



Government of Telangana
Registration And Stamps Department

DOCUMENT No. 11105 of 2021

Payment Details - Citizen Copy - Generated on 30/10/2021, 01:38 PM

SRO Name: 1527 L.B.Nagar

Receipt No: 12085

Receipt Date: 30/10/2021

Name: MUNI

CS No/Doc No: 11387 / 2021

Transaction: Sale Deed

Challan No:

E-Challan No: 722GIL291021

Chargeable Value: 3000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 29-OCT-21

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

| | Cash | Challan | DD | E-Challan |
|--------------------|------|---------|----|-----------|
| Registration Fee | | | | 15000 |
| Transfer Duty /TPT | | | | 45000 |
| Deficit Stamp Duty | | | | 164900 |
| User Charges | | | | 500 |
| Mutation Charges | | | | 3000 |
| Total: | | | | 228400 |

In Words: RUPEES TWO LAKH TWENTY EIGHT THOUSAND FOUR HUNDRED ONLY

716109
Sub-Registrar's Office, L.B. Nagar, P.T.

JZ
SUB-REGISTRAR
L.B. NAGAR

REURNED
3 NOV 2021

~~SCANNED~~

11105

DOCUMENT No. of 2021

भारतीय गोर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE

HUNDRED RUPEES

सत्यम् व जयते

भारत INDIA

INDIA NON JUDICIAL

తెలుగూడ తెలంగాణA TELANGANA

AF 440636

SI.No. 22932 Date 30/10/2021 Rs. 100/-

Sold to... Rathod Pai Krishna

S/o,W/o,D/o... Rathod Vittal

for whom... Self R/o. Komaram Bheem Asifabad Dist

J. RAMA RAO YADAV

Licensed Stamp Vendor

L. No. 15-27-005/2010, R.L.No. 15-27-001/2019

R/o. H.No. 8-5-52/1, Karmanghat (V),

Saroornagar (M), R.R. Dist-500 079.

Phone: 9441618924

SALE DEED

This DEED OF SALE is made and executed on this 30th day of October, 2021 by:-

SRI. MUNI, S/o. BALYA, aged about 33 years, Occupation: Business, R/o. Chinthalapalem Village, Nelikal Post, Tirumalagiri Mandal, Nalgonda District- 508202, Aadhar No.XXXX XXXX 9121, Pan No.GDBPM9128P, Cell.8886873121.

(Hereinafter called the "VENDOR")

IN FAVOUR OF

SRI. RATHOD SAI KRISHNA, S/o. RATHOD VITTAL, aged about 29 years, Occupation: Software Engineer, R/o. H.No.1-35, Lingapur Village and Mandal, Komaram Bheem Asifabad District-504313, Aadhar No.XXXX XXXX 7858, Pan No.BAJPR7827Q, Cell.8985206636.

(Hereinafter called as "VENDEE")

(The expressions of the VENDOR and the VENDEE shall mean and include all their heirs, executors, administrators, legal representatives, nominees and assignees etc.)

1105

Presentation Endorsement:

Presented in the Office of the Sub Registrar, L.B.Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 15000/- paid between the hours of 01 and 02 on the 30th day of OCT, 2021 by Sri Muni

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

| SI No | Code | Thumb Impression | Photo | Address | Signature/Ink Thum. Impression |
|-------|------|------------------|-------|---|-----------------------------------|
| 1 | CL | | | RATHOD SAI KRISHNA S/O. RATHOD VITTL H.NO.1-35, LINGAPUR VILLAGE AND MANDAL KOMARAM BHEEM, ASIFBAD DIST | <i>Rathodkrishna</i> |
| 2 | EX | | | MUNI S/O. BALYA R/O CHINTHALAPALEM VILLAGE NELIKAL POST, TIRUMALAGIRI MANDAL NALGONDA DIST | <i>Muni S/o Balya</i> |

Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|------------------|-------|--|-----------------------|
| 1 | | | CH RAMA LINGAM YENGANDLAPALLE NALGONDA DIST | <i>J. S. S. S. S.</i> |
| 2 | | | RATHOD SRINIVAS BHEEMPUR ADLAIBAD DIST | <i>R. S. S. S.</i> |

30th day of October, 2021

Signature of Sub Registrar
L.B.Nagar

E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details | Address: | Photo |
|-------|--|---|-------|
| 1 | Aadhaar No: XXXXXXXX9121 Name: MUNI | Nellikal, Nalgonda, Andhra Pradesh, 508202 | |
| 2 | Aadhaar No: XXXXXXXX7858 Name: Rathod Sai Krishna | S/O Rathod Vittal, Lingapur, Adilabad, Telangana, 504313 | |

Bk - 1, CS No 11387/2021 & Doc No 1105/2021, Sheet 1 of 13 Sub Registrar
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



:: 2 ::

WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of Open Land bearing Plot No.314, admeasuring 200 Sq.Yards, or equivalent to 167.23 Sq.Mtrs., in Survey Nos.126 and 127, Situated at ALMASGUDA VILLAGE, Balapur Revenue Mandal, Ranga Reddy District, Under Badangpet Municipal Corporation, having purchased the same from SMT. TADAKAPALLI CHANDANA, W/o. T. HANUMANTH RAO AND ANOTHER, Rep. by their AGPA Holder: SRI. THANEERU SRINIVASULU, S/o. THANEERU VANKAIAH AND ANOTHER, through a registered Sale Deed Doct.No.3376/2020 of Book-I, Dated: 03/06/2020, Registered at S.R.O., L.B.Nagar.

WHEREAS Later on the Vendor has Started the Construction of a House on the said Plot by obtaining Permission from Badangpet Municipal Corporation Vide Application/Permit No.21992/BADA/0982/2021, Dt:03/03/2021.

AND WHEREAS the Vendor has Constructed and later offered to sell the Semi Finished House on Plot No.314, admeasuring 200 Sq.Yards, or equivalent to 167.23 Sq.Mtrs., having Ground Floor Built Up area 1107 Sft., with R.C.C Roof, in Survey Nos.126 and 127, Situated at ALMASGUDA VILLAGE, Balapur Revenue Mandal, Ranga Reddy District, Under Badangpet Municipal Corporation, (hereinafter called the said property), to the said Purchasers free from encumbrances, to the Purchaser for a total sale consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only) as he is in need of money for his urgent financial and family necessities and the Purchasers agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said Vendees the said consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only) as detailed: i) Rs.5,00,000/- (Rupees Five Lakhs Only) through Cheque bearing No.000001, Dt:13/09/2021, Drawn on HDFC Bank, Adilabad Branch, ii) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) through Loan availed from HDFC Ltd, which Vendor hereby admits, acknowledge, and also delivered the possession to the Vendee to HAVE AND TO HOLD the same absolutely forever.

NOW THEREFORE this deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum Rs.30,00,000/- already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said property described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in RED Colour does hereby transfer, convey and assign free from encumbrances all the said property to hold the same to the said Vendees as absolute owners together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. The said House Property shall be quietly entered into and upon by the Vendee who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any person claiming through the Vendor.

Moan 2

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 | 164900 | 0 | 0 | 0 | 165000 |
| Transfer Duty | NA | 0 | 45000 | 0 | 0 | 0 | 45000 |
| Reg. Fee | NA | 0 | 15000 | 0 | 0 | 0 | 15000 |
| User Charges | NA | 0 | 500 | 0 | 0 | 0 | 500 |
| Mutation Fee | NA | 0 | 3000 | 0 | 0 | 0 | 3000 |
| Total | 100 | 0 | 228400 | 0 | 0 | 0 | 228500 |

Rs. 209900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 15000/- towards Registration Fees on the chargeable value of Rs. 3000000/- was paid by the party through E-Challan/BC/Pay Order No ,722GIL291021 dated ,29-OCT-21 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 228400/-, DATE: 29-OCT-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1103577607627,PAYMENT MODE:NB-1001138,ATRN:1103577607627,REMITTER NAME: RATHOD SAI KRISHNA,EXECUTANT NAME: M MUNI,CLAIMANT NAME: RATHOD SAI KRISHNA).

Date:

30th day of October,2021

Signature of Registering Officer
L.B.Nagar

Certificate of Registration

Registered as document no. 11105 of 2021 of Book-1 and assigned the identification number 1 - 1527 - 11105 - 2021 for Scanning on 30-OCT-21 .

Registering Officer
L.B.Nagar
(M.Ravikanth)

Bk - 1, CS No 11387/2021 & Doc No
11105/2021. Sheet 2 of 13 Sub Registrar
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



2. The Vendor has given vacant possession of the said property to the said Vendee.
3. The Vendor has paid all taxes etc., payable on the said property upto dated and the Vendee will have to pay such taxes etc., payable hereafter.
4. The Schedule of the property is free from all encumbrances, charges, sale, gift, mortgages, prior assignments of sale or lease hold or court attachments and is not subject to any other litigation.
5. The original copies of the title deeds relating to the said property are hereby handed over to the said Vendee.
6. The Vendor has agreed to Co-operate with the Vendee to get the title of the said property changed in the name of Vendee in all concerned offices records.
7. The Vendor's do hereby further agree with the Vendee at all times hereafter to do and execute at the cost of the Vendee all such lawful, acts, deeds and things for further and more perfectly assuring the said property to the Vendee.
8. The Vendor's do hereby agree to keep indemnified the Vendee from and against all losses which the Vendee may sustain by reason of any claim being made by anybody to the said property.
9. That the property shown in the schedule effected by this Document is neither a Government land nor an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977. The said land is not under mortgage and does not belong to Govt. Agencies and its undertakings such as A.P. State Wakf Board, A.P. Bhoojan Yagna Board, Charitable & Hindu Religious Institutions, and Endowments and is not prohibited by any Act in existence or Act No.19 of 2007, and both the parties hereto shall be held responsible for the same and hereby undertake to indemnify the Registering Authority. There are no protected tenants over the said land. If the transfer of the scheduled property is subsequently found to be in violation of any of the provisions of the above Acts, or any Government Orders referred in future, both the Parties hereto will be held liable for prosecution besides this transaction being declared as null and void. There is no order of attachment or any injunction by any Court of law, against the Scheduled property restraining the Vendor from transferring the same.

The terms of the VENDOR and the VENDEE herein used shall whenever the context so admits mean and include their respective heirs, executors, successors, legal representatives administrators and assignees etc., as the parties themselves.

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Bk - 1, CS No 11387/2021 & Doc No
11105/2021. Sheet 3 of 13 Sub Registrar
L.B.Nagar

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The Vendor hereby declare that the value of the said property is Rs.30,00,000/- (Rupees Thirty Lakhs Only) Stamp duty is paid on value of the Property.

SCHEDULE OF PROPERTY

ALL THAT PREMISES OF Semi Finished House on Plot No.314, admeasuring 200 Sq.Yards, or equivalent to 167.23 Sq.Mtrs., having Ground Floor Built Up area 1107 Sft., with R.C.C Roof, in Survey Nos.126 and 127, Situated at ALMASGUDA VILLAGE, Balapur Revenue Mandal, Ranga Reddy District, Under Badangpet Municipal Corporation and bounded by:-

NORTH :: PLOT NO.313;
SOUTH :: PLOT NO.315;
EAST :: 25' WIDE ROAD;
WEST :: NEIGHBOURS PLOT ;

As clearly shown in RED colour in the plan;

ANNEXURE I-A

| | | |
|-----------------------------|---|----------------|
| Nature of Roof | : | R.C.C. Roof |
| Type of Structure | : | with pillars |
| Age of the Building. | : | Semi Finished |
| Total Extent Site | : | 200 Sq.Yards |
| Built up area particulars | : | |
| Ground Floor | : | 1107 Sft., |
| Annual Rental Value | : | Rs. |
| Municipal Tax per annum | : | Rs. |
| Executant's estimate of the | | |
| M.V. of the Building | : | Rs.30,00,000/- |

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Bk - 1, CS No 11387/2021 & Doct No
11105/2021. Sheet 4 of 13 Sub Registrar
L.B.Nagar

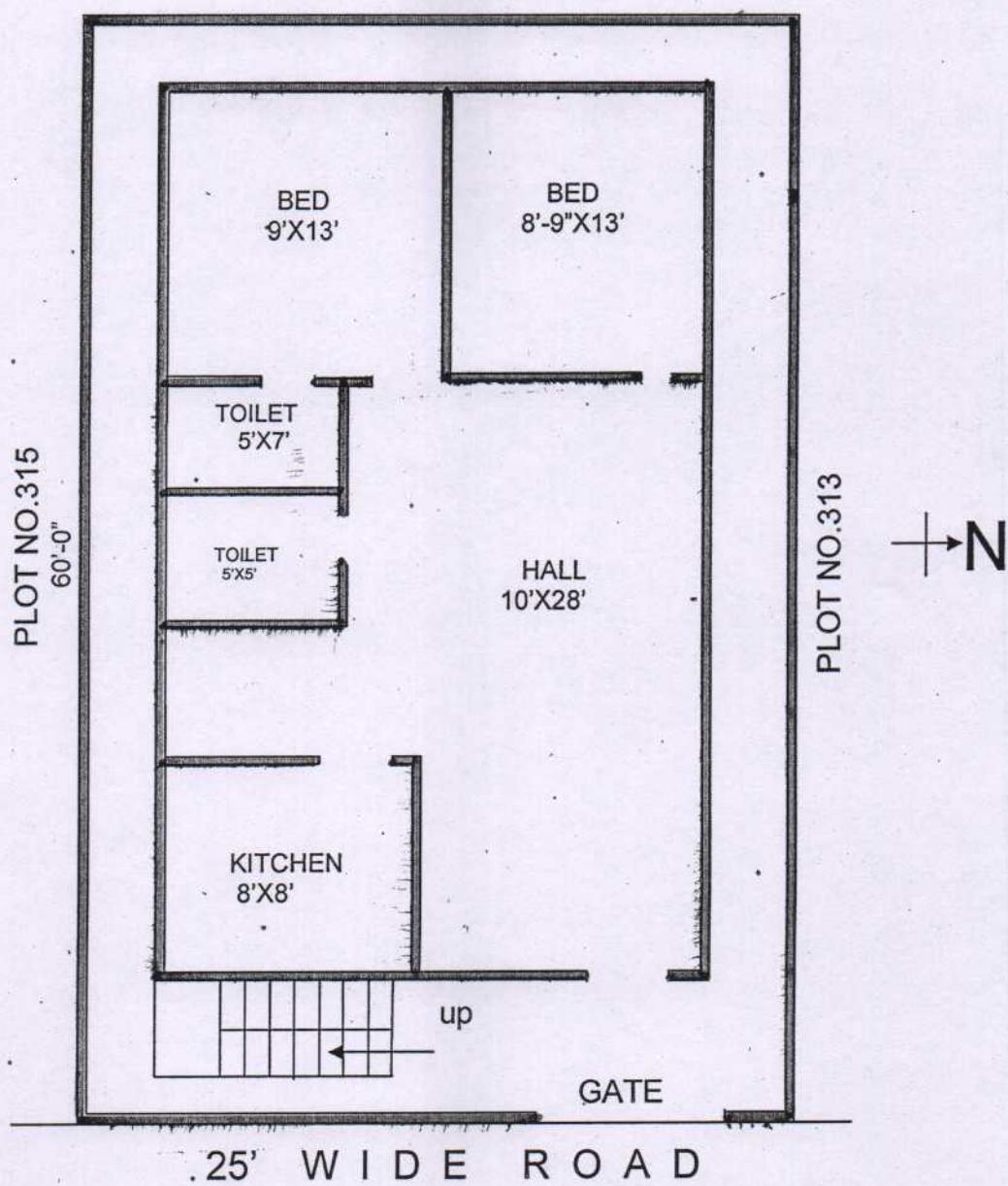
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:: 5 ::

NEIGHBOUR'S PLOT

30'-0"



IN WITNESS WHEREOF the VENDOR and the VENDEE have signed in this Deed of Sale out of free will and consent on this day month and year first above mentioned in the presence of the following witnesses.

WITNESSES:-

1. *D. S. Venkatesan*

M. S. Venkatesan

SIG. OF VENDOR.

2. *G. Venkatesan*

R. Sankar Krishnan

SIG. OF VENDEE.

Bk -1, CS No 11387/2021 & Doct No
11105/2021. Sheet 5 of 13 Sub Registration
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



DECLARATION

I, MUNI, S/o. BALYA, aged about 33 years, Occupation: Business, R/o. Chinthapalem Village, Nelikal Post, Tirumalagiri Mandal, Nalgonda District-508202, here in declare that, we are the Owners/ Possessor/ Executants of the Scheduled property mentioned in the Doct.No.3376/2020, which is a **Structure/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: 30/10/2021

Place:

MUNI

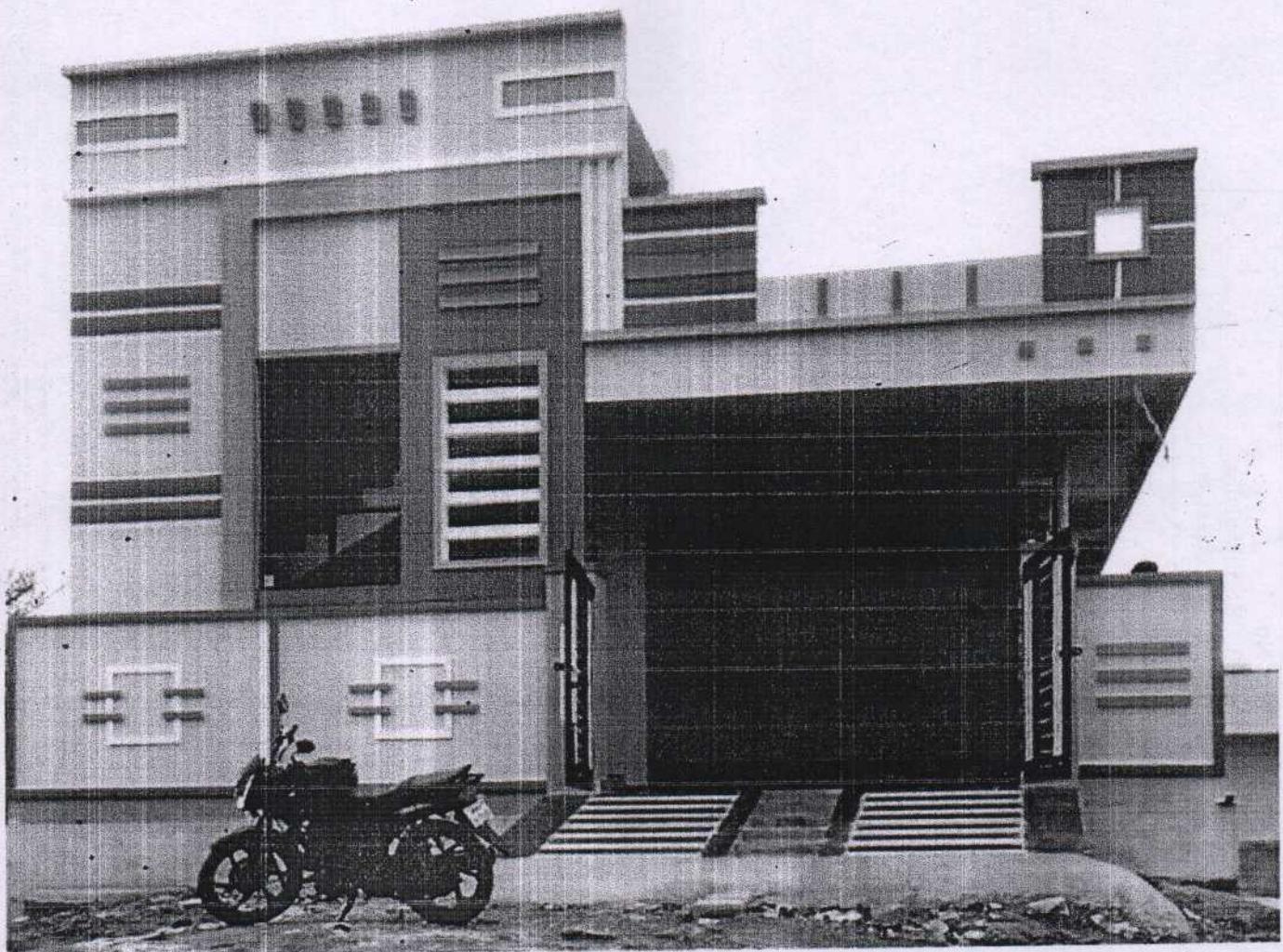
Declarant

BK - 1, CS No 11387/2021 & Doct No
11105/2021. 
Sheet 6 of 13 Sub Registrar
L.B.Nagar



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motor

Rs. 10/-

1. Dosa

2. Grilled

Bk - 1, CS No 11387/2021 & Doc No
11105/2021. Sheet 7 of 13 Sub Registrar
L.B.Nagar

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**OFFICE OF THE BADANGPET MUNICIPAL CORPORATION
RANGAREDDY DISTRICT**

TS-bPASS - BUILDING PERMIT ORDER U/S.174(2) OF TELANGANA MUNICIPALITIES ACT 2019
(WITHOUT MORTGAGE)

To

Sri. MUNI
 S/o BALYA
 CHINTHALAPALEM VILLAGE, NELIKAL
 POST, TIRUMALAGIRI
 MANDAL, NALGONDA DIST, T.S.

| | |
|----------------------------|----------------------|
| Application No / Permit No | 21992/BADA/0982/2021 |
| Date | 03-03-2021 |

Sir/Madam

Sub: Badangpet Municipal Corporation, Rangareddy District - Permission for construction of individual Residential Building in 167.22Sq.Mtrs (200 Sq.Yds) consisting of Ground Floor situated at Plot No: 314, Street/Road: 25' WIDE ROAD , Locality: ALMASGUDA , Survey No: 126 AND 127, Almasguda (V), Balapur(M), Badangpet Municipal Corporation, Rangareddy(Dist). Building Permit Order- Issued - Reg

- Ref: 1. Your Application 21992/BADA/0982/2021, dated: 03-03-2021
 2. G.O.Ms.No.168, MA & UD, dt.07-04-2012.
 3. G.O.Ms.No.7, MA & UD, dt:05-01-2016.
 4. G.O.Ms.No. 62 MA & UD, dt. 21.03.2020.

Your application for individual residential building permission submitted in the reference cited has been sanctioned based on the self-certification given by you as detailed below and subject to conditions mentioned therein.

| A APPLICANT DETAILS | |
|---|-------------------------|
| 1 | Name |
| B PLOT DETAILS | |
| 1 | Plot No |
| 2 | Survey No |
| 3 | Unapproved Layout |
| 4 | Street/Road |
| 5 | Village Name |
| 6 | Town / City |
| 7 | Mandal |
| 8 | District |
| C DETAILS OF PERMISSION SANCTIONED | |
| 1 | Extent of Plot |
| 2 | Road affected area |
| 3 | Net Plot Area |
| 4 | Height (Mts) |
| 5 Setbacks | |
| a. | Front setback (Mts) |
| b. | Rear setback (Mts) |
| c. | Side setback – I (Mts) |
| d. | Side setback – II (Mts) |

Bk - 1, CS No 11387/2021 & Doct No
11105/2021. Sheet 8 of 13 Sub Registrar
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



| | | |
|-----------------------------|--|-----------------|
| 6 | No. of Rain Water Harvesting Pits | 1 |
| 7 | No. of Trees | 5 |
| 8 | No. of floors | Ground Floor |
| D FLOOR DETAILS | | |
| 1 | ground | 123.0 Sq. Yards |
| | Total Built Up Area | 123.0 Sq. Yards |
| E DETAILS OF PAYMENT | | |
| 1 | Site Approval Charges | ₹ 3199.6 |
| 2 | Betterment Charges | ₹ 19997.5 |
| 3 | External Betterment Charges | ₹ 5999.25 |
| 4 | Building Permit Fee | ₹ 1542.6 |
| 5 | Development Charges on built up area(As per G.O. Ms. No.225, dt: 30.08.2016 , G.O. Ms No. 226 and dt: 30.08.2016 ,G.O. Ms No. 223, dt: 30.08.2016) | ₹ 10284 |
| 6 | Rain Water Harvesting Charges | ₹ 3999.5 |
| 7 | Debris Charges | ₹ 2500 |
| 8 | Compound Wall Fee | ₹ 500 |
| 9 | Vacant Land Tax | ₹ 2391.7 |
| 10 | Postage/ Advertisement Charges | ₹ 200 |
| 11 | TS-bPASS User Charges | ₹ 500 |
| 12 | Conversion Charges | ₹ 2399.7 |
| 13 | Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016 | ₹ 12798.4 |
| 14 | 14% Open Space Contribution Charges On Prevailing Market Value | ₹ 66967.63 |
| 15 | Regularization charges with ref to the land value | ₹ 12798.4 |
| 16 | 33% Compound Fee On Penal Charges | ₹ 4223.47 |
| | TOTAL(INR) | ₹ 150301.75 |
| F OTHER DETAILS | | |
| 1 | Construction to be Commenced Before | 03-09-2021 |
| 2 | Construction to be Completed Before | 03-03-2024 |

Bk - 1, CS No 11387/2021 & Doct No
11105/2021. Sheet 9 of 13 Sub Registrar
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



The Building permission is sanctioned subject to following conditions:

1. The certificate issued does not confer upon any ownership rights over the property. At a later stage, if it is found that the documents are false and fabricated or any misrepresentation of the facts or false statements or against the building rules, regulations and Master Plan land use provisions, the permission will be revoked U/s 176 (9) of Telangana Municipalities Act 2019.
2. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
3. **Building Permission** shall be followed strictly while making the construction.
4. **Building Permission** copy shall be displayed at the construction site for public view.
5. **The construction shall be commenced within 06 months and shall be completed within 03 years.**
Shall also upload the pictures of commencement of construction within 6 months online as per section 174(13) of Telangana Municipalities Act 2019.
6. A safe distance of minimum 3.0M vertical and Horizontal Distance between the Building & High-Tension Electrical Lines and 1.5M for Low Tension electrical line shall be maintained.
7. **Prior Approval should be obtained separately for any modification in the construction.**
8. **Rain Water Harvesting Structure** (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.
9. This sanction is accorded based on the Self Certification by the Applicant, Accordingly, it is deemed that the applicant has given the Road Affected Portion to The Commissioner at free of cost without claiming any Compensation at any time as per the Self Certification
10. The Registration Authority shall undertake registrations only after issuance of work commencement letter by the competent authority and only for the permitted built up area as per building permission.
11. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built up area and only after work commencement letter is issued by the competent Authority.
12. The owner/builder shall cover the building material, stock at site. Every builder or owner shall put Tarpaulin on scaffolding around the area of construction and the building.
13. The owner/builder shall not stock the building material on the road margin and footpath causing obstruction to free movement of public and vehicles, failing which permission is liable to be suspended.
14. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected, so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere or air in any form whatsoever.
15. The dust emissions from the construction site should be completely controlled and all precautions shall be taken on that behalf.
16. The vehicles carrying construction material and debris of any kind shall be cleaned before it is permitted to ply on the road after unloading such material.
17. Every worker on the construction site and involved in loading, unloading and carriage of construction material and construction debris should be provided with mask helmets, shoes to prevent inhalation of dust particles and safety.
18. Owner and builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction and carry of construction material and debris relatable to dust emission.

Bk - 1, CS No 11387/2021 & Doct No
11105/2021. Sheet 10 of 13 Sub Registrar
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



- 19. Owner/builder shall maintain Muster Roll of all the employees/workers and make necessary insurance till the work is completed failing which the sanction accorded will be cancelled without further notice.
- 20. Owner / builder shall transport the construction material and debris waste to the construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 21. Owner/builder shall mandatorily use a wet jet in grinding and stone cutting, wind breaking walls around the construction site.
- 22. Tree plantation shall be done along the periphery and also in front of the premises as per T.S. Water Land and Trees Rules 2002.
- 23. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- 24. The Owner / Developers shall ensure the safety of construction workers.
- 25. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
- 26. No external roof, verandah, wall of a building shall be constructed or reconstructed of grass, leaves, mats or other inflammable materials, except with the permission of the Commissioner
- 27. The building should have on site treatment system (Septic tank with soakaway / twin bleach pit / decentralized treatment system / fecal sludge and septage) or connected to sewerage system, waste water treatment recycling system.

Additional Conditions:

1. Post verification will be carried out as per Rules framed under Telangana Municipalities Act 2019 and action will be initiated under section 178 & 180 if any violation or misrepresentation of the facts is found.
2. In case of false declaration, the applicant is personally held responsible as per section 174(3) of Telangana Municipalities Act 2019.
3. The applicant or owner is personally held responsible and accountable in case of false or incorrect Self-Declaration if any found and shall be liable for punishment as per the provisions under section 177 & 180 of Telangana Municipalities Act 2019.
4. If the plot under reference is falling in any prohibited lands / Govt. lands / Municipal lands / layout open space, earmarked parks and playground as per Master plan / Water bodies / FTL/ Buffer zone, the Building Permit Order will be revoked and structure there upon will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
5. Permission granted shall stand lapsed if the construction is not completed within stipulated period and a fresh application shall have to be submitted as per section 174(14) of Telangana Municipalities Act 2019.
6. The applicant shall not proceed with the construction till the post verification is done and a work commencement letter is issued. during this period post verification will be done by the department and will be informed to the applicant.
7. The issued proceedings are valid for any financial assistance / loan from financial institutions.

Bk - 1, CS No 11387/2021 & Doct No
11105/2021. Sheet 11 of 13 Sub Registrar
L.B.Nagar

Generated on: 30/10/2021 01:54:28 PM



Sri. MUNI
S/o BALYA
CHINTHALAPALEM
VILLAGE,NELIKAL
POST,TIRUMALAGIRI
MANDAL,NALGONDA DIST,T.S.



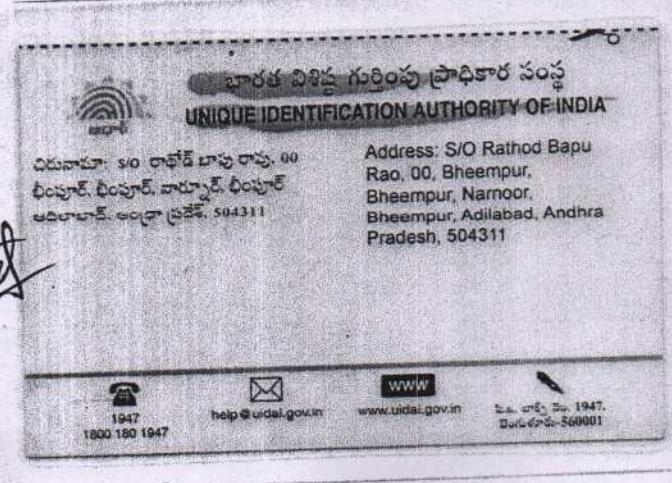
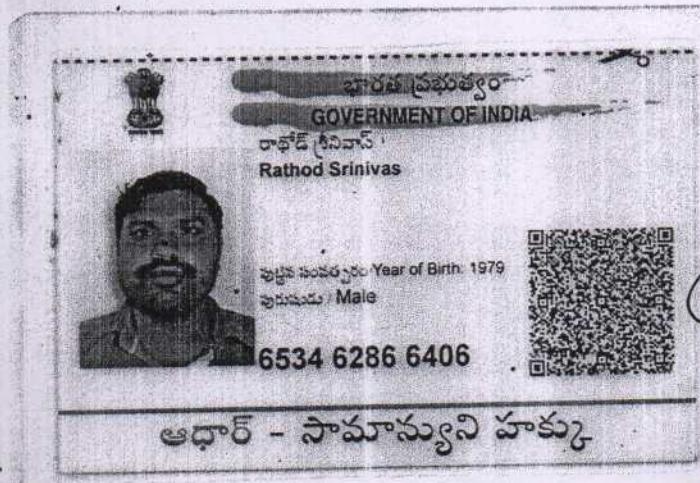
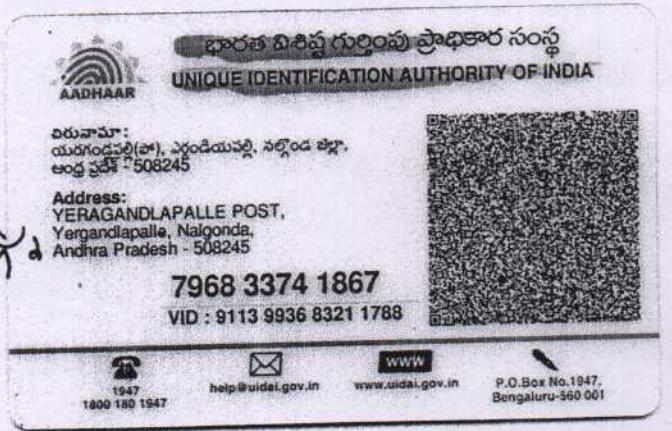
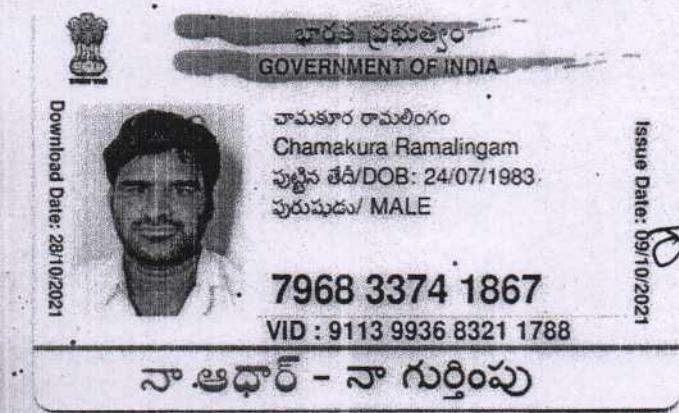
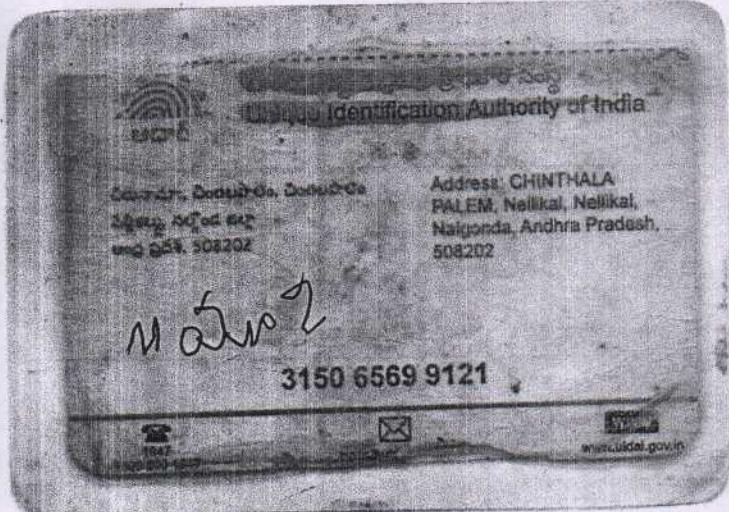
Commissioner
Badangpet Municipal Corporation
Date: 03-03-2021
Time:12:00 am

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