

SCANNED
P 260/2020

DNo 9780/2020

[1]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

2618

తెలంగాణ తెలంగాణ TELANGANA
19 FEB 2020

AA 555838

మొత్తం విలువ... ₹.585... కు.....

వ్యాపారి పేరు... Ramesh Konala

S/o Surya Narayana Reddy

మొదటి కొరకు... Sra Blossom Reddy

Rto hyd

Junior Assistant
Ex-Officio, SRO Vendo
R.G. Medak at Sangareddy

SALE DEED

THIS DEED OF SALE is made and executed on this the 19th day of FEBRUARY 2020 at SRO Sangareddy By:

SRI. P. VEERA REDDY S/o. P. VENKAT REDDY, Aged about: 40 Years, Occupation: Business, R/o H.No. 4-10/2, Main Road, Mellacheruvu, Nalgonda District, Telangana State-508245 (Aadhaar No. 6542 3047 8507)

Hereinafter referred to as "VENDOR" Shall mean and include all his respective heirs, executors, administrators, legal representatives, nominees, successors and assignees etc. Of the one part:

IN FAVOUR OF:

M/s IRA BLOSSOM FIELDS, (PAN: AAHFI6898P) represented by its Managing Partner: SRI. KONALA RAMESH, S/o Sri Surya Narayana Reddy, Aged 48 years, Occ: Business, Resident of Flat No.406, The Square Apartment, Vaishali Nagar Road, Madinaguda, Hyderabad, Telangana-500049 (Aadhaar No. 6796 5810 7087).

P. Veera Reddy

For M/s. IRA Blossom Fields

Ramesh

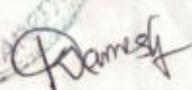
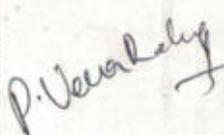
Managing Partner



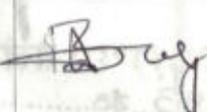
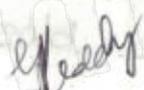
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 12500/- paid between the hours of _____ and _____ on the 19th day of FEB, 2020 19th day of FEB, 2020 by Sri P Veera Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KONALA RAMESH [1711-1-2020-76]	KONALA RAMESH (R/M/S. IRA BLOSSOM FIELDS FLAT NO. 406, THE SQUARE APARTMENT, MADINAGUDA, HYDERABAD, TELANGANA STATE.	
2	EX		 P. VEERA REDDY: [1711-1-2020-76]	P. VEERA REDDY S/O. P. VENKAT REDDY 4-10/2,MAIN ROAD,NALGONDA,NALGONDA,Telangana,508245, MELLACHERUVU	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 B ASHOK KUMAR [1711-1-2020-76]	B ASHOK KUMAR AADHAAR CARD	
2		 MADHUKAR REDDY [1711-1-2020-761E]	MADHUKAR REDDY AADHAAR CARD	

19th day of February, 2020

Signature of Joint SubRegistrar1
Sangareddy (R.O)

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8507 Name: P VEERAREDDY	Mella Cheruvu, Nalgonda, Andhra Pradesh, 508246	

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Joint SubRegistrar1 Sangareddy (R.O)
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Hereinafter referred to as "VENDEE" Shall mean and include all its respective heirs, executors, administrators, legal representatives, nominees, successors and assignees etc. Of the Other part:

Whereas the VENDOR is the absolute owner and possessor of Agriculture Dry land in SurveyNo.293/0, admeasuring Ac.0-10Gts, Situated at Kollur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State. Having purchased the land through Registered SALE DEED vide Document No. 14361/2019, dated 28-03-2019 Registered at S.R.O. Sangareddy and same was mutated in Revenue Records through proceeding No.B/7563/2019,Dated 02-01-2020, issued by Tahsildar Ramachandrapuram.

WHEREAS the VENDOR is herein desired to sell the Agriculture Dry land in Survey No.293/0, admeasuring Ac.0-10Gts, Situated at Kollur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State to meet his family legal financial necessities and for the welfare of their heirs for a consideration of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) the VENDEE has agreed to purchase the same for the said consideration.

WHEREAS the VENDEE has paid the total sale consideration of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) before execution of this sale deed; the same was acknowledged receipt by the VENDOR The property thus sold is free from all encumbrances, charges, mortgages, and court-attachments, whatsoever.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said offer and in acceptance of consideration the VENDEE has paid the amount of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) through cheque no. 000086 dated 19-02-2020 of Axis Bank Ltd, Financial District Branch, Hyderabad to the VENDOR, towards the full and final settlement of the same. That the VENDOR hereby acknowledges the receipt of the said sum and release the VENDEE from any future liability of payment in this transaction. That the VENDOR also hereby declare and transfer the scheduled mentioned property by the ABSOLUTE SALE to the VENDEE, TO HAVE And TO HOLD the same absolutely forever together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the VENDOR having in respect of the scheduled property.
2. That the VENDOR hereby convey and transfer all rights title to the vendee to have and hold the same absolutely forever all rights, claims title, interest, easements, liberties, enjoyments, privileges and possession etc.

For M/s. IRA Blossom Fields

Ramesh
Managing Partner

P. Veerababu

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	100000	0	0	0	100100
Transfer Duty	NA	0	37500	0	0	0	37500
Reg. Fee	NA	0	12500	0	0	0	12500
User Charges	NA	0	200	0	0	0	200
Total	100	0	150200	0	0	0	150300

Rs. 137500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 12500/- towards Registration Fees on the chargeable value of Rs. 2500000/- was paid by the party through E-Challan/BC/Pay Order No ,743SHX190220,728PLS220819 dated ,19-FEB-20,22-AUG-19 of ,SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 82500/-, DATE: 19-FEB-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0236148454208,PAYMENT MODE:NB-1000200,ATRN:0236148454208,REMITTER NAME: KONALA RAMESH,EXECUTANT NAME: P. VEERA REDDY,CLAIMANT NAME: MS. IRA BLOSSOM FIELDS) ,(2). AMOUNT PAID: Rs. 67700/-, DATE: 22-AUG-19, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4113806282702,PAYMENT MODE:NB-1000200,ATRN:4113806282702,REMITTER NAME: P NARSI REDDY,EXECUTANT NAME: P VEERA REDDY,CLAIMANT NAME: IRA BLOSSOM FIELDS) .

Date:

19th day of February,2020

Signature of Registering Officer
Sangareddy (R.O)

Bk - 1, CS No 7618/2020 & Doct No
976044. Sheet 2 of 7
Joint SubRegistrar
Sangareddy (R.O)

976044 of 2020 (1948 S.)
Number 1711-1 of 2020
Date 19/2/2020

Registering Officer
Dr. S. LAXMA REDDY
Joint Sub-Registrar-I

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3. That the VENDOR is the absolute owner to sell the schedule property, that the VENDOR hereby covenant with the VENDEE, if the VENDEE are deprived of the whole or any part of the schedule property hereby sold on account of any defect in the VENDOR title, the VENDOR shall compensate to the VENDEE against the same or if any losses.
4. That the VENDOR hereby declare that he paid all taxes to concerned department i.e. Electricity, Water and property Tax etc. and charges whatsoever payable in respect of the schedule property and covenants with the vendee that the schedule property is free from all encumbrances charges, prior to sale, Gift, Mortgage, Lien, Court Attachments, U.L.C.(the urban Land Ceiling and Regulations Act.1976) and other litigations with Government and Private Parties etc. and the VENDOR has full power and absolute authority to sell said property to the vendee absolute and forever.
5. That the VENDOR hereby undertakes to indemnify and keep the vendee. Indemnifies against all losses, damages sustained if any to the vendee on account any defect in title of the VENDOR.
6. That now or in future the VENDOR or his legal heirs, executors, successors etc. shall not have any right title or dispute on the said sold schedule property for generation to generation without any disturbance.
7. That the VENDOR have delivered the vendee all the title deeds and link documents at the time of registration with where in the possession and custody of the VENDOR.
8. That the VENDOR have delivered the vendee all the title deeds and link documents at the time of registration with where in the possession and custody of the VENDOR.
9. That the VENDOR agree to cooperate any application made by the vendee for mutation or charge of his name with the MRO or in any other offices or Department in respect of the schedule property and for transfer of electricity, water etc., respective department on the name of the vendee.
10. That the land is not assigned land within the meaning of State Government Assigned lands (Prohibited of Transfers) Act.No.9 of 1977 and it does not belong to or under mortgage to government Agencies or their undertaking.
11. That the Vendee shall bear all the stamp duty and Registration charges and other incidental expenses for getting the sale deed execution, at the time of registration.
12. That the VENDOR herein declare if the VENDEE losses its title ownership or position of the scheduled property in future period dues, if any miscast of the VENDOR, the same shall be cleared by the VENDOR from his movable or immovable with all costs and damages.

P. Venkatesh

For M/s. IRA Blossom Fields

Ramish

Managing Partner

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Joint SubRegistrar
Sheet 3 of 3
Sangareddy (R.O)

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DECLARATION:-

It is hereby declare that there are no mango trees /coconut trees/ betel leaf gardens/orange groves or any such other gardens, that there are no mines or quarries of granites or such other valuable stones, that there are no machinery, no fish ponds, etc., in the land now being transferred that if any suppression of fact is noticed at a future now being transferred that if any suppression of fact is noticed at a future date, I will be liable for prosecution as per law besides payment of deficit stamp duty.

RULE-(3) THE MAIN MARKET VALUE STATEMENT.

VILLAGE	SY.NO	TOTAL EXTENT	RATE PER A.C	TOTAL VALUE @ RS
Kollur	293/9	AC. 0-10 Gts	Rs. 1,00,00,000/-	Rs. 25,00,000/-

SCHEDULE OF PROPERTY

All that the Part and parcel of Agriculture Dry land in Survey No.293/9 , admeasuring Ac. 0-10 Gts, Situated at Kollur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State and bounded as follows:

NORTH : LAND IN SURVEY NO. 293/PART
 SOUTH : LAND IN SURVEY NO. 294
 EAST : LAND IN SURVEY NO. 293/PART
 WEST : LAND IN SURVEY NO. 294

IN WITNESS WHEREOF the VENDOR and VENDEE Above Named Have Set Their Respective Signatures Herewith To This Deed Of Sale Deed With Their Free Will And Consent And Desire With Their Sound - Mind Today On This The Day, Month And Year Aforesaid Mentioned At Sangareddy, Sanga Reddy District, Telangana State.

WITNESSES:

1. 

2. 



VENDOR

For M/s. IRA Blossom Fields


 Managing Partner

VENDEE

78060
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Joint SubRegistrar
Sangareddy (R.O)
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GOVERNMENT OF TELANGANA
PROCEEDINGS OF THE TAHSILDAR, RAMACHANDRAPURAM (M), SANGAREDDY DIST.,
PRESENT: K SHIVA KUMAR,

Proc.No. B/7563 /2019,

Dt: 02 . 01 . 2020

Sub:- ROR - Sangareddy Dist. - Ramachandrapuram (M) -
KOLLUR (V) - Sy.No. & Ext., 293/AA
Ac. C. ID 54 - Requested for implementation of
 Sale Deed/Gift Deed/ Exchange deed in Revenue record - Orders -
 Issued.

Read:-1. A/o Sri/Smt./Kum. P. VEERA REDDY
S/O,W/O,D/O P. VENKAT REDDY
R/O NALGONDA (DIST) Dt: _____
 2. This office Notice No. B/7563/2019, Dated: _____
 3. Mandal Girdavar & VRO report, Dt: _____
 @@@

ORDER:

One Sri/Smt. Kum/ P. VEERA REDDY
S/o, W/o, D/o P. VENKAT REDDY, R/o NALGONDA (DIST)
 through the reference 1st read above has filed an application that he/she/they have
 acquired the scheduled land situated at KOLLUR Village of
 Ramachandrapuram Mandal through Sale Deed/Gift deed/Exchange deed and
 requested for mutation of the land infavor of him/her/them in the revenue records.

A notice in form- VIII (A) as prescribed U/r 19(1) of Telangana Rights in Land
 and P.P.B. Rules, 1989 read with Sub-section (3) of Section-5 of Telangana Rights
 in Land and PPB Act, 1971 has been issued through the reference 2nd read above
 calling for the claims and objections if any within the stipulated time as mentioned
 in the notice. But no claims and objections were received in this case within the
 prescribed time.

Therefore the matter has been got enquired with reference to the revenue
 records and conducted enquiry. During the enquiry it is found that, the applicant
 has acquired the schedule lands situated at KOLLUR
 Village, Ramachandrapuram Mandal through sale deed/ gift deed/ exchange deed.

As per the powers conferred U/r 15 & 20 of Telangana Rights in Lands and
 PPB rules 1989, the matter has been verified with connected records and found
 that the above sale is not in contravention of the provisions of Rule - 9(i)(a)(iv)
 of the Telangana Rights in Land & PPB Rules, 1989.
 Therefore sanction is hereby ordered for mutation of the land in revenue record as
 noted below.

Sl. No	Sy.No	Total ext., as per Pahani	Name of the pattadar	Name of the Seller/ Gifted person/ exchanged person	Registered sale deed/ Gift deed/ Exchange deed No.	Name of the person whose name to be recorded	Proposed ext as per sale deed
1	293/AA	3.00	SINDAN. MANNERIMA H/O SINDAN.	MITTAPAJI. SHARAT BABU	14361/2019 Dt: 27.03.2019	P. VEERA REDDY s/o P. VENKAT REDDY	0.10

The Village Revenue Officer, KOLLUR village, Ramachandrapuram Mandal is here by directed to implement the above orders in revenue records and report compliance.

Due to effect of the above sale transactions the entries in respect of the above Survey Nos. if any existing in the Pattedar Pass Book and title deeds held by the vendor shall be deemed to have been cancelled.

Tahsildar
1/2020
Ramachandrapuram Mandal

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Joint Sub Registrar
Sangareddy (R.O)
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- No P. VEERU REDDY
- No P. VENKAT REDDY
- No NALGANDA (DIST)

Copy to the V.R.O., KOLLUR Village with a direction to make necessary entries in the pahani and also update in online pahani and report compliance.



భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కొనాల రమేష్
KONALA RAMESH

పుట్టిన తేదీ/Year of Birth: 1971
పురుషుడు / Male

6796 5810 7087

అధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వ ప్రత్యేక గుర్తింపు అధికారి సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O కొనాల సూర్య నారాయణ రెడ్డి
5-18,
కెనల్ వెస్ట్ స్ట్రీట్,
వినయాకా టెంపుల్,
మారుతేరు, మారుతు, వెస్ట్
గోదావరి, ఆంధ్ర ప్రదేశ్,
534122

Address: S/O KONALA SURYA
NARAYANA REDDY, 5-18,
KENNAL WEST STREET, NEAR
VINAYAKA TEMPLE,
MARUTEERU, Maruteru, West
Godavari, Andhra Pradesh,
534122

1947
1900 160 1647
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560001

Vendor Ramesh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHF16898P

TIN / Name
IRA BLOSSOM FIELDS

दिनांक/गठन की तिथि
Date of Incorporation/Formation
10/04/2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFE6084H

TIN / Name
ELITE DEVELOPERS

दिनांक/गठन की तिथि
Date of Incorporation/Formation
05/03/2019

भारत सरकार
GOVERNMENT OF INDIA

पि वीरारెड्डी
P VEERAREDDY

పుట్టిన తేదీ/DOB: 05/02/1980
పురుషుడు/ MALE

Mobile No: 9676766844

6542 3047 8507
VID : 9132 6384 9441 6147

MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: MAIN ROAD, MELLACHERUVU, Meela
Cheruvu, Nalgonda,
Andhra Pradesh - 508246

Address :
MAIN ROAD, MELLACHERUVU, Meela
Cheruvu, Nalgonda,
Andhra Pradesh - 508246

6542 3047 8507
VID : 9132 5384 9441 5147

Download Date: 12/02/2019

Generation Date: 15/09/2019

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P.O. Box No. 1947,
Bengaluru-560 001

Vendor P. Veerareddy

भारत सरकार
GOVERNMENT OF INDIA

గోదాల మధుకర్ రెడ్డి
Godala Madhukar Reddy

పుట్టిన తేదీ/DOB: 25/06/1983
పురుషుడు/ MALE

Mobile No: 9948073132

6144 3323 6305
VID : 9120 4465 0159 8821

MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: గోదాల నర్సింహ రెడ్డి, 1-49, చిన్నా కంజర్ల, మెదక్
చేరు, చిన్నాకంజర్ల, మెదక్,
తెలంగాణ - 502319

Address :
S/O: Godala Narsimha Reddy, 1-49, chinna
kanjarla, PATANCHERU mandal, Chinnakanjerla,
Medak,
Telangana - 502319

6144 3323 6305
VID : 9120 4465 0159 8821

Download Date: 29/10/2019

Generation Date: 14/02/2013

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Bengaluru-560 001

with ready

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Sangareddy (R.O)



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भारत सरकार
GOVERNMENT OF INDIA

बन्ध अशोक
Bandh Ashok
पुष्टिसंकेत / DOB: 12/03/1982
पुरुष / MALE

2653 8285 2991

आधार-सामान्यजनमंडल पत्रिका



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

चिपनामा:
S/O: बन्ध देवुल, 5-70,
मुदिमानिक थान्डा, पुलकल,
मुदिमानिक, मेदक,
आंध्र प्रदेश - 502273

Address:
S/O: Bandh Devula, 5-70,
Mudimanik Thanda, Pulkal,
Mudimanik, Medak,
Andhra Pradesh - 502273

2653 8285 2991

adhaar-Aam Admi ka Adhikar

11/12

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Joint SubRegistrar
Sangareddy (R.O)
Sheet 7 of 7

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TSVSAB 21705827

తెలంగాణ ప్రభుత్వము, రెవెన్యూశాఖ, భూమి రికార్డుల కంప్యూటరీకరణ

పట్టాదారుని పహణి కాపీ

Application No:



PHC022010002955

Date : 05/03/2020

జిల్లా : సంగారెడ్డి

గ్రామము : కోల్హార్

పసరి సం. : 2019

మండలము : రామచంద్రాపురం

విస్తీర్ణము యూనిట్లు : 0.1000

వరుస సం.	సర్వే సంఖ్య	ముత్తం విస్తీర్ణము	సా.ప.రాని/సా.ప.వచ్చు విస్తీర్ణము	భూమి స్వభావము / శిస్తు	భూమి వివరణ / జలాధారము	ఆయకట్టు విస్తీర్ణము	ఖాతా సంఖ్య	పట్టాదారు పేరు (తండ్రి/ధర్మ పేరు)	అనుభవదారు పేరు (తండ్రి/ధర్మ పేరు)	అనుభవ విస్తీర్ణము / అనుభవ స్వభావము
1	2	3	4/5	6/7	8/9	10	11	12	13	14/15
1	293/అ/2	0.1000		పట్టా	మొట్టమొత్తం / Others		60251	పి వీర రెడ్డి (పి వెంకట రెడ్డి)	పి వీర రెడ్డి (పి వెంకట రెడ్డి)	0.1000 పట్టాదారు

Certified By

Name: K. Shiva Kumar
Designation: TAHSILDAR
Mandal: రామచంద్రాపురం

Verified by Khola Shiva Kumar

Note : This is Digitally Signed Certificate, does not require physical signature. And this certificate can be verified at <http://www.tg.meeseva.gov.in/> by furnishing the application number mentioned in the Certificate.

Print

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

Declaration by the Authorized Agent for Delivering the Electronic Services

(i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన ప్రతినిధిగా నా విజ్ఞ మొత్తం
The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

(ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియమిత కాలములో అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.
The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

(iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.
During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

(iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.
Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

R. Purani

సంతకము

Signature

COMPUTER STOP

USDP - MECCS

MEE SEVA, R.C.Purani

ముద్ర

Seal

