

10/8/2023

10/320/2023



తెలంగాణ తేలంగానా TELANGANA

AW 797449

Tran Id: 230822134559127949
Date: 22 AUG 2023, 01:49 PM
Purchased By:
RAMAKRISHNA REDDY DHANDA
S/o JAYAKAR REDDY DHANDA
R/o HYD
For Whom
SVNR CONSTRUCTIONS

T. Sumalatha
T SUMALATHA
LICENSED STAMP VENDOR
Lic. No. 15-25-004 2013
Ren. No. 15-25-082 2022
3-148, Kokapet Village, Gandiset
Mandal, Ranga Reddy Dist
Ph 9951459569

SALE DEED

This Deed of Sale is made and executed on this the 23rd day of August 2023, at S.R.O. Gandipet, Ranga Reddy District, T.S., by:

Sri S. TUKARAM S/o. Sri SUBBA RAO, aged about 90 years, Occ: Chartered Accountant R/o H No.1-113-1-59/e, CR Foundation Home for Aged Kondapur, Kothaguda, Hyderabad 500 084, T.S. (Aadhar No.8099 0868 8567) (Pan No.AGQPS2258G).

Herein after called "**VENDOR**" of the First part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees, and assignees etc.,

IN FAVOUR OF

SVNR CONSTRUCTIONS (PAN No.AESFS2014Q), registered office at Flat No.403, Plot No.7 & 8, Srinivasa Nagar Colony, Nizampet, Bachupally, Medchal, Hyderabad 500 090 Telangana State (Register of Firms No.1470 of 2022 at Medchal-Malkajgiri District). Represented by its Partner: **Sri RAMAKRISHNA REDDY DHANDA S/o. Sri JAYAKAR REDDY DHANDA**, aged 45 years Occ: Business R/o Flat No.F-5, 1st Floor, Brahma Block, Srikrishna Salesha Legend, Srinivas Nagar Colony, Opp: Nallpochamma Temple, Nizampet, Hyderabad 500 090. Aadhar No.7078 0805 6961.

Herein after called "**VENDEE**" of the Second part which term shall mean and include all its heirs, executors, administrators, legal representatives, nominees, and assignees etc.,

Contd.2..

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. 422550/- paid between the hours of _____ and _____ on the 23rd day of AUG, 2023 by Sri Karuna Sree Koneru

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1				SVNR CONSTRUCTIONS (R/P) RAMAKRISHNA REDDY DHANDA S/O. JAYAKAR REDDY DHANDA BACHUPALLY, MEDCHAMPURAM	<i>[Signature]</i>
2	EX			S.TUKARAM S/O. SUBBA RAO KOTHAGUDA, HYDERABAD	<i>[Signature]</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			N RADHAKRISHNA MURTY AADHAAR NO XXXX XXXX 5919	<i>[Signature]</i>
2			CH VIJAYA KUMAR AADHAAR NO XXXX XXXX 7601	<i>[Signature]</i>

23rd day of August, 2023

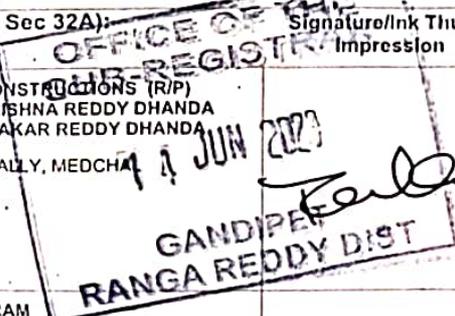
Signature of Sub Registrar
Gandipet

Biometrically Authenticated by
SRO Mohd. Abdul Hafeez
on 23-AUG-2023 12:40:26

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8567 Name: Tukaram Somuri	S/O Somuri Subbarao, Kothaguda, K.v. Rangareddy, Telangana, 500084	
2	Aadhaar No: XXXXXXXX6961 Name: Ramakrishna Reddy Dhanda	S/O Jayakar Reddy Dhanda, Nizampet, K.v. Rangareddy, Telangana, 500090	

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WHEREAS the VENDOR herein is the absolute owner and peaceful possessor of the **Plot No.12**, in **Survey Nos.148, 149, 154 & 155**, admeasuring **1878.00 Sq. Yards** or 1570 Sq. Meters, Situated at **Manchirevula Village & G.P.**, Rajendranagar Mandal now in Gandipet Mandal, Ranga Reddy District, having acquired the same vide registered partition deed document No.**1953 of 1999**, registered at S.R.O. Rajendranagar, Ranga Reddy District.

Whereas the Vendor got the Schedule Plot viz., Plot No.12, admeasuring 1878 square yards regularized under LRS scheme vide order in proceedings No.**HMDAL110331/LRS/SKP/Pig/HMDA/2015-16**, dated 15.12.2017 issued by Metropolitan Commissioner, HMDA duly regularizing the schedule plots under unapproved layout Rules, 2015 issued vide GO Ms no.151 MA&UD(M1)Dept dated 02.11.2015.

AND WHEREAS, the VENDOR due to personal needs has offered and agreed to sell the **Plot No.12**, in **Survey Nos.148, 149, 154 & 155**, admeasuring **1878.00 Sq. Yards** or 1570 Sq. Meters,, Situated at **MANCHIREVULA VILLAGE**, under Narsingi Municipality, previously Rajendra Nagar Mandal, now Gandipet Mandal, Ranga Reddy District, Telangana State, to the Vendee for a total sale consideration of **Rs.8,45,10,000/- (Rupees Eight Crores Forty Five Lakhs Ten Thousand Only)** and the same was accepted by the Vendee.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

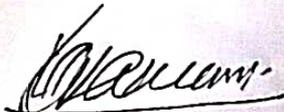
That In pursuance of the said sale consideration of **Rs.8,45,10,000/- (Rupees Eight Crores Forty Five Lakhs Ten Thousand Only)** to the VENDOR has received the full sale consideration amount from the VENDEE in the following manner: -

1. Rs.8,45,100/- towards TDS.
2. Rs.8,36,64,900/- through online Transfer to the Vendor.

And the VENDOR hereby admits and acknowledges the receipt of the total sale consideration; and delivered the vacant and peaceful physical possession of the Schedule mentioned Property to the VENDEE today **"TO HAVE AND TO HOLD"** the same absolutely forever.

1. WHEREAS the VENDOR herein declared that he is the absolute and lawful owner and peaceful possessor of the Schedule mentioned Property hereby conveyed and that except the above said VENDOR there are no other person or persons having any manner of rights, interests in the Schedule mentioned Property; and the VENDOR have got full authority to convey the same. Thus the VENDOR does hereby sell, transfer, convey and assign in the said Schedule mentioned Property in favour of the VENDEE herein.
2. In consideration of the receiving of entire sale consideration the VENDOR hereby conveyed the right, title and interest in the schedule of the property to the Vendee herein and the Vendee shall enjoy the same for ever as an absolute owner without interruption whatsoever either from the VENDOR or any person or persons claiming through or under the VENDOR.

Contd.3..



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	4648050	0	0	0	4648150
Transfer Duty	NA	0	1267650	0	0	0	1267650
Reg. Fee	NA	0	422550	0	0	0	422550
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	84510	0	0	0	84510
Total	100	0	6423260	0	0	0	6423360

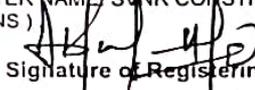
Rs. 5915700/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 422550/- towards Registration Fees on the chargeable value of Rs. 84510000/- was paid by the party through E-Challan/BC/Pay Order No ,942QTK220823 dated ,22-AUG-23 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 6423310/-, DATE: 22-AUG-23, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 6268780163413,PAYMENT MODE:NB-1001138,ATRN:6268780163413,REMITTER NAME/ SVNR CONSTRUCTIONS ,EXECUTANT NAME: S TUKARAM,CLAIMANT NAME: SVNR CONSTRUCTIONS)

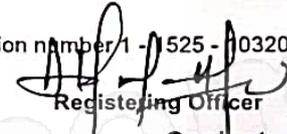
Date:

23rd day of August,2023


Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 10320 of 2023 of Book-1 and assigned the identification number 1 - 525 - 10320 - 2023 for Scanning on 23-AUG-23 .


Registering Officer
Gandipet
(Mohd Abdul Hafeez)

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3. The VENDOR hereby further declares and covenants that the vacant peaceful possession of the schedule property is delivered to the Vendee herein on this day and Vendee is entitled to remain in possession of the said schedule property and enjoy the same for ever as an absolute owner.
4. The VENDOR hereby further declares and covenants that all the rights, title and interest in the schedule property including the easementary right, to air, water, mines, minerals, tree and all that is owned and possessed by the VENDOR is absolutely conveyed to the Vendee herein. The Vendee shall be entitled to enjoy the same in perpetuity as an absolute owner without any interruption whatsoever.
5. It is further declared that the schedule property is free from all encumbrances and no out standing dues are liable to be paid to the Government or any Semi-Government authorities.
6. That the VENDOR hereby further declares and covenants that he is in possession the subsisting, valid and marketable title so as to convey the same effectively and completely to the Vendee herein.
7. That the VENDOR delivered / handed over the Original Sale Deed Document, Link Documents pertaining to the Schedule Property to the Vendee herein for his records.
8. That the VENDOR does hereby further agrees to save harmless and keep indemnified the Vendee from against any loss which the Vendee may be put to sustain by reasons of any defect in the title of the VENDOR or anybody else claiming through or under the VENDOR.
10. The VENDOR further assures and declares that he shall file and execute such necessary affidavits, petitions whatsoever in nature for getting the mutation of the said schedule property in the Municipality, Water and Electricity records and other in the name of the Vendee.
11. From the date of sale of Schedule mentioned Property the above said VENDOR or their any other legal heirs, representatives shall have no more rights, interests, demands, claims over the Schedule mentioned Property and the Vendee has in peaceful enjoyment of the same as absolute and exclusive owner without any objection, disturbances by anybody.
12. THAT the VENDOR has transferred all their ownership rights, external, internal rights, interests, demands, privileges, appurtenance etc., in the Schedule mentioned Property to the VENDEE, to have and to enjoy the same as absolute and exclusive owner of the Schedule mentioned Property.
13. THAT if any complication dispute raised by anybody at any stage due to defective title of the VENDOR the above said VENDOR will clear such dispute with his own expenses and expenditures without fail. In case any loss damage caused to the VENDEE due to defective title of the VENDOR, it shall be recovered from the VENDOR from her personal and other Properties.

Contd.4..



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14. THE VENDOR hereby declares that he is owning a vacant land in the peripheral area of Hyderabad Urban agglomeration, that after issue of the G.O.Ms.No.733, Rev. (UC.I) Dept., dated: 31-10-1988 and availing of the exemption granted therein.
15. That the Vendee can transfer the Schedule mentioned Property to any person or persons by way of Sale, Gift, Mortgage, Will etc., in the light of this document.
16. THAT the VENDOR further assures to execute any Rectification or Ratification Deed required by the VENDEE in future regarding the Scheduled mentioned Property to make perfect title for the VENDEE without demanding any fresh consideration to execute such documents.
17. The said property is assessed by the Corporation / Municipal / Cantonment / Nagara Panchayat / **Grama Panchayat** authority and property tax is paid upto date.
18. THE land is not an assigned land within the meaning of A.P. assigned lands (Prohibition of transfers), Act 9 of 1977 and it does not belong to or under mortgage to Government or their Agencies / undertakings.
19. Whereas the Vendor along with adjacent plot owner have obtained construction permission from HMDA vide its Lr. No. **003624/BP/HMDA/0739/SKP/2023**, dt 01-05-2023, due to family needs the vendor disposing the vacant land only.

STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED UNDER RULE 3 OF THE TELANGANA STATE PREVENTION OF UNDER VALUATION INSTRUMENT RULE 1975.

Place	Sy. No	Area	Value per Sq. Yard	Total M.V
MANCHIREVULA VILLAGE, GANDIPET MANDAL, NARSINGI MUNICIPALITY, R. R. District, T.S.	148, 149, 154 & 155	1878.00 Sq. Yards	Rs.11,300/-	Rs.2,12,21,400/- (Market Value) Rs.8,45,10,000/- (Consideration)

Contd.5..



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SCHEDULE OF THE PROPERTY

All that the **Plot No.12**, in **Survey Nos.148, 149, 154 & 155**, admeasuring **1878.00 Sq. Yards** or 1570 Sq. Meters,, Situated at **MANCHIREVULA VILLAGE**, under Narsingi Municipality, previously Rajendra Nagar Mandal, now Gandipet Mandal, Ranga Reddy District, Telangana State, and bounded by:-

- NORTH : PLOT No.11**
SOUTH : LEFT OVER LAND GIFTED TO ASHRAM
(PRESENTLY NEIGHBOUR HOUSES AND ROAD)
EAST : NEIGHBOUR SMT. B. ANUSUYA DEVI LAND
WEST : 30' WIDE ROAD

And more clearly delineated in the Plan annexed hereto and marked in the RED color.

IN WITNESS WHEREOF the VENDOR and VENDEE have signed on this Deed of Sale with their own free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. *Radha kishan*
2. *Ch. Vijaya Kumar*

[Signature]
SIG. OF THE VENDOR

For SVNR CONSTRUCTIONS

[Signature]
SIG. OF THE VENDEE

Partner

Contd.6..

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Gandipet

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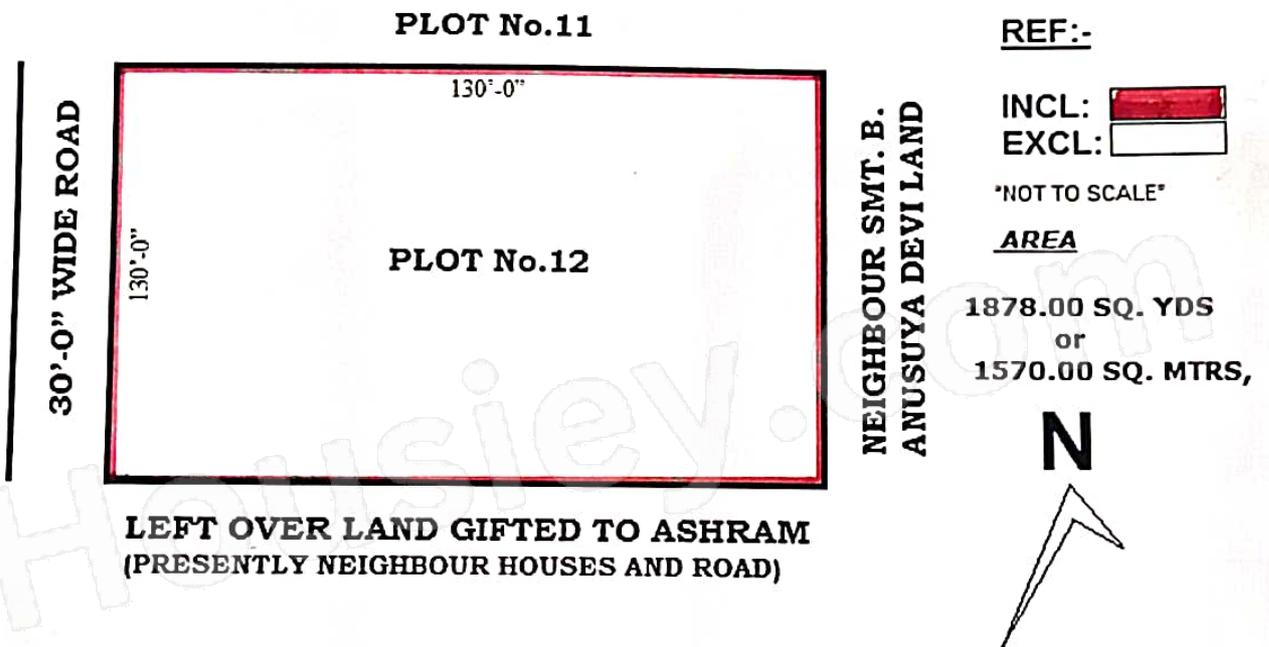


::6::

REGN. PLAN SHOWING THE Plot No.12, in Survey Nos.148, 149, 154 & 155, admeasuring 1878.00 Sq. Yards or 1570 Sq. Meters,, Situated at MANCHIREVULA VILLAGE, under Narsingi Municipality, previously Rajendra Nagar Mandal, now Gandipet Mandal, Ranga Reddy District, Telangana State.

VENDOR : Sri S. TUKARAM S/o. Sri SUBBA RAO

VENDEE : SVNR CONSTRUCTIONS, Rep. by its Partner: -
Sri RAMAKRISHNA REDDY DHANDA S/o. Sri JAYAKAR REDDY DHANDA



WITNESSES:

1. Radhe Krishna Murthy
2. Ch. Vijaya Kumar

SIGN. OF THE VENDOR
For **SVNR CONSTRUCTIONS**

Partner
SIGN. OF THE VENDEE

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10320/2023.

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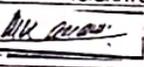
స్థావర లెఖా సంఖ్య /PERMANENT ACCOUNT NUMBER
AGQPS2258G



నామ /NAME
TUKARAM SOMURI

పితా యొక్క నామ /FATHER'S NAME
SUBBA RAO SOMURI

జన్మ తిథి /DATE OF BIRTH
06-06-1932

హస్తాక్షర /SIGNATURE


ముఖ్య ఆదాయకర్త, ఆంధ్ర ప్రదేశ్
 Chief Commissioner of Income-tax, Andhra Pradesh

భారత ప్రభుత్వం
 Government of India



ముఖ్య ఆదాయకర్త
 Tukaram Somuri

పుట్టిన తేదీ / DOB: 06/06/1932
 పురుషుడు / Male



8099 0868 8567
 నా ఆధార్, నా గుర్తింపు

Tukaram

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्वायत्ती लेखा संख्या कार्ड
 Permanent Account Number Card

AESFS2014Q

नाम / Name
SVNR CONSTRUCTIONS



निगमन/गठन की तारीख
 Date of Incorporation/Formation
09/05/2022

भारत सरकार
 Government of India



रामकृष्ण रेड्डी धन्दा
Ramakrishna Reddy Dhanda

పుట్టిన తేదీ / DOB: 02/07/1977
 పురుషుడు / MALE

7078 0805 6961
 मेरा आधार, मेरी पहचान

Ruby

भारत सरकार
 Government of India



చెడే విజయ కుమార్
Chede Vijaya Kumar

పుట్టిన తేదీ / DOB: 10/08/1981
 పురుషుడు / Male

9947 5443 7601
 मेरा आधार, मेरी पहचान

Ch. Vijaya Kumar

భారత ప్రభుత్వం
 Government of India



రాధాకృష్ణ మూర్తి నన్నపానేని
Radhakrishna Murty Nannapaneni

పుట్టిన తేదీ / DOB: 01/05/1946
 పురుషుడు / Male



8772 8390 5919
 ఆధార్ - సామాన్యుని హక్కు

Radhakrishna Murty



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Sub Registrar
Gandipet

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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of TelanganaChallan No: **942QTK220823**

Bank Code : ICICIC

Payment : NB

Remitter Details

Name	SVNR CONSTRUCTIONS
PAN Card No	AESFS2014Q
Aadhar Card No	
Mobile Number	*****864
Address	HYDERABAD

Executant Details

Name	S TUKARAM
Address	HYDERABAD

Claimant Details

Name	SVNR CONSTRUCTIONS
Address	HYDERABAD

Document Nature

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

Amount Details

Stamp Duty	4648050
Transfer Duty	1267650
Registration Fee	422550
User Charges	500
Mutation Charges	84510
Haritha Nidhi	50
TOTAL	6423310

Total in Words	Sixty Four Lakh Twenty Three Thousand Three HundredTen Rupees Only
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Date(DD-MM-YYYY)	22-08-2023
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Transaction Id	6268780163413
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Stamp & Signature

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of TelanganaChallan No: **942QTK220823**

Bank Code : ICICIC

Payment : NB

Remitter Details

Name	SVNR CONSTRUCTIONS
PAN Card No	AESFS2014Q
Aadhar Card No	
Mobile Number	*****864
Address	HYDERABAD

Executant Details

Name	S TUKARAM
Address	HYDERABAD

Claimant Details

Name	SVNR CONSTRUCTIONS
Address	HYDERABAD

Document Nature

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Date(DD-MM-YYYY)	22-08-2023
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Transaction Id	6268780163413
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Stamp & Signature

Bk - 1, CS No 10788/2023 & Doct No
10320/2023.

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