

1187/2022-

తెలంగాణ ప్రభుత్వం
ధరణిGOVERNMENT OF TELANGANA
DHARANISale Deed
(SALE DEED)

THIS DEED OF SALE is made and executed on 29 April 2022 by and between:

Sri/Smt./Kumari YAREDLA SUNDEEP REDDY, S/O YAREDLA SAMBI REDDY, aged about 59 years, PAN No. AAVPY2335H, Occ: Doctor, Residing at VILLA NO 83, INDU ARANYA HARITHA, TATTI ANNARAM, Bagh Hayathnagar, Hayathnagar, Rangareddy, Telangana, 500068.

(Hereinafter called the "VENDOR" of the first part)

IN FAVOR OF

Sri/Smt./Kumari SRI TIRUMALA INFRA (CIN/ Firm/ Society/Trust No. - 1961OF2021) Represented by BILAKANTI CHANDRA SHEKAR REDDY, aged about 54 years, Residing at PLOT NO 1,, SURVEY NO 53/E, SAGAR ROAD FACING ,MANNEGUDA X ROADS, Manneguda, Abdulapurmet, Rangareddy, Telangana, 501510.

(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 8.2600 Ac.Gts in Survey No. 54/s1, 35/s1, 52/s1, 43/s2, 43/s2, Nazdik Singaram (V), Yacharam (M), Rangareddy District having TD-cum-Pass Book Number: T05270080229.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 8650000 /- (RUPEES EIGHTY SIX LAKH FIFTY THOUSAND ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 8650000 /- 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. 8650000 /- 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.

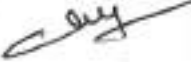
SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 8.2600 Ac.Gts in Nazdik Singaram (V), Yacharam (M), Rangareddy District having TD-cum-Pass Book Number: T05270080229 within the limits of local body and bounded by:

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Yacharam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.670417.00/- paid between the hours of ____ and ____ on the 29th day of April, 2022 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		YAREDLA SUNDEEP REDDY, Address: VILLA NO 83, INDU ARANYA HARITHA,TATTI ANNARAM, BaghHayathnagar, Hayathnagar, Rangareddy, India	
2	BU: Authorized Person	Aadhaar Verified		BILAKANTI CHANDRA SHEKAR REDDY Authorized by SRI TIRUMALA INFRA, Address: Manneguda, Abdullapurmet, Rangareddy, India	

Book1,CS No. 2200432862 & Doct No _1187 / 2022_ Sheet 1 of 5 Tahsildar & Jt Sub Registrar Yacharam



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S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	54/e1	0.0150	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND
2	36/d	0.3550	OTHERS:NEIGHBOUR LAND	ROAD	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND
3	52/e	6.0100	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND
4	43/e2	0.3400	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND
5	43/e2	0.3400	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND	OTHERS:NEIGHBOUR LAND

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

Name

Aadhar Number

Address

YARECLA SUNDEEP REDDY

xxxxxxxx5062

VILLA NO 83, INDU ARANYA HARITHA, TATTI ANNARAM, Bagh Hayathnagar, Hayathnagar, Rangareddy, Telangana, 500068

VENDEE - Authorized Person

Signature

Name

Aadhar Number

Address

SRI TIRUMALA INFRA (GIN/ Firm/ Society/Trust No. - 1961OF2021) Represented by BILAKANTI CHANDRA SHEKAR REDDY

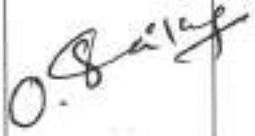
xxxxxxxx3768

PLOT NO 1,, SURVEY NO 53/E, SAGAR ROAD FACING ,MANNEGUDA X ROADS, Manneguda, Abdullapurmet, Rangareddy, Telangana, 501510

Details of payments of consideration

S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	29/04/2022	8650000	Cheque	HDFC BANK	VANASTALIPURAM	59222333446666	HDFC0001043	PAID THROW CHEQUE



Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		MADHURU GAUTHAM REDDY, Address: 2-3-70/55, ANANTHANAGAR, AMBERPET, RANGAREDDY, 500013,	
2	WIT.	Aadhaar Verified		ONGURU SAI KUMAR, Address: 9-48, NANDIWANAPRTHY, YACHARAM, RANGAREDDY, 501509,	

Date
05 May 2022

Signature Of Registering Officer
Yacharam

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E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX3768 Bilakanti Chandra Shekhar Reddy	Bilakanti Chandra Shekhar Reddy, Address: S/O Bilakanti Narsi Reddy, 17-1-382/V/1/36, vyshali nagar, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX5062 Yaredla Sundeep Reddy	Yaredla Sundeep Reddy, Address: S/O Yaredla Sambhi Reddy, Villa No 83, Indu Aranya Haritha, NA, K.v. Rangareddy, INDIA	
3	Aadhaar No: XXXXXXXX4237 Onguru Saikumar	Onguru Saikumar, Address: S/O Onguri Yadaiah, 9-48, Nandiwana parthi, NA, Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX9478 Madhur Gautham Reddy	Madhur Gautham Reddy, Address: S/O Madhur Venkatram Reddy, 2-3-70/55, anantharam nagar, NA, Hyderabad, INDIA	

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

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	475750	0	0	0.00	0	475750
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	173000	0	0	0	0	173000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	21617	0	0	0	0	21617
Haritha Nidhi	0	0	50	0	0	0	0	50
Total	0.00	0	670417	0	0	0.00	0	670417

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

Rs. 475750 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 173000/- towards Registration Fees on the chargeable value of Rs 8650000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2200444845 dated 29-04-2022 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 670417.00/- DATE: 29-04-2022, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 221192312499, PAYMENT CODE: ,ATRN: 8034322455420,REMMITER NAME: BILAKANTI CHANDRA SHEKAR REDDY Authorized by SRI TIRUMALA INFRA, EXECUTANT NAME: YAREDLA SUNDEEP REDDY, CLAIMAINT NAME: SRI TIRUMALA INFRA.

Date
05 May 2022

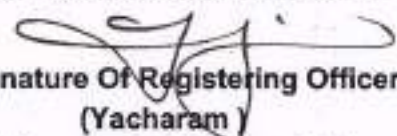
Signature Of Registering Officer
Yacharam

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Certificate of Registration

Registered as document no. 1187 of 2022 of Book1 and assigned the identification number 1-6103-1187-2022 for Scanning on 05 May 2022.


Signature Of Registering Officer
(Yacharam)
Mohammad Mahamood Ali

Book1,CS No. 2200432862 & Doct No __1187 / 2022__ Sheet 5 of 5 Tahsil Dar & Jt Sub Registrar
Yacharam

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

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I intend to purchase from Shri/Smt./Kumari **YAREDLA SUNDEEP REDDY** the following land(s):

Village : Nazdik Singaram

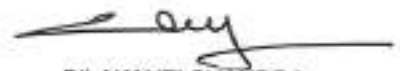
Survey Number and Sub Division No.	Extent of land
43/e2	0.3400
43/e2	0.3400
52/e	6.0100
36/d	0.3550
54/e1	0.0150
Total	8.2600

- 1 I have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I have verified the records and am satisfied with the seller's title to the land. ☒
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒
- 4 There is no court order or injunction restraining transfer of the said land. ☒
- 5 The proposed land transfer is not in contravention of the following laws: ☒
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.

Declaration

I have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

☒



BILAKANTI CHANDRA

Place Manneguda

Name SHEKAR REDDY Authorized by
SRI TIRUMALA INFRA

Date 29/04/2022

R/o Village Manneguda

Mandal Abdullapurmet

PPB No. T05270080610



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

Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

I intend to transfer to Shri/Smt./Kumari **BILAKANTI CHANDRA SHEKAR REDDY** Authorized by **SRI TIRUMALA INFRA** the following land(s):

Village : Nazdik Singaram

Survey Number and Sub Division No.	Extent of land
43/22	0.3400
54/1	0.0150
52/1	6.0100
43/22	0.3400
36/1	0.3550
Total	8.2600

- 1 I am the absolute owner and possessor of the above said lands. The extents of land owned by me mentioned herein are correct. ☒
- 2 I have not sold the said land to anyone else. ☒
- 3 There is no court order or injunction restraining transfer of the said land. ☒
- 4 The proposed land transfer is not in contravention of the following laws: ☒
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒

Declaration

I have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time.

☒

Place BaghHayathnagar
Date 29/04/2022


Name YAREDLA SUNDEEP REDDY
S/O YAREDLA SAMBI REDDY
R/o Village BaghHayathnagar
Mandal Hayathnagar
PPB No. T05270080229



भारत सरकार
GOVERNMENT OF INDIA



యరెడి సుందీప్ రెడ్డి
Yaredia Sundeep Reddy
పుట్టింపు తేదీ/DOB: 20/05/1963
పురుషుడు/ MALE

Mobile No: 9848980999

6458 0457 5062

VID : 9141 2923 6382 1900

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పింఛాను:
S/O యరెడి సుందీ రెడ్డి, వీలా నెం 83, ఇందు అరణ్య హరితా,
తట్టి అన్నారం, కాయథనగర్, కే.ఎ.రంగారెడ్డి,
తెలంగాణ - 500068

Address :
S/O Yaredia Sundeep Reddy, Villa No 83, Indu Aranya
Haritha, Tatti Annaram, Kayathnagar, K.v
Rangareddy,
Telangana - 500068



1800 180 1807



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 19
Bangalore-560 019



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

పింఛాను:
S/O బిలకంత్ చంద్ శేఖర్ రెడ్డి, గజపతి-చాంపపేట, చాంపపేట,
వ్యశిష్ట నగర్, చాంపపేట, సాదాబాద్,
హైదరాబాద్ - 500059

Address:
S/O Bilakanti Chandr Reddy, 17-1-382/V/1/25,
Vyshali Nagar, Champapet, Sadaabad,
Hyderabad, Andhra Pradesh - 500059

2163 4093 3768

VID : 9115 7135 4613 2553



Download Date: 26/06/2021



బిలకంత్ చంద్ శేఖర్ రెడ్డి
Bilakanti Chandr Reddy
పుట్టింపు తేదీ/DOB: 29/06/1968
పురుషుడు/ MALE

2163 4093 3768

VID : 9115 7135 4613 2553

నా ఆధార్ - నా గుర్తింపు



To:
Madhuri Manoj Kumar Reddy
S/O Madhuri Manoj Kumar Reddy
2-3-202-38
Sangam Nagar, 11/11
Sangam Nagar, 11/11
Sangam Nagar, 11/11



7848994270

2094 2027 9478



2094 2027 9478



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పింఛాను:
S/O బిలకంత్ చంద్ శేఖర్ రెడ్డి, గజపతి-చాంపపేట, చాంపపేట,
వ్యశిష్ట నగర్, చాంపపేట, సాదాబాద్,
హైదరాబాద్ - 500059



విశిష్ట గుర్తింపు / Your Aadhaar No.
4279 5818 4237
VID : 9115 7135 4613 2553



4279 5818 4237

VID : 9115 7135 4613 2553

నా ఆధార్ - నా గుర్తింపు



తెలంగాణ ప్రభుత్వం
సమాచార XIV
(నియమము 26 చొడండి)
చట్టాదారు పేరు పుస్తకం
చూడు యాజమాన్య హక్కు పత్రం



జిల్లా : రంగారెడ్డి
మండలం : యాదాదా
పాస్ బుక్ నెంబర్ : T05270080229

డివిజన్ : ఇన్ఫర్మేషన్
గ్రామం : నల్లకల్ సంగారం

టార్ కోడ్ :



T05270080229

కోడ్ :



ఖాతా నెంబర్ : 463

1. చట్టాదారు పేరు ఇంటిపేరుతో : పై సందేహ రద్దీ
2. లెండి/వర్గ పేరు : సాంధ్ రద్దీ
3. స్త్రీ / పురుషుడు : పురుషుడు
4. దేరుపాను : నల్లకల్ సంగారం, యాదాదా, రంగారెడ్డి
5. కులము : జనరల్
6. అదార్ నంబర్ : *****5962
7. చట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ద

తదాశ్చిత్ సంతకం

తెలంగాణ ప్రభుత్వం

జిల్లా : రంగారెడ్డి
మండలం : యాదాద్రి

డివిజన్ : ఇబ్రహీంపట్నం
గ్రామం : నత్తకల్ సంగారం

భూమి వివరములు

తేదీ : 23-07-2018

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము	భూమి పొందిన పద్ధతి	రిమాన్సులు	సంతకం
1	36/రు	0.3550	పట్టాదారుడు	పట్టా	
2	43/అ2	0.3400	కొనుగోలు	పట్టా	
3	43/అ2	0.3400	కొనుగోలు	పట్టా	
4	44/అ3	0.1000	కొనుగోలు	పట్టా	
5	44/అ3	0.1000	కొనుగోలు	పట్టా	
6	44/అ3	0.1000	కొనుగోలు	పట్టా	
7	44/అ3	0.1000	కొనుగోలు	పట్టా	
8	44/అ3	0.1000	కొనుగోలు	పట్టా	
9	45/అ2	0.1100	కొనుగోలు	పట్టా	
10	45/అ2	0.1200	కొనుగోలు	పట్టా	
11	45/అ2	0.1200	కొనుగోలు	పట్టా	
12	45/అ2	0.1200	కొనుగోలు	పట్టా	
13	45/అ3	0.0800	కొనుగోలు	పట్టా	
14	52/అ	6.0100	పట్టాదారుడు	పట్టా	
15	54/అ1	0.0150	పట్టాదారుడు	పట్టా	
మొత్త విస్తీర్ణం		11.1100			



