

Subaro. 3479 of 2024



తెలంగాణ తెలంగాణ TELANGANA

S.NO. 47 DT: 18/01/2021, Rs.100/-

Sold to T. Jai pal Reddy

S/D/W/p. T. Govind Reddy R/o. Compally

FOR WHOM M/s. Bhuvana Infra.

M. Sujatha

Z 907521

M.SUJATHA

LICENSED STAMP VENDOR

L.NO.15-04-029/2018 RL.No.15-04-040/2021

Plot No.A1, Sy. No.1054, Medchal,

MEDCHAL-MALKAJGIRI DISTRICT,

CELL NO.8008902192

SALE DEED

THIS DEED OF SALE is made and executed on this the 19th day of February 2021, at **Medchal** by:-

Mrs. SUDHA VIR W/o. Mr. ASHOK KUMAR VIR, aged about: 72 years, Occupation: Business, R/o. 8-2-293/82/A/989/1, Road No. 50 Jubilee Hills, Hyderabad, Telangana., 500033 (Aadhar No. 5530 3611 0852, Pan No. AEIPV3837N)

Hereinafter referred to as "**VENDOR**" of the one part

IN FAVOUR OF

M/s. BHUVANA INFRA, Office at H. No. 01-076/5/11/P, Vaishnaoi Enclave, Pet Basheerabad, Kompally, Hyderabad - 500055. Rep. by its Managing Partner:-

Mr. TIMMAYAGARI JAIPAL REDDY S/o. TIMMAYAGARI GOVIND REDDY, aged about: 51 years, Occupation: Business, R/o. Villa No.70, Subishi Waterford Villas, Mokila Village, Shankarpally Mandal, Rangareddy District- 501203, T.S., (Aadhar No. 4847 1429 7318, Pan No. ATEPR0820N)

Hereinafter referred to as "**VENDEE**" of the other part:

BHUVANA INFRA

Sudha vir
Partner

Jaipal

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Both the expressions **"VENDOR" and "VENDEE"** shall mean and include all their respective heirs, executors, administrators, legal representatives, nominees, successors and assignees etc.

WHEREAS the Vendor is the sole and absolute owner, possessor and patteddar of the land in Survey **No. 446**, (as per Pattedhar Pass Book in Survey **No. 446/1/5**), extent of **4840 Sq.Yards.**, (Equivalent to **4046.85 Sq.Mtrs**) Situated at **GOWDAVELLY Village**, Medchal Mandal, Rangareddy District, (Presently Medchal-Malkajgiri District), T.S., having purchased the same from Mohd. Zaki Mohammed Khan S/o. Mohd. Mahmood Khan, vide registered Sale Deed Document **No. 6239/1995**, Book-I, Volume No. 2301, Pages: 93 to 112, dated: 20/07/1995, registered at SRO Medchal, and Vide Pattedhar **Pass Book No. T06100170416** and Khatha No. 1416, issued by Revenue authorities.

Whereas the Said Land is converted from agriculture to Non agriculture through NALA Proceeding order No. 2100130004, Dtd.12/02/2021 by competent Authority & Tahsildar, Medchal Mandal, Medchal-Malkajgiri Dist.

WHEREAS the Vendor has offered to sell the said land in Survey **No. 446**, extent of **4840 Sq.Yards.**, (as per Pattedhar Pass Book in Survey **No. 446/1/5**), Situated at **GOWDAVELLY Village**, Medchal Mandal, Medchal-Malkajgiri District, T.S., from the above said land to the Vendee and the Vendee herein agreed to purchase the same, which is more fully described in the schedule hereto, hereinafter called the **SAID LAND**, for a total sale consideration of **Rs. 4,00,00,000/- (Rupees Four Crores Only)**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1) That in pursuance of the above offer and in acceptance of Consideration the Vendee has paid in to Vendor's HDFC Bank account, the sum of **Rs. 4,00,00,000/- (Rupees Four Crores Only)**, as detail shown below:-

- | | | | | | | |
|---|-----|---------------|---------|---------|-----------|--------------|
| a) | Rs. | 1,00,00,000/- | through | RTGS | reference | No. |
| ICICR52021012100741725, On Dtd. 21/01/2021, | | | | | | |
| b) | Rs. | 1,00,00,000/- | through | RTGS | reference | No. |
| ICICR52021012100759962, On Dtd. 21/01/2021 | | | | | | |
| c) | Rs. | 1,00,00,000/- | through | RTGS | reference | No. |
| ICICR52021012700297066, On Dtd. 27/01/2021 | | | | | | |
| d) | Rs. | 96,00,000/- | paid | through | RTGS, | vide Ref No. |
| ICICR52021021000519476, Dated: 10 th February, 2021. | | | | | | |

Sudha vir

BHUVANA INFRA

Parter

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	1600000	0	0	0	1600100
Transfer Duty	NA	0	600000	0	0	0	600000
Reg. Fee	NA	0	200000	0	0	0	200000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	40000	0	0	0	40000
Total	100	0	2440100	0	0	0	2440200

Rs. 2200000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 200000/- towards Registration Fees on the chargeable value of Rs. 40000000/- was paid by the party through E-Challan/BC/Pay Order No. 885CEU180221 dated, 18-FEB-21 of, ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2440100/-, DATE: 18-FEB-21, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 3781672230030, PAYMENT MODE: NB-1001138, ATRN: 3781672230030, REMITTER NAME: BHUVANA INFRA, EXECUTANT NAME: SUDHA VIR, CLAIMANT NAME: BHUVANA INFRA).

Date:

19th day of February, 2021

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 3479 of 2021 of Book-1 and assigned the identification number 1 - 1504 - 3479 - 2021 for Scanning on 19-FEB-21.

Registering Officer
Medchal (R.O)
(A. Shravan Kumar)

Bk - 1, CS No 3648/2021 & Doct No
3479/2021. Sheet 2 of 7 Sub Registrar
Medchal (R.O)

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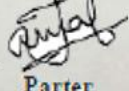
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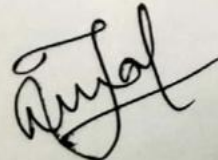
- e) Rs.4,00,000/- will be paid towards TDS.

Paid to the Vendor, the Vendor herein admits, accepts and acknowledges the receipt of the same and convey sell, transfer and assigns the said land to and to the absolute use of the Vendee forever to the Vendor towards the full and final settlement of the same. That the Vendor hereby acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the Scheduled mentioned property by the **ABSOLUTE SALE** the Vendee **TO HAVE** and **TO HOLD** the same absolutely forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendor having in respect of the scheduled property.

- 2) That the Vendor has today handed over the vacant and peaceful physical possession of the scheduled property to the Vendee and assures to keep indemnified from all losses, costs, expenses, damages and whatever may be the Vendees shall be put into reason of any defect in the title of the scheduled property hereby conveyed.
- 3) That the Vendor further covenants with the Vendee that if the Vendee shall be deprived of whole or any part on account of any defect in the title of the Vendor, the Vendor shall indemnify and compensate the Vendee against the same.
- 4) That the Vendee shall hold and enjoy the scheduled property as an absolute owner as he/she likes without any coercion or hindrance either from the Vendor or any others whomsoever.
- 5) That the Schedule of property is free from all encumbrances, charges, Sales, gifts, mortgages, and court attachments etc.
- 6) That the Vendor are hereby agrees and delivers all the original title deeds, certificates, receipts etc., in respect of the scheduled property to the Vendee.
- 7) That the Vendor hereby declare the there are no Mango Trees/Coconut treed Betel leaf gardens/Orange groves or any such other gardens; that there are no mines or quarries of granites or any other valuable stones; that there are no machinery no fish ponds etc., in the land now being transferred that if any suppression of facts is noticed at a future date the Vendor will be liable for prosecution as per law, besides the payment of deficit duty.
- 8) All that the land affected by this document is not an assigned land as defined in Section 2 (1) Act 9 of 1977, and there is no house or house structure in existing on the said land.

BHUVANA INFRA

Suelha vir 
Partner



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9) That the parties hereby declare that the particulars furnished above are true and correct as required under Section 27 of Indian Stamp Act. And they are agree to abide by the provisions of Indian Stamp Act to pay the amounts due including previous arrears if any under any section of Indian Stamp Act in lieu of prosecution under section 64 of Indian Stamp Act.

10) That the Market Value of the said land is Rs.800/- per Square Yard and Parties estimated value is **Rs. 8264/- (Rupees Eight Thousand Two Hundred Sixty Four Only)** Total Rs. 4,00,00,000/- U/R 3 of A.P.P.U.V.I Rules 1975 and the stamp duty is paid thereon.

SCHEDULE OF PROPERTY

All that part and parcel of the open land in Survey **No. 446**, extent of **4840 Sq.Yards.**, Equivalent to **4046.85 Sq.Mtrs.**, (as per Pattedhar Pass Book in Survey **No. 446/1/5**), Situated at **GOWDAVELLY Village**, Medchal Mandal, Medchal-Malkajgiri District, T.S., Regn. Sub-District Medchal, District & Regn-District Medchal-Malkajgiri, T.S., and bounded as follows:

NORTH : Survey No. 439,

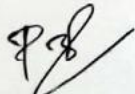
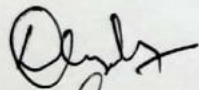
SOUTH : Common Road,

EAST : Survey No. 446/Part of Mr. A.K.VERMA (H.U.F),

WEST : Survey No. 446/Part

IN WITNESS WHEREOF the Vendor and Vendees have set their hands of these papers with freewill and consent on the day, month and year first above mentioned.

WITNESSES

- 1) 
- 2) 
- 3) 

BHUVANA INFRA


Parter

Sudha Vir

VENDOR


VENDEE