

6829.

Doc No. 6654/2021

SCANNED



23963 Date 20/10/2021 Rs. 100 ✓

Sold to N. Bhargava Tulasi Ram

S/o. D/o. W/o. N. Ramanjaneyulu

For Whom Sreetulasi Developers LLP,

R/o: Hyd.

D 271965

G. HARA GOPAL

LICENSED STAMP VENDOR

L.No. 15-26-001/1992 RL No. 15-26-009/20

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

ECIL (P), M.M. Dist-500 062, Cell: 9440094

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:-

SMT. RETHINAM PRATHIBHA W/O. SRI. SABARATHNAM VAITHILINGAM, aged about 38 years, Occupation: Housewife, R/o: H.No.5-12-210, Mangapuram Colony, Moula-Ali, Hyderabad-500040. Presently residing at H.No.1/185, Astalakshmi Nagar, Varasharajapuram, Mudichur, Kancheepuram, Mannivakkam, Tamil Nadu-600048. AADHAAR No.406912156129, Pan No.AGSPV1447L, Mobile No.9840182725.

Hereinafter called the "VENDOR"

IN FAVOUR OF

M/s. SREETULASI DEVELOPERS LLP (PAN NO.AELFS2378J), represented by Designated Partner:- **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.

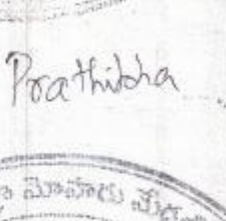
Hereinafter called the "VENDEE"

Prathibha

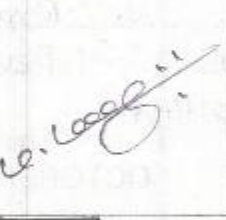
Presentation Endorsement:

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. 5330/- paid between the hours of 9 and 5 on the 22nd day of OCT, 2021 by Sri Rethinam Prathibha

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 NANDANAMPATI BHARGAVA TULASIRAM S/O. NANDANAMPATI RAMANJANEYULU PNO.5 TULASIVANAM, ECIL POST HYD	
2	EX			RETHINAM PRATHIBHA W/O. SABARATHNAM VAITHILINGAM HNO.5-12-210 MANGAPURAM CLY, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			Y SUBARATHNAM HYD-BAD	
2			N VENKATAIAH BABU HYD-BAD	

22nd day of October, 2021

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

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6129 Name: Prathibha R	W/O Vaithilingam, Mudichur, Kancheepuram, Tamil Nadu, 600048	
2	Aadhaar No: XXXXXXXX7014 Name: Nandanampati Bhargava Tulasi Ram	S/O Ramanjaneyulu, Secunderabad, Hyderabad, Telangana, 500062	

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Kapra

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.2, in Survey No.650, admeasuring area 203.00 Sq.yds equivalent to 169.70 Sq.Mts., Situated at **VAMPUGUDA VILLAGE, KAPRA**, under GHMC, Kapra Circle and Mandal, Medchal-Malkajgiri District, erstwhile Keesara Mandal, Ranga Reddy District, having purchased from Sri. K. Narsi Reddy S/o. Sri. K. Ram Reddy, **by virtue of Registered Sale Deed vide document No.7105/2006, of Book-I, dt:28/08/2006, Registered at S.R.O. Malkajgiri, Ranga Reddy 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.10,66,000/-(RUPEES TEN LAKHS SIXTY SIX 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.10,66,000/-(RUPEES TEN LAKHS SIXTY SIX THOUSAND ONLY) paid as follows:-

- a) Rs.5,00,000/-(Rupees Five Lakhs Only) by way of RTGS, through Online Transfer, vide UTR NO.UTIBR52021100600234845, dt:06/10/2021.
- b) Rs.5,66,000/-(Rupees Five Lakhs Sixty Six Thousand Only) by way of RTGS, through Online Transfer, vide UTR NO.UTIBR52021102100280830, dt:21/10/2021.

The above said Payments are 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.

Prathibha

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	58530	0	0	0	58630
Transfer Duty	NA	0	15990	0	0	0	15990
Reg. Fee	NA	0	5330	0	0	0	5330
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	83350	0	0	0	83450

Rs. 74520/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5330/- towards Registration Fees on the chargeable value of Rs. 1068000/- was paid by the party through E-Challan/BC/Pay Order No. 745TEV221021 dated, 22-OCT-21 of KVBL/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 83350/-, DATE: 22-OCT-21, BANK NAME: KVBL, BRANCH NAME: , BANK REFERENCE NO: 9723437689123, PAYMENT MODE: NB-1001138, ATRN: 9723437689123, REMITTER NAME: SREETULASI DEVELOPERS LLP, EXECUTANT NAME: RETHINAM PRATHIBHA, CLAIMANT NAME: SREETULASI DEVELOPERS LLP.

Date:

22nd day of October, 2021

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 6654 of 2021 of Book-1 and assigned the identification number 1 - 1526 - 6654 - 2021 for Scanning on 22-OCT-21.

Registering Officer
Kapra
(E.Rajasekhar Reddy)

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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 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.

Prathiba

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SCHEDULE OF THE PROPERTY

All that the Open Plot bearing No.2, in Survey No.650, admeasuring area 203.00 Sq.yds equivalent to 169.70 Sq.Mts., Situated at **VAMPUGUDA VILLAGE, 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 : NEIGHBOUR'S PLOT
EAST BY : PLOT NO.1
WEST BY : PLOT NO.3

(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.

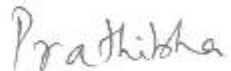
WITNESSES:

1.


98401 82725

2.


(95505 18885)


VENDOR


VENDEE

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Kapra



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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.7105/2006, of Book-I, dt:28/08/2006, Registered at S.R.O. Malkajgiri, Ranga Reddy 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.2,	203.00 Sq.Yds.,	Rs.5,250/-	Rs.10,65,750/-

SALE CONSIDERATION OF Rs.10,66,000/-

In Survey No. 650,

**VAMPUGUDA VILLAGE,
KAPRA,**

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

Station: KAPRA.

Dated:22/10/2021.

Prathiksha
EXECUTANT

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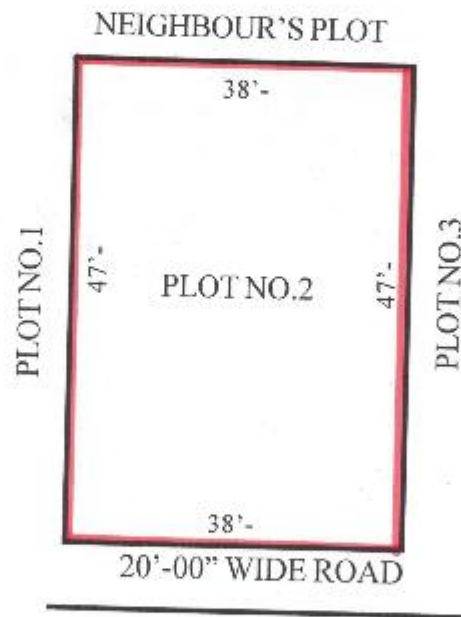
REGISTRATION SITE PLAN SHOWING THE OPEN PLOT BEARING NO.2, IN SURVEY NO.650, SITUATED AT VAMPUGUDA VILLAGE, KAPRA, UNDER GHMC, KAPRA CIRCLE AND MANDAL, MEDCHAL-MALKAJGIRI DISTRICT, ERSTWHILE KEESARA MANDAL, RANGA REDDY DISTRICT.

VENDOR: SMT. RETHINAM PRATHIBHA
W/O. SRI. SABARATHNAM VAITHILINGAM

VENDEE: M/s. SREETULASI DEVELOPERS LLP
Represented by Designated Partner:-
SRI. N. BHARGAVA TULASI RAM S/O. SRI. N. RAMANJANEYULU

ADMEASURING AREA 203.00 SQ.YDS EQUIVALENT TO 169.70 SQ.MTS.,

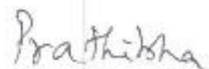
INCLUDED: —

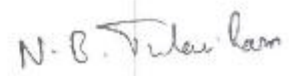


WITNESSES:

1. 
9840182725

2. 
(9550518885)


VENDOR


VENDEE

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Kapra



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இந்திய அரசாங்கம்
Government of India

பிரதிபா ராஜ்
Prathiba R
பிறந்த நாள் / DOB: 27/1/1982
பெண் / Female

6129

எனது **ஆதார்**, எனது அடையாளம்

ஆதார்
Unique Identification Authority of India

முகவரி:
கணவர் பெயர்: வைத்திலிங்கம்.
1/185, அஸ்டலக்ஷ்மி நகர்,
வரதராஜபுரம், முடிச்சூர்,
காஞ்சிபுரம், மன்னிவாக்கம்,
தமிழ் நாடு. 600048

Address:
W/O: Vaithilingam, 1/185,
ASTALAKSHMI NAGAR,
VARADHARAJAPURAM,
Mudichur, Kancheepuram,
Mannivakkam, Tamil Nadu,
600048

Prathiba 6129

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

भारत सरकार
GOVERNMENT OF INDIA

Nandanampati Bhargava
Tulasi Ram
Nandanampati Bhargava
Tulasi Ram
புதுப்பதி / DOB: 14/08/1989
புருஷன் / MALE

7014

நா **அடார்** - நா **சுதிப்பு**

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O రామంజనేయులు, ప్లాట్ నెం. 5,
5, తులసి వనం, గోవింద పురం,
ఫేజ్ - 2, జి.జి.ఎస్. రోడ్, సీకండరాబాద్,
హైదరాబాద్, తెలంగాణ - 500062

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

7014

MEERA AADHAAR, MERI PEHACHAN

இந்திய அரசாங்கம்
Government of India

Sabarathnam Vaidhilingam
Sabarathnam Vaidhilingam
பிறந்த நாள் / DOB: 04/03/1973
ஆண் / Male

8440

எனது **ஆதார்**, எனது அடையாளம்

ஆதார்
Unique Identification Authority of India

முகவரி:
கணவர் பெயர்: வைத்திலிங்கம்.
1/185, அஸ்டலக்ஷ்மி நகர்,
வரதராஜபுரம், முடிச்சூர்,
காஞ்சிபுரம், மன்னிவாக்கம்,
தமிழ் நாடு. 600048

Address:
W/O: Vaidhilingam, 1/185,
ASTALAKSHMI NAGAR,
VARADHARAJAPURAM,
Mudichur, Kancheepuram,
Mannivakkam, Tamil Nadu,
600048

8440 6129

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భారత ప్రభుత్వం
Government of India

N Venkaiah Babu
N Venkaiah Babu
పుట్టిన తేదీ / DOB: 24/05/1979
పురుషుడు / MALE

2100

నా **అడార్**, నా **గుర్తింపు**

ఆదార్
Unique Identification Authority of India

చిరునామా:
S/O చ.వీరాంజనేయులు, ప్లాట్ నెం. 4,
తులసి వనం, గోవిందపురం, ఫేజ్ - 2, జి.
సీ.ఆర్.ఎస్. రోడ్, గూడా, సీకండరాబాద్,
హైదరాబాద్, తెలంగాణ - 500062

Address:
S/O, C. Veeranjanyulu, Plot No.4,
Tulasi Vanam, Govindnadhapuram,
Phase - 2, Zee School, Yallareddy
Guda, Secunderabad, Hyderabad,
Telangana - 500062

2100

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Kapra

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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1526-1-6654/2021

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.	6011010235
Survey No.	650
Plot No.	2
District	MEDCHAL-MALKAJGIRI
Circle Name	KAPRA, GHMC
Locality	VAMPUGUDA COLONY
Transferor (Name of previous PT Assessee in the Tax Records)	1. RETHINAM PRATHIBHA (W/o. SABARATHNAM VAITHILINGAM)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S.SREETULASI DEVELOPERS LLP REP BY DP NANDANAMPATI BHARGAVA TULASI RAM (S/o. NANDANAMPATI RAMANJANEYULU)
Document Registration No.	1526-6654/2021 [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]
Signature of Sub-Registrar
(KAPRA)

Sub-Registrar
KAPRA



Government of Telangana
Registration And Stamps Department

6654/2021

RETURNED

Payment Details - Citizen Copy - Generated on 22/10/2021, 04:50 PM

SRO Name: 1526 Kapra

Receipt No: 7391

Receipt Date: 22/10/2021

Name: RETHINAM PRATHIBHA

Transaction: Sale Deed

Chargeable Value: 1066000

Bank Name:

E-Challan Bank Name: KVBL

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

CS No/Doct No: 6829 / 2021

Challan No:

Challan Dt:

E-Challan No: 745TEV221021

E-Challan Dt: 22-OCT-21

Account Description

	Amount Paid By	
	Cash	DD
Registration Fee		
Transfer Duty / TPT		
Deficit Stamp Duty		
User Charges		
Mutation Charges		
Total:		
In Words: RUPEES EIGHTY THREE THOUSAND THREE HUNDRED FIFTY ONLY		

Amount Paid By

Cash

Challan

DD

E-Challan

5330

15990

58530

500

3000

83350

OTP:- 767272

సబ్-డివిజన్

Path