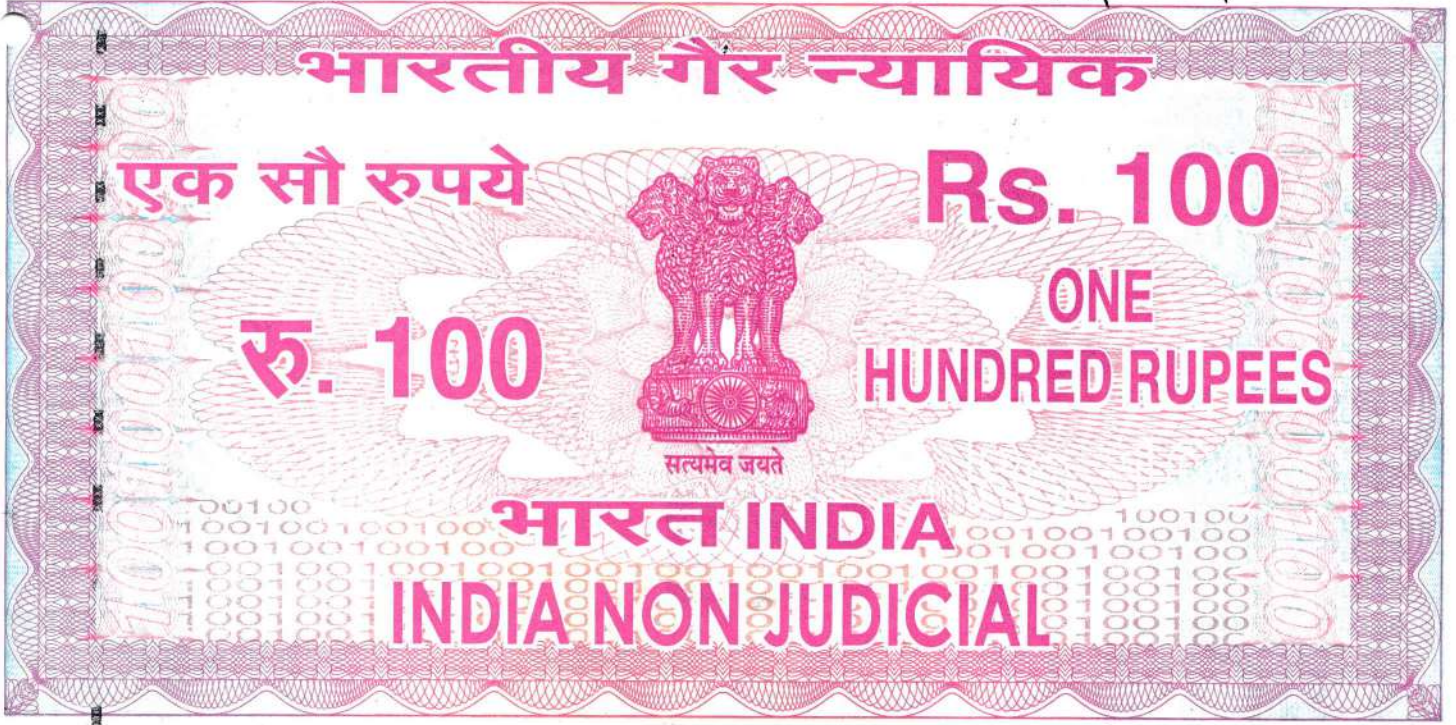


11479/2024

CA 11930/24



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240809124228557187  
Date: 09 AUG 2024, 12:44 PM  
Purchased By:  
SIVA KUMAR BOMMAREDDY  
S/o VENKATA REDDY  
R.R. DIST  
For Whom  
\*\* SELF \*\*

BF 692014  
A. RAVINDER  
LICENSED STAMP VENDOR  
Lic. No. 15-25-001/2007  
Ren.No. 15-25-020/2022  
Plot No .02, Manchirevula 'X' Road  
Gandipet (M), R.R., District,  
Ph 9603838098

## SALE DEED

This **Deed of Sale** is made and executed on this the 9<sup>th</sup> day of **AUGUST** **2024**, at S.R.O., Gandipet, Ranga Reddy District, by:-

**SRI. IVATURI KANTHI VENKAT S/O. SRI. I.V.MALLIKARJUNA RAO,**  
Aged about 39 years, Occupation : Software Engineer, Resident of H.No.3-1-229/2, Plot No.10, Sowbhagya Nagar, Near Aware Global Hospital, Chintalakunta, L. B. Nagar, Ranga Reddy Dist. Aadhar No.8808 6242 4719, Pan No.AAXPI4543D.

Hereinafter called the **VENDOR** which term shall mean and include all his heirs and executors, successors, legal representatives, nominees and assignees etc.,

## IN FAVOUR OF

**SRI. SIVA KUMAR BOMMAREDDY, S/O. SRI. VENKATA REDDY,**  
Aged about 39 years, Occupation : Business,  
Resident of Plot No.67, 68 92 & 93, Flat No.201, Sri Krishna Elite Apartment, Gokul Plots, Venkataramana Colony, Phase 9, Kukatpally Serilingampally Mandal, Ranga Reddy Dist. Aadhar No.6739 4693 4613, Pan No.CCRPS3913F.

Hereinafter called the **VENDEE** which term shall mean and include all his heirs and executors, successors, legal representatives, nominees and assignees etc.,

Contd.....2

*I. Kantivarad*



**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. 22500/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 09th day of AUG, 2024 by Sri Venkat

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




SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 SIVA KUMAR BOMMAREDDY::0 [1525-1-2024-11930]	SIVA KUMAR BOMMAREDDY S/O. VENKATA REDDY KUKATPALLY, HYDERABAD	
2	EX		 IVATURI KANTHI VENKAT::09 [1525-1-2024-11930]	IVATURI KANTHI VENKAT S/O. I.V.MALLIKARJUNA RAO L B NAGAR, HYDERABAD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 N SANDEEP::09/08/2024.13: [1525-1-2024-11930]	N SANDEEP AADHAR NO XXXX XXXX 7537	
1		 J SRISHAILAM::09/08/2024. [1525-1-2024-11930]	J SRISHAILAM AADHAR NO XXXX XXXX 5188	

09th day of August,2024

Signature of Sub Registrar  
GandipetBiometrically Authenticated by  
SRQ K Mahender  
on 09-AUG-2024 14:07:26**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7537 Name: Nakka Sandeep	S/O Anand Kumar, Lankapalle, Khammam, Andhra Pradesh, 507302	
2	Aadhaar No: XXXXXXXX5188 Name: Jalli Srisailam	S/O Jalli Yadaiah, Khanapur, Rajendranagar, K.v. Rangareddy, Telangana, 500075	
3	Aadhaar No: XXXXXXXX4719 Name: Ivaturi Kanthi Venkat	S/O Ivaturi Venkata Mallikarjuna Rao, Chintalakunta, Saroornagar, K.v. Rangareddy, Telangana, 500074	

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11479/2024. Sheet 1 of 7  
Sub Registrar  
Gandipet

WHEREAS, the Vendor herein is the sole, absolute owner and peaceful possessor of **Plot No.33, in Survey Nos.220 & 222, admeasuring 217.00 Sq.Yards** or 181.41 Sq.Metres, Situated at **KHANAPUR VILLAGE**, Rajendranagar Mandal now under Gandipet Mandal, Ranga Reddy District, having purchased same vide Regd.**Sale Deed Doct.No.2559/2013**, dt:28-03-2013, Regd.at S.R.O., Gandipet, Ranga Reddy District, from M/s.Space Vision Edifice Pvt Ltd, Rep by its Managing Director Sri.T.V.Narsimha Reddy.

Whereas, M/s.Space Vision Edifice Pvt Ltd, Rep by its Managing Director Sri.T.V.Narsimha Reddy had purchased Agricultural Land in Survey Nos.220, admeasuring Ac.2-16 Gts., and in Survey No.222, admeasuring Ac.0-24 Gts., total admeasuring Ac.3-00 Gts., Situated at **KHANAPUR VILLAGE**, Rajendranagar Mandal, Ranga Reddy District, vide Regd.Sale Deed Doct.No.**997/2013**, Dt.15-02-2013, Regd.at S.R.O., Gandipet, R.R.District,

WHEREAS, the Vendor due to his personal and family needs hereby offered and agreed to sell the **Plot No.33, in Survey Nos.220 & 222, admeasuring 217.00 Sq.Yards** or 181.41 Sq.Metres, Situated at **KHANAPUR VILLAGE**, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District, which is morefully described in the SCHEDULE OF PROPERTY annexed hereto, hereinafter called schedule property, to vendee for a total sale consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs only)** and the Vendees agreed to purchase the same for the said sale consideration.

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**

In Pursuance of the aforesaid said sale consideration of **Rs.45,00,000/- (Rupees Forty Five Lakhs only)** the Vendee had paid the total sale consideration amount to the Vendor as follows:-

**Rs.5,00,000/- (Rupees Five Lakhs only)** paid by way of RTGS vide Ref ID No.S4257129, dt.31-07-2024, into the bank account of the Vendor's A/c.No.xxxxxxxx0397.

**Rs.4,00,000/- (Rupees Four Lakhs only)** paid by way of RTGS vide Ref ID No.S699556, dt.06-08-2024, into the bank account of the Vendor's A/c. No.xxxxxxxx0397.


**Rs.35,99,057/- (Rupees Thirty Five Lakhs Ninety Nine Thousand and Fifty Seven only)** paid by way of Cheque No.935175, dt.06-08-2024, drawn on IDFC First Bank.

**Rs.943/- (Rupees Nine Hundred and Forty Three only)** paid by way of cash, and the Vendor hereby received the same, and the Vendor do hereby admit and acknowledge the receipt of the said sum.

Contd....3

*L. Karthikeyan*

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E-KYC Details as received from UIDAI:							
SI No	Aadhaar Details	Address:				Photo	
4	Aadhaar No: XXXXXXXX4613 Name: Siva Kumar Bommareddy	S/O Venkata Reddy, Kukatpally, Tirumalagiri, Hyderabad, Telangana, 500072					
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						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	247400	0	0	0	247500
Transfer Duty	NA	0	67500	0	0	0	67500
Reg. Fee	NA	0	22500	0	0	0	22500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	4500	0	0	0	4500
Total	100	0	342400	0	0	0	342500
Rs. 314900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 22500/- towards Registration Fees on the chargeable value of Rs. 4500000/- was paid by the party through E-Challan/BC/Pay Order No ,5940N2090824 dated ,09-AUG-24 of ,AXISR/							
Online Payment Details Received from SBI e-P (1). AMOUNT PAID: Rs. 342450/-, DATE: 09-AUG-24, BANK NAME: AXISR, BRANCH NAME: , BANK REFERENCE NO: 3823369935123,PAYMENT MODE:NB-1001138,ATRN:3823369935123,REMITTER NAME: SIVA KUMAR BOMMAREDDY,EXECUTANT NAME: IVATURI KANTHI VENKAT ,CLAIMANT NAME: SIVA KUMAR BOMMAREDDY) .							
Date: 09th day of August,2024				Signature of Registering Officer Gandipet			
Certificate of Registration Registered as document no. 11479 of 2024 of Book-1 and assigned the identification number 1 - 1525 - 11479 - 2024 for Scanning on 09-AUG-24 .							
				Registering Officer Gandipet (K Mahender)			

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That, the Vendor hereby delivered the vacant, physical peaceful possession of the schedule mentioned property to the Vendee TO HAVE AND TO HOLD the same absolutely and forever.

That, the rights, titles, interest have been transferred in favour of the Vendee, and the Vendor has paid all the taxes, dues in respect of the schedule property upto date of this deed.

That, the Schedule property is free from all kinds of encumbrances, charges, mortgages, liens, hypothecations, litigations, prior sales, gifts, wills and other court attachments etc., and the Vendor has full and absolute authority to sell the same to the Vendee absolutely and forever.

That, the Vendor hereby covenant declare that the Vendor is the absolute owner of the schedule property hereby sold and the Vendor has every right, title ownership, authority and competency to sell, transfer alienate and dispose off the schedule land absolutely in favour of the Vendee herein.

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.

That, the Vendee shall hold and enjoy the schedule property as an absolute owner as Vendee likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.

That the Vendor shall indemnify and keep the Vendee indemnified from all losses, expenses and other damages in respect of the scheduled property hereby conveyed.

That, the Vendor hereby handover the Original Sale Deed and other concerned papers of the schedule property to the Vendee.

And if there is any house/structure in the Schedule property hereby transferred the parties may be prosecute under section 27 & 64 of Indian Stamp Act.

That, the land affected by this Document is not an assigned land as defined in Section 2(1) Act No.9 of 1977.

Contd....4...

*2. Karthikeyan*

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Gandipet



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**SCHEDULE OF THE PROPERTY**

All that the Plot No.33, in Survey Nos.220 & 222, admeasuring **217.00 Sq.Yards** or 181.41 Sq.Metres, Situated at **KHANAPUR VILLAGE**, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District, and bounded as follows:-

**NORTH : Neighbour's Land.**  
**SOUTH : Plot No. 34.**  
**EAST : Plot No. 26.**  
**WEST : 30' Wide Road.**

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

IN WITNESSES WHEREOF, the Vendor and Vendee hereby signed on this Deed of Sale with free will and consent on this the day, month and year first above mentioned.

WITNESSES:

1. *N. Sandeep*

*T. Karthikeyan*  
**VENDOR**

2. *J. Suresh*

*B. S. K. Jellu*  
**VENDEE**

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11479/2024.

Sheet 4 of 7

Sub Registrar  
Gandipet

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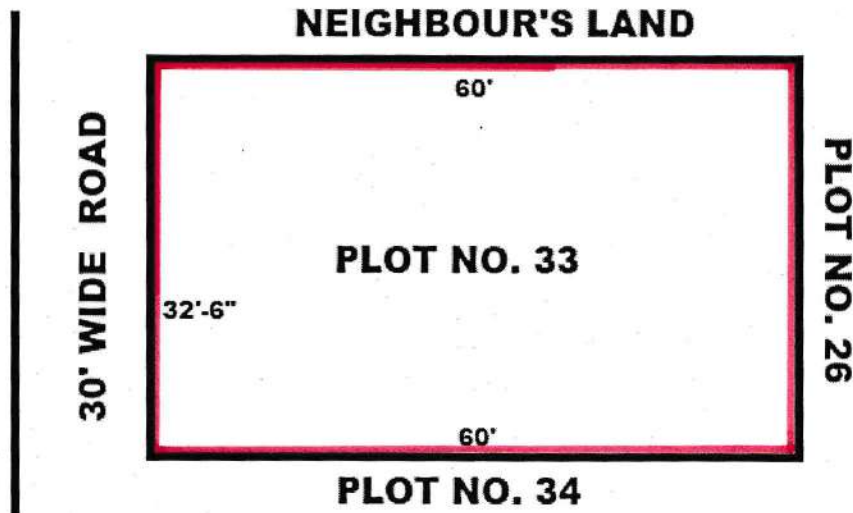
Registration Plan showing the **Plot No.33**, in Survey Nos.**220 & 222**, Situated at **KHANAPUR VILLAGE**, Gandipet Mandal, Narsingi Municipality, Ranga Reddy District.

**VENDOR : SRI. IVATURI KANTHI VENKAT S/O. SRI. I.V.MALLIKARJUNA RAO,**

**VENDEE : SRI. SIVA KUMAR BOMMAREDDY, S/O. SRI. VENKATA REDDY,**

INCL :::   
EXCL ::: 

AREA 217.00 Sq.Yards,  
OR  
181.41 Sq.Mtrs.,



WITNESSES:

1. *N. Sundar*

2. *J. Srisastry*

*B. S. K. 11/11/14*  
**VENDEE**

*I. Kanthi Venkat*  
**VENDOR**

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11479/2024.

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Gandipet



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భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

ఇవతురి కాంతి వెంకట్  
Ivaturi Kanthi Venkat  
పుట్టిన తేదీ/DOB: 26/01/1985  
పురుషుడు/ MALE

8808 6242 4719

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

సివకుమార్ బొమ్మారెడ్డి  
Sivakumar Bommareddy

పుట్టిన సంవత్సరం/Year of Birth: 1985  
పురుషుడు / Male

6739 4693 4613

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం  
Government of India

నక్కా సందీప్  
Nakka Sandeep  
పుట్టిన తేదీ/DOB: 17/08/1993  
పురుషుడు/ MALE

9929 1294 7537  
VID: 9173 2847 8664 4531

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం  
Government of India

జల్లి శ్రీశైలం  
Jalli Srishailam

పుట్టిన సంవత్సరం/Year of Birth: 1990  
పురుషుడు / Male

9684 9638 5188

ఆధార్ - సామాన్యుని హక్కు

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11479/2024.


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Gandipet






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Online Challan Proforma [SRO copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: 5940N2090824</b> 	
Bank Code : <b>AXISR</b>	Payment : <b>NB</b>
<b>Remitter Details</b>	
Name	SIVA KUMAR BOMMAREDDY
PAN Card No	CCRPS3913F
Aadhar Card No	
Mobile Number	*****462
Address	RANGA REDDY DIST
<b>Executant Details</b>	
Name	IVATURI KANTHI VENKAT
Address	RANGA REDDY DIST
<b>Claimant Details</b>	
Name	SIVA KUMAR BOMMAREDDY
Address	RANGA REDDY DIST
<b>Document Nature</b>	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
<b>Amount Details</b>	
Stamp Duty	247400
Transfer Duty	67500
Registration Fee	22500
User Charges	500
Mutation Charges	4500
Haritha Nidhi	50
TOTAL	342450
Total in Words	Three Lakh Forty Two Thousand Four Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	09-08-2024
Transaction Id	<b>3823369935123</b>
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: 5940N2090824</b> 	
Bank Code : <b>AXISR</b>	Payment : <b>NB</b>
<b>Remitter Details</b>	
Name	SIVA KUMAR BOMMAREDDY
PAN Card No	CCRPS3913F
Aadhar Card No	
Mobile Number	*****462
Address	RANGA REDDY DIST
<b>Executant Details</b>	
Name	IVATURI KANTHI VENKAT
Address	RANGA REDDY DIST
<b>Claimant Details</b>	
Name	SIVA KUMAR BOMMAREDDY
Address	RANGA REDDY DIST
<b>Document Nature</b>	
Nature of Document	Sale Deed
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
<b>Amount Details</b>	
Stamp Duty	247400
Transfer Duty	67500
Registration Fee	22500
User Charges	500
Mutation Charges	4500
Haritha Nidhi	50
TOTAL	342450
Total in Words	Three Lakh Forty Two Thousand Four Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	09-08-2024
Transaction Id	<b>3823369935123</b>
Stamp & Signature	

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11479/2024. Sheet 7 of 7 Sub Registrar  
Gandipet



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