

2867/2022



తెలంగాణ తెలంగాణ TELANGANA

AN 463204

SL.No. 3267, Date : 28/02/2022.
 SOLD TO: Dr. M. SATYANARAYANA REDDY
 S/O: LATE. M. ACHI REDDY R/O.HYD
 FOR WHOM: ...SELF....

SALE DEED

M.SRIDHAR
 LICENCED STAMP VENDOR
 LIC. No. 15-22-015/2016,
 R No15-22-039/2022
 P. No.36/30, RGK, Apts, Papireddy
 Colony, Serilingampally
 R.R.DIST, PH.No: 9704531131,

This SALEDEED is made on this the 28th day of February, 2022, at the SRO, Gandipet, Ranga Reddy District, Telangana State, BY AND BETWEEN :

The District Collector Ranga Reddy District, Telangana duly represented by the Tahsildar, Gandipet Mandal, Ranga Reddy District, Telangana viz., Sri AKAVEETI RAJASEKHAR, S/o A VENKATA CHENNAIAH, (in terms of powers conferred upon him by the District Collector, Ranga Reddy District vide Order dated 22-12-2021 in Procs.No.LC1/5550/2021) read with the power and authority conferred by the Government vide G.O.Ms.No.125, Revenue (ASSN.II) Department, dated 22-12-2021.

[Hereinafter called the "the **VENDOR/GOVERNMENT**" which expression shall mean and include unless the context otherwise requires its, Successors-in-interest, Employees, Legal Representatives, Administrators, Executors and Assigns etc., of the **one Part**]

IN FAVOUR OF

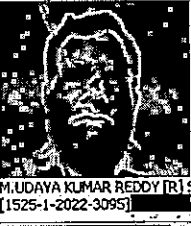
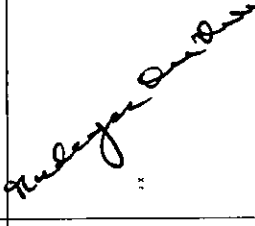
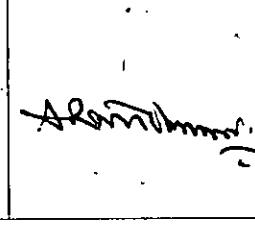
Sri. Satyanarayana Reddy Manne, Aged 66 years, S/o. Shri (Late) Achi Reddy Manne, Occ: Industrialist, R/o. # 8-2-293/82/A, Plot No 591, Road No. 31, Jubilee Hills, Hyderabad 500 033 bearing AADHAAR No.5152 5320 8958, PAN : ADYPM2116L, Mobile No. 98480-12793.


TAHSILDAR
 Gandipet Mandal
 R.R.District

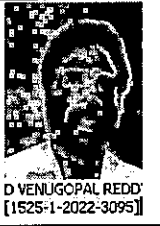
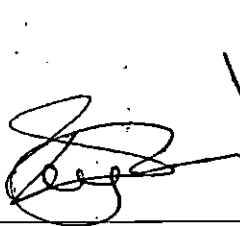
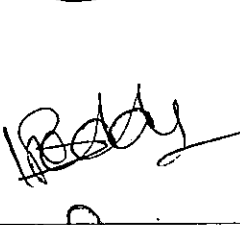
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 16291340/- paid between the hours of _____ and _____ on the 28th day of FEB, 2022 by Sri The District Collector Ranga R

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 M.UDAYA KUMAR REDDY [R] [1525-1-2022-3095]	M.UDAYA KUMAR REDDY (R/SATYANARAYANA REDDY MANNE LATE ACHI REDDY	
2			 THE DISTRICT, COLLECTO [1525-1-2022-3095]	THE DISTRICT COLLECTOR RANGA REDDY DISTRICT (R/P) TAHSILDAR GANDIPETMANDAL RANGA REDDY (R/P) AKAVEETI RAJASEKHAR S/O: A VENKATA CHENNAIAH GANDIPET, RANGA REDDY	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 D VENUGOPAL REDDY [1525-1-2022-3095]	D VENUGOPAL REDDY AADHAR NO XXXX XXXX 8318	
2		 D SRIKANTH REDDY: 28/02/2 [1525-1-2022-3095]	D SRIKANTH REDDY AADHAR NO XXXX XXXX 9139	

28th day of February, 2022

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details.	Address:	Photo
1	Aadhaar No: XXXXXXXX5169 Name: Mosali Udaya Kumar Reddy	S/o MOSALI KESHAVA REDDY, Madhapur, K.v. Rangareddy, Telangana, 500081	

Bk - 1, CS No 3095/2022 & Doct No 2867/2022.
Sub Registrar
Gandipet
Sheet 1 of 19

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[Hereinafter called the “the **VENDEE**” which expression shall mean and include unless the context otherwise requires its Directors, Successors-in-interest, Legal Representatives, Administrators, Executors and Assigns etc., of the **other Part**]

WHEREAS originally the State Government i.e., Vendor hereinabove is the absolute owner and possessor of the larger extents of land in various survey numbers including the lands in Sy.Nos.239 & 240 of Kokapet Village, the then Rajendranagar Mandal, now within the limits of Gandipet Mandal, Ranga Reddy District, Telangana.

WHEREAS the State Government i.e., Vendor herein decided to handover possession of the said land to the then Hyderabad Urban Development Authority (HUDA), now known as Hyderabad Metropolitan Development Authority (HMDA) while permitting the authority to conduct public auction for sale of lands/plots in the above survey numbers and accordingly the Government vide Memo No.77603/Assn.V(2)/1996-10 dated 17-11-1999 directed the District Collector to handover advance physical possession of the land in Sy.Nos.239 & 240 of Kokapet Village to HUDA and in pursuance thereto, the Mandal Revenue Officer, Rajendranagar has conducted the Panchanama on 06-01-2000 and handed over the physical possession of the scheduled property to the HUDA/HMDA.

WHEREAS the State Government through orders issued in G.O.Ms.No.85, MAUD Dept. Dt.28-02-2011 clarified and ratified the auctions conducted by the HUDA/HMDA from time to time and further clarified that all the sale proceeds realized on sale of lands/plots by the HUDA/HMDA are Government receipts and not receipts of HUDA/HMDA as the said authority is the agent of the Government and all the transactions conducted by the HUDA/HMDA are on behalf of the State Government. Further, the Government has ratified the auction of HUDA/HMDA in having credited the amounts from time to time so realized on sale of lands/plots mentioned in the references in the said order to the Consolidated Fund of the State treating the same as the Government receipt and also permitted the HUDA/HMDA to utilize the funds realized on sale of lands/plots for implementation of projects and development works as directed by the Government from time to time.


TAHSILDAR
Gandipet Mandal
R.R.District

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	179204410	0	0	0	179204510
Transfer Duty	NA	0	48873930	0	0	0	48873930
Reg. Fee	NA	0	16291310	0	0	0	16291310
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3258262	0	0	0	3258262
Total	100	0	247628412	0	0	0	247628512

Rs. 228078340/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 16291310/- towards Registration Fees on the chargeable value of Rs. 3258262000/- was paid by the party through E-Challan/BC/Pay Order No ,612WUA280222 dated ,28-FEB-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 247628412/-, DATE: 28-FEB-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0655952550630, PAYMENT MODE: CASH-1001138, ATRN: 0655952550630, REMITTER NAME: DR M SATYANARAYANA REDDY, EXECUTANT NAME: THE DISTRICT COLLECTOR, CLAIMANT NAME: DR M SATYANARAYANA REDDY.

Date:

28th day of February, 2022

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 2867 of 2022 of Book-1 and assigned the identification number 1525 - 2867 - 2022 for Scanning on 28-FEB-22 .

Registering Officer

Gandipet

(S.Sahadev)

Bk - 1, CS No 3095/2022 & Doct No 2867/2022.
Sub Registrar
Gandipet
Sheet 2 of 19

Generated on: 28/02/2022 06:06:19 PM



WHEREAS in pursuance thereof, the District Collector handed over the Possession of land in above survey numbers to HUDA under the cover of Panchanama dated 06-01-2000 and consequently, based on the orders issued in G.O.Ms.No.242, MA&UD (Plg.I) Department, dated 09-09-2019 and G.O.Ms.No.13, I&C (IP & INF) Dept, dated 10-06-2021, the Hyderabad Metropolitan Development Authority (HMDA) being a nodal agency on behalf of the VENDOR herein has issued notification for bids dated 15-06-2021 through website inviting bids for purchase and for development of **Plot No. 1** admeasuring **37370.45 Square yards equivalent to 7.721 Acre** in Survey **Nos.239 and 240** in **NEOPOLIS Layout** situated at **Kokapet Village**, Gandipet Mandal, Ranga Reddy District, Telangana, (more fully described in the Schedule hereto and hereinafter referred to as "**Schedule of Property**") on multiple use zone basis.

WHEREAS in the e-Auction conducted by the HMDA on 15-07-2021 through M/s MSTC, VENDEE herein emerged as highest bidder (H1) for the Schedule of Property and the same was confirmed by the HMDA through confirmation-cum-allotment letter dated 20-07-2021 issued in favour of the VENDEE herein and the HMDA confirmed the receipt of part of the bid amount from the VENDEE herein.

WHEREAS in pursuance thereof, the HMDA issued a Notice bearing Lr. No. 1944-1/1/EMU/KKPT/HMDA/2019 dated 20-07-2021 informing that out of the total bid amount of **Rs. 325,82,62,000/- (Rupees Three hundred and twenty five crores Eighty two lakhs Sixty two thousands only)** in respect of the Schedule of Property, the VENDEE herein paid **Rs. 112,52,26,460/-** (i.e. Rs: 5,00,00,000/- towards EMD and Rs: 107,52,26,460/- towards first instalment) and directed the VENDEE herein to pay the balance bid amount of **Rs. 213,30,35,540/- (Rupees Two hundred and thirteen crores Thirty lakhs Thirty five thousand Five hundred and Forty only)**. Accordingly, the VENDEE herein paid the balance sale consideration of balance bid amount of **Rs. 213,30,35,540/- (Rupees Two hundred and thirteen crores Thirty lakhs Thirty five thousand Five hundred and Forty only)** to the account of HMDA from time to time in the manner mentioned hereinafter. Accordingly the vendee has paid the total sale consideration of Rs: 325,82,62,000/- (**Rupees Three hundred and twenty five crores Eighty two lakhs Sixty two thousands only**)


TAHSILDAR
Gandipet Mandal
R.R.District



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 3 of 19 Sub Registrar
Gandipet

5

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WHEREAS the HMDA vide Lr.No.1944/EMU/KKPT/H/2021, dated 02-12-2021, requested the Special Chief Secretary to the Government of Telangana, Revenue Department to provide the power and authorization to any authority to execute and register the Sale Deed/s on behalf of the Government in respect of the said plots (including the Schedule Plot hereunder in the NEOPOLIS Layout) and in pursuance of the same, the Government of Telangana represented by its Chief Secretary vide G.O.Ms.No.125, Revenue (ASSN.II) Dept., dated 22-12-2021 permitted and authorised the District Collector, Ranga Reddy District to execute the Sale Deeds in favour of the successful bidders by himself or by the person authorised by him on behalf of the Government and further in pursuance of the same, the District Collector, Ranga Reddy District vide Orders dated 22-12-2021 in Procs.No.LC1/5550/2021 permitted, authorized and empowered the Tahsildar, Gandipet Mandal, Ranga Reddy District to execute and register the Sale Deed/s in favour of the successful bidders of the plots in the said layout including the Schedule Plot of land hereunder.

WHEREAS the VENDOR herein through the HMDA has received the entire sale consideration/bid amount and thus hereby executing this Sale Deed.

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That the VENDOR hereby alienates, conveys and transfers the same UNTO AND in **Plot No. 1**, admeasuring **37370.45 Square yards equivalent to 7.721 Acre** in Survey Nos. **239 and 240** in **NEOPOLIS Layout situated at Kokapet Village**, Gandipet Mandal, Ranga Reddy District, Telangana (which is more-fully described in the schedule hereunder and more clearly delineated in the plan annexed herewith and hereinafter referred to as the “**Schedule of Property**”) in favour of the VENDEE herein in pursuance of the payment of the total consideration of **Rs. 325,82,62,000/- (Rupees Three hundred and twenty five crores Eighty two lakhs Sixty two thousands only)** made by the VENDEE herein, the VENDEE herein to hold the same absolutely and forever as the absolute owner and possessor thereof.
2. That the VENDEE herein being successful bidder of the scheduled of property bearing **Plot No. 1** admeasuring **37370.45 Square yards equivalent to 7.721 Acres** in Survey Nos. **239 and 240** in **NEOPOLIS Layout situated at Kokapet Village**, Gandipet Mandal, Ranga Reddy District,


TAHSILDAR
Gandipet Mandal
R.R.District



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 4 of 19 Sub Registrar
Gandipet

Generated on: 28/02/2022 06:06:19 PM



Telangana @ rate of Rs. 42,20,00,000/- per acre for a total sale consideration of Rs. 325,82,62,000/- (Rupees Three hundred and twenty five crores Eighty two lakhs Sixty two thousands only) through e-Auction and paid the total consideration amount of Rs. 325,82,62,000/- (Rupees Three hundred and twenty five crores Eighty two lakhs Sixty two thousands only) to the VENDOR herein through the HMDA (detailed statement of the Amount received should be mentioned) as under:-

Sl. No	Date of Payment	Amount Paid	Details of Payment	Particular of Payment
1	13-07-2021	Rs. 5,00,00,000/-	UTIBR52021071300350098 from Axis Bank account	EMD amount
2	28-07-2021	Rs 107,52,26,460/-	UTIBR52021072800357799 Axis Bank for Rs.52,52,26,460/- Transaction ID No. M3368311 ICICI bank Transfer for Rs. 55,00,00,000/-	First Instalment
3	17-12-2021	Rs.180,00,00,000/-	Demand Draft bearing No 803377 dated drawn on HDFC Bank, Bank House Branch	Second Instalment & Part of Third Instalment
4	17-12-2021	Rs. 33,30,35,540/-	ICICI Bank, Karkhana Branch vide Bank transfer bearing Transaction ID No. M3367380	Balance of Third Instalment
Total Amount Paid		Rs. 325,82,62,000/-	Rupees Three hundred Twenty Five Crores Eighty Two Lakhs Sixty Two Thousand only.	

The total received amount Rs: 325,82,62,000/- has been remitted by the HMDA into the Government of Telangana Treasury account through Challan No. 6101270605 Date: 30.07.2021 & 6103074985 Dt: 20.12.2021

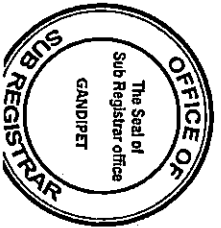
The HMDA vide its Letter of Offer bearing No.1944-1/1/EMU/KKPT/HMDA/2019, dated 20-07-2021 read with Lr.No.1944-1/1/HMDA/KKPT/2019, dated. 30-07-2021 read with Lr.No.1944-1/1/EMU/KKPT/2019, dated 28-02-2022 and further the Government vide G.O.Ms.No.125, Revenue (ASSN.II) Department, dated 22-12-2021 declared and confirmed that the sale proceeds realized on sale of plots by HMDA through e-auction are the Government receipts since, it is the Government of Telangana land and further declared that the plots were auctioned by the HMDA on behalf of the Government and therefore, the


TAHSILDAR
 Gandipet Mandal
 R.R.District



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 5 of 19 Sub Registrar
Gandipet

Generated on: 28/02/2022 06:06:19 PM



TDS and any other provisions of the Income Tax Act, 1961 are not applicable/attracted to the same, hence, no amounts are deducted from out of the total sale consideration towards TDS.

3. That the VENDOR hereby delivered the, physical, vacant and peaceful possession of the Schedule of Property to the VENDEE herein and the VENDEE hereby taken over the physical possession of the same.
4. The VENDOR hereby further declares that on and from this date, the VENDEE herein shall be the absolute owner and possessor of the Schedule of Property and is entitled to use, enjoy and possess the same and shall be entitled to hold the Schedule of Property in any manner as it deems fit as permissible under law.
5. The VENDOR declares and confirms that as per the bid document, Schedule of Property alienated herewith is for the purpose of development of multiple use zone for commercial, residential, retail and entertainment with no requirements of further reclassification of land use and the VENDEE herein either itself or by forming into SPVs (Special Purpose Vehicles) or its successors-in-interest shall be solely responsible for the purpose of design, development, construction, marketing, operation and maintenance of the project on the Schedule of Property herein and entitled to make constructions and develop the land into multiple use zone.
6. The VENDOR hereby further declares that the VENDEE herein shall be free to get its name mutated in the revenue and other relevant records on the basis of this Sale Deed and in the event of any further application, letter or authorization required by the VENDEE to be signed by the VENDOR to give effect to this Sale Deed, the VENDOR hereby agrees and undertakes to do all such further acts from time to time as may be required.
7. The VENDOR hereby further declares that the Schedule of Property is free from all or any encumbrances, claims or any third party interests and therefore, hereby declares that the VENDOR has good and marketable title and hereby gives warranty to the said effect.


TAHSILDAR
Gandipet Mandal
R.R.District

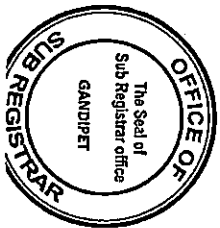


Bk - 1, CS No 3095/2022 & Doct No
2867/2022.

Sheet 6 of 19

Sub Registrar
Gandipet

Generated on: 28/02/2022 06:06:19 PM



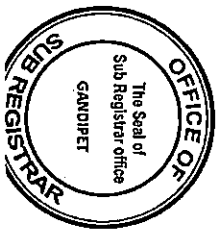
8. The VENDOR hereby further declares that all cess, taxes whatsoever relating to the Schedule of Property upto the date of this Sale Deed shall be that of the VENDOR and on and from the date of execution of the sale deed, the VENDEE herein alone shall be responsible for payment of cess, taxes and other related payments under the various laws applicable to the Schedule of Property.
9. The VENDOR has on this day also delivered the title documents which primarily comprise of the Government orders and the Revenue Department record referred to the preamble above together with the letter of final allotment in the auction referred to above in favour of the VENDEE.
10. The VENDOR hereby further declares that the Schedule of Property together with all privileges, easements and benefits attached thereto shall stand absolutely vested in the VENDEE on and from this date.
11. The VENDOR shall keep the VENDEE fully indemnified and harmless at all times in the event of any loss of title to the VENDEE on account of any third party claims on the Schedule of Property hereby conveyed and the VENDOR agrees to defend the right, title and interest of the VENDEE and any successors-in-title thereto to the Schedule of Property against all claims.


TAHSILDAR
Gandipet Mandal
R.R. District



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 7 of 19 Sub Registrar
Gandipet

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SCHEDULE OF PROPERTY

All that the Plot No. 1 admeasuring 37370.45 Sq Yards or 7.721Acre in Survey Nos.239 and 240in NEOPOLIS Layout situated at Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana and as delineated as shown in RED colour in the Plan annexed to this Sale Deed and bounded on the:-

NORTH	:	Plot No. 12
SOUTH	:	36 M Wide Road
EAST	:	Plot No. 2
WEST	:	36 M Wide Road

In witness whereof this deed of sale is made and executed in the presence of following witnesses



~~VIKAS DEVI~~

WITNESSES:

1.

2.

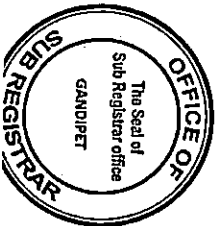
Place: Hyderabad

Date: 28/02/2022

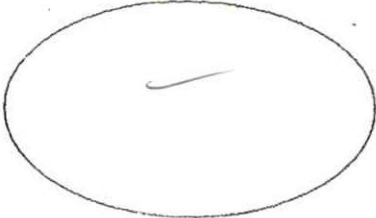
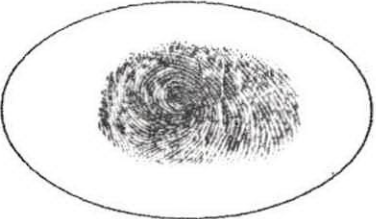
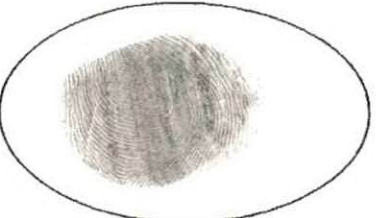
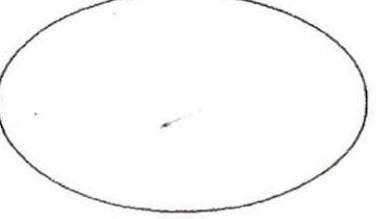


Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 8 of 19 Sub Registrar
Gandipet

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/BUYER
		PASSPORT SIZE PHOTO BLACK & WHITE	
			Dr. M. SATYANARAYANA REDDY 8-2-293/82/A, PLOT NO. 591 ROAD NO. 31, JUBILEE HILLS HYDERABAD-500033.
			M. UDAYAKUMAR REDDY VILLA NO. 4, FORTUNE INDRA VILLAS, MADHAPUR HYDERABAD-500081.
		PASSPORT SIZE PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES

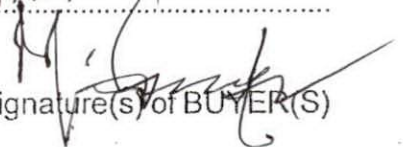
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- 


TAHSILDAR
Gandipet Mandal
R.R. District
SIGNATURE OF THE EXECUTANT'S

NOTE: If the Buyer(s) is/are not present before the Sub-Registrar, the following request should be signed.

I/We send herewith My/Our Photograph(s) and Fingerprints in the Form, Prescribed, through my representative, Sri M. UDAYAKUMAR REDDY..... as I/We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances SRO, GANDIPET.....


Signature of Representative


Signature(s) of BUYER(S)

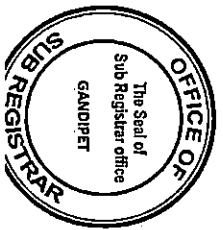


Bk - 1, CS No 3095/2022 & Doct No
2867/2022.

Sheet 9 of 19

Sub Registrar
Gandipet

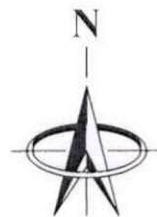
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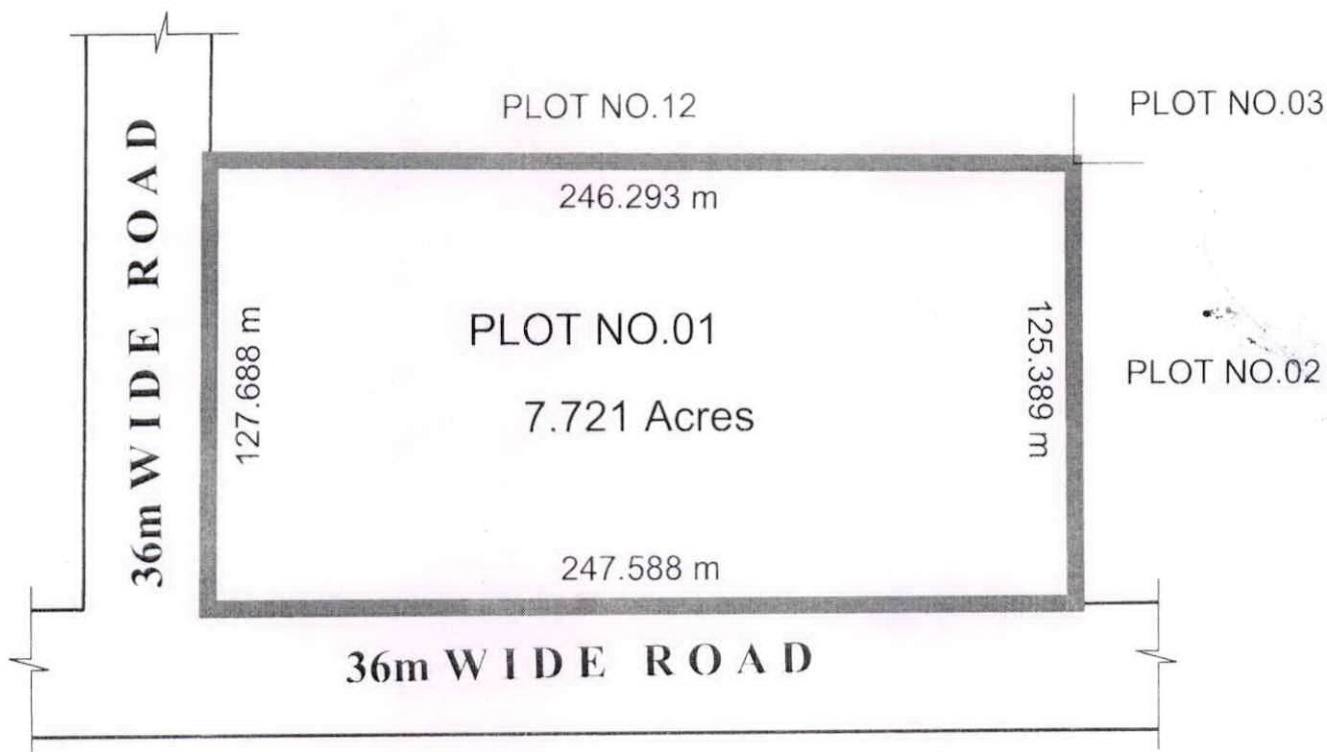
NEOPOLIS LAYOUT- PLOT NO.01 SY.NO'S 239 & 240 OF
KOKAPET (Vg) GANDIPET (M) R.R.(DIST)

Draft Layout Approved in File No.B5/34/EO/HMDA/2020

Extent 07.721 Acres



ALL MEASUREMENTS ARE IN METRES



BOUNDARIES

NORTH : PLOT NO.12

SOUTH : 36M WIDE ROAD

EAST : PLOT NO.02

WEST : 36M WIDE ROAD



"Attested"

ASSISTANT DIRECTOR
S & LR (ORRP,HMDA)



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 10 of 19 Sub Registrar
Gandipet

Generated on: 28/02/2022 06:06:19 PM



भारत सरकार
Government of India

अविवेदी राजसेखर
Akaveeti Rajasekhar
पुष्टि तारीख / DOB: 12/08/1964
पुरुष / MALE

2471 0162 6684

मेरा आधार, मेरी पहचान

GOVERNMENT OF TELANGANA
REVENUE DEPARTMENT
Collectorate, Ranga Reddy, Lakdikapul,
Hyderabad - 500 004.

IDENTITY CARD

Name : A. RAJA SEKHAR
F/H Name : A.V. Chennaiah
Desig : Tahsildar (Gandipet)
D.O.B : 12-08-1964
ID No. : 1402118

Card Holder Sign.

भारतीय विधिक प्रमाणन आयोग
Union Indian Legal Verification Authority of India

चिन्तामः सरोजकुमारः अकवेटी वेण्कट
चेन्नैयाह, 1-5-974/1, चैतन्यापुरी, रघुनाथ
मॉडल हाई स्कूल, सरोजगढ़, नरार, नगर,
क.व. रंगारेड्डी, तेलंगणा, 500060

Address: C/O: Akaveeti Venkata
Chennaiah, 1-5-974/1, Chaitanyapuri, Opp
Raghunatha Model High School,
Saroomagar, K.v. Rangareddy, Telangana,
500060

2471 0162 6684

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

Valid Up to : 31.12.2020

Blood Group : O+Ve

Office Phone No.:
79950 86358

Resident Address:
H.No. 1-5-974/1,
Chitanyapuri,
Opp: Ragunatha Model High School,
Dilshukhnagar,
Hyderabad - 500 060

Res. Phone No. :
81793 68600

N.B : In case of loss of the card the finder
may please deposit in the nearest Tahasildar's
Office of with the Collector Office,
Ranga Reddy, Lakdikapul, Hyderabad.

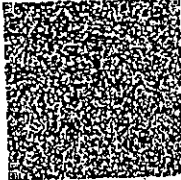
TAHSILDAR
Gandipet Mandal
R.R.District

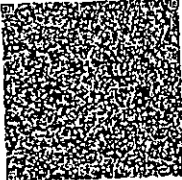
Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 11 of 19 Sub Registrar
Gandipet



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భారత ప్రభుత్వం Government of India Download Date: 28/07/2021  దీ మన్నే సత్యనారాయణ రెడ్డి Dr Manne Satyanarayana Reddy పుట్టిన తేదీ/DOB: 18/04/1957 పురుషుడు/ MALE Issue Date: 17/07/2021 5152 5320 8958 VID : 8123 9461 0992 1440 నా ఆధార్, నా గుర్తింపు	భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India వివరాలు: సంఖ్య: మన్నే అచి రెడ్డి, 8-2-293/62/5/591, ప్లట్ నెం 591, రోడ్ నెం 31, జుబిలీ హిల్స్, గ్రేటర్ హైదరాబాద్ మున్సిపల్ కార్పొరేషన్, హైదరాబాద్, తెలంగాణ - 500033 Address: C/O: Manne Achi Reddy, 8-2-293/62/A/591, Plot No 591, Road No 31, Jubilee Hills, Greater Hyderabad(m.corp), Hyderabad, Telangana - 500033  5152 5320 8958 VID : 8123 9461 0992 1440 1047 help@uidai.gov.in www.uidai.gov.in
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భారత ప్రభుత్వం Government of India Download Date: 08/11/2021  మొసలి ఉదయ కుమార్ రెడ్డి Mosali Udaya Kumar Reddy పుట్టిన తేదీ/DOB: 05/09/1962 పురుషుడు/ MALE Issue Date: 25/10/2021 4491 7440 5169 VID : 9108 3905 7813 9244 నా ఆధార్, నా గుర్తింపు	భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India వివరాలు: మొసలి మొసలి కేశవ రెడ్డి, ఇంద్రా వీల్స, వీల్స నెం 4, అయ్యప్ప సొసైటీ, మాదాపూర్, మాదాపూర్, తెలంగాణ - 500081 Address: S/o. MOSALI KESHAVA REDDY, FORTUNE INDRA VILLAS, VILLA NO. 4, NEAR AYYAPPA SOCIETY, MADHAPUR, Madhapur, K.v. Rangareddy, Telangana - 500081  4491 7440 5169 VID : 9108 3905 7813 9244 1047 help@uidai.gov.in www.uidai.gov.in
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Kudaya Keshava

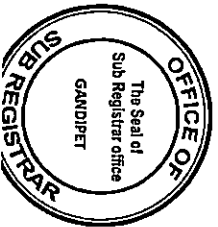


Bk - 1, CS No 3095/2022 & Doct No
2867/2022.

Sheet 12 of 19

Sub Registrar
Gandipet

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వెనుగోపాల్ రెడ్డి దొంతిరి
Venugopal Reddy Donthiri

పుట్టిన సంవత్సరం/Year of Birth: 1967
పురుషుడు / Male

8745 2796 8318



విద్యార్థి - సామాన్యుని హక్కు



వియ్యము: 370; దొంగెరి రామ రెడ్డి
ఫ్లాట్ నె 301, సుహిత, నిలయం
గునాడు కాలనీ
వివేకనంద సగర్ కాలనీ పెనుక
కూకట్లర్తి. తిరుమలగిరి, కూకట్ పల్లి
వైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500072

Address: S/O: Donthiri Raim Reddy, flat no 301, samhitha, nilayam, eenadu colony, behind vivekananda nagar colony, kukatpally, Tirumalagiri, Kukatpally, Hyderabad, Tirumalagiri, Andhra Pradesh, 500072

8745 2796 8318



1800 300 1947



help@uidai.gov.in



www.uidel.gov.in



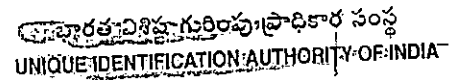
ద శ్రీకాంత్ రెడ్డి
D Srikanth Reddy

పుట్టిన సంవత్సరం/Year of Birth : 1981
పురుషుడు / Male

6526 8785 9139



చదార్ - సామాన్యుని హక్కు



చిరునామా: 500 ద రామరెడ్డి, 2-3-142.
పే నో 11. రోడ్ నో 1. ఆదర్శ నగర్.
నగోల, రంగారెడ్డి, ఆంధ్రా ప్రదేశ్.
500068

Address: S/O D Ramreddy, 2-3-142, P NO 11, ROAD NO 1, ADHARSH NAGAR, NAGOLE, Rangareddi, Andhra Pradesh, 500068



1947
1800 180 1947



help  uidai.gov.in



www.uidai.gov.in

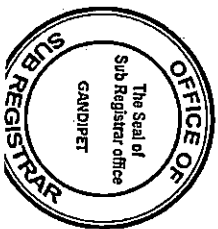


పి.సి. బాబ్స్ మొ. 1947.
 టెగుళూపి-560001



Bk - 1, CS No 3095/2022 & Doct.No
2867/2022. Sheet 13 of 19 Sub Registrar
Gandipet

Generated on: 28/02/2022 06:06:19 PM



MSTC LIMITED
(A Government of India Enterprise)
HMD, Fax: 04023301049
MSTC Limited, Ashan Gangli Complex Office No. 201, 2nd Floor,
Door No. 6-3-635 E, 637 Kharabha Hyderabad - 500004

BID SHEET

Auction Ref. No.	MSTC/HMD/Hyderabad Metropolitan Development
Auction Period	2021-07-15:09:00:00 - 2021-07-15:14:22:06
Currency	INR (Crores) Conversion Unit: 1000000.00

Seller Name: Hyderabad Metropolitan Development
Authority:
Location: Kharabha

Lot No.	Name	Quantity	Status	Buyer	Rate (INR) (Crores)	Hbl Value (INR) (Crores)	ED	GST	Surcharge	TCS	Others	Total Payable (INR) (Crores)	AT	DD	
NOTIFICATION NO - 1944-1	PLOT 1	7.721 Acre	STA	MSTC/RAJAPUSHPA HMD/242510	42.20	325.00	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00	325.00	1	n
NOTIFICATION NO - 1944-2	PLOT 2	7.755 Acre	STA	MSTC/RAJAPUSHPA LTD/244240	42.40	329.00	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00	329.00	1	n
NOTIFICATION NO - 1944-3	PLOT 3	7.738 Acre	STA	MSTC/Aqua space developers private limited/83919	35.40	282.00	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00	282.00	1	n
NOTIFICATION NO - 1944-4	PLOT 4	7.554 Acre	STA	MSTC/PRESTIGE ESTATES PROJECTS LIMITED/115213	37.80	286.00	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00(0.0%)	0.00	286.00	1	n

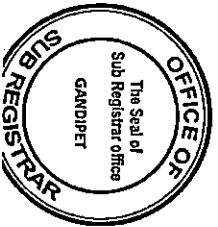
TYPE	MATERIAL VALUE (INR (Crores))	SECURITY DEPOSIT (INR (Crores))	NO. OF ITEMS
SOLD	0.00	0.00	0
STA	1223.00	104.00	1
TOTAL	1223.00	104.00	1

Total no of Items Withdrawn :	1
Total no of Items rejected :	0
Total no of Noid Items :	0
Total no of Items in the Auction :	1



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 14 of 19 Sub Registrar
Gandipet

Generated on: 28/02/2022 06:06:19 PM





HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

ESTATE MANAGEMENT UNIT

5th Floor, Northwing, Swarnajayanthi Complex, Ameerpet Hyderabad-500 082**File No. 1944-1/1/EMU/HMDA/KKPT/2019 Date: 28-02-2022**

To
The Tahsildar,
Gandipet (Mdl)
Ranga Reddy District

Sir,

Sub:- HMDA - Estate Management Unit (EMU) - e-Auctions of land parcels in Sy.Nos 239 & 240 in NEOPOLIS lay out at Kokapet (Vg) - Gandipet (Mdl) - Ranga Reddy District - Sri Satyanarayana Reddy Manne - Successful Bidder of Plot No. 1, admeasuring 7.721 Acres - Total Sale consideration received - Execution of sale deed - Reg

Ref:- 1) G.O.Ms.No. 85, MA&UD Dept, Dt: 28-02-2011
2) G.O.Ms.No. 242, MA&UD (Plg.I), Dept Dt: 9-9-2019
3) Draft Layout Approved in File No. B5/34/EO/HMDA/2020
4) e-Auction Notification No. 1944-1
5) This office Confirmation-cum-Allotment Lr.No. Even Dt: 30-07-2021
6) Confirmations by the CAO, HMDA
7) G.O.Ms.No. 125, Revenue (Assn.II) Dept., Dt: 22-12-2021
8) District Collector, Ranga Reddy Proc.No. LC1/5550/2021
Dt: 22-12-2021
9) District Collector, Ranga Reddy Lr.No. LC1/5550/2021 Dt: 15-02-2022

@@@

In pursuance to the orders received through references 3rd and 4th cited, it is to inform that, the HMDA has conducted e-Auction for sale of land parcels in Sy.No. 239 & 240 in NEOPOLIS layout situated at Kokapet (Vg), Gandipet (Mdl), Ranga Reddy District on 15-07-2021. During the e-Auction, Sri Satyanarayana Reddy Manne stood as H1 Bidder of Plot No. 1 admeasuring 7.721 Acre @ Rs: 42,20,00,000/- Per Acre to total sale consideration of Rs: 325,82,62,000/- (Rupees Three hundred and twenty five crores Eighty two lakhs Sixty two thousands only). The bidder Sri Satyanarayana Reddy Manne has paid the total sale consideration and the same was confirmed by the Chief Accounts Officer, HMDA vide reference 2nd cited. The payment details are as here under.

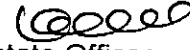
Sl. No	Particulars	Payable Amount	Due Date	Amount Paid	Paid on Date
1	2	3	4	5	6
1	Pre bid-E.M.D	5,00,00,000/-	----	5,00,00,000/-	Before Auction
2	ID /1st Installment (33%)	107,52,26,460/-	30-07-2021	107,52,26,460/-	28-07-2021
3	2nd Installment (33%)	107,52,26,460/-	17-09-2021	33,30,35,540/-	17-12-2021
4	3rd and final Installment	105,78,09,080/-	25-10-2021	180,00,00,000/-	18-12-2021
	Total	325,82,62,000/-		325,82,62,000/-	

On receipt of total sale consideration amount with respect to the Plot No. 1, this office has issued Pre-Final allotment letter to the successful Bidder. Accordingly draft sale deed is prepared for execution of the registration in favour of successful bidder.

In this regard, the Tahsildar, EMU Section, HMDA and the Dy.Inspector/Surveyor, HMDA are drafted for co-ordinating in the Registration process with related files

Further it is to inform that, the bidder herein Sri M. Satyanarayana Reddy has availed bank loan of Rs: 180,00,00,000/- (Rupees One hundred and Eighty crores only) from the M/s Hero Fincorp Limited, New Delhi, and hence, after registration, the original registered sale deed shall be handed over to the loan provider M/s Hero Fincorp Limited, Vasanth Vihar, New Delhi.

In view of the above, I am herewith enclosing Draft Sale deed for taking further action.


Estate Officer
HMDA

Cc to the District Collector, Ranga Reddy for favour of information.
Cc to the M/s Hero Fincorp Limited, Vasanth Vihar, New Delhi and requested to collect the Original Sale deed from the Tahsildar, Gandipet.

Bk - 1, CS No 3095/2022 & Bk - 1, CS No 3095/2022
Sheet 15 of 19
Sub Registrar
Gandipet



GOVERNMENT OF TELANGANA
ABSTRACT

MA &UD Department – HMDA – Sale of Government Lands – E-Auction of land existed in Sy. Nos. 239 & 240 situated at Kokapet village, Gandipet Mandal, Ranga Reddy District – Remittance of amount derived from auction of land / plot into Government Account – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.I) DEPARTMENT

G.O. Ms. No.242,

Dated:09-09-2019
Read the following:-

1. G.O. Ms. 85, MA &UD Department, dated: 28.2.2011
 2. From HMDA, Lr.No.1944/HMDA/EMU/KKPT/H/2019, dt: 4.9.2019
-

ORDER:-

In the circumstances reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in the reference 2nd read above, Government after careful examination of the matter hereby permit the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to auction (e-auction) of the balance Government land in Sy. Nos 239 & 240 of Kokapet (V), Gandipet (M), Ranga Reddy District and to remit the sale proceeding into Government Account as was done earlier.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is therefore requested to take further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ARVIND KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad,
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Commissioner & Director of Municipal Administration, Hyderabad.
The Director of Town & Country Planning, Hyderabad.
Scd/sf

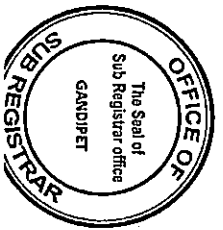
//FORWARDED BY ORDER//


SECTION OFFICER



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 16 of 19 Sub Registrar
Gandipet

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**GOVERNMENT OF TELANGANA
ABSTRACT**

Revenue Department – Neopolis-e-auction sale of land in Sy.Nos.239 & 240 of Kokapet (V), Gandipet (M) – Sale proceeds realised on sale of land by HMDA on behalf of the State Government, as agency - Clarification – Orders – Issued.

=====

REVENUE (ASSN.II) DEPARTMENT

G.O.Ms.No.125

Dated:22.12.2021.

Read the following:-

1. Govt. Memo No.77603/Assn(V)(2)/96-10, dt:17.11.1999, Revenue Department.
2. G.O.Ms.No.242, MA & UD (Plg.I) Department, dated 09.09.2019.
3. Letter No.1944/EMU/KKPT/H/2021, dated 02.12.2021, from the Metropolitan Commissioner, HMDA.
4. Letter No.Assn.II(1)/465/2021, dated 18.12.2021, from the Chief Commissioner of Land Administration, Hyderabad.

ORDER :-

In the circumstances reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, in the reference 3rd read above and as recommended by the Chief Commissioner of Land Administration, Hyderabad in the reference 4th read above, Government after careful examination of the matter, hereby clarify that all the sale proceeds realised on sale of lands / plots by the HMDA through e-auction of Neopolis in Sy.Nos.239 & 240 of Kokapet (V), Gandipet (M) are Government receipts since it is Government land. The HMDA is only agent of the Government and all the transactions conducted by the HMDA in the matter are on behalf of Government of Telangana only. The said sale amount has been deposited in the Government treasury.

2. Further, Government hereby permit the District Collector, Ranga Reddy to execute the sale deeds in favour of the successful bidders by himself or by the person authorised by him on behalf of the Government.

3. The Metropolitan Commissioner, HMDA and the District Collector, Ranga Reddy to take further action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

SOMESH KUMAR

CHIEF SECRETARY TO GOVERNMENT

To

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority.

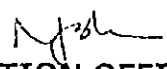
The District Collector, Ranga Reddy.

Copy to:

The Chief Commissioner of Land Administration, T.S., Hyderabad.

Sf/SC.

//FORWARDED :: BY ORDER//


SECTION OFFICER

Bk - 1, CS No 3095/2022 & Doct No
2867/2022.

Sheet 17 of 19 Sub Registrar
Gandipet



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PROCEEDINGS OF THE COLLECTOR, RANGA REDDY DISTRICT
PRESENT: SRI. D. AMOY KUMAR, I.A.S.,

Procs.No.LC1/5550/2021

Dated:22.12.2021

Sub: Lands - Rangareddy District -Gandipet Mandal -Kokapet Village -
Sy.Nos.239 & 240 - Neopolis-e-auction sale of lands - Sale proceeds
realized on sale of land by HMDA on behalf of the State Government,
as agency - Clarification from the Government - Authorization to
execute the sale deeds - Orders - Issued.

Ref: - G.O.Ms.No.125, Revenue (Assn.II) Dept., dt:22.12.2021.
-oOo-

ORDER:

1. The Government vide reference have informed that, in the circumstances reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad vide their letter No.1944/EMU /KKPT/H/2021, dt:02.12.2021 and as recommended by the Chief Commissioner of Land Administration, Hyderabad vide Lr.No.Assn.II(1)/465 /2021, dt:18.12.2021, has clarified that all the sale proceeds realized on sale of lands/ plots by the HMDA through e-auction of Neopolis in Sy.No.239 & 240 of Kokapet Village, Gandipet Mandal are Government receipts, since it is Government land. The HMDA is only an agent of the Government and all the transactions conducted by the HMDA in the matter are on behalf of Government of Telangana only. The said sale amount has been deposited in the Government treasury.
2. Further permitted the District Collector, Rangareddy District to execute the sale deeds in favour of the successful bidders by himself or by the person authorized by him on behalf of the Government.
3. Therefore, in view of above, the Tahsildar, Gandipet Mandal is hereby authorised to execute the sale deeds in favour of the successful bidders on behalf of the District Collector.


District Collector,
Rangareddy District.

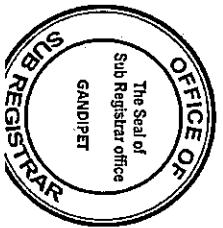
To
The Tahsildar, Gandipet Mandal, Rangareddy District - for compliance.

- Copy to the RDO, Rajendranagar Division for necessary action.
Copy submitted to the Metropolitan Commissioner, HMDA, 5th Floor,
Swarnajayanthi Complex, Amecrpel, Hyderabad.
Copy submitted to the CS & CCLA, Nampally, Hyderabad- for favour of kind
information.
Copy submitted to the CS & Spl. Chief Secretary to Government Revenue
(Assn.II) Department, Hyderabad - for favour of kind information.



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 18 of 19 Sub Registrar
Gandipet

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Online Challan Proforma[SRO copy]

Challan No: 612WUA280222

BANK Code: SBH	Payment : CASH
I Remmitter Details	
Name	DR M SATYANARAYANA REDDY
Address	H. NO. 8-2-293/82/A, PLOT NO. 591, ROAD NO. 31, JUBILEE HILLS, HYDERABAD - 500 033
PAN Card Number	ADYPM2116L
Aadhar Card Number	*****8958
Mobile Number	*****793
II Executant Details	
Name	THE DISTRICT DOCLLECTOR
Address	RANGA REDDY DISTRICT
III Claimant details	
Name	DR M SATYANARAYANA REDDY
Address	H. NO. 8-2-293/82/A, PLOT NO. 591, ROAD NO. 31, JUBILEE HILLS, HYDERABAD - 500 033
IV Document Nature	
Nature of Document	Sale Deed
Property Situating in(District)	RANGAREDDY
SRO Name	GANDIPET
V Amount Details	
Stamp Duty	179204410
Transfer Duty	48873930
Registratio n Fee	16291310
User Charges	500
Mutation Charges	3258262
TOTAL	247628412
Total in Words	Twenty Four Crore Seventy Six Lakh Twenty Eight Thousand Four Hundred and Twelve Rupees Only
Date(DD- MM-YYYY)	28-02-2022
Transaction Id	0655952550630
Signature of remitter	

Online Challan Proforma[Citizen copy]

Challan No: 612WUA280222

BANK Code: SBH	Payment : CASH
I Remmitter Details	
Name	DR M SATYANARAYANA REDDY
Address	H. NO. 8-2-293/82/A, PLOT NO. 591, ROAD NO. 31, JUBILEE HILLS, HYDERABAD - 500 033
PAN Card Number	ADYPM2116L
Aadhar Card Number	*****8958
Mobile Number	*****793
II Executant Details	
Name	THE DISTRICT DOCLLECTOR
Address	RANGA REDDY DISTRICT
III Claimant details	
Name	DR M SATYANARAYANA REDDY
Address	H. NO. 8-2-293/82/A, PLOT NO. 591, ROAD NO. 31, JUBILEE HILLS, HYDERABAD - 500 033
IV Document Nature	
Nature of Document	Sale Deed
Property Situating in(District)	RANGAREDDY
SRO Name	GANDIPET
V Amount Details	
Stamp Duty	179204410
Transfer Duty	48873930
Registratio n Fee	16291310
User Charges	500
Mutation Charges	3258262
TOTAL	247628412
Total in Words	Twenty Four Crore Seventy Six Lakh Twenty Eight Thousand Four Hundred and Twelve Rupees Only
Date(DD- MM-YYYY)	28-02-2022
Transactio n Id	0655952550630
Signature of remitter	



Bk - 1, CS No 3095/2022 & Doct No
2867/2022. Sheet 19 of 19 Sub Registrar
Gandipet

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