

1625

Doc No. 1540/2021

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

SCANNED

₹. 100



ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ నెలగానా, TELANGANA
SI No 93 Date 19/1/2021
Sold to D. Sanjeev Reddy
S/o. D/o. : Late. Narasa Reddy J. Sanjeev Reddy Dist
For Whom m/s. S.R. Constructions

V SRINIVASA
M No: 94401136

SALE DEED

This Deed of Sale is made and executed on this the 20th day of January, 2021 at Hyderabad by:

- 1 SRI.N.V.S.R.K.RAJU, S/O.SRI.NARASIMHA RAJU, aged about 44 years, Occ: Private Service, R/o. 65, RIDGE FIELD ROAD, OXFORD, OXFORSHIRE, OX43BX, U.K.
- 2 SRI.D.VENKATAPATHI RAJU, S/O SRI D SATYANARAYANA RAJU, aged about 41 years, Occ, Private Service, R/o Plot No 340, Indra Reddy Allwyn Colony, Miyapur, Hyderabad

Represented by their Agreement of Sale-Cum-GPA Holder SRI.P.SATYA SAI BABU, S/O SRI.P.SATYANARAYANA RAJU, aged about 58 years, Occ: Business, R/o. 1-84, Vadlavani Palem, Palakol Mandalam, Jinnuru, West Godavari, Andhra Pradesh-534265 PAN NO.AXSPS5074K, Aadhaar No.5077 3206 6211.

(Vide Registered Agreement of Sale-Cum-GPA Document No.1621/2007, Registered at R.O.Ranga Reddy)

Contd. 2.

P. Satya Sai Babu

ATTESTED

D. RAMALINGAM
Advocate & Notary
H.No. 3-25, Doolapally,
Secunderabad-500 014.

PRINCIPAL
GOVT. JUNIOR COLLEGE of SR CONSTRUCTIONS
Medchal

S. Reddy
Managing Partner

Bk - 1, CS No 1683/2021 & Doct No 1540/2021. Joint SubRegistrar Ranga Reddy (R.O)

Execution admitted by (Details of all Executants Claimants Under Sec 124)

Sl No	Code	Thumb Impression	Photo
1			
2			

Address
 W E S R CONSTRUCTIONS REP BY
 S/O SANJEEV REDDY (MANG PART)
 S/O LATE NARSA REDDY
 T. N. 12, VEER SWAMISHIP
 HANAPUR, SANGA REDDY DS

P SATYA SAI BABU (ADPA)
 S/O P SATYANARAYANA RAJU
 M. VADLAVAN PALEM, PALAKOIL
 MANDALAM, JINNURU WEST
 GODAVARI DIST

Syreddy
P. Satya Sai Babu

Identified by Witness

Sl No	Thumb Impression	Photo	Name & Address
1			T BALAKRISHNA GOUD
2			C SREENIVASULU REDDY DUCCAPPAH AP

Name & Address

Signature

T. Balu

C. S. V. Reddy

20th day of January, 2021

Ranga Reddy
 Signature of Joint SubRegistrar
 Ranga Reddy (R.O)

E-KYC Details as received from UIDAI

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3961 Name: Tanta Balakrishna Goud	S/O Tanta Satyanarayana, Miyapur, Hyderabad, Telangana, 500049	
2	Aadhaar No: XXXXXXXX6211 Name: P Satyasababu	S/O P Satyanarayana Raju, Jinnuru, West Godavari, Andhra Pradesh, 534265	
3	Aadhaar No: XXXXXXXX7923 Name: Sanjeev Reddy Duvvuri	S/O Narsaiah Duvvuri, Anjanapur, Medak, Telangana, 502032	

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 DISTRICT REGISTRAR
 RANGA REDDY

OFFICE OF
 The Secy of Joint
 Sub Registrar office
 RANGA REDDY
 (R.O)

ATTESTED

D. RAMALINGAM
 Advocate & Notary
 H.No. 3-25, Doolapally,
 Secunderabad-500 014.

For SR CONSTRUCTIONS
Syreddy
 Managing Partner



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

IN FAVOUR OF

M/s. S R CONSTRUCTIONS (PAN No.ADAFS0446B), Represented by its Managing Partner: SRI.D.SANJEEV REDDY S/O.LATE.NARSA REDDY, aged about 44 years, occ: Business, R/o. Plot No.182, Vedri Township, Ameenpur, Sanga Reddy District, T.S. Aadhaar No.6880 5101 7923.

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

WHEREAS the Vendors herein are the sole, absolute owners and peaceful possessors of Plot No.6A, in Survey Nos.64 & 96, admeasuring 204.00 Sq.yards or 170.54 Sq.Mtrs., situated at MAKTHA MAHABOOPET VILLAGE, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, having purchased the same through a registered sale deed, vide Document No.11/2006, Registered at R.O. Ranga Reddy.

WHEREAS the Vendors have executed an Agreement of Sale-Cum-GPA in favour of SRI.P.SATYA SAI BABU, S/O.SRI.P.SATYANARAYANA RAJU, in respect of the Plot No.6A, in Survey Nos.64 & 96, admeasuring 204.00 Sq.yards or 170.54 Sq.Mtrs., situated at MAKTHA MAHABOOPET VILLAGE, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, Vide Registered Agreement of Sale-Cum-GPA Document No.1621/2007, Registered at R.O.Ranga Reddy.

WHEREAS the Vendor/AGPA Holder has regularized the above said Plot under Layout Regularization Scheme (LRS) by GHMC, vide their Proceedings No.LRS/3273/CR-12/Slp Zone/GHMC/2008, dated.17-02-2020.

AND WHEREAS the Vendors through AGPA Holder has offered and agreed to sell the Plot No.6A, in Survey Nos.64 & 96, admeasuring 204.00 Sq.yards or 170.54 Sq.Mtrs., situated at MAKTHA MAHABOOPET VILLAGE, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District (hereinafter called the Schedule of Property), to the Vendee for a total sale consideration of Rs.30,60,000/- (Rupees Thirty Lakhs Sixty Thousand only) and the Vendee has agreed to purchase the same, and morefully described in the schedule annexed hereto.

Contd..3

P. Satya Sai Babu

ATTESTED

D. RAMALINGAM
Advocate & Notary
H.No. 3-25, Doolapally,
Secunderabad-500 014.

PRINCIPAL
GOVT. JUNIOR COLLEGE
MUSICAL

For SR CONSTRUCTIONS

S. R. Reddy
Managing Director

Present...

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				Total
			E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	122400	0	0	0	122500
Transfer Duty	NA	0	45900	0	0	0	45900
Reg. Fee	NA	0	15300	0	0	0	15300
User Charges	NA	0	100	0	0	0	100
Total	100	0	183700	0	0	0	183800

Rs. 168300/- towards Stamp Duty including T D under Section 41 of I.S. Act, 1899 and Rs. 15300/- towards Registration Fees on the chargeable value of Rs. 3060000/- was paid by the party through E-Challan/BC/Pay Order No. 3884XE200121 dated 20-JAN-21 of HDFC.

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 186800/- DATE: 20-JAN-21 BANK NAME: HDFC, BRANCH NAME: BANK REFERENCE NO: 2008524981216, PAYMENT MODE: NB-1001138, ATRN: 3008924981216, REMITTER NAME: SR CONSTRUCTIONS, EXECUTANT NAME: P SATYA SAI BABU, CLAIMANT NAME: SR CONSTRUCTIONS

Date: 20th day of January, 2021
Signature of Registering Officer: Ranga Reddy (R.O.)

Certificate of Registration

Registered as document no. 1540 of 2021 of Book-1 and assigned the identification number 1-1510-1540-1 2021 for Scanning on 20-JAN-21

Registering Officer
Ranga Reddy (R.O.)
(G. Sanchya Rani)

Blk - 1, CS No 1683/2021 & Doct No 1540/2021. Sheet 2 of 7 Joint Sub Registrar Ranga Reddy (R.O.)



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ATTESTED

D. RAMALINGAM
Advocate & Notary
H.No. 3-25, Dootapally,
Secunderabad-500 014.



For SR CONSTRUCTIONS

[Signature]

Managing Partner



NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1) In pursuance of the said sale consideration of **Rs.30,60,000/- (Rupees Thirty Lakhs Sixty Thousand only)** and the Vendors through AGPA Holder has already received the full sale consideration amount from Vendee. The Vendors through AGPA Holder do hereby admits and acknowledges the receipt of the same and also delivered the vacant possession of the said property to the Vendee the Vendee shall hold and enjoy the same absolutely forever.
- 2) That the Vendee shall hold and enjoy the schedule of property as absolute owner with all easements appurtenances, rights
- 3) That the Vendors have put the Vendee in peaceful vacant physical possession of the schedule of property on this day of executing this sale deed.
- 4) That the Vendors handed over the title Deeds, Link Documents, etc., to the Vendee on this the day of executing this Sale Deed.
- 5) That the Vendors hereby assures and covenants as follows:
 - a) That the Vendors have got full right and absolute authority and marketable title to convey the schedule of property to the Vendee.
 - b) That the Vendors assures that the Schedule of Property is free from all Government and Private encumbrances, agreement of sale, gifts, hypothecations, loans, securities, mortgages and it is free from all encumbrances.
 - c) That the Schedule of property shall be quietly, peacefully held and enjoyed by the Vendee without any interruption disturbance by the Vendors or any person or persons/third party claiming title under or through the said Vendors.
 - d) That the Vendors hereby undertake and assure that if the Vendee is deprived of any part of or whole of the schedule of property hereby conveyed by reason of any defective title or inferior title of the Vendors or of any prior encumbrances, the said Vendors shall fully indemnify the Vendee against all such losses and damages whatsoever expenses incurred thereon by the Vendee.

Contd..4..

P. Satya Sai babu

ATTESTED

D. RAMALINGAM
Advocate & Notary
H.No. 3-25, Doolapally,
Secunderabad-500 014.


GOVT. JOURNAL COLLEGE
Medunjal

For SR CONSTRUCTIONS


Managing Partner

- e) That the Vendors shall be responsible to pay all the taxes, cesses etc. if any in respect of the schedule of property upto the date of execution of this Sale Deed
- f) The Vendors undertakes to sign the necessary applications, declarations, affidavits required for duly mutating the name of the Vendee with the Revenue Department, Government Agencies, Corporation etc. in respect of the schedule property with the cost of Vendee.
6. That the land affected by the document is not Assigned Land as defined in Section 2(1) Act 9 of 1977.

SCHEDULE OF PROPERTY

ALL THAT Plot No.6A, in Survey Nos.64 & 96, admeasuring 204.00 Sq.yards or 170.54 Sq.Mtrs., situated at MAKTHA MAHABOOPET VILLAGE, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, and bounded by:

NORTH	:	PLOT NO.5
SOUTH	:	PLOT NO.6B
EAST	:	30'-0" WIDE ROAD
WEST	:	PLOT NOS.7 & 8

More clearly delineated in the plan annexed hereto and marked in RED colour.

IN WITNESS WHEREOF, the Vendors represented by AGPA Holder and Vendee have signed on this Deed of Sale, with free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. *T. Balu*

P. Salva Sa. Babu
VENDORS
(REP. BY AGPA HOLDER)

2. *C.H.V. Reddy*

S. P. Reddy
VENDEE

ATTESTED

D. Ramalingam
D. RAMALINGAM
Advocate & Notary
H.No. 3-25, Doolapally,
Secunderabad-500 014.

For SR CONSTRUCTIONS

S. P. Reddy
Managing Partner

REGISTRATION PLAN SHOWING THE PLOT NO.6A, IN SURVEY NOS.64 & 96, ADMEASURING 204.00 SQ.YARDS OR 170.54 SQ.MTRS., SITUATED AT MAKTHA MAHABOOPET VILLAGE, SERILINGAMPALLY MANDAL, UNDER GHMC SERILINGAMPALLY CIRCLE, RANGA REDDY DISTRICT

VENDORS :

- 1 SRI.N.V.S.R.K.RAJU, S/O SRI.NARASIMHA RAJU
 - 2 SRI.D.VENKATAPATHI RAJU, S/O SRI D.SATYANARAYANA RAJU
- Represented by their Agreement of Sale-Cum-GPA Holder
SRI.P.SATYA SAI BABU, S/O SRI P SATYANARAYANA RAJU


VENDEE : M/s. S R CONSTRUCTIONS Represented by its Managing Partner
SRI.D.SANJEEV REDDY S/O LATE.NARSA REDDY

REF : INCLUDED  EXCLUDED 

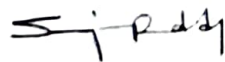


WITNESSES:

1. 

2. 


VENDORS
(REP. BY AGPA HOLDER)



VENDEE

ATTESTED

D. RAMALINGAM
Advocate & Notary
H.No. 3-25, (Dharmapuri)
Secunderabad, Telangana


PRINCIPAL
GOVT. JUNIOR COLLEGE
Medchal

For SR CONSTRUCTIONS


Managing Partner