

Phone No:  
Sold To/Issued To:  
Serial:  
For Show/ID Proof:  
TSSPDCL

*Tyoti*  
INDIA NON JUDICIAL  
Stamp  
TSSPDCL



DEC-20-2022 18:04:13

₹ 0000100/-

250 250 250 250 04 250 250

Indemnity Bond  
3018884170304443962-00003040  
3018884 70/2022

## Indemnity Bond

1. The Deed of Indemnity bond executed this day the 29/12/2023 by Smt. Kambhampati Mounika w/o K. Chaitanya (Hereinafter called the "EXECUTANT") who is an occupier of the premises in favour of the Southern Power Distribution Company of T.S Ltd ( Hereinafter called the Company ) having its Distribution Office at Turkayamjal.
2. Whereas the Executant is occupying the premises No. Plot No. 21 Surya Nagar Colony, Turkayamjal, W. Abdul Kaderpet RR Dist. 71
3. Whereas he has requested the Company for supply of Electricity to the above premises and has paid the necessary charges thereof as per rules in force and the company has also agreed to effect supply to the said premises.
4. Now, therefore it is hereby agreed between the parties as follows :-  
The executants agrees that in the event of the Real owner of the premises or his legal heirs or dependants or any one claiming through or under his raising any objections in regard to giving the electricity service connection to the above premises and in the event of the company being made liable to pay any costs of compensation in respect thereof, executant hereby indemnities and agrees to pay the company the said costs or compensation within one week on demand by the Company.  
In the event of initiation and issue of proceedings under any law for eviction of consumers from the premises to which supply was given, power supply shall be ordered to be disconnected by the Superintending Engineer/Operation, as authorized as per clause 4.2.1 of Terms and Conditions of supply and installations and equipments shall be removed and such action shall not be liable to be questioned as breach of agreement in a Court of Law.

IN WITNESSESS there of the executant hereby has set his hand on the day above written.

WITNESSESS: -

1.

2.

K. MOUNIKA  
EXECUTANT



SCANNED

DOCUMENT NO. 11745 OF 2023



తెలంగాణ తెలంగాణ TELANGANA

AL 473795

8093

Trans Id: 230930120917202028  
 Date: 30 SEP 2023, 12:17 PM  
 Purchased By:  
 K.MOUNIKA  
 W/o K.CHAITANYA  
 R/o R.DIST  
 For Whom  
 \*\* SELF \*\*

MLNAGESH  
 LICENSED STAMP VENDOR  
 Lic. No. 15-15-066/2011  
 Ren No. 15-15-011/2023  
 1-17, Angur Village  
 Abdullahpurmet Mandal Ranga  
 Reddy District  
 Ph 7396135784

**GIFT DEED**

This DEED OF GIFT is made and executed on this 30<sup>th</sup> day of SEPTEMBER, 2023, by:

SMT. NAGULAVANCHA RAMADEVI, W/o. VENKATESHWARLU, aged about 49 years, Occupation: House Wife, R/o. H.No.1-7-44, Flat No.104, Sai Laxmi Apartments, Chaitanyapuri, Hyderabad, Presently R/o. H.No.8-6-67/SS/230, Sri Srinivasapuram Colony, Road No.11, Beside Sai Baba Temple, Vanasthalipuram, Ranga Reddy District - 500 070, Telangana. Aadhaar No.XXXX XXXX 7983, PAN No.AHDPN3001A, Cell No.9347184482.

(HEREINAFTER Called the 'D O N O R')

**IN FAVOUR OF**

SMT. KAMBHAMPATI MOUNIKA, W/o. KAMBHAMPATI CHAITANYA, D/o. NAGULAVANCHA VENKATESHWARLU, aged about 30 years, Occupation: House Wife, R/o. H.No.8-6-67/SS/230, Sri Srinivasapuram Colony, Road No.11, Beside Sai Baba Temple, Vanasthalipuram, Ranga Reddy District - 500 070, Telangana. Aadhaar No.XXXX XXXX 7714, PAN No.BALPN8816K, Cell No.9533880376.

(HEREINAFTER Called the 'D O N E E')

N. Rama Devi

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Vanasthalipuram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 19370/- paid between the hours of 5 and 5 on the 30th day of SEP, 2023 by Sri Nagulavancha Ramadevi

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	DE			KAMBHAMPATI MOUNIKA W/O. KAMBHAMPATI CHAITANYA, R/O. NAGULAVANCHA VENKATESHWARLU KNO.8-6-7555/230, SRI SRINIVASAPURAM COLONY, ROAD NO.11, BESIDE SAI BASA TEMPLE, VANASTHALIPURAM, RANGA REDDY DISTRICT-500070, T.S.	K. Mounika
2	DR			NAGULAVANCHA RAMADEVI W/O. VENKATESHWARLU KNO.8-6-7555/230, SRI SRINIVASAPURAM COLONY, ROAD NO.11, BESIDE SAI BASA TEMPLE, VANASTHALIPURAM, RANGA REDDY DISTRICT-500070, T.S.	N. Ramadevi

Identified by Witness:



Sl No	Thumb Impression	Photo	Name & Address	Signature
2			N VENKATESHWARLU R/O VANASTHALIPURAM, RR DIST	
1			K CHAITANYA R/O GUDIPALLI, NALGONDA	

30th day of September, 2023

Signature of Sub Registrar  
Vanasthalipuram

Biometrically Authenticated by  
SRO SARAGANNA MOHAN  
on 30-SEP-2023 15:47:44

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7983 Name: Nagulavancha Rama Devi	W/O: Nagulavancha Venkateshwarlu, Vanasthalipuram, K.v. Rangareddy, Telangana, 500070	
2	Aadhaar No: XXXXXXXX7714 Name: Kambhampati Mounika	W/O: Kambhampati Chaitanya, Vanasthalipuram, K.v. Rangareddy, Telangana, 500070	

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11745/2023. Sub Registrar  
Vanasthalipuram

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:: 2 ::

(The terms THE DONOR and THE DONEE herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves)

WHEREAS the Donor is the sole and absolute owner and peaceful possessor of the land bearing Plot No.21, in Survey No.339, admeasuring 200 Sq.Yards or 167.23 Sq.Mtrs., Situated at RAGANNAGUDA, H/o. TURKAYAMJAL Village, formerly Hayathnagar Revenue Mandal, Now under Abdullapurmet Revenue Mandal, Ranga Reddy District, formerly under Ragannaguda Grampanchayat, Now under Turkayamjal Municipality, having purchased the same property from SRI. SINGARAJU SUBRAHMANYESWARA RAO, S/o. S.AGASTESWARA RAO, Represented by his Agreement of Sale cum G.P.A.Holder: SRI. B.NIRANJAN, S/o. SRI. B.NARAHARI, through a Registered Sale Deed Document No.9587/2004 of Book-I, dated:25<sup>th</sup> day of June, 2004, Registered at S.R.O., Hyderabad-East at Hayathnagar.

WHEREAS the Donor has obtained the TS-b PASS - BUILDING PERMIT ORDER Application No./Permit No.215674/TKJL/2356/2022, DATE: 17-10-2022 and LETTER OF APPROVAL FOR COMMENCEMENT OF WORK INSTANT APPROVAL Letter No.215674/TKJL/2356/2022, Date:17-10-2022, issued by the Commissioner, Turkayamjal Municipality.

WHEREAS the Donee is DAUGHTER of the Donor and the Donor desires to settle on her the SEMI-FINISHED HOUSE constructed on Plot No.21, in Survey No.339, admeasuring 200 Sq.Yards or 167.23 Sq.Mtrs., and having Plinth area of 3471.45 Sq.Feet (1157.15 Sq.Feet in Stilt Floor, 1157.15 Sq.Feet in First Floor and 1157.15 Sq.Feet in Second Floor with R.C.C.Roof, Situated at RAGANNAGUDA, H/o. TURKAYAMJAL Village, under Abdullapurmet Revenue Mandal, Ranga Reddy District, under Turkayamjal Municipality, (Hereinafter called the said property) described in the schedule hereto and more clearly delineated in the plan annexed with the boundaries thereof shown in RED colour out of her LOVE and AFFECTION towards the Donee and in order to provide for her.

N. Rama devi

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 41a of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	77380	0	0	0	77480
Transfer Duty	NA	0	19370	0	0	0	19370
Reg. Fee	NA	0	19370	0	0	0	19370
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3875	0	0	0	3875
Total	100	0	120495	0	0	0	120595

Rs. 96750/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19370/- towards Registration Fee on the chargeable value of Rs. 3874000/- was paid by the party through E-Challan/BC/Pay Order No. 308YDA300923 dated 30-SEP-23 of HDFS.

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 120545/-, DATE: 30-SEP-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 2926780994515, PAYMENT MODE: NB-1001138, ATRN: 2926780994515, REMITTER NAME: K. MOUNKA, EXECUTANT NAME: N. RAMADEVI, CLAIMANT NAME: K. MOUNKA ]

Date:

30th day of September, 2023

Signature of Registering Officer  
Vanasthalipuram

Certificate of Registration

Registered as document no. 11745 of 2023 of Book-1 and assigned the identification number - 1528 - 11745 - 2023 for Scanning on 30-SEP-23 .

Registering Officer  
Vanasthalipuram  
(S. Mohan)





:: 3 ::

NOW THEREFORE this Deed witnesses that in consideration of the natural love and affection of the Donor towards the Donee and without any coercion and influence of anyone the Donor does hereby grant, transfer, assign, convey and settle absolutely and free from encumbrances in favour of the Donee all the said property described in the Schedule hereto now in occupation and enjoyment of the Donor alongwith ways, water sources, liberties, privileges, easements and appurtenances whatsoever in or to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest or claim and demand whatsoever of the Donor in or to the said property. The Donee absolutely shall hold and enjoy the same as absolute owner.

The Donor has given vacant possession of the said property along with the title deeds to the Donee who shall hold and enjoy the same without any interruption from the Donor or anyone claiming through or under or in trust for Donor.

The Donor hereby covenants with the Donee that the scheduled property hereby transferred free from all encumbrances, litigations and court attachments. Incase of any dispute arising on a later date the Donor hereby undertakes to settle the matter at his/her risk, cost, responsibility and assured the Donee that the scheduled property hereby delivered will be for the peaceful and uninterrupted enjoyment of the Donee.

The Donor does hereby declare that he is the sole and absolute owner of the said property and that no other person or persons have any right, title or interest in the said property.

The previous title deeds relating to the said property hereby handed over to the Donee.

The Donee may get the title of the said property changed in her name in all Govt. Records and Donor agrees to co-operate with her in this behalf.

The House constructed on the land is not an assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act.9 of 1977.

The Market Value of the said property is Rs.38,74,000/- Stamp Duty is paid on Market Value.

N. Parma devi

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11745/2023.

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Vandathalipuram



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:: 4 ::

SCHEDULE OF THE PROPERTY

All that piece and parcel of the SEMI-FINISHED HOUSE constructed on Plot No.21, in Survey No.339, admeasuring 200 Sq.Yards or 167.23 Sq.Mtrs., and having plinth area of 3471.45 Sq.Feet (1157.15 Sq.Feet in Stilt Floor, 1157.15 Sq.Feet in First Floor and 1157.15 Sq.Feet in Second Floor) with R.C.C. Roof, Situated at RAGANNAGUDA, H/o. TURKAYAMJAL Village, under Abdullapurmet Revenue Mandal, Ranga Reddy District, under Turkayamjal Municipality, Registration Sub-District: VANASTHALIPURAM and bounded by:

NORTH :: Plot No.22;

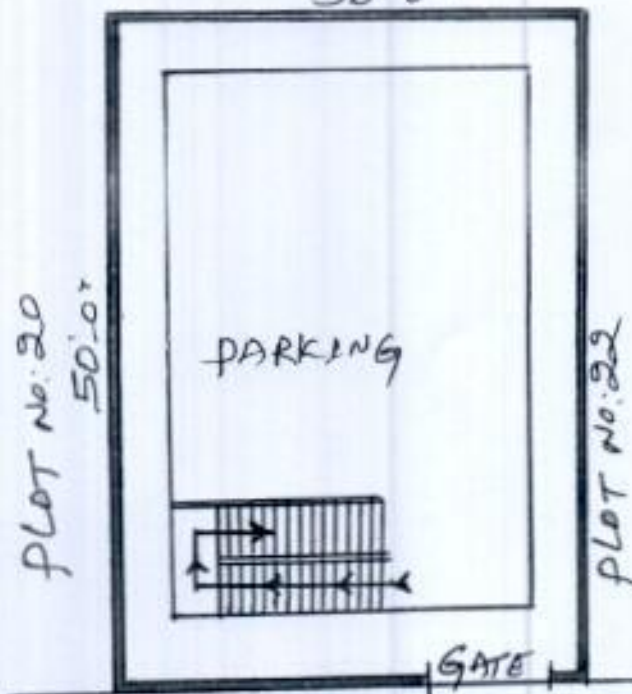
SOUTH :: Plot No.20;

EAST :: 25 ft., Wide Road;

WEST :: Plot No.32;

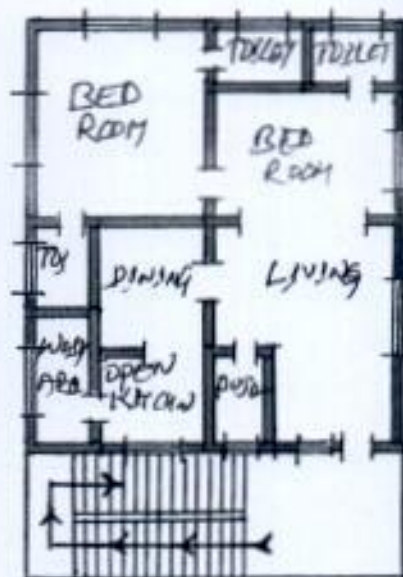
more fully shown in RED colour in the plan annexed hereto;

PLOT No: 32  
36'-0"



25' WIDE ROAD

STILT FLOOR



FIRST AND  
SECOND FLOOR

N. Rama devi





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11745/2023. Sheet 4 of 14 Sub Registrar  
Vanathalipuram

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:: 5 ::

**ANNEXURE I-A**

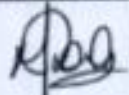

1) Nature of roof	: R.C.C. Roof
2) Type of Structure	: Pillars
3) Age of Building	:
4) Total Extent Site	: 200 Sq.Yards
5) Builtup Area Particulars	:
Stilt Floor	: 1157.15 Sq.Feet
First Floor	: 1157.15 Sq.Feet
Second Floor	: 1157.15 Sq.Feet
Total	: 3471.45 Sq.Feet

- 6) Annual Rental Value :  
7) Property Tax per Annum :  
8) Executant's estimate of the market value of the Building : **Rs.38,74,000/-**

(200 Sq.Yards X Rs.2300/- = Rs.4,60,000/-  
1157.15 Sq.Feet X Rs.750/- = Rs.8,67,862.5/-  
2314.30 Sq.Feet X Rs.1100/- = Rs.25,45,730/-)

IN WITNESS WHEREOF the Donor and Donee hereunto have set their hand to this Deed of Gift with their free will and sound mind on this day, month and year first above mentioned in the presence of the following witnesses;

**WITNESSES:**

1.   
2. 

N. Rama devi  
:: **SIG.OF THE DONOR** ::

K. Mounika  
:: **SIG.OF THE DONEE** ::





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11745/2023. Sheet 5 of 14 Sub Registrar  
Vanasthalipuram

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TS-bPASS

**OFFICE OF THE TURKAYAMJAL MUNICIPALITY  
RANGAREDDY DISTRICT**

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

To

Smt. NAGULAVANCHA RAMADEVI.  
W/o VENKATESHWARLU.  
SMT.NAGULAVANCHA RAMADEVI,W/O,  
VENKATESHWARLU,H.NO.1-7-44,FLAT  
NO.104,  
SAI LAXMI  
APARTMENTS,CHAITHANYAPURI,HYDERAB  
AD.

Application No / Permit No	215674/TKJL/2356/2022
DATE	17-10-2022

Sir/Madam,

**Sub: Turkayamjal Municipality, Rangareddy District** - Permission for construction of Individual Residential Building, consisting of Stilt for Parking + 2 Upper Floor situated at Plot No: 21, Locality: RAGANNAGUDA., Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) in an extent of 167.23 Sq.Mtrs (200.01 Sq.Yds).  
Building Permit Order- Issued - Reg

- Ref:
1. Your Application 215674/TKJL/2356/2022, dated: 17-10-2022
  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	Smt. NAGULAVANCHA RAMADEVI.
B	PLOT DETAILS	
1	Plot No	21
2	Survey No	339
3	Approved LRS	HMDAL084855/LRS/GTK/Plg/HMDA/2015-16.
4	Street/Road	N/A
5	Village Name	Turkayamjal
6	Town / City	Turkayamjal
7	Mandal	Abdullapurmet
8	District	Rangareddy
C	DETAILS OF PERMISSION SANCTIONED	
1	Extent of Plot	167.23 Sq.Mtrs (200.01 Sq.Yds)
2	Road affected area	8.34 Sq. Meters
3	Net Plot Area	158.89 Sq. Meters
4	Height (Mts)	6
5	Setbacks	



	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
<b>D</b>	<b>FLOOR DETAILS</b>	
1	stilt	107.5 Sq. Meters
2	Floor1	107.5 Sq. Meters
3	Floor2	107.5 Sq. Meters
	<b>Total Built-up Area</b>	215.0 Sq. Meters
<b>E</b>	<b>DETAILS OF PAYMENT</b>	
1	Compound Wall Fee	₹ 500
2	Rain Water Harvesting Charges	₹ 1588.9
3	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)	₹ 21500
4	Postage/ Advertisement Charges	₹ 200
5	Building Permit Fee	₹ 2150
6	TS-bPASS User Charges	₹ 1000
7	Vacant Land Tax	₹ 874.15
8	Development Charges on site area as per G.O. Ms No.223 MA, Dt:30-08-2016	₹ 12711.2
9	Debris Charges	₹ 1000
10	Labour cess	₹ 34135.34
	<b>TOTAL(INR)</b>	₹ 75659.59
<b>F</b>	<b>OTHER DETAILS</b>	
1	Construction to be Commenced Before	01-04-2023

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2	Construction to be Completed Before	01-10-2025
---	-------------------------------------	------------

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 Rules & Regulations** shall be followed strictly while making the construction.
4. **The construction shall be commenced within 06 months and shall be completed within 03 years.**
5. 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.
6. **Prior Approval should be obtained separately for any modification in the construction.**
7. **Rain Water Harvesting Structure** (percolation pit) shall be constructed as per provisions made under WALTA Act 2002.
8. **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.
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. 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.
14. The dust emissions from the construction site should be completely controlled and all precautions shall be taken on that behalf.
15. 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.
16. 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.
17. 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 relating to dust emission.
18. 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.
19. 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.
20. Owner/builder shall mandatorily use a wet jet in grinding and stone cutting, wind breaking walls around the construction site.
21. 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.



22. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
23. The Owner / Developers shall ensure the safety of construction workers.
24. The Owner / Developers shall ensure a comprehensive risk insurance policy of construction workers for the duration of construction.
25. If there are any Court cases pending, the proposal is subject to outcome of Court Order.
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 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.
- 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.
- 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.
- The issued proceedings are valid for any financial assistance / loan from financial institutions.

1, CS No 72055/2023 & Doct No 15/2023.  
Smt. NAGULAVANCHA RAMADEVI.  
W/o VENKATESHWARLU.  
SMT NAGULAVANCHA  
RAMADEVI W/O.  
VENKATESHWARLU, H.NO.1-7-  
44, FLAT NO.104,  
SAI LAXMI  
APARTMENTS, CHAITHANYAPUR, H  
YDERABAD.



Smt. M.N.R Jyothi  
Commissioner  
Turkayamsa Municipality  
Date: 17-10-2022  
Time: 12:35 pm

NOTE: This is a computer generated letter, and does not require any manual signatures.

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OFFICE OF TURKAYAMJAL MUNICIPALITY  
RANGAREDDY DISTRICT

TS-bPASS

**LETTER OF APPROVAL FOR COMMENCEMENT OF WORK**

**INSTANT APPROVAL**

Letter No: 215674/TKJL/2356/2022

Date:17-10-2022

**Sub:** Turkayamjal Municipality - Rangareddy District Individual Residential Building consisting of Stilt for Parking + 2 Upper Floor Situated at Plot No: 21, Locality: RAGANNAGUDA., Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) to an extent of 167.23 Sq.Mtrs (200.01 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. 7MA&UD., Dt.05-01-2016  
4. G.O.Ms.No. 62 MA&UD., Dt.21-03-2020.  
5. Application No: 215674/TKJL/2356/2022 dated: 17-10-2022 of NAGULAVANCHA RAMADEVI.  
6. TS-bPASS Instant Approval, Building Permit Order No. 215674/TKJL/2356/2022 dt.17-10-2022  
7. Remarks of the Post verification team 17-10-2022

\*\*\*\*

The TS-bPASS Instant Approval vide Building Permit Order No. 215674/TKJL/2356/2022 dated. 17-10-2022 for construction of **Individual Residential Building** consisting of **Stilt for Parking + 2 Upper Floor** has been verified through Post Verification Team vide reference 7<sup>th</sup> cited, in terms of Rules & Regulations in force and found satisfactory.

Hence the Building permission accorded through Instant approval issued vide Application No. **215674/TKJL/2356/2022** 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 of the Owner	Smt.NAGULAVANCHA RAMADEVI.
2	W/o	VENKATESHWARLU.
3	Address for correspondence	SMT.NAGULAVANCHA RAMADEVI,W/O, VENKATESHWARLU,H.NO.1-7-44 FLAT NO.104.
B PLOT DETAILS		
1	Extent of the Plot	167.23 Sq.Mtrs (200.01 Sq.Yds)



Bk - 1, CS No 12055/2023 & Doct No  
11745/2023. Sheet 8 of 14 Sub Registrar  
Vanasthalipuram



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2	Road Affected Area	8.34Sq. Meters
3	Net Plot Area	158.89Sq. Meters
4	Plot No	21
5	Survey No	339
6	Street / Road	N/A
7	Locality	RAGANNAGUDA.
8	Village	Turkayamjal
9	Mandal	Abdullapurmet
10	District	Rangareddy
<b>C</b>	<b>DETAILS OF APPROVAL</b>	
1	No of Floors	Stilt for Parking + 2 Upper Floor
2	Total Built-up Area	215.0Sq. Meters
3	Parking area	107.5Sq. Meters
<b>D</b>	<b>SETBACKS</b>	
1	Front Setback (Mts)	1.5
2	Rear Setback (Mts)	1.0
3	Side 1 Setback (Mts)	1.0
4	Side 2 Setback (Mts)	1.0
<b>E</b>	<b>MORTGAGE</b>	
1	Mortgage Area	0.0 Sq. Meters
2	Mortgage floor	
3	Mortgage No	N/A
4	SRO	N/A
5	Mortgage Date	N/A
<b>F</b>	<b>DETAILS OF PAYMENT</b>	
1	Compound Wall Fee	₹ 500
2	Rain Water Harvesting Charges	₹ 1588.9



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11745/2023. Sheet 9 of 14 Sub Registrar  
Vanasthalipuram



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3	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)	₹ 21500
4	Postage/ Advertisement Charges	₹ 200
5	Building Permit Fee	₹ 2150
6	TS-bPASS User Charges	₹ 1000
7	Vacant Land Tax	₹ 874.15
8	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 12711.2
9	Debris Charges	₹ 1000
10	Labour cess	₹ 34135.34
11		₹ 1589
TOTAL(INR)		₹ 77248.59

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

- 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
- The extent of the plot should not be a part of bigger plot split for this purpose as per the declaration.
- Applicant should not construct more than **Stilt for Parking + 2 Upper Floor**. Any further construction beyond will be liable for penalty / demolition without notice.
- 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 in addition to front setback as per rule 4(a) of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments or required area affected under Master Plan road.
- The proposed construction should be in conformity with the master plan land use and zoning regulations.
- No building activity shall be carried out in certain area as per rule 3 of G.O. Ms. No. 168 MA dt:07-04-2012 and its amendments.



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11745/2023. Sheet 10 of 14 Sub Registrar  
Vanisthalipuram




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- g. Applicant shall construct 1 rain water harvesting pits, and plant 5 Trees with in the plot at appropriate location as per G.O.Ms.No.350 MA dt:09-06-2000.
- 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 (13) of Telangana Municipalities Act 2019.
- i. Applicant is liable for penal action as per Telangana Municipalities Act, 2019 in case of misrepresentation or false declaration and the Certificate of Registration will be revoked and construction thereupon will be demolished without 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 occupancy certificate.
- k. If there are any Court cases pending, the proposal is subject to outcome of Court Orders.



Smt. NAGULAVANCHA  
RAMADEVI.,  
W/o VENKATESHWARLU.,  
SMT.NAGULAVANCHA  
RAMADEVI,W/O,  
VENKATESHWARLU,H.NO.1-  
7-44,FLAT NO.104,  
SAI LAXMI  
APARTMENTS,CHAITHANYAP  
URI,HYDERABAD.

  
Smt. M.N.R Jyothi  
Commissioner  
Turkayamjal Municipality  
Date: 17-10-2022  
Time:04:52 pm

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





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11745/2023. Sheet 11 of 14 Sub Registrar  
Vanasthalipuram

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DRAWING NO. 1001  
 PROJECT: 1001  
 CLIENT: 1001  
 DATE: 10/10/2019

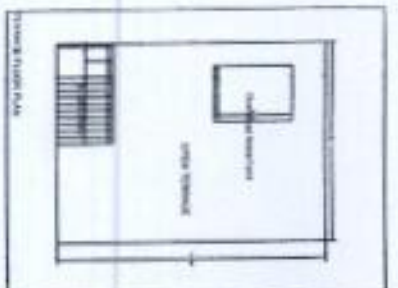
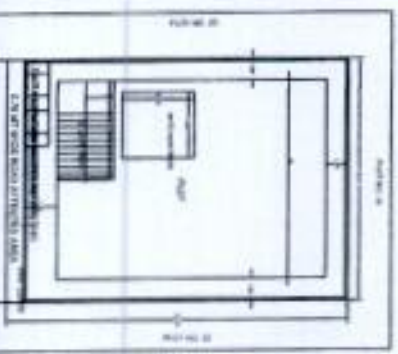
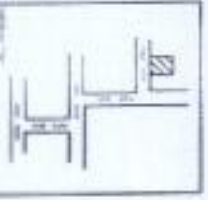
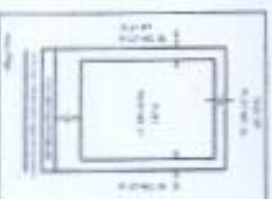
SRI SWAMI ASSOCIATES  
 REP BY M. GANGADHAR  
 LISE. NO. 18/3804/2019  
 Mobile: 9963886399

Particulars	Quantity	Unit	Rate	Total
1. Cement	1000	kg	100	100000
2. Sand	2000	kg	200	400000
3. Bricks	10000	nos	100	1000000
4. Labour	1000	hrs	100	100000
5. Transport	1000	km	100	100000
6. Water	1000	liters	100	100000
7. Electricity	1000	hrs	100	100000
8. Miscellaneous	1000	kg	100	100000
9. Contingency	1000	kg	100	100000
10. Total				2700000

Particulars	Quantity	Unit	Rate	Total
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2. Sand	2000	kg	200	400000
3. Bricks	10000	nos	100	1000000
4. Labour	1000	hrs	100	100000
5. Transport	1000	km	100	100000
6. Water	1000	liters	100	100000
7. Electricity	1000	hrs	100	100000
8. Miscellaneous	1000	kg	100	100000
9. Contingency	1000	kg	100	100000
10. Total				2700000

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7. Electricity	1000	hrs	100	100000
8. Miscellaneous	1000	kg	100	100000
9. Contingency	1000	kg	100	100000
10. Total				2700000

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7. Electricity	1000	hrs	100	100000
8. Miscellaneous	1000	kg	100	100000
9. Contingency	1000	kg	100	100000
10. Total				2700000



1. Cement  
 2. Sand  
 3. Bricks  
 4. Labour  
 5. Transport  
 6. Water  
 7. Electricity  
 8. Miscellaneous  
 9. Contingency  
 10. Total





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11745/2023, Sheet 12 of 14 Sub Registrar  
Vanasathalipuram

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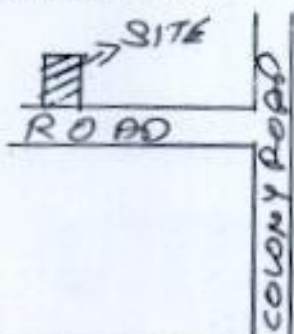




Google Map Address:-

<https://www.google.com/maps/place/17%C2%B016'17.8%22N+78%C2%B035'18.5%22E/@17.271617,78.588471,17z/data=!3m1!1e3m3!1s17.271617!1s78.588471!1sentry=ttu>

**Latitude : 17°16'17.8"N**



**Longitude : 78°35'18.5"E**

SAGAR HIGHWAY



Bk - 1, CS No 12055/2023 & Doct No  
11745/2023. Sheet 13 of 14 Sub Registrar  
Vannathalipuram



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11745/2023 Sheet 14 of 14 Sub Registrar  
Vanasthalipuram

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

మొదటి సూచ్య / Enrolment No.: 2020/10033-10606

To  
అనుబంధ కలెక్టర్  
KAMBHAMPATI CHAITANYA  
ROLLAMAL  
GUNDIPALLI pedda Voleeris path  
అనుబంధ  
కలెక్టరేట్  
Nalgonda  
Andhra Pradesh 508257  
5080415045



ML 3650504295T



మొదటి సూచ్య / Your Aadhaar No. :

**2023 0307 4426**

ఆధార్ - సామాన్య ని హక్కు



భారత ప్రభుత్వం  
Government of India



అనుబంధ కలెక్టర్  
KAMBHAMPATI CHAITANYA  
దస్త్రీ : అనుబంధ కలెక్టరేట్  
From KAMBHAMPATI CHALURAO  
దస్త్రీ నెం / DOB : 23/04/1982  
పురుషుడు / Male



**అనుబంధ 4426**

ఆధార్ - సామాన్య ని హక్కు

6-58-7

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భారత ప్రభుత్వం

Government of India

భారత ప్రభుత్వం

Unique Identification Authority of India

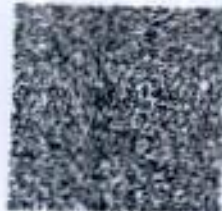
Government of India

అధ్యయన Enrolment No.: 2168/04590-32215

Download Date: 13/06/2020

Issue Date: 13/09/2018

To  
అనుబంధ కలెక్టర్  
Nagubancha Venkateshwarlu  
S/O Nagubancha Mallath  
8-6-47/55/230  
Sri Srinivasapuram Colony, Road No 11  
Near Sai Baba Temple  
Vanasthalipuram  
Vasisthikouram  
N.V. Rangareddy Telangana - 500070  
9346873148



మొదటి సూచ్య / Your Aadhaar No. :

**2023 0307 8175**

UID : 9170 7132 8565 6697

నా ఆధార్, నా సుధించు



భారత ప్రభుత్వం  
Government of India



అనుబంధ కలెక్టర్  
Nagubancha Venkateshwarlu  
సో: S/O DOB: 10/05/1972  
పురుషుడు / Male

Issue Date: 15/06/2018

అనుబంధ 8175



Ac. 9743/04



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

02AA 438625

S.No. 8978 Date 25-6-04 Rs. 100/-

Sold to Nagulabhanche Rama Dev; W. Venkateshwar B. Anand,  
For whom... Self S.V.L. No. 3/99  
Renewal No: 18/2002  
Kobeda (V), R.R. Dist.

## S A L E D E E D

3300  
1800-215  
1500  
600  
900  
DSO  
100  
50  
1100

This DEED OF SALE is made and executed on this the 25th day  
of JUNE, 2004, by:-

SRI. SINGARAJU SUBRAHMANYESWARA RAO, S/o. S. AGASTESWARA RAO,  
aged about 46 years, Occupation: Employee, R/o. H.No.1-1-  
189/16, Chikkadpally, Hyderabad - 20.

Represented by his Agreement of Sale cum G.P.A. Holder:-

SRI. B. NIRANJAN, S/o. SRI. B. NARAHARI, aged about 39 years,  
Occupation: Business, R/o. Flat No.412, Revathi Towers,  
Kothapet, Hyderabad.

As per Regd. A.S.G.P.A. Doct.No.6881/2004, dated: 30-4-2004,  
Registered in S.R.O., Hyderabad-East.

(Hereinafter called the "VENDOR")

B. Narayan





1వ పుస్తకం 2004వ సంవత్సరం 9584

ప్రొ. పే. కేశవం గారి కమల నిలయ 10

1. గారి కమల క్రమ నిలయ

Certificate U/s 16 of I. s. Act. 1800  
I hereby certify that on the production of original instrument, I have satisfied my self that the stamp duty of Rs. 1800/- has been paid there fore.

Sub-Registrar



B. Narayana

B. Narayana & B. Narayana

Ch. Binnu & flat no 412 Revathi Apt Kotha Tel - RDOs

1. Musculars are Binnu & Chaitanya & Bin Binnu And

2. who has not yet been signed

25 వ జూన్ 2004  
4 వ పేజీ మానం క.క. 1926

న. ర. కేశవం  
ప్రొ. పే. కేశవం  
<http://www.ap.gov.in/card>



నివాసించు



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 8979 Date 25-6-2007 R. 100/-

Sold to Nagula Vancha Rama Dev; w/o Venkateshwarlu  
For whom... Self

02AA 438626

B. Anand,  
S.V.L. No. 3/99  
Renewal No: 18/2002  
Koheda (V), R.R. Di

:: 2 ::

IN FAVOUR OF

SMT. NAGULAVANCHA RAMADEVI, W/o. VENKATESHWARLU, aged about 30 years, Occupation: Housewife, R/o. H.No.1-7-44, Flat No.104, Sai Laxmi Apartments, Chaithanyapuri, Hyderabad.

(Hereinafter called the "PURCHASER")

The terms 'the Vendor' and 'the Purchaser' herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc.,

B. Anand



1వ పుస్తకము 2004 వ సంవత్సరపు 9587

ప్రభుత్వ మొత్తము కాగితముల సంఖ్య 10

2 కాగితపు క్రమ సంఖ్య 2

ప్ర. విజయ

Regd. No. 9587 of 2004 Dated 25-6-2004  
I here by certify that the proper/due/stamp  
duty of Rs. 900/- (Rupees Nine  
hundred only)  
has been levied in respect of this instrumen  
from Sri. B. Niranjan  
on the basis of the agreed Market value / consi  
deration of Rs. 30000/- being higher  
than the consideration agreed market value.

I R. O. Hyd-Best,  
25-6-2004 and collector U/s 41 & 42  
INDIAN STAMP ACT

ప్ర. విజయ

1వ పుస్తకము 2004 వ సం. (4.0) పు. 9587  
సంఖ్య 9587  
గుర్తింపు సంఖ్య 1-1502-2004  
ఇవ్వబడినది.  
2004 సం. 25.06.2004

ప్ర. విజయ





100Rs.



S.No. 8980 Date 25-6-2004 Rs. 100/-

02AA 438627

Sold to Nagula Vane, Rama Devi, B. Venkateshwarlu, B. Anand,  
For whom... Self

S.V.L. No. 3/99  
Renewal No: 18/2002  
Koheda (V), R.R. Dist.

:: 3 ::

WHEREAS the Vendor is the sole and absolute owner, and peaceful possessor of the land bearing Plot No.21, in Survey No.339, admeasuring 200 Sq.yards or 167.23 Sq.Mtrs., Situated at RAGANNAGUDA H/o. TURKAYAMJAL Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under Ragannaguda Gram Panchayath, (Hereinafter called the said property), having purchased the same from Smt. P.Anita, W/o. P.Veeraiah Chowdary, through a Registered Sale Deed Document No.1145/2004 of Book-I, dated: 27-1-2004, Registered in S.R.O., Hyderabad-East.

B. Narayana



1వ పుస్తకము 2004వ సంవత్సరపు 9587వ

సంస్కరణము మొత్తము కాగితముల సంఖ్య 10

2. కాగితపు క్రమ సంఖ్య 3

చే. వి. వి. వి.





ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

02AA 438628

S.No. 8981 Date 25-6-2007

Sold to Nagula Vancha Rama Devi & Venkateshwar B. Anand,  
 For whom Self

S.V.L. No. 3/99  
 Renewal No: 18/2002  
 Kotheda (V), R.R. Di

:: 4 ::

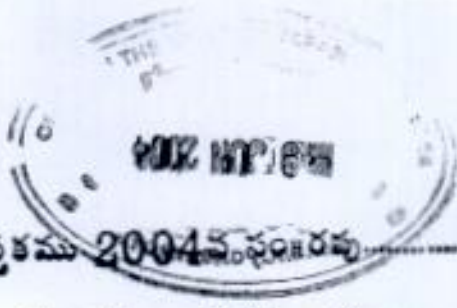
WHEREAS the Vendor is in need of money for his urgent family necessities and therefore offered to sell the above said property, which is more fully described in the schedule of property, free from encumbrances for a total consideration of Rs.30,000/- (Rupees Thirty Thousand only) and the Purchaser agreed to purchase the same for the said consideration.

WHEREAS the Vendor has already received from the said Purchaser the said consideration of Rs.30,000/- (Rupees Thirty Thousand only) the receipt of which the Vendor hereby admits and acknowledges.

NOW THEREFORE this deed of sale witnesses that in pursuance of the said agreement and in consideration of the sum of Rs.30,000/- thus received by the Vendor from the purchaser, the said Vendor as absolute owner of the said property described in the Schedule hereto, does hereby transfer convey and assign free from encumbrances all the said property to hold the same to the said purchaser as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interests and claim whatsoever of the Vendor in or to the said property hereby conveyed. The Purchaser shall hold and enjoy the same as absolute owner.

B. Anand





1వ పుస్తకము 2004 వ. సం. రపు..... 9581

కస్తావేళ మొత్తము కాగితముల సంఖ్య..... 10

2. కాగితపు క్రమ సంఖ్య..... 4

సన్. రెజిస్ట్రార్







S.No. 8982 Date 25-6-2004 Rs. 50/-

Sold to Nagendra Vancha Ramu Dev; W. Kerkilishwar S.V.L. No. 3/99  
 For whom Self → Renewal No: 18/2002  
 Kothda (V), R.R. Dist.

11 5 11

The Vendor hereby covenants with the purchaser as follows:-

1. The said property shall be quietly entered into and upon by the Purchaser who shall hold and enjoy the same as absolute owner without any interruption from the Vendor or any persons claiming through the Vendor.
2. The Vendor has given vacant possession of the said property to the Purchaser.
3. The Vendor has paid all taxes etc., payable on the said property upto date and the purchaser will have to pay such taxes ect., payable hereafter.
4. The property is free from all encumbrances, charges, mortgages, prior assignment of sale of lease hold or court attachments and it is not subject to any others litigation.
5. The previous title deeds relating to the said property are hereby handedover to the said purchaser.
6. The Vendor hereby agrees to co-operate with the purchaser to get the title of the said property changed in the name of the Purchaser in Revenue Records.

B. Anand



1st June 2004  
OFFICE OF THE DISTRICT JUDGE  
MADRAS DISTRICT  
9587  
10  
5

శ్రీ. విజయలక్ష్మి







S.No. 8983 Date 25-6-04 Re. 1/-

Sold to Nagula Vantha Rama Devi W. K. Petishwar

For whom Self

B. Anand  
S.V.L. No. 3/99  
Renewal No: 18/2002  
Koheda (V), P.R. Dist.

:: 6 ::

7. The Vendor does hereby further agree with the purchaser at all times hereafter to do and execute all such lawful acts, deeds and things for further and more perfectly assuring the said property to the purchaser.

8. The Vendor does hereby agrees to keep indemnified the purchaser from and against all losses which the Purchaser may sustain by reason of any claim being made by anybody to the said property.

9. The land is not assigned land within the meaning of A.P. Assigned Lands (Prohibition of Transfers) Act 9 of 1977 and the said property does not belong to or is not under mortgage to government or their Undertakings/Agencies.

10. There is no House or any construction in the site.

Value per Sq.yard is Rs.150/- total value for 200 Sq.yards comes to Rs.30,000/-.

The Vendor has already borne 6% stamp duty of Rs.1,800/- Vide Agreement of Sale cum G.P.A. Document No.6881/2004, and after availing concession of stamp duty U/s. 16 of Indian Stamp Act, 1899, now 5% stamp duty of Rs.1,500/- is paid on this document.

B. Anand





1. పరిశీలన 2004 సంవత్సరపు 9587  
2. పరిశీలన మొత్తం 10  
3. పరిశీలన క్రమ సంఖ్య 6

చే. పరిశీలన





S.No. 8984 Date 25-6-04 Rs. 50/-

Sold to Nagula Vanche Rama Devi W/o Karpiteshwaray L. No. 3,99  
 For whom. Sgt Renewal No: 18/2002  
 Kotheda (V), R.R. Dist.

:: 7 ::

#### SCHEDULE OF THE PROPERTY

All that piece and parcel of the land bearing Plot No.21, in Survey No.339, admeasuring 200 Sq.yards or 167.23 Sq.Mtrs., Situated at RAGANNAGUDA H/o. TURKAYAMJAL Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under Ragannaguda Gram Panchayath, Registration Sub-District, Hyderabad-East and bounded by:-

NORTH	:	Plot No.22;
SOUTH	:	Plot No.20;
EAST	:	25' Wide Road;
WEST	:	Plot No.32;

As clearly shown in RED colour in the plan annexed hereto:-

B. Narayana





జన శుభ్రతము 2004వ సం॥రపు 9587  
వర్షాపేన మొత్తము జాగితముల సంఖ్య 10  
4. జాగితపు క్రమ సంఖ్య 4

చేసినది  
చే. రెడ్డిపాల్





S.No. 8985 Date 25-6-04 Rs. 50/-

Sold to Nagula Vanche Rama Devi W/o Venkateshwaru  
For whom Self

B. Anand,  
S.V.L. No. 3/99  
Renewal No: 18/2002  
Kohada (V), P.R. Dist.

:: B ::

IN WITNESS WHEREAS the Vendor has signed on this Deed of Sale with his own free will and consent on this date first above mentioned in the presence of the following witnesses.

WITNESSES :

1.

2. B. Anand

:A.S.G.P.A. OF VENDOR:

DRAFT PREPARED BY  
M.A. QADER  
Document Writer





1వ పుస్తకము 2004వ సంవత్సరపు.....

కర్తృహేయ మొత్తము కాగితముల సంఖ్య.....10







2. కాగితపు క్రమ పరిమాణ.....8



చే. పరిశీలక



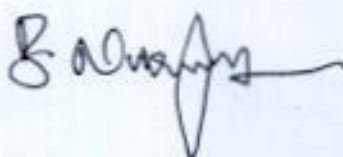
# REGISTRATION ACT, 1908.

Sl.No.	FINGER PRINT IN BLACK INK (Left Thumb)	PASSPORT SIZE PHOTOGRAPH (Black & White)	NAME AND PERMANENT POSTAL ADDRESS OF Presentant / Seller / Buyer
			B. Niranjan R/o flat no 412 Revathi Towers Kothapet, Hyd (PRESENTANT)
			Nagula vancha Ramadevi R/o # M-1-7-44 flat no 104 Sai Laxmi Apts Chaitanya puri, Hyd (BUYER)
			
			

SIGNATURE OF WITNESSES :

1. 

2. B సత్యం



SIGNATURE OF THE EXECUTANT'S



1వ వుస్తకము 2004వ సం॥రపు.....9584

పస్తావేజు మొత్తము కాగితముల సంఖ్య.....10 వ

2. కాగితపు క్రమ సంఖ్య.....0

ప్రొ  
వల్. విజ్ఞాన్

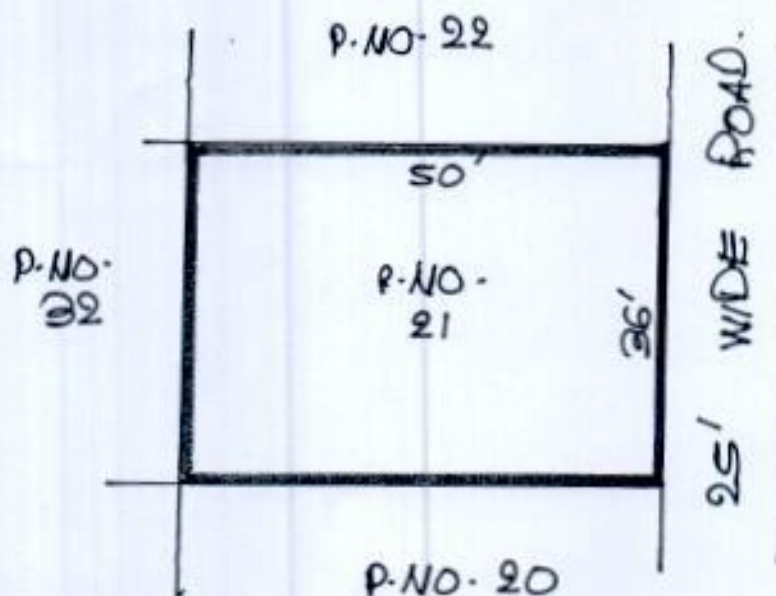


Registration Plan Showing The Plot No. 21.  
In Survey No. 209.

Situated at RAGANNAGUDA. H/O. TURKAYAMJAL (V)  
HAYATHNAGAR Mandal, Ranga Reddy District.

VENDOR: SRI. S. SUBRAHMANYESWARA RAO. S/O. S. AGASTE  
-SWARA RAO. REP: BY. G.P.A. SRI. B. NIRANTAN.

VENDEE: SMT. NAGULAVANCHA. RAMADEVI.  
W/O. VENKATESHWARLU.



REFERENCE :  
SCALE : 1" = 20 FTS.

INCL :

EXCL :

AREA : 200 SQ.YDS.  
(OR) 167.29 SQ.MTS.



WITNESSES :

1.   
2.

SIGN. OF THE VENDOR  
ASAPD



1వ పుస్తకము 2004వ సం॥రపు.....9524

2వ పుస్తకము మొత్తము కాగితముల సంఖ్య.....10

3వ కాగితపు క్రమ సంఖ్య.....10

వే. రెడ్డిపాల్

