED

20/7/20

