

SCANNED

316956 502

DOCUMENT No. 7447 of 2023



తెలంగాణ తెలంగాణ TELANGANA

AU 196063

13425
Time: 230804114017948006
Date: 04 AUG 2023, 11:41 AM
Purchased By:
DUVVA RAJESH
S/o D PAPAIAH
R/o B S DIST
For Stamp
** SELF **

Jyoti
JYOTHI
LICENSED STAMP VENDOR
Lic. No. 15-27-029/2014
Ren. No. 15-27-051/2023
H NO 2, 101/1 KESHAVAREDDY
NAGAR COLONY MEERPET
(V) RANGA REDDY DIST
500097
Ph: 8500418819

SALE DEED

This DEED OF SALE is made and executed on this the 04th day of August, 2023, by:-

SRI. GADYAPAGA LAXMINARAYANA VINOD KUMAR, S/o. G. LAXMI NARAYANA, aged about 45 years, Occupation: Govt Employee, R/o. House No. 39-80, Sri Sai Balaji Township, Badangpet Village, Balapur Mandal, Ranga Reddy Dist., Aadhar No. XXXX XXXX 9916, Pan No. ALVPG3663P, Phone No. 9030617120.,

(Hereinafter called the "VENDOR")

IN FAVOUR OF

SRI. DUVVA RAJESH, S/o. D. PAPAIAH, aged about 40 years, Occ: Pvt. Employee, R/o. House No. 6-204/41/B, Raghavendra Nagar Colony, Jillelguda Village, Balapur Mandal, Ranga Reddy Dist., Aadhar No. XXXX XXXX 1867, Pan No. CIRPD7022B, Phone No. 9948320097.,

(Hereinafter called the "VENDEE")

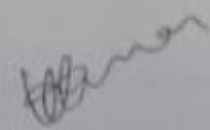
G.L. [Signature]

3. That the Vendee shall hold and enjoy the schedule of the land as an absolute owner as he likes without any let or hindrance either from the Vendor or any other person or persons whomsoever.
4. 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's title, the Vendor shall indemnify and compensate the Vendee against the same.
5. The Vendor has paid all taxes etc., payable on the said property upto date and the Vendee will have to pay such taxes etc., payable hereafter.
6. The title deeds relating to the said property are hereby handedover to the said Vendee.
7. The land is not an Assigned Land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act No.9 of 1977. There is no house or any construction in the site.
8. The Vendor hereby agrees to co-operate with the Vendee to get the title of the said property changed in the name of the Vendee in Gram Panchayat and Revenue Records.

STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE PROPERTY

(Under Rule 3 of A.P. (Prevention of Under Valuation Instruments Rules, 1975)

Place	Survey No. and Plot No.	Extent	Value Per Sq.Yard	Total Value
Badangpet Village, Balapur Mandal, Ranga Reddy District.	in Survey No.87, Plot No. 90 East Part,	150 Sq.Yards	Rs.5,300/-	Rs.7,95,000/-

G.L. 

(The expressions of the Vendor and the Vendee herein used shall wherever the context so admits mean and includes their respective heirs, executors, legal representatives, administrators, successors and assignees etc.);

WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the Open Land bearing Plot No. 90 East Part, admeasuring 150 Sq. yards or equivalent to 125.41 Sq. Mtrs., in Survey No. 87, Situated at BADANGPET VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, having acquired the same from SRI. G. LAXMI NARAYANA, S/o. G. BABAIAH, through a registered Gift Deed as Document No.12226/2019 of Book-1, dated: 23/12/2019, and Rectification Deed Document No. 10517/2022 of Book-1, dated:22/10/2022, Registered in the Office of the Sub- Registrar, L.B.Nagar.

AND WHEREAS the Vendor due to his personal and family necessities has offered to sell the Open Land bearing Plot No. 90 East Part, admeasuring 150 Sq. yards or equivalent to 125.41 Sq. Mtrs., in Survey No. 87, Situated at BADANGPET VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, (Hereinafter called the said property), to the said Vendee for a total sale consideration of Rs.7,95,000/- (Rupees Seven Lakhs Ninety Five Thousand only) and the Vendee has agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said Vendee the said sale consideration of Rs.7,95,000/- (Rupees Seven Lakhs Ninety Five Thousand only) through Cheque Bearing No.006320, Dated: 03-08-2023, State Bank of India, Jillelguda Branch, Hyderabad., The Vendor hereby admits and acknowledges the receipt of the said sum and also delivered the Possession to the said Vendee to Have and to Hold the same absolutely forever.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :

1. That the rights, titles, interests, have been transferred in favour of the Vendee as the Vendor do hereby has got the power to sell the same.
2. The Schedule of the property is free from all encumbrances, charges, sale, gift, mortgages and court attachments etc.,

G.L. [Signature]

In the Form of

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 18 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	43030	0	0	0	43030
Transfer Duty	NA	0	11930	0	0	0	11930
Reg. Fee	NA	0	3980	0	0	0	3980
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	63040	0	0	0	63140

Rs. 55560/- towards Stamp Duty including T.D under Section 41 of IS. Act, 1859 and Rs. 3980/- towards Registration Fees on the chargeable value of Rs. 795000/- was paid by the party through E-Challan/BC/Pay Order No. 133PH020823 dated 02-AUG-23 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 63090/-, DATE: 02-AUG-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2805356025127, PAYMENT MODE: NB-1001138, ATRN: 2805356025127, REMITTER NAME: DUVVA RAJESH, EXECUTANT NAME: GADYAPAGA LAXMINARAYANA VINOD KUMAR, CLAIMANT NAME: DUVVA RAJESH)

Signature of Registering Officer
L.B.Nagar

Date:

04th day of August, 2023

Certificate of Registration

Registered as document no. 7447 of 2023 of Book-1 and assigned the identification number 1 - 1527 - 7447 - 2023 for Scanning on 04-AUG-23.

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





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Presentation Endorsement:

Presented in the Office of the Sub Registrar, L.B.Nagar along with the Photographs & Thumb Impressions as required and Under Section 32-A of Registration Act, 1908 and fee of Rs. 3980/- paid between the hours of 01 and 02 on the 04th day of AUG, 2023 by Sri Gadyapaga Laxminarayana Vinod

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

Sl No	Code	Thumb Impression	Photo	Address
1	CL		 DUVVA RAJESH [1527-1-2023-7630]	DUVVA RAJESH S/O. D PAPAIAH H.NO 6-204/1, KARAYANAPETA NAGAR COLONY, J. RANGAREDDY VILLAGE BALAPUR MANDAL, R.R. DIST
2	EX		 GADYAPAGA LAXMINARAYANA [1527-1-2023-7630]	GADYAPAGA LAXMINARAYANA VINOD KUMAR S/O. G. SURESH KUMAR H.NO 39-80, SRI SAI BABA TOWNSHIP, BADANGPET VILLAGE BALAPUR MANDAL, R.R. DIST

Identified by Witness:



Sl No	Thumb Impression	Photo	Name & Address
1		 G LAXMINARAYANA [1527-1-2023-7630]	G LAXMINARAYANA R/O H.NO. 39-80 BADANGPET RR DIST
2		 G L SURESH KUMAR [1527-1-2023-7630]	G L SURESH KUMAR R/O H.NO. 39-80 BADANGPET RR DIST

04th day of August, 2023

Signature of Sub Registrar
L.B.Nagar

Biometrically Authenticated by
SRO M. P. JYANTH
on 04-AUG-2023 13:14:47

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9916 Name: Gadyapaga Laxminarayana Vinod Kumar	S/O Gadyapaga Laxminarayana, Badangpet, K.v. Rangareddy, Telangana, 500058	
2	Aadhaar No: XXXXXXXX1867 Name: Duvva Rajesh	C/O Duvva Papalah, Meerpet, K.v. Rangareddy, Telangana, 500097	

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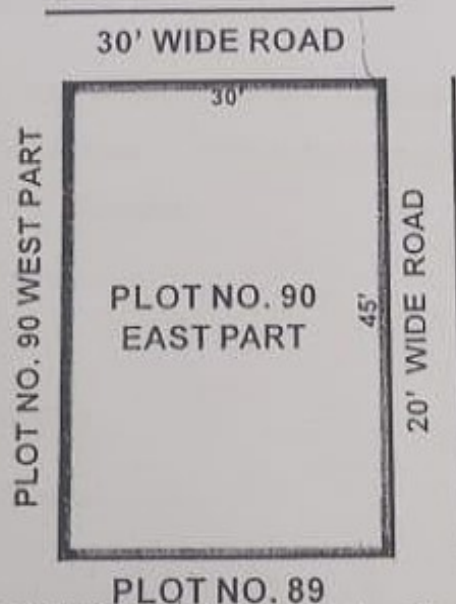


SCHEDULE OF THE PROPERTY


All that piece and parcel of the Open Land bearing Plot No. 90 East Part, admeasuring 150 Sq. yards or equivalent to 125.41 Sq. Mtrs., in Survey No. 87, Situated at BADANGPET VILLAGE, Balapur Revenue Mandal, Under Badangpet Municipal Corporation, Ranga Reddy District, Registration Sub-Registrar, L.B. Nagar and bounded by:-

NORTH : 30' WIDE ROAD;
SOUTH : PLOT NO. 89;
EAST : 20' WIDE ROAD;
WEST : PLOT NO. 90 WEST PART;

As clearly shown in RED colour in the plan annexed hereto;



INCL 

EXCL 

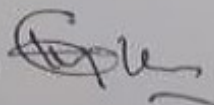
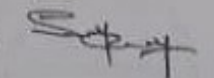
150 SQ.YARDS

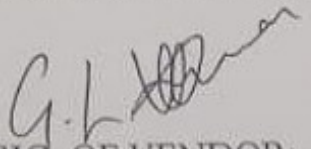
125.41 SQ.MTRS



IN WITNESS WHEREOF the Vendor and Vendee have signed on 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. 
2. 


SIG. OF VENDOR:


SIG. OF VENDEE:

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 2081/11352/57103

Download Date: 08/04/2021

To
Duvva Rajesh
Duvva Rajesh
C/O Duvva Papaiah
6-204/41/B
Raghavendra Nagar Colony
Jillelaguda
Phase II
Meerpet
Meerpet
K.v. Rangareddy Telangana - 500097
9948320097

Issue Date: 01/02/2020

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA DS
Date: 2021.04.08 18:53:24
IST



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

7557 4970 1867

VID : 9177 9360 8996 4761

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India



Download Date: 08/04/2021



Duvva Rajesh
Duvva Rajesh
పుట్టిన తేదీ/DOB: 08/07/1983
పురుషుడు/ MALE

Issue Date: 01/02/2020

7557 4970 1867

VID : 9177 9360 8996 4761

నా ఆధార్, నా గుర్తింపు

Sec:

IMPATNAM
 TURKAYAMZAL

NO: 2230 04883

14406369

Name: DUUVA RAJESH

Addr: PLOT NO 90 EP

SRI KRISHNA COLONY
 BADANGPET BALAP

Cat: 20 NON-DOMESTIC/COMM

Contracted Load: 1.00KV

Mtrno: LE230700406989CIR

Mf: 1.00

Ph: 1

PREVIOUS

PRESENT

Kwh: 506

609

Date: 04/APR/24

09/MAY/24

Status: 01

01

Units: 103

Days: 35

Rmd: 1.80

Energy Charges:

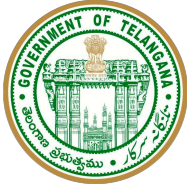
875.5

Fixed Charges:

126.0







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

TS-bPASS

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

To,

Sri. DUVVA RAJESH.
S/o D. PAPAIAH.
H.NO: 6-204/41/B.
RAGHAVENDRANAGAR COLONY,
JILLELGUDA, BALAPUR(M)R.R.DIST-T.S.

**Application
No / Permit
No**

316496/BADA/3005/2023

Date

11-08-2023

Sir/Madam,

Sub: Badangpet Municipal Corporation, Rangareddy District - Permission for construction of individual Residential Building in 125.42 Sq.Mtrs (150.0 Sq.Yds) consisting of Stilt for Parking + 2 Upper Floor situated at Plot No: 90 EAST PART, Locality: BADANGPET, Survey No: 87, Badangpet(V), Balapur(M), Badangpet Municipal Corporation, Rangareddy(Dist). Building Permit Order-Issued - Reg

Ref:

- 1. Your Application No:316496/BADA/3005/2023 dated: 11-08-2023**
- 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	Sri DUVVA RAJESH.
B PLOT DETAILS		
1	Plot No	90 EAST PART
2	Survey No	87
3	LRS APPLIED IN 2019-2020	C/BADA/012378/2020
4	Street	N/A
5	Village Name	Badangpet
6	Locality	BADANGPET

7	Mandal Name	Balapur
8	District Name	Rangareddy
C	DETAILS OF PERMISSION SANCTIONED	
1	Extent of Plot	125.42 Sq.Mtrs (150.0 Sq.Yds)
2	Road Affected area	27.69 Sq. Yards
3	Net Plot Area	122.31 Sq. Yards
4	Height	6 Mts
5	Setbacks (Mts)	
	a. Front setback (Mts)	1.5
	b. Rear setback (Mts)	1.0
	c. Side setback - I (Mts)	1.0
	d. Side setback - II (Mts)	1.0
6	No. of Rain Water Harvesting Pits	1
7	No. of Trees	5
8	No of floors	Stilt for Parking + 2 Upper Floor
D	FLOOR DETAILS	
1	stilt	64.0Sq. Yards
2	Floor1	74.0Sq. Yards
3	Floor2	74.0Sq. Yards
Total Built-up Area		148.0 Sq. Yards
E	DETAILS OF PAYMENT	
1	External Betterment Charges	₹ 3835.13
2	Betterment Charges	₹ 12783.75
3	Site Approval Charges	₹ 2045.4
4	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)	₹ 12375.0
5	14% Open Space Contribution Charges On Prevailing Market Value	₹ 42810.22
6	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 8181.6
7	Conversion Charges	₹ 1534.05
8	Debris Charges	₹ 2500.0
9	Compound Wall Fee	₹ 500.0
10	Rain Water Harvesting Charges	₹ 2556.75
11	Postage/ Advertisement Charges	₹ 200.0
12	Building Permit Fee	₹ 1856.25
13	TS-bPASS User Charges	₹ 1000.0
14	Vacant Land Tax	₹ 3241.35

15	Sub Division Of Plot/ Amalgamation Of Plot	₹ 2045.4
16	Regularization charges with ref to the land value	₹ 16363.2
17	Labour cess	₹ 18971.17
Total		₹ 132799.27
F	OTHER DETAILS	
1	Construction to be Commenced Before	09-02-2024
2	Construction to be Completed Before	09-08-2026

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. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
10. 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.
11. 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.
12. 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.
13. 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.
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.
 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 soak away / 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



B. Suman Rao
Commissioner
Badangpet Municipal Corporation
Date: 11-08-2023
Time: 11:01 am

NOTE: This is computer generated letter, doesn't require any manual signatures



SRI. DUVVA RAJESH. S/O. D. PAPAI AH.



ARCH / ENGG / SUPERVISOR (Regd)	OWNER
DEVELOPMENT AUTHORITY	LOCAL BODY

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PROP(BUILDING)	D	0.53	2.10	04
PROP(BUILDING)	D1	0.75	2.10	02
PROP(BUILDING)	MD	0.91	2.10	02
PROP(BUILDING)	D	1.27	2.10	02
Total	-	-	-	10

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1&2 FLOOR PLAN	1.62 X 2.00 X 1 X 2	6.48	6.48
Total	-	-	6.48

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT