

6830

Doc No. 6656/2021.

-1-

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

S.No: 23964 Date: 20/10/2021 Rs. 100 ✓

Sold to: N. Venkaiah Babu

S/o, D/o, W/o: N. Chinna Veeranjaneeyulu

For Whom: Sreetulasi Developers LLP

R/o: Hyd.

SALE DEED

This DEED OF SALE is made and executed on this the 22nd day of OCTOBER 2021, at S.R.O. KAPRA, Medchal-Malkajgiri District, by and between:-

SRI. NANDANAMPATI BHARGAVA TULASI RAM S/O. SRI. NANDANAMPATI RAMANJANEYULU, aged about 32 years, Occupation: Business, R/o: Plot No.5, Tulasivanam, Gourinathapuram, Phase-II, Yellareddyguda, Kapra, ECIL Post, Hyderabad-500 062. PAN No.AYJPR4685F. AADHAAR No.338689957014. Mobile No.9032123458.

Hereinafter called the "VENDOR"

IN FAVOUR OF

M/s. SREETULASI DEVELOPERS LLP (PAN NO.AELFS2378J), represented by Designated Partner:- **SRI. NANDANAMPATI VENKAIAH BABU S/O. SRI. NANDANAMPATI CHINNA VEERANJANEYULU**, aged about 42 years, Occupation: Business, R/o: Plot No.4, Tulasivanam, Gourinathapuram, Phase-II, Yellareddyguda, Kapra, ECIL Post, Hyderabad-500 062. PAN No.AFJPV2522C, AADHAAR No.846545632100, Mobile No.9550518885.

Hereinafter called the "VENDEE"

N. B. Tulen Ram

D 271966

G. HARA GOPAL

LICENSED STAMP VENDOR

L.No. 15-26-001/1992 RL No. 15-26-009/201

H.No: EWS-144, Kamala Nagar, Kapra,

ECIL (P), M.M. Dist-500 062, Cell: 944009485

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. 5305/- paid between the hours of 4 and 5 on the 22nd day of OCT, 2021 by Sri Nandanampati Bhargava Tulasi R

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

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

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			N SRIMANNARAYANA HYD-BAD	
1			P VENU KUMAR HYD-BAD	

22nd day of October, 2021

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

SI 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	

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Sub Registrar Kapra

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Both the terms "The VENDOR" 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 VENDOR is the sole and absolute owner of the Open Plot bearing No.1, in Survey No.650, admeasuring area 202.00 Sq.yds equivalent to 168.87 Sq.Mts., Situated at **VAMPUGUDA, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District, erstwhile Keesara Mandal, Ranga Reddy District, having purchased from Sri. S. Ranga Reddy S/o. Late. S. Malla Reddy, Represented by his AGPA Holder:- Sri. P. Prabhakar Reddy S/o. Late P. Narsimha Reddy, by virtue of Registered Agreement of Sale cum General Power of Attorney vide Document No.2092/2002, of Book-I, dt:22/04/2002, Registered at S.R.O. Malkajgiri, Ranga Reddy District., **by virtue of Registered Sale Deed vide document No.4248/2021, of Book-I, dt:03/07/2021, Registered at S.R.O. Kapra, Medchal-Malkajgiri District.**

WHEREAS the VENDOR had offered to sell the above said Plot 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.10,61,000/- (RUPEES TEN LAKHS SIXTY ONE 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.10,61,000/- (RUPEES TEN LAKHS SIXTY ONE THOUSAND ONLY) paid by way of RTGS through Online Transfer vide UTR No.UTIBR52021102200159811, dt:22/10/2021., already received by the VENDOR from the VENDEE and the receipt acknowledged by the VENDOR, the said VENDOR 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 as absolute owners together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the VENDOR in or to the said property hereby conveyed the VENDEE shall hold and enjoy the same as absolute owners.

THE VENDOR 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

N. B. Tulsi Ram

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						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	58260	0	0	0	58360
Transfer Duty	NA	0	15915	0	0	0	15915
Reg. Fee	NA	0	5305	0	0	0	5305
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	82980	0	0	0	83080

Rs. 74175/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5305/- towards Registration Fees on the chargeable value of Rs. 1061000/- was paid by the party through E-Challan/BC/Pay Order No ,315FN8221021 dated ,22-OCT-21 of ,KVBL/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 82980/-, DATE: 22-OCT-21, BANK NAME: KVBL, BRANCH NAME: , BANK REFERENCE NO: 1265302357917, PAYMENT MODE: NB-1001138, ATRN: 1265302357917, REMITTER NAME: SREETULASI DEVELOPERS LLP , EXECUTANT NAME: NANDANAMPATI BHARGAVA TULASI RAM , CLAIMANT NAME: SREETULASI DEVELOPERS LLP).

Date:

22nd day of October, 2021

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 6656 of 2021 of Book-1 and assigned the identification number 1 - 1526 - 6656 2021 for Scanning on 22-OCT-21 .

Registering Officer

Kapra

(E.Rajasekhar Reddy)

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any interruption from the VENDOR or any persons claiming through the VENDOR.

2. The VENDOR had given vacant possession of the said property to the VENDEE.
3. The VENDOR had 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 VENDOR 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 VENDOR and the VENDEE shall be entitled to recover from the VENDOR 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 VENDOR hereby agrees to co-operate with the VENDEE to get the title of the said property changed in the name of the VENDEE in Revenue Records.
8. The VENDOR 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 VENDOR 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. Tulsi Ram

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SCHEDULE OF THE PROPERTY

All that the Open Plot bearing No.1, in Survey No.650, admeasuring area 202.00 Sq.yds equivalent to 168.87 Sq.Mts., Situated at **VAMPUGUDA, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District, erstwhile Keesara Mandal, Ranga Reddy District and bounded as follows:- (Covered under Ward No.1 & Block No.03).

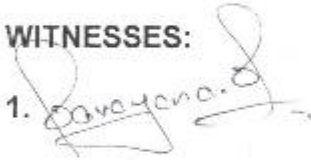
NORTH BY : 20'-00" WIDE ROAD
SOUTH BY : NEIGHBOURS PLOT
EAST BY : SCHOOL
WEST BY : PLOT NO.2

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

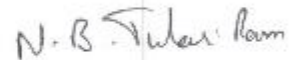
IN WITNESS whereof the VENDOR has/have signed this Deed of Sale with free will and consent on day month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1.



2.



VENDOR



VENDEE

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DECLARATION

The VENDOR hereby declares that he/she/they was the owners / possessors / executants of the scheduled property, **by virtue of Registered Sale Deed vide document No.4248/2021, of Book-I, dt:03/07/2021, 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.

I, VENDOR 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
Plot No.1,	202.00 Sq.Yds.,	Rs.5,250/-	Rs.10,60,500/-

SALE CONSIDERATION OF Rs.10,61,000/-

In Survey No. 650,

**VAMPUGUDA,
KAPRA,**
Under GHMC, Kapra Circle and Mandal,
Medchal-Malkajgiri District,
erstwhile Keesara Mandal, Ranga Reddy District.

Station: KAPRA.

Dated:22/10/2021.

N.B. Tulur Ram

EXECUTANT

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REGISTRATION SITE PLAN SHOWING THE OPEN PLOT BEARING NO.1, IN SURVEY NO.650, SITUATED AT VAMPUGUDA, KAPRA, UNDER GHMC, KAPRA CIRCLE AND MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, ERSTWHILE KEESARA MANDAL, RANGA REDDY DISTRICT.

VENDOR: SRI. NANDANAMPATI BHARGAVATULASI RAM
S/O. SRI. NANDANAMPATI RAMANJANEYULU

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

ADMEASURING AREA 202.00 SQ.YDS EQUIVALENT TO 168.87 SQ.MTS.,

INCLUDED: —



WITNESSES:

1. *[Signature]*

2. *[Signature]*

N. B. Tulasi Ram
VENDOR

[Signature]
VENDEE

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-6656/2021

Date: 22/10/2021

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section (3) & (4) of Section 207 of **Greater Hyderabad Municipal Corporation (GHMC)** Act, 1955, and based on the documentary information furnished by the Applicant, the following transfer is effected in the records of **Greater Hyderabad Municipal Corporation (GHMC)**.

VLTN/Assessment No.	6011010236
Survey No.	650
Plot No.	1
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	VAMPUGUDA COLONY
Transferor (Name of previous PT Assessee in the Tax Records)	1. NANDANAMPATI BHARGAVA TULASI RAM (S/o. NANDANAMPATI RAMANJANEYULU)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S.SREETULASI DEVELOPERS LLP REP BY DP NANDANAMPATI VENKAIAH BABU (S/o. NANDANAMPATI CHINNA VEERANJANEYULU)
Document Registration No.	1526-6656/2021 [1]
Document Registration Date	22/10/2021

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
(KAPRA)
Sub-Registrar
KAPRA



Government of Telangana Registration And Stamps Department

6656/2024

Payment Details - Citizen Copy - Generated on 22/10/2021, 04:52 PM

SRO Name: 1526 Kapra

Receipt No: 7392

Receipt Date: 22/10/2021

Name: NANDANAMPATI BHARGAVA TULASI R

CS No/Doc No: 6830 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 315FNB221021

Chargeable Value: 1061000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 22-OCT-21

Bank Name:

Bank Branch:

E-Challan Bank Name: KVBL

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				5305
Transfer Duty / TPT				15915
Deficit Stamp Duty				58260
User Charges				500
Mutation Charges				3000
Total:				82980

In Words: RUPEES EIGHTY TWO THOUSAND NINE HUNDRED EIGHTY ONLY

OTP: - 392098

సబ్-రిజిస్ట్రార్

కార్యదర్శి



Registration & Stamps Department Government of Telangana

STATEMENT OF ENCUMBRANCE ON PROPERTY

Statement Number: 66727429

Application Number: 73272

Having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property:

VILLAGE: 1511012, Ward - Block:1 - 3, Plot Number:,1, SURVEY Number: ,650,, Bounded by NORTH: 20 WIDE ROAD, SOUTH: NEIGHBOURS PLOT, EAST: SCHOOL, WEST: PLOTNO.1

Search has been made in Book 1 and in the indexes relating to 38 years from 01-01-1983 to 22-10-2021 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear:

Sl. No.	Description of the Property	Registration Date Execution Date Presentation Date	Nature of Deed Market Value Consideration Value	Name of Parties Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
1/3	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY W-B: 1-3 SURVEY: 650 PLOT: 1 EXTENT: 202SQ.Yds Boundaries: [N]: 20' WIDE ROAD [S] NEIGHBOURS PLOT [E]: SCHOOL [W]: PLOTNO.2 Link Doct: 4248/2021 of SRO 1526	(R) 22-10-2021 (E) 22-10-2021 (P) 22-10-2021	0101 Sale Deed Mkt.Value:Rs. 1060500 Cons.Value:Rs. 1061000	1.(EX)NANDANAMPATI BHARGAVA TULASI RAM 2.(CL)M/S.SREETULASI DEVELOPERS LLP REP BY DP NANDANAMPATI VENKAIAH BABU	0/0 6656/2021 [1] of SRO KAPRA(1526)
2/3	VILL/COL: KHAPRA (M)/VAMPUGUDA COLONY W-B: 1-3 SURVEY: 650 PLOT: 1 EXTENT: 202SQ.Yds Boundaries: [N]: 20' WIDE ROAD [S] NEIGHBOURS PLOT [E]: SCHOOL [W]: PLOTNO.2 Link Doct: 2092/2002 of SRO 1512	(R) 03-07-2021 (E) 03-07-2021 (P) 03-07-2021	0101 Sale Deed Mkt.Value:Rs. 707000 Cons.Value:Rs. 1000000	1.(EX)S.RANGA REDDY 2.(EX)REP BY AGPA P.PRABHAKAR REDDY 3.(CL)NANDANAMPATI BHARGAV TULASI RAM	0/0 4248/2021 [1] of SRO KAPRA(1526)
3/3	VILL/COL: KHAPRA (M)/VAMPU GUDA W EAKER SECTION CO W-B: 0-3 SURVEY: 650 PLOT: 1 HOUSE: 0\ EXTENT: 202SQ.Yds Addl.Desc : 0 OPEN PLOT Boundaries: [N]: 20' 0" WIDE ROAD [S] NEIGH. PLOT [E]: SCHOOL [W]: PLOT NO.2	(R) 22-04-2002 (E) 20-04-2002 (P) 22-04-2002	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 91000 Cons.Value:Rs. 91000	1.(EX)S.RANGA REDDY 2.(CL)P.PRABHAKAR REDDY	0/0 2092/2002 [1] of SRO MALKAJGIRI(1512)

Note

1. This Report is for Information only.
2. Boundaries, Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
3. The encumbrances shown in the Encumbrance are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
4. All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.
5. In case system responds by "Data Not Found", for confirmation approach SRO concern.
6. Result: '3 out of 3 are included in the statement.'