CS No. 8072 Document No: 7799 /2024

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Tran ld: 240701115656363954 Date: 01 JUL 2024, 11:57 AM Purchased By: KADARI PRAVEEN S'O KADARI VEERASWAMY R/o 缸YD

SCANNED

T. NARSIMULU ICENSED STAMP VENDOR Lie. No. 15-14-009/2013 Ren.No. 15-14-014/2022 9.5.1, SGR COLONY, CHAMPAPET, SAROORNAGAR MANDAL, RANGA REDDY DISTRICT Ph 9395384788

SALE DEED

This DEED OF SALE is made and executed on this 1st day of JULY, 2024 by:-

Smt. PEBBETI KURVAMMA, W/o. PEBBETI SRINIVAS, aged about 43 years, Occupation: House Wife, R/o. H.No.10-112/2, Vijaya Laxmi Nagar Colony, Nadergul, Balapur Mandal, Ranga Reddy District -501 510, T.G. (Aadhaar No.3357 5325 1615, PAN No.LXYPK5465M, Mobile No.8522926109).

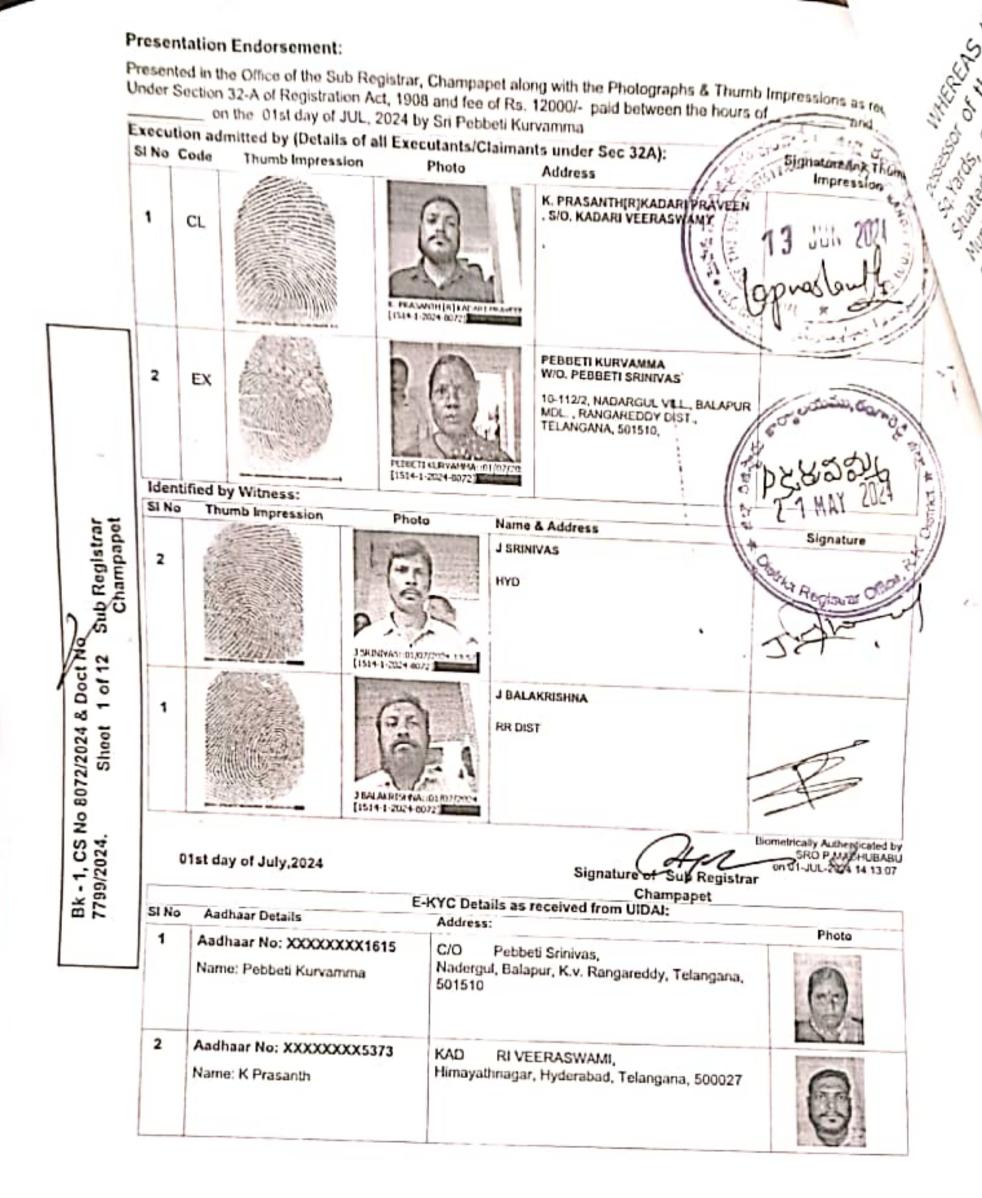
(HEREINAFTER Called the VENDOR)

IN FAVOUR OF

Sri KADARI PRAVEEN, S/o. KADARI VEERASWAMY, aged about 30 years, Occupation: Private Employee, R/o. H.No.2-4-889, Nimboliadda, Kachiguda, Hyderabad - 500 027, T.G. (Aadhaar No.5958 9153 5417, PAN No.CYNPK3996A, Mobile No.8121575768).

(HEREINAFTER Called the VENDEE)

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WHEREAS the Vendor is the sole and absolute owner and peaceful possessor of the Open Land bearing Plot No.59 West Part, admeasuring 100 possessor of the Open Land bearing Plot No.59 West Part, admeasuring 100 possessor of the Open Land bearing Plot No.59 West Part, admeasuring 100 possessor of the Open Land bearing Plot No.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq.Mtrs., in Survey Nos.797, 870 and 872, Sq. Yards, equivalent to 83.61 Sq. Ya

WHEREAS the Vendor obtained the building construction permission vide Permit Order No.375752/BADA/O448/2024, Dt: 15/03/2024 and instant Approval vide Letter No.375752/BADA/0448/2024, Dt.22/02/2024, from the Office of Badangpet Municipal Corporation, Ranga Reddy District.

AND WHEREAS the Vendor has offered to sell the Semi Finished House consisting Ground Floor and First Floor on Plot No.59 West Part, admeasuring 100 Sq.Yards, equivalent to 83.61 Sq.Mtrs., part, admeasuring 100 sq.Yards, equivalent to 83.61 Sq.Mtrs., part, admeasuring 100 sq.Yards, equivalent to 83.61 Sq.Mtrs., part, and first floor built up area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., totally 1404 Sft., with RCC Roof, in Survey Nos.797, area 702 Sft., and first floor built up are

WHEREAS the Vendor has already received from the said Vendee the said consideration of Rs.24,00,000/- (Rupees Twenty Four Lakhs Only) as follows:

- Rs.19,20,000/- (Rupees Nineteen Lakhs Twenty Thousand Lakhs Only) through Cheque No.175304, Dt.29/06/2024, being home loan availed from HDFC BANK LTD.,
- Rs.4,80,000/- (Rupees Four Lakhs Eighty Thousand Only) by way of Cheque No.000036, Dt.20/06/2024, drawn on HDFC Bank, Sainikpuri Branch, Secunderabd,

the receipt of which Vendor hereby admits and acknowledges and also delivered the possession to the Vendee to HAVE AND TO HOLD the same absolutely forever.

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Description		, Tranfer Duty, Regis his Instrument.	In the	Form of		as below in
Fee/Duty	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cart	Stamp Duty u/S 16 of 15 act	21
Stamp Duty	100	0	131900			ban Ouder
Transfer Duty	NA	0	36000		0	1 30
Reg. Fee	NA.	0	12000		0	o murce
User Charges	NA	0	500		0	0
Mutation Fee	NA	0	3000		0 0	0 100 10
Total	100	Duty including T.D un s. 2400000/- was paid	197400		0 0	000

ction 41 of LS. Act, 1899 and Rs. 12000/Ltowards Registration Fees party through E-Challan/BC/Pay Order No ,852CPC610724 dated

Online Payment Details Received from SBI e-P

Online Payment Details Received from School

(1). AMOUNT PAID: Rs. 183450/-, DATE: 01-JUL-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 9162734811845, PAYMENT MODE: CASH-1001138, ATRN 9162734811845, REMITTER NAME: KADARI PRAVEEN, EXECUTANT NAME: PEBBETI KURVAMMA, CLAIMANT NAME: KADARI PRAVEEN).

01st day of July,2024

Signature of Registering Offi Champapet

Certificate of Registration

Registered as document no. 7799 of 2024 of Book-1 and assigned the identification number 1 - 1514 - 7799 -

Registering Officer Champapet

(P.Madhu Babu)







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NOW THEREFORE this Deed of Sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.24,00,000/-(Rupees Twenty Four Lakhs Only) 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 do hereby transfer, convey and assign free from all encumbrances of the said property to hold the same to the said Vendee as absolute owner 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 forever.

The Vendor hereby covenants with the Vendee as follows:

- 1. The said 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.
- 2. The Vendor has given vacant possession of the said property to the Vendee.
- 3. The Vendor has paid all taxes etc., payable on the said property up to date and the Vendee will have to pay such taxes etc., payable hereafter.
- 4. The property is free from all encumbrances, charges, mortgages, prior assignments of sale or lease hold or court attachments and it is not subject to any other litigation.
- 5. The original 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 the Vendee in concerned office records.
- 7. That the Vendor does hereby further agree with the Vendee at all times hereafter and at the cost of the Vendee to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the Vendee.

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Sub Registrar Champapet Bk - 1, CS No 8072/2024 & Doct No 7799/2024. Sheet 3 of 12





- 8. The Vendor does hereby agree to keep indemnified the Vendee from against all losses, costs, damages and expenses which the Vendee may sustain by reason or any claim being made by anybody to the said property.
- 9. That the property shown in schedule affected 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 terms the VENDOR and the VENDEE herein used shall wherever the contest so admits mean and include their respective heirs, executors, successors, administrators, legal representatives and assignees etc., as the parties themselves.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of the Semi Finished House consisting
Ground Floor and First Floor on Plot No.59 West Part, admeasuring
100 Sq.Yards, equivalent to 83.61 Sq.Mtrs., having ground floor built
up area 702 Sft., and first floor built up area 702 Sft., totally 1404
up area 702 Sft., and first floor built up area 702 Sft., situated at
Sft., with RCC Roof, in Survey Nos.797, 870 and 872, Situated at
NADERGUL VILLAGE, Balapur Revenue Mandal, Under Badangpet
Municipal Corporation, Ranga Reddy District, Registration Sub District,
CHAMPAPET and bounded by:-

NORTH: 30' Wide Road;

SOUTH : Plot No.61;

EAST : Plot No.59 East Part;

WEST : Plot No.58;

As clearly shown in Red Colour in the plan annexed hereto:-

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Bk - 1, CS No 8072/2024 & Doct Na 3 7799/2024. Sheet 4 of 12 Sub Registrar Champapet





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IN WITNESS WHEREOF the Vendor has signed on this Deed of Sale mentioned in the presence of the following witnesses:-PX, 80 80 80 20 16

WITNESSES:-

SIG.OF VENDOR



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Bk - 1, CS No 8072/2024 & Doct No 7799/2024. Sheet 5 of 12 Sub-Registrar Champapet

ANNEXURE - 1A

Description of the Building

: Semi Finished House consisting Ground Floor and First Floor on Plot in Survey Part, West No.59 Nos.797, 870 and 872, Situated at Balapur VILLAGE, NADERGUL Revenue Mandal, Under Badangpet Ranga Corporation, Municipal Reddy District.

a) Nature of Roof

: RCC

b) Type of Structure

: Pillars

2) Age of the Building

3) Total Extent of Site

: 100 Sq.Yards

Built up area particulars

: 1404 Sft.,

Ground Floor (i)

: 702 Sft.

First Floor (ii)

: 702 Sft.,

Annual Rental Value

Municipal Taxes per annum

Executant's estimate of the MV of the Building

: Rs.24,00,000/-

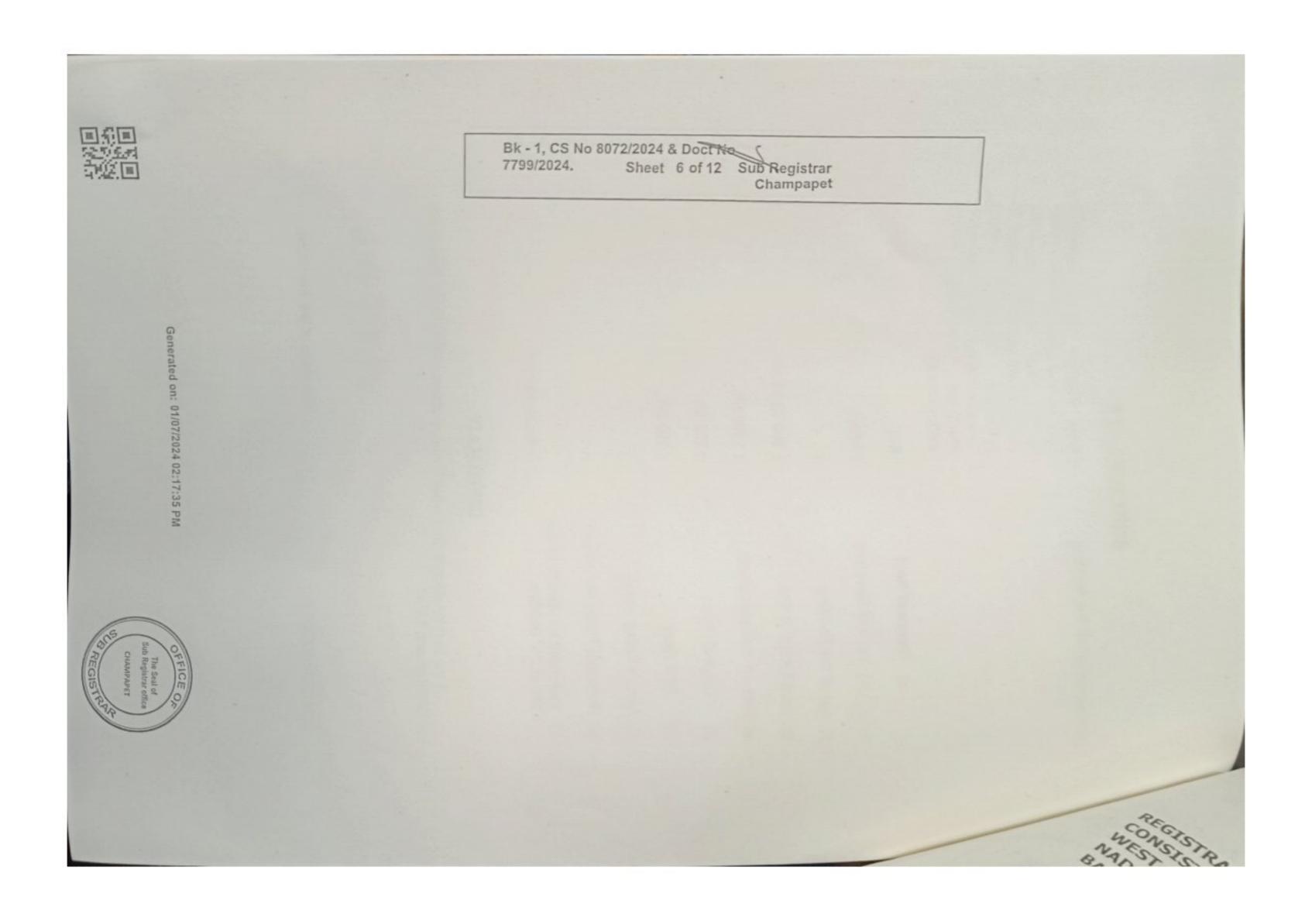
CERTIFICATE

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

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Date:01/07/2024

Signature of the Executant



REGISTRATION PLAN SHOWING THE SEMI FINISHED HOUSE CONSISTING GROUND FLOOR AND FIRST FLOOR ON PLOT NO.59 WEST PART, IN SURVEY NOS.797, 870 AND 872, SITUATED AT NADERGUL VILLAGE, BALAPUR REVENUE MANDAL, BADANGPET MUNICIPAL CORPORATION, RANGA REDDY DISTRICT.

VENDOR: PEBBETI KURVAMMA, W/o. PEBBETI SRINIVAS

VENDEE: KADARI PRAVEEN, S/o. KADARI VEERASWAMY

EXTENT: 100 SQ.YARDS

PLINTH AREA: 1404 SFT., (G.F-702 SFT & F.F.-702)

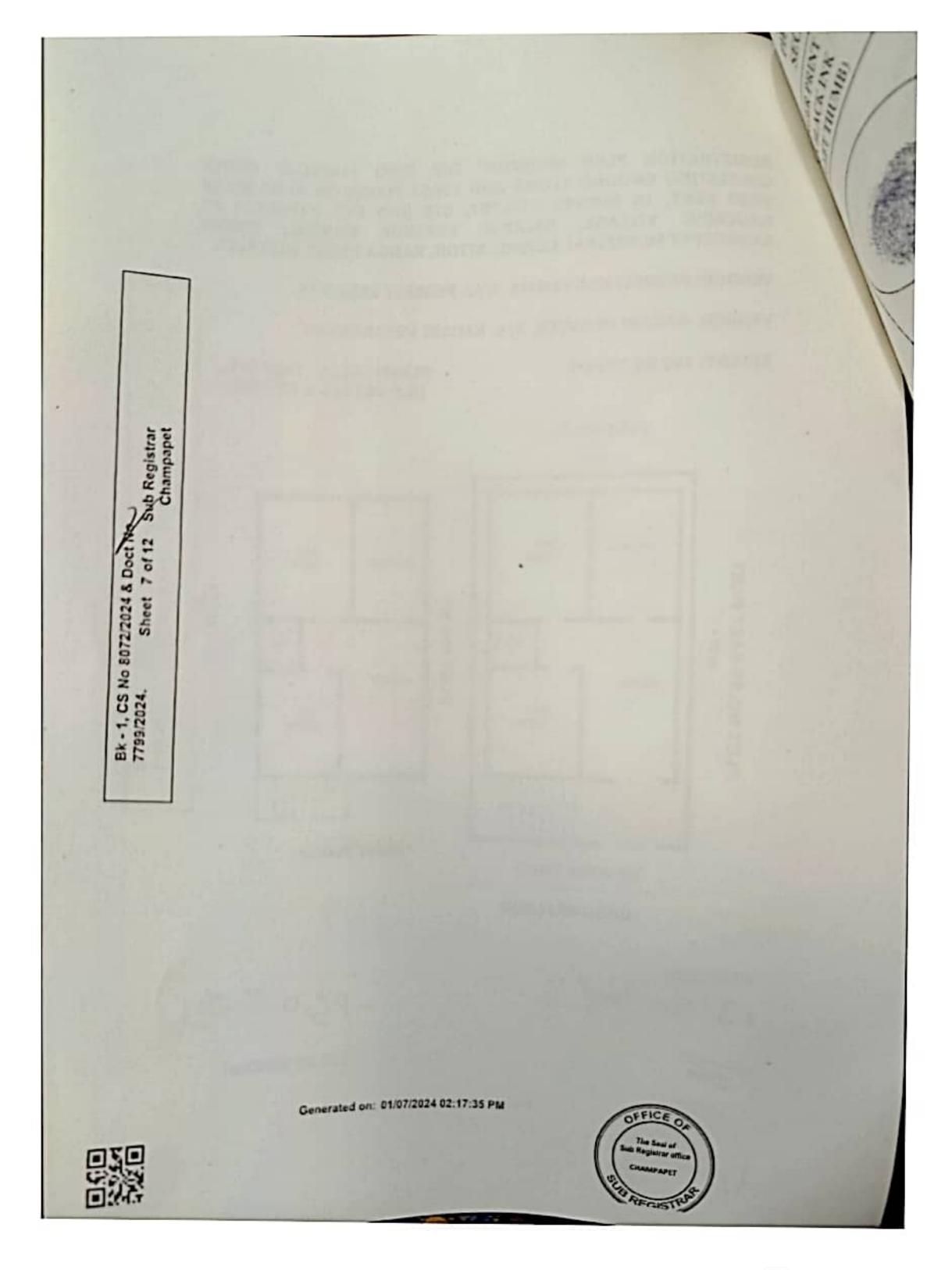
PLOT NO.61

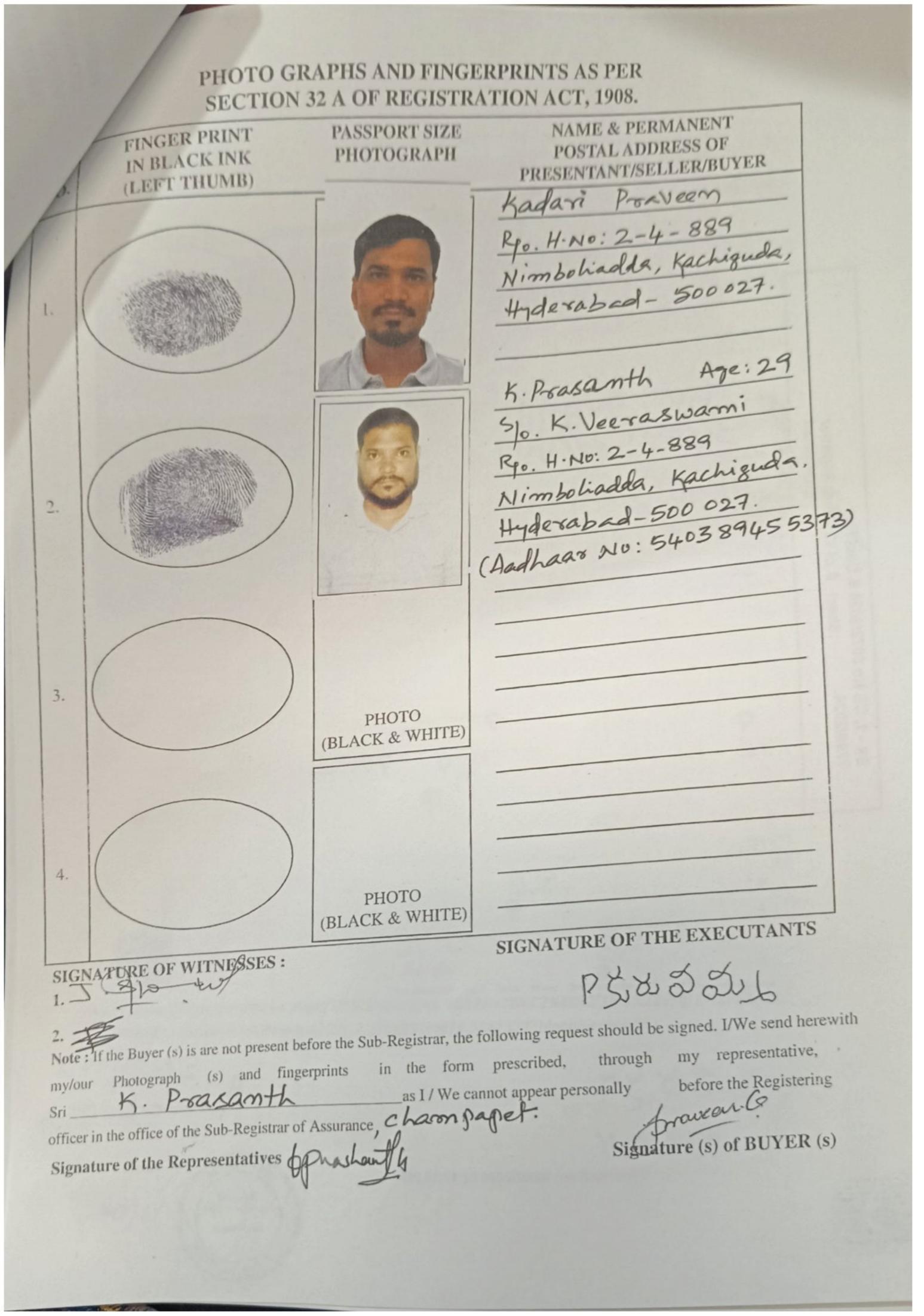
20'.0" BED BED ROOM KITCHEN KITCHEN ROOM PLOT NO.59 EAST PART PLOT NO.58 TOI TOI LIV/DIN LIV/DIN BED ROOM BED ROOM FIRST FLOOR 30' WIDE ROAD **GROUND FLOOR**

WITNESS:-

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SIG.OF VENDOR

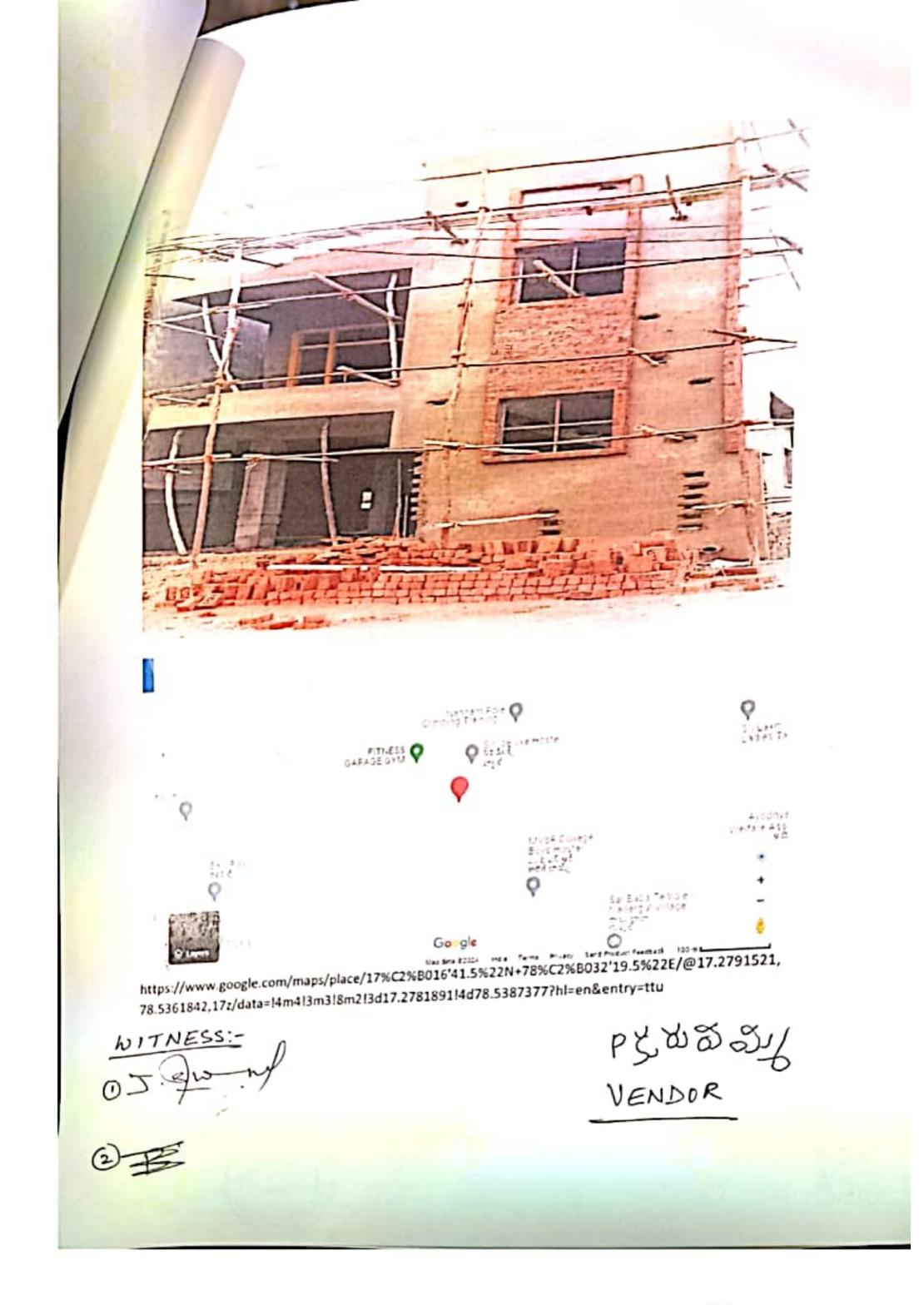


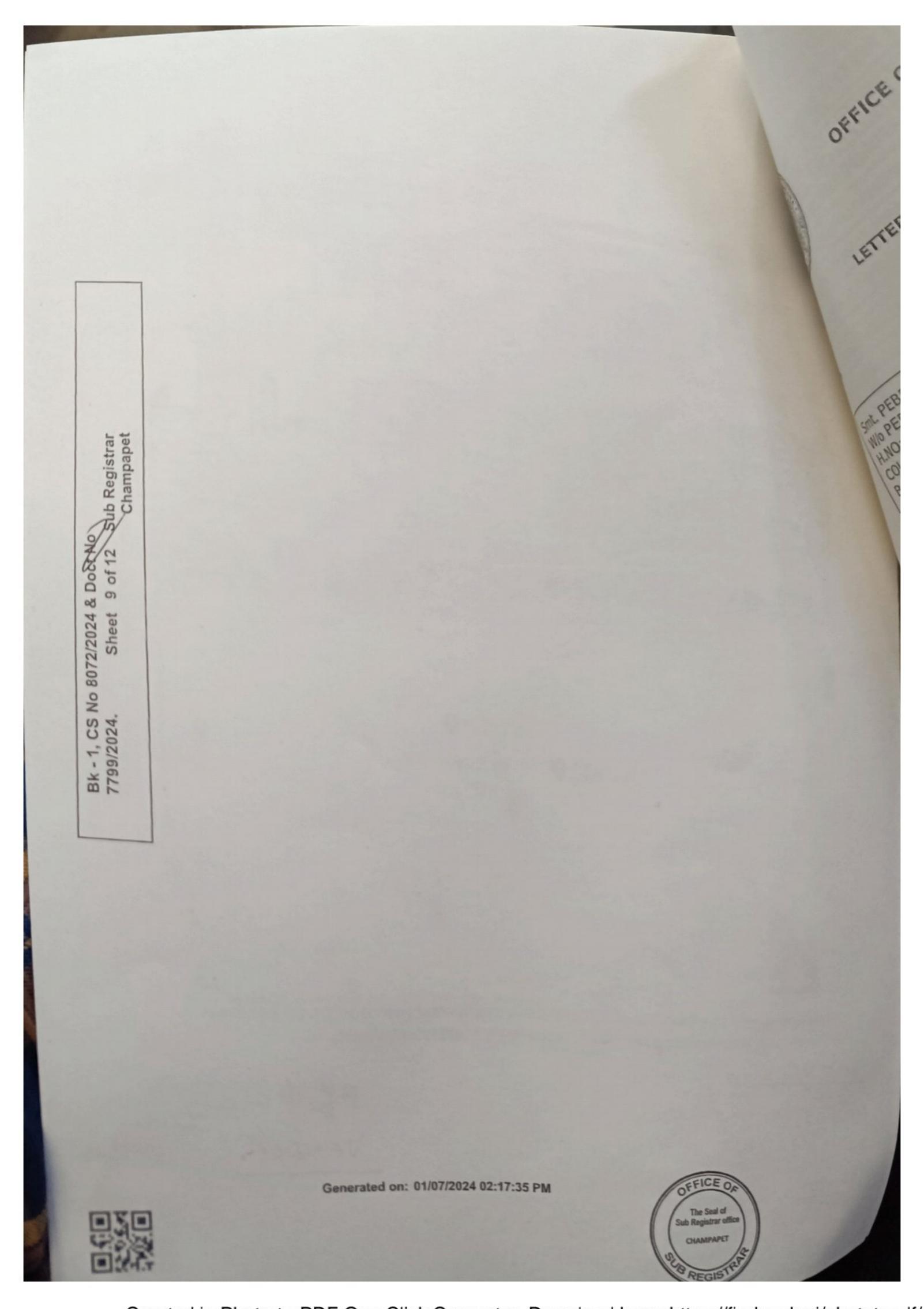


Bk - 1, CS No 8072/2024 & Doct No. 7799/2024. Sheet 8 of 12 Sub Registrar Champapet









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OFFICE OF THE BADANGPET MUNCIPAL CORPORATION RANGAREDDY DISTRICT

TS-bPASS

LETTER OF APPROVAL FOR COMMENCEMENT OF WORK INSTANT APPROVAL

To,

Smt. PEBBETI KURVAMMA. W/o PEBBETI SRINIVAS. H.NO: 10-112/2, VIJAYALAXMI NAGAR COLONY, NADERGUL, BALAPUR(M)R.R.DIST-T.S.

Letter No	375.752/BADA/0448/2024
Date	15-03-2024

Dear Sir/Madam,

Sub: Badangpet Muncipal Corporation - Rangareddy District Individual Residential Building consisting of Ground Floor + 1 Upper Floor situated at Plot No: 59 WEST PART., Locality: NADERGUL, Survey No: 797, 870 AND 872., Nadergul(V), Balapur(M), Badangpet Muncipal Corporation, Rangareddy(Dist) to an extent of 83.61 Sq.Mtrs (100.0 Sq.Yds) - Commencement of work order for building permission granted - Reg

Ref:

- 1. Telangana Municipalities Act 2019 (Act No. 11 of 2019).
- 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.
- 5. Application No:375752/BADA/0448/2024 dated: 22-02-2024 of Smt PEBBETI KURVAMMA: .
- 6. TS-bPASS Instant Approval, Building Permit Order No. 375752/BADA/0448/2024 dt. 22-02-2024
- 7. Remarks of the Post verification team 15-03-2024

The TS-bPASS Instant Approval vide Building Permit Order No. 375752/BADA/0448/2024 dated.22-02-2024 for construction of Individual Residential Building consisting of Ground Floor + 1 Upper Floor, has been verified through Post Verification Team vide reference 7th cited, in terms of Rules & Regulations in force and found satisfactory.

Hence, the Building permission accorded through Instant approval issued vide Application No. 375752/BADA/0448/2024 is here with confirmed and accordingly the applicant shall commence the construction of work as per Building Permit Order and conditions laid down

The details of Instant Approval are as follows:

A	APPLICANT DETAILS							
1	Name	Smt PEBBETI KURVAMMA						

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	-	14% Open Space Contribution Charges On Market Value	Development Charges on built up area(As per G.O. 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)	Site Approval Charges	Betterment Charges	External Betterment Charges	DETAILS OF PAYMENT	Mortgage Date	16/20	1 2		Mortgage Area	MORTGAGE	Side 2 Setback (Mts)	Side I Setback (Mts)	Rear Setback (Mts)	Front Setback (Mts.)	SETBACKS	Parking area	1-		District Name	Mandal Name	b Village Name	ocality.	Survey No	Plot No	Net Plot Area	Road Affected Area	Extent of the Plot	PLOT DETAILS	Address	W/o	
The Soal of Sub Registrar office CHAMPAPET	₹ 6688.8	₹ 58798.57	Ms. ₹ 13043	* 1675.25			NA	N/A	NIA	SN/A :	NA	地間 インドー		0.00		25/25/25	200 172	Loo.0 Sq. Yards	7.4		Rangareddy	Balapur	45 1	NADERGIII	797, 870 AND 872.	59 WEST PART.	100.0 Sq. Yards	0.0 Sq. Yards	83.61 Sq.Mtrs (100.0 Sq.Yds)		DALAFOR(M)R.R.DIST-1.3.	H.NO: 10-112/2, VIJAYALAXMI NAGAR COLONY, NADERGUL,	PEBBETI SRINIVAS .	

	₹ 1254.15
Conversion Charges	₹ 2500
- charges	₹ 2560
Compound Wall Fee Compound Wall Fee	₹ 2090.25
Compound Wall rec Compound Wall rec Rain Water Harvesting Charges Advertisement Charges	₹ 200
and Adversi	₹ 1956.45
Building Permit Fee	₹ 1000
2 Building Charges	₹ 2099.95
TS-bPASS User Charges TS-bPASS User Charges	₹ 1672.2
	₹ 5016.6
Vacant Land Vacant Land Value Sub Division Of Plot/ Amalgamation Of Sub Division Of Sub Division Of Plot/ Amalgamation Of Sub Division Of Plot/ Amalgamation Of Sub Division Of Sub	₹ 1655.48
Regularization charges With Regularization charges With 33% Compound Fee On Penal Charges	₹ 15444.62
23% Compound	tal ₹ 131238.9

The approval for building construction is issued subject to the following conditions:

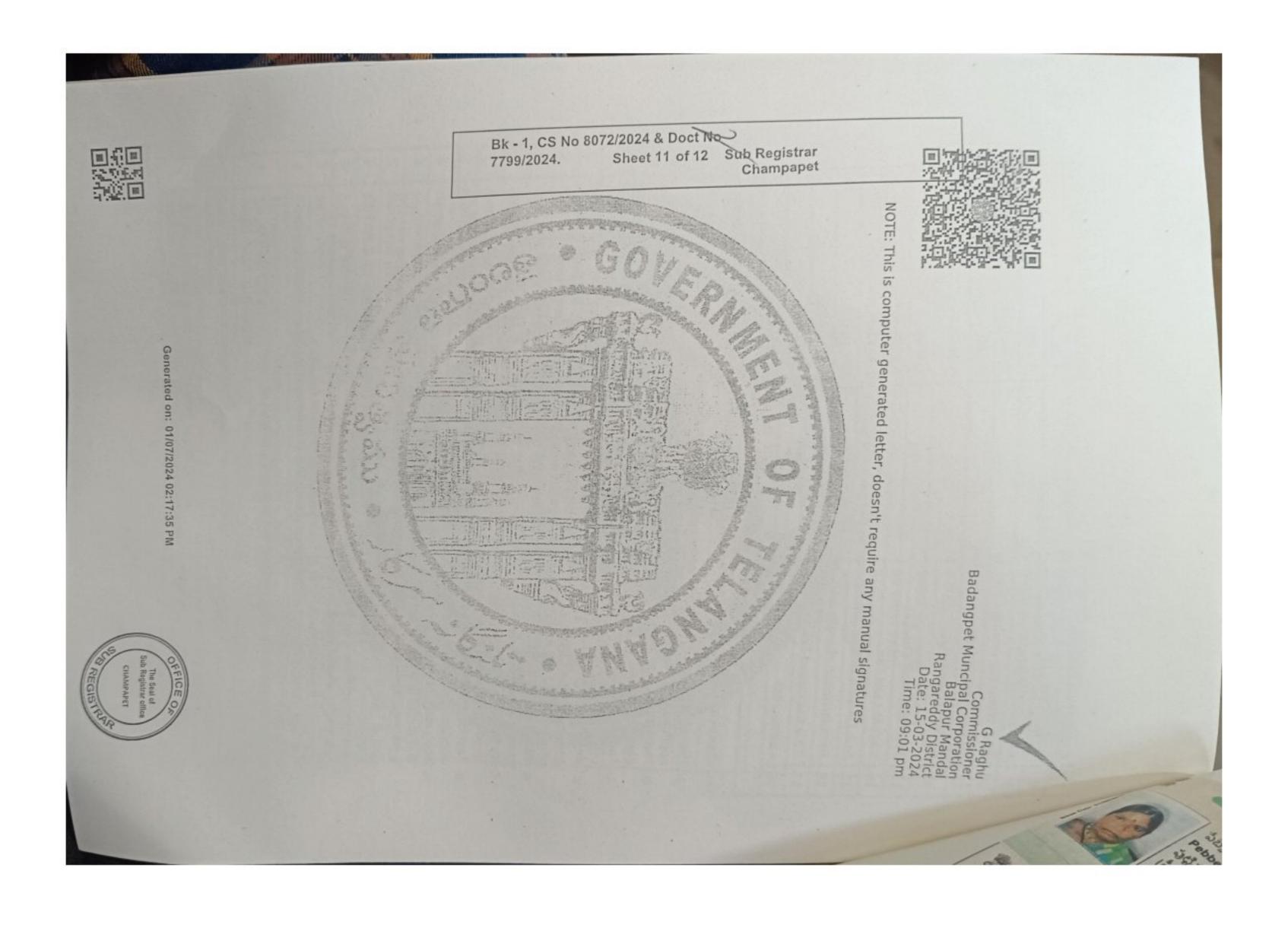
a. The approval issued does not confer upon any ownership rights over the property. The applicant is solely responsible for legal litigations or disputes if any b. The extent of the plot should not be a part of bigger plot split for this purpose as per the

- declaration.

 c. Applicant should not construct more than Ground Floor + 1 Upper Floor. Any further construction beyond will be liable for penalty / demolition without notice. d. If the abutting road width is less than 30 feet (9:00Mts.), 15 feet (4.5Mts.) from the center of
- the existing road has to be left for road widening as per rule 4(a) of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments or required area effected under Master Plan road. e. The proposed construction should be in conformity with the master plan land use and

f. No building activity shall be carried out in certain area as per rule 3 of G.O. Ms. No. 168 MA g. Applicant shall construct 1 rain water harvesting pits, and plant 15 Trees with in the plot at

- h. The applicant shall commence the construction within 6 months and should complete with in a period of 3 years from date of approval for building constructions. Further, applicant shall upload the photographs of commencement of construction within 6 months as per 174
- i. Applicant is liable for penal action as per Telangana Municipalities Act, 2019 in case of misrepresentation or false declaration during post verification: Further the Certificate of Registrationwillberevokedandconstructionthereuponwillbedemolishedwithout issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
- j. The area mortgaged will be released on submission of building completion certificate and
- k. If there are any Court cases pending, the proposal is subject to outcome of Court Orders.





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