

తెలంగాణ ప్రభుత్వం
ధరణిGOVERNMENT OF TELANGANA
DHARANISale Deed
(SALE DEED)

THIS DEED OF SALE is made and executed on 08 December 2021 by and between:

Sri/Smt./Kumari SUNKARI SASHIKALA, W/O LALAPPA, aged about 32 years, Form 60 --, Occ: Farmer. Residing at 4-14, CHOWDAR GUDA, Jilled, Jilled Chowdergudem, Rangareddy, Telangana, 509207.
(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sri/Smt./Kumari RUDRA SREE HOUSING PVT LTD (CIN/ Firm/ Society/Trust No. - U70109TG2006PTC050387) Represented by MAMINDLA SRINIVAS, aged about 56 years, Residing at 1-9-295/32/A, VIDYANAGAR, MUSHEERABAD, Hyderabad, Telangana, 500020.

(Hereinafter called the "VENDEE - Authorized Person" of the second part)

(The terms "VENDOR" and "VENDEE - Authorized Person" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 0.1900 Ac.Gts in Survey No. 146J, Vityal (V), Farooqnagar (M), Rangareddy District having TD-cum-Pass Book Number: T05060250945.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 106830 /- (RUPEES ONE LAKH SIX THOUSAND EIGHT HUNDRED THIRTY ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 106830 /- has already been paid to the Vendor by the Vendee - Authorized Person and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 106830 /- already received by the Vendor from the Vendee - Authorized Person, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee - Authorized Person as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee - Authorized Person shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee - Authorized Person as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee - Authorized Person from all kinds of losses, damages, demands & third party claims, etc., which the Vendee - Authorized Person is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.
2. The Vendor having received sale consideration from the Vendee - Authorized Person has delivered the physical and vacant possession of the schedule property to the Vendee - Authorized Person today.
3. The Vendor has also delivered to the Vendee - Authorized Person the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.
4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

Additional Covenants

Original Link document is handed over to Vendee - Authorized Person by the Vendor before witnesses.

SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.1900 Ac.Gts in Vityal (V), Farooqnagar (M), Rangareddy District having TD-cum-Pass Book Number: T05060250945 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	146J	0.1900	SURVEY NUMBER:SYNO145,146 AND EDEN GARDEN VENTURE	OTHERS:MOTHIGANAPUR VILLAGE SHIVARU	OTHERS:RUDRA SREE VENTURE	SURVEY NUMBER:SYNO146 AND JAGAN

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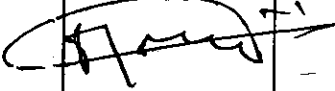
Page 1 of 2

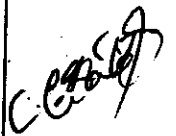
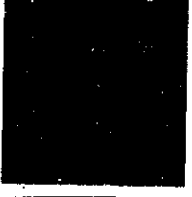
S. 2258

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Farooqnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.9512.00/- paid between the hours of ____ and ____ on the 8th day of December, 2021 by Sri .

Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		SUNKARI SASHIKALA, Address: 4-14, CHOWDAR GUDA, Jilled, Jilled Chowdergudem, Rangareddy, India	S. S. S. S.
2	BU: Authorized Person	Aadhaar Verified		MAMINDLA SRINIVAS Authorized by RUDRA SREE HOUSING PVT LTD, Address: Hyderabad, India	

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		C TIRUPATAHAIAH, Address: MOTHIGHANPUR,	
2	WIT.	Aadhaar Verified		GOLLA DURGAPRASAD, Address: APPAJIPALLE,	

Date
13 December 2021


Signature Of Registering Officer
Farooqnagar

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EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee - Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

VENDOR

Signature

S. S. S. S.

Name

SUNKARI SASHIKALA

Aadhar Number

xxxxxxx6332

Address

4-14, CHOWDAR GUDA, Jilled, Jilled Chowdergudem, Rangareddy, Telangana, 509207

VENDEE - Authorized Person

Signature

[Signature]

Name

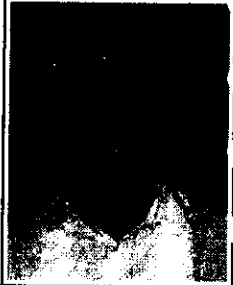
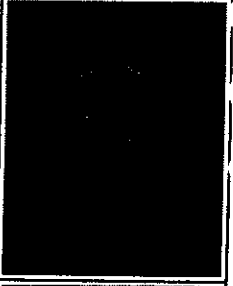
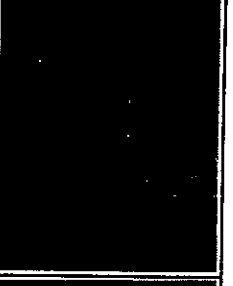
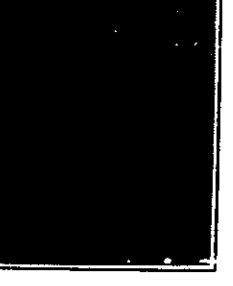
RUDRA SREE HOUSING PVT LTD (CIN/ Firm/ Society/Trust No. - U70109TG2006PTC050387)
Represented by MAMINDLA SRINIVAS

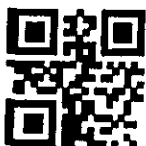
Aadhar Number

xxxxxxx3501

Address

1-9-295/32/A, VIDYANAGAR, MUSHEERABAD, Hyderabad, Telangana, 500020

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3501 Mamindla Srinivas	Mamindla Srinivas, Address: C/O: Mamindla Laxmaiah, 1-9-295/32/A, Street No 06, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX6332 Sunkari Shashikala	Sunkari Shashikala, Address: W/O: Lalappa, 4-14, NA, NA, Mahabubnagar, INDIA	
3	Aadhaar No: XXXXXXXX8701 Chilla Thirupathalah	Chilla Thirupathaiah, Address: NA, 3-106, GANGADAR PALLI, NA, Mahabub Nagar, INDIA	
4	Aadhaar No: XXXXXXXX1546 Golla Durgaprasad	Golla Durgaprasad, Address: S/O: Golla Lingaiah, 2-94, nilakantapally, NA, Medak, INDIA	





Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Farooqnagar ,Rangareddy

eChallan

Challan No. REG2101075922

Remitter Details

Buyer - Authorized Person

Name	MAMINDLA SRINIVAS Authorized by RUDRA SREE HOUSING PVT LTD
Address	1-9-295/32/A, VIDYANAGAR, MUSHEERABAD, Hyderabad, Telangana, 500020
Aadhaar No.	xxxxxxxx3501
Mobile No.	9491127313

Details of the Amounts Remitted (in INR)

Stamp Duty	5885
Transfer Duty	0
Registration Fee	2140
Mutation Charges	1187
PPB Charges (Including Courier Charges)	300
Total Amount	9512
In Words Rupees	NINE THOUSAND FIVE HUNDRED TWELVE RUPEES ONLY
Amount paid By	Buyer - Authorized Person

Party Details

Seller Name	SUNKARI SASHIKALA
Address	4-14, CHOWDAR GUDA, Jilled, Jilled Chowdergudem, Rangareddy, Telangana, 509207
Buyer - Authorized Person Name	MAMINDLA SRINIVAS Authorized by RUDRA SREE HOUSING PVT LTD
Address	1-9-295/32/A, VIDYANAGAR, MUSHEERABAD, Hyderabad, Telangana, 500020

Document Information

Property Details as per Dharani: Village, Mandal & District	Vittyal, Farooqnagar, Rangareddy
Passbook Number of Seller	T05060250945
Passbook Number of Buyer	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office,
Farooqnagar ,Rangareddy

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

Description of Fee/Duty	In the form of							Total
	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	
Stamp Duty	0.00	0	5885	0	0	0.00	0	5885
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	2140	0	0	0	0	2140
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	1187	0	0	0	0	1187
Total	0.00	0	9512	0	0	0.00	0	9512

Total Deficit amount for document is Rs. 0/-.

Rs. 5885 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 2140/- towards Registration Fees on the chargeable value of Rs 107000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2101075922 dated 10-12-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 9512.00/- DATE: 10-12-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: SBIEP01880202112103725668, PAYMENT CODE: ,ATRN: 8223880464233,REMMITER NAME: MAMINDLA SRINIVAS Authorized by RUDRA SREE HOUSING PVT LTD, EXECUTANT NAME: SUNKARI SASHIKALA, CLAIMANT NAME: RUDRA SREE HOUSING PVT LTD.

Date
13 December 2021


Signature Of Registering Officer
Farooqnagar

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EXTRACTS OF THE RESOLUTION PASSED AT THE BOARD MEETING, OF THE COMPANY HELD ON: 09.12.2021 AT THE REGISTERED OFFICE OF THE COMPANY AT H.No.3-6-322, 5TH Floor, FLAT NO: 501, MAHAVIR HOUSE, BASHEERBAGH, HYDERABAD - 500029, TELANGANA, INDIA.

AUTHORISATION TO REPRESENT THE COMPANY

RESOLVED That Sri Mamindla Srinivas, S/o Late M.Laxmaiah, Managing Director of the Company, be and is hereby authorized to do execute and perform the following act(s) deed(s) matters(s) and thing(s) in the name and on behalf of the company i.e; to sign, execute, verify, dispose and register on behalf of the company in Sub- Register Office at Farooq Nagar, Ranga Reddy District, to sell/mortgage/donate/gift of the Open plots & land/villas/ roads/ open spaces/ social infrastructure in Survey no:146A, 145E, 146O, 146, 145KA, 146A1/2, 146A1/1/2 Situated at Vittyal Revenue Village & G.P, Farooq Nagar Mandal, Ranga reddy Dist. Telangana State to execute authorization (s) etc, in their favour and also to revoke such authorization(s) or Power of Attorney(s) till the complete venture

RESOLVED FURTHER THAT a certified copy of the following resolution submitted to the concerned authorities by any Director of the Company and that the concerned authorities be requested at act and reply upon the resolution.

For RUDRASREE HOUSING PRIVATE LIMITED
For RUDRASREE HOUSING PVT. LTD.


M.SRINIVAS
MANAGING DIRECTOR

Certificate of Registration

Registered as document no. 4764 of 2021 of Book1 and assigned the identification number 1-6082-4764-2021 for Scanning on 13 December 2021.


Signature Of Registering Officer
(Farooqnagar)
V Navatha


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Farooqnagar



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తెలంగాణ ప్రభుత్వము
పట్టాదారు పాసు పుస్తకం
భూమి యజమాన్య హక్కు పత్రం

జిల్లా: రంగారెడ్డి
మండలం: ఫయాజ్ నగర్
పాస్ బుక్ టైప్ : Individual

డివిజన్: పాద నగర్
గ్రామం: విర్యాల

పాస్ బుక్ నెం. :

T05060250945



ఖాతా నెం. : 60333



1. పట్టాదారు పేరు ఇంటిపేరుతో : సుంకరి శశికళ
2. తండ్రి / భర్త పేరు : లాలప్ప
3. స్త్రీ / పురుషుడు : Female
4. చిరునామా : విర్యాల
5. కులము : BC-D
6. అథార్ / పాస్ పోర్ట్ / CIN సంఖ్య : XXXXXXXX6332
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

01



హాసీల్దార్ సంతకం

T05060250945

T05060250945

S. శశికళ

తెలంగాణ ప్రభుత్వము

డివిజన్: పాద నగర్

గ్రామం: విర్యాల

వ్యవసాయ భూమి వివరములు తేది: 30-06-2021

క్ర.సం.	సర్వే నెం. / సుబ్ డివిజన్ నెం.	విస్తీర్ణము ఎ.గు.	భూమి పొందిన పద్ధతి	రిమార్కులు	హాసీల్దార్ సంతకం
1.	146ఎ	0.1900	కొనుగోలు	పట్టా	
మొత్త విస్తీర్ణం		0.1900			

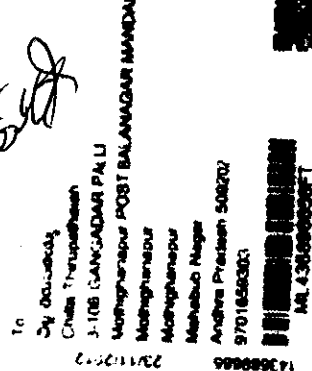
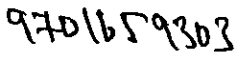
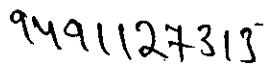
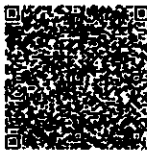
జిల్లా: రంగారెడ్డి
మండలం: ఫయాజ్ నగర్

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Farooqnagar



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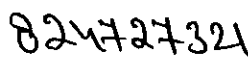


మీ ఆధార్ నెంబర్ / Your Aadhaar No.

2194 7142 8701

అధికార - సామాన్యని హక్కు

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