

CSNO: 2818/2020

Doc No: 2597/2020



తెలంగాణ తేలంగానా TELANGANA

V 613861

Sl. No. 3439, Date: 04/02/2020
Sold To: Y. VIJAY KUMAR
S/o. Y. SHANKARAIHAH, R/o. HYDERABAD
For Whom: VASAVI CONSTRUCTIONS

KODALI GEETHA RANI
LICENSED STAMP VENDOR
L No: 16-04-001/2013
R L No: 16-04-004/2019
B-3-191/132, 167/C, BEHIND E-SEVA
VENGAL RAO NAGAR, HYDERABAD-500038
Cell: 94920 25252

SALE DEED

THIS DEED OF SALE is made and executed on this the 24th day of February 2020, at S.R.O., Gandipet, Ranga Reddy District, Telangana State., by:-

M/s. MUPPA CONSTRUCTIONS PVT. LIMITED., (Pan No. AAICM2410P), Having its Office at Plot No. C-11, Muppa's Panchavati Colony, Manikonda Jagir Village, Gandipet Mandal, Ranga Reddy District., Represented by its Managing Director:- **SRI. MUPPA ASHOK VARDHAN S/o. SRI. MUPPA VENKAIAH CHOWDARY**, aged about 38 years, Occupation: Business, Aadhaar No. 7692 9406 8306.

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

For MUPPA CONSTRUCTIONS PVT. LTD.

Contd..2..

[Signature]

Authorized Signatory

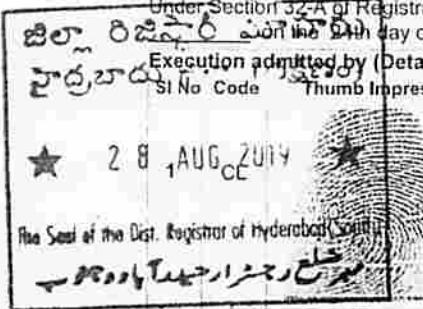
For VASAVI CONSTRUCTIONS LLP

[Signature]

Designated 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. 150000/- paid between the hours of _____ and _____ day of FEB, 2020 by Sri Muppa



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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1				VASAVI CONSTRUCTIONS (R/P) YERRAM VIJAY KUMAR S/O. YERRAM SHANKARAIAH NEW OWENPALLY, SEC-BAD R. VENKATESWARA- RAO. Rep - buy Undalee	
2	EX			M/S MUPPA CONSTRUCTIONS PVT LTD (R/P) MUPPA ASHOK VARDHAN S/O. MUPPA VENKAIAH CHOWDARY MANIKONDAJAGIR, RANGA REDDY	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			J VENUGOPAL AADHAAR NO.5685	
2			S YADI NAIK AADHAAR NO.0910	

24th day of February, 2020

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8306 Name: Muppa Ashok Vardhan	S/O Muppa Venkaiah Chowdary, Puppalaguda, K.v. Rangareddy, Telangana, 500089	

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Gandipet
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IN FAVOUR OF

VASAVI CONSTRUCTIONS, having its Office at 8-2-120/86/9/A/1, 12 & 2/13, 1st Floor, Northend, Anilath Maja Housing Society, Road No.2, Banjara Hills, Hyderabad-500034, Pan No.AARFV7837M. REP BY ITS MANAGING PARTNER... **SRI. YERRAM VIJAY KUMAR, S/o. YERRAM SHANKARAIHAH**, aged about 55 years, Occupation: Business, Resident of Villa No.32, Luxura Greens, New Bowenpally, Opp Kendriya Vidyalaya, Bowenpally, Secunderabad, Telangana-500011 (Aadhar No: 9186 4375 9822)

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

WHEREAS, the Vendor herein are the sole and absolute owners and peaceful possessors of the **Land bearing**, in **Survey No.250**, admeasuring **1210.00 Sq.yards, (Ac.0-10 Guntas)**, (Out of Ac.1-22 Guntas), Situated at **NARSINGI VILLAGE**, Gandipet Mandal, Ranga Reddy District., Telangana State., having purchased the same Vide Registered **Sale Deed Document No.14708/2019**, dated:23-12-2019, Registered at Sub-Registrar, Gandipet, Ranga Reddy District, Telangana State.

WHEREAS the Vendor has agreed and offered to sell the **Open Land**, in **Survey No.250**, admeasuring Ac.0-10 Guntas or **1210.00 Sq.yards.**, Situated at **NARSINGI VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District., Telangana State., and more fully described in the Scheduled of property annexed hereto., to the Vendee of the Second Part, for a total sale consideration of **Rs.3,00,00,000/-** (Rupees Three Crores Only), and the Vendee has agreed to purchase the same for the said sale consideration.

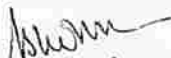
NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

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.3,00,00,000/-** (Rupees Three Crores Only), to the Vendor as follows :-

- (a) **Rs.2,97,00,000/-** (Rupees Two Crores Ninety Seven Lakhs Only) through RTGS
- (b) **Rs.3,00,000/-** (Rupees Three Lakhs Only) deducted towards TDS.

Contd..3..

For MUPPA CONSTRUCTIONS PVT. LTD.



Authorised Signatory

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	1199900	0	0	0	1200000
Transfer Duty	NA	0	450000	0	0	0	450000
Reg. Fee	NA	0	150000	0	0	0	150000
User Charges	NA	0	100	0	0	0	100
Total	100	0	1800000	0	0	0	1800100

Rs. 1649900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 150000/- towards Registration Fees on the chargeable value of Rs. 30000000/- was paid by the party through E-Challan/BC/Pay Order No ,186X0B200220 dated ,20-FEB-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1800000/-, DATE: 20-FEB-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1578970068910, PAYMENT MODE: NEFT/RTGS-1000200, ATRN: 1578970068910, REMITTER NAME: VASAVI CONSTRUCTIONS, EXECUTANT NAME: MUPPA CONSTRUCTIONS PVT. LIMITED.. CLAIMANT NAME: VASAVI CONSTRUCTIONS).

Date:

24th day of February, 2020

Signature of Registering Officer
Gandipet

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1వ పుస్తకము 2020 సం|| శా. సం. 194-1
పు. 2597.. నెంబరుగా రిజిస్టరు చేయబడి
స్కానింగు నిమిత్తం గుర్తింపు లేది... 15.2.20..
1వ 2597...../ 2020 ఇవ్వడమైనది.
2020 సం|| ఫీ/స్కానింగు.. నెం... 24.....లేది.

రిజిస్టరింగ్ అధికారి

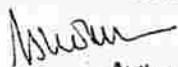
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And the Vendor hereby admits and acknowledges the receipt of the entire sale amount having received from the Vendee.

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.
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 Vendor, hereby declare that We are owning vacant land admeasuring **1210.00 Sq.yards.**, in peripheral area of Hyderabad Urban Agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UCI) Dept., dated 31-10-1988 and availing of the exemption granted therein and through this document We are transferring **1210.00 Sq.yards.**, If the transfer of the land is subsequently found to be in violation of any of the provision of the Urban Land (C & R) Act of 1976 of the G.O., referred to above, the Vendor will be liable for prosecution.

For MUPPA CONSTRUCTIONS PVT. LTD.



Authorised Signatory

Contd..4..



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Gandipet

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9. 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.
10. THAT the Vendor hereby declare that we are the owners of the schedule mentioned property. The said property is assessed by the Municipal/Gram Panchayat authorities and not allotted any PTI/VLTA Number.
11. THAT the land affected by this document is not an assigned land as defined in section 2(1) Act No.9 of 1977.

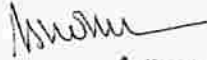
STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED:

UNDER RULE 3 OF THE ANDHRA PRADESH PREVENTION OF UNDER PRESENTATION OF UNDER VALUATION INSTRUMENT RULE, 1975.

Do hereby declare that and state to the best of my knowledge the belief the market value of the property entered is as follows:

Place	Sy.No.	Area	Value Per Sq.yard	Total Market Value
NARSINGI VILLAGE, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District., Telangana State.,	250	1210.00 Sq.yards	Rs.6,000/-	Rs.72,60,000/-
			Sale Consideration	Rs.3,00,00,000/-

For MUPPA CONSTRUCTIONS PVT. LTD.



Authorised Signatory

Contd..5..



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SCHEDULE OF PROPERTY


All that the **Open Land**, in **Survey No.250**, admeasuring Ac.0-10 Guntas or **1210.00 Sq.yards.**, Situated at **NARSINGI VILLAGE**, Under Narsingi Municipality, Gandipet Mandal, Ranga Reddy District., Telangana State., and bounded as follows:

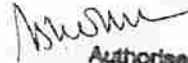
NORTH : Agriculture Land in Survey No.250/Part.
SOUTH : Agriculture Land in Survey Nos.253 & 247.
EAST : Agriculture Land in Survey No.250/P.
WEST : Agriculture Land in Survey Nos.251 & 252.

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

WITNESSES:

For MUPPA CONSTRUCTIONS PVT. LTD.

1. 


Authorised Signatory

SIG. OF THE VENDOR

2. 

SIG. OF THE VENDEE







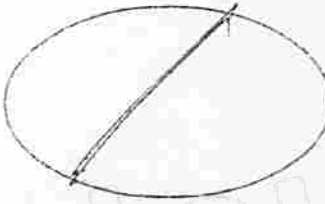

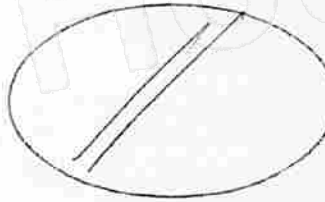
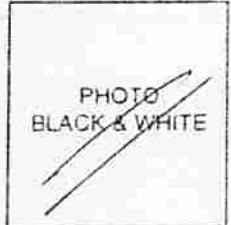
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**PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

Sr. No	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>YERRAM VITA KUMAR</u> <u>S/O Y. SHANKARAI AH</u> <u>R/o BOWENPALLY Sec-6</u>
			<u>R. VENKATESWARARAO</u> <u>S/O R. KOTESWARARAO</u> <u>HWO. 8-3-98/3.4.68</u> <u>10-A-11 NIKHIL HOSPITAL</u> <u>KHAIRATABAD Hydr</u> <u>(REPRESENTATIVE FOR VENDOR)</u>
			
			

SIGNATURE OF WITNESSES

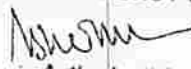
- 
- 

NOTE : If the Buyer(s) is/are not present before the Sub Registrar, the following request should be signed.

I/We send herewith my/our photograph(s) and fingerprints in the form prescribed, through my representative, Sri R. VENKATESWARARAO as I/ We cannot appear personally before the Registering Officer in the Office of Sub-Registrar of Assurances.


Signature of the Representative

For MUPPA CONSTRUCTIONS PVT. LTD.


Authorised Signatory

SIGNATURE OF EXECUTANTS

S. R. GANESHPET R. R. M.
For VASAVI CONSTRUCTIONS


Signature(s) of BUYER(s)



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PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE
DIVISIONAL OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY

PRESIDENT, K. CHANDRAKALA

No.CI/1190/2019

Dated: 01-08-2019

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal-
Narsingi Village - Sy. No.250 Extent Ac.1-22 gts - Request to
conversion of Agriculture Land to Non- Agriculture Land - Orders-
Issued.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.
2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012
3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016
4) A/o. Sri Mohd. Abbas S/o Mohd. Jamal R/o H.No.5-16,
Narsingi Village, Gandipet Mandal through Meeseva No.
LCR021800065093, dated:20-09-2018
5) Tahsildar, Gandipet (M) Lr.No.D/468/2019, dt:14-05-2019.
6) This office Notice No.even dt:29-05-2019.

ORDER

Sri Mohd. Abbas S/o Mohd. Jamal R/o Hyderabad has filed an application through Meeseva vide No. LCR021800065093, dated:20-09-2018 for conversion of land agriculture to non-agricultural purpose in respect of Sy. No.250 extent Ac.1-22 gts situated at Narsingi Village of Gandipet Mandal for the purpose of Non-Agricultural. Further the applicant has produced the Xerox copies of absolute Sale Deed Doc.No. 7195/1988, dated:19-09-1988 of SRO, Hyderabad and other documents, proper to prove their title over the land. The request of the applicant is found to be consistent with the provisions of the Act.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and also with the A.P Agricultural land (conversion for Non-agriculture) Act, 2006 and decided to collect the amount as under;

Market value as per SRO records	: Rs.1,50,00,000/- per acre
Extent Ac.1-22 gts	: Rs.2,32,50,000/-
For the Ac.1-22 gts @ 3%	Rs.6,97,500/-

22

The petitioner in the name of Sri Mohd. Abbas S/o Mohd. Jamal R/o Hyderabad has filed an application along with original challan bearing No.2823, dt:05-07-2019 for Rs.6,97,500/- requesting to issue conversion proceedings in respect of the subject lands situated at Narsingi Village, Gandipet Mandal.

Hence, permission is hereby accorded for conversion of the Agriculture land into Non-agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is solely responsible for the contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the Act, in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

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SCHEDULE

Sl. No	Village & Mandal District	Name of the Company	Sy.No.	Total Extent (Sy.No wise) Ac. Gts	Extent of which permission granted Ac.Gts	Remarks
1	Narsingi Village, Gandipet Mandal, R.R.Dist.	Sri Mohd. Abbas S/o Mohd. Jamal R/o Hyderabad	250	Ac.1-22 gts	Ac.1-22 gts	The Applicant has remitted a sum of Rs.6,97,500/- through Challan No.2823, dt:05-07-2019 at S.B.I. Rajendranagar Branch @ 3% towards Basic value of the land for conversion.
			Total	Ac.1-22 gts	Ac.1-22 gts	

Revenue Divisional Officer
Rajendranagar Division R.R.Dist.

To
Sri Mohd. Abbas S/o Mohd. Jamal R/o 11, No.5-16, Narsingi Village, Gandipet Mandal

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.



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<p>భారత ప్రభుత్వం Government of India</p> <p>ముప్పా అశోక్ వర్ధన్ Muppa Ashok Vardhan పుట్టిన తేదీ/DOB: 26/08/1981 పురుషుడు / MALE</p> <p>7692 9406 8306</p> <p>నా ఆధార్, నా గుర్తింపు</p>	<p>భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India</p> <p>Address: S/O Muppa Venkaiah Chowdary, S/O ముప్పా వెంకాయ్య చౌదరి, వైట్ ప్లాట్ నెం-27 Plot No J-27 and J-28, Muppa ఆండ్ టే-28, ముప్పా మన్షన్, ముప్పా Mansion, Muppas Panchavati వెంకాచరి కాలనీ, మణికోండ, పుప్పలగూడ గూడ, Colony, Manikonda, కె.వి. రంగారెడ్డి, తెలంగాణ - 500089 Puppalaguda, K.V. Rangareddy, తెలంగాణ - 500089 Telangana - 500089</p> <p>7692 9406 8306</p>
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Muppa

భారత ప్రభుత్వం
Government of India

యెనమ్ విజయ్ కుమార్
Yenam Vijay Kumar
పుట్టిన తేదీ/DOB: 17/12/1964
పురుషుడు / MALE

9186 4375 9822

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

రావుల వెంకటేశ్వర రావు
Ravula Venkateswara Rao
పుట్టిన తేదీ/DOB: 21/04/1959
పురుషుడు / MALE

7748 2652 2810

నా ఆధార్, నా గుర్తింపు

Ravula

భారత ప్రభుత్వం
Government of India

జులూరి వేణుగోపాల్
Juloori Venugopal
పుట్టిన తేదీ/DOB: 19/10/1974
పురుషుడు / MALE

9829 8034 5685

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

సకనావత్ యదినాథ్
Sakanavath Yadinaik
పుట్టిన తేదీ/DOB: 10/04/1974
పురుషుడు / MALE

2982 0064 0910

Sakanavath



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Online Challan Proforma[SRO copy]

Challan No: 186X0B200220

BANK Code: SBH Payment : NEFT/RTGS

I Remmitter Details

Name	VASAVI CONSTRUCTIONS
Address	HYDERABAD
PAN Card Number	AARFV7837M
Aadhar Card Number	
Mobile Number	*****874

II Executant Details

Name	MUPPA CONSTRUCTIONS PVT. LIMITED.
Address	HYDERABAD

III Claimant details

Name	VASAVI CONSTRUCTIONS
Address	HYDERABAD

IV Document Nature

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

V Amount Details

Stamp Duty	1199900
Transfer Duty	450000
Registration Fee	150000
User Charges	100
TOTAL	1800000
Total in Words	Eighteen Lakh Rupees Only
Date(DD-MM-YYYY)	20-02-2020
Transaction Id	1578970068910

Signature of remitter

Online Challan Proforma[Citizen copy]

Challan No: 186X0B200220

BANK Code: SBH Payment : NEFT/RTGS

I Remmitter Details

Name	VASAVI CONSTRUCTIONS
Address	HYDERABAD
PAN Card Number	AARFV7837M
Aadhar Card Number	
Mobile Number	*****874

II Executant Details

Name	MUPPA CONSTRUCTIONS PVT. LIMITED.
Address	HYDERABAD

III Claimant details

Name	VASAVI CONSTRUCTIONS
Address	HYDERABAD

IV Document Nature

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

V Amount Details

Stamp Duty	1199900
Transfer Duty	450000
Registration Fee	150000
User Charges	100
TOTAL	1800000
Total in Words	Eighteen Lakh Rupees Only
Date(DD-MM-YYYY)	20-02-2020
Transaction Id	1578970068910

Signature of remitter



Bk - 1, CS No 2818/2020 & Doct No
2818/2020 Sheet 10 of 10 Sub Registrar
Gandipet

Generated on: 24/02/2020 06:10:53 PM

Housiey.com





Government of Telangana
Registration And Stamps Department

2597/2020

Payment Details - Citizen Copy - Generated on 24/02/2020, 06:10 PM

SRO Name: 1525 Gandipet

Receipt No: 2795

Receipt Date: 24/02/2020

Name: MUPPA	CS No/Doct No: 2818 / 2020	E-Challan No: 186X0B200220
Transaction: Sale Deed	Challan No:	E-Challan Dt: 20-FEB-20
Chargeable Value: 0	DD No:	
Bank Name:	DD Dt:	
E-Challan Bank Name: SBIN	Bank Branch:	
	E-Challan Bank Branch:	
Account Description	Amount Paid By	
	Cash	E-Challan
Registration Fee		150000
Transfer Duty /TPT		450000
Deficit Stamp Duty		1199900
User Charges		100
Total:		1800000
In Words: RUPEES EIGHTEEN LAKH ONLY		

RETURNED
JOINT SUB-REGISTRAR - 5
Gandipet, R.R. Dist.

Prepared By: RAJKUMAR

OTP No.
196589

Signature by SR
SUB REGISTRAR
Gandipet, Ranga Reddy Dist.

Housiey.com

LOCATION SKTECH SY. NO. 246, 247, 250 TO 253, 255 TO 258, 262. OF NARSINGI VILLAGE, GANDIPET MANDAL, RANGA REDDY DIST.

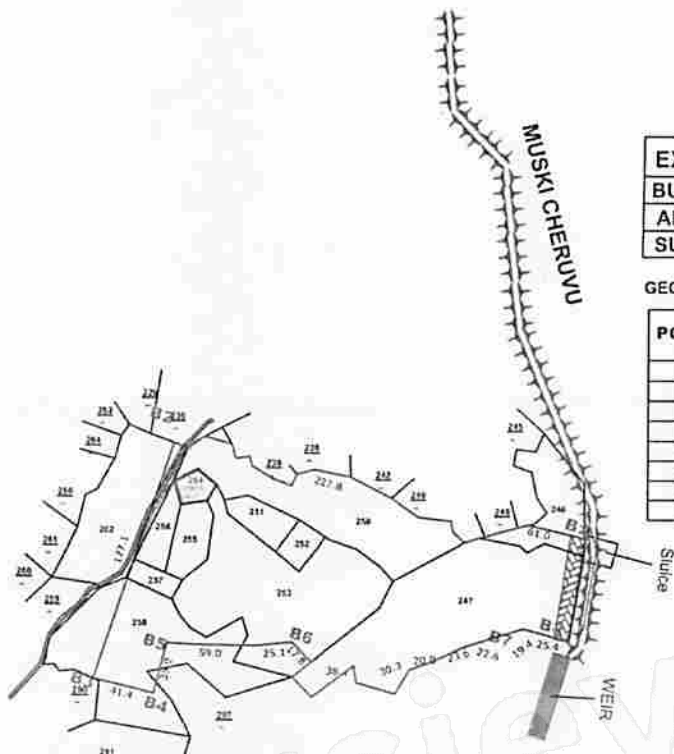


INDEX

EXISTING BUND	
BUND BUFFER ZONE 10M	
APPLICANTS LAND	
SURVEY NO.LINE	

GEO-COORDINATES FOR APPLICANT BOUNDARY

POINT	LATITUDE (N)	LONGITUDE (E)
B1	17°23'47.90"	78°21'38.85"
B2	17°23'47.33"	78°21'29.10"
B3	17°23'41.57"	78°21'29.40"
B4	17°23'41.70"	78°21'30.80"
B5	17°23'42.84"	78°21'30.70"
B6	17°23'43.75"	78°21'33.38"
B7	17°23'45.09"	78°21'38.03"
B8	17°23'45.72"	78°21'39.27"



AREA STATEMENT

Sy.No.	Total Extent (Ac. - Gts.)	EXTENT OF APPLICATION (Ac. - Gts)	CANAL AREA (Ac.-Gts)	BUFFER ZONE 2M. W. AREA (Ac. - Gts)	BUND BUFFER ZONE AREA (Ac. - Gts.)	BALANCE AREA (Ac. -Gts.)
246	00-15	00-10	0-00	0-00	00-01	00-09
247	01-24	01-24	0-00	0-00	00-06	01-18
250	01-22	01-22	0-00	0-00	00-00	01-22
251	00-10	00-09	0-00	0-00	00-00	00-09
252	00-06	00-06	0-00	0-00	00-00	00-06
253	02-05	02-04	0-00	0-00	00-00	02-04
255	00-09	00-08	0-00	0-00	00-00	00-08
256	00-12	00-12	0-00	0-00	00-00	00-12
257	00-05	00-05	0-00	0-00	00-00	00-05
258	02-17	01-36	0-00	0-00	00-00	01-36
262	01-05	00-04	0-00.5	0-01.5	00-00	00-02
TOTAL	10-10	08-20	0-00.5	0-01.5	00-07	08-11

**PROCEEDINGS OF THE TAHSILDAR, GANDIPET MANDAL,
RANGA REDDY DISTRICT.**

Present:- Thotla Saidulu, M.A., B.Ed.,

Procs. No. B/1626/2019

Dated:- 15-11-2019

Sub:- ROR - Ranga Reddy District - Gandipet Mandal - Narsingi Village - Sy. No. 253 (Ac.0-10gts) & 32 (Ac.0-34gts) total extent Ac.1-04gts - Implementation of Sale Deed Doc.No.10934/2019 Dated:08-04-2019 & 10937/2019 Dated:18-09-2019 Orders issued,

- Ref:- 1. Sri.Muppa Ashok Vardhan S/o. M.Venkaiah Chowdary R/o. J-27 & J-28, Mani konda Village, Gandipet Mandal, R.R.Dist, Dt:14-10-2019.
2.This Office Form VIII Notice, dated:26-10-2019.
3. Report of VRO, Narsingi Village, Dt.01-11-2019.

ORDER:-

One Sri.Muppa Ashok Vardhan S/o. M.Venkaiah Chowdary, has filed a claim petition in form No. 6 under rule 18 read with 4(i) Section of ROR Act 1989, stating that he has acquired the land through Regd.Sale deed Doct No. 10934/2019 Dated:08-04-2019 & 10937/2019 Dated:18-09-2019 in respect of land in Sy.No. 253 (Ac.0-10gts) & 32 (Ac.0-34gts) total extent Ac.1-04gts., situated at Narsingi Village, Gandipet Mandal and requested to implement the same in the Revenue Records.

Accordingly, the contents of the petition have been examined with reference to entries in the Revenue Records. The transactions are tallied with the entries in the Revenue Records. Hence, notice has been issued calling claims and objections if any in the matter. In response to the above notice, no claims and objections have been received in the matter. On verification of the documents filed by the applicant, Muppa Homes Pvt Ltd., rep by Sri.Muppa Bhaskara Rao S/o.Late M.Ankamma, who is the recorded pattadar of land in Sy. No. 253 admeasuring Ac.0-10gts., and M/s. Midhila Developers Pvt Ltd., rep by Smt.Muppa Rajani Devi W/o.Muppa Venkaiah is the pattedar of land in Sy.No. 32 admeasuring Ac.0-34gts., situated at Narsingi Village have executed the Regd. Sale Deed bearing Doc. No. 10934/2019 Dated:08-04-2019 & 10937/2019 Dated:18-09-2019 in favour of Sri.Muppa Ashok Vardhan S/o. M.Venkaiah Chowdary. The transactions are tallied with the entries in the Revenue Records.

Therefore, the acquisition of right of acquisition of the applicant by way of Sale Deeds is liable to be accepted under section 4 & 5 of the A.P.R.O.R 1989 Act. Hence, it is hear by ordered to effect the following changes by amendment in R.O.R Register of Narsingi Village and necessary changes have to be carried out in the pahani for the year 2019-2020, subject to the provisions of ULC Act and further claim of the Government if any.

Present entries			Amendment entry		
Sy.No	Extent Ac.Gts	Name of the pattadar	Name of the person to be entered	Sy.No	Extent Ac.Gts
253	2-05	Muppa Homes Pvt Ltd.,	Sri.Muppa Ashok Vardhan S/o. M.Venkaiah Chowdary	253	0-10
32	0-34	Midhila Developers Pvt Ltd		32	0-34

This order does not affect the subsisting possessory rights of third parties if any in the above land as it is confined title rights only for updating the Revenue Records.

To
The Individual
Copy to the V.R.O. Narsingi Village for implementation.

Tahsildar,
Gandipet Mandal,
Rangareddy District, (T.S.)

For VASAVI CONSTRUCTIONS LLP
(Signature)
Designated Partner