

## මීළුරු तेलंगाना TELANGANA

Tran Id: 230822124535562207 Date: 22 AUG 2023, 12:53 PM Purchased By: RAMAKRISHNA REDDY DHANDA S/o JAYAKAR REDDY DHANDA R/o HYD For Whom SVNR CONSTRUCTIONS AW 797417

T SUMALATHA
LICENSED STAMP VENDOR
Lic. No. 15-25-004 2013
Ren.No. 15-25-082/2022
3-148, Kokapet Village, Gandiet
Mandal, Ranga Reddy Dist
Ph 9951459569

## SALE DEED

This Deed of Sale is made and executed on this the 23rd day of August 2023, at S.R.O. Gandipet, Ranga Reddy District, T.S., by:

Dr. KARUNA SREE KONERU W/o. Sri SUDHAKAR RAO KONERU, aged about 64 years, Occ: Medical Doctor, R/o Koneru Karuna Shree, 2405 Cedar Wood Court Bloomington, Indiana 47401 USA presently residing at Flat No.1608, Polaris B Meenakshi Sky Lounge Hitex Road, Kothaguda, Hyderabad 500 084 T.S. (PASSPORT No.665196204, Pan No.AIFPK7157H).

### Rep. by her General Power of Attorney Holder: -

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Sri S. TUKARAM S/o. Sri SUBBA RAO, aged about 90 years, Occ: Chartered Accountant R/o H No.1-113-1-59/e, CR Foundation Home for Aged Kondapur, Kothaguda, Hyderabad 500 084, T.S. (Aadhar No.8099 0868 8567) (Pan No.AGQPS2258G). Vide registered GPA document No.13580 of 2022, dated 21.11.2022, registered at S.R.O. Gandipet, Ranga Reddy District, Telangana State.

Herein after called "VENDOR" of the First part which term shall mean and include all her heirs, executors, administrators, legal representatives, nominees, and assignees etc.,

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#### IN FAVOUR OF

SVNR CONSTRUCTIONS (PAN No.AESFS2014Q), registered office at Flat No.403, Plot No.7 & 8, Srinivasa Nagar Colony, Nizampet, Bachupally, Medchal, Hyderabad 500 090 Telangana State (Register of Firms No.1470 of 2022 at Medchal-Malkajgiri District). Represented by its Partner: Sri RAMAKRISHNA REDDY DHANDA S/o. Sri JAYAKAR REDDY DHANDA, aged 45 years Occ: Business R/o Flat No.F-5, 1st Floor, Brahma Block, Srikrishna Salesha Legend, Srinivas Nagar Colony, Opp: Nallpochamma Temple, Nizampet, Hyderabad 500 090. Aadhar No.7078 0805 6961.

Herein after called "VENDEE" of the Second part which term shall mean and include all its heirs, executors, administrators, legal representatives, nominees, and assignees etc.,

WHEREAS the VENDOR herein is the absolute owner and peaceful possessor of the Plot No.11, in Survey Nos.148, 149, 154 & 155, admeasuring 1878.00 Sq. Yards or 1570 Sq. Meters, Situated at Manchirevula Village & G.P., Rajendranagar Mandal now in Gandipet Mandal, Ranga Reddy District, having acquired the same vide registered partition deed document No.1953 of 1999, registered at S.R.O. Rajendranagar, Ranga Reddy District.

Whereas the Vendor got the Schedule Plot viz., Plot No.11, admeasuring 1878 square yards regularized under LRS scheme vide order in proceedings No.HMDAL110208/LRS/SKP/Plg/HMDA/2015-16, dated 15.12.2017 issued by Metropolitan Commissioner, HMDA duly regularizing the schedule plots under unapproved layout Rules, 2015 issued vide GO Ms no.151 MA&UD(M1)Dept dated 02.11.2015.

AND WHEREAS, the VENDOR through GPA holder due to personal needs has offered and agreed to sell the Plot No.11, in Survey Nos.148, 149, 154 & 155, admeasuring 1878.00 Sq. Yards or 1570 Sq. Meters,, Situated at MANCHIREVULA VILLAGE, under Narsingi Municipality, previously Rajendra Nagar Mandal, now Gandipet Mandal, Ranga Reddy District, Telangana State, to the Vendee for a total sale consideration of Rs.7,45,10,000/- (Rupees Seven Crores Forty Five Lakhs Ten Thousand Only) and the same was accepted by the Vendee.

### NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That In pursuance of the said sale consideration of Rs.7,45,10,000/- (Rupees Seven Crores Forty Five Lakhs Ten Thousand Only) to the VENDOR through GPA holder has received the full sale consideration amount from the VENDEE in the following manner: -

1. Rs.1,78,22,792/- towards TDS.

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2. Rs. 5,66,87,208/- through online transfer to the Vendor.

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Sub

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Sheet

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Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in Endorsoment: respect of this Instrument. In the Form of Description Challan u/S 41of IS Act Stamp Duty u/S 16 of IS act DD/BC/ Stamp Total E-Challan Cash Fee/Duty Papers Pay Order 100 0 0 4098150 Stamp Duty 4098050 0 0 NA 0 0 1117650 1117650 0 Transfor Duty 0 0 0 0 372550 NΛ 372550 Reg. Fee 0 NA 0 . 500 0 0 0 User Charges **Mutation Fee** NA 0 74510 74510 0 0 0 0 Total 100 0 5663360 5663260 Ø 0

Rs. 5215700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 372550/- towards Registration Fees on the chargeable value of Rs. 74510000/- was paid by the party through E-Challan/BC/Pay Order No ,766MQP220823

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 5663310/-, DATE: 22-AUG-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 1779084302713,PAYMENT MODE:NB-1001138,ATRN:1779084302713,REMITTER NAME: SVNR CQNS UATIONS ,EXECUTANT NAME: S TUKARAM, CLAIMANT NAME: SVNR CONSTRUCTIONS).

Date:

23rd day of August,2023

Signature of Registe

Gandipet

Certificate of Registration

Registered as document no. 10319 of 2023 of Book-1 and assigned the identification number 2023 for Scanning on 23-AUG-23.

Registe

(Mohd Abdul Hafeez)





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And the VENDOR through GPA holder hereby admits and acknowledges the receipt of the total sale consideration; 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 principal is alive and GPA is still in force.

- 1. WHEREAS the VENDOR herein declared that she is the 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 or persons having any manner of rights, interests in the Schedule mentioned Property; and the VENDOR have got full authority to convey the same. Thus the WENDOR does hereby sell, transfer, convey and assign in the said Schedule mentioned Property in favour of the VENDEE herein.
- 2. In consideration of the receiving of entire sale consideration the VENDOR hereby conveyed the right, title and interest in the schedule of the property to the Vendee herein and the Vendee shall enjoy the same for ever as an absolute owner without interruption whatsoever either from the VENDOR or any person or persons claiming through or under the VENDOR.
- 3. The VENDOR hereby further declares and covenants that the vacant peaceful possession of the schedule property is delivered to the Vendee herein on this day enjoy the same for ever as an absolute owner.
- 4. The VENDOR hereby further declares and covenants that all the rights, title and interest in the schedule property including the easementary right, to air, water, minerals, tree and all that is owned and possessed by the VENDOR is absolutely convened to the Vendee herein. The Vendee shall be entitled to enjoy whatsoever.
- 5. It is further declared that the schedule property is free from all encumbrances and no out standing dues are liable to be paid to the Government or any Semi-Government authorities.
- That the VENDOR hereby further declares and covenants that she is in possession the subsisting, valid and marketable title so as to convey the same effectively and completely to the Vendee herein.
- That the VENDOR delivered / handed over the Original Sale Deed Document, Link Documents pertaining to the Schedule Property to the Vendee herein for his records.
- 8. That the VENDOR does hereby further agrees to save harmless and keep indemnified the Vendee from against any loss which the Vendee may be put to sustain by reasons of any defect in the title of the VENDOR or anybody else claiming through or under the VENDOR.

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CERTAIN

- 10. The VENDOR further assures and declares that she shall file and execute such necessary affidavits, petitions whatsoever in nature for getting the mutation of the said schedule property in the Municipality, Water and Electricity records and other in the name of the Vendee.
- 11. From the date of sale of Schedule mentioned Property the above said VENDOR or their any other legal heirs, representatives shall have no more rights, interests, demands, claims over the Schedule mentioned Property and the Vendee has in peaceful enjoyment of the same as absolute and exclusive owner without any objection, disturbances by anybody.
- 12. THAT the VENDOR has transferred all their ownership rights, external, internal rights, interests, demands, privileges, appurtenance etc., in the Schedule mentioned Property to the VENDEE, to have and to enjoy the same as absolute and exclusive owner of the Schedule mentioned Property.
- 13. THAT if any complication dispute raised by anybody at any stage due to defective title of the VENDOR the above said VENDOR will clear such dispute with her 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 from her personal and other Properties.
- 14. THE VENDOR hereby declares that she is owning a vacant land in the peripheral area of Hyderabad Urban agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UC.I) Dept., dated: 31-10-1988 and availing of the exemption granted therein.
- 15. 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.
- 16. THAT the VENDOR further assures to execute any Rectification or Ratification 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.
- 17. The said property is assessed by the Corporation / Municipal / Cantonment / Nagara Panchayat / Grama Panchayat authority and property tax is paid uptodate.
- 18. 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 Government or their Agencies / undertakings.
- 19. Whereas the Vendor along with adjacent plot owner have obtained construction permission from HMDA vide its Lr. No.003624/BP/HMDA/0739/SKP/2023, dt 01-05-2023, due to family needs the vendor disposing the vacant land only.

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STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF THE TELANGANA STATE PREVENTION OF UNDER VALUATION INSTURMENT RULE 1975.

Place	Sy. No	Arca	Value per Sq. Yard	Total M.V
MANCHIREVULA VILLAGE, GANDIPET MANDAL, NARSINGI MUNICIPALITY, R. R. District, T.S.	148, 149, 154 & 155	1878.00 Sq. Yards	Rs.11,300/-	Rs.2,12,21,400/- (Market Value) Rs.7,45,10,000/- (Consideration)

## SCHEDULE OF THE PROPERTY

All that the Plot No.11, in Survey Nos.148, 149, 154 & 155, admeasuring 1878.00 Sq. Yards or 1570 Sq. Meters,, Situated at MANCHIREVULA VILLAGE, under Narsingi Municipality, previously Rajendra Nagar Mandal, now Gandipet Mandal, Ranga Reddy District, Telangana State, and bounded by:-

> NORTH: PLOT No.10 SOUTH: PLOT No.12

: NEIGHBOUR SMT. B. ANUSUYA DEVI LAND

WEST : 30' WIDE ROAD

And more clearly delineated in the Plan annexed hereto and marked in the RED colour.

IN WITNESS WHEREOF the VENDOR through GPA holder and VENDEE have signed on this Deed of Sale with their own free will and consent on this the day, month and year first above mentioned.

## WITNESSES:

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SIG. OF THE VENDOR

(GPA Holder) For SVNR C

SIG. OF THE VE

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RESERVE

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OI SVNR CONSTRUCTIONS





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REGN. PLAN SHOWING THE Plot No.11, in Survey Nos.148, 149, 154 & 155, admeasuring 1878.00 Sq. Yards or 1570 Sq. Meters,, Situated at MANCHIREVULA VILLAGE, under Narsingi Municipality, previously Rajendra Nagar Mandal, now Gandipet Mandal, Ranga Reddy District, Telangana State.

VENDOR:

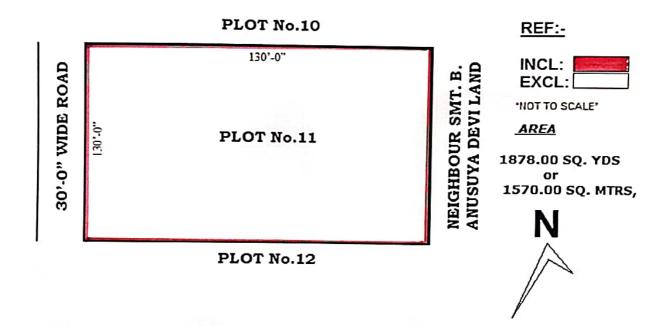
Dr. KARUNA SREE KONERU W/o. Sri SUDHAKAR RAO KONERU

REPRESENTED BY HER GPA HOLDER:-Sri S. TUKARAM S/o. Sri SUBBA RAO

VENDEE:

SVNR CONSTRUCTIONS, Rep. by its Partner: -

Sri RAMAKRISHNA REDDY DHANDA S/o. Sri JAYAKAR REDDY DHANDA



#### WITNESSES:

1. Aladra Instrument 2. Un Vijbyg Kullar

SIGN. OF THE VENDOR

For SVNR CONSTRUCTIONS

SIGN. OF THE VENDEE



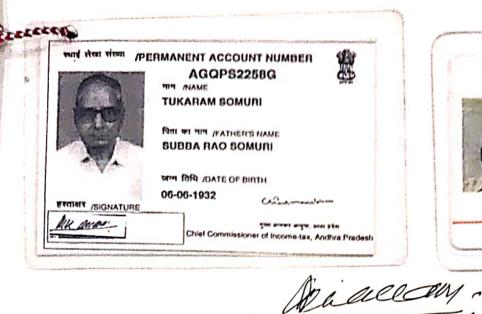
Bk - 1, CS No 10787/2023 & Doct No US 10319/2023. Sheet 6 of 8 Sub Registrar Gandipet

OF SVNR CONSTRUCTIONS

Partie



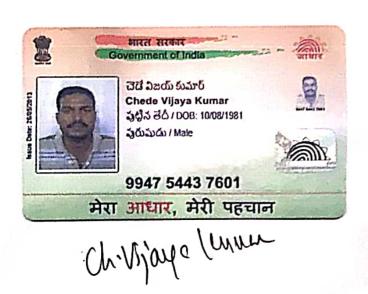














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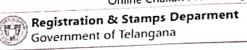








# Online Challan Proforma [SRO copy]





766MOP220823

Challan No: 766	5MQP220823		
Bank Code: ICICIC	Payment : NB		
R	emitter Details		
Name	SVNR CONSTRUCTIONS		
PAN Card No	AESFS2014Q		
Aadhar Card No			
Mobile Number	******864		
Address	HYDERABAD		
Ex	ecutant Details		
Name	S TUKARAM		
Address	HYDERABAD		
C	laimant Details		
Name	SVNR CONSTRUCTIONS		
Address	HYDERABAD		
Do	ocument Nature		
Nature of Document	Sale Deed		
Property Situated in(District)	RANGAREDDY		
SRO Name	GANDIPET		
Α	mount Details		
Stamp Duty	4098050		
Transfer Duty	1117650		
Registration Fee	372550		
User Charges	500		
Mutation Charges	74510		
Haritha Nidhi	50		
TOTAL	5663310		
Total in Words	Fifty Six Lakh Sixty Three Thousand Three HundredTen Rupees Only		
Date(DD-MM-YYYY)	22-08-2023		
Transaction Id	1779084302713		
Stamp & Signature			

## Online Challan Proforma [Citizen copy]



Registration & Stamps Deparment Government of Telangana



Challan No: **766MQP220823** 

Bank Code : ICICIC	Payment : NB		
Re	emitter Details		
Name	SVNR CONSTRUCTIONS		
PAN Card No	AESFS2014Q		
Aadhar Card No			
Mobile Number	******864		
Address	HYDERABAD		
Exc	ecutant Details		
Name	S TUKARAM		
Address	HYDERABAD		
Cl	aimant Details		
Name	SVNR CONSTRUCTIONS		
Address	HYDERABAD		
Do	cument Nature		
Nature of Document	Sale Deed		
Property Situated in(District)	RANGAREDDY		
SRO Name	GANDIPET		
A	mount Details		
Stamp Duty	4098050		
Transfer Duty	1117650		
Registration Fee	372550		
User Charges	500		
Mutation Charges	74510		
Haritha Nidhi	50		
TOTAL	5663310		
Total in Words	Fifty Six Lakh Sixty Three Thousand Three HundredTen Rupees Only		
Date(DD-MM-YYYY)	22-08-2023		
Transaction Id	1779084302713		
Stamp & Signature			

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