

SCANNED

5876/ww



తెలంగాణ తేలంగానా TELANGANA

Jyoti Y 511393

Sl No: 7589 Date: 23/12/2020  
Sold to: NAKHAT PRATHIBHA  
S/o. D/o. W/o: A. JANGA REDDY  
For whom: SELF

J. JYOTHI  
Licensed Stamp Vendor  
Lic.No: 15-27-029/2014, R/L No: 15-27-001/2020  
R/O: H.No: 2-101/1, Keshava Reddy Nagar Colony  
Meerpet (V), Balapur (M), R.R. Dist: 97  
Phone: 8500818879

R/o: Mahabubnagar  
(District)

### SALE DEED

This Deed of Sale is made and executed on this the 24<sup>th</sup> day of DECEMBER 2020 by:-

1. **SRI. ANIREDDY NARAYANA REDDY, S/o. A.JANGA REDDY**, aged about 39 years, Occupation: Business, R/o. H.No.9-395, Murali Krishna Nagar, Meerpet, Balapur Mandal, Ranga Reddy District - 500 097, Telangana State, (Aadhaar Card No.XXXX XXXX 2640, Mobile No.9347042330).
2. **SRI. T.JAGADESH REDDY, S/o. T.LAKSHMA REDDY**, aged about 31 years, Occupation: Business, R/o. H.No.9-425, M.K. Kala Nagar, Meerpet Village, Balapur Mandal, Ranga Reddy District - 500 097, Telangana State, (Aadhaar Card No.XXXX XXXX 3218).

A. JANGA REDDY

T. JAGADESH REDDY

Ranga



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, L.B.Nagar along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 26680/- paid between the hours of 12 and 01 on the 28th day of DEC, 2020 by Sri A Narayana Reddy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 KAYITHI PRATHIBHA-28/12/20 [1527-1-2020-5927]	KAYITHI PRATHIBHA W/O. K RAJENDER REDDY R/O. 5025 PEDDAPUR VELDANDA MANDAL, MAHABUBNAGAR DIST	 01 FEB 2020
2	EX		 PINNAPU REDDY RAMA [1527-1-2020-5927]	PINNAPU REDDY RAMADEVI W/O. P SUDHAKAR REDDY H.NO.9-425, M.K.KALA NAGAR, MEERPET BALAPUR MANDAL RR DIST	 10 MAR 2020
3	EX		 T JAGADESH REDDY(28/12/20) [1527-1-2020-5927]	T JAGADESH REDDY S/O. T.LAKSHMA REDDY H.NO.9-425, M.K.KALA NAGAR, MEERPET BALAPUR MANDAL RR DIST	
4	EX		 ANIREDDY NARAYANA RE [1527-1-2020-5927]	ANIREDDY NARAYANA REDDY S/O. A.JANGA REDDY H.NO.9-395, MURALI KRISHNA NAGAR, MEERPET BALAPUR MANDAL RR DIST	

**Identified by Witness:**

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 T.LAXMA REDDY(28/12/20) [1527-1-2020-5927]	T.LAXMA REDDY MEERPET BALAPUR R.R. DIST	
2		 K.RAJENDER REDDY(28/12/20) [1527-1-2020-5927]	K.RAJENDER REDDY PEDDAPUR MAHABUBNAGAR DIST T.S	

28th day of December, 2020

  
Signature of Sub Registrar  
L.B.Nagar

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Bk - 1, CS No 5927/2020 & Doct No 5876/2020. Sheet 1 of 15 Sub Registrar L.B.Nagar

3. **SMT. PINNAPU REDDY RAMADEVI, W/o. P.SUDHAKAR REDDY**, aged about 34 years, Occupation: House wife, R/o. H.No.9-425, M.K. Colony, Meerpet Village, Balapur Mandal, Ranga Reddy District - 500 097, Telangana State, (Aadhaar Card No.XXXX XXXX 4949).

Hereinafter referred to as the "**VENDORS**" which term shall mean and include all their heirs, legal representatives, administrators, executors, assignees etc., of the One Part.

**IN FAVOUR OF**

**SMT. KAYITHI PRATHIBHA, W/o. K.RAJENDER REDDY**, aged about 32 years, Occupation: Software Engineer, R/o. 5025, Peddapur, Veldanda Mandal, Mahabubnagar District - 509 360, Telangana State, (Aadhaar Card No.XXXX XXXX 0841, Pan Card No. DZRPK1369D, Mobile No.9885877607).

Hereinafter referred to as the "**VENDEE**" which term shall mean and include all her heirs, legal representatives, administrators, executors, assignees etc., of the Other Part.

Whereas the Vendors is the sole and absolute Owner and peaceful possessor of the Land bearing Plot Nos.15 North Part and 16, in Survey No.46, admeasuring 232 Sq. Yards, or equivalent to 193.97 Sq. Mtrs., Situated at Ward No.9, Block No.10, **ROSHANDOWLA** Village, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Under L.B. Nagar Circle, Ranga Reddy District., having purchased the same property from SMT. RANJANA SINGH KILLEDAR, W/o. B.CHITTARANJAN, Rep. by her Agreement of Sale-Cum-G.P.A. Holder: SRI. POREDDY VENKAT REDDY, S/o. P.SRINIVAS REDDY and Another, by virtue of Regd. Sale Deed Doct. No.2540/2020, Dt: 13-03-2020, Regd. at S.R.O. L.B. Nagar, Ranga Reddy District.

WHEREAS the Vendor has obtained Land permission from Greater Hyderabad Municipal Corporation, vide File No.3/C4/08825/2020, Permit No.3/C4/08147/2020, Dt: 29-07-2020.





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E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3218 Name: T Jagadesh Reddy	S/O T Lakshma Reddy, Saroornagar, Rangareddi, Andhra Pradesh, 500097	
2	Aadhaar No: XXXXXXXX2640 Name: Anireddy Narayana Reddy	S/O Anireddy Janga Reddy, Saroornagar, Rangareddi, Andhra Pradesh, 500097	
3	Aadhaar No: XXXXXXXX4949 Name: Pinnapu Reddy Ramadevi	W/O Pinnapu Reddy Sudhakar Reddy, Saroornagar, Rangareddi, Andhra Pradesh, 500097	
4	Aadhaar No: XXXXXXXX0841 Name: KAYITHI PRATHIBHA	Peddapur, Mahabub Nagar, Andhra Pradesh, 509360	

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	213340	0	0	0	213440
Transfer Duty	NA	0	80040	0	0	0	80040
Reg. Fee	NA	0	26680	0	0	0	26680
User Charges	NA	0	100	0	0	0	100
Total	100	0	320160	0	0	0	320260

Rs. 293380/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 26680/- towards Registration Fees on the chargeable value of Rs. 5336000/- was paid by the party through E-Challan/BC/Pay Order No ,574RRV231220 dated ,23-DEC-20 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 320160/-, DATE: 23-DEC-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0560812147140, PAYMENT MODE: CASH-1001138, ATRN: 0560812147140, REMITTER NAME: K PRATHIBHA, EXECUTANT NAME: A NARAYANA REDDY AND OTHERS, CLAIMANT NAME: K PRATHIBHA).

Date:

28th day of December, 2020

Signature of Registering Officer  
L.B.Nagar

Certificate of Registration

Registered as document no. 5876 of 2020 of Book-1 and assigned the identification number 1 - 1527 - 5876 - 2020 for Scanning on 28-DEC-20.

Registering Officer  
L.B.Nagar  
(B Srinivas)



WHEREAS the above named Vendors herein has offered to sell the the Land bearing Plot Nos.15 North Part and 16, in Survey No.46, admeasuring 232 Sq. Yards, or equivalent to 193.97 Sq. Mtrs., Situated at Ward No.9, Block No.10, **ROSHANDOWLA** Village, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Under L.B. Nagar Circle, Ranga Reddy District., and more fully described in the schedule hereto, and hereinafter for the sake of brevity referred to as "**Said Property/Schedule Property**", and whereas now the above named Vendors herein has offered to sell the total sale consideration of Rs.53,36,000/- (Rupees Fifty Three Lakhs Thirty Six Thousand Only) and the Vendee hereby agreed to purchase the same for the said sale consideration.

IN PURSUANCE of the agreed total sale consideration of Rs.53,36,000/- (Rupees Fifty Three Lakhs Thirty Six Thousand Only) paid by way of following manner:

- 1) Rs.13,25,000/- paid by way of D.D.No.UQT 459341, Dt: 24-12-2020, Loan availed from Punjab National Bank, Kompally Branch, Hyderabad.
- 2) Rs.13,25,000/- paid by way of D.D.No.UQT 459342, Dt: 24-12-2020, Loan availed from Punjab National Bank, Kompally Branch, Hyderabad.
- 3) Rs.13,25,000/- paid by way of D.D.No.UQT 459343, Dt: 24-12-2020, Loan availed from Punjab National Bank, Kompally Branch, Hyderabad.
- 4) Rs.11,61,000/- paid through Online Transfer.
- 5) Rs.2,00,000/- paid by way of Cash.

And the above named Vendee has already paid the total sale consideration of the schedule property to the Vendors, and the above named Vendors does hereby acknowledge the receipt of the said sum; and herein delivered the vacant and peaceful possession of the schedule property to the Vendee, TO HAVE AND TO HOLD THE SAME AS ABSOLUTELY FOR EVER.

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Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 3 of 15 Sub Registrar  
L.B.Nagar



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**NOW THIS DEED OF SALE WITNESSETH AS UNDER**

1. WHEREAS the above named Vendors herein are the sole and absolute Owners and in peaceful possessor of the schedule property hereby conveyed and that the above named Vendors there are no any other person or persons have any manner of rights, or interest in the same, and the above named Vendors have full authority to Convey the same.
2. THAT the Vendors have delivered the Vacant and peaceful possession of the schedule property to the Vendee herein.
3. THAT the Vendors have paid all the property taxes, charges, etc., and there are no dues of any kind whatsoever to the said property.
4. THAT the Vendors have handed over all the relevant papers and documents of the schedule property to the Vendee herein for their records.
5. THAT the schedule property hereby sold by the Vendors to the Vendee are free from all encumbrances charges, mortgages etc., whatsoever either by the Government or public.
6. THAT the Vendors hereby agrees to save harmless and keep indemnified the Vendee from against all losses, damages, costs, expenses, which the Vendee may be put to or sustain or incur by reason of any claim being made by any body whatsoever to the said property.
7. THAT the Vendors do hereby further agree and undertake to sign all the papers, forms, affidavits and applications at the cost and instance of the Vendee , to get the name of the Vendee mutated in the Municipal/Nagarapanchayat and other revenue records.
8. That the Vendee shall hold and enjoy the scheduled property as an absolute owner as they likes without any let of hindrance either from the Vendors or any other person or persons whomsoever.

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Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 4 of 15 Sub Registrar  
L.B.Nagar



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9. That the property shown in the Schedule effected 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. There is no house or any type of construction in it. The said land is not under mortgage and does not belong to Govt. Agencies and its undertakings such as A.P. State Wakf Board, A.P. Bhoodan Yagna Board, Charitable & Hindu Religious instructions, and Endowments and this is not an inam land, and it is not a surplus land under Ceiling law, and is not prohibited by any Act in existence Act No.19 of 2007, and both the parties hereto shall be held responsible for the same and hereby undertake to indemnify the Registering Authority. There are no protected tenants over the said land. If the transfer of the scheduled property is subsequently found to be in violation of any of the provisions of the above Acts, or any Government Orders referred in future, both the Parties hereto will be held liable for prosecution besides this transaction being declared as null and void. There is no order of attachment or any injunction by any court of law, against the Scheduled property restraining the Vendors from transferring the same.
10. That the value of the property is Rs.53,36,000/- (Rupees Fifty Three Lakhs Thirty Six Thousand Only) @ Rs.23,000/- Per Sq Yard and the stamp duty is paid on the Market Value.

**STATEMENT REGARDING THE MARKET VALUE OF THE SCHEDULE PROPERTY**

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

PALCE	SURVEY NO. & PLOT NO.	AREA	VALUE PER SQ YARD	TOTAL VALUE
Situated at Ward No.9, Block No.10, <b>ROSHANDOWLA</b> Village, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Under L.B. Nagar Circle, Ranga Reddy District.	In Survey No.46, on Plot Nos.15 North Part and 16.	232 Sq. Yards	Rs.23,000/-	Rs.53,36,000/-

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Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 5 of 15 Sub Registrar  
L.B.Nagar



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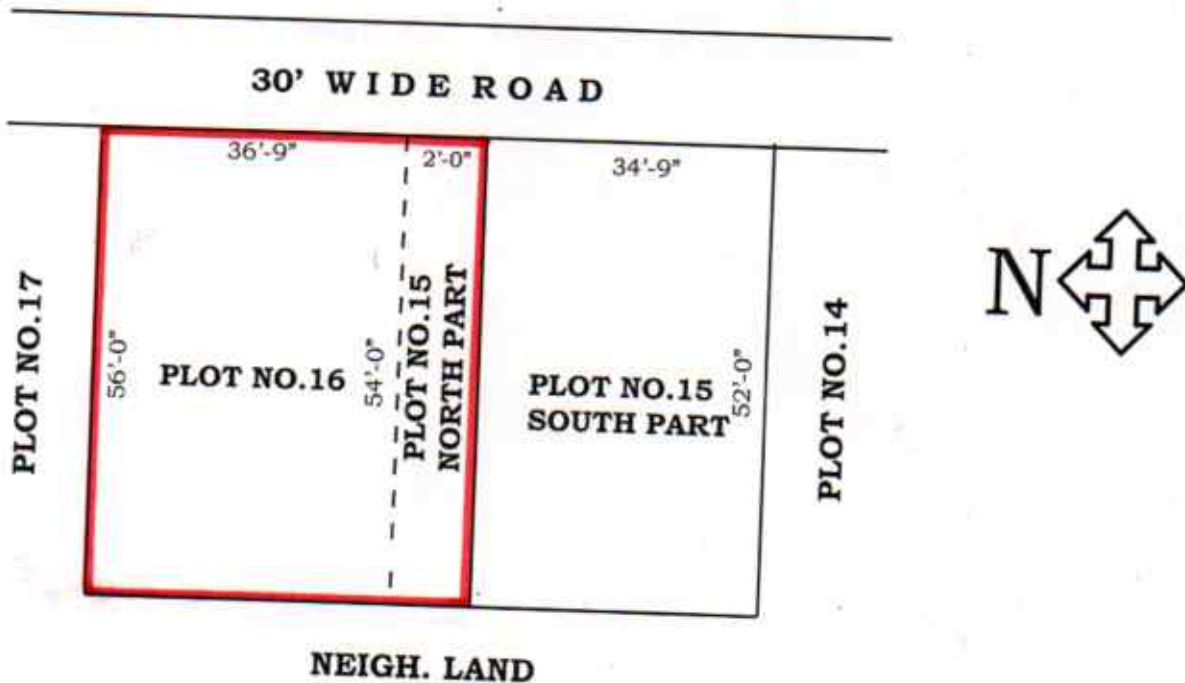


**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of the Land bearing Plot Nos.15 North Part and 16, in Survey No.46, admeasuring 232 Sq. Yards, or equivalent to 193.97 Sq. Mtrs., Situated at Ward No.9, Block No.10, **ROSHANDOWLA** Village, Saroornagar Revenue Mandal, Greater Hyderabad Municipal Corporation, Under L.B. Nagar Circle, Ranga Reddy District., under the registration at S.R.O. L.B.Nagar, Ranga Reddy District and bounded by:

NORTH :: Plot No.17.  
 SOUTH :: Plot No.15 South Part.  
 EAST :: 30' Wide Road.  
 WEST :: Neighbour's Land.

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



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Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 6 of 15 Sub Registrar  
L.B.Nagar

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IN WITNESSES WHEREOF the **VENDORS** and **VENDEE** have signed this Sale Deed with their own free will and consent on the day; month and years first above written before the following witnesses:

**WITNESSES:**

1. *தமிழ்செல்வன்*

2. *K. Raj*

1. *A. சண்முகம்*

2. *[Signature]*

3. *Rame*

**SIGN. OF THE VENDORS**

*K. Prathibha.*  
**SIGN. OF THE VENDEE**

Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 7 of 15 Sub Registrar  
L.B.Nagar



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**PROCEEDING**
**No. 15680/LRS/Plg/SHZ/2010**
**Date:23-01-2020**

Sub: HMDA-Planning Department - SHZ- Regularization of plots in unapproved layout  
Plot No. 15/P & 16, Sy.No. 46, Roshandowla (V), Saroonagar (M), R.R. District -  
Approval accorded - Reg.

Ref: 1. G.O.Ms.No.902, MA&UD, Dept., dt:31.12.2007.  
2. G.O.Ms.No.113, MA&UD, Dept., dt:31.01.2008.  
3. Your LRS application No. 15680/2010.  
4. Your application dt.24.12.2019.  
5. T/o letter dt.31.12.2019 for payment intimation.  
7. Your application dt.07.01.2020 along with challan.

\*\*\*

**ORDER:**

The application filed in the reference 3<sup>rd</sup> cited, for regularization of unapproved layouts / plot has been examined with reference to the A.P Regulation of unapproved and illegal layout rules 2007. The said layout / plot is regulated under the said rules as shown here under subject to following details and conditions.

**Net Plot area: 1632.00 Sq.Yds**

1	Plot No./Sy.No.	15/P & 16, Sy.No. 46			
2	Village	Roshandowla			
3	Mandal	Saroonagar			
4	District	Ranga Reddy			
5	Total Penalization Charges & other charges (including 4.5% Nala charges of Rs.38,880/-).	1,18,412/-			
6	Amount Paid along with application vide Ch. No. Demand Draft / Pay Order	Amount in Rs	D.D No / Ch.No	Date	Name of the bank
		Rs.5,000/-	768911	22.11.2010	Canara Bank, Kanchan Bagh
	Balance Amount Paid Vide Ch. No. Demand Draft / Pay Order	Rs.38,880/-	21435	31.12.2019	IOB, Himayathnagar
	Total Amount Paid	Rs.74,532/-	21436	31.12.2019	IOB, Himayathnagar
		Rs.1,18,412/-			

**Terms & Conditions:**

1. The above regularization orders are subject to the conditions that are likely to be applicable under the Urban Land Ceiling and Regulation Act, 1976 and A.P Agriculture Land Ceiling Act
2. The owner / application are solely responsible for any misrepresentation with regard ownership title. Urban land ceiling clearance, plot areas, schedule of Boundaries etc. The Owners / applicants are responsible for any damage claimed by any one on account of regulation of the above layout / plot.
3. The regularization order shall not be used as the sole reasons for obtaining exemption from the provisions of urban Land Ceiling and Regulation Act, 1976 and A.P. Agriculture Land Ceiling Act.
4. The regularization of plot does not confer ownership on the applicant or later the ownership of the land.
5. The regularization orders shall not be used as proof of any title of the land.
6. The regularization of plot does not bar the Government or any public agency from acquisition of the above land for any public purpose.
7. All developments / construction activity shall be taken up as per the layout pattern regulated by these orders.





8. The roads and open spaces as per the layout pattern regulated by these orders are deemed to have been handed over to the local body and no claims / counter claims for roads and open spaces will be entertained in future.
9. The boundaries, dimensions and layout pattern of the regulated plot shall not be altered except with the previous approval of the competent Authority.
10. That in case of any disputes litigations arise at time in future regarding the ownership of the land, the applicant shall be responsible for the settlement of the same and the HMDA of its employees shall not be a party to any such disputes / litigations.
11. That in the event, the land is declared as surplus / government in future, the same shall vest in the government and the regularization proceedings automatically stand void. The penalization charges and other charges already remitted to HMDA shall stand forfeited and the applicant cannot claim for refund of the same.
12. The penalization charges are not providing development works / infrastructure in the layout or for the plot. The development of infrastructure, is to be undertaken by the concerned Local Body, As per their priority and only after more than 50 % of the plots only layout are regularized.
13. Regularization is restricted only to the plot / site under reference. Plots which are not regularized. Remain unauthorized and Executive officers/ Panchayats shall not give permissions in such plots till they are regularized by HMDA.
14. In future if any modification is made by the competent Authority regarding alignment of Master Plan Road and FTL, the applicant has to accept the charges. In case of any disputes/litigations arise in future regarding alignment of Master Plan Road & FTL, the applicant shall settle the issues at his level and HMDA shall not be made a party in setting any such disputes/litigation.
15. The applicant shall submit the E.C for 13 years while obtaining Building permission from the competent authority.
16. If the road is formed as per Master Plan / or any other plan the affected area shall be handed over to the concerned authority at free of cost.
17. This office has regularized only for plot / piece of land, plans not for Existing Building in the site under as per G.O Ms No.151 MA & UD Department, dt.02-11-2015. If BPS file is rejected due to not satisfied with the statutory Master Plan automatically the regularized plot / piece of land plans shall deemed to withdrawn and cancelled.
18. If any case is pending in court of law, the regularized plot plans shall deemed to withdrawn and cancelled and the proposal is subject to overcome of court orders if any.
19. If the site under reference boulders covered under HERITAGE list, the regularized plot plans shall deemed to withdrawn and cancelled.
20. If it is found during verification that the initial penal amount paid at the time of LPS application is not remitted or not realised, less you shall be liable to pay the same in favour Metropolitan Commissioner, HMDA failing which this approval shall be withdrawn and cancelled without notice.

Further all proceedings and action of enforcement by HMDA initiated or contemplated against the said plot are withdrawn by HMDA. The plan showing plot regulated is herewith enclosed.

Encl: 1 Nos Plans.

Sd/-

Planning Officer I/c (SD),  
Shamshabad Zone, HMDA.

To  
Smt Ranjana Singh Kidledar  
17-1-386/1/22,  
S.N. Reddy Nagar, Champapet,  
Ph.No. 9247909252.

Copy to

The Executive Authority / Municipal Commissioner, Roshandowla Village, Saroomagar Mandal,  
R.R. District - for information (along with one plan)

//t.c.f.b.o//

*[Signature]*

Divisional Accounts Officer(L)

Bk - 1, CS No 5927/2020 & Doc No  
5876/2020.  
Sheet 8 of 15 Sub Registrar  
L.B.Nagar





**GREATER HYDERABAD MUNICIPAL CORPORATION**  
**TOWN PLANNING SECTION**

**BUILDING PERMIT ORDER**

*ULC*

To,

Sri/Smt.

1.SRI,ANIREDDY NARAYANA REDDY, 2.T.JAGADESH REDDY AND 3.PINNU REDDY RAMADEVI

H.NO:9-395, MURALI KRISHNA NAGAR, MEERPET, BALAPUR, HYD, HYDERABAD, TELANGANA

FILE No.	:	3/C4/08825/2020
PERMIT No.	:	3/C4/08147/2020
DATE	:	29 July, 2020

Sir / Madam,


Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 27 June, 2020 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:									
1	Applicant	1.SRI,ANIREDDY NARAYANA REDDY, 2.T.JAGADESH REDDY AND 3.PINNU REDDY RAMADEVI							
2	Developer / Builder	NA		Lic.No.		NA			
3	Licensed Technical Person	M BHAVANI (Licensed Engineer)		Lic.No.		473/ENG/TP10/GHMC			
4	Structural Engineer			Lic.No.					
5	Others	NA							
B SITE DETAILS									
1	T.S. No./Survey no./Gram khantam/Abadi	46							
2	Premises No.	10							
3	Plot No./Door No./House No.	PLOT NO:15 NORTH PART AND 16							
4	Layout / Sub Divn. No.	15680/lrs/plg/shz/2010							
5	Road/Street	ROSHANDOWLA							
6	Locality	Roshan Dowla							
7	Village	Roshan Dowla							
8	Town/ City	Hyderabad							
C DETAILS OF PERMISSION SANCTIONED									
Building - PROPOSED-1 (ANIREDDY NARAYANA REDDY AND T JAGADESH (Height (m): 6.45)									
1	Floors	Ground		Upper floors		Parking floors			
2	Use	No.	Area (m <sup>2</sup> )	No.	Area (m <sup>2</sup> )	Level	No.	Area (m <sup>2</sup> )	
a	Residential	1	136.60	1	136.60	-	-	-	
b	Commercial	0	0.00	0	0.00	-	-	-	
c	Others	0	0.00	0	0.00	-	-	-	
d	No. of floors	1 Ground + 1 upper floors							
e	Compound Wall	54.02 RM							
f	Set backs (m)	Front		Rear		Side I		Side II	
		1.5		1		1		1	
* The setbacks mentioned in the proceeding are minimum required. Actual setbacks will be as per the drawing PDF.									
3	Site Area (m <sup>2</sup> )	193.97							
4	Road affected area (m <sup>2</sup> )	0							
5	Nala affected area (m <sup>2</sup> )	0							
6	Net Area(m <sup>2</sup> )	193.97							
7	Tot-lot (m <sup>2</sup> )	0							
8	Height (m)	6.45							
9	No. of RWHPs	NA							
10	No. of Tree	5 Trees							
11	Others	NA							
D DETAILS OF FEES (RS.) :									
1	Building Permit Fees : Proposed compound wall	1,080.00	2	Building Permit Fees : Proposed Covered builtup area	2,732.00				
3	B.C. & E.B.C. on built up area,	27,320.00	4	Building Permit Fees : Advertisement & Postage Charges	100.00				
5	Development Charges : Proposed built up area	34,150.00	6	Development Charges : Open area excluding coverage	7,171.00				
7	Rain Water Harvesting Charges,	2,500.00	8	Open Space contribution charges,	64,960.00				
9	Proportionate Layout Charges,	20,638.00	10	vacant Land tax,	2,506.00				
					<b>TOTAL: 163,157.00</b>				

*147*

  
Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 9 of 15 Sub Registrar  
L.B.Nagar

Generated on: 28/12/2020 12:55:09 PM





E OTHER DETAILS :					
1	Contractor's all Risk Policy No.	NA	Date	-	Valid Upto
2	Notarised Affidavit No.		Date		Area (m2)
3	Enter Sr. No. in prohibitory Property Watch Register	NA	Date		-
4	Floor handed over	S.R.O.	NA		
F	Construction to be Commenced Before	29 January, 2022			
G	Construction to be Completed Before	29 July, 2026			

The Building permission is sanctioned subject to following conditions:

The applicant should follow the clause 2.f (xi) (iii) (iv) (v) & (vi) of G.O.No.168, MA dt:07.04.2012.

The Building permission is sanctioned subject to following conditions:

- The permission accorded does not confer any ownership rights. At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
- If construction is not commenced within 18 months, building application shall be submitted afresh duly paying required fees.
- Sanctioned Plan shall be followed strictly while making the construction.
- Sanctioned Plan copies attested by the GHMC shall be displayed at the construction site for public view.
- Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
- Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
- Occupancy Certificate is compulsory before occupying any building.
- Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
- Prior Approval should be obtained separately for any modification in the construction.
- Tree Plantation shall be done along the periphery and also in front of the premises.
- Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
- Rain Water Harvesting Structure (percolation pit) shall be constructed.
- Space for Transformer shall be provided in the site keeping the safety of the residents in view.
- Garbage House shall be made within the premises.
- Cellar and stilts approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
- No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
- This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
- Strip of greenery on periphery of the site shall be maintained as per rules.
- 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.
- The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
- The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
- A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
- No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
- If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
- All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2016.
- The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
- The Registration authority shall register only the permitted built-up area as per sanctioned plan.
- The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
- The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
- Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
- Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
- As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
  - The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
  - The owner, Builder, Architect, Structural Engineer and site engineer are jointly & severally responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
  - The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severally are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
  - The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
    - Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
    - Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
    - An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
    - Insurance Policy for the completed building for a minimum period of three years.
- Structural Safety and Means of Escape Safety Requirements shall be the responsibility of the Owner, Builder/Developer, Architect and St. Engineer to provide all necessary Fire Fighting Installation as stipulated in National Building Code of India, 2016.
- Occupancy FIRE NOC Shall be Obtained from Director (E&DM) before issue of Occupancy Certificate.



Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 10 of 15 Sub Registrar  
L.B.Nagar

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#### Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. The Owner / Developers shall ensure a comprehensive insurance policy of construction workers for the duration of construction.
3. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
4. The Owner / Developers shall be responsible for the safety of construction workers.
5. It in case above said conditions are not adhered; GHMC / Local Authority can withdraw the said permission.
6. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.7). The GHMC reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
7. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
8. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, GHMC are its employees shall not be a part to any such dispute / litigation.
9. The applicant / developer are the whole responsible if anything happens / while constructing the building.
10. Any conditions laid by the authority are applicable.
11. The applicant shall provide the ETP and as per standard specification.
12. The Concerned Local Body shall ensure the same before Issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.
13. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by GHMC.
14. The building plan technically approved by GHMC is valid for a period of (6) years from the date of issue of this letter if the works commenced within the one year from the date of issue.
15. That the applicant should ensure to submit a compliance report to GHMC soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.
16. It is also hereby ordered that the copy of approved plans as released by GHMC and local authority would be displayed at the construction site for public view.
17. This permission does not bar any public agency including GHMC to acquire the lands for public purpose as per law.
18. The GHMC reserve the right to cancel the permission it is falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
19. The Builder/Developer shall register the project in the RERA website after the launch in July 2018.



Name : D SAMSON  
Designation : Assistant City  
Planner  
Date : 29-Jul-2020 11: 45:48  
By order

COMMISSIONER  
GHMC

#### Copy To :-

1. The Manager Director, HMWS&SB.
2. The Director, I.S. IKANSLU, Hyderabad.
3. The Director General, Stamps and Registration Department, Hyderabad.
4. The Director General, Telangana State Disaster Response and Fire Services, Hyderabad.
5. The Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel / Structural Engineer / Bullder.

This is computer generated letter, doesn't require any signatures.

Bk - 1, CS No 5927/2020 & Doct No  
5876/2020.

Sheet 11 of 15 Sub Registrar  
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# GREATER HYDERABAD MUNICIPAL CORPORATION

CC Complex Tank Bund Road,  
Lower Tank Bund Hyderabad: 500029

## PAYMENT RECEIPT

Receipt No. : GHMC/005398/20-21

Paid On : 28 July, 2020

Challan No. : 06724/20-21

File No. : 3/C4/08825/2020

Challan Type : Development Charges

Owner's Name : 1.SRI.ANIREDDY NARAYANA REDDY, 2.T.JAGADESH REDDY AND 3.PINNU REDDY RAMADEVI  
Communication Address : H.NO:9-395, MURALI KRISHNA NAGAR, MEERPET, BALAPUR, HYD, HYDERABAD, TELANGANA  
Architect : M BHAVANI  
Amount : 153,157.00  
Amount (In Words) : Rupees One Lacs Fifty Three Thousand One Hundred Fifty Seven Only  
Transaction Mode : Online  
Payment Made At : GHMC , Head office

### Payment Details

Transaction ID : 1181547121  
Payment Gateway : TP

**\*\*This is the automated generated receipt, no need for signature\*\***

Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 12 of 15 Sub Registrar  
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Journal of Management Education 34(1)

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Source: © BRIS/ST/2014  
Designation: Assistant, City  
Manager  
Date: 30-Jul-2022 13:39:07



*Handwritten signature*

Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 13 of 15 Sub Registrar  
L.B.Nagar

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# GREATER HYDERABAD MUNICIPAL CORPORATION

CC Complex Tank Bund Road,  
Lower Tank Bund Hyderabad: 500029

## PAYMENT RECEIPT

Receipt No. : GHMC/005608/20-21

Paid On : 31 July, 2020

Challan No. : 07608/20-21

File No. : 3/C4/10221/2020

Challan Type : Initial Processing Fee

Owner's Name : 1.SRI.ANIREDDY NARAYANA REDDY, 2.T.JAGADESH REDDY AND  
3.PINNAPU REDDY RAMADEVI  
Communication Address : H.NO:9-395, MURALI KRISHNA NAGAR, MEERPET, BALAPUR, HYD,  
HYDERABAD, TELANGANA  
Architect : M BHAVANI  
Amount : 10,000.00  
Amount (In Words) : Rupees Ten Thousand Only  
Transaction Mode : Online  
Payment Made At : GHMC , Head office

### Payment Details

Transaction ID : 1184476591  
Payment Gateway : TP

**\*\*This is the automated generated receipt, no need for signature\*\***

Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 14 of 15 Sub Registrar  
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Unique Identification Authority of India  
Government of India

మొదటి పంక్తి / Enrollment No.: 11921017401908

To:  
Anandhy Narayana Reddy  
Aadhaar No.: 11921017401908  
S/O Anandhy Narayana Reddy  
R/o 6-325/1, M.K. Nagar, Meerpet  
Sarabhapuram, Hyderabad  
Andhra Pradesh - 500087

11921017401908



UP 7548823784

89/598237



మీ ఆధార్ నంబర్ / Your Aadhaar No.:

8175 9583 2640

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
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Government of India

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S/O Anandhy Narayana Reddy  
R/o 6-325/1, M.K. Nagar, Meerpet  
Sarabhapuram, Hyderabad  
Andhra Pradesh - 500087

11921017401908

యధిష్ట



T Jagadeesh Reddy  
T Jagadeesh Reddy  
పుట్టిన తేదీ / Year of Birth: 1985  
పురుషుడు / Male

3153 7125 3218



ఆధార్ - సామాన్యని హక్కు



Pinnapu Reddy Ramadevi

పుట్టిన తేదీ / Year of Birth: 1985  
స్త్రీ / Female

5428 0995 4949



ఆధార్ - సామాన్యని హక్కు



KAYITHI PRATHIBHA  
పుట్టిన తేదీ / DOB: 15/07/1988  
స్త్రీ / FEMALE

9242 8420 0841

VID: V125 0808 6845 81E1



ఆధార్ - నా సుర్తింపు

Address: 1007 Lakshmi Reddy, 9-425, M.K. Nagar, Sarabhapuram, Hyderabad, Andhra Pradesh, 500087

Aadhaar - Saamanyuni Haku

యధిష్ట

భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

Address: 1007 Lakshmi Reddy, 9-425, M.K. Nagar, Sarabhapuram, Hyderabad, Andhra Pradesh, 500087

Address: 1007 Lakshmi Reddy, 9-425, M.K. Nagar, Sarabhapuram, Hyderabad, Andhra Pradesh, 500087

Ram

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Address: 1007 Lakshmi Reddy, 9-425, M.K. Nagar, Sarabhapuram, Hyderabad, Andhra Pradesh, 500087

9242 8420 0841

VID: V125 0808 6845 81E1



K. Prathibha.



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

మొదటి పంక్తి / Enrollment No.: 11921017401908

To:  
T Lakshmi Reddy  
Aadhaar No.: 11921017401908  
S/O T Lakshmi Reddy  
R/o 6-325/1, M.K. Nagar, Meerpet  
Sarabhapuram, Hyderabad  
Andhra Pradesh - 500087

11921017401908



UP 3476 10483N

3476 10483



మీ ఆధార్ నంబర్ / Your Aadhaar No.:

3744 7485 8294

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

మొదటి పంక్తి / Enrollment No.: 11921017401908

To:  
T Lakshmi Reddy  
Aadhaar No.: 11921017401908  
S/O T Lakshmi Reddy  
R/o 6-325/1, M.K. Nagar, Meerpet  
Sarabhapuram, Hyderabad  
Andhra Pradesh - 500087

11921017401908

T Lakshmi Reddy



భారత ప్రభుత్వం  
Unique Identification Authority of India  
Government of India

Rajender Reddy Kayithi  
పుట్టిన తేదీ / DOB: 10/06/1978  
పురుషుడు / MALE

9749 8246 6315

VID: V145 2237 5404 5026



ఆధార్ - నా సుర్తింపు



Address: 1007 Lakshmi Reddy, 9-425, M.K. Nagar, Sarabhapuram, Hyderabad, Andhra Pradesh, 500087

9749 8246 6315

VID: V145 2237 5404 5026



K. Raji



Bk - 1, CS No 5927/2020 & Doct No  
5876/2020. Sheet 15 of 15 Sub Registrar  
L.B.Nagar

HASTHINAPURAM Br. : 88-7-91/1, Naveena Hospital Building, valid for 3 months from the date of issue  
Hasthinapuram, Hyderabad - 500 074  
IFS CODE: KKBK0RCUB04

**RAJADHANI BANK**  
Rajadhani Co-op. Urban Bank Ltd.



A/c. Payee  
pay

Municipal Commissioner U.L.B. GHMC

Municipal Commissioner U.L.B. GHMC

or Order

₹ 5340/-  
अक्षरों में  
Five Thousand Three Hundred  
only

Bankers Cheque

For RAJADHANI CO-OP. URBAN BANK LTD.

Name of the Purchaser: K. Parathibha

K. Parathibha

OFFICER

MANAGER

Please sign above

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