

Prepared By: MDMUNEER

Signature by SR



**Government of Telangana
Registration And Stamps Department**

1075/2025.

Payment Details - Citizen Copy - Generated on 24/01/2025, 03:47 PM

SRO Name: 1525 Gandipet

Receipt No: 1202

Receipt Date: 24/01/2025

Name: GOUTHAM REDDY M

CS No/Doct No: 1137 / 2025

Transaction: Sale Deed

Challan No:

E-Challan No: 967QDY240125

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 24-JAN-25

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFS

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				50475
Transfer Duty /TPT				151400
Deficit Stamp Duty				555050
User Charges				500
Mutation Charges				10100
Total:				767525

In Words: RUPEES SEVEN LAKH SIXTY SEVEN THOUSAND FIVE HUNDRED TWENTY FIVE ONLY

Prepared By: MDMUNEER

O.T.P. 456145

Signature by SR
Gandipet



11/3/2025

Doc. No. 1075/2025



తెలంగాణ తెలంగాణ TELANGANA

BM 166763

T. Suman

Tran Id: 250124120345644809
Date: 24 JAN 2025, 12:07 PM
Purchased By:
A VENKATA NARASA REDDY
S/o THIRUPATHI REDDY
R/o HYD
For Whom
M/S GOLDEN HOMES BUILDERS AND DEVELOPERS

T SUMALATHA
LICENSED STAMP
VENDOR
Lic. No. 5-25-004/20 3
Ren. No. 5-25-043/20: 5
3-148, Kekapeli Village,
Gandipet Mandal, Ranga
Reddy Dist
Ph 995 459569

SALE DEED

THIS DEED OF SALE is made and executed on this the **24th day of January, 2025**, at S.R.O., Gandipet, Ranga Reddy District, Telangana, by:-

SRI. GOUTHAM REDDY M, S/O. SRI. M. RAMAKRISHNA REDDY, aged about 32 years, Occupation: Job, R/o. #207, Rajeev Gandhi Nagar, NTI Layout, Kodigehalli, Sahakaranagar, Bangalore - 560092., [Aadhar No.9080 3038 6183, PAN. BORPR0569B].

(Hereinafter called "**VENDOR/EXECUTANT**" which term shall mean and include all his heirs, successors, executors, administrators, legal representatives, nominees and legal assignees of the first part).

[Signature]

Contd..2..

For Golden Homes Builders and Developers

[Signature]

Partner



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. 50475/- paid between the hours of _____ and _____ on the 24th day of JAN, 2025 24th day of JAN, 2025 by Sri Goutham Reddy M

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1	CL	<p>Aadhar No XXXXXXXX4919</p> <p>NAME: VENKATA NARASA REDDY AMBATI C/O THIRUPATHI REDDY AMBATI MIYAPUR, SERILINGAMPALLY, K.V. RANGAREDDY, ANANDANA, 500049</p>	<p>M/S GOLDEN HOMES BUILDERS AND DEVELOPERS (P/P) VENKATA NARASA REDDY AMBATI S/O. THIRUPATHI REDDY MIYAPUR, HYDERABAD</p>	<p>RECEIVED 24 JAN 2025 OFFICE OF THE SUB REGISTRAR GANDIPET</p>
2	EX	<p>Aadhar No XXXXXXXX6183</p> <p>NAME: GOUTHAM REDDY M RAM KRISHNA REDDY MEKALA BANGALORE NORTH, BENGALURU, KARNATAKA, 560092</p>	<p>GOUTHAM REDDY M S/O. M.RAMAKRISHNA REDDY SAHAKARANAGAR, BANGALORE</p>	<p>RECEIVED 24 JAN 2025 OFFICE OF THE SUB REGISTRAR GANDIPET</p>

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	<p>Aadhar No: XXXXXXXX9543</p> <p>NAME: ARADI RAJU S/O ARADI CHANDRAIAH Puppallaguda, Rajendra Nagar, K.v. Rangareddy, Telangana, 500089</p>	<p>A RAJU AADHAAR NO XXXX XXXX 9543</p>	<p>4. Raju</p>
2	<p>Aadhar No: XXXXXXXX1195</p> <p>NAME: MEKALA RAMAKRISHNA REDDY S/O RAMA CHANDRA REDDY Pochampalli, Nalgonda, Andhra Pradesh, 508284</p>	<p>M RAMAKRISHNA REDDY AADHAAR NO XXXX XXXX 1195</p>	<p>May</p>

24th day of January, 2025

Signature of Sub Registrar
Gandipet

Biometrically Authenticated by
SRO KALLE ANJANEYULU
on 24-JAN-2025 15:44:45

Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 1 of 8 Sub Registrar
Gandipet

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IN FAVOUR OF

M/s. GOLDEN HOMES BUILDERS AND DEVELOPERS, [PAN No.AAIFH3683C], Represented by its Partner:- **SRI. VENKATA NARASA REDDY AMBATI, S/O. SRI. THIRUPATHI REDDY**, aged about 46 years, Occupation: Business, R/o. Siri Nilayam, Road No. 1, ASR Raju Nagar, Miyapur, Hyderabad - 500049., Telangana, [Aadhar No.2217 0082 4919, Mobile No.9052666678].

(Hereinafter called the "**VENDEE/PURCHASER**" which term shall mean and include all its heirs, executors, administrators, legal representatives, nominees and assignees Second Part).

WHEREAS the **Vendor** herein is the sole, absolute, exclusive, owner and possessor of the Open **Plot bearing Nos. R-15 and R-16**, admeasuring **932 Sq. Yards** or 779.15 Sq. Meters in Survey No. **53**, situated at **MANCHIREVULA VILLAGE**, Gandipet Mandal, Under Narsingi Municipality, Ranga Reddy District, Telangana.

WHEREAS Vendor has acquired above said plots through Regd. **Gift Deed Document No. 8892/2023**, Dt.18-07-2023, Regd. at S.R.O., Gandipet, Ranga Reddy District from his mother Smt. Mekala Manjula Devi, W/o. M. Ramakrishna Reddy, and since then he has been in absolute possession and enjoyment of the above said Open Plot bearing Nos. **R-15 and R-16, (466 Sq. Yards of Each Plot)**, total admeasuring **932 Sq. Yards** or 779.15 Sq. Meters in Survey No. **53**, situated at **MANCHIREVULA VILLAGE**, Gandipet Mandal, Under Narsingi Municipality, Ranga Reddy District, Telangana.

WHEREAS the Vendor's mother Smt. Mekala Manjula Devi, W/o. M. Ramakrishna Reddy as the previous Owner, given the above said Open Plot bearing Nos. **R-15 and R-16, (466 Sq. Yards of Each Plot)**, total admeasuring **932 Sq. Yards** or 779.15 Sq. Meters in Survey No. **53**, situated at **MANCHIREVULA VILLAGE**, Gandipet Mandal, Under Narsingi Municipality, Ranga Reddy District, Telangana State, for Development to construct the residential apartment to the Developers through Development Agreement cum General Power of Attorney (DAGPAs) Doc. Nos. 12308 of 2018 and 12310 of 2018, executed on 24-12-2018 and those DAGPAs are cancelled through court orders passed in O.S. No. 2896 of 2019, dated 26-07-2022 and those DAGPAs became null and void and further the Vendor's mother executed the Gift Deed on the Vendor.

Contd..3..

For Golden Homes Builders and Developers

Partner

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	555050	0	0	0	555150
Transfer Duty	NA	0	151410	0	0	0	151410
Reg. Fee	NA	0	50475	0	0	0	50475
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	10100	0	0	0	10100
Total	100	0	767535	0	0	0	767635

Rs. 706460/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 50475/- towards Registration Fees on the chargeable value of Rs. 10093500/- was paid by the party through E-Challan/BC/Pay Order No D63KFT240125,967QDY240125 dated ,24-JAN-25,24-JAN-25 of ,HDFS/,HDFS/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 10/-, DATE: 24-JAN-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5344672550227,PAYMENT MODE:NB-1001138,ATRN:5344672550227,REMITTER NAME: GOLDEN HOMES BUILDERS AND DEVELOPERS,EXECUTANT NAME: GOUTHAM REDDY M,CLAIMANT NAME: GOLDEN HOMES BUILDERS AND DEVELOPERS) .(2). AMOUNT PAID: Rs. 767575/-, DATE: 24-JAN-25, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 6833820969237,PAYMENT MODE:NB-1001138,ATRN:6833820969237,REMITTER NAME: GOLDEN HOMES BUILDERS AND DEVELOPERS,EXECUTANT NAME: GOUTHAM REDDY M,CLAIMANT NAME: GOLDEN HOMES BUILDERS AND DEVELOPERS) .

Date:

24th day of January,2025

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 1075 of 2025 of Book-1 and assigned the identification number 1 - 1525 - 1075 - 2025 for Scanning on 24-JAN-25 .

Registering Officer
Gandipet
(K. Anjaneyulu)

Bk - 1, CS No 1137/2025 & Doct No 1075/2025. Sheet 2 of 8 Sub Registrar Gandipet

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passed in O.S. No. 2896 of 2019, dated 26-07-2022 and those DAGPAs became null and void and not binding on these plots and further the Vendor's mother executed the Gift Deed on the Vendor.

Whereas the Vendor has executed Sale Deed Document No. 11344 of 2023 for Part of Open Plot No. R-15 (Eastern Part) admeasuring 38.8 Sq. Yards or 32.60 Sq. Meters (out of admeasuring 466 Sq. Yards) along with other owners of neighboring Plot No. R-14 Part and remaining Part of Land of Open Plot No. R-15, admeasuring 427.20 Sq. Yards or 357.14 Sq. Meters is with the Vendor herein.

WHEREAS the Vendor has agreed and offered to sell the **Plot bearing No. R-15/Part (Western Part)**, admeasuring 427.20 Sq. Yards and **Plot bearing No. R-16**, admeasuring 466 Sq. Yards, and total admeasuring about **893.20** Square Yards, equivalent to 746.71 Sq. Meters, in **Survey No. 53**, situated at **MANCHIREVULA VILLAGE**, Gandipet Mandal, Under Narsingi Municipality, Ranga Reddy District, Telangana, and more fully described in the Scheduled of property annexed hereto, to the Vendee or the Second Part, for a total sale consideration of **Rs.1,00,93,160/-** (Rupees One Crore Ninety Three Thousand One Hundred Sixty Only), and the Vendee has agreed to purchase the same for the said sale consideration.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

THAT in pursuance of the above said offer of the Vendor to sell the schedule property and acceptance of the same by the Vendee, the Vendee has already paid the entire sale consideration of **Rs.1,00,93,160/-** (Rupees One Crore Ninety Three Thousand One Hundred Sixty Only), to the Vendor, by bank cheques or transfer, And the Vendor hereby admits and acknowledges the receipts of the entire sale amount having received from the Vendee.

1. THAT the Vendor has this day delivered the vacant, physical and peaceful possession of the Schedule property to the Vendee "TO HAVE AND TO HOLD" the same absolutely and forever.
2. THAT the Vendor has paid all the taxes and dues etc., in respect of the schedule property upto the date of this sale Deed.
3. THAT the Vendor has handed over the concerned papers of schedule mentioned property to the Vendee on this day.
4. THAT the Vendee shall hold and enjoy the scheduled property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

Contd..4..

Golden Homes Builders and Developers


Partner



Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 3 of 8 Sub Registrar
Gandipet



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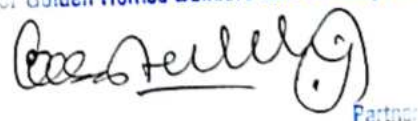
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5. THAT the Vendor further covenant with the Vendee, that if the Vendee is deprived of whole or any part on account of any defect in the Vendor title, the Vendor shall indemnify and compensate the Vendee against the same.
6. THAT the Scheduled Property hereby sold is free from all encumbrances, charges, prior sales, gifts, will, sureties, lien court attachments, family disputes, litigations, prior agreements, mortgages, leases, AGPA's, GPA's, etc., the Vendor has full power and absolute authority to sell the same to the Vendee.
7. THAT the Vendor hereby indemnify and keep the Vendee indemnified from against all the losses, costs, expenses, damages, sustain, if any due to the defect in the title of the Vendor or from any third party's claim or if the Vendee has deprived from the part or whole of the schedule property. The Vendor shall compensate against the same at all times from their personal and other property.
8. THAT the document to effect that no house or structure is constructed or existing in the house site/land mentioned in the schedule of the property. If there is any structure that may be prosecuted in a court of law U/S 27 and 64 of Indian Stamp Act.
9. THAT the Vendor hereby declare that I am the owner of the schedule mentioned property. The said property is not assessed by the Municipal/Gram Panchayat authorities and not allotted any PTI/VLTA Number.
10. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.
11. The executants and claimants to the document declare that the property mentioned in the document has been verified and found to be correct. The KYC documents submitted by them and by the identifying witnesses to the document are correct. They shall be collectively responsible if any variations are noticed in future.
12. That the Vendor hereby undertake and assure that if the Vendee are deprived of any part of or whole of the schedule of property hereby conveyed by reason of any defective title or inferior title of the Vendor or of any prior encumbrances, the said Vendor shall fully indemnify the Vendee against all such losses and damages whatsoever expenses incurred thereon by the Vendee.



Contd..5..

For Golden Homes Builders and Developers


Partner

Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 4 of 8 Sub Registrar
Gandipet



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13. The Vendor undertakes to sign the necessary applications, declarations, affidavits required for mutation or other works on the name of the Vendee with the Revenue Department, Government Agencies, Corporation etc., in respect of the schedule property with the cost of Vendee.
14. That the Vendor got the building permission and agreed that the said property is sold with the building permission for constructing residential apartment.
15. The market value of the said schedule property is Rs. 11,300/- per Sq. Yard

SCHEDULE OF PROPERTY

All that the **Plot bearing No. R-15/Part (Western Part)**, admeasuring 427.20 Sq. Yards and **Plot bearing No. R-16**, admeasuring 466 Sq. Yards, and total admeasuring about **893.20** Square Yards, equivalent to 746.71 Sq. Meters, in **Survey No.53**, situated at **MANCHIREVULA VILLAGE**, Gandipet Mandal, Under Narsingi Municipality, Ranga Reddy District, Telangana, and bounded as follows:

NORTH : NEIGHBOUR'S LAND,
SOUTH : 40'-0" WIDE ROAD,
EAST : PLOT NO. R-15/PART (EASTERN PART)
& THEN PLOT NO. R-14,
WEST : PLOT NO. R-17.

And more clearly delineated in the plan annexed hereto, and marked in RED Colour.

IN WITNESSES WHEREOF, the Vendor and Vendee have signed on this SALE DEED with their own free will and consent on this the day, month and year first above mentioned, before the following:

WITNESSES:

1. A. Ravi

2. [Signature]

[Signature]

SIGN. OF THE VENDOR

For Golden Homes Builders and Developers

[Signature]

SIGN. OF THE VENDEE

Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 5 of 8 Sub Registrar
Gandipet



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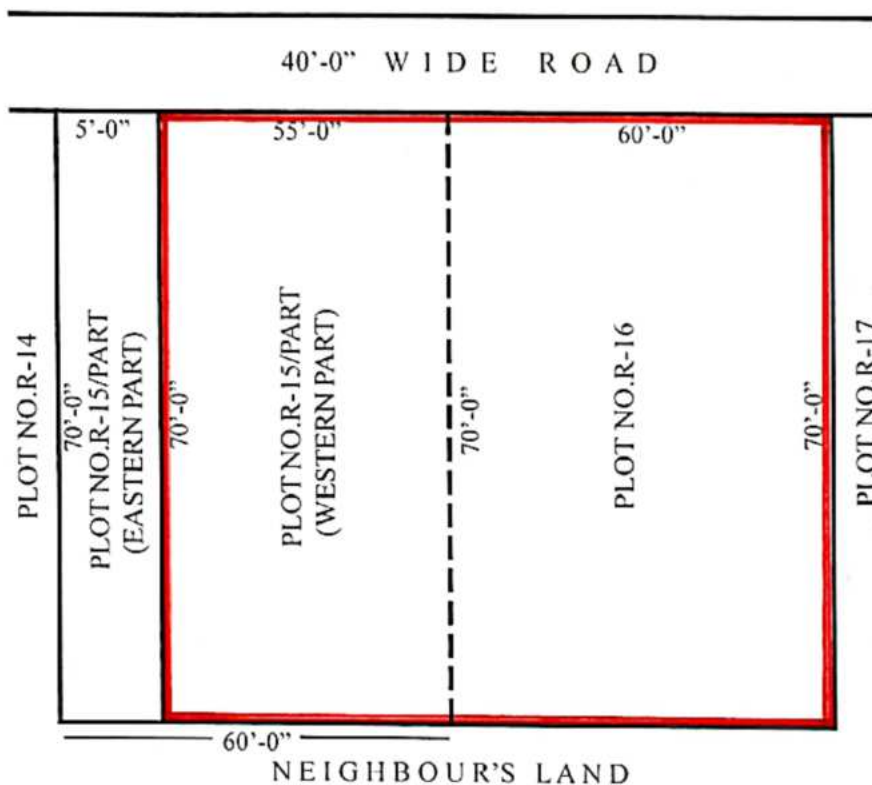


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REGN. PLAN SHOWING THE **PLOT BEARING NO. R-15/PART (WESTERN PART)**, ADMEASURING 427.20 SQ. YARDS AND **PLOT BEARING NO. R-16**, ADMEASURING 466 SQ. YARDS, AND TOTAL ADMEASURING ABOUT **893.20** SQUARE YARDS, EQUIVALENT TO 746.71 SQ. METERS, IN **SURVEY NO.53**, SITUATED AT **MANCHIREVULA VILLAGE**, GANDIPET MANDAL, UNDER NARSINGI MUNICIPALITY, RANGA REDDY DISTRICT, TELANGANA

VENDOR : SRI. GOUTHAM REDDY M, S/O. SRI. M. RAMAKRISHNA REDDY

VENDEE : M/s. GOLDEN HOMES BUILDERS AND DEVELOPERS, Represented by its Partner: SRI. VENKATA NARASA REDDY AMBATI, S/O. SRI. THIRUPATHI REDDY




REF :
NOT SCALE :

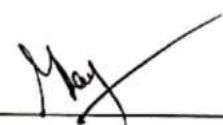
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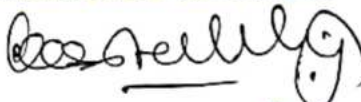


WITNESSES :-

1. 

For Golden Homes Builders and Developers

2. 



Partner

SIGN. OF THE VENDEE/S



SIGN. OF THE VENDOR/S

Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 6 of 8 Sub Registrar
Gandipet

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ಭಾರತ ಸರ್ಕಾರ
Government of India
 ಗೌಹಂ ರೆಡ್ಡಿ ಎಂ
 Goulham Reddy M
 ಜನ್ಮ ದಿನಾಂಕ / DOB : 04/09/1991
 ಛೇದ / Male


9080 3038 6183

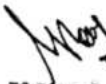

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

	<p align="center">భారత ప్రభుత్వం Government of India</p>	
	<p>వేంకట నరసా రెడ్డి అంబటి Venkata Narasa Reddy Ambati పూర్తి పేరు DOB: 18-07/1977 పురుషుడు/ MALE</p>	<p align="right">Base Date: 27/04/2021</p> <p align="right"><i>(Signature)</i></p>
<p align="center">2217 0082 4919</p>		
<p align="center">VID : 9134 6323 3704 5382</p>		
<p align="center">న ఆదార్, నా సుర్తింపు</p>		

ఆది రాజు
Aradi Raju
నాస్ డే/DOB: 16/06/1987
పురుషుడు/ MALE
Mobile No: 9951740073
6539 1079 9543
VID : 9162 1158 1711 1021


ಗೌರವ ಸಾರ್ವಜನಿಕ
Government of India


ಮಹಾಲಾ ರಾಮಕೃಷ್ಣ ರೆಡ್ಡಿ
Mehala Ramakrishna Reddy
ಬಿ.ಡಿ.ಎಂ.ಡಿ. 04/01/1965
ಪುರುಷ: MALE

8156 1954 1195

ಕೆ.ಎಸ್. ಆರ್.ಎಂ. ನಂ. 1195

Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 7 of 8 Sub Registrar
Gandipet



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Online Challan Proforma [SRO copy]

Challan No: 967QDY240125

Bank Code : HDFC Payment : NB

Remitter Details

Name	GOLDEN HOMES BUILDERS AND DEVELOPERS
PAN Card No	AAIFH3683C
Aadhar Card No	
Mobile Number	*****678
Address	HYDERABAD

Executant Details

Name	GOUTHAM REDDY M
Address	BANGALORE

Claimant Details

Name	GOLDEN HOMES BUILDERS AND DEVELOPERS
Address	HYDERABAD

Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

Amount Details

Stamp Duty	555050
Transfer Duty	151400
Registration Fee	50475
User Charges	500
Mutation Charges	10100
Haritha Nidhi	50
TOTAL	767575

Total in Words	Seven Lakh Sixty Seven Thousand Five Hundred and Seventy Five Rupees Only
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Date(DD-MM-YYYY)	24-01-2025
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Transaction Id	6833820969237
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Stamp & Signature	
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Note: Scan the QR code to verify the challan details and go through refund policy.

Online Challan Proforma [Citizen copy]

Challan No: 967QDY240125

Bank Code : HDFC Payment : NB

Remitter Details

Name	GOLDEN HOMES BUILDERS AND DEVELOPERS
PAN Card No	AAIFH3683C
Aadhar Card No	
Mobile Number	*****678
Address	HYDERABAD

Executant Details

Name	GOUTHAM REDDY M
Address	BANGALORE

Claimant Details

Name	GOLDEN HOMES BUILDERS AND DEVELOPERS
Address	HYDERABAD

Document Nature

Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

Amount Details

Stamp Duty	555050
Transfer Duty	151400
Registration Fee	50475
User Charges	500
Mutation Charges	10100
Haritha Nidhi	50
TOTAL	767575

Total in Words	Seven Lakh Sixty Seven Thousand Five Hundred and Seventy Five Rupees Only
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Date(DD-MM-YYYY)	24-01-2025
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Transaction Id	6833820969237
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Stamp & Signature	
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Note: Scan the QR code to verify the challan details and go through refund policy.



Bk - 1, CS No 1137/2025 & Doct No
1075/2025. Sheet 8 of 8 Sub Registrar
Gandipet



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