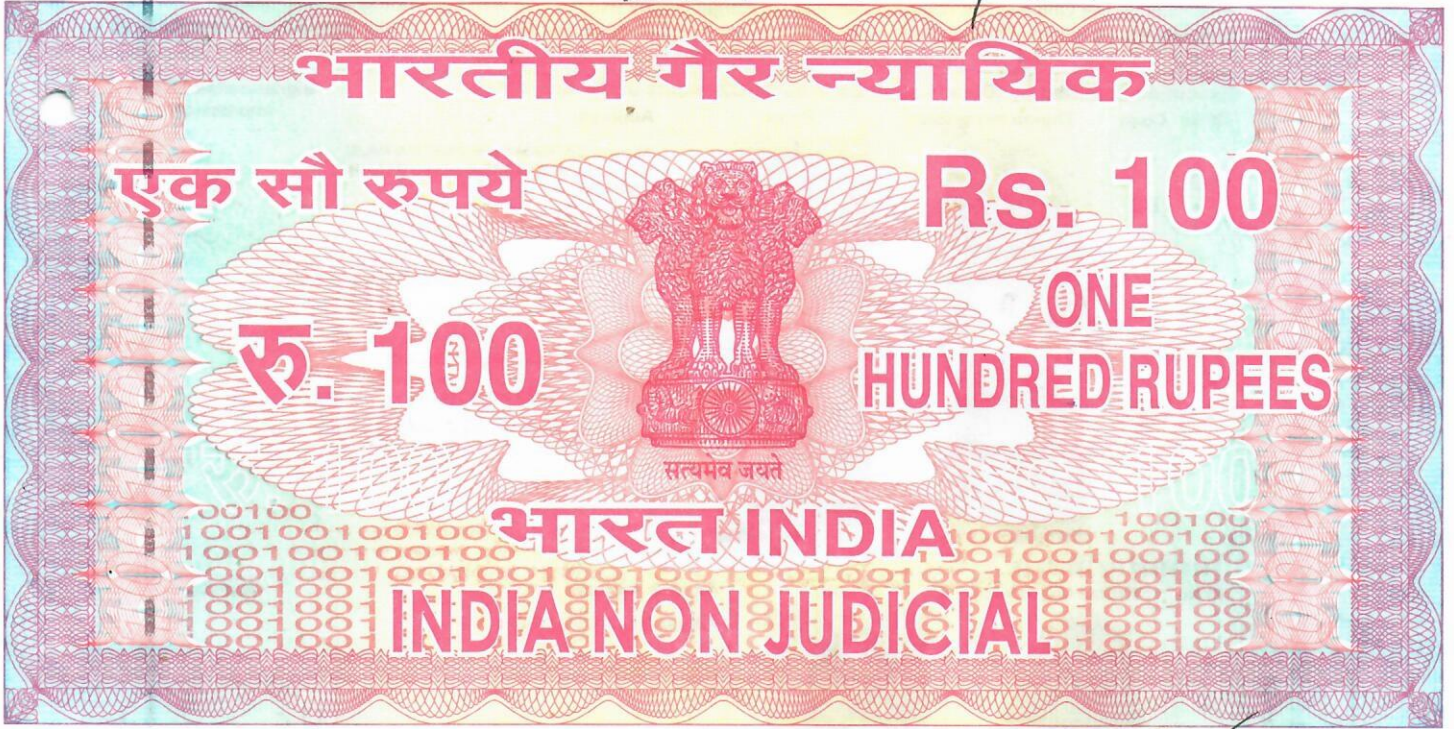


03/6/20

Doc. No. 6307/2021



తెలంగాణ తెలంగాణ TELANGANA

Sl No. 580 Date: 22-03-2021

SOLD TO: Alluri Sai Baba alias Alluri Sai Babu S/o Late Sreerama Raju. Potho
FOR WHOM: Self

AF 857540

B. SATYANARAYANA RAJU
LICENCED STAMP VENDOR
Licence No: 15-11-038/2012, RL No: 15-11-026/2021
Flat. No: 202, Plot No: 553, Bhagatsing Nagar,
Kukatpally, Medchal-Malkajgiri Dist
TELANGANA. Cell: 9440645538

GIFT DEED

This DEED OF GIFT is made and executed on this the 22nd day of March 2021, at R.O., Ranga Reddy District, by:-

Sri. ALLURI SAI BABA alias ALLURI SAI BABU, S/o. Late SREERAMA RAJU, aged about 59 years, Occupation: Business, R/o. Plot No.208, Road No.14, Jubilee Hills, Hyderabad-500033. PAN. AAKPA8610Q, Aadhaar No.6716 3606 9607.

Hereinafter called the "DONOR", which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc.,

IN FAVOUR OF

Sri. ALLURI SAI RAM VISWANATHA RAJU, S/o. Sri. ALLURI SAI BABA alias ALLURI SAI BABU, aged about 26 years, Occupation: Business, R/o. Plot No.208, Jubilee Hills, Hyderabad-500033, PAN. BKSPA6642P, Aadhaar No.9593 3628 6725.

Hereinafter called the "DONEE" which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc.,

AND WHEREAS, the DONEE is the "SON" of the DONOR






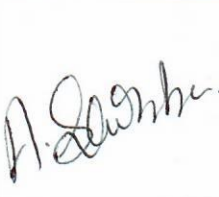
Contd..2..

A. Sai Babu






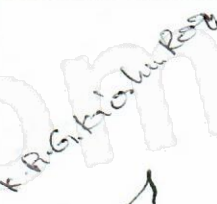
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 3 and 4 on the 22nd day of MAR, 2021 by Sri Alluri Saibaba

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	DE		 ALLURI SAI RAM VISWANATHA RAJU [1510-1-2021-6710]	ALLURI SAI RAM VISWANATHA RAJU S/O. ALLURI SAI BABA ALIAS ALLURI SAIBABU P.NO.208, JUBILEE HILLS, HYD	
2	DR		 ALLURI SAIBABA ALIAS ALLURI SAIBABU [1510-1-2021-6710]	ALLURI SAIBABA ALIAS ALLURI SAIBABU S/O. LATE.SREERAMA RAJU P.NO.208, JUBILEE HILLS,, HYD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 PINNAMRAJU SREEDevi [1510-1-2021-6710]	PINNAMRAJU SREEDevi HYD	
2		 A R C GOPAL KRISHNAM RAJU [1510-1-2021-6710]	A R C GOPAL KRISHNAM RAJU HYD	

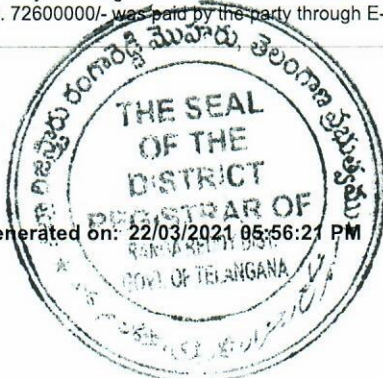
22nd day of March, 2021

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)**Endorsement:** Stamp Duty, Tranfer 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	725900	0	0	0	726000
Transfer Duty	NA	0	363000	0	0	0	363000
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	72600	0	0	0	72600
Total	100	0	1171600	0	0	0	1171700

Rs. 1088900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 72600000/- was paid by the party through E-Challan/BC/Pay Order No ,473IPI170321 dated ,17-MAR-21 of ,SBIN/

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Bk - 1, CS No 6710/2021 & Doct No 6307/2021. Sheet 1 of 8 Joint SubRegistrar2 Ranga Reddy (R.O)

WHEREAS the DONOR along with Nadimpalli Krishnam Raju, S/o. Late Bangar Raju and Gottimukkala Venkatapathi Raju, S/o. Late Sree Rama Raju, are the absolute joint owners and Peaceful possessors of the Agricultural land admeasuring Ac.1-20 guntas equivalent to 0.607 hectors, i.e., Ac.0-30 gts in Survey No.200/ε, Ac.0-25 gts in Survey No.201/ ε and Ac.0-05 guntas in S.No.205/2/ε, Situated at Madinaguda Village, Serilingampally Mandal & Municipality, Ranga Reddy District, having purchased the same from Sri. Kalidindi Subrahmanyam Raju, S/o. Subba Raju, through Sale Deed Doct.No.4857/1990, Vol. 1669, pages: 447 to 458, dated 20-04-1990, regd., at R.O., Ranga Reddy District, for valid consideration. By virtue of above said Sale Deed Doct.No. 4857/1990, Vol. 1669, pages: 447 to 458, dated 20-04-1990, regd., at R.O., Ranga Reddy District, the Donor is eligible for 1/3rd share in the above said property i.e., 0-20 guntas (out of Ac.1-20 gts).

AND WHEREAS One Sri Nadimpalli Krishnam Raju, S/o. Late Bangar Raju & 11 others have converted the Agriculture land to Non-Agriculture Land for a Total Extent of Ac.6-02 gts equivalent to 29282 Sq.yds, vide Proceedings No.C1/1352/2020, dated 13-07-2020, issued by Revenue Divisional Officer Rajendranagar Division R.R.Dist.

AND WHEREAS, the DONEE is the "SON" of the DONOR and due to his natural love and affection towards the Donee, the DONOR has decided to Gift by way of Gift Deed the 1/3rd undivided share of land admeasuring Ac.0-20 guntas equivalent to 2420 Sq.yds, (out of Ac.1-20 guntas) i.e., Ac.0-30 gts in Survey No.200/ε, Ac.0-25 gts in Survey No.201/ ε and Ac.0-05 guntas in S.No.205/2/ε, Situated at Madinaguda Village, Serilingampally Mandal & Municipality, under GHMC, Ranga Reddy District, which is more fully described in the Schedule hereto and hereinafter referred to as the Schedule Property without receiving any consideration whatsoever and the DONEE has agreed and accepted the same.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:

That the "DONEE" is the "SON" of the DONOR. Out of his love and affection towards the DONEE the DONOR is desirous of gifting the Schedule Property by way of Gift Deed to the DONEE without receiving any consideration whatsoever and the DONEE has agreed and accepted the same by way of Gift Deed from his "FATHER".

That the DONOR has already delivered the Physical and peaceful possession of the Schedule Property to the DONEE TO HAVE AND TO HOLD the same absolutely and forever.

That the rights, titles, interests, easements, privileges, appurtenances, liberties, enjoyments and possessions are hereby transferred by way of Gift Deed and subsists in favour of the DONEE absolutely and forever.

That the DONOR has already paid all the taxes, cess, dues, etc., in respect of the Schedule Property up to the date of this Gift Deed.

Contd..3..

A. Sankar

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1171600/-, DATE: 17-MAR-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 4453144812519, PAYMENT MODE: CASH-1001138, ATRN: 4453144812519, REMITTER NAME: ALLURI SAI RAM VISWANATHA RAJU, EXECUTANT NAME: ALLURI SAIBABA, CLAIMANT NAME: ALLURI SAI RAM VISWANATHA RAJU.

Date:

22nd day of March, 2021

Signature of Registering Officer

Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 6307 of 2021 of Book-1 and assigned the identification number 1 - 1510 - 6307 - 2021 for Scanning on 22-MAR-21.

Registering Officer

Ranga Reddy (R.O)

(J. Srikanth Reddy)

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Sheet 2 of 8
Joint SubRegistrar2
Ranga Reddy (R.O)



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That the DONOR hereby declares and covenants with the DONEE that the Schedule Property is free from all encumbrances, charges, gifts, mortgages, prior sales etc., and the DONOR has full power and absolute authority to Gift the same to the DONEE absolutely and forever. And the Donor further declares that the DONEE is free to enjoy the Schedule Property absolutely and forever with effect from the date of this Gift Deed, and will have full power to sell, mortgage, gift etc., or otherwise dispose of or deal with the property in any manner he likes.

That Now, the DONOR is in good health, sound mind and sober condition and out of his free will and consent he is executing this Gift Deed.

That, the Donor further declares that the Schedule Property is not an assigned property within the meaning of Section 2 (1) of Assigned Lands (Prohibition of Transfers) Act 9 of 1977.

That the market value of the Schedule Property is Rs.30,000/- per Sq.yds and the total value comes to Rs.7,26,00,000/- (including structure) and the Stamp duty is paid under Rule 3 of A.P.P.U.V.I. Rules 1975.

This document has been executed on N.J.STAMPS Worth Rs.100/- and D.S.D. of Rs. 7,25,900/-, TPT Rs.3,63,000/- Registration fee of Rs.10,000/- user charges of Rs.100/-, and Mutation charges @ 0.1% Rs.72,600/- total Rs.11,71,600/- paid through Challan No.473IP1170321, dated 22-03-2021, at SBI, Balkampet Branch.

SCHEDULE PROPERTY

All that the 1/3rd undivided share of land admeasuring Ac.0-20 guntas equivalent to 2420 Sq.yds, (out of Ac.1-20 guntas) i.e., Ac.0-30 gts in Survey No.200/ε, Ac.0-25 gts in Survey No.201/ ε and Ac.0-05 guntas in S.No.205/2/ε, Situated at Madinaguda Village, Serilingampally Mandal & Municipality, under GHMC, Ranga Reddy District, and bounded as follows: -

NORTH : 30' Wide Road
SOUTH : Land of K. Rama Raju
EAST : Miyapur to Bachupally Road
WEST : Land of Sri.A. Subba Raju & others

And more clearly delineated in the plan annexed hereto and marked in RED Color.

IN WITNESS WHEREOF, the Parties have signed on this Gift Deed with free will and consent on this day, month and year first above mentioned before the following witnesses:

WITNESSES:

1. P. Sreedhar
2. K. R. G. Krishnan Rao



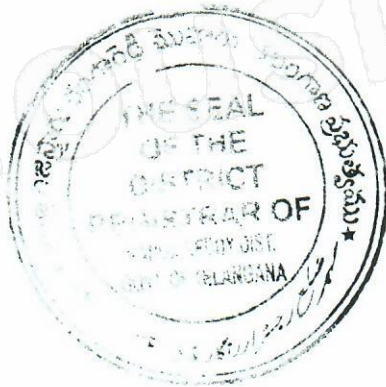
DONOR



DONEE

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6307/2021.

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Joint SubRegistrar2
Ranga Reddy (R.O)



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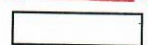
PLAN SHOWING THE 1/3rd undivided share of land admeasuring Ac.0-20 guntas equivalent to 2420 Sq.yds, (out of Ac.1-20 guntas) i.e., Ac.0-30 gts in Survey No.200/ε, Ac.0-25 gts in Survey No.201/ ε and Ac.0-05 guntas in S.No.205/2/ε, Situated at Madinaguda Village, Serilingampally Mandal & Municipality, under GHMC, Ranga Reddy District.

DONOR: Sri. ALLURI SAIBABA alias ALLURI SAIBABU, S/o. Late SREERAMA RAJU

DONEE: Sri. ALLURI SAI RAM VISWANATHA RAJU, S/o. Sri. ALLURI SAI BABA alias ALLURI SAIBABU,

REFERENCE:

INCLUDED:
EXCLUDED:



N ←



AREA

**2420 Sq.yds
Equivalent to 0-20 gts
(out of 1-20 gts)**

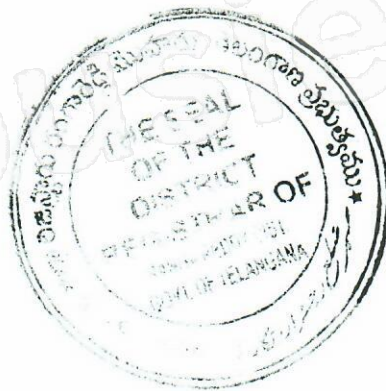
WITNESSES:-

1. P. Sreedevi
2. K.R.G. Krishna Rao

DONOR

DONEE

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6307/2021. Sheet 4 of 8 Joint SubRegistrar2
Ranga Reddy (R.O)



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DECLARATION

I, Sri. **ALLURI SAIBABA** alias **ALLURI SAIBABU**, S/o. Late **SREERAMA RAJU**, aged about 59 years, Occupation: Business, R/o. Plot No.208, Road No.14, Jubilee Hills, Hyderabad-500033. PAN. AAKPA8610Q, Aadhaar No.6716 3606 9607.

hereby declare that, I along with Nadimpalli Krishnam Raju, S/o. Late Bangar Raju and Gottimukkala Venkatapathi Raju, S/o. Late Sree Rama Raju, are the Joint Owners, and Possessors and Executants of the Schedule property mentioned in the Sale Deed Doct.No.4857/1990, Vol. 1669, pages: 447 to 458, dated 20-04-1990, regd., at R.O., Ranga Reddy District, which is a vacant site/Vacant Plot.

The said property is not assessed by the Corporation / Municipal / Cantonment / Nagara Panchayat and was not allotted with any PTI/VLTA Number.

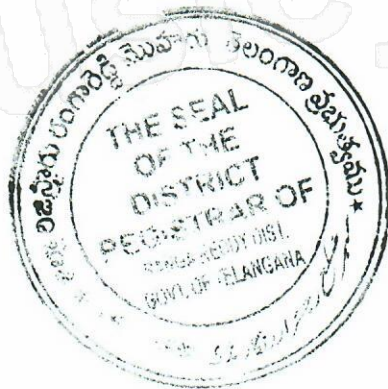
Date 22-03-2021
Place :Hyderabad



DECLARANT

Housiey.com

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6307/2021. Sheet 5 of 8 Joint SubRegistrar2
Ranga Reddy (R.O)



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

PRESENT : K. CHANDRAKALA, M.A. LLB

No.C1/1352/2020

Dated 13-07-2020

Sub:- Conversion of Land - Rajendranagar Division - Serilingampally Mandal - Madeenaguda Village - Sy. Nos.199, 200, 201 & 205 - Total extent Ac.6-02 gts (29282 Sq.Yards) - Request for conversion of Agriculture Land to Non- Agriculture Land - Request for 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 Nadimpalli Krishnam Raju S/o Late Bangar Raju R/o Hyderabad through Meeseva Application No.LCR021900074493, dated:02-03-2020
5) The DC&Tahsildar, Serilingampally (M) Lr.No.B/143/2020, dated:23-06-2020
6) This office Notice No.even dt:04-07-2020

ORDER

Sri Nadimpalli Krishnam Raju S/o Late Bangar Raju R/o Hyderabad has filed an application through Meeseva Application No.LCR021900074493, dated:02-03-2020 for conversion of land agriculture to non-agricultural purpose in respect of Sy. Nos.199, 200, 201 & 205 total extent Ac.6-02 gts (29282 Sq.Yards) situated at Madeenaguda Village of Serilingampally Mandal for the purpose of Non-Agricultural. The request of the applicant is found to be consistent with the provisions of the Act.

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

Market value as per SRO records	: Rs.15,000/- per Sq.Yard
Extent Ac.6-02 gts (29282 Sq.Yards)	: Rs.43,92,30,000/-
For the Ac.6-02 gts (29282 Sq.Yards)@ 2%	:Rs.87,84,600/-

The petitioner Sri Nadimpalli Krishnam Raju S/o Late Bangar Raju R/o Hyderabad has filed an application along with original challan bearing No.0200266119, dt:10-07-2020 for Rs.87,84,600/- requesting to issue conversion proceedings in respect of the subject lands situated at Madeenaguda Village, Serilingampally Mandal.

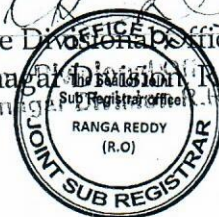
Hence, the permission is hereby accorded for conversion of the Agricultural Land into Non-Agricultural purpose on the following terms and conditions.

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Joint SubRegistrar
Ranga Reddy (R.O)

- 1) The permission is issued on the request of the applicant and he is solely responsible for the contents made in the application.
- 2) The grant of permission can not 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 circumstances.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to any body or cause 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.
- 9) Constructions should be only for Conversion Extent.
- 10) No Water Sources, Rastha or Electrical Poles should be diverted or disturbed.


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Revenue Division Officer
Rajendranagar District, R.R. Dist.



33:
SCHEDULE

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	Madenaguda Village, Serilingampally Mandal, R.R.Dist	N. Krishnam Raju a) N Sri Navya Devi (1500 Yards) 12972/18 b) N Satya Suryanarayana Raju (920 Yards) 18669/19	200/AA,201/AA, and 205/2/AA	20.00 (2420 Sq.Yards)	20.00 (2420 Sq.Yards)	The applicant has remitted a sum of Rs.87,84,600/- through Challan No.0200266119, dt:10-07-2020 at S.B.I. Rajendranagar Branch @ 2% towards Basic value of the land proposed for conversion.
2		G Venkatapathi Raju	200/AA,201/AA, and 205/2/AA	20.00 (2420 Sq.Yards)	20.00 (2420 Sq.Yards)	
3		A Saibaba	200/AA,201/AA, and 205/2/AA	20.00 (2420 Sq.Yards)	20.00 (2420 Sq.Yards)	
4		A Subba Raju	200/AA	20.00 (2420 Sq.Yards)	20.00 (2420 Sq.Yards)	
5		N Rajeswari	200/AA	20.00 (2420 Sq.Yards)	20.00 (2420 Sq.Yards)	
6		N Raghu Varma	200/AA	20.00 (2420 Sq.Yards)	20.00 (2420 Sq.Yards)	
7		N Leela	200/AA and 199/AA	20.33 (2460 Sq.Yards)	20.33 (2460 Sq.Yards)	
8		G Subba Raju	200/AA and 199/AA	20.33 (2460 Sq.Yards)	20.33 (2460 Sq.Yards)	
9		A Kanthama	200/AA and 199/AA	20.33 (2460 Sq.Yards)	20.33 (2460 Sq.Yards)	
10		A Subba Raju	199/AA	20.33 (2460 Sq.Yards)	20.33 (2460 Sq.Yards)	
11		N Indira Devi	199/AA	20.33 (2460 Sq.Yards)	20.33 (2460 Sq.Yards)	
12		P Sridevi	199/AA	20.33 (2460 Sq.Yards)	20.33 (2460 Sq.Yards)	
Total				Ac.6-02 gts (29282 Sq.Yards)	Ac.6-02 gts (29282 Sq.Yards)	


 Revenue Divisional Officer
 Rajendranagar Division R.R. Dist.
 Rajendranagar Division R.R. Dist.

To
 Sri Nadimpalli Krishnam Raju S/o Late Bangar Raju & (11) others R/o
 Hyderabad

Copy to the DC&Tahsildar, Serilingampally Mandal for taking necessary action.

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6307/2021. Sheet 7 of 8

Joint SubRegistrar
Ranga Reddy (R.O)



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అ సాయి రామ్ విశ్వనాథ రాజు
A Sai Ram Viewanatha Raju

పుట్టిన సంవత్సరం / Year of Birth: 1995
పురుషుడు / Male

9593 3628 6725

ఆధార్ - సామాన్యుని హక్కు

A. Sai Baba

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

అల్లూరి సాయి బాబా
Alluri Sai Baba

పుట్టిన సంవత్సరం / Year of Birth: 1961
పురుషుడు / Male

6716 3606 9607

ఆధార్ - సామాన్యుని హక్కు

A. Sai Baba

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పిన్నంరాజు శ్రీదేవి
Pinnamraju Sreedevi

పుట్టిన సంవత్సరం / Year of Birth: 1967
స్త్రీ / Female

8532 2496 8612

ఆధార్ - సామాన్యుని హక్కు

P. Sreedevi

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కలిదండి రామ గోపాల కృష్ణం రాజు
Kalidindi Rama Gopala Krishnam Raju

పుట్టిన సంవత్సరం / Year of Birth: 1960
పురుషుడు / Male

7369 4235 7270

ఆధార్ - సామాన్యుని హక్కు

K. R. G. Krishnam Raju

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6307/2021. Sheet 8 of 8
Joint SubRegistrar2
Ranga Reddy (R.O)



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Online Challan Proforma [SRO copy]


Registration & Stamps Department
 Telangana

Challan No: 473IPI170321

Bank Code : **SBIN**Payment :
CASH

Remitter Details	
Name	ALLURI SAI RAM VISWANATHA RAJU
PAN Card No	BKSPA6642P
Aadhar Card No	
Mobile Number	*****669
Address	PLOT NO 208 JUBILEE HILLS HYDERABAD
Executant Details	
Name	ALLURI SAIBABA
Address	PLOT NO 208 ROAD NO 14 JUBILEE HILLS HYDERABAD
Claimant Details	
Name	ALLURI SAI RAM VISWANATHA RAJU
Address	PLOT NO 208 ROAD NO 14 JUBILEE HILLS HYDERABAD
Document Nature	
Nature of Document	Gift
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	725900
Transfer Duty	363000
Registration Fee	10000
User Charges	100
Mutation Charges	72600
TOTAL	1171600
Total in Words	Eleven Lakh Seventy One Thousand Six Hundred Rupees Only
Date(DD-MM-YYYY)	17-03-2021
Transaction Id	4453144812519

Stamp & Signature _____

Online Challan Proforma[Citizen copy]


Registration & Stamps Department
 Telangana

Challan No: 473IPI170321

Bank Code : **SBIN**Payment :
CASH

Remitter Details	
Name	ALLURI SAI RAM VISWANATHA RAJU
PAN Card No	BKSPA6642P
Aadhar Card No	
Mobile Number	*****669
Address	PLOT NO 208 JUBILEE HILLS HYDERABAD
Executant Details	
Name	ALLURI SAIBABA
Address	PLOT NO 208 ROAD NO 14 JUBILEE HILLS HYDERABAD
Claimant Details	
Name	ALLURI SAI RAM VISWANATHA RAJU
Address	PLOT NO 208 ROAD NO 14 JUBILEE HILLS HYDERABAD
Document Nature	
Nature of Document	Gift
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	725900
Transfer Duty	363000
Registration Fee	10000
User Charges	100
Mutation Charges	72600
TOTAL	1171600
Total in Words	Eleven Lakh Seventy One Thousand Six Hundred Rupees Only
Date(DD-MM-YYYY)	17-03-2021
Transaction Id	4453144812519

Stamp & Signature _____