



తెలంగాణ తెలంగాణ TELANGANA

AT 931270

SL No: 2840 Date: 13/10/2022 Rs: 100/-

13 OCT 2022

Sold to: RAMA KRISHNA GADGE

S/o. H/o. who: LANGADHAR GURTHA GADGE No. H/o

For Whome: MANASA SAROVAR CONSTRUCTIONS

JILLA VANI
 Licence No. 16-06-014/2019.
 RL No: 16-06-027/2022
 Address # 6-6-41/12,
 Kavadiyada, Secunderabad.
 Ph No: 9290110888

SALE DEED

This DEED OF SALE is made and executed on this the 13th day of October 2022, at
 S.R.O. Chikkadpally, Hyderabad, T.S, by:

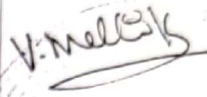
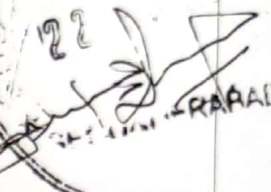
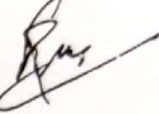
SRI. PALLERLA SATYANARAYANA S/o. Pallerla Veeraiah, aged about 61
 years, Occ: Business, R/o. H.No. 11-6-293, Pochamma bagh Colony, I b Nagar,
 Saroornagar, Ranga Reddy, T.S. Pan No. ALJPP5456F, Aadhaar No. 4943 6733
 3316, Cell No. 9704876306

Hereinafter called the '**VENDOR**' which expression shall unless the context otherwise
 requires, mean and include his heirs, administrators, legal representatives, executors
 and assignees etc, of the FIRST PART.

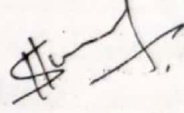
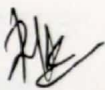
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Chikkadpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 101105/- paid between the hours of 05 and 06 on the 13th day of OCT, 2022 by Sri Pallerla Satyanarayana

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 VUPPALANCHA MALLIKARJUN [R] M/S [1602-1-2022-5103]	VUPPALANCHA MALLIKARJUN[R]M/S MANASA SAROVER CONSTRUCTIONS 16-2-145/5/3 DAYANAND NAGAR, MALAKPET, HYDERABAD	
2	CL		 RAMA KRISHNA GADE [R] M/S MANU [1602-1-2022-5103]	RAMA KRISHNA GADE[R]M/S MANASA SAROVER CONSTRUCTIONS 16-2-740/66 FLAT NO 401, S V ANASUYA NILAYAM, KALYAN NAGAR, SAROORNAGAR, R R DIST	
3	EX		 PALLERLA SATYANARAYANA [13/10/2022-16] [1602-1-2022-5103]	PALLERLA SATYANARAYANA S/O. PALLERLA VEERAIAH 11-6-293 POCHAMMA BAGH COLONY, 18 NAGAR, SAROORNAGAR, RANGA REDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 SANTOSH KUMAR : 13/10/2022, 16 [1602-1-2022-5103]	SANTOSH KUMAR HNO 4-1-211/3 SULTAN BAZAR HYD	
1		 R. PRAVEEN KUMAR : 13/10/2022, 16 [1602-1-2022-5103]	R PRAVEEN KUMAR HNO 2-1-290/4 NALLAKUNTA HYD	

13th day of October, 2022


Signature of Sub Registrar
Chikkadpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3316 Name: Pallerla Satyanarayana	S/O Pallerla Veeraiah, Saroornagar, Rangareddi, Andhra Pradesh, 500035	
2	Aadhaar No: XXXXXXXX7668 Name: Vuppalachanna Mallikarjun	S/O Late Vuppalancha Veeraiah, Hyderabad, Hyderabad, Andhra Pradesh, 500036	

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IN FAVOUR OF

M/s. **MANASA SAROVER CONSTRUCTIONS** Rep by its Managing Partners:-
Pan No. ABNFM9036G. R/o. H.No. 16-2-145/5/3, Dayanand Nagar, Malakpet,
Hyderabad, T.S.

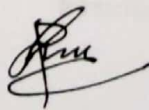
1. Sri. **VUPPALANCHA MALLIKARJUN** S/o. Late Vuppalancha Veeraiah, aged about 54 years, Occ: Business, R/o. H.No. 16-2-145/5/3, Dayanand Nagar, Malakpet, Hyderabad, T.S. Aahaar No. 4990 6297 7668, Cell No. 9949595042
2. Sri. **RAMA KRISHNA GADE** S/o. Sri. Gangadhar Guptha Gade, aged about 59 years, Occ: Business, R/o. H.No. 16-2-740/66, Flat No. 401, S.V. Anasuya Nilayam, Kalyan Nagar, Saroornagar, R/R. District, T.S. Aadhaar No. 4747 9341 6528, Cell No. 9246283233

Hereinafter called the '**VENDEES**' which expression shall unless the context otherwise requires, mean and include their, administrators, executors legal representatives, executors and assignees etc, of the OTHER PART".

WHEREAS the VENDOR herein is the sole and absolute owner and peaceful possessor of the Demolished House bearing Municipal No. **1-8-726/5**, admeasuring **410.00** Sq.yards or 342.80 Sq.mtrs, on Plot No. 24, in Survey Nos. 15, 16, 17, 18, 19 & 20, Situated at Nallakunta, Hyderabad, the said property acquired through a Gift Deed from his son i.e. Sri. **P. MANI KUMAR** S/o. P. Satyanarayana, by virtue of Registered Gift Deed Document No. **4878** of **2022**, Book-I, Dated 12/10/2022, Registered in the office of the Sub-Registrar, Chikkadpally, Hyderabad.

Whereas the Predecessor owner Son of the Vendor i.e. Sri. **P. MANI KUMAR**, was the Demolished House bearing Municipal No. **1-8-726/5**, admeasuring **410.00** Sq.yards or 342.80 Sq.mtrs on Plot No. 24, in Survey Nos. 15, 16, 17, 18, 19 & 20, Situated at Nallakunta, Hyderabad, T.S., having the same was purchased from Smt. **GDURU SUMATHI BAI** W/o. Sri. G. Chandra Sen, by Registered Sale Deed Document No. **3655** of **2017**, Book-I, dated 13-10-2017, Registered in the office of the Sub-Registrar Chikkadpally, Hyderabad.

Whereas the predecessor owner had purchased Plot No. 24, in Survey Nos. 15, 16, 17, 18, 19 & 20, admeasuring **410.00** Sq.yards or 342.80 Sq.mtrs, Situated at Nallakunta, Hyderabad, having purchased from The Women's Co-Operative Housing Society Ltd., through registered Sale Deed as Document No. **205** of **1968**, Book-I, Volume No. 204, pages 286 & 287, dated 25-01-1968, at R.O. Hyderabad, later said Sumathi Bai constructed House thereon, after the Municipal Corporation of Hyderabad authorities Assessed and allotted a House No. as 1-8-726/5.

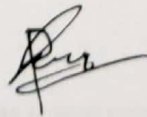


Whereas the originally society was purchased 25,985 Sq.yards (Sq.meters 21,827.40) in Survey Nos. 15, 16, 17, 18, 19 and 20, Situated at Nallakunta within the limits of the Municipal Corporation of Hyderabad, from Sri. **M. BAL REDDY** and Sri. **M. PRAKASH REDDY** under different registered Sale Deeds (Document Nos. 3781 of 1966, and 15, 563, 1125, 1126, 1197, 1272, 1345, 1405, and 1955 of 1967, Joint Sub Registrar Mozamjahi Market Hyderabad).

And whereas the Society was after deducting the extent earmarked for common purposes such as Roads, Park and other public amenities common to all members of the Society, divided the remaining land into plots as detailed in the lay-out plan approved by the Municipal Corporation of Hyderabad as per its file No. L.P.No. 37/67, File No. 1039/67/AS (ORD), Ref No. 1345/open/1/67/1890/TP/COM/ (MCH), hereinafter referred to as the plan and allotted the same to its members who have paid for the said plot for the purpose of building houses.

WHEREAS the VENDOR has offered to sell the Demolished House bearing Municipal No. **1-8-726/5**, admeasuring **410.00** Sq.yards or 342.80 Sq.mtrs, on Plot No. 24, in Survey Nos. 15, 16, 17, 18, 19 & 20, Situated at Nallakunta, Hyderabad, with all the rights, title and interest thereof absolutely (hereinafter referred to as the Schedule Property) to the VENDEES free from all sorts of encumbrances and charges and the VENDEES has agreed to purchase the Schedule Property on mutually agreed total and valuable sale consideration of **Rs. 2,02,21,000/- (Rupees Two Crores Two Lakhs Twenty One Thousand Only)** from the VENDEES named above in respect of Schedule Property hereunder sold and transferred absolutely in favor of the VENDEES above named.

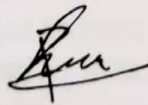
Amount	Mode of payment	Date	Bank
Rs. 50,49,000/-	Cheque No. 312536	26-05-2022	IDBI BANK L.B. Nagar Branch
Rs. 24,75,000/-	Cheque No. 312537	26-05-2022	IDBI BANK L.B. Nagar Branch
Rs. 30,00,000/-	Cheque No. 339441	29-06-2022	IDBI BANK L.B. Nagar Branch
Rs. 20,00,000/-	Cheque No. 368920	29-06-2022	IDBI BANK L.B. Nagar Branch
Rs. 49,000/-	Cheque No. 339442	29-06-2022	IDBI BANK L.B. Nagar Branch
Rs. 73,00,000/-	Cheque No. 339452	30-09-2022	IDBI BANK L.B. Nagar Branch
Rs. 2,02,210/-	1% TDS on sale consideration		
Rs. 1,45,790/-	By cash	13-10-2022	



- A. WHEREAS since the VENDEES have discharged his part of obligations by paying the entire amount of mutually agreed valuable sale consideration in the manner referred to above, the VENDOR does hereby absolve and discharge the VENDEES named above from all the liabilities thereof and declare that the VENDOR, his heirs / family members etc, hence forth shall not have any claim of whatsoever nature in any manner either against the said Schedule Property or the VENDEES and execute this Deed of Absolute Sale in favor of the VENDEES above named.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. In consideration of the receipt of above referred entire amount of sale consideration from the VENDEES above named the VENDOR does hereby sell, convey, grant, transfer, assign and assure all that Schedule Property comprising of Demolished House bearing Municipal No. **1-8-726/5**, admeasuring **410.00** Sq.yards or 342.80 Sq.mtrs, on Plot No. 24, in Survey Nos. 15, 16, 17, 18, 19 & 20, Situated at Nallakunta, Hyderabad, T.S, within the following boundaries as described in the Schedule of Property written hereunder together with rights, liberties, easements and appurtenances attached thereto which the VENDOR hereto before have been enjoying, unto the VENDEES **TO HAVE AND TO HOLD THE SAME UNTO AND TO THE USE AND BENEFIT** of the VENDEES, their heirs, legal representatives, assigns forever and to enjoy the same without any interruption and interference of any other person(s) claiming under the VENDOR or through them.
2. That the vacant and peaceful physical possession of the entire Schedule Property has been delivered to the VENDEES who shall henceforth enjoy the Schedule Property as an absolute owner to the exclusion of one and all.
3. That original of Gift Deed No. **4872** of **2022**, Sale deed No. **3655** of **2017**, sale Deed No. **205** of **1968**, original of Permission copy MCH (GHMC), and copies of all other documents have been handed over to the VENDEES. The VENDOR declares that they have no other documents in his power, possession and custody pertaining to the Schedule Property hereunder sold.

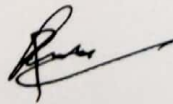


4. The VENDOR declares and assures the VENDEES as follows:

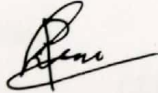
- a. That except the VENDOR no other person(s) have any right, title, claim or interest of whatsoever nature over their Schedule Property and thus they have subsisting right, marketable title, uninterrupted peaceful physical possession and absolute authority to alienate the Schedule Property by way of absolute sale.
- b. That the Schedule Property agreed to be sold hereunder is free from all sorts of registered or unregistered encumbrances and charges.
- c. That the Schedule Property is neither subject to prior agreement of sale, mortgages, gift of any nature, surrender to GHMC court attachments nor litigation of any sorts.
- d. That there is no legal impediment to VENDOR for alienating the Schedule Property by way of absolute sale in favor of the VENDEES.
- e. That the Land covered by this document is not an assigned land as defined in T.S (formerly known as A.P. Assigned Lands, (Prohibition of Transfers) Act (Act 9 of 1977).
- f. That the Schedule Property does not belong to or under the mortgage to Government or their Agencies / undertakings.
- g. That that there is no violation of any of the provisions of Urban Land (C& R) ACT, 1976.
- h. The Schedule Property is not a Government land.
- i. That the Schedule property is not recorded in the Prohibition Register maintained by the Sub-Registrar.

5. The VENDOR further declares and covenants as follows:

- a. That all the outstanding amounts, liabilities of property tax, electricity bills, Water and Sewerage charges or any other liabilities etc, payable against the Schedule Property hereunder sold and transferred in favor of the VENDEES has been paid by the VENDOR.



- b. That at all times hereafter and upon reasonable request to do or execute or caused to be done and executed unconditionally all such lawful acts, deeds and things whatsoever for and in order to strengthen the title and possession on the VENDEES with respect to Schedule Property hereunder sold and transferred according to the true meaning of this Sale Deed.
- c. The VENDEES is hereby entitled to get the Schedule Property duly recorded by way of mutation in his name in the records of GHMC, Revenue authorities and all other departments etc, and enjoy the Schedule Property with absolute rights forever.
- d. That the above referred mutually agreed valuable sale consideration for the absolute sale of Schedule Property is arrived at by the parties hereto after due negotiations and considering the prevailing market.
- e. That if the VENDEES are deprived of whole or any part of the Schedule Property hereunder sold the VENDOR hereby agreed to indemnify the VENDEES for the resultant loss, cost and expenses or the fair market value of the Schedule Property as on that date whichever is more.
- f. That the Stamp Duty, TPT, Registration fees and charges incidental for registration of this instrument have been borne by the VENDEES.



SCHEDULE OF PROPERTY

ALL THAT the Demolished House bearing Municipal No. **1-8-726/5**, admeasuring **410.00 Sq.yards or 342.80 Sq.mtrs**, on Plot No. 24, in Survey Nos. 15, 16, 17, 18, 19 & 20, Situated at Nallakunta, Hyderabad, and bounded by as under:- PTIN No. 1090128432

NORTH : House on Plot No. 14
SOUTH : 40 feet Wide Road (Internal Road)
EAST : H.No. 1-8-726/4, on Plot No. 23 & (Apartment)
WEST : Lingampalli Garden & Lane

ANNEXURE-1A

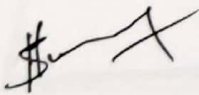
- a) Nature of Roof : RCC
b) Type of structure :
2. Age of Building :
3. Total extent of site : **410.00 Sq.yards or 342.80 Sq.mtrs**
4. Built-up area of site : 200 sft
5. Annual Rental Value : Rs. 15,000/-
6. Municipal Taxes Per Annual : Rs./-
7. Party's Own estimate of
Market Value of the Building : Rs.2,02,21,000/-

CERTIFICATE

We do hereby declare that what is stated above is true and correct to the best of our knowledge and belief

WITNESSES:

1.

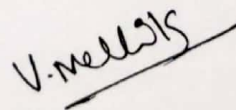


2.



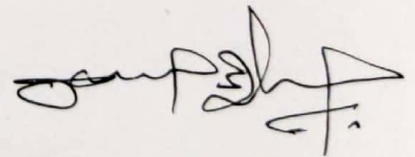
VENDOR

1.



VENDEES

2.

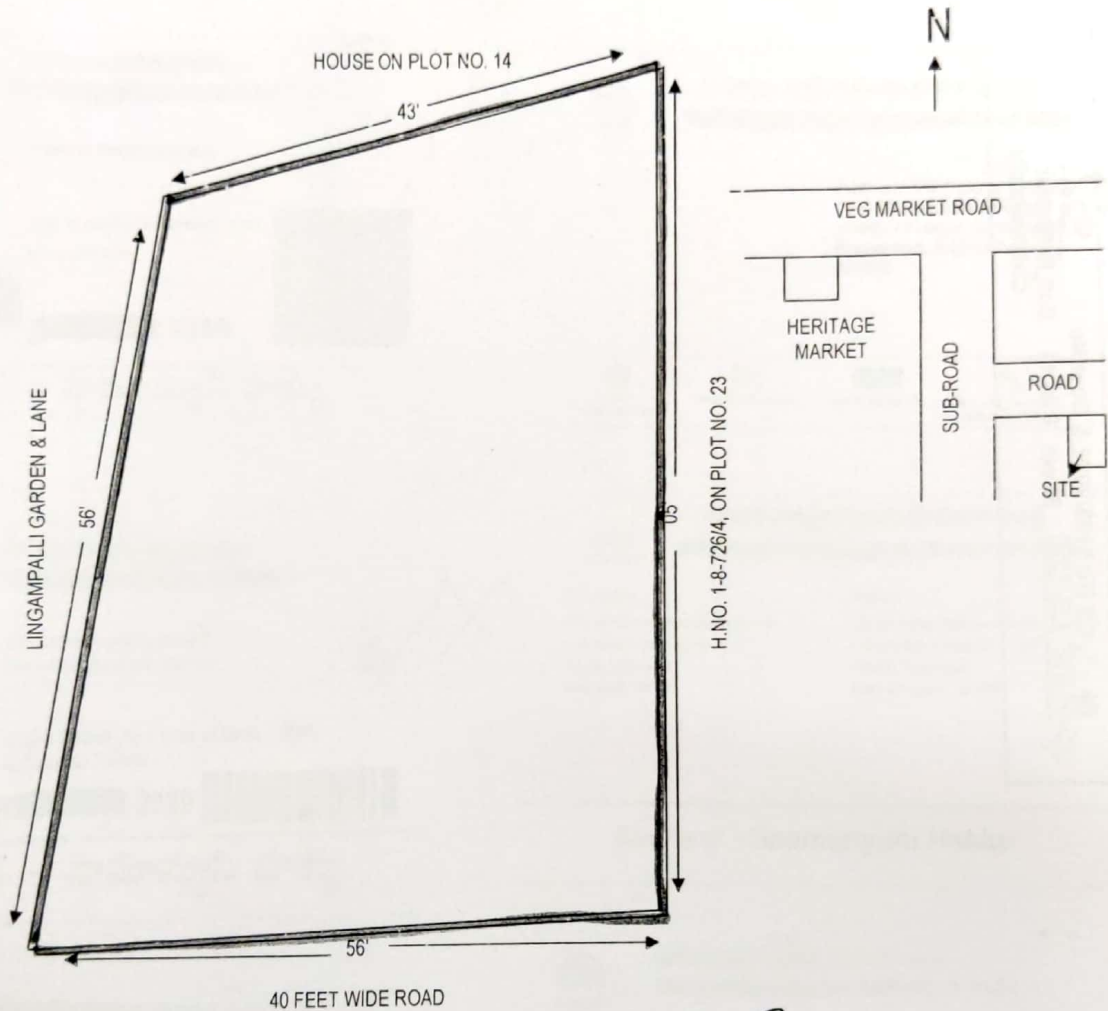


REGISTRATION PLAN SHOWING THE DEMOLISHED HOUSE BEARING MUNICIPAL NO. 1-8-726/5, ON PLOT NO. 24, IN SURVEY NOS. 15, 16, 17, 18, 19 & 20, SITUATED AT NALLAKUNTA, HYDERABAD, T.S.

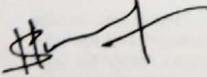
VENDOR:- **SRI. PALLERLA SATYANARAYANA S/O. PALLERLA VEERAAIAH**

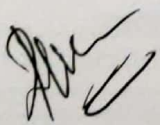
VENDEES:- **M/s. MANASA SAROVER CONTRUCTIONS REP BY ITS MANAGING PARTNERS**
1. **SRI. VUPPALANCHA MALLIKARJUN S/o. Late SRI. VUPPALANCHA VEERAAIAH**
2. **SRI. RAMA KRISHNA GADE S/o. SRI. GANGADHAR GUPTHA GADE**

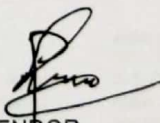
REF:- INCLUDED:-  EXCLUDED:-  AREA:- **410.00 SQ.YARDS OR 342.80 SQ.MTRS, WITH BUILT UP AREA 200 SFT.**

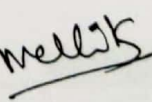
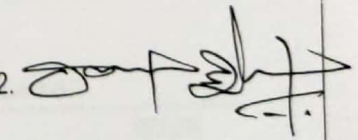


WITNESSES:-

1. 

2. 


VENDOR

1.  2. 
VENDEES

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

P SATHYANARAYANA
VEERAAIAH PALLARLA

21/05/1962
Permanent Account Number
ALJPP5456F

Signature



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Pallerla Satyanarayana

పుట్టిన సంవత్సరం / Year of Birth : 1961
పురుషుడు / Male



3316

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Pallerla Veeraliah,
11-6-293, pochamma bagh
colony, lb nagar, Saroomnagar,
Rangareddi, Andhra Pradesh,
500035

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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బెంగళూరు 500001



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మామిడాల సంతోష కుమార్
Mamidala Santosh Kumar

పుట్టిన సంవత్సరం / Year of Birth : 1989
పురుషుడు / Male

2929

ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O మామిడాల రాజమనే ఎంకట రాజు
4-3-211/3, ముస్తాబజార్
కె.బాగ్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500001

Address:
S/O Mamidala Rajamani Venkat Raj
4-3-211/3, Sultanbazar
Ksbagh, Hyderabad
Andhra Pradesh, 500001

Aadhaar - Saamanyuni Hakku



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం
Government of India

రాఘిఫాని ప్రవీణ్ కుమార్
Raghiphani Praveen Kumar
పుట్టిన తేదీ / DOB: 13/03/1976
పురుషుడు / MALE



4462

నా ఆధార్, నా గుర్తింపు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
తండ్రి పేరు / తల్లి పేరు: రాఘిఫాని
సత్యనారాయణ, 2-1-290/4, నల్లకుంట,
విజయ బ్యాంక్ ఎదురుగా, నల్లకుంట,
ముస్తాబజార్, హైదరాబాద్,
తెలంగాణ - 500044

Address:
S/O: Raghiphani Satyanarayana,
2-1-290/4, nallakunta, opp vijaya
bank, nallakunta, Musheerabad,
Hyderabad,
Telangana - 500044

4462

1947

help@uidai.gov.in

www.uidai.gov.in



[Signature]

V. muller

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABNFM9036G

नाम / Name
MANASA SAROVAR CONSTRUCTIONS



निगमन/गठन की तारीख
Date of Incorporation/Formation
05/06/2020



भारत सरकार
Government of India



वृत्तलान्च मल्लिकार्जुन
Vuppalaancha Mallikarjun
पुष्पल चैदी / DOB: 15/07/1968
पुरुष / MALE

Issue Date: 10/04/2012

7668

मेरा आधार, मेरी पहचान

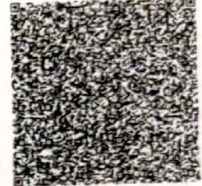


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 25/10/2020

विरुनामा: S/O लेट वृत्तलान्च वीराiah,
16-2-145/5/3, Dayanand Nagar, Malakpet,
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V-mallikarjun



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



राम कृष्ण गडे
Rama Krishna Gade
पुष्पल चैदी / DOB: 02/07/1963
पुरुष / MALE



6528

आधार - सोमा नग्नमा नमुदी चोक्कु

विरुनामा:
गंगधर गुप्ता गडे, 16-2-
740/66, फ्लैट नं 401. एम वी
अनसुया निलयम, सरोजनगर,
नगर, सरोजनगर, डी.वी.रंगारेड्डी,
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Address
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Government of Telangana
REGISTRATION AND STAMPS DEPARTMENT

No.: 1602-1-4938/2022

Date: 14/10/2022

CERTIFICATE OF TRANSFER/ MUTATION

As per the powers conferred on the Sub-Registrar under Sub-section 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)**.

House No.	1-8-726/5
PTIN/Assessment No.	1090128432
District	HYDERABAD
Circle Name	MUSHEERABAD, GHMC
Locality	BAGHLINGAMPALLY
Transferor (Name of previous PT Assessee in the Tax Records)	1. PALLERLA SATYANARAYANA (S/o. PALLERLA VEERAIHAH)
Transferee (Name of PT Assessee now entered in the Tax Records)	1. M/S MANASA SAROVER CONSTRUCTIONS (R/o. NA)
Document Registration No.	1602-4938/2022 [1]
Document Registration Date	14/10/2022

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
(CHIKKADPALLY)

SUB-REGISTRAR
Chikkadpally, Hyd, T.S