



Government of Telangana
Registration And Stamps Department

7325/21

Payment Details - Citizen Copy - Generated on 03/04/2021, 04:57 PM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 8378

Receipt Date: 03/04/2021

Name: CHITTUMALLA KRISHNA

CS No/Doct No: 7741 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 919D6Q300321

Chargeable Value: 6900000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 30-MAR-21

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				34500
Transfer Duty /TPT				103500
Deficit Stamp Duty				275900
User Charges				100
Mutation Charges				6900
Total:				420900

In Words: RUPEES FOUR LAKH TWENTY THOUSAND NINE HUNDRED ONLY



Joint Sub Registrar-I
R.O. Ranga Reddy Dist.

7741

Doc. No. 7325/2021



తెలంగాణ తెలంగాణ TELANGANA

665 13/3/2021

I Reddy Sumalatha

W/o. I Reddy Ananth Kumar R/o Sanga Reddy Dist

For whom: I Reddy Constructions

[Signature]

AF 489485

P. LAXMANA CHARY

LICENCED STAMP VENDOR

LIC No: 15-10-038/2013

Ren. No: 15-10-074//2019

H. No: 1-59/67/A, New Colony Miyapur,
Miyapur Village, Serilingampally Mandal,
Ranga Reddy Dist. Phone: 9394826132

SALE DEED

This **DEED OF SALE** is made and executed on the 31st day of March 2021, at R.O, Ranga Reddy, Ranga Reddy District, Telangana State by:-

Sri. RAJANIKANTH MADISHETTI S/o. Sri. M.SARVAIAH, aged about 50 Years, Occupation: Service, residing at House No.8-7-66, Old Bowenpally, Secunderabad -500011. Present residential address 112 Union Ridge, Dr Morrisville, NC 27560)
(Aadhaar No: 4696 2821 5155, PAN No: DHBPM4070D)

Hereinafter called the “**VENDOR**” which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc., of One Part.

IN FAVOUR OF

IREDDY CONSTRUCTIONS (GST No. 36AAGFI9969Q1Z6) Represented by **Smt. IREDDY SUMALATHA W/o. Sri. IREDDYANANTH KUMAR**, aged about 34 years, occupation: Business, residing at H.No. 5-16/9/12, Srivani Nagar, Near Coca Cola Company, Ameenpur Village & Mandal, Sanga Reddy District. (Aadhaar No: 7104 1696 3493)

Hereinafter called the “**VENDEE**” which term shall mean and include all its heirs, executors, administrators, legal representatives, nominees and assignees etc., of Other Part.

[Signature]

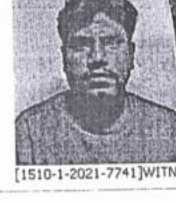
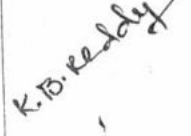
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 34500/- paid between the hours of 3 and 4 on the 03rd day of APR, 2021 by Sri Chittumalla Krishna

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 [1510-1-2021-7741]	IREDDY CONSTRUCTIONS REP.BY IREDDY SUMALATHA W/O. IREDDY ANANTH KUMAR H.NO.5-16/9/12, SRIVANI NAGAR, NEAR, COCA COLA COMPANY, AMEENPUR, SANGA REDDY DIST	
2	EX		 [1510-1-2021-7741]EX-9	CHITTUMALLA KRISHNA (SPA) S/O. CHITTUMALLA LAXMIRAJAM H.NO.8-7-66, SUITE #301, OLD BOWENPALLY,, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 [1510-1-2021-7741]WITN	G DEVENDAR RAO HYDERABAD	
2		 [1510-1-2021-7741]WITNE	K BHASKAR WARANGAL, TS	

03rd day of April, 2021

Signature of Joint SubRegistrar1
Ranga Reddy (R.O)**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5388 Name: KOMANDLA BHASKAR	Kammepalle, Warangal, Andhra Pradesh, 506331	
2	Aadhaar No: XXXXXXXX1162 Name: Chitumalla Krishna	C/O Chitumalla Lakshmirajam, Tirumalagiri, Hyderabad, Telangana, 500011	
3	Aadhaar No: XXXXXXXX3493 Name: Ireddy Sumalatha	C/O Ireddy Ananth Kumar, Ameenapur, Sangareddy, Telangana, 502032	

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WHEREAS the Vendor herein is the sole absolute owner and peaceful possessor of the **Plot bearing No.173**, admeasuring **300 Square Yards** equivalent to 250.80 Square Meters, in **Survey No. 111**, in HUDA approved Layout No. 8401/MP2/HUDA/93 dated: 16/12/1993 and 09/01/1995, Situated at **MIYAPUR VILLAGE**, Serilingampally Mandal, Serilingampally Municipality, Ranga Reddy District, A.P. (Presently known as GHMC Serilingampally Circle Ranga Reddy District, Telangana State) having acquired through a Registered Gift Settlement Deed **Document No.6595/2002**, of Book-I, dated: 12/08/2002, registered at R.O. Ranga Reddy., more fully described in the schedule of the property.

WHEREAS the Vendor herein is the sole absolute owner and peaceful possessor of the **Plot bearing No.174**, admeasuring **300 Square Yards** equivalent to 250.80 Square Meters, in **Survey No. 111**, in HUDA approved Layout No. 8401/MP2/HUDA/93 dated: 16/12/1993 and 09/01/1995, Situated at **MIYAPUR VILLAGE**, Serilingampally Mandal, Serilingampally Municipality, Ranga Reddy District, A.P. (Presently known as GHMC Serilingampally Circle Ranga Reddy District, Telangana State) having acquired through a Registered Gift Settlement Deed **Document No.2996/1999**, of Book-I, dated: 29/04/1999, registered at R.O. Ranga Reddy., more fully described in the schedule of the property.

ANDWHEREAS the Vendor has agreed and offered to sell the said **Part of Plot bearing No.173**, admeasuring **160 Sq.yards** or 133.76 Sq.meters, (out of 300 Square Yards) and **Plot No. 174**, admeasuring **300 Sq.yards** or 250.80 Sq.meters, total land admeasuring **460 Sq.yards** or **384.56 Sq.meters**, in **Survey No. 111**, in HUDA approved Layout No. 8401/MP2/HUDA/93 dated: 16/12/1993 and 09/01/1995, Situated at **MIYAPUR VILLAGE**, Serilingampally Mandal, Serilingampally Municipality, Ranga Reddy District, Telangana State., for a total sale consideration of **Rs.69,00,000/- (Rupees Sixty Nine Lakhs only)** and the Vendee have agreed to purchase the same for the said sale consideration.

IN PURSUANCE of afore said offer and acceptance the Vendee have paid entire sale consideration of **Rs.69,00,000/- (Rupees Sixty Nine Lakhs only)** to the Vendor thus, the Vendor hereby admit and acknowledge the receipt of the same; and delivered the vacant and peaceful physical possession of the Schedule mentioned Property to the Vendee today "TO HAVE AND TO HOLD" the same absolutely forever.

The Vendee has paid **Rs. 69,00,000/- (Rupees Sixty Nine Lakhs only)** to the Vendor as follows:

- a) An amount of **Rs. 10,00,000/- (Rupees Ten Lakhs only)** by way of UTR Ref No. SBINR52021011306287683, Dt. 13-01-2021
- b) An amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs only)** by way of UTR Ref No. SBINR52021021911985271, Dt. 19-02-2021



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	275900	0	0	0	276000
Transfer Duty	NA	0	103500	0	0	0	103500
Reg. Fee	NA	0	34500	0	0	0	34500
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	6900	0	0	0	6900
Total	100	0	420900	0	0	0	421000

Rs. 379400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 34500/- towards Registration Fees on the chargeable value of Rs. 6900000/- was paid by the party through E-Challan/BC/Pay Order No. 919D6Q300321 dated 30-MAR-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 420900/-, DATE: 30-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5070549839529, PAYMENT MODE: CASH-1001138, ATRN: 5070549839529, REMITTER NAME: IREDDY CONSTRUCTIONS , EXECUTANT NAME: RAJANIKANTH MADISHETTI , CLAIMANT NAME: IREDDY CONSTRUCTIONS)

Date:

03rd day of April, 2021

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 7325 of 2021 of Book-1 and assigned the identification number 1 - 1610 - 7325 - 2021 for Scanning on 03-APR-21 .

Registering Officer
Ranga Reddy (R.O)
(G. Sandhya Rani)

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Joint SubRegistrar
Ranga Reddy (R.O)



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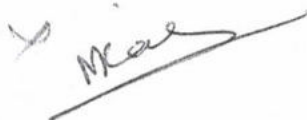


c) An amount of Rs. 15,78,720/- (Rupees Fifteen Lakhs SeventyEight thousand Seven hundred Twenty only) by way of TDS deducted Under Section 195 of the Income Tax Act 1961.

d) An amount of Rs. 13,21,280/- (Rupees Thirteen Lakhs Twenty One Thousand Two hundred Eighty only) by way of UTR Ref No. SBINR52021031015070539, Dt. 10-03-2021

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. WHEREAS the Vendor herein declares that he is the sole absolute and lawful owner and peaceful possessor of the Schedule mentioned Property hereby conveyed and that except the above said Vendor there are no other person/s having any manner of rights, interests in the Schedule mentioned Property; and the Vendor have got full authority to convey the same. Thus, the Vendor hereby sell, transfer, convey and assign in the said Schedule mentioned Property in favour of the Vendee herein.
2. THAT the Schedule mentioned Property is free from all encumbrances, charges, mortgages, prior sales, agreements, gifts, wills, court attachments, liens and litigations etc., whatsoever to the said property either by the Government or public.
3. THAT the Vendor has put the Vendee in vacant and peaceful physical possession of the Schedule mentioned Property hereby sold by the Vendor to the Vendee.
4. THAT the Vendor hereby transfer all his ownership rights through this deed of sale, along with all its structures, external, internal rights, interests, privileges, appurtenance etc., in the Schedule mentioned Property to the Vendee, to have and to enjoy the same as absolute and exclusive owners of the Schedule mentioned Property.
5. THAT from this day onwards the above Vendor or any other legal heirs shall have no more rights, interests, demands, and claims over the Schedule mentioned Property and the Vendee shall enjoy the same as absolute and exclusive owners.
6. THAT the Vendor has handed over the Title Deed/s, Documents, Link Documents and other Relevant Papers etc., (if any) relating to the Schedule mentioned Property to the Vendee for their records.
7. THAT the Vendor has paid all Taxes, Water and Electricity Charges etc., (if any) and there are no dues of any kind whatsoever to the Schedule mentioned Property. If any un-paid due or dues found by the Vendee up to the date of Registration in a later date it shall be cleared by the Vendor.



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Joint SubRegistrar1
Ranga Reddy (R.O)



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8. THAT the Vendee can get mutation of the Schedule mentioned Property in his name in Greater Hyderabad Municipal Corporation, Water and Electricity Departments or any other Office or Offices in the light of this document.
9. THAT the Vendee can transfer the Schedule mentioned Property to any person or persons by way of Sale, Gift, Mortgage, Will etc., in the light of this document.
10. THAT the Vendor agreed to sign all necessary papers forms as required for mutation in the name of the Vendee in the Municipal Records etc., and when the Vendee call upon the Vendor shall sign all Application forms for mutation.
11. THAT the Vendor agreed to save from harm and keep indemnified the Vendee from and against all losses, damages, costs, expenses, which the Vendee may sustain or incur by reason of any claim being made by anybody whatsoever to the Schedule mentioned.
12. THAT if any complications/disputes raised by anybody at any stage due to defective title of the Vendor the above said Vendor will clear such dispute with his own expenses and expenditures without fail. In case any loss damage caused to the Vendee due to defective title of the Vendor, it shall be recovered from the Vendor.
13. THAT the Vendor further assures to execute any Rectification or Supplementary Deed required by the Vendee in future regarding the Scheduled mentioned Property to make perfect title for the Vendee without demanding any fresh consideration to execute such documents.
14. THAT the Vendor hereby declares that they owns vacant land in the peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733 Rev. (UCI) Dept., dated 31-10-1988, and availing of the exemption granted therein.
15. THAT the Schedule mentioned Property is not attracted by the Act 9 of 1977.
16. That the **Market Value of the schedule mentioned property of Rs.69,00,000/- (Rupees Sixty Nine Lakhs only)** and the Stamp duty and registration fees are paid accordingly.




Joint SubRegistrar
Ranga Reddy (R.O)

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7325/2021. Sheet 4 of 9



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SCHEDULE OF THE PROPERTY

All that the **Part of Plot bearing No.173**, admeasuring **160 Sq.yards** or 133.76 Sq.meters, (out of 300 Square Yards) and **Plot No. 174**, admeasuring **300 Sq.yards** or 250.80 Sq.meters, total land admeasuring **460 Sq.yards or 384.56 Sq.meters**, in **Survey No. 111**, in HUDA approved Layout No. 8401/MP2/HUDA/93 dated: 16/12/1993 and 09/01/1995, Situated at **MIYAPUR VILLAGE**, Serilingampally Mandal, Serilingampally Municipality, Ranga Reddy District, Telangana State., and bounded as follows;

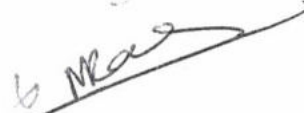
NORTH	:	Plot No. 175.
SOUTH	:	Part of Plot No. 173.
EAST	:	Plot Nos. 171 and 172.
WEST	:	30'-0" Wide Road.

More clearly described in the plan annexed hereto and marked in RED Colour

IN WITNESSES WHEREOF the VENDOR herein have signed on this Sale Deed with free will and consent on this day, month and year first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. 


SIGNATURE OF THE VENDOR

FOR REDDY CONSTRUCTIONS


SIGNATURE OF THE VENDEE

Bk - 1, CS No 7741/2021 & Doct No
7325/2021.

Sheet 5 of 9

Joint SubRegistrar¹
Ranga Reddy (R.O)



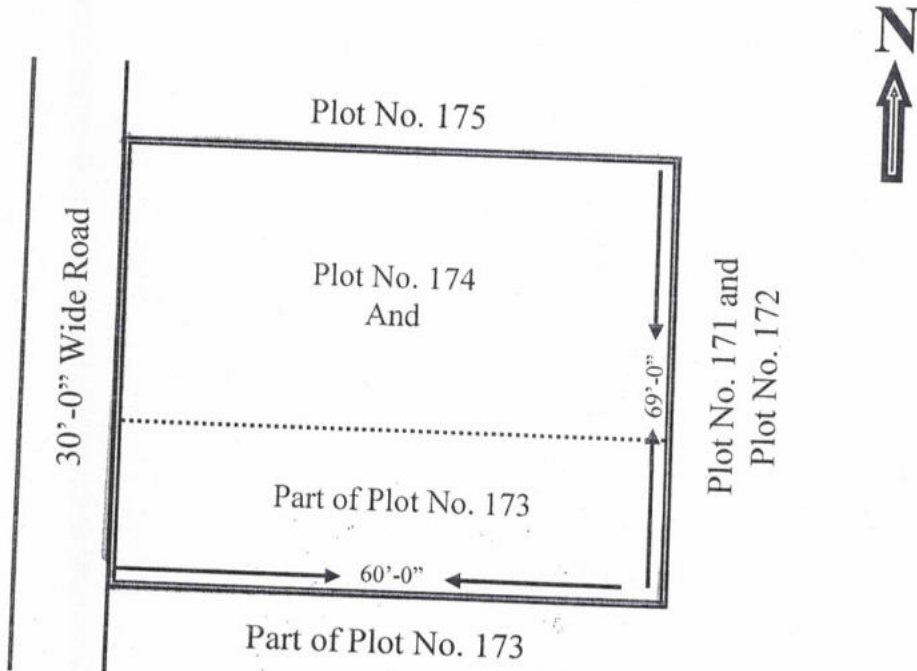
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REGISTRATION PLAN SHOWING Part of Plot bearing No.173, admeasuring 160 Sq.yards or 133.76 Sq.meters, (out of 300 Square Yards) and Plot No. 174, admeasuring 300 Sq.yards or 250.80 Sq.meters, total land admeasuring 460 Sq.yards or 384.56 Sq.meters, in Survey No. 111, in HUDA approved Layout No. 8401/MP2/HUDA/93 dated: 16/12/1993 and 09/01/1995, Situated at MIYAPUR VILLAGE, Serilingampally Mandal, Serilingampally Municipality, Ranga Reddy District, Telangana State.

VENDOR:- Sri. RAJANIKANTH MADISHETTI S/o. Sri. M. SARVAIAH.

**VENDEE:- IREDDY CONSTRUCTIONS
Represented by Smt. IREDDY SUMALATHA
W/o.Sri. IREDDY ANANTH KUMAR.**



WITNESSES:

1. *[Signature]*

[Signature]

SIGNATURE OF THE VENDOR

For IREDDY-CONSTRUCTIONS

[Signature]

Authorised Signature

SIGNATURE OF THE VENDEE

2. K.B.Reddy

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7325/2021. Sheet 6 of 9

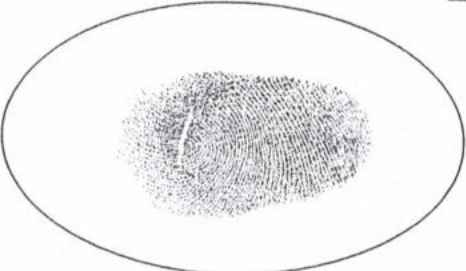
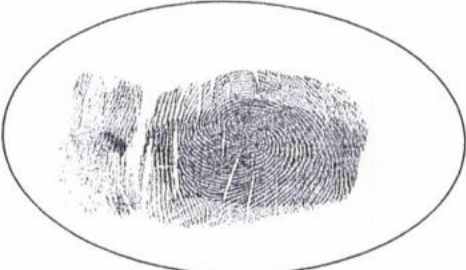
Joint SubRegistrar1
Ranga Reddy (R.O)



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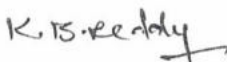


**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908**

Sl.No.	Finger Print in Black Ink (Left Thumb)	Passport Size Photograph (Black & White)	Name and Permanent Postal Address of Present Partners
			Vendor Sri. RAJANIKANTH MADISHETTI S/o. Sri. M. SARVAIAH, residing at House No.8-7-66, Old Bowenpally, Secunderabad - 500041. Present residential address 112 Union Ridge, Dr Morrisville, NC 27560)
			Spa of Vendor Chittumalla Krishna S/o. Chittumalla Laxmirajam R/o: H. No. 8-7-66, Suite# 301, Old Bowenpally, Secunderabad (vide validated File no:
			5516/E/2021, dt: 03/04/21 IREDDY CONSTRUCTIONS (GST No. 36AAGFI9969Q1Z6) Represented by Smt. IREDDY SUMALATHA W/o. Sri. IREDDYANANTH KUMAR, residing at H.No. 5-16/9/12, Sreenani Nagar, Near Coca Cola Company, Ameenpur Village & Mandal, Sanga Reddy District.

validated by
District Regist
(A.B) Sanga Reddy
Dist).

SIGNATURE OF WITNESSES:

- 
- 


SIGN. OF THE EXECUTANT/VENDOR


SIGN. OF THE ATTORNEY


SIGN. OF THE VENDEE

Bk - 1, CS No 7741/2021 & Doct No
7325/2021. Sheet 7 of 9 Joint SubRegistrar1
Ranga Reddy (R.O)



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DECLARATION

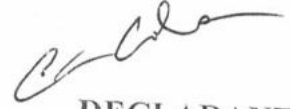
I, RAJANIKANTH MADISHETTI S/o. Sri. M. SARVAIAH, aged about 50 Years, Occupation: Service, residing at House No.8-7-66, Old Bowenpally, Secunderabad - 500011., Represented Spa Holder Sri. Chitumalla Krishna S/o. Chitumalla Lakshmirajam R/o. Flat No. 302, R.R. Nagar, Old Bowenpally, Hyderabad.

Hereby declare that, I am the Owner/ Possessor/Executant of the Scheduled property mentioned in the registered **Sale Deed** which is a structure/ vacant site/ Vacant Plot.

The Said property is not assessed by the Corporation / Municipal / Cantonment / Nagara Panchayat and was not allotted with any PTI/VLTA Number.

Date: 03/04/2021

Place: Hyderabad



DECLARANT

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7325/2021. Sheet 8 of 9 Joint SubRegistrar
Ranga Reddy (R.O)



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భారత ప్రభుత్వం
Government of India

అధికారి: **రాజనికంత్ మాడిశెట్టి**
అధికారి: **Rajanikanth Madishetti**
పుట్టిన తేదీ / DOB: 12/04/1970
పురుషుడు / Male

4696 2821 5155
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

అధికారి: **చితుమల्ला క్రిష్ణ**
అధికారి: **Chitumalla Krishna**
పుట్టిన తేదీ / DOB: 10/03/1970
పురుషుడు / MALE

2374 1046 1162
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

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పురుషుడు / MALE

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నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

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పుట్టిన తేదీ / DOB: 10/03/1970
పురుషుడు / MALE

2374 1046 1162
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

అధికారి: **చితుమల्ला క్రిష్ణ**
అధికారి: **Chitumalla Krishna**
పుట్టిన తేదీ / DOB: 10/03/1970
పురుషుడు / MALE

2374 1046 1162
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

అధికారి: **గాంగ్లి దేవెందర్ రావు**
అధికారి: **Gangli Devendar Rao**
పుట్టిన తేదీ / Year of Birth: 1956
పురుషుడు / Male

3625 4640 0090
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

అధికారి: **గాంగ్లి దేవెందర్ రావు**
అధికారి: **Gangli Devendar Rao**
పుట్టిన తేదీ / Year of Birth: 1956
పురుషుడు / Male

3625 4640 0090
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

అధికారి: **కోమండల భాస్కర్**
అధికారి: **KOMANDLA BHASKAR**
పుట్టిన తేదీ / DOB: 13/04/1983
పురుషుడు / Male

7651 4578 5388
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

అధికారి: **కోమండల భాస్కర్**
అధికారి: **KOMANDLA BHASKAR**
పుట్టిన తేదీ / DOB: 13/04/1983
పురుషుడు / Male

7651 4578 5388
నా ఆధార్, నా గుర్తింపు

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7325/2021. Sheet 9 of 9 Joint SubRegistrar¹
Ranga Reddy (R.O)



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Online Challan Proforma [SRO copy]



Registration & Stamps Department
Telangana

Challan No: 919D6Q300321

Bank Code : SBIN

Payment :
CASH

Remitter Details	
Name	IREDDY CONSTRUCTIONS
PAN Card No	AAGFI9969Q
Aadhar Card No	
Mobile Number	*****906
Address	SANGA REDDY DISTRICT

Executant Details	
Name	RAJANIKANTH MADISHETTI
Address	SECUNDERABAD

Claimant Details	
Name	IREDDY CONSTRUCTIONS
Address	SANGA REDDY DISTRICT

Document Nature	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)

Amount Details	
Stamp Duty	275900
Transfer Duty	103500
Registration Fee	34500
User Charges	100
Mutation Charges	6900
TOTAL	420900

Total in Words	Four Lakh Twenty Thousand Nine Hundred Rupees Only
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Date(DD-MM-YYYY)	30-03-2021
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Transaction Id.	5070549839529
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Stamp & Signature

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana

Challan No: 919D6Q300321

Bank Code : SBIN

Payment :
CASH

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Date(DD-MM-YYYY)	30-03-2021
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Transaction Id	5070549839529
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Stamp & Signature

