

1614D/22

15210/2022



తెలంగాణ తేలంగానా TELANGANA

Sl.No. 7296, Date: 23/12/2022, Rs.100/-SOLD TO Sri. Pollanati Sagar, S/o. Sri. Pollanati Narayan Rao,WHOM: Self, R/o. R.R. Dist.

AH 716663

S. PAVAN KUMA
 Licensed Stamp Vend
 License No. 15-25-032/20
 Renewal No. 15-25-072/20
 7-3/1/IIA, Puppalguda (V), Gandip
 R.R. Dist., Cell: 99854880

SALE DEED

This **DEED OF SALE** is made and executed on this the **24th** day of **DECEMBER 2022**, at S.R.O., Gandipet, Ranga Reddy District, Telangana State, by and between:-

SRI. KATAMREDDY RAGHAVA REDDY, S/O. SRI. K.PULLA REDDY, aged about 53 years, Occupation: Private Employee, Resident of MIG-27, Flat No.501 of Vijaya Krishna Residency, Road No.1, Opp. Prasad Hospital, KPHB Colony, Kukatpally, Hyderabad-500072, Telangana State (AADHAAR No.5705 0820 0278, PAN No.AQLPK5514G).

HEREINAFTER called the "**VENDOR**", which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc., of the **ONE PART**.

IN FAVOUR OF

SRI. POLLANATI SAGAR, S/O. SRI. POLLANATI NARAYAN RAO, aged about 31 years, Occupation: Private Employee, Resident of H.No.10-1/166, on Plot No.166, Golden Mile Layout, Kokapet Village, Backside of Open Skys, Under Narsinghi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State (AADHAAR No.7270 2927 8728, PAN No.BBJPP9010L, Mobile No.9700766350).

HEREINAFTER called the "**VENDEE**", which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc., of the **OTHER PART**.

K. Raghava Reddy

[Signature]

Presentation Endorsement:



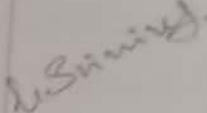


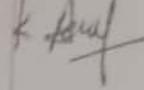
Reported in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as recd. Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of _____ and _____ on the 24th day of DEC, 2022 by Sri K Raghava Reddy

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

Signature/Thumb Impression

| Sl No. Code | Thumb Impression | Photo | Address | Signature/Thumb Impression |
|-------------|---|--|---|---|
| 1 |  |  POLLANATI SAGAR [1925-1-2022-16140] | POLLANATI SAGAR S/O. POLLANATI NARAYAN RAO KOKAPET VILL. R.R.DIST |  |
| 2 |  |  KATAMREDDY RAGHAVA REDDY [1925-1-2022-16140] | KATAMREDDY RAGHAVA REDDY S/O. K. PULLA REDDY KUKATPALLY, HYD. |  |



Identified by Witness:

| Sl No | Thumb Impression | Photo | Name & Address | Signature |
|-------|---|--|--|---|
| 1 |  |  [1925-1-2022-16140]W1 | G. SRINIVAS AADHAAR NO XXXX XXXX 8590 |  |
| 2 |  |  [1925-1-2022-16140]W2 | K. ANKAMA RAO AADHAAR NO XXXX XXXX 4551 |  |

24th day of December, 2022

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

| Sl No | Aadhaar Details | Address: | Photo |
|-------|--|---|---|
| 1 | Aadhaar No: XXXXXXXX0278 Name: Katamreddy Raghava Reddy | S/O: Katamreddy Pulla Reddy, KUKAT PALLY, Hyderabad, Andhra Pradesh, 500072 |  |
| 2 | Aadhaar No: XXXXXXXX8728 Name: Pollanati Sagar | S/O: Pollanati Narayan Rao, Kokapet, K.v. Rangareddy, Telangana, 500075 |  |

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Sub Registrar
Gandipet
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WHEREAS the above named Vendor herein is the sole and absolute lawful owner and possessor of the **Plot bearing No.9, in Survey Nos.23, 23/అ, 24/అ, 24/అ, 24/ఇ and 29/అ**, admeasuring **217.43 Square Yards** or equivalent to 181.77 Square Meters, Situated at: **KHANAPUR VILLAGE**, Under Narsinghi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.

AND WHEREAS the above named Vendor herein having purchased the said Plot from: M/s. Space Vision Edifice Private Limited, Represented by its Managing Director: Sri. T.V.Narsimha Reddy, S/o. Sri. T.Venkata Subbalah, through a **Registered Sale Deed, bearing Document No.4978 of 2012**, Book-I, Dated: 18/10/2012, Registered in the Office of the Sub-Registrar of Gandipet, Ranga Reddy District.

AND WHEREAS the above named Vendor has agreed and offered to sell the **Western Part of Plot bearing No.9, in Survey Nos.23, 23/అ, 24/అ, 24/అ, 24/ఇ and 29/అ**, admeasuring **117.00 Square Yards** or equivalent to 97.81 Square Meters (out of 217.43 Square Yards or equivalent to 181.77 Square Meters), Situated at: **KHANAPUR VILLAGE**, Under Narsinghi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, (which is more fully described in the schedule and clearly delineated in the Plan annexed hereto and marked in RED COLOUR) to the VENDEE for a total sale consideration of **Rs.7,96,000/- (Rupees Seven Lakhs Ninety Six Thousand Only)** and the Vendee has agreed to purchase the same for said sale consideration.

IN PURSUANCE of the afore said offer and acceptance the VENDEE has paid the entire sale consideration of **Rs.7,96,000/- (Rupees Seven Lakhs Ninety Six Thousand Only)** to the Vendor through **Cheque bearing No.000033**, Drawn on HDFC Bank, Gachibowli Branch. 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.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

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.

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K. Narsimha Reddy

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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 | 43680 | 0 | 0 | 0 | 43780 |
| Transfer Duty | NA | 0 | 11940 | 0 | 0 | 0 | 11940 |
| Reg. Fee | NA | 0 | 3980 | 0 | 0 | 0 | 3980 |
| User Charges | NA | 0 | 500 | 0 | 0 | 0 | 500 |
| Mutation Fee | NA | 0 | 1000 | 0 | 0 | 0 | 1000 |
| Total | 100 | 0 | 61100 | 0 | 0 | 0 | 61200 |

Rs. 55620/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3980/- towards Registration Fees on the chargeable value of Rs. 796000/- was paid by the party through E-Challan/BC/Pay Order No. 479YCM231222 dated 23-DEC-22 of SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 61150/-, DATE: 23-DEC-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3015474723125, PAYMENT MODE: CASH-1001138, ATRN: 3015474723125, REMITTER NAME: POLLANATI SAGAR, EXECUTANT NAME: KATAMREDDY RAGHAVA REDDY, CLAIMANT NAME: POLLANATI SAGAR

Date:

24th day of December, 2022

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 15210 of 2022 of Book-1 and assigned the identification number 1 - 15210 - 2022 for Scanning on 24-DEC-22.

Registering Officer
Gandipet
(K. Vijaya Kumari)

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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. The Vendor herein hereby declared and assures that if any problem arises in future regarding the location of the Plot or title of the Ownership of the Vendor herein will undertake responsibility to clear of such problems and shall compensate the loss if any sustained by the Vendee due to defective title etc.
6. 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.
7. 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.
8. That the Vendor delivered / handed over the Sale Deed Document, Link Documents pertaining to the Schedule Property to the Vendee herein for his records.
9. 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 hereby further declares, and covenant that he shall at all times protect and defend the right, title and interest of the Vendee herein and shall render such assistance as may be required for construction of house at any future point of time.
11. 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 Municipal, Water and Electricity records and other in the name of the Vendee.
12. From the date of sale of Schedule mentioned Property the above said Vendor or his 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.

Contd...on 4th Page

K. Radhika Reddy



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Gandipet



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13. THAT the Vendor has transferred all his 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.
14. 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 his and other Properties.
15. If there is any House/structure in the schedule property hereby transferred, the parties may be prosecuted U/S 27 and 64 of Indian Stamp Act.
16. 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.
17. 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.
18. THAT the Vendor further assures to execute any Rectification or Supplementary 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.
19. 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 belongs to or under mortgage to Government or their Agencies / undertakings.
20. THAT the Market Value of the Property is **Rs.6,800/- Per Square Yard**, thus the Total Value comes to **Rs.7,96,000/-** only for **117.00 Square Yards** on which stamp duty and registration are paid.

SCHEDULE OF THE PROPERTY

ALL THAT the **Western Part of Plot bearing No.9, in Survey Nos.23, 23/అ, 24/అ, 24/అ, 24/ఇ and 29/అ**, admeasuring **117.00 Square Yards** or equivalent to 97.81 Square Meters (out of 217.43 Square Yards or equivalent to 181.77 Square Meters), Situated at: **KHANAPUR VILLAGE**, Under Narsinghi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State, and bounded as follows:-

| | | |
|-------|-----|----------------------------|
| NORTH | ::- | Neighbour's Land. |
| SOUTH | ::- | 20' - 0" Wide Road. |
| EAST | ::- | Eastern Part of Plot No.9. |
| WEST | ::- | Plot No.10. |

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

K. Popanna Reddy

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[Signature]

IN WITNESSES WHEREAS the "VENDOR" and the "VENDEE" herein have signed this "DEED OF SALE" with their own free will and consent, without coercion or undue influence after understanding the contents of it and the same explained to them in their Vernacular Language on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. *R. Srinivas*

K. Bayhana Reddy

SIGN. OF VENDOR

2. *K. Reddy*

[Signature]



SIGN. OF VENDEE

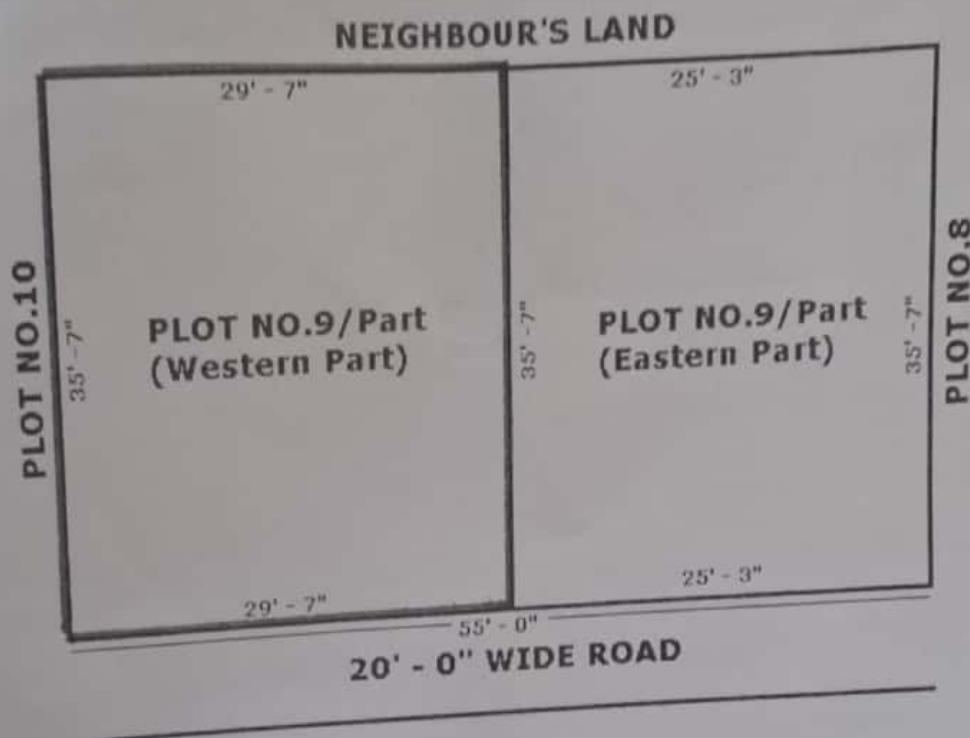
REGISTRATION PLAN SHOWING THE Western Part of Plot bearing No.9, in Survey Nos.23, 23/8, 24/8, 24/9, 24/10 and 29/8, admeasuring 117.00 Square Yards or equivalent to 97.81 Square Meters (out of 217.43 Square Yards or equivalent to 181.77 Square Meters), Situated at: KHANAPUR VILLAGE, Under Narsinghi Municipality, Gandipet Mandal, Ranga Reddy District, Telangana State.

VENDOR: SRI. KATAMREDDY RAGHAVA REDDY, S/O. SRI. K.PULLA REDDY,

VENDEE: SRI. POLLANATI SAGAR, S/O. SRI. POLLANATI NARAYAN RAO,

Reference:

| | |
|----------|---|
| Included |  |
| Excluded |  |



WITNESSES:

1. *L. Srinivas*

2. *K. Anil*

K. Raghava Reddy

SIGN. OF VENDOR

Sagar

SIGN. OF VENDEE

[Signature]

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పొల్లనాటి సాగర్
Pollanati Sagar
పుట్టిన తేదీ/DOB: 26/11/1991
పురుషుడు / MALE

7270 2927 8728
VID: 9168 4037 8528 8167

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కాటంరెడ్డి రాఘవ రెడ్డి
Katamreddy Raghava Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1969
పురుషుడు / Male

5705 0820 0278

ఆధార్ - సామాన్యుని హక్కు
K. Kishore Kumar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

గోదా శ్రీనివాస్
Goda Srinivas
పుట్టిన తేదీ/DOB: 08/07/1989
పురుషుడు / MALE

6764 4297 8590
VID: 9172 7127 1526 1438

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

కుంచాలా అంకమా రావు
Kunchala Ankama Rao
పుట్టిన తేదీ / Year of Birth: 1982
పురుషుడు / Male

8505 8169 4651



GOVERNMENT OF TELANGANA
MUNICIPAL ADMINISTRATION DEPARTMENT
NARSINGI MUNICIPALITY,
RANGAREDDY DISTRICT.

App No. 9126214531 / 2024



PROPERTY TAX ASSESSMENT NOTICE

Date: 26-04-2024

In exercise of the powers conferred on Municipal Commissioner under Sections 58 and 92 of Telangana Municipalities Act, 2019, assessment of Property Tax is made as follows as per the information furnished by the applicant/available information:

| | |
|---|-----------------------|
| Name of the Assessee | POLLANATI SAGAR |
| S/o, W/o, D/o | POLLANATI NARAYAN RAO |
| Address & Location of the Property | Khanapur, KHANAPUR |
| Zone No./ Village Name | NARSINGI MUNICIPALITY |
| Door No. allotted | 1-54/12 |
| PTIN Number (Property Tax identification Number) | 1262201140 |
| Reason for Assessment | |
| Property Tax effect Period | 2024-2025-1 |
| Plinth Area and Usage of the Building | |

| Floor No. | Total Plinth Area | Usage | Total ARV | Total Capital Value | Tax levied per Half year. |
|---------------------------|-------------------|-------------|---------------------|---------------------|---------------------------|
| 0 | 986 | Residential | 0 | 940100 | 5078 |
| 1 | 986 | Residential | 0 | 542300 | 2930 |
| 2 | 986 | Residential | 0 | 542300 | 2930 |
| 3 | 986 | Residential | 0 | 542300 | 2930 |
| Total Yearly Property Tax | | 27736 | Total Half year Tax | | 13868 |

TERMS AND CONDITIONS

1. This assessment order does not amount to regularisation of un-authorised constructions if any or made against sanctioned plan.
2. This assessment will be deemed to be cancelled, if it comes to notice that it has been obtained by fraud / deceit or mistake of fact.
3. This assessment doesn't confer any right on the site
4. The assessment order does not amount to regularisation of occupation of Government lands or objectionable lands.
5. The assessee if not satisfied with this assessment, she/he can file a revision petition before the Municipal Commissioner within 30 days from the date of receipt of this notice.
6. The Assessee shall pay Property Tax every year before 30th June, for 1st half year and 31st December for 2nd half year tax to avoid payment of penalty.
7. If the Assessee fails to pay in above specify time is liable to pay simple interest of 2% per Month.
8. The Assessee can pay advance tax for complete year in advance i.e before 30th April of every year to avail 5% Rebate on Property Tax.
9. If the tax payer defaults to pay the tax in the prescribed period, the Commissioner after giving a notice to the defaulter owner or occupier disconnect the services of the premises.
10. The Municipality is empowered to recover any arrears due towards any amount towards Municipal Revenue by following the procedure as contemplated for the recovery of land revenue under the provisions of sec 87 of the Telangana Municipalities Act, 2019.

Digitally Signed By
T PRAVEEN KUMAR
Municipal Commissioner
Date : 26-04-2024 18:06:45
Approved



భారత ప్రభుత్వం

Government of India



పొల్లానాటి సాగర్

Pollanati Sagar

పుట్టిన తేదీ/DOB: 26/11/1991

పురుషుడు/ MALE



7270 2927 8728

VID : 9168 4037 9528 8382

నా ఆధార్, నా గుర్తింపు