

8219/17

Doc. No. 8090/2017



తెలంగాణ తెలంగాణ TELANGANA

SI.No: 2493 Date: 22/11/17 Rs. 100/-

Sold To: Alla srinivasa Reddy & A.veera Reddy
For whom Hallmark Housing Infra T/o Rekha

R. S. H 107565

REVALA SURESH
LICENSE STAMP VENDOR
Lic. No. 15-25-009/2015
H.No. 2-162/Aziz Nagar (Village),
Moinabad (Mandal), R.R. Dist.
Ph: 7842100848

SALE DEED

This Deed of Sale is made and executed on this 23rd day of November 2017, at S.R.O. Gandipet, Ranga Reddy District by and between:

Smt. B.PADMA REKHA W/o. Sri GANGA BHAVAN REDDY D/o. B.G.K.REDDY, aged about 42 years, Occupation: Household, R/o. H.No.174/A/A/1, MLA Colony, Road No-12, Banjara Hills, Hyderabad-500034. Pan No.AAOPL8490K

(Hereinafter called the "VENDOR" which expression shall mean and include all her legal heirs, representatives, executors, administrators, assignees etc)

Padma Rekha

S. Vinoda.

For HALLMARK HOUSING INFRA

Joseph Srinani
Partner

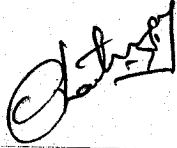
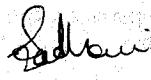
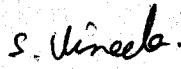
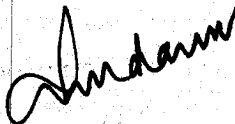
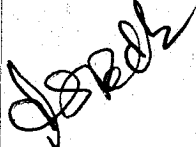
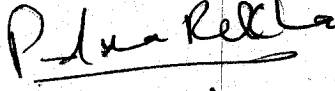
3 Sadham

4 Chaitanya

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 217175/- paid between the hours of 2 and 3 on the 23rd day of NOV, 2017 by Sri B.P.Rekha

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
	CL		 CHAITANYA KUMAR I [1525-1-2017-8319]	CHAITANYA KUMAR REDDY JONNALA S/O. VENA REDDY, JONNALA 142-VN/P-43/P, VAISHNAVI NAGAR, HYDERABAD, HYDERABAD, Tel angana, 500072, KUKATPALLY	
	CL		 SOMA MADHAVI: 23/11/20 [1525-1-2017-8319]	SOMA MADHAVI W/O. SOAM RAMANA REDDY FLAT NO.303, FLAMINGO APARTMENTS, HYDERABAD, HYDERAB AD, Telangana, 500089, NEKNAMPUR	
3	CL		 VINEELA SABHANAM [1525-1-2017-831]	VINEELA SABHANAM W/O. SABHANAM RAM SRIDHAR KUMAR PLOT NO.798, SECRETARIAT COLONY , PUPPALGUDA, HYDERABAD, Telangan a, 500089, SREE RAMA NAGAR	
4	CL		 KANDULA ASOKA VAI [1525-1-2017-8319]	KANDULA ASOKA VARDHAN S/O. LATE K.RAMI REDDY FLAT NO.303, HALLMARK RAINBOW, GANDIPET, RANGA REDDY , Telangana, 500089, NEKNAMPUR	
5	CL		 M/S HALLMARK HOUSING IN [1525-1-2017-8319]	M/S HALLMARK HOUSING INFRA (R/P) ALLU SRINIVASA REDDY S/O. A.VEERA REDDY FLAT NO.301, HALLMARK RAIN TREE, GANDIPET, RANGA REDDY , Telangana, 500089, NEKNAMPUR	
6	EX		 B. PADMA REKHA: 23 [1525-1-2017-8319]	B. PADMA REKHA W/O. GANGA BHAVAN REDDY 174/A/A/1, MLA COLONY, BANJARA HILLS, HYDERABAD, Telangana, 500034, BANJARA HILLS	

Generated on: 23/11/2017 02:35:20 PM



IN FAVOUR OF

1. **M/s. HALLMARK HOUSING INFRA**, its Registered office at Plot No.23, HIG-II, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, Ranga Reddy District, Vide Registration Firm No.2663/2016, registered at Ranga Reddy District, Represented by it's Managing Partner & Partners: (I). **SRI. ALLU SRINIVASA REDDY S/o SRI A.VEERA REDDY**, aged about 45 years, Occupation: Business, residing at Flat No.301, HALL MARK RAIN TREE Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R.Dist, Hyderabad-500 089. Mobile No.9949744699. Aadhaar No.555792432179 (II). **Sri. KANDULA ASOKA VARDHAN S/o. LATE K.RAMI REDDY**, aged about 60 years, Occupation: Business, residing at Flat No.303, Hallmark Rainbow Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R.Dist, Hyderabad., PIN: 500089. Mobile No.9705604582. Aadhaar No.848158398754.
2. **Smt. VINEELA SABHANAM W/o. SABHANAM RAM SRIDHAR KUMAR**, aged about 38 years, Occupation:House wife, R/o. Plot No.798, Secretariat Colony, Sree Rama Nagar, Puppallaguda, Hyderabad-500089, Pan No.BDRPS6394A, Aadhaar No.217896916343, Mobile No.9394444444
3. **Smt. SOMA MADHAVI W/o. SOMA RAMANA REDDY**, aged about 31 years, Occupation:House wife, R/o. Flat No.303, Flamingo Apartments, Road No.28, Alkapur Township, Neknampur, Hyderabad-500089, Pan No.CSDPS2931M, Aadhaar No.829840947377, Mobile No.9866540971
4. **Sri. CHAITANYA KUMAR REDDY JONNALA S/o. VEMA REDDY JONNALA**, aged about 35 years, Occupation:Pvt. Employee, R/o. 4-42-VN/P-43/P, Vaishnavi Nagar 3rd Lane, Kukatpally, Hyderabad - 500072. Pan No.AUOPK7234Q, Aadhaar No.531866099243, Mobile No.8885555544.

(Hereinafter called the "**VENDEES**" which expression shall mean and include all their legal heirs, representatives, executors, administrators, assignees etc)

WHEREAS the **VENDOR**, is the sole and absolute owner, peaceful possessor of Land admeasuring Ac.0-27 Guntas forming part and parcel of Survey No.340/8, Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District.

Whereas the Vendor obtained Patta Pass Book & Title Deed, Vide Patta No.593, Patta Pass Book & Title Deed No.635887 issued by Revenue authorities.

WHEREAS the **VENDOR**, has purchased the Land admeasuring Ac.0-27 Guntas forming part and parcel of Survey No.340/8, Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District, from M/s.Swastik Roller Flour Mills, a partnership firm by virtue of registered **Sale Deed vide Document No.2561/2004** registered in the office of Sub Registrar, Rajendranagar, Ranga Reddy District.

R. Srinivasa Reddy

2 S. Vineela

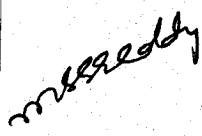
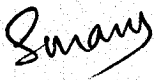
3 S. Sridhar

For HALLMARK HOUSING INFRA
[Signature]
Partners

[Signature]

[Signature]

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M.SIVA SANKAR REDDY PANNo.AHWPM8357M	
2			S.LINGA SWAMY AADHAR NO.762137632420	

23rd day of November, 2017

Signature of Sub Registrar
Gandipet

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	1737300	0	0	0	1737400
Transfer Duty	NA	0	651525	0	0	0	651525
Reg. Fee	NA	0	217175	0	0	0	217175
User Charges	NA	0	200	0	0	0	200
Total	100	0	2606200	0	0	0	2606300

Rs. 2388825/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 217175/- towards Registration Fees on the chargeable value of Rs. 43435000/- was paid by the party through E-Challan/BC/Pay Order No. 8198AZ211117 dated, 22-NOV-17 of, SBH/MANIKONDA.

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 2606200/-, DATE: 22-NOV-17, BANK NAME: SBH, BRANCH NAME: MANIKONDA, BANK REFERENCE NO: 029466931, REMITTER NAME: ALLU SRINIVASA REDDY, EXECUTANT NAME: PADMA REKHA, CLAIMANT NAME: HALLMARK HOUSING INFRA AND OTHERS).

Date:

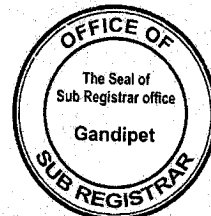
23rd day of November, 2017

Signature of Registering Officer
Gandipet

1వ పుస్తకము 2017 సం|| శా. 1939
పు...కి... నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగు నిమిత్తం గుర్తింపు చేసి...
1వ ... 8090 ... /2017 ఇవ్వబడెనది.
2017 సం|| ... 23 ... తేది.

రిజిస్టరింగ్ అధికారి

Generated on: 23/11/2017 02:35:20 PM



Bk-1, CS No 8319/2017 & Doct No
8090/2017 Sheet 2 of 7
Sub Registrar
Gandipet

And **WHEREAS** thus the **VENDOR** herein has agreed to sell the Land admeasuring Ac.0-27 Guntas or 3267 Square yards forming part and parcel of Survey No.340/8, Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District, Telangana State in favour the **VENDEES** herein (Schedule Property) and the **VENDEES** has agreed to purchase the same.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. In consideration of Rs.4,34,34,789/- (Rupees Four Crore Thirty Four Lakhs Thirty Four thousand Seven hundred Eighty Nine only) paid by the **VENDEES** to all the **VENDOR** towards full consideration, in the following manner, the receipt and realization of which the **VENDOR** hereby admits and acknowledges and accordingly discharges the **VENDEES**, the **VENDOR** hereby sells, transfers, conveys and assigns all his rights, title and interest whatsoever in respect of the Schedule Property together with all its easements and appurtenance thereto in favour of the **VENDEES** to have and hold the same absolutely and forever:

Amount	Chq	Date	Bank	Branch	Paid by	Undivided share of land in guntas
2500000	000362	17-07-2017	KVB	Manikonda	Vendee No.1	Ac.0-20.1 Gts
2500000	000363	17-07-2017	KVB	Manikonda		
7000000	000094	08-08-2017	HDFC BANK	--		
3500000	001486	09-08-2017	KVB	Manikonda		
2500000	000898	09-08-2017	ICICI Bank	--		
4000000	622955	09-08-2017	SBI	--		
10011441	000474	22-11-2017	KVB	--		
3663000	000044	22-11-2017	HDFC BANK	MANIKONDA	Vendee No.2	Ac.0-2.3 Gts
3663000	876765	21-11-2017	SBI	BANJARA HILLS	Vendee No.3	Ac.0-2.3 Gts
3663000	240100	22-11-2017	ICICI Bank	S.R.Nagar	Vendee No.4	Ac.0-2.3 Gts
TDS amount of Rs.434348/-						

R. Anu Reddy

2 S. Vinod

3 Sudhakar

For HALLMARK HOUSING INFRA

[Signature]
Partners

[Signature]

Bk - 1, CS No 8319/2017 & Doct No
8020/12512 Sheet 3 of 7 Sub Registrar
Gandipet



Generated on: 23/11/2017 02:35:20 PM



2. The **VENDOR** today put the **VENDEES** in peaceful, actual and vacant possession of the Schedule Property and the **VENDEES** shall enjoy the same absolutely, without any obstruction or hindrance from the **VENDOR** or anyone claiming through him.
3. The **VENDOR** do hereby declares and assures that the Schedule Property is free from all encumbrances, prior mortgages, charges, prior agreements of sale, adverse claims, litigations, demands, joint family interests, whatsoever etc., and that the **VENDOR** have free and marketable title to sell the same to the **VENDEES** herein and that they have not incurred or knowingly suffered any liability in respect thereof and further covenant to indemnify the **VENDEES** and keep the **VENDEES** fully indemnified from all or any loss that may be caused to the **VENDEES** or anyone claiming through **VENDOR**, due to any defect in title of the **VENDOR** or otherwise.
4. The **VENDOR** hereby declares that the **VENDEES** shall be entitled to seek mutation or any other transfer in favour of the **VENDEES** in all public records, without any further reference to the **VENDOR** and the **VENDOR** further agrees to execute any other document or deed for better conveyance as and when and in the manner required by the **VENDEES** at **VENDEES**'s cost.
5. The **VENDOR** hereby declares that they have paid all the taxes and other amounts due or other amounts payable to the Government or local bodies in respect of Schedule Property and there are no arrears whatsoever in respect of the Schedule Property and if any arrears are found as on today, they shall be only liable to pay the same.
6. That the **VENDOR** have this day handed over all relevant original documents pertaining to the said schedule property to the **VENDEES**.
7. That the **VENDOR** hereby declares that the **VENDOR** owning a vacant land in the peripheral area of Hyderabad urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev.(UC.I) Dept., dated 31-10-1988, and availing of the exemption granted therein.
8. The **VENDOR** further declares that the Schedule Property is not an assigned land within the meaning of the A.P. Act 9 of 1977 and it is not a surplus land under A.P. Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
9. It is Notified under 22-A of I.R. Act vide G.O.Ms.No.1087 (Revenue Regn-I) Dept, dated: 06-06-2005 and it has been De-notified vide G.O.Ms.No.374 (Revenue Regn-I) Dept, dated: 25-03-2006.
10. The Market Value of the Schedule Property is Rs.1,50,00,000/- per Acre, total value Rs.1,01,25,000/- and the consideration is Rs.4,34,34,789/- and that there are no trees, fish ponds, mines or any valuables in the Schedule Property having bearing on the market value and hence, the stamp duty paid hereunder is sufficient.

R. S. Reddy

2 S. Vinoda

3 S. Sathish

For HALLMARK HOUSING INFRA
Partners

4 S. Sathish

Bk - 1, CS No 8319/2017 & Doct No
8090 12912 Sheet 4 of 7 Sub Registrar
Gandipet

Generated on: 23/11/2017 02:35:20 PM



SCHEDULE OF THE PROPERTY

All that the Land admeasuring Ac.0-27 Guntas forming part and parcel of Survey No.340/8, Situated at Narsingi Village, Gandipet Mandal(New), Rajendranagar Mandal(old), Ranga Reddy District, Telangana State and bounded by the following:

NORTH	:	Osman Sagar Main Road (Existing 100 Feet Road).
SOUTH	:	Land of B.Padma Rekha
EAST	:	Internal 40 Feet Road.
WEST	:	Sy.No.340/9.

IN WITNESSES WHEREOF, the **VENDOR** and **VENDEES** signed and executed this Deed of Sale, out of free will and consent, on this the 23rd day of November, 2017 and in the presence of the following witnesses:

WITNESSES:

1. on H. Reddy

P. Padma Rekha
SIG. OF THE VENDOR

For HALLMARK HOUSING INFRA

[Signature] [Signature]
Partners

2. S. Vinodh.

2. Sunay

3. [Signature]

4. [Signature]

SIG. OF THE VENDEES

Bk-1, CS No 8319/2017 & Doct No
8090/2017 Sheet 5 of 7 Sub Registrar
Gandipet

Generated on: 23/11/2017 02:35:20 PM



27



భారత సర్కార్
GOVERNMENT OF INDIA



వినిల సభనం
Vineela Sabhanam
పుట్టిన తేదీ/ DOB: 01/11/1979
స్త్రీ / FEMALE



2178 9691 6343

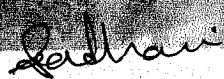
ఆధార్ - సామాన్యుని హక్కు
S. Vineela

ఆయకర్ విభాగం
INCOME TAX DEPARTMENT

భారత సర్కార్
GOVT. OF INDIA

SOMA MADHAVI
NARASIREDDY SUDI

04/03/1986
Permanent Account Number
CSDPS2931M



ఆయకర్ విభాగం
INCOME TAX DEPARTMENT

భారత సర్కార్
GOVT. OF INDIA

BOJJALA PADMAREKHA REDDY
GOPALAKRISHNA REDDY BOJJALA

24/06/1978
Permanent Account Number
AA-0115649002



Padmarekha Reddy

ఆయకర్ విభాగం
INCOME TAX DEPARTMENT

భారత సర్కార్
GOVT. OF INDIA

J CHATANYA KUMAR REDDY
VENA REDDY NIGUNALA

24/04/1982
Permanent Account Number
AUOPK73940



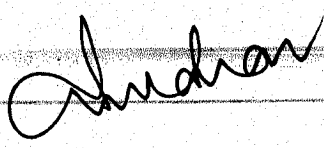
భారత సర్కార్
GOVERNMENT OF INDIA



అశోక వర్ధన్ కందుల
Asoka Vardhan Kandula
పుట్టిన సం./YoB: 1956
పురుషుడు Male



8481 5839 8754



భారత ఎన్నికల సంఘము
గుర్తింపుకార్డు
ELECTION COMMISSION OF INDIA
IDENTITY CARD

NVT1113075



ఎలక్టర్ పేరు / పేరు రెడ్డి అల్లి
Elector's Name: Shrinivas Reddy Ali

తండ్రి పేరు : వీర రెడ్డి
Father's Name: Vira Reddy

లింగము / Sex : పు / M
పుట్టిన తేదీ / Date of Birth XX/XX/1977

భారత సర్కార్
GOVERNMENT OF INDIA



జెనిగాల లింగస్వామి
Jenigala Lingaswamy

పుట్టిన సంవత్సరం / Year of Birth: 1988
పురుషుడు / Male

7621 3763 2420



ఆధార్ - సామాన్యుని హక్కు
S. Lingaswamy

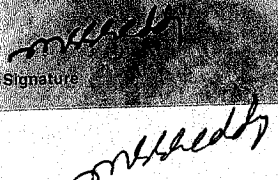
ఆయకర్ విభాగం
INCOME TAX DEPARTMENT

భారత సర్కార్
GOVT. OF INDIA

MAYALURI SIVASANKAR REDDY
SADASIVA REDDY MAYALURI

01/06/1979
Permanent Account Number
AHWPM8357M





Bk - 1, CS No 8319/2017 & Doct No

8090/2017 Sheet 6 of 7

Sub Registrar
Gandipet



Generated on: 23/11/2017 02:35:20 PM



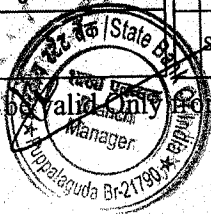
Offline Challan Proforma[Dept. copy]

Offline Challan Proforma[Citizen copy]

Challan No:8198AZ211117	
 Registration & Stamps Department, Telangana	
Fee Type : 2091	
CBS Screen Number :8888	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST,
PAN Card Number	AAJFH5769E
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	PADMA REKHA
Address	BANJARA HILLS, HYDERABAD
III Claimant details	
Name	HALLMARK HOUSING INFRA AND OTHERS
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST,
IV Document Nature	
Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	1737300
Transfer Duty	651525
Registration Fee	217175
User Charges	200
TOTAL	2606200
Total in Words	TWENTY SIX LAKH SIX THOUSAND TWO HUNDRED RUPEES ONLY
Date(DD-MM-YYYY)	21-11-2017
Journal No.	029 466931
Stamp & Signature	

Challan No:8198AZ211117	
 Registration & Stamps Department, Telangana	
Fee Type :2091	
CBS Screen Number :8888	
I Remitter Details	
Name	ALLU SRINIVASA REDDY
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST,
PAN Card Number	AAJFH5769E
Aadhar Card Number	
Mobile Number	*****699
II Executant Details	
Name	PADMA REKHA
Address	BANJARA HILLS, HYDERABAD
III Claimant details	
Name	HALLMARK HOUSING INFRA AND OTHERS
Address	ALAKAPOOR TOWN SHIP, NEKNAMPUR VILLAGE, GANDIPET MANDAL, R.R.DIST,
IV Document Nature	
Nature of Document	SALE DEED
Property Situated in(District)	RANGAREDDY
V Amount Details	
Stamp Duty	1737300
Transfer Duty	651525
Registration Fee	217175
User Charges	200
TOTAL	2606200
Total in Words	TWENTY SIX LAKH SIX THOUSAND TWO HUNDRED RUPEES ONLY
Date(DD-MM-YYYY)	21-11-2017
Journal No.	029466931
Stamp & Signature	

Note: This challan reference would be valid only from date :21-11-2017 To :01-12-2017



Bk - 1, CS No 8319/2017 & Doct No

8090-12917 Sheet 7 of 7

Sub Registrar
Gandipet

Generated on: 23/11/2017 02:35:20 PM

