

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

K KISHAN AR 592314
 LICENCED STAMP VENDOR
 L No. 2073-005-1992
 RL No. 2013, R.No. 01 / 2022
 H No. 4-1-12, Near Head Post Office
 KARIMNAGAR-505 001 (TS)
 Call: 99481 66032

Sl.No... 11476 Date 26/09/2022 Rs. 100
 Sold... M. Venu S/o. Late. Kondiah
 R/O... Krishna
 For Whome... Macherla Constructions

SALE - DEED

Market Value of Rs. 35,59,000/-, Stamps Value Rs. 100/-.

THIS DEED OF SALE is executed on this 27 th day of September 2022, By :-

Ms. Satty Sree Tulasi, D/o. Satty Sreeram Kumar Reddy, Age : 27 Years,
 Occ : Private Employee, R/O. Plot No. 9, H. No. 8-2-684/11/9, Bhavani Enclave,
 Road No. 12, Banjara Hills, Hyderabad, Telangana - 500034.
 Aadhar No. 6209 6534 7059, PAN : FHYP53681B, Mobile No. 9391023411.

THROUGH HER GENERAL POWER OF ATTORNEY HOLDER

Sri. Satty Sreeram Kumar Reddy, S/o. Late. S Ram Reddy, Age : 62 Years,
 Occ : Business, R/O. Plot No. 9, H. No. 8-2-684/11/9, Bhavani Enclave,
 Road No. 12, Banjara Hills, Hyderabad, Telangana - 500034.
 Aadhar No. 9175 4880 2536, PAN : BAOPS4639E, Mobile No. 9391023411.

(The General Power of Attorney which was Registered in the Office of Sub-Registrar,
 Banjara Hills, Vide Document No. 305/2022, in Book-IV, Dated 13-05-2022)

(Hereinafter called the VENDOR, which expression shall wherever it occurs in this deed
 includes Vendor heirs, executors, assignees and administrators of the one part.)

INFAVOUR OF

M/s. MACHERLA CONSTRUCTIONS, (Regd. No. 295/2021) Karimnagar.,
 (PAN : ABQFM5938G). Rep. by it's Managing Partner Sri. MACHERLA VENU,
 S/o. Late. KONDAIAH, Age : 43 Years, Occ : Business, R/O : H.No. 4-6-83,
 Dwarakanagar, Karimnagar. Aadhar No. 8310 0504 5290, Mobile No. 9966562222.

(Hereinafter called the VENDEE, which expression shall wherever it occurs in this deed
 includes Vendee's heirs, executors, assignees and administrators of the other part.)

Renu

Cont.... 2

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar, Karimnagar (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 17800/- paid between the hours of 2 and 3 on the 27th day of SEP, 2022 by Sri S.S.Kumar Reddy

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression	
Sl No	Code	Thumb Impression	Photo	Address	
1	CL			MACHERLA VENU(R)/M/S. MACHERLA CONSTRUCTIONS 4-6-83, KARIMNAGAR (U), KARIMNAGAR, KARIMNAGAR, TELANGANA, 505001, DWARAKANAGAR.	
2	EX			SATTY SREERAM KUMAR REDDY (GPA HOLDER) S/O. LATE S RAM REDDY 8-2-684/119, HYDERABAD, HYDERABAD, HYDERABAD, TELANGANA, 500034, BANJARA HILLS.	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			O. HEMENDER S/O. GOVIND GOPAL R/O. KARIMNAGAR	
			S. SATHYAM S/O. SHANKARAJIAH R/O. SIRICILLA	

27th day of September, 2022

Signature of Joint SubRegistrar
Karimnagar (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2536 Name: Satty Sree Ram Kumar Reddy ✓	S/O Late Sri Ram Reddy, Hyderabad, Hyderabad, Andhra Pradesh, 500034	
2	Aadhaar No: XXXXXXXX5290 Name: Macherla Venu ✓	S/O Macherla Kondaiah, Karimnagar, Karimnagar, Telangana, 505001	

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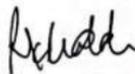
WHEREAS the Vendor is absolute owner, and exclusive possessor having acquired the property, which is more specifically and clearly delineated in the Schedule hereto, in which the Vendor got an extent of 868 Sq.Yards (bearing Plot No's. 32, 33, 34 & 35), through Settlement deeds from Sri. Sree Ram Reddy @ Satti Sree Ram Reddy and got it Registered in the office of Sub-Registrar Karimnagar, through Document No's. 7400/2020, 7398/2020, 7401/2020, & 7399/2020, dtd. 18-08-2020, and Since then the Vendor is in the possession and absolute enjoyment thereof.

WHEREAS the Vendor intends to sell away the said property as mentioned in the Schedule through her above said **General Power of Attorney Holder** to meet Vendor's domestic necessities and the Vendee agreed to purchase the same on the terms & conditions clearly shown here under.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS

- THAT in consideration of payment of Rs. 35,59,000/- (Rupees Thirty Five Lakhs Fifty Nine Thousand Only) paid by the Vendee to the G.P.A. Holder through Cheque No. 000033, dtd. 27-09-2022 of Kotak Mahindra Bank, Karimnagar branch, the receipts of which the G.P.A. holder on behalf of the Vendor hereby acknowledges, the Vendor hereby sells conveys transfers and assigns into the Vendee all the Vendor's rights, title and interest, claim and demand whatsoever in the Schedule mentioned property and delivers vacant possession thereof to the Vendee to hold the same absolutely for ever free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto.
- The Vendor hereby assures the Vendee that the said property is free from all kinds of mortgage charges, agreements to sell, court litigations and any other statutory charges.
- The Vendor further covenants with the Vendee that knowingly or otherwise the Vendor has not caused or allowed any distress to be levied on the said property.
- The Vendor further assures the Vendee, that the Vendor has got a clear, effectual subsisting and marketable title to the said property, and absolute authority to sell the same manner aforesaid.
- The Vendor further covenants with the Vendee that if there remains any undisclosed and undischarged liability in respect of the said property, the Vendor shall clear the same in the manner aforesaid.

Cont.... 3



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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/B/C Pay Order	Total
Stamp Duty	100	0	195650	0	0	0	195750
Transfer Duty	NA	0	53390	0	0	0	53390
Reg. Fee	NA	0	17800	0	0	0	17800
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3560	0	0	0	3560
Total	100	0	270900	0	0	0	271000

Rs. 249040/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 17800/- towards Registration Fees on the chargeable value of Rs. 3559000/- was paid by the party through E-Challan/SC/Pay Order No. ,967UCE240922 dated 24-SEP-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 270950/-, DATE: 24-SEP-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9774505944226, PAYMENT MODE: CASH-1001138, ATRN: 9774505944226, REMITTER NAME: MACHERLA VENU, EXECUTANT NAME: SATTY SREERAM KUMAR REDDY, CLAIMANT NAME: MACHERLA CONSTRUCTIONS).

Date:

27th day of September, 2022

S. Ch. Rao
Signature of Registering Officer
Karimnagar (R.O)

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Registered as No: 10567 of 2022 of Book-1

27th days of September 2022

1944 SE Asvin-05th

S. Ch. Rao
SIGNATURE OF THE REGISTERING OFFICER



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- * The Vendor further agrees to indemnify the Vendee and keep the Vendee free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time by any one in regard to this sale, the Vendor here by undertakes such further acts, deeds and things as to more fully effectively convey title to the property here by sold and conveyed to the Vendee.
- * The Vendor also assures the Vendee that if there remain any liability of taxes or rates for the said property to the Municipality or Gram Panchayath or other Government or Statutory authorities upto the date of this conveyance, the Vendor shall clear the same and in case the same are collected from the Vendee, the Vendor shall pay the same to the Vendee.
- * The Vendor further assures and covenants with the Vendee that the Vendee and the Vendee's heirs are entitled to peacefully and absolutely enjoy the said property without let or hindrance from any person claiming through the Vendor.
- * The Vendee is hereby entitled to get the said property transferred in Vendee's name in all Gram Panchayath or Municipal or Revenue Records and enjoy the same with absolute rights for ever.

SCHEDULE OF PROPERTY

An open Plot No. 32, measuring 217 Sq.Yards, Plot No. 33, measuring 217 Sq.Yards, Plot No. 34, measuring 217 Sq.Yards, Plot No. 35, measuring 217 Sq.Yards, thus the Total area of **868.00 Sq.Yards OR 725.72 Sq.Mtrs** (which formed in a compact single block), out of **Sy. No's. 303/B, 304/C, 304/D**, Situated at **Theegalaguttapally** locality of Karimnagar Town (Previously known as Theegalaguttapally Village of Arepally Rev. Village, Now it is merged in Karimnagar Municipal Corporation), as per the plan annexed here with, within the limits of Municipal Corporation Karimnagar., under the jurisdiction of Dist. & Sub-Dist. Registration Karimnagar.

Bounded By :

EAST : Plot No's. 28, 29, 30 & 31 of Vendor.
WEST : 30 feet wide Road.
NORTH : Plot No. 36 of Vendee (M/s. MACHERLA CONSTRUCTIONS).
SOUTH : Indira Apartments.

(RULE - 3) MARKET VALUE STATEMENT

Sy. No's.	Extent	Rate per Sq.Yard.	Total Value
303/B, 304/C, & 304/D.	868.00 Sq.Yards.	Rs. 4,100/-	Rs. 35,59,000/-

This Property is not assigned by the Government as per A.P. P.O.T. Act, 9 of 1977.

H. S. S. S.

Cont.... 4

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Karimnagar (R.O)



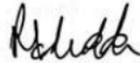
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Deficit stamp duty Rs. 1,95,650/-, Transfer duty Rs. 53,390/-, Registration Fee Rs. 17,800/-, User Charges Rs. 500/-, Mutation fee Rs. 3,560/-, Haritha Nidhi Rs. 50/- thus the Total Amount of Rs. 2,70,950/- Paid Through SBI, e-Challan No. 967UCE240922. Stamps Value Rs. 100/-.

There are no Constructions on the plot. If found any the vendee held the responsibility to pay the deficit Stamp Duty as per Stamp Act. Sec. 27, 64.

In Witness Where of the above said G.P.A. Holder on behalf of the Vendor have signed on this Deed of Sale with free will and consent, after Contents of Sale Deed read over in the presence of the following witnesses, on the date, month and year mentioned above.



(Sig. of the G.P.A. Holder
on behalf of the Vendor)

WITNESSES:

1. 
2. 

Prepared By :

G KUMAR.

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Karimnagar (R.O)



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PLAN SHOWING OF THE OPEN PLOT NO'S. 32, 33, 34 & 35, FOR REGISTRATION IN SY. NO'S. 303/B, 304/C, 304/D, SITUATED AT THEEGALAGUTTAPALLY LOCALITY OF KARIMNAGAR TOWN (PREVIOUSLY KNOWN AS THEEGALAGUTTAPALLY VILLAGE OF AREPALLY REV. VILLAGE, NOW IT IS MERGED IN KARIMNAGAR MUNICIPAL CORPORATION).

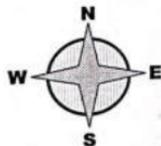
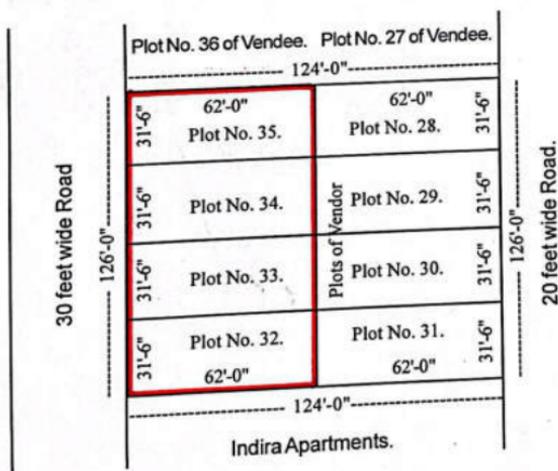
VENDOR : Ms. Satty Sree Tulasi, D/o. Satty Sreeram Kumar Reddy,
R/O. Plot No. 9, H. No. 8-2-684/11/9, Bhavani Enclave,
Road No. 12, Banjara Hills, Hyderabad, Telangana - 500034.

THROUGH HER GENERAL POWER OF ATTORNEY HOLDER

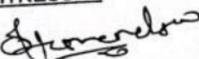
Sri. Satty Sreeram Kumar Reddy, S/o. Late. S Ram Reddy,
R/O. Plot No. 9, H. No. 8-2-684/11/9, Bhavani Enclave,
Road No. 12, Banjara Hills, Hyderabad, Telangana

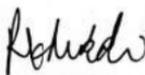
VENDEE : M/s. MACHERLA CONSTRUCTIONS, (Regd. No. 295/2021) Karimnagar.,
Rep. by it's Managing PartnerSri. MACHERLA VENU, S/o. Late. KONDAIAH,
R/O : H.No. 4-6-83, Dwarakanagar, Karimnagar.

 Area Under Reg. : 868.00 Sq.Yards OR 725.72 Sq. Mtrs. (Each Plot 217 Sq.Yards X 4)



WITNESSES:

- 
- 


(Sig. of the G.P.A. Holder
on behalf of the Vendor)

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Karimnagar (R.O)



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సాటి శ్రీ రామ కుమార్ రెడ్డి
Satty Sree Ram Kumar Reddy

జన్మన సంవత్సరం / Year of Birth : 1960
పురుషుడు / Male

9175 4880 2536

ఆధార్ - సామాన్యని హక్కు

To: Satty Sree Ram Kumar Reddy
(సాటి శ్రీ రామ కుమార్ రెడ్డి)
S/O Lalla Sri Ram Reddy
8-2-5841159 PLOT-9 BHAYAN ENCLAVE
BANJARA HILLS
BANJARA HILLS RD-12
Hyderabad
Hyderabad
Andhra Pradesh - 500034

Date: 20/07/2011

Ref No : 00007739-00021966-00013955-

UA 01611633 8 IN

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Government of India



మాచేరి వెను
Macheria Venu
జన్మ తేదీ/DOB: 10/07/1979
పురుషుడు/ MALE

8310 0504 5290
VID : 9109 5852 7083 4932

నా ఆధార్, నా సర్దింపు

భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



జనననామం:
S/O మాచేరి కొండలశ, ఇంట నెం 4-6-83, ధర్మా
వనం, శంబులనగర్ మండలం, శంబులనగర్, శంబులనగర్,
తెలంగాణ - 505001

Address:
S/O: Macheria Kondalash, H No 4-6-83,
Owerika nagar, kanimnagar mandal,
Karimnagar, Karimnagar,
Telangana - 505001

8310 0504 5290
VID : 9109 5852 7083 4932

Signature of the Applicant

Macheria Venu

917

Kondalash
Signature of the Executive

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Karimnagar (R.O)



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 Government of India

 హనుమంట్ ఒజా
 Hemender Ojha
 పుట్టిన తేదీ / DOB : 07/12/1980
 పురుషుడు / Male


7780 4959 5470

ఆధార్ - సామాన్యని హక్కు


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
 Unique Identification Authority of India
 చిరునామా:
 నంబూరికపాటి గోపిండ్ గోపాల్ ఒజా,
 1-5-288, పద్మశాలి స్ట్రీట్, కరీంనగర్,
 కరీంనగర్, ఆంధ్ర ప్రదేశ్, 505001
 Address:
 S/O: Govind Gopal Ojha, 1-5-288,
 Padmashali street, Karimnagar,
 Karim Nagar, Karimnagar, Andhra
 Pradesh, 505001


7780 4959 5470

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 1800 303 1947
 help@uidai.gov.in
 www.uidai.gov.in


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 Government of India

 సామతా సత్యం
 Samata Sathyan
 పుట్టిన తేదీ / DOB : 01/01/1971
 పురుషుడు / Male


9299 7666 8581

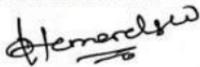
ఆధార్ - సామాన్యని హక్కు


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
 Unique Identification Authority of India
 చిరునామా:
 S/O: సామతా శతభద్రయ్య, 7-1-94,
 మహాద్ సాగర్, సిరొల్లా, వీర పేట, సిరొల్లా,
 కరీంనగర్, ఆంధ్ర ప్రదేశ్, 505301
 Address:
 S/O: Samata Shankaralish, 7-1-94,
 Subhash Nagar, Siricilla, Siricilla,
 Siricilla, Karimnagar, Andhra
 Pradesh, 505301

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Signature of the Witness





 Signature of the Executants

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Joint SubRegistrar
Karimnagar (R.O)



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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 2013-1-10567/2022

Date: 04/10/2022

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 2(d) of Section 104 of Telangana Municipalities Act, 2019, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of Karimnagar Municipal Corporation.

VLTN/Assessment No.	2110205141
Survey No.	303/B,304/C,304/D
Plot No.	32,33,34,35
District	KARIMNAGAR
ULB Name	KARIMNAGAR MUNICIPAL CORPORATION
Locality	THEEGALAGUTTAPALLY - THEEGALAGUTTAPALLY
Transferor (Name of previous PT Assessee in the Tax Records)	1. MS. SATTY SREE TULASI (PRINCIPAL) (D/o. SATTY SREERAM KUMAR REDDY) 2. SATTY SREERAM KUMAR REDDY (GPA HOLDER) (S/o. LATE S RAM REDDY)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S. MACHERLA CONSTRUCTIONS (R/o. NA)
Document Registration No.	2013-10567/2022 [1]
Document Registration Date	27/09/2022

Note:

1. This certificate does not amount to regularization of unauthorized constructions, if any or made against sanctioned plan.
2. This certificate will be deemed to be canceled, if it comes to notice that it has been obtained by Fraud/Deceit or Mistake of Fact.
3. This certificate does not amount to regularization of occupation of government lands or objectionable lands.
4. This certificate is made based on a undertaking furnished by the transferor and transferee. In case the details furnished by them or any one of them are found to be false, they/he/she shall be liable for civil and criminal action.



Signature of Sub-Registrar
(KARIMNAGAR (R.O))