

SCANNED

1839/2022



తెలంగాణ తెలంగాణ TELANGANA

SI.NO. 1839/2022 DATE: 05/02/2022, RS.100/-

SOLD TO: SRUJANA SAMBARI,  
W/O VENKATESH SAMBARI, R/O. HYD.  
FOR WHOM: M/S SR BUILDERS,

*A. Ravinder* AN 418143  
A. Ravinder

Licenced Stamp Vendor

LIC.No:15-25-001/2007

Ren. No:15-25-020/2022

Plot No.2. Manchirevula 'X' Road  
Gandipet (M), R.R. Dist, Ph:9949944247

**SALE DEED**

THIS **DEED OF SALE** is made and executed on this the 5<sup>th</sup> day of February, 2022, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, By:-

**SRI. Mr. BURRA RAGHURAJ S/o BURRA ANTHAIAH**, aged 62 years, occupation: Agriculture, Resident of Badlaguda Jagir Village, Under Bandlaguda Jagir Municipal Corporation, Gandipet Mandal, Ranga Reddy District, Telangana State.

**REPRESENTED BY HIS A.G.P.A. HOLDER**

**M/s HARSHIT CONTRUCTIONS** (Now Name was changed as **HARSHIT CONTRUCTIONS AND PROJECTS** [PAN: AAFFH9697F] Represented by its Managing Partner **Mr. L.MOHAN REDDY, S/o POTHULURU REDDY**, aged 50 years, occupation: Business, Resident of H.No.5-9-22/17, Flat No. 1/B, Uma shankar Paradise, Adarsh Nagar, Hyderabad -500 063, Telangana State [Aadhar No.:668645283143]

[Vide Regd. **AGPA Document No.1004 of 2014**, Dated: 24-02-2014, registered at SRO Gandipet, Ranga Reddy District. Telangana State]

For Harshit Contructions and Projects

*L. Mohan Reddy*  
Managing Partner

For SR BUILDERS

Proprietor

**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. 50370/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 05th day of FEB, 2022 by Sri Burra Raghuraj

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

| SI No | Code | Thumb Impression                                                                  | Photo                                                                             | Address                                                                                                        | Signature/Ink Thumb Impression                                                      |
|-------|------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | CL   |  |  | M/S. SR BUILDERS R/P BY SRUJANA SAMBARI<br>W/O. VENKATESH SAMBARI<br>SHAHPET, HYDERABAD                        |  |
| 2     |      |  |  | M/S HARSHIT CONSTRUCTIONS AND PROJECTS (P.P.) L. MOHAN REDDY<br>S/O. POTHULURU REDDY<br>ADARSHNAGAR, HYDERABAD |  |

**Identified by Witness:**

| SI No | Thumb Impression                                                                   | Photo                                                                              | Name & Address                                         | Signature                                                                            |
|-------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     |   |   | MOHAMMED SHOUKATH HUSSAIN<br>AADHAAR NO XXXX-XXXX 2362 |   |
| 2     |  |  | B VARUN RAJ<br>AADHAAR NO XXXX XXXX 6713               |  |

05th day of February, 2022

Signature of Sub Registrar  
Gandipet**E-KYC Details as received from UIDAI:**

| SI No | Aadhaar Details                                           | Address:                                                                         | Photo                                                                                 |
|-------|-----------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Aadhaar No: XXXXXXXX3143<br>Name: Lingi Reddy Mohan Reddy | S/O Lingi Reddy Pothuluru Reddy,<br>hyderabad, Hyderabad, Andhra Pradesh, 500044 |  |
| 2     | Aadhaar No: XXXXXXXX2604<br>Name: Srujana Sambari         | C/O.,<br>Golconda, Hyderabad, Telangana, 500008                                  |  |

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Gandipet  
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(Hereinafter called "**VENDOR**" which term shall mean and include all his heirs, successors, executors, administrators, legal representatives, nominees and legal assignees of the first part.)

### **IN FAVOUR OF**

**M/s. SR BUILDERS** having its office at Flat No:305, Green Space The Hive, Road No:13, Alkapuri Township, Puppalaguda, Manikonda, Gandipet Mandal, Ranga Reddy District., Telangana State, Represented by its Chairman & Managing Director :- **Mrs. SRUJANA SAMBARI W/O. Mr. VENKATESH SAMBARI**, aged about 39 years, Occupation: Business, Plot No:167, OU Colony, Near Bheemas Hotel, Shaikpet, Golconda, Hyderabad, Telangana State, PIN-500089. [Aadhar No: **2197 6932 2604**] [PAN No:**BIQPS9610B**]

(Hereinafter called the "**VENDEE/PURCHASER**" which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees Second Part)

**WHEREAS** the Vendor is the sole and absolute owner and peaceful possessor of the of the Agriculture Land in Survey No.14/Part, admeasuring Ac.2-25 Guntas, Situated at "**BANDLAGUDA JAGIR VILLAGE**, Under Bandlaguda Jagir Municipal Corporation, Gandipet Mandal, Ranga Reddy District., Telangana State the same has been acquired by virtue of a registered **Sale Deed bearing Document No.3323 of 2011**, Dated: 30/9/2011, Registered in the Office of the Sub-Registrar of Gandipet, Ranga Reddy District, Telangana State.

**WHEREAS** Mr. Burra Raghuraj and AGPA holder M/s Harshit Constructions, Represented by Mr.L.Mohan Reddy S/o. Pothuluru Reddy have already entered in to a Agreement of sale cum General Power of Attorney, in respect of admeasuring Ac.0.12.29 Guntas, Vide Regd. AGPA Document No.**1004 of 2014**, dated:24-02-2014, registered at SRO Gandipet, Ranga Reddy District. Telangana State

**WHEREAS** the vendor has got obtained **NALA** conversion from Tahsildar & Joint Sub-Registrar Office, Gandipet, Ranga Reddy District in respect of above said Schedule of Property vide **proceedings No.HS2100001964 Dated: 14-01-2022**.

**WHEREAS** as per the records, which is showing in Original document admeasuring **1487.33 Square Yards (97 x 138)** or equivalent to 1243.32 Sq Meters, now we find out the physical position of admeasuring **1334 Square Yards (87x138)** or equivalent to 1115.39 Sq Meters only, within the boundaries mentioned in the Principal Document.

For Harshit Constructions and Projects

*L. Mohan Reddy*  
Managing Partner

For **SR BUILDERS**

*[Signature]*  
Proprietor

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                        | 521700    | 0    | 32300                       | 0                | 554100 |
| Transfer Duty           | NA             | 0                        | 151110    | 0    | 0                           | 0                | 151110 |
| Reg. Fee                | NA             | 0                        | 50370     | 0    | 0                           | 0                | 50370  |
| User Charges            | NA             | 0                        | 500       | 0    | 0                           | 0                | 500    |
| Mutation Fee            | NA             | 0                        | 10080     | 0    | 0                           | 0                | 10080  |
| Total                   | 100            | 0                        | 733760    | 0    | 32300                       | 0                | 766160 |

Rs. 672810/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50370/- towards Registration Fees on the chargeable value of Rs. 10074000/- was paid by the party through E-Challan/BC/Pay Order No ,217SVA050222 dated ,05-FEB-22 of ,ICICIC/

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 733760/-, DATE: 05-FEB-22, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 4378639529836, PAYMENT MODE: NB-1001138, ATRN: 4378639529836, REMITTER NAME: SR BUILDERS EXECUTANT NAME: HARSHIT CONTRUCTIONS, CLAIMANT NAME: SR BUILDERS).

Date:

05th day of February, 2022

Signature of Registering Officer  
Gandipet

**Certificate of Registration**

Registered as document no. 1839 of 2022 of Book-1 and assigned the identification number 1 - 1825 - 1839 - 2022 for Scanning on 05-FEB-22 .

Registering Officer  
Gandipet  
(S.Sahadev)

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**WHEREAS** The Principal Document was executed in the name of **"HARSHIT CONSTRUCTIONS"** Later firm name has been changed in the Name of **"HARSHIT CONSTRUCTIONS AND PROJECTS"** [Serial Number of Firm: **2517 of 2010**]

**WHEREAS** the Vendor has agreed and offered to sell Open Plot (Northern Part) in Survey **No.14/A/1**, admeasuring **959.42 Square Yards**, (Out of 1334.00 Square Yards) or equivalent to 1115.39 Square Meters, Situated at **"BANDLAGUDA JAGIR VILLAGE**, Under Bandlaguda Jagir Municipal Corporation, Gandipet Mandal, Ranga Reddy District, Telangana State and more fully described in the Scheduled Property annexed hereto, to the Vendee of the second part, for a total sale consideration of **Rs.1,00,74,000/-** (Rupees One Crore and Seventy Four Thousand Only) and the Vendee has agreed to purchase the same for the said sale consideration.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

THAT in pursuance of the above said offer of the Vendor to sell the schedule property and acceptance of the same by the Vendee, the Vendee has already paid the entire sale consideration of **Rs.1,00,74,000/-** (Rupees One Crore and Seventy Four Thousand Only) and the Vendee has agreed to purchase the Same.

**Rs.1,00,74,000/-** (Rupees One Crore and Seventy Four Thousand Only) and the Vendee has agreed to purchase the Same.

**Rs.1,00,74,000/-** (Rupees One Crore and Seventy Four Thousand Only) paid as follows:

- **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Only) paid by the way of Online transfer (RTGS) vide UTR No.000120179334 Dated: 05-02-2022 from ICICI Bank, Alkapuri Branch, Hyderabad
- **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Only) paid by the way of Online transfer (RTGS) vide UTR No. vide UTR No.000120179257 Dated: 05-02-2022 from ICICI Bank, Alkapuri Branch, Hyderabad
- **Rs.25,00,000/-** (Rupees Twenty Five Lakhs Only) paid by the way of Online transfer (RTGS) vide UTR No. No.000120179037 Dated: 05-02-2022 from ICICI Bank, Alkapuri Branch, Hyderabad
- **Rs.24,73,260/-** (Rupees Twenty Four Lakhs Seventy Three Thousand Two Hundred and Sixty Only) paid by the way of Online transfer (RTGS) vide UTR No. 000120179521 Dated: 05-02-2022 from ICICI Bank, Alkapuri Branch, Hyderabad
- **Rs.1,00,740/-** (Rupees One Lakh Seven Hundred and Forty Only) TDS deducted and paid to the Government Authorities Vide Challan Serial Number : 04132 Dated: 05-02-2022

For Harshit Constructions and Projects

*(Signature)*

Managing Partner

For SR BUILDERS

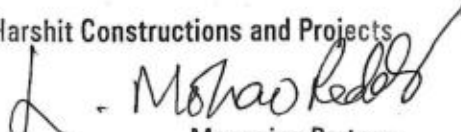
*(Signature)*

Proprietor

The VENDOR hereby admits and acknowledges and the VENDEE herein absolves the purchaser from making any further payment towards the sale consideration as the entire amount is paid.

1. THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
2. THAT the Vendor has paid all the taxes and dues etc., in respect of the schedule property upto the date of this sale Deed.
3. THAT the Vendor has handed over the concerned papers of schedule mentioned property to the Vendee on this day.
4. THAT the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.
5. THAT the Vendor further covenant with the Vendee, that if the Vendee is deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the Vendee against the same.
6. THAT the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor has full power and absolute authority to sell the same to the Vendee.
7. THAT the Vendor hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from his personal and other property.
8. THAT, the Vendor, hereby declare that I am owning vacant land admeasuring **959.42** Sq. yards, in peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UCI) Dept., dated 31-10-1988 and availing of the exemption granted therein and through this document I am transferring **959.42** Square Yards, If the transfer of the land is subsequently found to be in violation of any of the provision of the Urban Land (C & R ) Act of 1976 of the G.O., referred to above, the Vendor will be liable for prosecution.

For Harshit Constructions and Projects

  
Managing Partner

For SR BUILDERS

  
Proprietor

9. THAT the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
10. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.

Whereas the AGPA Holder hereby declares that the said principal Owner is alive and the AGPA is still in force.

**STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:**

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER PRESENTATION OF UNDER VALUATION INSTRUMENT RULE ,1975.

Do hereby declare that and state to the best of my knowledge the belief the market value of the property entered is as follows:

| Place                                                                                                                                              | Sy.No.        | Area             | Value Per Sq. yard | Total Market Value                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|--------------------|---------------------------------------------------------------------------------|
| <b>"BANDLAGUDA JAGIR VILLAGE"</b><br>Under Bandlaguda Jagir Municipal Corporation<br>Gandipet Mandal,<br>Ranga Reddy District,<br>Telangana State. | <b>14/A/1</b> | 959.42 Sq. yards | Rs.10,500/-        | <b>Rs.1,00,73,910/-</b><br><br>(Consideration Value:<br><b>Rs.1,00,74,000/-</b> |

For Harshit Constructions and Projects

*L. Mohan Reddy*  
Managing Partner

For SR BUILDERS

*Srinivas*  
Proprietor

### **SCHEDULE OF PROPERTY**

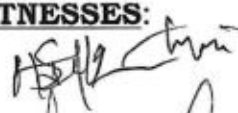
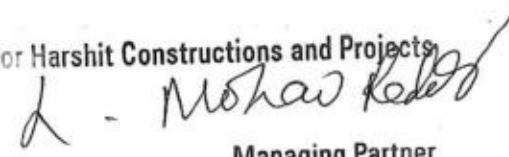
All that the Open Plot (Northern Part) in Survey **No.14/A/1**, admeasuring **959.42 Square Yards**, or equivalent to 802.18 Square Meters, Situated at "**BANDLAGUDA JAGIR VILLAGE**, Under Bandlaguda Jagir Municipal Corporation, Gandipet Mandal, Ranga Reddy District.,Telangana State and bounded as follows:

|       |   |                                   |
|-------|---|-----------------------------------|
| NORTH | : | 40'-0" Wide Road                  |
| SOUTH | : | Part of Open Plot (Southern Part) |
| EAST  | : | Land in Sy No.14/Part             |
| WEST  | : | 40'-0" Wide Road                  |

And more clearly delineated in the plan annexed hereto, and marked in RED Colour.

IN WITNESSES WHEREOF, the Vendor and Vendee have signed on this SALE DEED with their own free will and consent on this the day, month and year first above mentioned, before the following:-

#### **WITNESSES:**

1.  For Harshit Constructions and Projects
2.    
Managing Partner

**For SR BUILDERS**

  
**SIG. OF THE VENDEE**

REGISTRATION PLAN SHOWING THE Open Plot (Northern Part) in Survey No.14/A/1, admeasuring 959.42 Square Yards, or equivalent to 802.18 Square Meters, Situated at "BANDLAGUDA JAGIR VILLAGE, Under Bandlaguda Jagir Municipal Corporation, Gandipet Mandal, Ranga Reddy District.,Telangana State

**VENDOR** : SRI. Mr. BURRA RAGHURAJ S/o BURRA ANTHAIAH

**AGPA HOLDER:** M/s HARSHIT CONTRUCTIONS AND PROJECTS Represented by its Managing Partner Mr.L.Mohan Reddy S/o Pothuluru Reddy

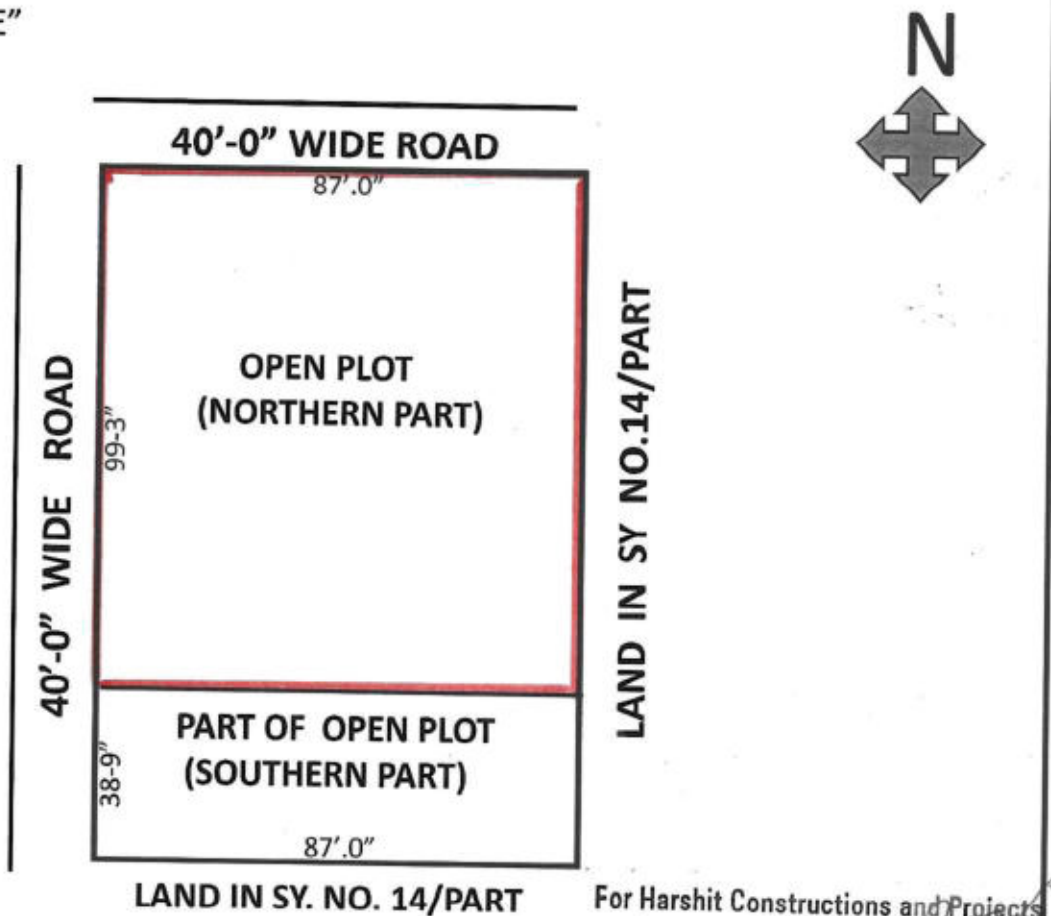
**VENDEE** :M/s. SR BUILDERS Represented by its Chairman & Managing Director :- Mrs. SRUJANA SAMBARI W/O. Mr. VENKATESH SAMBARI

"NOT TO SCALE"

Reference:

INCL: 

EXCL: 



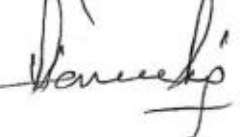
For Harshit Constructions and Projects



Managing Partner

SIGNATURE OF THE VENDOR  
(AGPA HOLDER)

WITNESSES

1. 
2. 

For SR BUILDERS

  
SIGNATURE OF THE VENDEE  
Proprietor

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