

28
5323 W.No. 5179/2024

SCANNED



తెలంగాణ తెలంగాణ TELANGANA
S.No. 7715 Date 09/08/2021 Rs. 100
Sold to N. Venkatesh Babu
S/o. D/o. W/o. N. Chinna Veeranjaneulu
For Whom M/s. Seetulasi Developers
No. Hyd.

D 033397
G. HARA GOPAL
LICENSED STAMP VENDOR
L.No. 15-26-001/1992 RL No. 15-26-009/2015
H.No: EWS-144, Kamala Nagar, Kapra,
ECIL (P), M.M. Dist-500 062, Cell: 9440094852

SALE DEED

This DEED OF SALE is made and executed on this the 09th day of AUGUST 2021, at S.R.O. KAPRA, Medchal-Malkajgiri District, by and between:-

- 1) **SRI. YECHURI SAMBA SIVA RAO S/O. YECHURI VENKATA SUBBAIAH**, aged about 54 years, Occupation: Business, R/o: D.No.5-19, Rentachintala, Guntur District. Andhra Pradesh. PAN No.AFGPY0625N. AADHAAR No.892171472364
- 2) **SRI. YERRAM SEETA RAMI REDDY S/O. BRAHMA REDDY**, aged about 44 years, Occupation: Business, R/o: D.No.4-5-31/22, Flat No.302, Sai Vigneswara Apartments, Vidya Nagar, 1st Lane, Guntur. Andhra Pradesh. PAN No.AAPPY7415E. AADHAAR No.272160066484
- 3) **SRI. ARAVAPALLI RAMACHANDRA RAO S/O. VEERA RAGHAVIAH**, aged about 52 years, Occupation: Business, R/o: Flat No.D3, D.No.4-532/66, Sri Hari Vasam, Vidya Nagar, 1st Lane, Guntur. Andhra Pradesh. PAN No.AAHHA1460R. AADHAAR No.532825838315

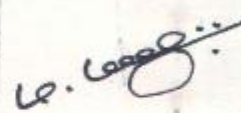
N.B. Tulen Ram



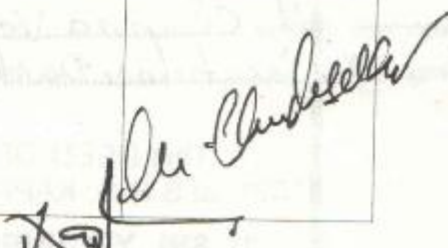
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 78750/- paid between the hours of 5 and 6 on the 09th day of AUG, 2021 by Sri Yechuri Samba Siva Rao

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			M/S.SREETULASI DEVELOPERS LLP REP BY DP N.VENKAIAH BABU S/O. N.CHINNA VEERANJANEYULU PLOTNO.4 TULASIVANAM, GOURINATHAPURAM ECIL POST HYD	
2	EX			REP BY AGPA NANDANAMPATI BHARGAVA TULASI RAM S/O. RAMANJANEYULU PLOTNO.5 TULASI VANAM, GOWRINADHAPURAM HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S SRAVAN KUMAR R/O.HYD	
2			CH CHANDRASEKHAR R/O.HYD	

09th day of August, 2021

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

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7014 Name: Nandanampati Bhargava Tulasi Ram	S/O Ramanjaneyulu, Secunderabad, Hyderabad, Telangana, 500062	
2	Aadhaar No: XXXXXXXX2100 Name: Venkaiah Babu Nandanampati	S/O C Veeranjaneeyulu, Secunderabad, Hyderabad, Telangana, 500062	

Generated on: 09/08/2021 05:37:33 PM



Bk - 1, CS No 5323/2021 & Doct No
5179/2021.
Sub Registrar
Kapra
Sheet 1 of 8

- 4) **SRI. S. SRAVAN KUMAR S/O. SRI. S. KRISHNA RAO**, aged about 34 years, Occupation: Business, R/o: H.No.1-6-6/1, Sri Ram Nagar Colony, Anupuram, Kapra, ECIL Post, Hyderabad-500 062. PAN No.CEUPS4228A. AADHAAR No.332793775454
- 5) **SRI. SRIRANGAM HARANATH S/O. S. SURIAIAH**, aged about 49 years, Occupation: Business, R/o: H.No.1-19-71/C-39/3, Rukminipuri, Kapra, ECIL, Medchal-Malkajgiri District. PAN No.AQZPS9378J. AADHAAR No.610893850680

Represented by their Agreement of Sale cum General Power of Attorney Holder:-

SRI. NANDANAMPATI BHARGAVA TULASI RAM S/O. SRI. RAMANJANEYULU, aged about 31 years, Occupation: Business, R/o: Plot No.5, Tulasi Vanam, Gowrinadhapuram, Phase-2, Opposite Lane of Zee School, Kapra, ECIL Post, Hyderabad-500 062. PAN No.AYJPR4685F. AADHAAR No.338689957014., **by virtue of Registered Agreement of Sale cum General Power of Attorney vide Document No.2898/2021, of Book-I, dt:08/04/2021, Registered at S.R.O. Kapra, Medchal Malkajgiri District.** The Principals are still alive and the G.P.A. is in Force.

Hereinafter called the "VENDORS"

IN FAVOUR OF

M/s. SREETULASI DEVELOPERS LLP (PAN NO.AELFS2378J), represented by Designated Partner:- **SRI. N. VENKAIAH BABU S/O. SRI. N. CHINNA VEERANJANEYULU**, aged about 42 years, Occupation: Business, R/o: Plot No.4, Tulasivanam, Gourinathapuram, Phase-II, Opp Lane of Zee School, Kapra, ECIL Post, Hyderabad-500062. AADHAAR No.846545632100, Mobile No.9550518885

Hereinafter called the "VENDEE"

Both the terms "The VENDORS" and "The VENDEE" herein used shall be wherever the context so admits mean and include their respective heirs, executors, successors, legal representative, administrators and assignees etc., as the parties themselves.

WHEREAS the VENDORS are the absolute owners of the Part of Demolished House bearing No.1-3-2, in Survey No.60, admeasuring area 2129.78 Sq.yds equivalent to 1780.49 Sq.Mts., Situated at **VAMPUGUDA, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District, having purchased from M/s. Sharma Group, represented by:- (1) Sri. Krishan Dav Sharma S/o. Late. Amarchand Sharma (2) Smt. Prabha Sharma W/o. Sri. Krishan Dav Sharma, **by virtue of Registered Sale Deed vide document No.5682/2018, of Book-I, dt:05/10/2018, Registered at S.R.O. Kapra, Medchal-Malkajgiri District.**

N. B. Tulasi Ram

Endorsement: Stamp Duty, Tranfer 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	346150	0	520000	0	866250
Transfer Duty	NA	0	236250	0	0	0	236250
Reg. Fee	NA	0	78750	0	0	0	78750
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	15750	0	0	0	15750
Total	100	0	677000	0	520000	0	1197100

Rs. 582400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 78750/- towards Registration Fees on the chargeable value of Rs. 15750000/- was paid by the party through E-Challan/BC/Pay Order No ,4438B0090821 dated ,09-AUG-21 of ,INDB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 677000/-, DATE: 09-AUG-21, BANK NAME: INDB, BRANCH NAME: , BANK REFERENCE NO: 3339942179136, PAYMENT MODE: NB-1001136, ATRN: 3339942179136, REMITTER NAME: N. VENKAIAH BABU , EXECUTANT NAME: N BHARGAVA TULASI RAM , CLAIMANT NAME: SREETULASI DEVELOPERS LLP).

Date:

09th day of August, 2021

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 5179 of 2021 of Book-1 and assigned the identification number 1 - 1526 - 5179 2021 for Scanning on 09-AUG-21 .

Registering Officer
Kapra
(E.Rajasekhar Reddy)

Generated on: 09/08/2021 05:37:33 PM



WHEREAS the VENDORS are also sole and absolute owners of the Part of Demolished House bearing No.1-3-2, in Survey No.60, admeasuring area 870.22 Sq.yds equivalent to 727.50 Sq.Mts., Situated at **VAMPUGUDA, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District, having purchased from M/s. Sharma Group, represented by:- (1) Sri. Krishan Dav Sharma S/o. Late. Amarchand Sharma (2) Smt. Prabha Sharma W/o. Sri. Krishan Dav Sharma, **by virtue of Registered Sale Deed vide document No.5683/2018, of Book-I, dt:05/10/2018, Registered at S.R.O. Kapra, Medchal-Malkajgiri District.**

WHEREAS the VENDORS have executed a Agreement of sale cum General Power of Attorney for Demolished House bearing No.1-3-2, in Survey No.60, admeasuring area 3000.00 Sq.yds equivalent to 2508.00 Sq.Mts, in favour of the above said Agreement of Sale cum G.P.A. Holders, **vide Registered Agreement of Sale cum General Power of Attorney vide Document No.2898/2021, of Book-I, dt:08/04/2021, Registered at S.R.O. Kapra, Medchal Malkajgiri District.**

WHEREAS the VENDORS represented by his Agreement of Sale cum GPA Holder has offered to sell the Demolished House bearing No.1-3-2, in Survey No.60, admeasuring area 3000.00 Sq.yds equivalent to 2508.00 Sq.Mts., Situated at **VAMPUGUDA, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District, to the VENDEE which is more fully described in the schedule hereto, free from all encumbrances and cess, and as shown in the enclosed plan herewith and the VENDEE herein agree to purchase the same for a total sale consideration of Rs.1,57,50,000/-(Rupees One Crore Fifty Seven Lakhs Fifty Thousand Only).

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sum of Rs.1,57,50,000/-(Rupees One Crore Fifty Seven Lakhs Fifty Thousand Only) paid by way of online transfer RTGS through Cheque bearing No.559202, dt:09/08/2021., vide UTR No.INDBR2202108090051, already received by the VENDORS from the VENDEE and the receipt acknowledged by the VENDORS, the said VENDORS as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof clearly shown in plan annexed does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said VENDEE is absolute owners together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the VENDORS in or to the said property hereby conveyed the VENDEE shall hold and enjoy the same as absolute owners.

N. B. Tulwar Ram

Bk - 1, CS No 5323/2021 & Doct No
5179/2021. Sheet 3 of 8 Sub Registrar
Kapra

Generated on: 09/08/2021 05:37:33 PM



THE VENDORS HEREBY COVENANTS WITH THE VENDEE AS FOLLOWS:

1. The said property shall be quietly entered into and upon by the VENDEE who shall hold and enjoy the same as absolute owner without any interruption from the VENDORS or any persons claiming through the VENDORS.
2. The VENDORS have given vacant possession of the said property to the VENDEE.
3. The VENDORS have paid all taxes etc., payable on the said property up to date and the VENDEE will have to pay such taxes etc., payable hereafter.
4. The VENDORS shall be bound to indemnify the VENDEE against any loss that the VENDEE may be put to by reason of any defect in the title of the VENDORS and the VENDEE shall be entitled to recover from the VENDORS the loss for the reasons of any litigations concerning the title or possession of the property mentioned in the schedule.
5. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachments and it is not subject to any other litigation.
6. The previous title deeds relating to the said property hereby handed over to the VENDEE.
7. The VENDORS hereby agrees to co-operate with the VENDEE to get the title of the said property changed in the name of the VENDEE in Official Records.
8. The VENDORS does hereby further agree with the VENDEE at all times hereafter at the cost of the VENDEE to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the VENDEE according to the true spirit and meaning of this deed.
9. The VENDORS does hereby agree to keep indemnified the VENDEE from and against all losses, costs, damages and expenses, which the VENDEE may sustain by reason of any defect in the title to the said property.
10. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and it does not belong to or under mortgage to Govt. Agencies/Undertakings.
11. There is no house or any constructions on the said site. If any structure is found there the parties herein may be prosecuted under section 27 read with sec. 64 of Indian stamp Act besides the recovery of the deficit stamp duty.

N. B. Tulan Ram

Bk - 1, CS No 5323/2021 & Doct No
5179/2021.

Sheet 4 of 8 Sub Registrar
Kapra



Generated on: 09/08/2021 05:37:33 PM



SCHEDULE OF THE PROPERTY

All that the Demolished House bearing No.1-3-2, in Survey No.60, admeasuring area 3000.00 Sq.yds equivalent to 2508.00 Sq.Mts., Situated at **VAMPUGUDA, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District and bounded as follows:- (Covered under Ward No.1 & Block No.03).

NORTH BY : GOVERNMENT SCHOOL
SOUTH BY : LAND BELONGING TO M/s. AMARCHAND SHARMA
AGRICULTURE FARM
EAST BY : 30'-00" WIDE ROAD
WEST BY : LAND BELONGING TO M/s. AMARCHAND SHARMA
AGRICULTURE FARM

(More clearly delineated in RED COLOUR in the Plan Annexed hereto)

An aggregate stamp duty of Rs.5,20,000/- for the above mentioned "Agreement of Sale Cum G.P.A. With Possession" has already been paid and hence a proportionate deduction is made in the stamp duty payable on this deed under the provision to the explanation-I to Act, 47A of sch. IA of stamp act. Proportionate stamp duty for 3000.00 Sq.yds.,

IN WITNESS whereof the VENDORS have signed this Deed of Sale with free will and consent on day month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. *Saravanna?*

2. *Dr. Chandrasekhar*

N. B. Tulen Ram

VENDORS
Reptd. by A.G.P.A. Holder

Co. Logo

VENDEE

BK - 1, CS No 5323/2021 & Doct No 5179/2021.
Sheet 5 of 8 Sub Registrar
Kapra



Generated on: 09/08/2021 05:37:33 PM



DECLARATION

The VENDORS Rept. by AGPA Holder hereby declares that he was the owner / possessor / executant of the scheduled property, by virtue of Registered Agreement of Sale cum General Power of Attorney vide Document No.2898/2021, of Book-I, dt:08/04/2021, Registered at S.R.O. Kapra, Medchal Malkajgiri District., which is the vacant Plot. The said property is not allotted any PTI / VLTA Number by the GHMC, Kapra Circle, Hyderabad.

STATEMENT REGARDING MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of the Andhra Pradesh Prevention instrument Rule 1975.

We, VENDORS rept. by AGPA holder of the Schedule Property, do hereby declare and state to the best of my knowledge and belief the market value of the property entered is as follows:

Plot No. & SY. NO. & PLACE	AREA	VALUE PER SQ.YARD	MARKET VALUE
Demolished House No.1-3-2, of Plot No.130,	3000.00 Sq. Yds.,	Rs.5,250/-	Rs.1,57,50,000/-

In Survey No.60,

**VAMPUGUDA,
KAPRA,**
Under GHMC, Kapra Circle and Mandal,
Medchal-Malkajgiri District,

Station: KAPRA.

Dated:09/08/2021.

N. B. Tulari Ram
EXECUTANTS

Bk - 1, CS No 5323/2021 & Doct No
5179/2021. Sheet 6 of 8 Sub Registrar
Kapra



Generated on: 09/08/2021 05:37:33 PM



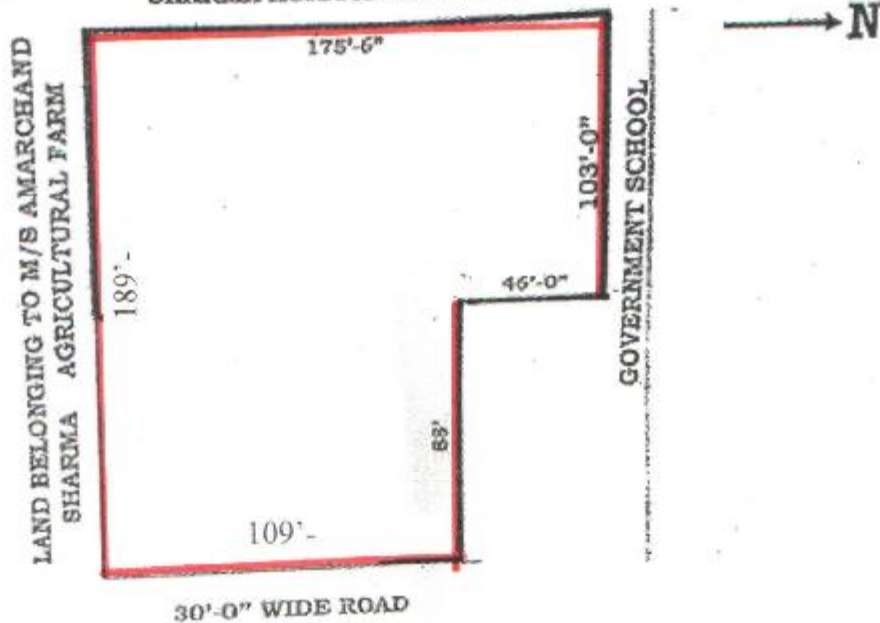
REGISTRATION SITE PLAN SHOWING THE DEMOLISHED HOUSE
BEARING NO.1-3-2, IN SURVEY NO.60, SITUATED AT VAMPUGUDA,
KAPRA, UNDER GHMC, KAPRA CIRCLE AND MANDAL, MEDCHAL-
MALKAJGIRI DISTRICT.

VENDORS: 1) SRI. YECHURI SAMBA SIVA RAO
S/O. YECHURI VENKATA SUBBAIAH
2) SRI. YERRAM SEETA RAMI REDDY S/O. BRAHMA REDDY
3) SRI. ARAVAPALLI RAMACHANDRA RAO
S/O. VEERA RAGHAVAIAH
4) SRI. S. SRAVAN KUMAR S/O. SRI. S. KRISHNA RAO
5) SRI. SRIRANGAM HARANATH S/O. S. SURIAIAH
Reptd. by their A.G.P.A. Holder:-
SRI. NANDANAMPATI BHARGAVA TULASI RAM
S/O. SRI. RAMANJANEYULU

VENDEE: M/s. SREETULASI DEVELOPERS LLP
represented by Designated Partner:-
SRI. N. VENKAIAH BABU S/O. SRI. N. CHINNA VEERANJANEYULU

ADMEASURING AREA 3000.00 SQ.YDS EQUIVALENT TO 2508.00 SQ.MTS.,

INCLUDED: LAND BELONGING TO M/S AMARCHAND
SHARMA AGRICULTURE FARM



WITNESSES:

1. *[Signature]*

2. *[Signature]*

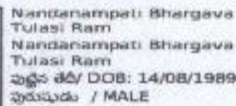
N. B. Tulasi Ram
VENDOR
Reptd. by A.G.P.A. Holders

[Signature]
VENDEE

Bk - 1, CS No 5323/2021 & Doct No
5179/2021. Sheet 7 of 8 Sub Registrar
Kapra

Generated on: 09/08/2021 05:37:33 PM





आधार - आम आदमी का अधिकार

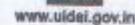
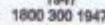
N. B. Tuten Room



Address:

S/O రామాంజనేయులు, ప్లాట్ నో -
5, తులసి వనం, గారి నడ పురం,
ఫీస్ - 2, భీష్మ ఆఫ్ జీ పాతశాల
ఎదురుగా, కాప్రా, సికింద్రాబాద్,
హైదరాబాద్,
తెలంగాణ - 500062

S/O, Ramanjaneyulu, Plot No - 5,
Tulasi Vanam, Gowri Nada Puram,
Phase - 2, Opposite Lane Of Zee
School, Kapra, Secunderabad,
Hyderabad,
Telangana - 500062



P.O. Box No. 1947,
Bangaluru-560 001



WFO: 0113 6214 6899 0513

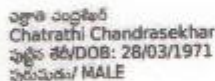
ನಾ ಆಧಾರ್, ನಾ ಗುರುತಿಂಪು



ಶಿರಸಾಧಾರಿ
 S/O ಎ. ಶಿರಾಜ್‌ನವರು, ಪ್ಲಾಟ್ ನಂ. 4, ಕುಳಿ ಮಠ,
 ಗಣಿಭವಾನ, 5ನೇ-2, 1ನೇ ಹಂತ, ಹುಬ್ಬಳ್ಳಿ ನಗರ,
 ಹಿರೇಬ್ರಾಹ್ಮ, ಸಿ-ಬರಗಾಡ,
 ಮೊಂಗಳ - 500062



VID: 9113 6214 6939 0533

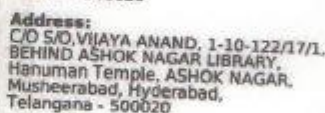


VID: 9129 1791 4494 4294

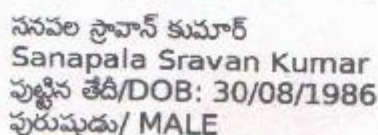
నా ఆదార్, నా గుర్తింపు



వినియోగదారు:
మేజర్, విజయం ఆసుపత్రి, 1-10-122/17/1, అశోక్ వార్డు
బెల్లూరి పేట, వావిలిపూర్ నింపుర, అశోక్ వార్డు,
ముప్పరబాద్, హైదరాబాద్.
ఫోన్ నెంబర్ - 500020



VID: 9129 1791 4494 4294

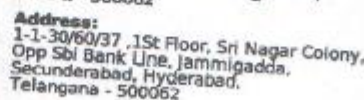


VID: 9137 7233 5011 2001

నా ఆధారం, నా గురింపు



1-1-30/60/37.13 లోక, శ్రీ వేద వారి, మహిళా బ్యాంక్
లో ఎదురుగా, బ్యాంక్, సికింద్రాబాద్, హైదరాబాద్,
తెలంగాణ - 500082



VID: 9137 7233 5911 2801

 Printed by the University of Chicago Press

Bk - 1, CS No 5323/2021 & Doct No
5179/2021. Sheet 8 of 8 Sub Registrar
Kapra

Generated on: 09/08/2021 05:37:33 PM

