

5688

Doc No. 24220/2021

SCANNED



తెలంగాణ తేలంగానా TELANGANA

Sl.No. 5902 Date 28-08-2021 Rs. 100/-

Sold to Ch. Ramana Reddy & Ch. Gunava Reddy

For whom R. Dinis projects R. Hyd

AF 691902

B. Saraiya

BHUPATHI SARAIYA

LICENSED STAMP VENDOR

LIC. No. 15-13-014/2018, R.No. 15-13-028/2021

H.No. 9-4/563, Ch. Sankhara Village,

Abdullapurmet Mandal, Ranga Reddy Dist.

Phone : 9948157319

SALE DEED

This Sale Deed is made and executed on this 30th day of August, 2021, at S.R.O. Quthbullapur, by and between:

M/s. SUMANTH SAI CONSTRUCTIONS, (CIN/Firm/Trust No.1001 of 2014)

Represented by:- Sri. MAKINENI YAKA NARAYANA S/o. VEERARAIH, aged about 50 Years, Occupation: Business, R/o. Flat No.401, Sai Ram Plaza, Bandari Layout, Nizampet Village, Bachupally Mandal, Hyderabad-500090. PAN:ACNFS8087L, Aadhaar No.7829 2741 8874, Cell No.9848133359.

Hereinafter called the "VENDOR" of the first part which term shall mean and include all his/its heirs, executors, administrators, legal representatives, nominees and assignees etc.,

For SUMANTH SAI CONSTRUCTIONS

Contd..2...

M. Saraiya

PARTNER

For R. Dinis Projects
B. Venkata Reddy
Partners

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 225000/- paid between the hours of 1 and 2 on the 30th day of AUG, 2021 by Sri M.Yakanarayana

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL			KUNAM SUBBA REDDY (PARTNER) S/O. K.SINGA REDDY VILLA NO.8, BEVERLY PLAYS, NIZAMPET, HYDERABAD.
2	CL			CHILAKALA RAMANA REDDY (PARTNER) S/O. CHILAKALA REDDY PLAT.NO.103, PREETHI ENCLAVE, S.P.NAGAR, HYDERABAD.
3	EX			MAJONEE YAKANARAYANA (PARTNER) S/O. VEERAJAH FLAT.NO.401, SRI RAM PLAZA, BANDARI LAYOUT, NIZAMPET, HYDERABAD.



Bk - 1, CS No 25688/2021 & Doct No 24220/2021. Sub Registrar Quthbullapur

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			G.N. REDDY HYD	
2			K.SAI HYD	

30th day of August, 2021

Signature of Sub Registrar Quthbullapur

E-KYC Details as received from UIDAI:			
Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9736 Name: Gurrampati Narayana Reddy	S/O Gurrampati Narayana Reddy, Quthbullapur, K.v. Rangareddy, Telangana, 500055	
2	Aadhaar No: XXXXXXXX3291 Name: K Sai	S/O Kandar Sudhakar, Hyderabad, Rangareddy, Andhra Pradesh, 500018	

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IN FAVOUR OF

M/s. RISINIA PROJECTS (PAN:ABDFR4945H), Represented by its Partners:

1. **Sri. CHILAKALA RAMANA REDDY** S/o. Sri. CH.GURAVA REDDY, aged about 50 Years, Occupation: Business, R/o. Flat No.403, Preethi Enclave, S. P. Nagar, Road No.21, KPHB Colony, Hyderabad-500072. PAN:AFRPC8741A, Aadhaar No.204795635470.
2. **Sri. KUNAM SUBBA REDDY** S/o. Sri. K.SINGA REDDY, aged about 45 Years, Occupation: Business, R/o. Villa No.8, Beverly Plams, Near Water Tank, Nizampet Village, Bachupally Mandal, Hyderabad-500090. PAN:ANPPK8389L, Aadhaar No.487071420447.

Hereinafter called the "VENDEE" of the second part which term shall mean and include all his/their/its heirs, executors, administrators, legal representatives, nominees and assignees etc.,

Whereas the VENDOR is the absolute owner and possessor of an Agricultural Land admeasuring Ac.0-12.62 Guntas in Survey Nos.465/ε/1/1/1/1 (New Sy.No.465/ε/1/1/1/1/2), and Land admeasuring Ac.0-3.50 Guntas in Survey No.466/ε/ε/1/1 (New Sy.No.466/ε/ε/1/1), and Land admeasuring Ac.0-8.50 Guntas in Survey No.466/ε/ε/1 (New Sy.No.466/ε/ε/1), thus the total Land admeasuring Ac.0-24.62 Guntas., Situated at Bowrampet Village, Dundigal Gandimaisamma Mandal, Dundigal Municipality, Medchal Malkajgiri District, Telangana State., having purchased the same from Sri. Ravi Dham, by virtue of registered Sale Deed, vide Document No.241/2021, dt.23-08-2021, registered at Tahsildar & Joint Sub Registrar, Gandimaisamma Dundigal Mandal, Medchal Malkajgiri District.

Whereas the VENDOR is the also absolute owner and possessor of an Agricultural Land admeasuring Ac.0-12.63 Guntas in Survey Nos.465/ε/1/1/1/1 (New Sy.No.465/ε/1/1/1/1/2), and Land admeasuring Ac.0-3.50 Guntas in Survey No.466/ε/ε/1/1, and Land admeasuring Ac.0-8.50 Guntas in Survey No.466/ε/ε/1, thus the total Land admeasuring Ac.0-24.63 Guntas., Situated at Bowrampet Village, Dundigal Gandimaisamma Mandal, Dundigal Municipality, Medchal Malkajgiri District, Telangana State., having purchased the same from Sri. Arun Dham, by virtue of registered Sale Deed, vide Document No.242/2021, dt.23-08-2021, registered at Tahsildar & Joint Sub Registrar, Gandimaisamma Dundigal Mandal, Medchal Malkajgiri District.

For SUMANTH SAI CONSTRUCTIONS

Contd..3...



PARTNER

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E-KYC Details as received from (IDAI):			
Sl No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8873 Name: Makinani Yoka Narayana	S/O Madhavi Veeraiiah, Kursipally, K.V. Rangareddy, Telangana, 500035	
4	Aadhaar No: XXXXXXXX5478 Name: Chakala Ramana Reddy	C/O, Kursipally, Hyderabad, Telangana, 500072	
5	Aadhaar No: XXXXXXXX0447 Name: Kanam Subbareddy	S/O Singareddy, Purkayastha, Frickasani, Andhra Pradesh, 523105	

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and Court Fees, 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 43 of IS Act	DD/BK/ Pay Order	
Stamp Duty	100	0	2475000	0	0	0	2475100
Transfer Duty	NA	0	675000	0	0	0	675000
Reg. Fee	NA	0	225000	0	0	0	225000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	45000	0	0	0	45000
Total	100	0	3420100	0	0	0	3420200

Rs. 3150000/- towards Stamp Duty including T.D. under Section 41 of IS Act, 1996 and Rs. 225000/- towards Registration Fee on the chargeable value of Rs. 4500000/- vide para by the party through B.K. Order No. 80/WLH/2021 dated 30-AUG-21 of HDFS.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3420100/-, DATE: 30-AUG-21, BANK NAME: HDFS, BRANCH NAME: SBI, REFERENCE NO: 2095392341228, PAYMENT MODE: ND-1001133, ATRN: 2095392341228, REMITTER NAME: RISHA PROJECTS, EXECUTANT NAME: SUMANTH SAI CONSTRUCTIONS, CLAIMANT NAME: RISHA PROJECTS.

Date:
30th day of August, 2021

Signature of Registering Officer
Quthbullapur

Certificate of Registration

Registered as document no. 24220 of 2021 of Book-1 and assigned the Identification number 1 - 1521 - 24220 - 2021 for Scanning on 30-AUG-21.

Registering Officer
Quthbullapur
(V. Jyothi)

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And the Vendor succeeded to mutate his name in the revenue records and obtained Pattadhar Passbook No.T06040061171, its Khata No.60578.

And the Vendor has applied for Conversion for the purpose of the Agriculture Land into Non-Agriculture Land in respect of the above Land total admeasuring Ac.1-0925 Guntas or 5959.25 Sq.yds., vide its Proceedings No.2100791719, dt.26-08-2021 issued by the Tahsildar & Joint Sub Registrar, Gandimaisamma Dundigal Mandal, Medchal Malkajgiri District.

"AND WHEREAS the Vendor due to personal needs has offered and agreed to sell the "Open Land in Survey Nos. 465/6/1/1/1/1/2, 465/6/1/1/1/1/2, 466/6/6/1/1, 466/6/6/1/1, 466/6/6/1 and 466/6/6/1, total Land admeasuring 5959.25 Sq.yds or equivalent to 4982.52 Sq.mtrs., Situated at Bowrampet Village, Dundigal Municipality, Dundigal Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana State" to the Vendee, for a total sale consideration of Rs.4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only) and the Vendee has agreed to purchase the same and herein after called as 'Schedule Property' annexed hereto.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the said sale consideration of **Rs.4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only)** and the Vendor has already received the full sale consideration amount from the Vendee as follows:

- i. Rs.10,00,000/- through Cheque No.000410, dt.13-07-2021 of CBI.
- ii. Rs.1,50,00,000/- through Cheque No.039708, dt.04-08-2021 of CBI.
- iii. Rs.1,50,00,000/- through Cheque No.039712, dt.25-08-2021 of CBI.
- iv. Rs.1,35,50,000/- through Cheque No.039713, dt.25-08-2021 of CBI.
- v. Rs.4,50,000/- paid towards TDS @ 1%

And the Vendor do hereby admits and acknowledges the receipt of the said sum and also delivered the vacant possession of the said property to the Vendee, the Vendee shall hold and enjoy the same.

That the Vendor has handed over all the relevant papers and link documents of the Schedule Property to the Vendee for his records.

Contd..4...

For SUMANTH SAI CONSTRUCTIONS

M. Saeed
PARTNER

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Quthbullapur



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PARTNER

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SCHEDULE OF PROPERTY

ALL THAT THE Open Land in Survey Nos. 465/6/1/1/1/1/2, 465/6/1/1/1/1/2, 466/6/6/1/1, 466/6/6/1/1, 466/6/6/1 and 466/6/6/1, total Land admeasuring 5959.25 Sq.yds or equivalent to 4982.52 Sq.mtrs., Situated at **Bowrampet Village**, Dundigal Municipality, Dundigal Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana State., and bounded by:

NORTH : LAND IN PART OF SURVEY NO.467
SOUTH : MIYAPUR TO GANDIMAISAMMA ROAD
EAST : LAND IN PART OF SURVEY NOS.465 & 466
WEST : LAND BELONGS TO M/s. RISINIA PROJECTS

And more clearly delineated in the Plan annexed hereto and marked in RED colour.

IN WITNESSESS WHEREOF, the Vendor and Vendee have signed on this Deed of Sale, with free will and consent on this the day, month and year first above mentioned.

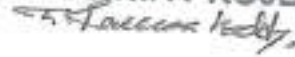
For SUMANTH SAI CONSTRUCTIONS

M. 

PARTNER

SING OF VENDOR

For RISINIA PROJECTS

 K. Subbarao

Partner

SING OF VENDEE

WITNESSES:

1. 

2. 

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Kuthiullapur

FOR RISING PROJECTS



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REGISTRATION PLAN SHOWING THE OPEN LAND IN SURVEY NOS. 465/a/1/1/1/1/2, 465/b/1/1/1/1/2, 466/a/b/1/1, 466/b/b/1/1, 466/b/b/1 AND 466/b/b/1, TOTAL LAND ADMEASURING 5959.25 SQ.YDS OR EQUIVALENT TO 4982.52 SQ.MTRS., SITUATED AT BOWRAMPET VILLAGE, DUNDIGAL MUNICIPALITY, DUNDIGAL GANDIMAISAMMA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE.

VENDOR: M/s. SUMANTH SAI CONSTRUCTIONS, Represented by:-
Sri. MAKINENI YAKA NARAYANA S/o. VEERAAIAH

VENDEE: M/s. RISINIA PROJECTS, Represented by its Partners:
1.Sri. CHILAKALA RAMANA REDDY S/o. Sri. CH.GURAVA REDDY
2.Sri. KUNAM SUBBA REDDY S/o. Sri. SINGA REDDY

REF: INCLUDED  EXCLUDED 



WITNESSES:

1. 
2. 

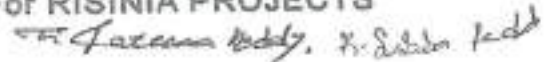
For SUMANTH SAI CONSTRUCTIONS



PARTNER

SING OF VENDOR

For RISINIA PROJECTS



SING OF VENDEE

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Quthbullapur



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Gandimaisamma Dundigal

NALA Order

Proceedings of the Competent Authority & Tahsildar Gandimaisamma Dundigal Mandal Medchal-Malkajigiri District

Present: V BHUPAL

Dated: 26/08/2021

Proedgs. No. 2100791719

Subj: NALA Order

Ref:

Order:

Sri మచిలీ సాయి కన్వేషన్స్ Represented By MAKINENI YAKA NARAYANA R/o Bowrampet, Gandimaisamma Dundigal, Medchal-Malkajigiri has applied for conversion of agriculture land situated in Sy.No 466/e/e/1, 466/e/e/1, 466/e/e/1/1, 466/e/e/1/1, 465/e/1/1/1/1/2, 465/e/1/1/1/1/2 extent 1.0925 of Bowrampet Village, Gandimaisamma Dundigal Mandal, Medchal Malkajigiri District for the purpose of Non- Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
6. This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively or severally; for initiating any action or proceedings under any law for the time being in force.
7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;
8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.


Tahsildar & Jt. Sub Registrar Office,
Gandimaisamma Dundigal
Tahsildar & Jt. Sub Registrar
Gandimaisamma-Dundigal Mandal,
Medchal-Malkajigiri District.

To

Sri మచిలీ సాయి కన్వేషన్స్ Represented By MAKINENI YAKA NARAYANA
Schedule

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Guthbullahpur



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Sl.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Bowrampet , Gandimaisamma Dundigal & Medchal-Malkajigiri	485/ea/1/1/1/1/2	0.1263	0.1263	
2	Bowrampet , Gandimaisamma Dundigal & Medchal-Malkajigiri	485/ea/1/1/1/1/2	0.1262	0.1262	
3	Bowrampet , Gandimaisamma Dundigal & Medchal-Malkajigiri	466/ea/ea/1/1	0.0350	0.0350	
4	Bowrampet , Gandimaisamma Dundigal & Medchal-Malkajigiri	400/ea/ea/1/1	0.0350	0.0350	
5	Bowrampet , Gandimaisamma Dundigal & Medchal-Malkajigiri	466/ea/ea/1	0.0850	0.0850	
6	Bowrampet , Gandimaisamma Dundigal & Medchal-Malkajigiri	466/ea/ea/1	0.0850	0.0850	

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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Gandimaisamma Dundigal

NALA Summary

Details of Converted Land

Type of transaction: NALA

PPD No. T05040061171

District Medchal-Malkajgiri

Mandal

Gandimaisamma Dundigal

Village Bowlipet

Khata No.

50570

S.No.	Survey No.	Extent Held (in Ac.Gts.)
1	465/wr/1	0.0850
2	465/wr/1	0.0850
3	465/wr/1/1	0.0350
4	465/wr/1/1	0.0350
5	465/wr/1/1/1/2	0.1252
6	465/wr/1/1/1/2	0.1295

Pattadar Details

PPD No. TCG0400111

Name Suresh Kumar Yadda

CIN/Firm/Society/Trust No. 001CF2014

Plot No. 1057, Bhadrachal Singh Nagar,
 Hyderabad, Sukapally Malkajgiri,
 Medchal-Malkajgiri, Pincode - 500085,
 Mobile No. - 9848133359

PPB of Pattadar before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	465/wr/1/1/1/2	0.1252	State/Go
2	465/wr/1/1/1/2	0.1252	State/Go
3	465/wr/1/1	0.0350	State/Go
4	465/wr/1/1	0.0350	State/Go
5	465/wr/1	0.0850	State/Go
6	465/wr/1	0.0850	State/Go

PPB of Pattadar after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type

Tahsildar & Jt. Sub Registrar Office,
 Gandimaisamma Dundigal

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Guthbullapur



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24220/2021.

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GUTHBULLAPUR

భారత ప్రభుత్వం
Government of India

పాతినేని యాక్ మరయన
Makineni Yaks Marayana
జన్మ తేదీ/DOB: 22/04/1969
లింగము/ GENDER: MALE

7829 2741 8874
UID - 9189 8662 6703 3199

భారత ప్రభుత్వం, నా నాగరము

M. Saranga

భారత ప్రభుత్వం
Unique Identification Authority of India

పాతినేని
S/O Makineni Veeriah, Plot No 1057, భగత్ సింగ్ నగర్
ఫేజ్ 2, శ్రీ కృష్ణ దేవరాయ టెంపుల్, హైదర్ నగర్,
కుకట్పల్లి, క.వి. రంగారెడ్డి,
తెలంగాణ - 500085

Address:
S/O Makineni Veeriah, Plot No 1057,
Bhagath Singh Nagar Phase 2, Near Sri
Krishna Temple, Hyder Nagar,
Kukatpally, K. v. Rangareddy,
Telangana - 500085

7829 2741 8874
UID - 9189 8662 6703 3199

QR Code with Biometric Data

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For RISINIA PROJECTS

Partners

