

739/2024

తెలంగాణ ప్రభుత్వం  
ధరణి



GOVERNMENT OF TELANGANA  
DHARANI

**Sale Deed  
( SALE DEED )**

THIS DEED OF SALE is made and executed on 23 February 2024 by and between:

Sri/Smt./Kumari CHAND BEGUM, W/O SYED JAMAL, aged about 80 years, Form 60 --, Occ: House Wife, Residing at 3-2-187/D, VEERANNAPET, Mahbubnagar, Mahabubnagar (Urban), Mahabubnagar, Telangana, 509001.

(Hereinafter called the **"VENDOR"** of the first part)

**IN FAVOR OF**

Sri/Smt./Kumari BBG DEVELOPERS LLP REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY (CIN/ Firm/ Society/Trust No. - AAU-2878) Represented by D MADHU SUDHAN REDDY, aged about 55 years, Residing at VILLA NO 170, AVENUE 4, APARNA PALM MEADOWS, NEAR KOMPALLY BRIDGE, Kompalle, Gandimaisamma Dundigal, Medchal-Malkajigiri, Telangana, 500014.

(Hereinafter called the **"VENDEE - Authorized Person"** of the second part)

(The terms "VENDOR" and "VENDEE - Authorized Person" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 3.2700 Ac.Gts in Survey No. 330/అ, 329/అ, Burgul (V), Farooqnagar (M), Rangareddy District having TD-cum-Pass Book Number: T05060340843.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 11150000 /- (RUPEES ONE CRORE ELEVEN LAKH FIFTY THOUSAND ONLY) and the Vendee - Authorized Person has agreed to purchase the same. The consideration of Rs. 11150000 /- has already been paid to the Vendor by the Vendee - Authorized Person and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 11150000 /- already received by the Vendor from the Vendee - Authorized Person, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee - Authorized Person as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee - Authorized Person shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee - Authorized Person as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee - Authorized Person from all kinds of losses, damages, demands & third party claims etc. which the Vendee - Authorized Person is put to by the reason of any defect in the
2. The Vendor having received sale consideration of Rs. 11150000 /- has delivered the physical and vacant possession of the said property to the Vendee - Authorized Person today.
3. The Vendor has also delivered to the Vendee - Authorized Person the original documents pertaining to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.





For BBG DEVELOPERS LLP

Authorized Signatory

# Presentation Endorsement

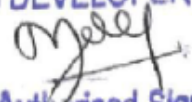
Presented in the Office of the Tahsildar & Jt Sub Registrar, Farooqnagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.845484.00/- paid between the hours of \_\_\_\_ and \_\_\_\_ on the 23nd day of February, 2024 by Sri .

## Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		CHAND BEGUM, Address: 3-2-187/D, VEERANNAPET, Mahubnagar, Mahabubnagar (Urban), Mahabubnagar, India	
2	BU: Authorized Person	Aadhaar Verified		D MADHU SUDHAN REDDY Authorized by BBG DEVELOPERS LLP REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY, Address: Kompalle, Gandimaisamma Dundigal, Medchal- Malkajigiri, India	

Book1,CS No. 2400117247 & Doct No \_739 / 2024\_ Sheet 1 of 5 Tahsildar & Jt Sub Registrar  
Farooqnagar

For BBG DEVELOPERS LLP

  
Authorised Signatory

Gen





4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

#### Additional Covenants

Original Link document is handed over to Vendee - Authorized Person by the Vendor before witnesses.

#### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 3.2700 Ac.Gts in Burgul (V), Farooqnagar (M), Rangareddy District having TD-cum-Pass Book Number: T05060340843 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	330/9	3.1200	OTHERS:LAND IN SURVEY NO 329 PART	OTHERS:LAND IN SURVEY NO 330	OTHERS:LAND BELONGING TO OTHERS	ROAD
2	329/9	0.1500	OTHERS:LAND IN SURVEY NO 329 PART	OTHERS:LAND BELONGING TO OTHERS	OTHERS:LAND BELONGING TO OTHERS	ROAD

#### EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee - Authorized Person hereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following witnesses.

#### VENDOR

Signature

Name

Aadhar Number

Address



CHAND BEGUM

xxxxxxxx9737

3-2-187/D, VEERANNAPET, Mahbubnagar, Mahabubnagar (Urban), Mahabubnagar, Telangana, 509001

#### VENDEE - Authorized Person

Signature

Name

Aadhar Number

Address





BBG DEVELOPERS LLP REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY (CIN/ Firm/ Society/Trust No. - AAU-2878) Represented by D MADHU SUDHAN REDDY

xxxxxxxx5923

VILLA NO 170, AVENUE 4, APARNA PALM MEADOWS, NEAR KOMPALLY BRIDGE, Kompalle, Gandimaisamma Dundigal, Medchal-Malkajigiri, Telangana, 500014

For BBG DEVELOPERS LLP

Authorised Signatory

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		SD MAJID AHMED, Address: VEERANNAPET,	
2	WIT.	Aadhaar Verified		S CHANDRA SHEKAR REDDY, Address: SHABAD,	

Date  
24 February 2024

  
Signature Of Registering Officer  
Farooqnagar

For BBG DEVELOPERS LLP

Genl

  
Authorised Signatory





Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Farooqnagar, Rangareddy

Undertaking to be filed by the Transferor

I/We do hereby solemnly affirm and state as follows:

I/We intend to transfer to Shri/Smt./Kumari **D MADHU SUDHAN REDDY** Authorized by **BBG DEVELOPERS LLP**  
**REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY** the following land(s):

Village : Burgul

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T05060340843	330/౯	3.1200
2	T05060340843	329/౯	0.1500
Total			3.2700

- 1 I/We are the absolute owner and possessor of the above said lands. The extents of land owned by me/us mentioned herein are correct. ☒
- 2 I or we have not sold the said land to anyone else. ☒
- 3 There is no court order or injunction restraining transfer of the said land. ☒
- 4 The proposed land transfer is not in contravention of the following laws: ☒
- The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers ) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒

**Declaration**

I/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

Place Mahbubnagar

Name

CHAND BEGUM

Date 23/02/2024

W/O

SYED JAMAL

D/o Village

Mahbubnagar





For BBG DEVELOPERS LLP

Mahabubnagar (Urban)

Authorized Signatory

T05060340843



E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXXX5923 Donthi Madhusudan Reddy	Donthi Madhusudan Reddy, Address: C/O Donthi Reddy Krishna Reddy, Villa 170, Avenue 4, Aparna Palm Meadows, Qutubullapur, Medchalmalkajgiri, INDIA	
2	Aadhaar No: XXXXXXXXX9737 Chand Begum	Chand Begum, Address: W/O: Syed Jamal, 3-2-187, Veerannapet, Mahbubnagar, Mahabubnagar, INDIA	
3	Aadhaar No: XXXXXXXXX0241 Syed Majid Ahmed	Syed Majid Ahmed, Address: S/O: Syed Jamal, 3-2-187, veerannapet, Mahbubnagar, Mahabubnagar, INDIA	
4	Aadhaar No: XXXXXXXXX6484 Salleru Chandra Shekhar Reddy	Salleru Chandra Shekhar Reddy, Address: S/O: Salleru Narayana REDDY, 1-85, KESARAM, Shabad, K.v. Rangareddy, INDIA	

For BBG DEVELOPERS LLP

Gene

  
Authorised Signatory





**Government of Telangana**  
**Tahsildar & Jt. Sub Registrar Office, Farooqnagar, Rangareddy**

**Undertaking to be filed by Transferee**

I do hereby solemnly affirm and state as follows:

I/We intend to purchase from Shri/Smt./Kumari **CHAND BEGUM** the following land(s):

Village : Burgul

S. No.	PPB No.	Survey Number and Sub Division No.	Extent of land
1	T05060340843	329/9	0.1500
2	T05060340843	330/9	3.1200
Total			3.2700

- 1 I/We have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I/We have verified the records and satisfied with the seller's title to the land. ☒
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒
- 4 There is no court order or injunction restraining transfer of the said land. ☒
- 5 The proposed land transfer is not in contravention of the following laws: ☒
  - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
  - The Telangana Scheduled Area Land Transfer Regulation, 1970.
  - The Telangana Assigned Lands (Prohibition of Transfers ) Act, 1977.

**Declaration**

I/We have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I/We declare that the particulars furnished above are true. I/We will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

**For BBG DEVELOPERS LLP**

  
**Authorised Signatory**

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of the instruments.

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	613250	0	0	0.00	0	613250
Transfer Duty	0	0	0	0	0	0	0	0
Reg Fee	0	0	223000	0	0	0	0	223000
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	0	0	0	0	0	0
Mutation Charges	0	0	9184	0	0	0	0	9184
Haritha Nidhi	0	0	50	0	0	0	0	50
<b>Total</b>	<b>0.00</b>	<b>0</b>	<b>845484</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>845484</b>

Total Deficit amount for document is Rs. 0/-.

Rs. 613250 towards Stamp Duty including T.D Under Section 41 of I.S Act, 1899 and Rs 223000/- towards Registration Fees on the chargeable value of Rs 11150000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2400112460 dated 23-02-2024 of SBIN/.

#### Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 845484.00/- DATE: 23-02-2024, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: CHP1553602, PAYMENT CODE: ,ATRN: 3497529758139,REMMITER NAME: D MADHU SUDHAN REDDY Authorized by BBG DEVELOPERS LLP REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY, EXECUTANT NAME: CHAND BEGUM, CLAIMANT NAME: BBG DEVELOPERS LLP REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY.

Date  
24 February 2024

  
Signature Of Registering Officer  
Farooqnagar

For BBG DEVELOPERS LLP  
  
Authorized Signatory

Gene







D MADHU SUDHAN REDDY

Authorized by BBG

DEVELOPERS LLP

REPRESENTED BY ITS

PARTNER D MADHUSUDAN

REDDY

**Place** Kompalle

**Name**

**Date** 23/02/2024

**R/o Village**

Kompalle

**Mandal**

Gandimaisamma Dundigal

**PPB No.**

T05060342497


**For BBG DEVELOPERS LLP**



**Authorised Signatory**

## Certificate of Registration

Registered as document no. 739 of 2024 of Book1 and assigned the identification number 1-6082-739-2024 for Scanning on 24 February 2024.

  
Signature Of Registering Officer  
(Farooqnagar )  
Bandaaru Partha Sarathi

Book1,CS No. 2400117247 & Doct No \_\_739 / 2024\_\_ Sheet 5 of 5 Tahsildar & Jt Sub Registrar  
Farooqnagar



Gen

For BBG DEVELOPERS LLP

  
Authorised Signatory









**భారత ప్రభుత్వం**  
Government of India

**సర్వేయ వంశ శీఖర్ రెడ్డి**  
Salleru Chandra Shekhar Reddy

సర్వేయ సంవత్సరం / Year of Birth: 1997  
పురుషుడు / Male

5747 2716 6484

**ఆధార్ - సామాన్యుని హక్కు**

**భారత ప్రభుత్వం**  
Unique Identification Authority of India

దివ్యవాచా: S/O: సర్వేయ వంశ శీఖర్ రెడ్డి, 1-85, కేశరం, పిలవూరు, కేసరం నామదేవర్తి, కె.వి.రంగారెడ్డి అంధ్ర ప్రదేశ్, 509217

Address: S/O: Salleru Narayana REDDY, 1-85, KESARAM, SHABAD, Kesavaram, Mamidipally, K. v. Rangareddy, Shab. d. Andhra Pradesh, 509217

5747 2716 6484

1017  
toll free 1800 1200 12345

help@uidai.gov.in

www.uidai.gov.in

For BBG DEVELOPERS LLP

*[Signature]*  
Authorised Signatory





సమూహ XIV  
(నియమము 26 చూడండి)  
వట్టాదారు పాసు పుస్తకం  
భూమి యాజమాన్య హక్కు పత్రం

జిల్లా  
మండలం  
పాన్ బుక్ నెంబర్

: రంగారెడ్డి  
: ఫరూఖ్ నగర్  
: T05060340843

డివిజన్ : పాద్ నగర్  
గ్రామం : బూధిల



T05060340843

బార్ కోడ్:

కోడ్:



సరుత్ : బాండ్ బెగం

మ్యున్ జమాలే

•ళ

ఫరూఖ్ నగర్, రంగారెడ్డి

\*\*\*9737

కమ / కుడి చేతి వేలిముద్ర

For BBG DEVELOPERS LLP

*[Signature]*  
Authorised Signatory

తవశీల్దార్ సంతకం

జిల్లా : రంగారెడ్డి  
మండలం : ఫరూఖ్ నగర్  
గ్రామం : పాద్ నగర్  
బూధిల

తెలంగాణ ప్రభుత్వం

డివిజన్ : పాద్ నగర్  
గ్రామం : బూధిల

భూమి వివరములు తేదీ : 08-03-2018

క్ర.సం.	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము	భూమి హొందిన పద్ధతి	రిమార్కులు	సంతకం
1	245/ఉ	0.1300	వట్టాదారుడు	వట్టా	
2	329/అ	0.1500	వట్టాదారుడు	వట్టా	
3	330/అ	3.1200	వట్టాదారుడు	వట్టా	
మొత్తం విస్తీర్ణం		4.0000			



**BBG DEVELOPERS LLP**

LLPIN : AAU-2878

**EXTRACT OF THE MINUTES OF THE MEETING OF THE PARTNERS OF M/S. BBG DEVELOPERS LLP HELD AT 11:30 AM ON FRIDAY OF THE 02<sup>nd</sup> DAY OF FEBRUARY 2024 AT THE REGISTERED OFFICE AT UNIT 1401, 14<sup>TH</sup> FLOOR, MANJEERA TRINITY CORPORATE, KPHB COLONY, KUKUTPALLY, HYDERABAD, TELANGANA- 500 072.**

"RESOLVED THAT **SRI. D.MADHUSUDHAN REDDY** son of Sri D. Krishna Reddy, Partner of the BBG Developers LLP be and is hereby authorized to attend, sign, present, admit and execute on behalf of the BBG Developers LLP before **Tahasildar and Joint-Sub Registrar, Farooqnagar Mandal**, for purchase of land measuring Acres 00-15 Guntas in Survey No.329/A and land measuring Acres 03-12 Guntas in Survey No.330/A totally admeasuring Acres 03-27 Guntas in the name of BBG Developers LLP situated at **Burgula Village, Farooqnagar Mandal, Rangareddy District, Telangana State** from **Chand Begum wife of Syed Jamal** and that the signature of the Partner shall be sufficient and shall bind the BBG Developers LLP for registration of land in favour of the BBG Developers LLP"

"FURTHER RESOLVED THAT **SRI. D.MADHUSUDHAN REDDY** son of D.Krishna Reddy Partner of the BBG Developers LLP be and is hereby authorized to sign, present, admit and execute necessary document/s, AGPAs, Sale Deed/s, forms and other required deed/s before the **Tahasildar and Joint-Sub Registrar, Farooqnagar Mandal** and to do any such acts and deeds that may be necessary in this regard."

Sd/-

Chairman of the Meeting

//CERTIFIED TO BE TRUE COPY//

For BBG Developers LLP



(M.V.Mallikarjuna Reddy)

Designated Partner

DPIN : 01084761

Signature Attested



Signature of the authorized Signatory/Partner : \_\_\_\_\_



Signature of the attester / D.Partner : \_\_\_\_\_

UNIT 1401, 14TH FLOOR, MANJEER  
HYDER

For BBG DEVELOPERS LLP



Authorised Signatory

OLONY, KUKUTPALLY,





Government of Telangana  
Tahsildar & Jt. Sub Registrar Office, Farooqnagar, Rangareddy

Registration Summary

Details of Land transferred

Type of transaction : Sale

Document No.

739/2024

District

Rangareddy

Mandal

Farooqnagar

Village

Burgul

S.No.	PPB No.	Khata No.	Extent Held (in Ac.Gts.)	Survey No.	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1	T05060340843	1182	3.1200	330/అ	3.1200	1050000	11150000
2	T05060340843	1182	0.1500	329/అ	0.1500	1050000	11150000

Seller

PPB No.

1182

Name

Khata No.

xxxxxxx9737

Address

Father's / Husband's Name

పయ్యర్ మసూర్

PPB of Se

S.No.

1

2

3

Acquired type

పట్టాదానము

పట్టాదానము

పట్టాదానము

Gts

245/అ

Extent (Ac. Gts)

0.1300

Acquired type

పట్టాదానము

Buyer

PPB No.

60850

Name

Khata No.

xxxxxxx9737

Address

Father's / Husband's Name

UNIT NO 1401, 14TH FLOOR, MANJEERA  
TRINITY CORPORATE KPHE COLONY,  
Kukapalle (M), Kukapally, Medchal-  
Malkajgiri, Telangana, Pincode - 500072,  
Mobile No - 7798889966

PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	35/అ/1	0.3550	కొనుగోలు
2	329/అ	0.1500	కొనుగోలు
3	329/అ	0.1400	కొనుగోలు
4	330/అ	3.1200	కొనుగోలు
5	330/అ	3.1200	కొనుగోలు

PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	35/అ/1	0.3550	కొనుగోలు
2	329/అ	0.1500	కొనుగోలు
3	329/అ	0.1500	కొనుగోలు
4	329/అ	0.1400	కొనుగోలు
5	330/అ	3.1200	కొనుగోలు
6	330/అ	3.1200	కొనుగోలు
7	330/అ	3.1200	కొనుగోలు

*[Signature]*

Tahsildar & Jt. Sub Registrar Office,  
Farooqnagar, Rangareddy

For BBG DEVELOPERS LLP

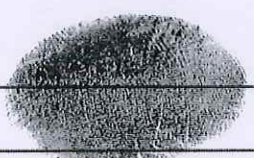
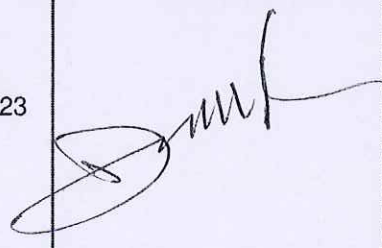
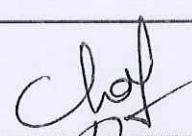
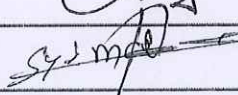
Authorised Signatory



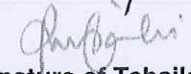
**Government of Telangana**  
**Tahsildar & Jt. Sub Registrar Office, Farooqnagar ,Rangareddy**

**Dharani Log register**

1. District : Rangareddy 2. Mandal : Farooqnagar  
3. Village : Burgul 4. Survey Numbers Transacted : 330/9, 329/9  
5. Date : 24/02/2024 6. Transaction Type : SALE  
7. Transaction No. : 2400117247

S.No.	Type	Name	Mobile No.	Aadhaar No / Passport No / CIN No / Trust No / Firm No	Signature
1	Seller	CHAND BEGUM	9848719240	xxxxxxxx9737	
2	Buyer - Authorized Person	D MADHU SUDHAN REDDY Authorized by BBG DEVELOPERS LLP REPRESENTED BY ITS PARTNER D MADHUSUDAN REDDY	7799889966	xxxxxxxx5923	
3	Witness 1	S CHANDRA SHEKAR REDDY	9542244905	xxxxxxxx6484	
4	Witness 2	SD MAJID AHMED	9848719240	xxxxxxxx0241	

Date : 24/02/2024

  
Signature of Tahsildar

**For BBG DEVELOPERS LLP**  
  
**Authorized Signatory**