

මීපරෆුත तेलंगाना TELANGANA

Tran id: 240221094321734422 Date: 21 FEB 2024, 09:44 AM Purchased By: G MAHENDER S/o G BIKSHAPATHI R/o MIYAPUR HYDERABAD For Whom BOMMARILLU DEVELOPERS

Fibares AZ 288052

THANDLE CHANDRAKANTH LICENSED STAMP VENDOR Lic. No. 17/03/012/2021 Ren.No. 17-05-048/2024 13-63/2/A, JOGIPET, ANDOLE MANDAL, SANGAREDDY DIST Ph 8885889829

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 21st DAY OF FEBRUARY, 2024 AT S.R.O. PATANCHERU BY:-

SRI. NALAMOUTHU CHANDRAMOULI, S/O. SRI. PERAIAH, AGED ABOUT 61 YEARS, OCCUPATION: FARMER, R/O H.NO 6-40, BADEVARIPALEM, PRAKASHAM, ANDHRA PRADESH – 523 113. AADHAR NO. XXXX XXXX 6576. PA NO. AHJPC3193L.

HEREINAFTER REFERRED TO AS "VENDOR" SHALL MEAN AND INCLUDE ALL HIS RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, NOMINEES, SUCCESSORS AND ASSIGNEES ETC. OF THE ONE PART:

IN FAVOUR OF

"BOMMARILLU DEVELOPERS" (PAN NO. AAXFB5484A) having its principal place of business situated at Flat No:301, P.No-44, HMT Swarnapuri Colony, Miyapur, Hyderabad-500049, Telangana. Represented by its partners;

1. SRI. G. MAHENDER S/O. SRI. G. BIKSHAPATHI, AGED ABOUT 37 YEARS, OCC: PRIVATE EMPLOYEE, R/O. FLAT NO.203, FOUNTAIN HEAD APARTMENTS, VEDIRI TOWNSHIP, MIYAPUR, HYDERABAD — 500 049, AADHAAR NO. XXXX XXXX 7262, DATE OF BIRTH: 12-07-1986.

N. Chola M



Page 1 of 5

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Patancheru (R.O) along with the Photographs & Thumb Impressions required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15430/- paid between the hours of on the 21st day of FEB, 2024 by Sri Inturi Venkata Sravani Execution admitted by (Details of all Executants/Claimants under Sec 32A): Signature/Ink Thumb Impression Photo SI No Code Thumb Impression V. VIJAY BHASKAR REDDY[R]BOMMARILLU DEVELOPERS cejis Brahylados) OFFICE AT FLAT NO. P NO. 44 HMT SWARNAPURI COLONY, MIYAPUR HYDERABAD 500 049 TELANGANA [1715-1-2024-5331]CL-3-1-V G. MAHENDER[R]BOMMARILLU VELOPERS da un'ohnalay 2 CL OFFICE AT FLAT NO. P NO. 44 HMT SWARNAPURI COLONY, MIYAPUR HYDERABAD 500 049 TELANGANA [1715-1-2024-5331]CL-1-1-G. I Patancheru (R.O) Joint SubRegistra RADHAKRISHNAIAH[R]BOMMARILLU DEVELOPERS 3 CL OFFICE AT FLAT NO. P NO. 44 HMT SWARNAPURI COLONY, MIYAPUR HYDERABAD 500 049 TELANGANA [1715-1-2024-5331]CL-2-1-B. NALAMOUTHU CHANDRAMOULI S/O. PERAIAH Bk - 1, CS No 5331/2024 & Doct No 5056/2024. Sheet 1 of 10 R/OL H NO. 6-40 BADEVARIPALEM PRAKASHAM, ANDHRA PRADESH 523 4 EX NALAMOUTHU CHANDRAMO [1715-1-2024-5331] Identified by Witness: Signature Photo Name & Address Thumb Impression SI No VENKATESH 2 AADHAAR CARD [1715-1-2024-5331]WITNES BALA RAJU AADHAAR CARD 1 [1715-1-2024-5331]WITNESS:

21st day of February, 2024

Biometrically Authenticated by SRO MOHIT SHER ALI on 21-FEB-2014 12:22:55

Signature of Joint SubRegistrar2

Patancheru (R.0)





- 2. SRI. B. RADHAKRISHNAIAH S/O. SRI. B. MADHAVA RAO AGED ABOUT 41 YEARS, OCC: PRIVATE EMPLOYEE, R/O. NARAYANAPURAM VILLAGE, BONAKAL MANDAL, KHAMMAM DISTRICT 507204, AADHAAR NO. XXXX XXXX 4811, DATE OF BIRTH: 03-06-1982.
- 3. SRI. V. VIJAY BHASKAR REDDY S/O. SRI. V. ADI REDDY, AGED ABOUT 39 YEARS, OCC: PRIVATE EMPLOYEE, R/O. FLAT NO. 301, SRI CHAKRISDHARANI PLAZA, ROAD NO.2, HMT SWARNAPURI COLONY, MIYAPUR, HYDERABAD 500049, AADHAAR NO. XXXX XXXX 0628, DATE OF BIRTH: 14-08-1984.

HEREINAFTER REFERRED TO AS "VENDEE" SHALL MEAN AND INCLUDE ALL HIS/HER/THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, NOMINEES, SUCCESSORS AND ASSIGNEES ETC. OF THE OTHER PART:

Whereas the **VENDOR** is the absolute owner and possessor of Agricultural Dry Land an extent of **Ac.0.0250**, in Survey No.312/@/1/2, situated at Ameenpur Village and Mandal, under the city limits of Ameenpur Municipality, Sanga Reddy District, Telangana State, having purchased through Sale Deed No.325/2023, Dated:19-04-2023, Registered at Tahsildar & Joint Sub-Registrar Ameenpur, Ameenpur Mandal, Sanga Reddy District, Telangana State. And the same was mutated in revenue Records Patta **Pass Book No. T09010071449**, **Khata No.60628**, issued by the Tahsildar & Joint Sub-Registrar, Ameenpur Mandal, Sanga Reddy District, Telangana State.

Later the VENDOR has applied for conversion in respect of the **above said land** agriculture to non-agriculture and the same was converted to Non-Agriculture land through Proceeding No.2300522807, Dated: 11-07-2023, issued by the Tahsildar & Joint Sub-Registrar, Ameenpur Mandal, Sanga Reddy District, Telangana State and then the above Survey number was mutated.

Now the **VENDOR** is the absolute owner of the Open land admeasuring **302.5 Sq.Yards**, which is equivalent to **252.93 Sq.Mtrs**, in **Survey No. 312**/**©**/**1**/**2**, situated at Ameenpur Village and Mandal, under the city limits of Ameenpur Municipality, Sanga Reddy District, Telangana State.

Whereas the VENDOR desirous to sell away all that the Open land admeasuring 302.5 Sq.Yards, which is equivalent to 252.93 Sq.Mtrs, in Survey No. 312/@/1/2, situated at Ameenpur Village and Mandal, under the city limits of Ameenpur Municipality, Sanga Reddy District, Telangana State. Hereinafter called the schedule of property and more clearly described hereunder.

N. Chalank

For BOMMARILLU DEVELOPERS

uges Stales leady Partner

SI No Aadhaar Details Address: Photo

Aadhaar No: XXXXXXXX6576
Name: Nalamothu Chandramouli S/O Peraiah,
BADEVARIPALEM, Prakasam, Andhra Pradesh,
523113

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of								
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total		
Stamp Duty	100	0	169730	0	0	0	400000		
Transfer Duty	NA	0	46290	0	THE STATE OF THE S		169830		
Reg. Fee	NA	0	15430	0	0	0	46290		
User Charges	NA	0	500	0	0	0	15430		
Mutation Fee	NA	0	3086				500		
Total	100			0	0	0	3086		
	100	100 0	235036	0	0	0	235136		

Rs. 216020/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15430/- towards Registration Fees on the chargeable value of Rs. 3085500/- was paid by the party through E-Challan/BC/Pay Order No ,712ZHF200224 dated

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 235086/-, DATE: 20-FEB-24, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 1436378001323, PAYMENT MODE:NB-1001138, ATRN:1436378001323, REMITTER NAME: MS BOMMARILLU DEVELOPERS, EXECUTANT NAME: NALAMOUTHU CHANDRAMOULI, CLAIMANT NAME: MS BOMMARILLU DEVELOPERS) .

Date:

21st day of February,2024

Signature of Registering Officer

Patancheru (R.O)

Certificate of Registration

Registered as document no. 5056 of 2024 of Book-1 and assigned the identification number 1 - 1715 - 5056/-

Patancheru (R.O.

(Mohd Sher Ali)





Whereas the VENDOR offered to sell away the Schedule property for a total sale consideration of Rs.30,85,500/- (Rupees Thirty Lakhs Eighty Five Thousand Five Hundred Only) to the VENDEE and the VENDEE also accepted to purchase the schedule property for the same consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

- 1. That in pursuance of the above said offer and in acceptance of consideration the VENDEE has paid to the Vendor in the following manner:-
- An amount of Rs.29,00,000/- (Rupees Twenty-Nine Lakhs Only) paid through Online Transfer.
- ii) And the Balance amount of Rs.1,85,500/- (Rupees One Lakhs Eighty-Five Thousand Five Hundred Only) paid by way of Cash., towards the full and final settlement of the same. That the VENDOR hereby acknowledges the receipt of the said sum and release the VENDEE from any future liability of payment in this transaction. That the VENDOR also hereby declare and transfer the scheduled mentioned property by the ABSOLUTE SALE to 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 hereby convey and transfer all rights title to the VENDEE to have and hold the same absolutely forever all rights, claims title, interest, easements, liberties, enjoyments, privileges and possession etc.
- 3. That the VENDOR is the absolute owner to sell the schedule property, that the VENDOR hereby covenant with the VENDEE, if the VENDEE are deprived of the whole or any part of the schedule property hereby sold on account of any defect in the VENDOR title, the VENDOR shall compensate to the VENDEE against the same or if any losses.
- 4. That the VENDOR hereby declare that he paid all taxes to concerned department i.e. Electricity, Water and property Tax etc. and charges whatsoever payable in respect of the schedule property and covenants with the VENDEE that the schedule property is free from all encumbrances charges, prior to sale, Gift, Mortgage, Lien, Court Attachments, U.L.C.(the urban Land Ceiling and Regulations Act.1976) and other litigations with Government and Private Parties etc. and the VENDOR has full power and absolute authority to sell said property to the VENDEE absolute and forever.
- That the VENDOR hereby undertakes to indemnify and keep the VENDEE. Indemnifies against all losses, damages sustained if any to the VENDEE on account of any defect in title of the VENDOR.
- 6. That now or in future the VENDOR or his legal heirs, executors, successors etc. shall not have any right title or dispute on the said sold schedule property for generation to generation without any disturbance.

N. Chahami

For BOMMARILLU DEVELOPERS

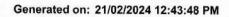
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Patancheru (R.O)

Bk - 1, CS No 5331/2024 & Doct No 5056/2024. Sheet 3 of 10

The Seal of Joint Sub Registrar office PATANCHERU(R.O)



- That the VENDOR has delivered the VENDEE all the title deeds and link documents at the time of registration with where in the possession and custody of the VENDOR.
- That the VENDOR agrees to co operate any application made by the VENDEE for mutation or change of his name with the MRO or in any other offices or Department in respect of the schedule property and for transfer of electricity, water etc., respective department on the name of the VENDEE.
- 9. That the land is not assigned land within the meaning of State Government Assigned lands (Prohibition of Transfers) Act.No.9 of 1977 and it does not belong to or under mortgage to government Agencies or their undertaking.
- 10. That the VENDEE shall bear all the stamp duty and Registration charges and other incidental expenses for getting the sale deed execution, at the time of registration.
- 11. That the VENDOR herein declares if the VENDEE losses its title ownership or position of the schedule property in future period dues, if any miscast of the VENDOR, the same shall be cleared by the VENDOR from his movable or immovable with all costs and damages.

DECLARATION: -

It is hereby declare that there are no mango trees /coconut trees/ betel leaf gardens/orange groves or any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery, no fish ponds, etc., in the land now being transferred that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law besides payment of deficit stamp duty.

RULE-(3) THE MAIN MARKET VALUE STATEMENT.

VILLAGE	SY.NO	TOTAL EXTENT	RATE PER Sq. Yards	TOTAL VALUE @ RS	
Ameenpur, Ameenpur Municipality	312/ಆ/1/2	302.5 Sq.Yards)	Rs. 10,200/-	Rs.30,85,500/-	

N. Choker Me

For BOMMARILLU DEVELOPERS

Urgen/Halleyhold/Partner

Bk - 1, CS No 5331/2024 & Doct No 5056/2024. Sheet 4 of 10 Joint SubRegistrarZ Patancheru (R.O)





SCHEDULE OF PROPERTY

All that the Open land admeasuring 302.5 Sq.Yards, which is equivalent to 252.93 Sq.Mtrs, in Survey No. 312/약/1/2, situated at Ameenpur Village and Mandal, under the city limits of Ameenpur Municipality, Sanga Reddy District, Telangana State. and bounded as follows:

North: LAND IN SURVEY NO.312/A PART.

South: 30' WIDE ROAD.

East : LAND IN SURVEY NO.312/AA PART. West : LAND IN SURVEY NO.312/AA PART

IN WITNESS WHEREOF the VENDOR and VENDEE Above Named Have Set Their Respective Signatures Herewith to This Deed of Sale with Their Free Will and Consent And Desire With Their Sound - Mind Today On This The Day, Month And Year Aforesaid Mentioned At R.O. PATANCHERU, Sanga Reddy District, Telangana State.

WITNESSES:

1. p. wy

N. Chaha mi VENDOR

For BOMMARILLU DEVELOPERS

wijny Cherla Reddy Partner

VENDEE

Bk - 1, CS No 5331/2024 & Doct No 5056/2024. Sheet 5 of 10 Joint SubRegistrar2 Patancheru (R.O)





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

PHOTOGRAPH NAME AND PERMANANT FINGER PRINT PASSPORT SIZE POSTAL ADDRESS OF IN BLACK INK PRESENTENT/SELLLER/BUYER (LEFT THUMB) a-mahender Sloch BIKSha pathi Rlo flat no: 203 VEDIAI Township Migapur hyderabad B. Radha Krishmaah. Slo B. Madhava Pao. RLO nasayana purambillades Khammam (pist) N. Chate Will SIGNATURE OF THE WITNESSES:

SIGNATURE OF THE VENDOR/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/out Photograph(s), and finger prints in the form prescribed, through my/our representative 15 14acha Knshalah as I/We cannot appear personally before the Registrar officer in the office of Sub-Registrar of assurances R.O. Sangareddy.

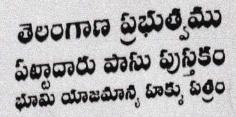
S. R. o Patancheru.

SIGNATURE OF THE VENDEE

SIGNATURE OF THE REPRESENTATIVE

Bk - 1, CS No 5331/2024 & Doct No 5056/2024. Sheet 6 of 10 Joint SubRegistrar2 Patancheru (R.O)





జిల్లా : సంగారెడ్డి మండలం: అమీన్ పూర్

పాస్ట్ టక్ట్ ల్లాప్ : Individual

డివిజన్: సంగారెడ్డి గ్రామం: అమిన్ పూర్

పాస్బుక్ నెం.:







ఖాతా నెం.: 60628



1. పట్టాదారు పేరు ఇంటిపేరుతో :నలమోతు చంద్రమౌళి

2. తండ్రి / భర్త పేరు

:పీరయ్య

3. స్త్రీ / ఫురుఘడు

:Male

4. చిరునామా

:అమిన్ పూర్

5. కులము

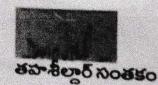
:General

6. ఆధార్/ పాప్ పోర్ట్ /CIN సంఖ్య : XXXXXXXXX6576

7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్రద







Sheet 7 of 10 Joint SubRegistrar Strans Patancheru (R.O) Bk - 1, CS No 5331/2024 & Doct No 5056/2024. Sheet 7 of 10







Proceedings of the Competent Authority & Tahsildar Ameenpur Mandal Sangareddy District

Present:

P DASHARATH

Dated: 11/07/2023

Proedgs. No.

2300522807

Sub:.

NALA Order

Ref:

Order:

Sri నలమోతు చంద్రమౌళి పేరయ్య R/o Ameenapur, Ameenpur, Sangareddy has applied for conversion of agriculture land situated in Sy.No 312/ఆ/1/2 extent 0.0250 of Ameenapur Village, Ameenpur Mandal, Sangareddy District for the purpose of Non-Agriculture. The request of the applicant is found to be consistent with the provisions of the Act.

Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions:

- 1. The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application;
- 2. The proposed land transfer is not in contravention of the following Laws:
 - a. The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973
 - b. The Telangana Scheduled Area Land Transfer Regulation, 1959
 - c. The Telangana Assigned Lands (Prohibition of Transfers Act), 1977
- 3. The grant of permission can not be construed that the contents of the application are ratified or confirmed by the authorities under the Act.
- 4. The permission confirms that the conversion fee has been paid under the Act in respect of above Agricultural lands for the limited purpose of conversion into Non-Agricultural purpose.
- 5. It does not confer any right, title or ownership to the applicant over the above Agricultural Lands.
- This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals Or others, collectively of severally; for initiating any action or proceedings under any law for the time being in force.
- 7. The conversion fee paid will not be returned or adjusted otherwise under any circumstances;;
- 8. The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.

9. The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud,

misrepresentation or by mistake of fact.

Tahsildare di Sub Registrar Office, Ameenpur

Tahsildar & Jt. Sub Registrar Ameenpur Mandal,

Sangareddy District

To

Sri నలమోతు చంద్రమౌళి

Schedule

SI.No.	Village Mandal & District	Sy.No.	Total extent (Sy.No. wise)	Extent for which permission granted.	Remarks
1	Ameenapur , Ameenpur & Sangareddy	312/ಆ/1/2	0.0250	0.0250	

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ಬ್ಯಾಂಡಿ ಬಿಡುತ್ತಾರೆ Government of India

Selly was donally Nalamothu Chandramouli aga 35/DOB: 01/03/1963 dispos/ MALE



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भारत सरकार

GOVERNMENT OF INDIA



గోపల్.మహేందర్ Gopathi, Mahender పుటిన సం./YoB:1986 పురుషుడు Male



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునానూ:

Address:

5/O Peralah, 6-40,

RADE VARIPALEM, Prakasam,

Andhra Pradesh - 523113

S/O: బిక్టపల్, 7-17, నాగేంద్ర

నగర్, బి.సీ హోస్తేల్ దగ్గర

ఓడెల, ఓదెల, ఓదెల,

<u>ತಗಿಗಿನಗಗಿ</u>

ఆంధ్ర ప్రదేశ్, 505152

Address:

S/O: Bikshapathi, 7-17, nagendra Nagar, near B.C. hostel odela, Odela, Odela, Karim Nagar

Andhra Pradesh, 505152

3575 8105 7262

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు

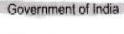
Aadhaar - Aam Aadmi ka Adhikar



Electronic 17:05/2013

arde babeto







బత్తినేని రాధా కృష్ణయ్య Bathineni Radha Krishnalah పుట్టిన జేదీ/DOB: 03/06/1982 තුන්තුන් MALE

5993 6293 4811 VID: 9187 5560 7666 6940

నా ఆదార్, నా గుర్తింపు



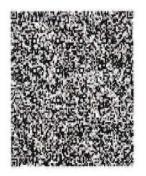
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India



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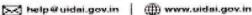
S/O: బడ్రినేని మాధవరావు, 1-86/2, నారాయణ పురం, బోనికల్ మండలం, నారాయణపురం, ఖమ్మం, ఆంధ్ర ప్రదేశ్ - 507204

S/O: Bathineni Madhavarao, 1-86/2, narayana puram, bonakal mandalam, Narayanapuram, khammam, Andhra Pradesh - 507204



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Sheet 9 of 10 Joint SubRegistrar2
Patancheru (R.O)

The Seal of Joint Sub Registrar office PATANCHERU(R.O)



వంగూరు వజయ్ భాస్కర్ రెడ్డి Vanguru Vijay Bhaskar Reddy పుడ్లన నేదే/DOB: 14/08/1984 ವ್ರಹುಮರಂ/ MALE

7444 5116 0628

VID: 9119 7783 0962 7582 నా ఆధార్, నా గుర్తింపు

ಾಡಿದ್ದಾರೆ ಕಿರಿಗು



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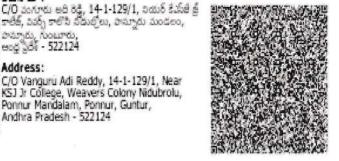
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస

Unique Identification Authority of India



పామ్మార్కు సంబాదు, ఆంధ్ర ప్రదేశ్ - 522124

C/O Vanguru Adi Reddy, 14-1-129/1, Near KSJ Jr College, Weaver's Colony Nidubrolu, Ponnur Mandalam, Ponnur, Guntur, 3 Andhra Pradesh - 522124



7444 5116 0628

VID: 9119 7783 0962 7582





భారత ప్రభుత్వం Government of India



పగడాల వెంకటేష్ Pagadala Venkatesh పుట్టిన తేదీ/DOB: 10/07/2000 పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజుపు మాత్రమి, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృవీకరణతో మాత్రమే ఇపయోగించారి (ఆన్*రైస్ ప్రమాణికరణ* లేదా OR కోడ్ / ఆప్లేస్ XML యొక్క స్వానింగ్).

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

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ఆధార్, నా గుర్తింపు



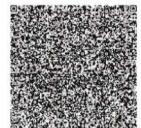
భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India



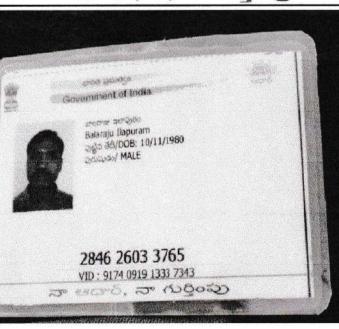
S/O సుబ్బర్గాయుడు, ౧౮-౧౦౪ పెద్ద అగ్రహరం, బడ్వేల్ ఇమున్సిపాలీటీ, బడ్వేల్, బడ్వేల్, కడప, క్లోఆంధ్ర ప్రదేశ్ - 516227

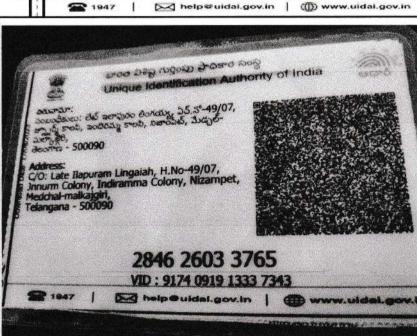
Address:

S/O Subbarayudu, 18-104 pedda agrahram, Badvel Muncipality, Badvel, PO: Badvel, #DIST: Cuddapah, Andhra Pradesh - 516227



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