

මීපරු तेलंगाना TELANGANA

Tran Id: 250321173209670215 Date: 21 MAR 2025, 05:33 PM Purchased By: K. CHINNA SAIREDDY S/o K. RANGAREDDY R/o HYDERABAD M/S. SR HOMES

598876

V.SRINIVASA RAO LICENSED STAMP VENDOR Lic. No. 15-11-035/2013 Ren.No. 15-11-028/2025 SHOP NO.3, SARVODAYA APRT., BHAGYANAGAR COLONY, KUKATPALLY, MEDCHAL-MALKAJGIRI DISTRICT Ph 9440113867

SALE DEED

This Deed of Sale is made and executed on this the of day of 2025 by:

- Dr. UPPALAPATI SABITHA W/O. Dr. MURALIDHAR CHERUKURI, aged 1. about 43 years, Occ. Doctor, R/o. 104 CHAIN LANE, LITTLEOVER, DERBY, DE23 4EB, U.K. Passport No.144926330, No.ACFPU3186Q.
- SRI. KORIPALLI GOPALA KRISHNA S/O. SRI. K. RAMACHANDRA 2. RAO, aged about 45 years, Occ: Interior Designer, R/o. H.No.1-42/C/OR/103, Aliens Elite Apartments, Prasanth Nagar, Near Water Tank, Miyapur, Hyderabad-500049, T.S., PAN No.BARPK1434Q, Aadhar No.5046 1873 1578.

Hereinafter called the "VENDORS" of the first part which term shall mean and include all their heirs, executors, administrators, legal representatives, nominees

U. Sabitha

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Biometrically Authenticated by SRO MOHAMMED AF AL UDDIN on 19-APR-2025 12:05:54



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Joint SubRegistrar2

1 of 11

Sheet

9098/2025.

- 1, CS No 9519/2025 & Doct No



IN FAVOUR OF

M/s. SR HOMES (PAN No.AFEFS7525M) Represented by its Managing Partner SRI. KALAGOTLA CHINNA SAIREDDY S/O. SRI. K. RANGA REDDY, aged about 47 years, R/o. H.No.17-94, Plot No.680, Street 25, HMT Swarnapuri Colony, Ameenpur, Hyderabad-502032, T.S., Aadhar No.6099 0560 1807, Phone No.9010719988.

Hereinafter called the "VENDEE" of the second part which term shall mean and include all its partners from time to time, heirs, executors, administrators, legal representatives, nominees and assignees etc.,

WHEREAS the Vendor No.1 herein is sole, absolute owner and peaceful possessor of Plot No.174 (North Part), admeasuring 120 Sq.Yards and Plot No.175 (South Part) admeasuring 180 Sq.yards, total admeasuring 300 Sq.yards or 250.82 Sq.Mtrs., in Survey No.106, situated at AMEENPUR VILLAGE, Ameenpur Mandal and Municipality (formerly known as Patancheru Mandal), Sanga Reddy District (formerly known as Medak District), Telangana State, having purchased the same through a registered Sale Deed, vide Document No.725/2011, Dated. 27/01/2011 registered at R.O. Sanga Reddy.

WHEREAS the Vendor No.2 herein is sole, absolute owner and peaceful possessor of Plot No.158 (North Part), admeasuring 96 Sq.Yards and Plot No.157 (South Part) admeasuring 104 Sq.yards, total admeasuring 200 Sq.yards or 167.21 Sq.Mtrs., in Survey No.106, situated at AMEENPUR VILLAGE, Ameenpur Mandal and Municipality (formerly known as Patancheru Mandal), Sanga Reddy District (formerly known as Medak District), Telangana State, having purchased the same through a registered Sale Deed, vide Document No.8617/2008, Dated. 23/06/2008 registered at R.O. Sanga Reddy.

AND WHEREAS the Vendors have offered and agreed to sell the Part of Plot No.174 (North Part) admeasuring 45.0 Sq.yards (Out of 120 Sq.yards), Part of Plot No.175 (South Part), admeasuring 30.0 Sq.yards (Out of 180 Sq.yards), Plot No.158 (North Part), admeasuring 96 Sq.Yards and Plot No.157 (South Part) admeasuring 104 Sq.yards, totally admeasuring 275.0 Sq.yards or 229.9 Sq.Mtrs.,in Survey No.106, situated at AMEENPUR VILLAGE, Ameenpur Mandal and Municipality, Sanga Reddy District, Telangana State (hereinafter called the Schedule Property) the Vendee, for a total sale consideration of to Rs.28,05,000/- (Rupees Twenty Eight Lakhs Five Thousand only) and the Vendee has agreed to purchase the same.

(U. Sabitha

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For M/s. SR HOMES

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Joint SubRegistrar2 Patancheru (R.O)

Bk - 1, CS No 9519/2025 & Doct No 9098/2025. Sheet 2 of 11

Signature of Joint SubRagistra.

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	154275	0	0	0	154375	
Transfer Duty	NA	0	42075	0	0	0	42075	
Reg. Fee	NA	0	14025	0	0	0	14025	
User Charges	NA	0	500	0	0	0	500	
Mutation Fee	NA	0	2805	0	0	0	2805	
Total	100	0	213680	0	0	0	213780	

Rs. 196350/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14025/- towards Registration Fees on the chargeable value of Rs. 2805000/- was paid by the party through E-Challan/BC/Pay Order No ,797ICR170425 dated .17-APR-25 of ,ICICIRB/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 213730/-, DATE: 17-APR-25, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 2225317236155, PAYMENT MODE: NB-1001138, ATRN: 2225317236155, REMITTER NAME: SR HOMES, EXECUTANT NAME: UPPALAPATI SABITHA AND OTHERS, CLAIMANT NAME: SR HOMES).

Date:

19th day of April,2025

Signature of Registering Officer

Patancheru (R.O)

Certificate of Registration

Registered as document no. 9098 of 2025 of Book-1 and assigned the identification number 1 - 1715 - 9098 2025 for Scanning on 19-APR-25.

Registering Officer

Patancheru (R.O) (Mohammed Afzal Uddin)

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

-3-

In pursuance of the said sale consideration of Rs.28,05,000/-(Rupees Twenty Eight Lakhs Five Thousand Only) and the Vendors has already received the full sale consideration amount from the Vendee through online transfer.

The Vendors do hereby admit and acknowledge the receipt of the said sum and also delivered the vacant possession of the said property to the Vendee, the Vendee shall hold and enjoy the same.

That the rights, titles, interest have been transferred in favour of the Vendee. And the Vendors paid all taxes and dues in respect of the SCHEDULE PROPERTY.

That the Vendors hereby declares that the said schedule of property is free from all encumbrances, charges, prior sales, gifts, mortgages, court attachments, adverse claims, litigations, demands, joint family interests and he/she/they have free and marketable title to sell the same.

WHEREAS the Vendors further covenant with the Vendee that if the Vendeeare deprived of whole or any part on account of any defect in the Vendors's title, the Vendors shall indemnify and compensate the Vendee against the same.

WHEREAS the Vendors shall indemnify and keep the Vendee indemnified from all losses, expenses and other damages in respect of the SCHEDULE PROPERTY hereby conveyed.

That if the Vendee is deprived of whole or any part of the schedule property sold, the VENDORS his heirs or persons claiming through or under them shall be liable to indemnify the Vendee with all the resultant loss, costs and expenses or the fair market value of the schedule property as on that date, whichever is more.

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For M/s. SR HOMES

That the Vendee shall hold and enjoy the SCHEDULE PROPERTY as an absolute owners as they like without any let or hindrance either from the Vendors or any other person or persons whomsoever.

NOTE: The survey numbers in which the schedule mentioned are not assigned lands which does not come under Act No.9 of 1977.

NOTE: It is hereby declared that there is no structure or house on the schedule land, if it is found action can be initiated under Section 27 and 64 of Indian Stamp Act.

RULE (3) MARKET VALUE STATEMENT

VILLAGE	SURVEY NO.	PLOT NO.	AREA SQ.YARDS	VALUE PER SQ.YARD	TOTAL MARKET VALUE
AMEENPUR	106	Part of Plot Nos.174 (North Part), 175 (South Part), 158 (North Part) & 157 (South Part) to the part of the part) to the part of the part	275	Rs.10,200/-	Rs.28,05,000/-

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For M/s. SR HOMES

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SCHEDULE OF PROPERTY

All that the Part of Plot No.174 (North Part) admeasuring 45.0 Sq.yards (Out of 120 Sq.yards), Part of Plot No.175 (South Part), admeasuring 30.0 Sq.yards (Out of 180 Sq.yards), Plot No.158 (North Part), admeasuring 96 Sq.Yards and Plot No.157 (South Part) admeasuring 104 Sq.yards, totally admeasuring 275.0 Sq.yards or 229.9 Sq.Mtrs., in Survey No.106, situated at AMEENPUR VILLAGE, Ameenpur Mandal and Municipality, Sanga Reddy District, Telangana State, (Vide HUDA Layout File No.2708/MP2/PLG/H/07 and the layout was named as "SAI RAJESWARI"), and bounded by:

NORTH

: PART OF PLOT NOS.157 & 175

SOUTH

: PART OF PLOT NOS.158 & 174

EAST

: PART OF PLOT NOS.174 & 175

WEST

: 40'-0" WIDE ROAD

More clearly delineated in the plan annexed hereto and marked in RED colour.

IN WITNESSESS WHEREOF, the Vendors and Vendee have signed on this Deed of Sale, with free will and consent on this the day, month and year first above mentioned.

WITNESSES:

VENDORS

For M/s. SR HOMES

Soileddy-VENDEE

1. P. M.
2. Pry:

REGISTRATION PLAN SHOWING THE PART OF PLOT NO.174 (NORTH PART) ADMEASURING 45.0 SQ.YARDS (OUT OF 120 SQ.YARDS), PART OF PLOT NO.175 (SOUTH PART), ADMEASURING 30.0 SQ.YARDS (OUT OF 180 SQ.YARDS), PLOT NO.158 (NORTH PART), ADMEASURING 96 SQ.YARDS AND PLOT NO.157 (SOUTH PART) ADMEASURING 104 SQ. YARDS, TOTALLY ADMEASURING 275.0 SQ.YARDS OR 229.9 SQ.MTRS., IN SURVEY NO.106, SITUATED AT AMEENPUR VILLAGE, AMEENPUR MANDAL AND MUNICIPALITY, SANGA REDDY DISTRICT, TELANGANA STATE

VENDORS:1) Dr. UPPALAPATI SABITHA W/O. Dr. MURALIDHAR CHERUKURI 2) SRI. KORIPALLI GOPALA KRISHNA S/O. SRI. K. RAMACHANDRA RAO

VENDEE: M/s. SR HOMES Represented by its Managing Partner SRI. KALAGOTLA CHINNA SAIREDDY S/O. SRI. K. RANGA REDDY

REF : INCLUDED EXCLUDED

	40'-0" WIDE ROAD				$\square \rangle$ N		
	Γ	12-0"	13'-0"]			
PART OF PLOT NO.158	72:-0"	Plot No.158 (North Part)	Plot No.157 (South Part)	PART OF PLOT NO.157	1 U. Sabetha B. Cyl Bil		
PART OF PLOT NO.174	270"	Part of Plot No.174 (North Part)	Part of Plot No.175 (South	PART OF PLOT NO.175	VENDORS OF M/S SR HOMES Soileddy		
					Partner		

PART OF PART OF PLOT NO.174 PLOT NO.175 VENDEE

1. f. h. 2. pyi

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

FINGER PRINT IN BLACK INK (LEFT THUMB) PASSPORT SIZE PHOTOGRAPH BLACK & WHITE NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/EXECUTANT / CLAIMANT

Vendor No.1





Dr. UPPALAPATI SABITHA W/O. Dr. MURALIDHAR CHERUKURI, aged about 43 years, Occ. Doctor, R/o. 104 CHAIN LANE, LITTLEOVER, DERBY, DE23 4EB, U.K.

Passport No.144926330, PAN No.ACFPU3186Q.







SPA HOLDER OF VENDOR No.1

SRI. MANNE JANARDHANA KUMAR S/O. SRI. MANNE VENKATA SRINIVASA RAO, aged about 51 years, R/o. H.No.8-3-226/B-1, Sri Sai Ram Gardens, Madhura Nagar, Near Krishna Kanth Park, S.R. Nagar, Hyderabad-500038, T.S.,

Aadhar No.3456 0488 3575

WITNESSES:

1. RA

1 U · Savitha

SIGNATURE OF THE EXECUTANT

2. My.



Registration & Stamps Department

Government of Telangana

Undertaking/Declaration to be filed by the Plot/Layout Owner

to hereby solemnly a	offirm and state as follows:
intend to transfer the	e following plot's to Sri M/S Sr Homes

District

: SANGAREDDY

Municipality

: Ameenpur Muncipality

SRO

: PATANCHERU(R.O) : 0

Ward

: OLD VILLAGE AMEENPUR

Locality

		:1	Locality			
ck				Area in Sq. Yards		
_	Survey No.		Plot No.	275		
-			174 NORTH PART & 175 SOUTH PART			
	106			d harris are correct.	V	
-		and second	of the above said property. The details of property owned by me mentioned	d nerein are contest	_	
	I am the absolute	owner and possessor	Of the above page 4		3	
	I have not sold o	transferred the said p	property to anyone else.		3	
	Thate not sold a		hills for the property mentioned herein.			
3.	There are no unpaid dues in respect of property tax, electricity or water bills for the property mentioned herein. The said property is not Forest, Endowment, Wald or Government property. The transfer of the property is not prohibited under Section 22A of Registration.				0	
		Farest Endon	wment. Wald or Government property. The transfer of the property is not	prohibited under section 22		
4.	The said proper Act, 1908.	y is not Forest, Endo			1	
_	ACC, 1900.	. Islanding to	straining transfer of the said property.			
5.					Y	
6.	The proposed p	roperty transfer is not	in contravention of the following laws:			
0.						
	• The	Telangana Assigned La	nds (Prohibition of Transfers) Act. 1977			

Declaration

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

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Name : Koripalli Gopala Krishna S/o :K Ramachandra Rao R/o Village/ULB: Hyderabad Mandal : Hyderabad

District: Hyderabad State : Telangana

Signature

Name: Uppalapati Sabitha W/o :Muralidhar Cherukuri R/o Village/ULB : Hyderabad

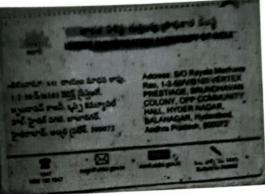
Mandal: Hyderabad District : Hyderabad State : Telangana

















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