

C990  
19823

Doc No. 20575/2021

Prudh  
Ramu



తెలంగాణ తెలంగాణ/TELANGANA

SI.NO: 3716 Date: 01/11/2021

Sold to: Kalidindi Krishna Bhagavan Raju

S/o. W/o. D/o: Late R Jagga Raju

For Whom: Self & Other R/o R.R.D.P.A

AH 623105

YENGALA RAMU

LICENCED STAMP VENDOR

Licence No: 15-11-029/2015, Renewal No: 15-11-065/2021

H.No: 14-20-427/A, Kothuru Sitaiah Nagar,  
Kukatpally Village & Mandal,

Medchal-Malkajgiri Dist. Ph: 9392927598

### GIFT DEED (MOTHER TO SONS)

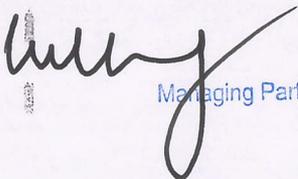
THIS GIFT DEED is made and executed on this the 01<sup>st</sup> day of November' 2021 at R.O., Ranga Reddy District by:-

**SMT.KALIDINDI SITAMMA**, W/o Late Sri Kalidindi Jagga Raju, aged 84 years, Occ: House Wife, R/o H.No.6-50, Main Road, Near Panchayath Office, Bhimavaram Mandalam, Dirusumarru, West Godavari, Andhra Pradesh - 534239 (Aadhaar No.5742 5036 0950) (PAN No.DZVPK1043Q)

[HEREINAFTER to be called and referred to as the "DONOR" which expression unless repugnant to the context shall mean include all her heirs, executors, administrators, successors, legal representatives, nominees and assignees etc. of the FIRST PART]

₹ 100000/-

For CANDEUR DEVELOPERS & BUILDERS

  
Managing Partner

**IN FAVOUR OF**

1. **SRI KALIDINDI KRISHNA BHAGAVAN RAJU**, S/o Late Sri Kalidindi Jagga Raju, aged 64 years, Occ: Agriculture, R/o H.No.1-72, Beside DRF East gate, Bollaram Road, Miyapur, Ranga Reddy District, Telangana State (Aadhaar No.5728 5379 4953) (PAN No.AKBPK7624B)
2. **SRI KALIDINDI RANGA RAJU**, S/o Late Sri Kalidindi Jagga Raju, aged 60 years, Occ: Retired Employee, R/o H.No.1-72A, Beside DRF East gate, Bollaram Road, Miyapur, Ranga Reddy District, Telangana State (Aadhaar No.7880 7954 5076) (PAN No.AFYPK9273Q).
3. **SRI KALIDINDI RAMA RAJU**, S/o Late Sri Kalidindi Jagga Raju, aged 62 years, Occ: Agriculture, R/o H.No.4629, MIG Phase-2, BHEL, Ramachandrapuram, Sanga Reddy District, Telangana State (Aadhaar No.7610 9667 4894) (PAN No.AIDPK7972N)

[HEREINAFTER to be called and referred to as the “**DONEES**” which expression unless repugnant to the context shall mean include all their respective heirs, executors, administrators, successors, legal representatives, nominees and assignees etc. of the SECOND PART]

WHEREAS said Smt.Kalidindi Sitamma became the absolute owner and possessor of the land totally admeasuring 907.5 sq.yards or Ac.0-07.5 guntas comprising of Sy.No.200/అ admeasuring 453.75 sq.yards or Ac.0-03¾ gts and Sy.No.201/అ admeasuring 453.75 sq.yards or Ac.0-03¾ gts situated at Madeenaguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana State i.e. Schedule of property hereunder.

WHEREAS originally one (1) Sri Alluri Bhagavan Raju and (2) Smt A.Venkayya represented by the General Power of Attorney holder viz., Smt A. Appala Narasaiah W/o Sri Bhagavan Raju being the owners of the land in Sy.no.200 & 201 have in turn alienated, conveyed and transferred the land admeasuring Ac.1-20 guntas Sy.No.200/అ admeasuring Ac.0-15 guntas, Sy.No.201/అ admeasuring Ac.0-22 guntas and Sy.No.205/2/అ admeasuring Ac.0-23 guntas in favour of Sri Kalidindi Rama Raju S/o Sri Jagga Raju through a Sale Deed dated:07-09-1989, bearing document No.10605 of 1989 with the O/o R.O., Ranga Reddy.

కల్లంపల్లి

WHEREAS said Sri Kalidindi Rama Raju being the owner of the said land had in turn alienated, conveyed and transferred the land totally admeasuring Ac.0-30 guntas comprising of Sy.No.200/అ admeasuring Ac.0-15 guntas and Sy.No.201/అ admeasuring Ac.0-15 guntas in favour of Sri Kalidindi Jagga Raju through a Sale Deed dated 14-08-1990, bearing registered document No.11260 of 1990 with the O/o R.O., Ranga Reddy District. Said Sri Kalidindi Jagga Raju expired on 19-02-2018, leaving behind him, his wife Smt.Kalidindi Sitamma and three sons viz., (1) Sri Krishna Bhagawan Raju, (2) Sri Kalidindi Ranga Raju and (3) Sri Kalidindi Rama Raju as his legal heirs and thus said (1) Sri Krishna Bhagawan Raju, (2) Sri Kalidindi Ranga Raju, (3) Sri Kalidindi Rama Raju and (4) Smt.Kalidindi Sitamma became the absolute owners and possessors of the land totally admeasuring Ac.0-30 guntas comprising of Sy.No.200/అ admeasuring Ac.0-15 guntas and Sy.No.201/అ admeasuring Ac.0-15 guntas with their respective extents as under:-

(1) Sri Krishna Bhagawan Raju, Sy.No.200/అ	- Ac.0-03¾ gts
Sy.No.201/అ	- Ac.0-03¾ gts
(2) Sri Kalidindi Ranga Raju, Sy.No.200/అ	- Ac.0-03¾ gts
Sy.No.201/అ	- Ac.0-03¾ gts
(3) Sri Kalidindi Rama Raju Sy.No.200/అ	- Ac.0-03¾ gts
Sy.No.201/అ	- Ac.0-03¾ gts
(4) Smt.Kalidindi Sitamma Sy.No.200/అ	- Ac.0-03¾ gts
(i.e.DONOR hereinabove) Sy.No.201/అ	- Ac.0-03¾ gts

WHEREAS thus in the above manner, said Smt.Kalidindi Sitamma became the absolute owner and possessor of the land totally admeasuring 907.5 sq.yards or Ac.0-07.5 guntas comprising of Sy.No.200/అ admeasuring 453.75 sq.yards or Ac.0-03¾ gts and Sy.No.201/అ admeasuring 453.75 sq.yards or Ac.0-03¾ gts situated at Madeenaguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana State i.e. Schedule of property hereunder.

WHEREAS thus in the above manner, the Donor hereinabove became the absolute owner and possessor of the Schedule of Property herein and the DONOR hereinabove is thus vested with full rights of ownership, possession, enjoyment and disposal of the same in any manner as she desires.

For CANDEUR DEVELOPERS & BUILDERS

  
Managing Partner

శ్రీ కలీదీందీ సీతమ్మ

WHEREAS the DONOR hereinabove being the absolute owner and possessor of the Schedule of Property herein hereby decided to gift away the same to the DONEES (who are the sons of the DONOR hereinabove] out of love and affection towards the DONEES at free of cost and the DONEES herein have also accepted the same.

**NOW THIS GIFT DEED WITNESSETH AS UNDER:**

1. The DONOR hereinabove is the absolute owner and possessor of the Schedule Property herein and the DONOR herein by way of Gift hereby transfers, conveys and assigns the Schedule Property herein in favour of the DONEES herein to have and to hold the same as an absolute owners and possessors and the DONEES herewith accepted the said Gift.
2. The DONOR is having great affection and natural love towards the DONEES being sons of the DONOR herein and as such the DONOR has decided to gift the Schedule Property to the DONEES and make the DONEES as absolute owners and possessors by executing this Gift Deed in their favour.
3. The DONOR hereby conveys and transfers all the rights along with all ownership rights, title, possession hitherto enjoyed by her in respect of the Schedule Property in favour of the DONEES absolutely and forever to hold, use, enjoy and possess the same as an absolute owners thereof without any interference or disturbance from anybody else.
4. The Donor hereby declares and confirms that she is the sole absolute owner and possessor of the Schedule of Property herein and none-else has/have any sort of claim, share and interest in and over the same.
5. The DONEES shall get the Schedule Property mutated in their names in the municipal and other concerned records and the DONOR agrees to co-operate with them in this behalf.
6. The DONOR hereby delivered the peaceful, physical and vacant possession of the Schedule Property to the DONEES herein and the DONEES are put in possession of the same and also delivered all the copies of title deeds pertaining to the schedule property herein to the Donees herein
7. The Schedule Property hereby gifted is free from any sort of encumbrances, charges, claims, prior sale, gift, will, mortgage, lien, litigation, prior agreements and court attachment or Government or private encumbrances.

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8. The DONOR further declares and confirms that the Schedule Property is not hit by the provisions of the Ceiling Acts nor any part of it is surplus land vested in Government. That the Schedule Property herein is neither a Government nor an assigned land.
9. The DONOR shall indemnifies and keep the DONEES indemnified for any loss or damage suffered by the DONEES owing to any defect or deficiency in the title of the DONOR herein over the Schedule Property.
10. That the value of the Schedule Property hereby Gifted and transferred is **Rs.1,90,57,500/-** for the purpose of calculation of Stamp Duty and Registration Fee.

### SCHEDULE OF PROPERTY

All that the undivided share of land in total admeasuring 907.5 sq.yards or Ac.0-07.5 guntas comprising of Sy.No.200/అ admeasuring 453.75 sq.yards or Ac.0-03<sup>3</sup>/<sub>4</sub> gts and Sy.No.201/అ admeasuring 453.75 sq.yards or Ac.0-03<sup>3</sup>/<sub>4</sub> gts situated at Madeenaguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana State and bounded by :

### BOUNDARIES FOR TOTAL LAND i.e., 907.5 Sq.yds.,

- NORTH :: Land of Sri K.Subrahmanyam Raju  
 SOUTH :: Land of Sri K.Anji Reddy  
 EAST :: Land of Sri Kalidindi Rama Raju (DONEE No.3 herein)  
 WEST :: Land of Sri K.Ranga Raju (DONEE No.2 herein)

For CANDEUR DEVELOPERS & BUILDERS



Managing Partner

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IN WITNESS WHEREOF the DONOR hereinabove has hereby signed this Gift Deed with her free will and consent on this day, month and year first above mentioned in the presence of the following witnesses.

**WITNESSES:**

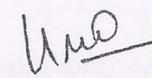
శ్రీ లక్ష్మణ దేవి

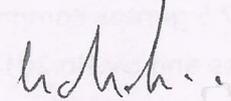
**DONOR**

1. 

1. 

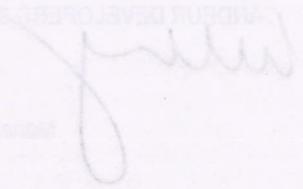
2. P. Ganesh

2. 

3. 

**DONEES**

Housiey.com



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5742 5036 0950**

ఆధార్ - సామాన్యుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**5728 5379 4953**

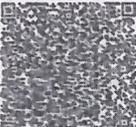
ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



కలిదిండి సీతమ్మ  
KALIDINDI SITAMMA

పుట్టిన సంవత్సరం/Year of Birth: 1936  
స్త్రీ / Female



**5742 5036 0950**

ఆధార్ - సామాన్యుని హక్కు

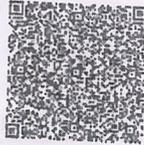
కల్పి దిండి సీత

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



కే కృష్ణ భగవాన్ రాజు  
K Krishna Bhagavan Raju

పుట్టిన సంవత్సరం/Year of Birth : 1956  
పురుషుడు / Male



**5728 5379 4953**

ఆధార్ - సామాన్యుని హక్కు  
*Krishna Bhagavan Raju*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



Kalidindi Rama Raju  
Kalidindi Rama Raju

జన్మ తేదీ / Year of Birth : 1958  
పురుషుడు / Male



**7610 9667 4894**

आधार - आम आदमी का अधिकार

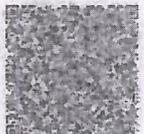
*Kalidindi Rama Raju*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



పాఠాయపరంబు తిమోతి నిర్మల సామ్  
Pazhayaparambu Thimothy Nirmal Sam

పుట్టిన సంవత్సరం/Year of Birth: 1975  
పురుషుడు / Male



**5144 0545 4164**

ఆధార్ - సామాన్యుని హక్కు

*Pazhayaparambu Thimothy Nirmal Sam*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



Puppala Ganesh

పుట్టిన తేదీ / DOB: 14/07/1994  
పురుషుడు / MALE



**9754 0619 3059**

आधार - आम आदमी का अधिकार

*P. Ganesh*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



కలిదిండి రంగా రాజు  
Kalidindi Ranga Raju

DOB: 20-04-1961  
Gender: Male



**7880 7954 5076**

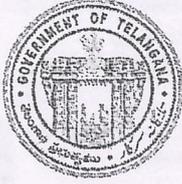
आधार - आम आदमी का अधिकार

*Kalidindi Ranga Raju*

For CANDEUR DEVELOPERS & BUILDERS

*Managing Partner*

Managing Partner



Government of Telangana  
Registration And Stamps Department

P-1240/2021  
20575/21

Payment Details - Citizen Copy - Generated on 01/11/2021, 05:13 PM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 21663

Receipt Date: 01/11/2021

Name: KALIDINDI SITAMMA CS No/Doct No: 19833 / 2021  
Transaction: Gift in favour of family members Challan No: E-Challan No: 225LR8261021  
Chargeable Value: 19057500 DD No: DD Dt: Challan Dt: E-Challan Dt: 26-OCT-21  
Bank Name: Bank Branch: E-Challan Bank Branch:  
E-Challan Bank Name: SBIN

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				25000
Transfer Duty /TPT				95300
Deficit Stamp Duty				381200
User Charges				500
Mutation Charges				19100
Total:				521100

In Words: RUPEES FIVE LAKH TWENTY ONE THOUSAND ONE HUNDRED ONLY



Joint Sub Registrar-I  
R.O. Ranga Reddy Dist.

Housley.com