

632023

Doc. No 1761/2023



తెలంగాణ తేలంగానా TELANGANA

AX 133134

Tran Id: 230714163600858902
 Date: 14 JUL 2023, 04:39 PM
 Purchased By:
 K. RAGHAVA REDDY
 S/o LATE PERA REDDY
 R/o HYDERABAD
 For Whom
 HARI HARA CONSTRUCTIONS

P. Rekha
 PAPADASU REKHA
 LICENSED STAMP VENDOR
 Lic. No. 15-21-010/2022
 Ren.No. NEW LICENSE
 Flat No-501, Srinadha
 Nilayam, Bandari
 Layout, Nizampet, Bachupally
 Mandal, M.M. Dist
 Ph 9949459888

SALE DEED

THIS DEED OF SALE is made and executed on this the 11 day of **AUGUST, 2023** at **TAHSILDAR & JOINT SUB-REGISTRAR OFFICE** of **PATANCHERU** by :

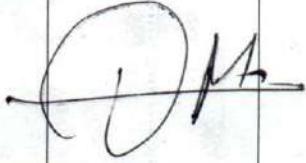
Sri. GUDAM MAHIPAL REDDY S/o. Sri. GUDAM SATHI REDDY, aged about 60 Years, Occ: Business, R/o. H. No. 6-3, Patancheru Village and Mandal, Sangareddy District., Telangana State-502319., {Aadhar No. **5105 2586 2094**}, {PAN No. **AENPG1452P**}.

Hereinafter referred to as the "**VENDOR**" which shall mean and include all his/her/their respective heirs, executors, administrators, legal representatives, nominees, successors, and assignees etc., of the First Part:

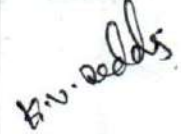
Presentation Endorsement

Presented in the Office of the Tahsildar & JT Sub Registrar, Patancheru along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.2629723.00/- paid between the hours of ___ and ___ on the 8th day of August, 2023 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		GUDAM MAHIPAL REDDY, Address: 6-3, HANUMAN WADA, Patancheru[P], Patancheru, Sangareddy, India	
2	BU: Authorized Person	Aadhaar Verified		BOMMIREDDY SRIKANTH REDDY Authorized by HARI HARA CONSTRUCTIONS, Address: Nizampet, Bachupally, Medchal-Malkajigiri, India	

Identified by Witness:

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		K VEERA REDDY, Address: NIZAMPET,	
2	WIT.	Aadhaar Verified		V DAMODAR RAO, Address: HNO. 1-57, GUNTUR,	

Date
11 August 2023

Signature Of Registering Officer
Patancheru

Generated On : 11/08/2023 12:36:28 PM



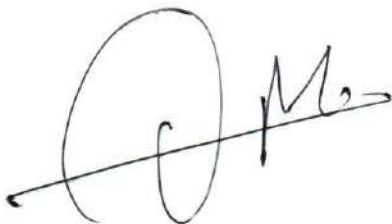
IN FAVOUR OF

M/s. HARI HARA CONSTRUCTIONS, (PAN No.AAGFH8491N) a Partnership firm registered under the Indian Partnership Act, 1932, having its Regd. Office at Flat No. 403, Plot Nos. 105 and 106, Hari Hara Homes, KTR Colony, Nizampet, Bachupally Mandal, Medchal-Malkajgiri District, Telangana State, Represented by its **Partner: Sri. BOMMIREDDY SRIKANTH REDDY S/o. BOMMIREDDY KOTI REDDY**, aged about 35 Years, Occupation: Business R/o. FLAT NO : 501, SRINIDHI RESIDENCY, KTR COLONY, ROAD NO : 3, NIZAMPET MUNICIPAL CORPORATION, HYDERABAD - 500090, {**Aadhra No. 2615 4939 5855**}.

Hereinafter referred to as the "**VENDEE**" which shall mean and include all his respective heirs, executors, administrators, legal representatives, nominees, successors, and assignees etc., of the Other Part:

WHEREAS the Vendor is the absolute owner and peaceful possessor of the **Agricultural Lands** in Survey No.**45/2**, admeasuring **Ac.0-34.50 Gts**, Survey No.**46/2**, admeasuring **Ac.0-17 Gts**, Survey No.**48/2**, admeasuring **Ac.1-00 Gts** & Survey No.**49/2**, admeasuring **Ac.1-24 Gts**, thus the total admeasuring is **Ac.3-35.50 Gts.**, Situated at **PATANCHERU VILLAGE** & Mandal, Sangareddy District., Telangana State., and the same was accorded the Pattadar Pass Book and Title Deed No. **T09180190648** and Khata No. **60353**, issued by M.R.O. Patancheru Mandal, Sangareddy District, Telangana State.

B.S. Sully.



E-KYC Details as received from UIDAI:

S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX5855 Bommireddy Srikanth Reddy	Bommireddy Srikanth Reddy, Address: S/O Bommireddy Koti Reddy, SRINIDI RESIDENCY POLT NO -501, KOLAN THULASI REDDY COLONY ROAD NO-3, NA, Rangareddi, INDIA	
2	Aadhaar No: XXXXXXXX2094 Gudam Mahipal Reddy	Gudam Mahipal Reddy, Address: S/O Gudam Sathi Reddy, H NO 6-3, Ram Mandir Road, NA, Medak, INDIA	
3	Aadhaar No: XXXXXXXX9453 Kallam Veera Reddy	Kallam Veera Reddy, Address: S/O Kallam Subba Reddy, FLAT NUMBER-G-2 ,SRINIDHI RESIDENCY, ROAD NUMBER-5, BALAJI NAGAR, NA, Rangareddi, INDIA	
4	Aadhaar No: XXXXXXXX1100 Vanukuri Damodara Reddy	Vanukuri Damodara Reddy, Address: C/O: Pedda Brahma Reddy, Villa No 65, Srinidhi Hill Park, NA, Medchal-malkajgiri, INDIA	

Generated On : 11/08/2023 12:36:28 PM



WHEREAS the Vendor has offered to sell the Part and Parcel of the **Agricultural Lands** in Survey No.**45/2/Part**, admeasuring **Ac.0-09 Gts** (Out of Ac.0-34.50 Gts), Survey No.**46/2/Part**, **Ac.0-17 Gts**, Survey No.**48/2/Part**, **Ac.0-30 Gts** (Out of Ac.1-00 Gts) & Survey No.**49/2/Part**, admeasuring **Ac.0-14 Gts** (Out of Ac.1-24 Gts) thus the total admeasuring is **Ac.1-30 Gts.**, Situated at **PATANCHERU VILLAGE** & Mandal, Sangareddy District., Telangana State., from and out of the above mentioned property and hereinafter referred to as the schedule property to the Vendee herein for a total sale Consideration of **Rs.3,50,00,000/- (Rupees Three Crores and Fifty Lakhs Only)** and the Vendee herein has agreed to purchase the said land for the said consideration from the Vendor.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

- 1) That in pursuance of the above offer and in acceptance of consideration the Vendee has paid the entire sum of **Rs.3,50,00,000/- (Rupees Three Crores and Fifty Lakhs Only)** to the Vendor towards the full and final settlement of the same as Follows:
 - a) Rs.9,00,000/- paid by way of Cheque bearing No.000318 Dated: 22/06/2023, Drawn on KARUR VYSYA BANK, Nizampet Branch, Hyderabad.
 - b) Rs.1,00,00,000/- paid by way of Cheque bearing No.001831 Dated: 10/08/2023, Drawn on KARUR VYSYA BANK, Nizampet Branch, Hyderabad.
 - c) Rs.1,00,00,000/- paid by way of Cheque bearing No.001832 Dated: 10/08/2023, Drawn on KARUR VYSYA BANK, Nizampet Branch, Hyderabad.
 - d) Rs.1,37,50,000/- paid by way of Cheque bearing No.001833 Dated: 10/08/2023, Drawn on KARUR VYSYA BANK, Nizampet Branch, Hyderabad.
 - e) Rs. 3,50,000/- paid by Hari Hara Constructions to the vendor namely GUDAM MAHIPAL REDDY as TDS.

