

STAMPED

725/2021



816

తెలంగాణ తెలంగాణ TELANGANA

సంఖ్య: 725/2021

K. Srinivas Reddy S/o. Raji Reddy R/o. Hysel.

Hallmark Hampton projects, Hysel.

Y 829287

Junior Assistant  
Ex-Officer, Stamp Vendor  
R.O. Medak at Sangareddy.

**SALE DEED**

This Deed of Sale is made and executed on this the 5<sup>th</sup> day of January, 2021 by and between:

1. **SRI. MUNNURU ANJALIAH S/o. LATE LAXMAIAH** aged about 67 years, Occ:Agriculture, R/o.H.No.3-57, Pati Village, Patancheru Mandal, Sanga Reddy District-502300, Aadhar No:-578891283144.
2. **SRI. MUNNURU PRAVEEN KUMAR S/o. ANJALIAH**, aged about 36 years, Occ:Employee, R/o.H.No.3-57, Pati Village, Patancheru Mandal, Sanga Reddy District-502300, Aadhar No:- 729677190812

*[Signature]*

M. Praveen

*[Signature]*

B. Sujatha

M. Sumalatha

For HALLMARK HAMPTON PROJECTS

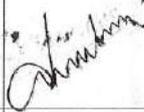
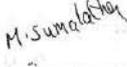
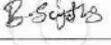
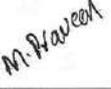
*[Signature]*

Partners

**Presentation Endorsement:**

Presented in the Office of the Joint SubRegistrar, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 21250/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 05th day of JAN, 2021 by Sri Munnuru Najiaha

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KANDULA ASHOKA VARDHAN [1711-1-2021-816]	KANDULA ASHOKA VARDHAN[R]/M/S. HALLMARK HAMPTON PROJECTS	
2	CL		 SHYAM SUNDER REDDY [R] [1711-1-2021-816]	SHYAM SUNDER REDDY[R]/M/S. HALLMARK HAMPTON PROJECTS	
3	EX		 MUNNURU SUMALATHA [1711-1-2021-816]	MUNNURU SUMALATHA D/O. ANJALIAH  M.Su	
4	EX		 BURIGARI SUJATHA [1711-1-2021-816]	BURIGARI SUJATHA W/O. BURIGARI GOPAL	
5	EX		 MUNNURU VIJAY KUMAR [1711-1-2021-816]	MUNNURU VIJAY KUMAR S/O. ANJALIAH	
6	EX		 MUNNURU PRAVEEN KUMAR [1711-1-2021-816]	MUNNURU PRAVEEN KUMAR S/O. ANJALIAH	
7	EX		 MUNNURU ANJALIAH: 05TC [1711-1-2021-816]	MUNNURU ANJALIAH S/O. LATE. LAXMAIAH	

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3. **SRI. MUNNURU VIJAY KUMAR S/o. ANJIAIAH** aged about 29 years, Occ:Employee, R/o.H.No.3-57, Pati Village, Patancheru Mandal, Sanga Reddy District-502300, Aadhar No:- 625220180230.
4. **SMT. BURIGARI SUJATHA W/o.BURIGARI GOPAL, D/o. ANJIAIAH**, Aged:42 Years, Occ:House Wife, R/o.1-77, Kowipally, Mohammednagar, Muniraj, Sangareddy Dist. Pin Code:502316. Aadhar No.713412728761.
5. **SMT.MUNNURU SUMALATHA D/o. ANJIAIAH**, Aged:30 Years, Occ:House Wife, R/o. H.No.3-57, Pati Village, Patancheru Mandal, Sanga Reddy District-502300, Aadhar No:-851334381206.

(Hereinafter to be called and referred to as the “**VENDORS**”, which term unless repugnant to the context or meaning thereof shall mean and include all their legal heirs, successors, representatives, executors, administrators and assignees etc.,)

#### IN FAVOUR OF

**M/s. HALLMARK HAMPTON PROJECTS**, its registered office at 5Th Floor, Jyothi Imperial, Above South India Shopping Mall, Gachibowli, Hyderabad-500032. Represented by its Managing Partner & Partners:

1. **SRI. KANDULA ASOKA VARDHAN S/o. LATE K.RAMI REDDY**, aged about 63 years, Occupation: Business, residing at Flat No.303, Hallmark Rainbow Apt, Plot No.42,43, Sector I-Block -E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R. Dist, Hyderabad., PIN: 500089. Aadhaar No.848158398754.
2. **SRI. SHYAM SUNDER REDDY S/o. M. RAMI REDDY**, aged about 42 years, Occupation: Business, residing at Flat No.701, Block 3A, SMR Vinay Fountain Head, Manjeera Water Works Lane, Miyapur, Near Calvary Temple, Hyderabad-500049. Aadhar No. 917511628796

(Hereinafter to be called and referred to as the “**VENDEES**”, which term unless repugnant to the context or meaning thereof shall mean and include all its representatives, successors, representatives, executors, administrators and assignees etc.,)

*M. Praveen*

M. Praveen

*B. Sujatha*

B. Sujatha

B. Sumalatha

For HALLMARK HAMPTON PROJECTS

*M. Praveen* *B. Sujatha*

Partners

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SRINIVAS:05/01/2021.10: [1711-1-2021-816]	SRINIVAS AADHAAR CARD	
2		 KARTHIK REDDY:05/01/2021.10: [1711-1-2021-816]	KARTHIK REDDY AADHAAR CARD	

05th day of January,2021

Signature of Joint Sub Registrar  
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0812 Name: Munnuru Praveen Kumar	S/O Munnuru Anjaiah, Patighanpur, Medak, Telangana, 502300	
2	Aadhaar No: XXXXXXXX0230 Name: Munnuru Vijay Kumar	S/O Munnuru Anjaiah, Patighanpur, Medak, Telangana, 502300	
3	Aadhaar No: XXXXXXXX8761 Name: Burigari Sujatha	W/O Burigari Gopal, Mohammednagar @ Munirai, Medak, Andhra Pradesh, 502316	
4	Aadhaar No: XXXXXXXX1206 Name: Munnuru Sumalatha	D/O Munnuru Anjaiah, Patighanpur, Medak, Telangana, 502300	

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	170000	0	0	0	170100
Transfer Duty	NA	0	63750	0	0	0	63750
Reg. Fee	NA	0	21250	0	0	0	21250
User Charges	NA	0	200	0	0	0	200
<b>Total</b>	<b>100</b>	<b>0</b>	<b>255200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>255300</b>

Rs. 233750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 21250/- towards Registration Fees on the chargeable value of Rs. 4250000/- was paid by the party through E-Challan/BC/Pay Order No .286BEV040121 dated ,04-JAN-21 of .KKBK/

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**WHEREAS**

- A. Vendor No.1 is the absolute owner and possessor of all that agriculture land **Ac 3-04 ½ Gts** in Sy.No.142/AA1/1 situated at Patighanapur Village, Patancheru Mandal, Sangareddy District, Telangana State.
- B. Land bearing Sy.No.142 total extent Ac.7-31 Gts of Patighanapur Village is an patta land. Originally Munnuru Lachaiah is the pattedar of Sy.No.142 to an extent of Ac.7-31 Gts. After Munnuru Lachaiah his two sons Papaiah, Anjaiah inherited the same to an extent of Ac.3-36 Gts to Papaiah, Ac.3-25 Gts to Anjaiah accordingly entries in Revenue Records have mutated in their favor vide Katha No.309 and 3 respectively. Now Munnuru Anjaiah S/o.Lachaiah is owner and possessor to an extent of Ac.3-35 Gts. Munnuru Anjaiah and 4 others executed a Registered sale deed No.8074 of 2010 Dt:27.08.2010 in favor NCL ALLTEK & SECCOLOR LTD to an extent of Ac.0-12.50 Gts and he given an extent of Ac.0-12 Gts for OUTER RING ROAD PHASE II PROJECT. Then Munnuru Anjaiah remained an extent of Ac.3-04 ½ Gts. Now he is became absolute owner and possessor of the agricultural land bearing **Survey No.142/AA1/1** to an extent of **Ac.3-04 1/2 Gts** Situated at Patighanapur Village, Patancheru Mandal, Sangareddy District, Telangana., Accordingly entries in Revenue Record have been Mutated in his favor vide New Pass Book No.T09180150002. Khata No.3.
- C. VENDOR No.2, 3 are the sons and Vendor No.4 & 5 are the daughters and legal heirs of Vendor No.1 they are joining in execution of the sale deed with a view to effectuate the transfer in favour of the VENDEES and to avoid future litigation.
- D. AND NOW the Vendors are agreed and offered to sell the agricultural land for their family necessities in **Survey No.142/AA1/1** to an extent of **Ac.0-17 Gts out of Ac.3-04 ½** Situated at Patighanapur Village, Patancheru Mandal, Sangareddy District, Telangana., and more fully described in the **SCHEDULE PROPERTY** annexed hereto, to the VENDEES of the Second Part.
- E. The Vendors agreed to sell the Schedule Property viz., to the VENDEES hereto for a total sale consideration of **Rs.42,50,000/- (Rupees Fourty Two Lakhs Fifty Thousand Only)** and the VENDEES agreed to purchase the same with interest therein.
- F. The parties hereto, having agreed upon the terms of this Sale has further decided to reduce the same into writing.

*M. Praveen*  
M. Praveen

*B. Sujatha*  
B. Sujatha

*M. Sumalatha*  
M. Sumalatha

For HALLMARK HAMPTON PROJECTS

*[Signature]*

Partners

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 259450/-, DATE: 04-JAN-21, BANK NAME: KKBK, BRANCH NAME: , BANK REFERENCE NO: 7002062505516, PAYMENT MODE: NB-1001138, ATRN: 7002062505516, REMITTER NAME: HALLMARK HAMPTON PROJECTS, EXECUTANT NAME: M ANJALIAH AND OTHERS, CLAIMANT NAME: HALLMARK HAMPTON PROJECTS).

Date:  
05th day of January, 2021

Signature of Registering Officer  
Sangareddy (R.O)

Bk - CS No 816/2021 & Doct No  
725/2021 Joint SubRegistrar  
Sangareddy (R.O)

725 Register as document  
No: ..... of 2021 (194)  
Number 171-1-725 of 2021  
Date: 05/11/2021

Registering Officer

M.P. GHOUSE BABA  
JOINT SUB-REGISTRAR-II /  
RO (OB) SANGAREDDY

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**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

- VENDORS hereby conveys, transfers and sells the schedule property viz. land admeasuring **Ac.0.17Gts** out of Ac.3-04 ½ Gts in Sy.No.142/AA1/1 situated at Patighanapur Village, Patancheru Mandal, Sangareddy District, Telangana., to the VENDEES for a total sale consideration of **Rs.42,50,000/- (Rupees Fourty Two Lakhs Fifty Thousand Only)** and the VENDEES agreed to purchase the same for the said sale consideration with interest therein.
- That the VENDEES paid the entire sale consideration of **Rs.42,50,000/- (Rupees Fourty Two Lakhs Fifty Thousand Only)** to the VENDORS hereto through Cheques detailed below.

NAME OF THE OWNER	CHEQUE No.	BANK	AMOUNT RS.
M ANJIAH	000707	ICICI	12,50,000/-
M PRAVEEN KUMAR	000706	ICICI	15,00,000/-
M VIJAY KUMAR	000705	ICICI	15,00,000/-
		<b>TOTAL</b>	<b>42,50,000/-</b>

The receipt of which the VENDORS hereby admits and acknowledges.

- That in consideration of payment of entire sale consideration by the VENDEES, the VENDORS hereby grants by way of absolute sale the Schedule Property unto the VENDEES by conveying the right, title and interest in and over the Schedule Property unto the VENDEES enabling it and its successors-in-interest to hold and to have the same for all-times to come and to convert and utilize the same for the purposes of its choice.
- VENDORS hereby put the VENDEES into vacant peaceful physical possession of the Schedule Property and the VENDEES hereby acknowledge and admits the receipt of the possession of the Schedule Property.
- VENDORS hereby declares that he is the absolute owner and possessor of the Schedule Property sought to be conveyed and that the succession unto his is perfect, legal and valid and is not defective, as such the VENDORS is invested with a perfect right of conveyance to be made unto the VENDEES.

*M. Praveen*

M. Praveen

*B. Sujatha*

B. Sujatha

M. Sumalatha

For HALLMARK HAMPTON PROJECTS

*[Signature]*

Partners

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6. VENDORS hereby grants, transfers and conveys by way of absolute sale unto the VENDEES forever and for all times to come the Schedule Property more fully described in the schedule annexed to this Deed together with all easements belonging to or in any way enjoyed to or that the same or part thereof, usually held, used, occupied and enjoyed and all estate, right title interest, use, inheritance, possession, benefit, claim and demand whatsoever of the VENDORS unto the VENDEES "TO HOLD" and "TO HAVE" the Schedule Property hereby sold with the rights and easements UNTO the use and benefit of the VENDEES for ever to be held as heritable and transferable immoveable property within the meaning of any law for the time being in force.
7. VENDORS hereby for himself and on behalf of her legal heirs, executors and administrators, covenant with the VENDEES that:
- a) VENDORS has good right and absolute authority to convey the Schedule Property hereby sold to the use of the VENDEES in the manner aforesaid;
  - b) The VENDEES shall and may at all times hereinafter peacefully and quietly enter upon, hold and occupy, possess and enjoy exclusively the Schedule Property without any interruption, claim or demand whatsoever from or by the VENDORS or any person or persons lawfully claiming or claim by, from, in or IN TRUST from the VENDORS and all persons having or lawfully claiming any right or interest whatsoever at law in the Schedule Property hereby sold.
  - c) VENDORS hereby declares that the Schedule Property is free from all encumbrances and liens and if this statement is found to be untrue, the VENDORS hereby unequivocally undertakes to indemnify the VENDEES for all expenditure so incurred by the VENDEES in perfecting his title unto the Schedule Property.
  - d) VENDORS hereto undertakes that he shall and will from time to time and at all times hereinafter at the costs and expense of the VENDEES, do execute or cause to be done other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law, whatsoever for the better and more perfectly and absolutely hereby sold UNTO the use of the VENDEES in the manner aforesaid by the VENDEES or his Counsel in law shall be reasonably required.

*B. Sujatha*

M. Praveen

*(Signature)*

B. Sujatha

M. Sumalatha

FOR HALLMARK HAMPTON PROJECTS

*(Signature)*  
Partners

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8. VENDORS hereby declares that he paid all the taxes, cess dues etc., in respect of the Schedule Property.
9. VENDORS hereby declares that the Schedule Property is neither affected by the provisions of A.P. Agricultural Land (Ceiling & Regulation) Holdings Act nor by the provisions of the ULC Act.
10. VENDORS hereby declares that there are no protected tenants as defined under A.P. (T.A.) Tenancy Act, 1950, over the Schedule Property.
11. VENDORS hereby further assures the VENDEES and undertakes to indemnify the VENDEES from all losses and demands if any caused at any time in future on account of any defect in his title or due to any third party claim for title or persons claiming through him over the Schedule Property.
12. VENDORS hereby states that he has not entered into any Agreement of Sale whatsoever in respect of the Schedule Property nor there was any *consensus ad idem* inter se with third parties except with VENDEES, if this statement is found to be untrue, the he hereby undertakes to indemnify the VENDEES for all expenses that may be incurred by the VENDEES in perfecting his title unto the Schedule Property.
13. VENDORS hereby declares that there are no gardens, trees, machinery, structures, mines and minerals in the Schedule Property, if so found, the Vendor hereby undertakes to pay deficit stamp duty and he will be prosecuted under Section 27 & 64 of the Indian Stamp Act.
14. That the VENDORS further declare that the Schedule Property is not an assigned land as defined under Act IX of 1977.

*Bhajan*

M. Praveen

*[Signature]*

B. Sujatha

M. Simalakhe

FOR HALMARK HAMPTON PROJECTS  
*[Signature]*  
Partners

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**SCHEDULE OF PROPERTY**

All that agriculture land admeasuring **Ac.0.17 Gts** out of **Ac.3-04 ½ Gts** in Sy.No.142/AA1/A situated at Patighanapur Village, Patancheru Mandal, Sangareddy District and bounded by:

NORTH : AGRL LAND OF RUKKAMMA AND ANJIAH  
 SOUTH : REMAINING LAND OF VENDOR  
 EAST : O.R.R. SERVICE ROAD  
 WEST : Land in Sy.No.143

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS SALE DEED ON THE DATE, MONTH & YEAR FIRST MENTIONED HEREIN ABOVE WITH THEIR FREE-WILL AND CONSENT.

1. *Arijan*
2. *M. Praveen*
3. *A*
4. *B. Sujitha*
5. *M. Sumalatha*

**VENDORS**

For HALLMARK HAMPTON PROJECTS

*Andrew*  
**VENDEES** Partners

**WITNESSES:**

1. *[Signature]*
2. *Kartik Reddy*

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**RULE - 3**

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE-3 OF THE ANDHRA PRADESH PREVENTION OF UNDER VALUATION INSTRUMENT RULE, 1975

I, **SRI. MUNNURU ANJALIAH S/o. LAXMAIAH**, aged about 64 years, Occ:Agriculture, R/o.H.No.3-57, Patighanapur Village, Patancheru Mandal, Sanga Reddy District-502300, Vendor No.1 do hereby declares and states to the best of my knowledge and belief, the market value of the property entered as follows:

S.No	Village Name	Sy. No.	Extent Ac Gts	Total Cost in Rs.
1	Patighanapur Village	142/AA1/ 1	0-17 Or 2057 S. 1/2	Rs.42,50,000/-

*M. Praveen*

M. Praveen

*B. Sujatha*

B. Sujatha

M. Sumalatha

**VENDORS**

For HALLMARK HAMPTON PROJECTS

*Partners*

Partners

**VENDEE/S**

7-25/2021  
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**తెలంగాణ ప్రభుత్వం**  
**సమానా XIV**  
**(నియమము 26 చూడండి)**  
**పట్టాదారు పాసు పుస్తకం**  
**భూమి యాజమాన్య హక్కు పత్రం**

జిల్లా : సంగారెడ్డి  
 మండలం : పటాన్ చెరు  
 పాస్ బుక్ నెంబర్ : T09180150002

డివిజన్ : సంగారెడ్డి  
 గ్రామం : పాటిఘనాపూర్

బార్ కోడ్:



T09180150002



కోడ్ :



ఖాతా నెంబర్ : 3

1. పట్టాదారు పేరు ఇంటిపేరుతో : మున్నూరు అంజయ్య
2. తండ్రి/భర్త పేరు : లక్ష్మయ్య
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : పాటిఘనాపూర్, పటాన్ చెరు, సంగారెడ్డి
5. కులము : బిసి-డి
6. ఆధార్ సంఖ్య : \*\*\*\*\*3144
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం





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Sangareddy (R.O)

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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

జనగణ సుజాత  
Burigari Sujatha

పుట్టిన తేదీ/Year of Birth: 1983  
లింగం / Gender: Female

7134 1272 8761

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాథమిక సేవ  
UNIQUE IDENTIFICATION AUTHORITY OF IN

చిరునామా: శంక జువల గోపల్  
పుంజ నెం 1-77, కొవ్వపల్లి మండలం,  
మహమ్మద నగర్, మహమ్మద నగర్,  
మెదక్, ఆంధ్ర ప్రదేశ్, 502316

Address: W/O Burigari Gop  
No 1-77, Kowvally Mand  
Mohammednagar @ Mani  
Mohammed Nagar, Medak,  
Andhra Pradesh, 502316

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GOVERNMENT OF INDIA

జనగణ ఆంజలి  
Jaganmou Arjalah

పుట్టిన తేదీ/Year of Birth: 1983  
లింగం / Gender: Male

5788 9128 3144

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం ప్రాథమిక సేవ  
UNIQUE IDENTIFICATION AUTHORITY OF IN

చిరునామా: శంక జువల గోపల్  
పుంజ నెం 1-77, కొవ్వపల్లి మండలం,  
మహమ్మద నగర్, మహమ్మద నగర్,  
మెదక్, ఆంధ్ర ప్రదేశ్, 502316

Address: W/O Late T  
Laxmouli, HNO - 2-1  
Pak, Pothanagar, M  
Pak, Guntur, Andhra  
Pradesh, 522200

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100 100 100 100  
www.uidai.gov.in  
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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

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**GOVT OF INDIA**

कांती लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AALFH87550**

पत्र / Name  
**HALLMARK HAMPTON PROJECTS**

जारी दिनांक / Issue Date  
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 Andhra Pradesh

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 Andhra Pradesh State Government

आंध्र प्रदेश राज्य सरकार  
 Andhra Pradesh State Government

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కాశిరెడ్డి శ్రీనివాస్  
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అధార్ - సామాన్యుని హక్కు

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పుట్టిన తేదీ/DOB: 23/07/1993  
పురుషుడు / MALE

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