



తెలంగాణ తెలంగానా TELANGANA

BE 995910

Tran Id: 240503163434840840
Date: 03 MAY 2024, 04:36 PM
Purchased By:
G RAJESH
S/o G YADAGIRI
R/o R R DIST
For Whom

BAVANDLA BHASKER
LICENSED STAMP VENDOR
Lic. No. 1408001/2007
Ren.No. 1408034/2021
H No 3-93,Near Bus
Satand,Kalwakurthy
Ph 9705377456

SALE DEED

THIS SALE DEED is made and executed on this the 13th day of
MAY 2024, by and between:-

1. **SRI. PANNALA SHIVAKANTH REDDY, S/o. P.GUNNA REDDY**, aged about 27 years, Occupation: Business, R/o. H.No.1-95/1, Ragannaguda H/o. Turkayamjal Village, Abdullapurmet Mandal, Ranga Reddy District - 501 510, Telangana State, (Aadhaar Card No.6575 3244 0935, Pan Card No.DKAPP9912H, Mobile No.9666916666).
 2. **SRI. MAJJIGAPU PRAVEEN REDDY, S/o. M.SUDHAKAR REDDY**, aged about 34 years, Occupation: Business, R/o. H.No.3-19, Itikyala, Nalgonda District 508 217, Telangana State, Presently Residing at 3560 Flora Vista Ave Apt 322 Santa Clara ,CA, 95051, (Aadhaar Card No.9134 4285 8614, Pan Card No.BBVPM9653A).

Hereinafter called the "**V E N D O R S**" which term shall mean and include all their heirs, legal heirs, representatives, executors, assignees, etc.,

P. Siv

+sareea.

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. 10245/- paid between the hours of A and 5 on the 12th day of JUN, 2024 12th day of JUN, 2024 by Sri Pannala Shivakanth Reddy

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL			DONDA PRAKASH REDDY S/O. RANGA REDDY H.NO.9-28, RAIPOLE, IBRAHIMPATNAM VILLAGE AND MANDAL., RANGA REDDY DISTRICT- 501508,T.S.	<i>D. Prakash Reddy</i>
2	EX			GANUGU RAJESH (SPA, VIDE FILE NO.7340/A 2024, DT:10.06.2024, DISTRICT REGISTRAR, RANGA REDDY DISTRICT)))[R]MAJJIGAPU PRAVEEN REDDY . M.SUDHAKAR REDDY H.NO.2-26/1/3, PLOT NO.318, SURAJ NAGAR COLONY, TURKAYAMJAL VILLAGE,, ABDULLAPURMET MANDAL, RANGA REDDY DISTRICT-501510,T.S.	<i>Ganugu Rajesh</i>
3	EX			PANNALA SHIVAKANTH REDDY S/O. P.GUNNA REDDY H.NO.1-95/1, RAGANNAGUDA H.O.TURKAYAMJAL VILLAGE, ABDULLAPURMET MANDAL., RANGA REDDY DISTRICT-501510,T.S.	<i>P. Srinivas Reddy</i>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			D MAHESHWAR REDDY R/O AITHOLE,MAHABUBNAGAR	<i>D. Maheshwar Reddy</i>
2			G RAJASHEKHAR R/O MANNEGUDA,RR DIST	<i>G. Rajashekhar</i>

Biometrically Authenticated by
SRO SARAGANDLA MOHAN
on 12-JUN-2024 17:05:53

12th day of June,2024

**Signature of Sub Registrar
Vanasthalipuram**

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0935 Name: Pannala Shivakanth Reddy	S/O Pannala Gunna Reddy, Manneguda, Hayathnagar, K.v. Rangareddy, Telangana, 501510	
2	Aadhaar No: XXXXXXXX0741 Name: Ganugu Rajesh	S/O Ganugu Yadagiri, Turkayamjal, Hayathnagar, K.v. Rangareddy, Telangana, 501510	

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IN FAVOUR OF

SRI. DONDA PRAKASH REDDY, S/o. RANGA REDDY, aged about 31 years, Occupation: Employee, R/o. H.No.9-28, Raipole, Ibrahimpatnam Village and Mandal, Ranga Reddy District – 501 508, Telangana State, (Aadhaar Card No.XXXX XXXX 8081, Pan Card No.DFPPD6250A, Mobile No.96666 62711).

Hereinafter called the "**V E N D E E**" which term shall mean and include all her heirs, legal heirs, representatives, executors, assignees etc.,

WHEREAS the above named Vendors herein are the sole and absolute owners and in peaceful possession of the Land bearing Plot No.113 South Part, admeasuring 97.5 Sq. Yards and Plot No.114 North Part, admeasuring 40 Sq. Yards, VLTN/Assessment No.2120013344, Total Admeasuring 137.5 Sq. Yards, or 114.96 Sq. Mtrs, in Survey No.339, Situated at Ragannaguda H/o. Turkayamjal Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District, having purchased the same property from A.SONY (BEFORE MARRIAGE) PALLE SONY (AFTER MARRIAGE), D/o. A.BALRAJ AND ANOTHER, by virtue of Regd. Sale Deed Doct. No.1790/2023, Dt: 23-02-2023, Regd. At S.R.O. Vanasthalipuram, Ranga Reddy District.

AND WHEREAS the Vendors have obtained house construction permission from Office of Turkayamjal Municipality, Ranga Reddy District, Vide Letter No.265888/TKJL/0432/2023, Dt: 17-03-2023, for consisting Ground Floor + 1 Upper Floor.

AND WHEREAS now the Vendors herein have offered to sell the Semi-Finished House on Plot No.113 South Part, admeasuring 97.5 Sq. Yards and Plot No.114 North Part, admeasuring 40 Sq. Yards, Total Admeasuring 137.5 Sq. Yards, or 114.96 Sq. Mtrs, having Plinth Area 1574 Sft, with R.C.C. Roof, (Consisting Ground Floor Area 787 Sft And First Floor Area 787 Sft), in Survey No.339, Situated at Ragannaguda H/o. Turkayamjal Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District, (Hereinafter called he said property) and which is more fully described in the schedule and plan annexed hereto and marked in Red colour., and hereinafter for the sake of brevity referred to as '**Schedule Property/Said Property**', for a total sale consideration of Rs.20,49,000/- (Rupees Twenty Lakhs Forty Nine Thousand Only) and the Vendee herein also agreed to purchase the said schedule property for the said sale consideration.

1) P.Swamy

+Saveta.

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8081 Name: Donda Prakash Reddy	S/O Ranga Reddy, Raipole, Ibrahimpatnam, K.v. Rangareddy, Telangana, 501508	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	112695	0	0	0	112795
Transfer Duty	NA	0	30735	0	0	0	30735
Reg. Fee	NA	0	10245	0	0	0	10245
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	2050	0	0	0	2050
Total	100	0	156225	0	0	0	156325

Rs. 143430/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10245/- towards Registration Fees on the chargeable value of Rs. 2049000/- was paid by the party through E-Challan/BC/Pay Order No ,980XR7120624,D08NY9120624 dated ,12-JUN-24,12-JUN-24 of ,SBIN/ SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 156175/-, DATE: 12-JUN-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2658311785336,PAYMENT MODE:NB-1001138,ATRN:2658311785336,REMITTER NAME: D. PRAKASH REDDY,EXECUTANT NAME: P. SHIVAKANTH REDDY AND ANOTHER,CLAIMANT NAME: D. PRAKASH REDDY) .(2). AMOUNT PAID: Rs. 100/-, DATE: 12-JUN-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1481056900326,PAYMENT MODE:NB-1001138,ATRN:1481056900326,REMITTER NAME: D. PRAKASH REDDY,EXECUTANT NAME: P. SHIVAKANTH REDDY AND ANOTHER,CLAIMANT NAME: D. PRAKASH REDDY).

Date:

12th day of June,2024

Signature of Registering Officer
Vanasthalipuram

Certificate of Registration

Registered as document no. 5176 of 2024 of Book-1 and assigned the identification number 1 - 1628 - 5176 - 2024 for Scanning on 12-JUN-24 .

Registering Officer
Vanasthalipuram
(S.Mohan)

Bk - 1, CS No 5309/2024 & Doc No
5176/2024. Sheet 2 of 14 Sub Registrar
Vanasthalipuram

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NOW THIS DEED OF SALE WITNESSES THA SUNDER::

1. In pursuance of the said sale consideration of Rs.20,49,000/- (Rupees Twenty Lakhs Forty Nine Thousand Only) through loan availed from HDFC Bank Ltd., And the Vendors has received the total sale consideration of the schedule property from the Vendee and the Vendors does hereby admits and acknowledges the same and having received the amount in full and final settlement and absolves the Vendee herein from further payment and also delivered the vacant possession of the said property to the Vendee, the Vendee shall hold and enjoy the same.
2. THAT the Vendors have delivered vacant physical possession of the schedule property to the Vendee, free of encumbrance charges, mortgages or litigation either private or public.
3. THE Vendors assures the Vendee that except himself no other person have got any manner of right, title or interest in and over the schedule property as it is himself acquired property.
4. THAT the Vendors assures and undertakes that all rates and taxes i.e., water charges, electricity charges, municipal charges and non- agricultural taxes in respect of the schedule property are paid till the date of Registration of this sale deed.
5. THAT the Vendee has verified and is satisfied with the title and ownership of the Vendors in respect of the schedule property on the assurances of the Vendors.
6. THAT the schedule property hereby sold is free from all kinds of encumbrances, charges, sales, gifts, mortgages and other court attachments etc.
7. THAT the Vendors have this day handed over the title deeds, tax receipts and all other miscellaneous concerned documents to the Vendee herein for her records.

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Bk - 1, CS No 5309/2024 & Doc No
5176/2024. Sheet 3 of 14 Sub Registrar
Vanasthalipuram

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8. THAT the Vendors further covenants with the Vendee that if the Vendee is deprived of whole or any part on account of any defect in the Vendors title, the Vendors shall indemnify and compensate the Vendee against the same.
9. THAT the Vendors undertakes to indemnify and keep indemnified the Vendee in the event if the Vendee put to any loss for the defect of the title of the schedule property and undertake to reimburse the same to the Vendee.
10. THAT Vendors undertakes to clear the disputes if any arises at his cost in future claiming through him or his Vendors in respect of the schedule property.
11. THAT the Vendors assures and undertakes to sign at the instance of the Vendee such applications, affidavits etc., for the mutation of the name of the Vendee in Municipal/GHMC and other revenue records.
12. THAT the Vendee shall hold and enjoy the SCHEDULE PROPERTY as an absolute Owner as he likes without any let or hindrance either from the Vendors or any other person or persons whomsoever.
13. 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.
14. That the Market Value of the Property Rs.20,49,000/- (Rupees Twenty Lakhs Forty Nine Thousand Only) and the Stamp duty is paid on Market Value.

P.Bira

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Bk - 1, CS No 5309/2024 & Doc No
5176/2024. Sheet 4 of 14 Sub Registrar
Vanasthalipuram

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SCHEDULE OF THE PROPERTY

All that the Semi-Finished House on Plot No.113 South Part, admeasuring 97.5 Sq. Yards and Plot No.114 North Part, admeasuring 40 Sq. Yards, Total Admeasuring 137.5 Sq. Yards, or 114.96 Sq. Mtrs, having Plinth Area 1574 Sft, with R.C.C. Roof, (Consisting Ground Floor Area 787 Sft And First Floor Area 787 Sft), in Survey No.339, Situated at Ragannaguda H/o. Turkayamjal Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District, Registration at S.R.O. Vanasthalipuram, Ranga Reddy District and bounded by:-

NORTH : Plot No.113 North Part.

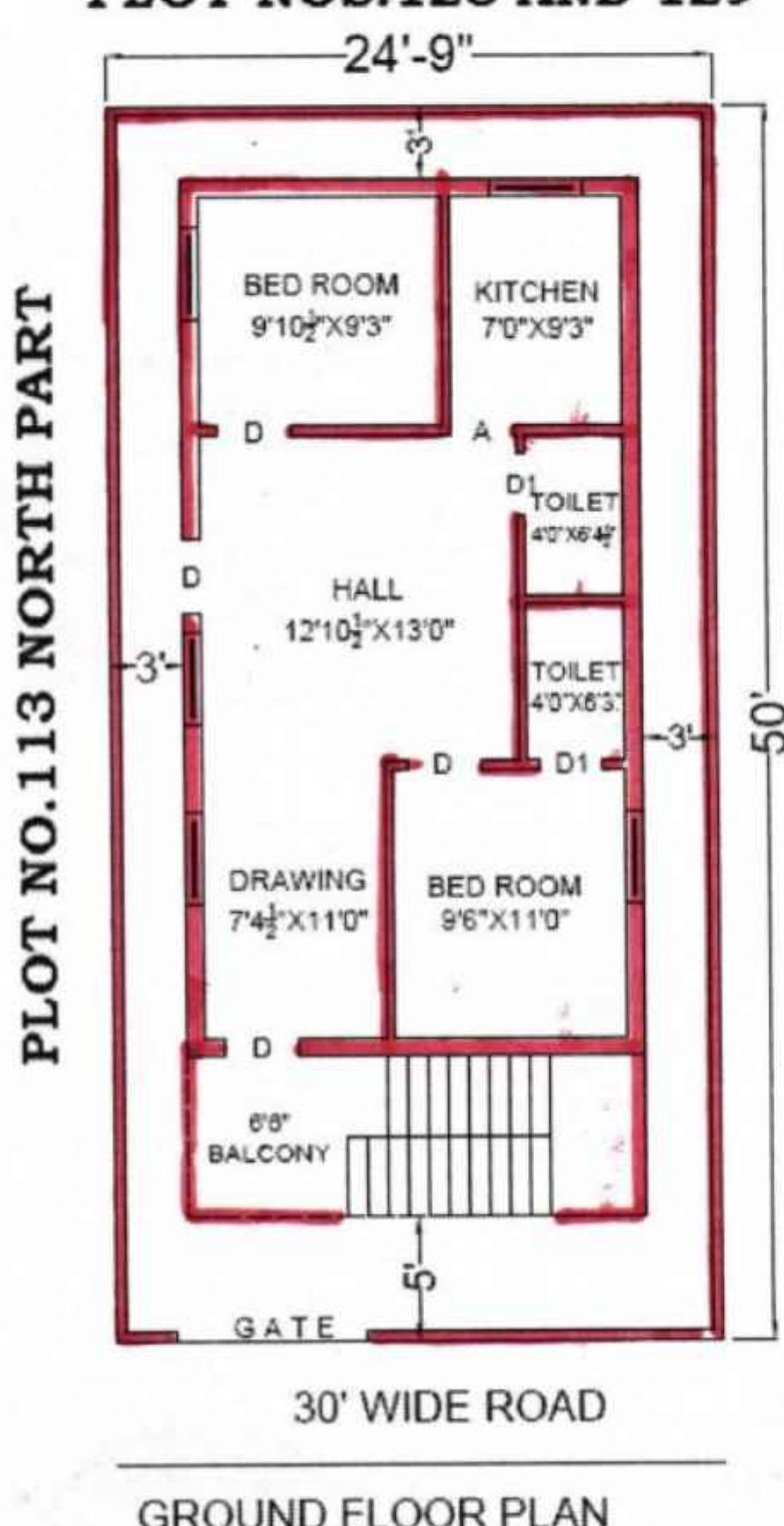
SOUTH : Plot No.114 South Part.

EAST : Plot Nos.128 & 129

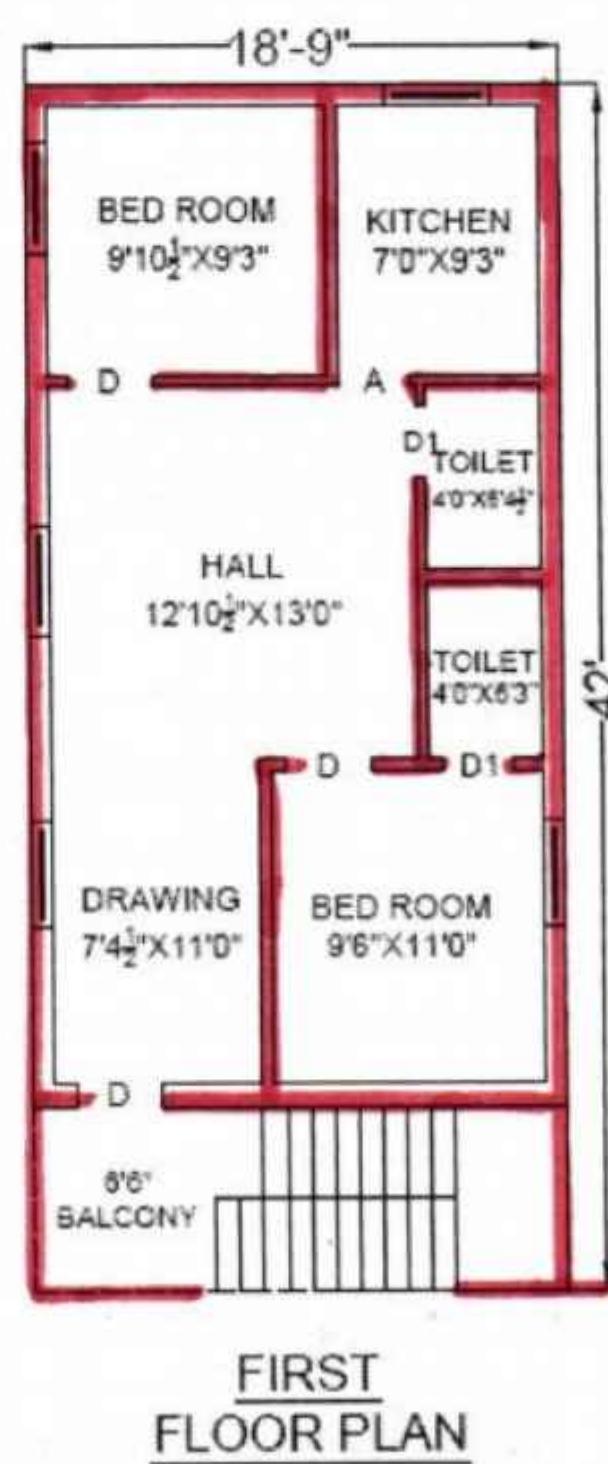
WEST : 30' Wide Road.

More fully shown in the plan in RED colour annexed hereto.

PLOT NOS.128 AND 129



PLOT NO.114 SOUTH PART



FIRST FLOOR PLAN

✓ P.Singh

✓

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Bk - 1, CS No 5309/2024 & Doct No
5176/2024. Sheet 5 of 14 Sub Registrar
Vanasthalipuram



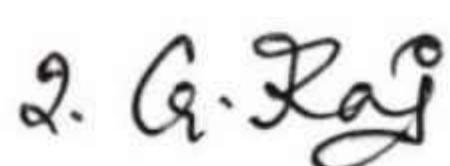
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IN WITNESS WHEREOF the Vendors and Vendee herein have signed on this Deed of Sale with their own free will and consent, without any duress or coercion on the day, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:

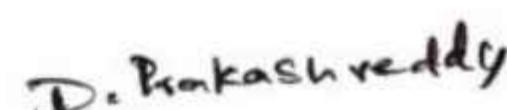
1. D. 

2. G. Raj 

1. P. Shy 

2. P. Toaveer 

Sign. Of the V E N D O R S

D. Prakash Reddy 

Sign. Of the V E N D E E

Bk - 1, CS No 5309/2024 & Doc No
5176/2024. Sheet 6 of 14 Sub Registrar
Vanasthalipuram

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ANNEXURE - 1A

- 1). Description of the Building: Semi-Finished House on Plot No.113 South Part, and Plot No.114 North Part, Situated at Ragannaguda H/o. Turkayamjal Village, Abdullapurmet Revenue Mandal, Under Turkayamjal Municipality, Ranga Reddy District.
- (a) Nature of roof : R.C.C.
 (b) Type of Structure : With Roof
- 2). Total Extent of site : 137.5 Sq Yards
- 3). Built-up area of site :
 a) Ground Floor Area : 787 Sq Ft.,
 b) First Floor Area : 787 Sq Ft.,
- | | | |
|-------|---|--------------|
| TOTAL | : | 1574 Sq Ft., |
|-------|---|--------------|
- 4). Party's own estimation of Market Value of the Building : Rs.20,49,000/-

Date: 13 - 05 -2024

SIGNATURE OF THE EXECUTANT**CERTIFICATE**

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

SIGNATURE OF THE EXECUTANT

Bk - 1, CS No 5309/2024 & Doc No
5176/2024. Sheet 7 of 14 Sub Registrar
Vanasthalipuram 7

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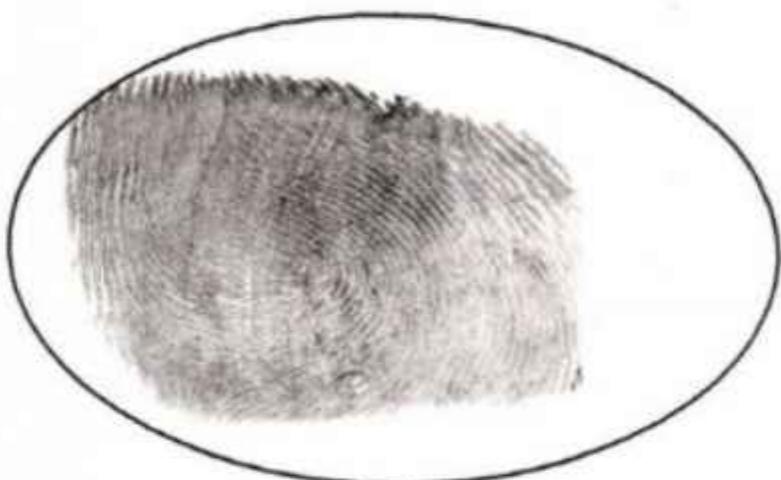
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32-A OF
REGISTRATION ACT, 1908.**

**FINGER PRINT IN
BLACK INK
(LEFT THUMB)**

**PASSPORT SIZE
PHOTOGRAPH**

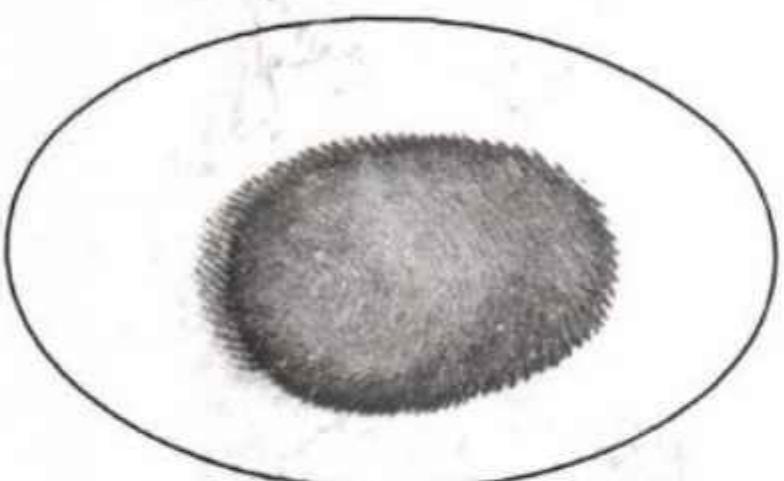
**NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLERS/BUYERS**

VENDOR1:



**SRI. PANNALA SHIVAKANTH REDDY,
S/o. P.GUNNA REDDY,
R/o. H.No.1-95/1, Ragannaguda
H/o. Turkayamjal Village,
Abdullapurmet Mandal,
Ranga Reddy District – 501 510,
Telangana State**

VENDOR 2:



**SRI. MAJJIGAPU PRAVEEN REDDY,
S/o. M.SUDHAKAR REDDY,
R/o. H.No.3-19, Itikyala,
Nalgonda District 508 217,
Telangana State,
Presently Residing at 3560
Flora Vista Ave Apt 322 Santa
Clara, CA, 95051.**

VENDEE:



**SRI. DONDA PRAKASH REDDY,
S/o. RANGA REDDY,
R/o. H.No.9-28, Raipole,
Ibrahimpatnam Village and Mandal,
Ranga Reddy District – 501 508,
Telangana State.**

SPA HOLDER:



**SRI. GANUGU RAJESH,
S/o. G.YADAGIRI,
R/o. H.No.2-26/1/3, Plot No.318,
Suraj Nagar Colony, Turkayamjal Village,
Abdullapurmet Mandal,
Ranga Reddy District – 501 510,
Telangana State.**

WITNESSES:

1.

2.

,

SIG. OF THE VENDORS

D.PrakashReddy

SIG. OF THE VENDEE

Rajesh

SIG. OF THE S.P.A. HOLDER

Bk - 1, CS No 5309/2024 & Doc No 5176/2024.	Sheet 8 of 14	Sub Registrar Vanasthalipuram
		7

Generated on: 12/06/2024 05:09:23 PM





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

Sri. 1) PANNALA SHIVAKANTH REDDY & 2)
MAJJIGAPU PRAVEEN REDDY
S/o 1) P.GUNNA REDDY & 2) M.SUDHAKAR
REDDY
H NO.1-95/1, RAGANNAGUDA H/O
TURKAYAMJAL VILLAGE, ABDULLAPURMET
MANDAL, R.R.DIST-501510

Application No / Permit No	265888/TKJL/0432/2023
DATE	03-03-2023

Sir/Madam,

Sub: Turkayamjal Municipality, Rangareddy District - Permission for construction of Individual Residential Building consisting of Ground Floor + 1 Upper Floor situated at Plot No: 113 SOUTH PART & 114 NORTH PART, Street/Road: RAGANNAGUDA, Locality: RAGANNAGUDA, Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) in an extent of 114.96 Sq.Mtrs (137.49 Sq.Yds). Building Permit Order- Issued - Reg

- Ref: 1. Your Application 265888/TKJL/0432/2023, dated: 03-03-2023
2. G.O.Ms.No.168, MA & UD, dt.07-04-2012.
3. G.O.Ms.No.7, MA & UD, dt.05-01-2016.
4. G.O.Ms.No. 62 MA & UD, dt. 21.03.2020.

Your application for individual residential building permission submitted in the reference cited has been sanctioned based on the self-certification given by you as detailed below and subject to conditions mentioned therein

A	APPLICANT DETAILS	
1	Name	Sri. 1) PANNALA SHIVAKANTH REDDY & 2) MAJJIGAPU PRAVEEN REDDY
B	PLOT DETAILS	
1	Plot No	113 SOUTH PART & 114 NORTH PART
2	Survey No	339
3	Approved LRS	HMDAL108769/LRS/GTK/Plg/HMDA/2015-16
4	Street/Road	RAGANNAGUDA
5	Village Name	Turkayamjal
6	Town / City	Turkayamjal
7	Mandal	Abdullapurmet
8	District	Rangareddy
C	DETAILS OF PERMISSION SANCTIONED	
1	Extent of Plot	114.96 Sq.Mtrs (137.49 Sq.Yds)
2	Road affected area	0 Sq. Meters
3	Net Plot Area	114.96 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	Ground Floor + 1 Upper Floor
D	FLOOR DETAILS	
1	ground	73.15 Sq. Meters
2	Floor1	73.15 Sq. Meters
	Total Built-up Area	146.3 Sq. Meters
DETAILS OF PAYMENT		
1	Compound Wall Fee	₹ 500
2	Rain Water Harvesting Charges	₹ 1149.6
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)	₹ 14630
4	Postage/ Advertisement Charges	₹ 200
5	Building Permit Fee	₹ 1463
6	TS-bPASS User Charges	₹ 1000
7	Vacant Land Tax	₹ 632.46
8	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 9196.8
9	Sub Division Of Plot/ Amalgamation Of Plot	₹ 1149.6
10	Debris Charges	₹ 1000
11	Labour cess	₹ 17322.51
	TOTAL(INR)	₹ 48243.97
F	OTHER DETAILS	
1	Construction to be Commenced	25-08-2023



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	Before	
2	Construction to be Completed Before	25-02-2026

The Building permission is sanctioned subject to following conditions:

1. The certificate issued does not confer upon any ownership rights over the property. At a later stage, if it is found that the documents are false and fabricated or any misrepresentation of the facts or false statements or against the building rules, regulations and Master Plan land use provisions, the permission will be revoked U/s 176 (9) of Telangana Municipalities Act 2019.
2. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
3. **Building 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 relatable 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:

- Bk - 1, CS No 5309/2024 & Doc No
5476/2024d**
- Sub Registrar
Vanasthalipuram
- 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.
- In case of false declaration, the applicant is personally held responsible as per section 174(3) of Telangana Municipalities Act 2019.
- The applicant or owner is personally held responsible and accountable in case of false or incorrect Self-Declaration if any found and shall be liable for punishment as per the provisions under section 177 & 180 of Telangana Municipalities Act 2019.
- If the plot under reference is falling in any prohibited lands / Govt. lands / Municipal lands / layout open space, earmarked parks and playground as per Master plan / Water bodies / FTL/ Buffer zone, the Building Permit Order will be revoked and structure there upon will be demolished without issuance of any notice under section 174 (4) of Telangana Municipalities Act 2019.
5. Permission granted shall stand lapsed if the construction is not completed within stipulated period and a fresh application shall have to be submitted as per section 174(14) of Telangana Municipalities Act 2019.
- 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.

Sri. 1) PANNALA SHIVAKANTH REDDY & 2) MAJJIGAPU PRAVEEN REDDY
 S/o 1) P.GUNNA REDDY & 2)
 M.SUDHAKAR REDDY
 H NO.1-95/1, RAGANNAGUDA H/O
 TURKAYAMJAL VILLAGE,
 ABDULLAPURMET MANDAL,
 R.R.DIST-501510



Sri.Md. Saber Ali
 Commissioner
 TurkayamjalMunicipality
 Date: 03-03-2023
 Time:10:21 am

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OFFICE OF TURKAYAMJAL MUNICIPALITY
RANGAREDDY DISTRICT

TS-bPASS

LETTER OF APPROVAL FOR COMMENCEMENT OF WORK

INSTANT APPROVAL

Letter No: 265888/TKJL/0432/2023

Date: 17-03-2023

Sub: Turkayamjal Municipality - Rangareddy District Individual Residential Building consisting of Ground Floor + 1 Upper Floor Situated at Plot No: 113 SOUTH PART & 114 NORTH PART, Street/Road: RAGANNAGUDA, Locality: RAGANNAGUDA, Survey No: 339, Turkayamjal(V), Abdullapurmet(M), Turkayamjal, Rangareddy(Dist) to an extent of 114.96 Sq.Mtrs (137.49 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: 265888/TKJL/0432/2023 dated: 10-03-2023 of 1) PANNALA SHIVAKANTH REDDY & 2) MAJJIGAPU PRAVEEN REDDY
 6. TS-bPASS Instant Approval, Building Permit Order No. 265888/TKJL/0432/2023 dt. 10-03-2023
 7. Remarks of the Post verification team 17-03-2023

The TS-bPASS Instant Approval vide Building Permit Order No. 265888/TKJL/0432/2023 dated. 10-03-2023 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. 265888/TKJL/0432/2023 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	Sri.1) PANNALA SHIVAKANTH REDDY & 2) MAJJIGAPU PRAVEEN REDDY
2	S/o	1) P.GUNNA REDDY & 2) M.SUDHAKAR REDDY
3	Address for correspondence	H NO.1-95/1, RAGANNAGUDA H/O TURKAYAMJAL VILLAGE, ABDULLAPURMET MANDAL R.R.DIST-501510
B PLOT DETAILS		
1	Extent of the Plot	114.96 Sq.Mtrs (137.49 Sq.Yds)

2	Road Affected Area	0 Sq. Meters	
3	Net Plot Area	114.96 Sq. Meters	
4	Plot No	113 SOUTH PART & 114 NORTH PART	
5	Survey No	339	
6	Street / Road	RAGANNAGUDA	
7	Locality	RAGANNAGUDA	
8	Village	Turkayamjal	
9	Mandal	Abdullapurmet	
10	District	Rangareddy	
DETAILS OF APPROVAL			
11 of 14	1	No of Floors	Ground Floor + 1 Upper Floor
Bk - 1, CS No 5309/2024 & Doc No 5176/2024.	2	Total Built-up Area	146.3 Sq. Meters
Sheet 11 of 14	3	Parking area	0.0 Sq. Meters
SETBACKS			
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	
MORTGAGE			
1	Mortgage Area	0.0 Sq. Meters	
2	Mortgage floor		
3	Mortgage No	N/A	
4	SRO	N/A	
5	Mortgage Date	N/A	
DETAILS OF PAYMENT			
1	Compound Wall Fee	₹ 500	
2	Rain Water Harvesting Charges	₹ 1149.6	
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3	Site Approval Charges	₹ 1150
4	Development Charges on built up area(As per G.O. Ms. No.225, dt: 30.08.2016 , G.O. Ms No. 226 and dt: 30.08.2016 ,G.O. Ms No. 223, dt: 30.08.2016)	₹ 14630
5	Postage/ Advertisement Charges	₹ 200
6	Building Permit Fee	₹ 1463
7	TS-bPASS User Charges	₹ 1000
8	Vacant Land Tax	₹ 632.46
9	14% Open Space Contribution Charges On Prevailing Market Value	₹ 31306
10	Development Charges on site area as per G.O.Ms No.223 MA, Dt:30-08-2016	₹ 9196.8
11	Sub Division Of Plot/ Amalgamation Of Plot	₹ 1149.6
12	Debris Charges	₹ 1000
13	Labour cess	₹ 17322.51
14	Regularization charges with ref to the land value	₹ 3252

15	33% Compound Fee On Penal Charges	₹ 1073
TOTAL(INR) ₹ 85024.97		

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. 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.
- e. The proposed construction should be in conformity with the master plan land use and zoning regulations.
- f. 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.
- 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.

Bk - 1, CS No 5309/2024 & Doc No
5176/2024
Sheet 12 of 14

Sri. 1) PANNALA
SHIVAKANTH REDDY & 2)
MAJJIGAPU PRAVEEN
REDDY,
S/o 1) P.GUNNA REDDY & 2)
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R.R.DIST-501510



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Sri.Md. Saber Ali
Commissioner

Turkayamjal Municipality

Date: 17-03-2023

Time:07:07 pm

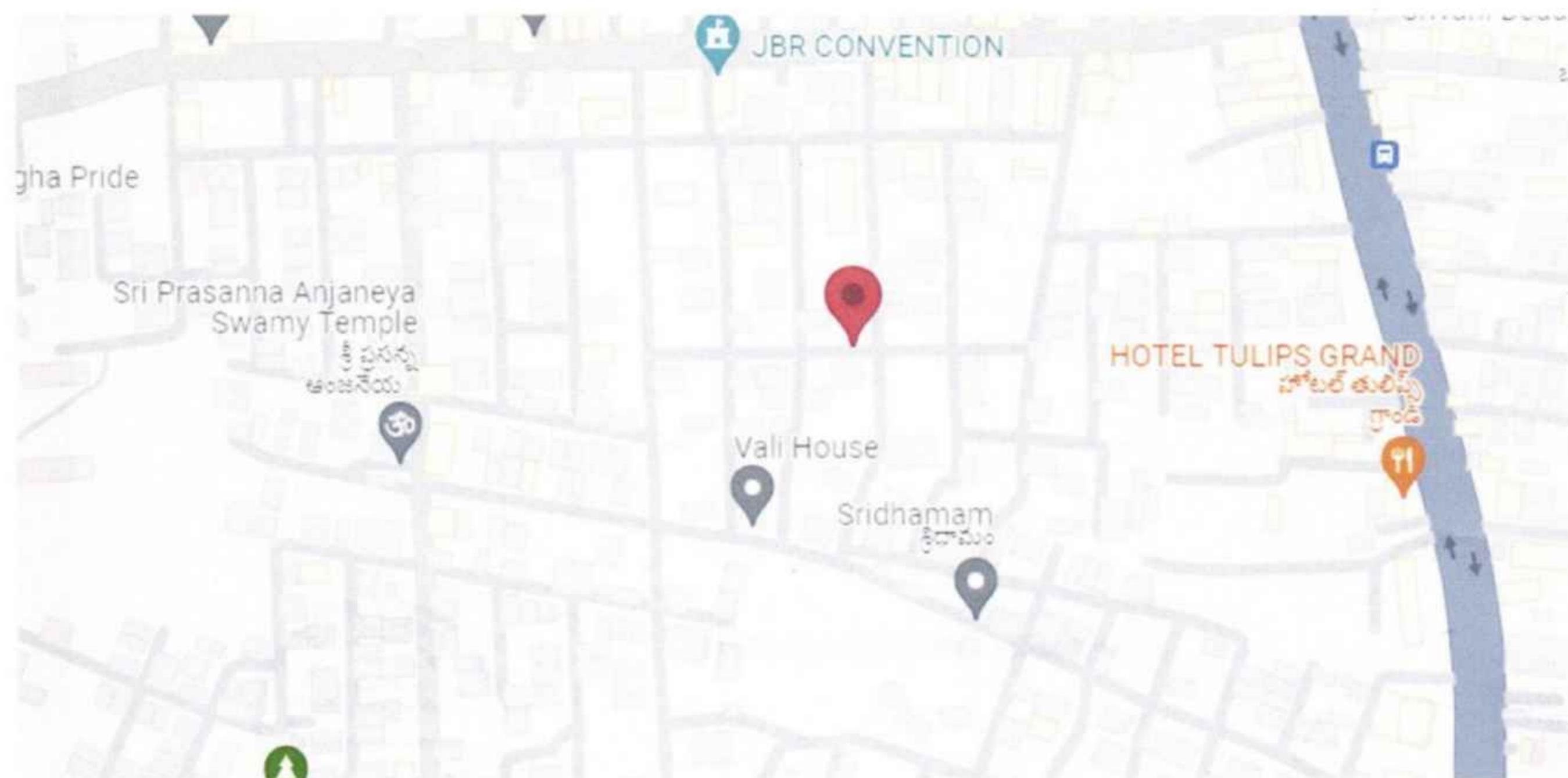




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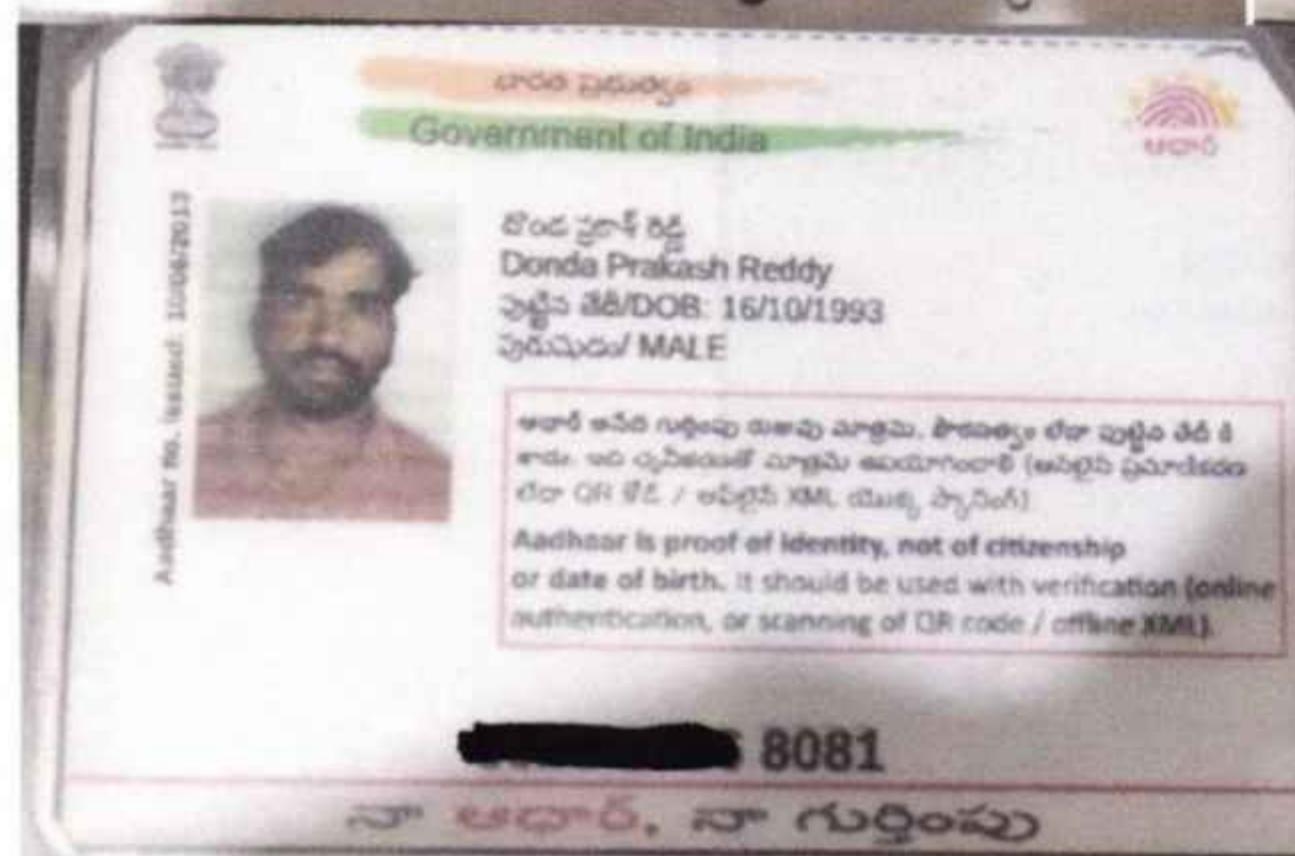
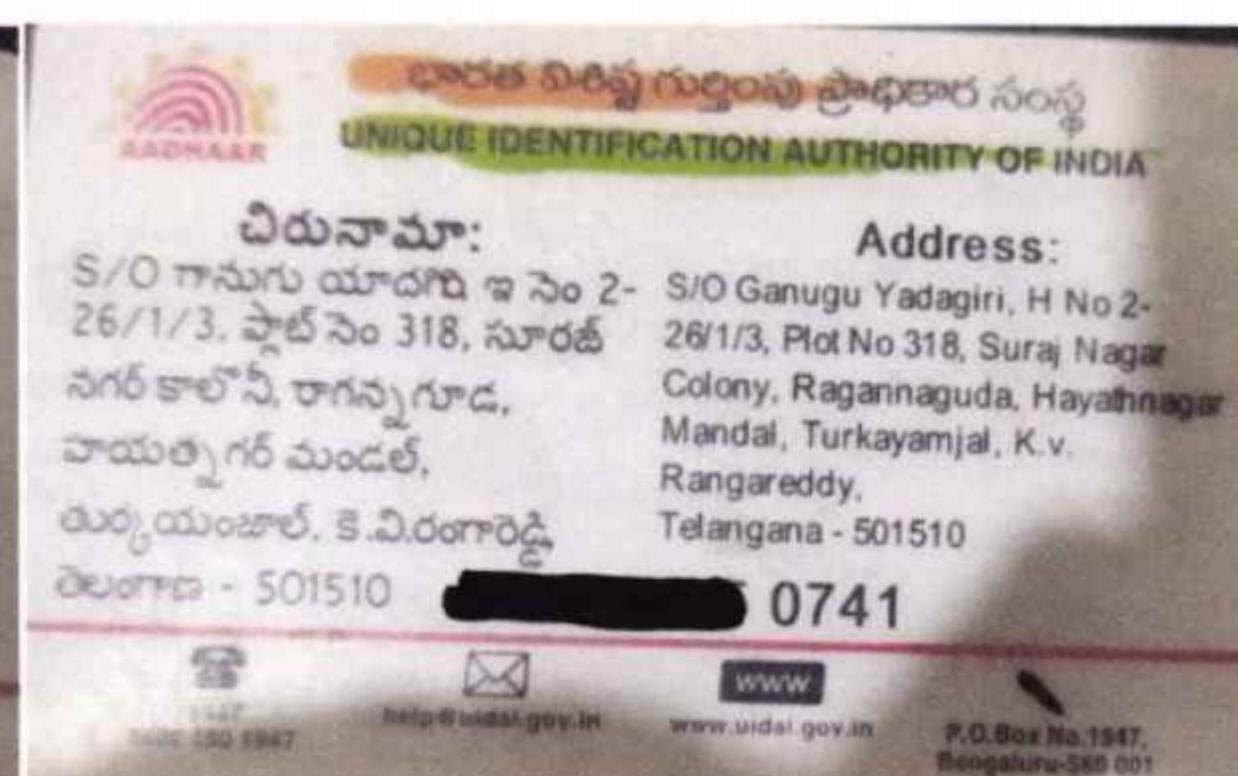
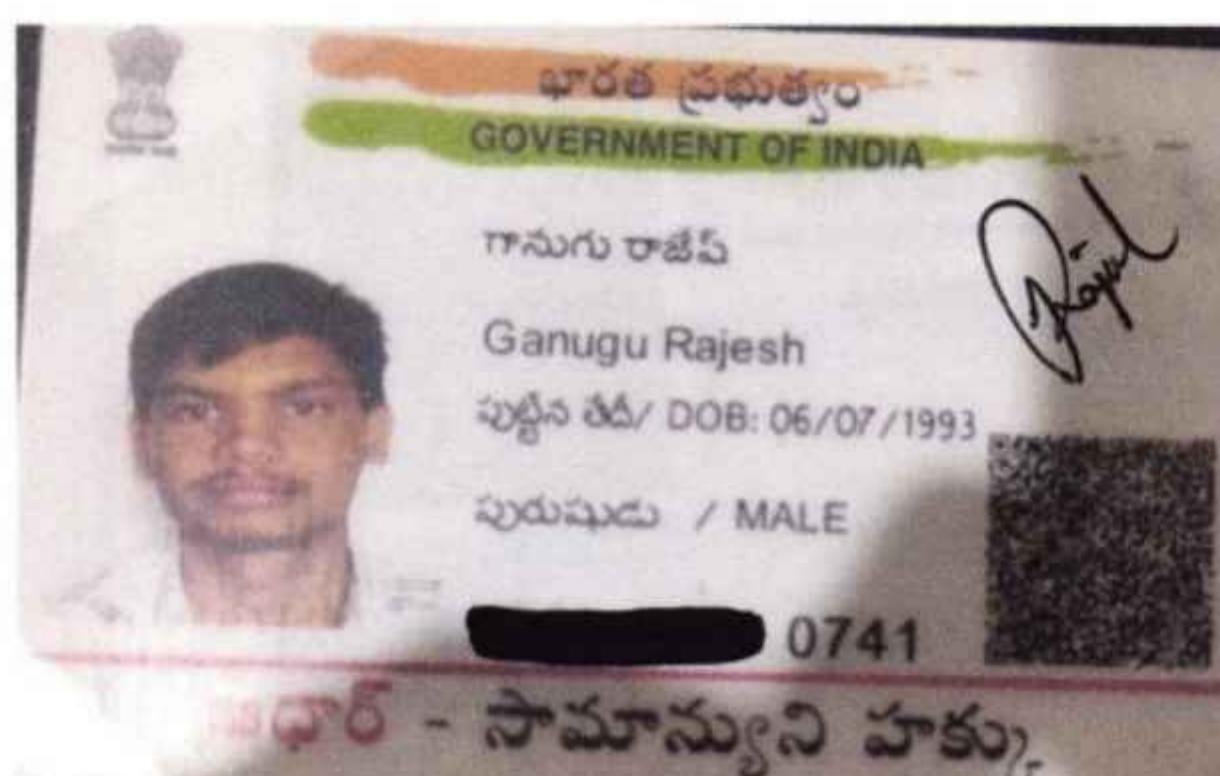
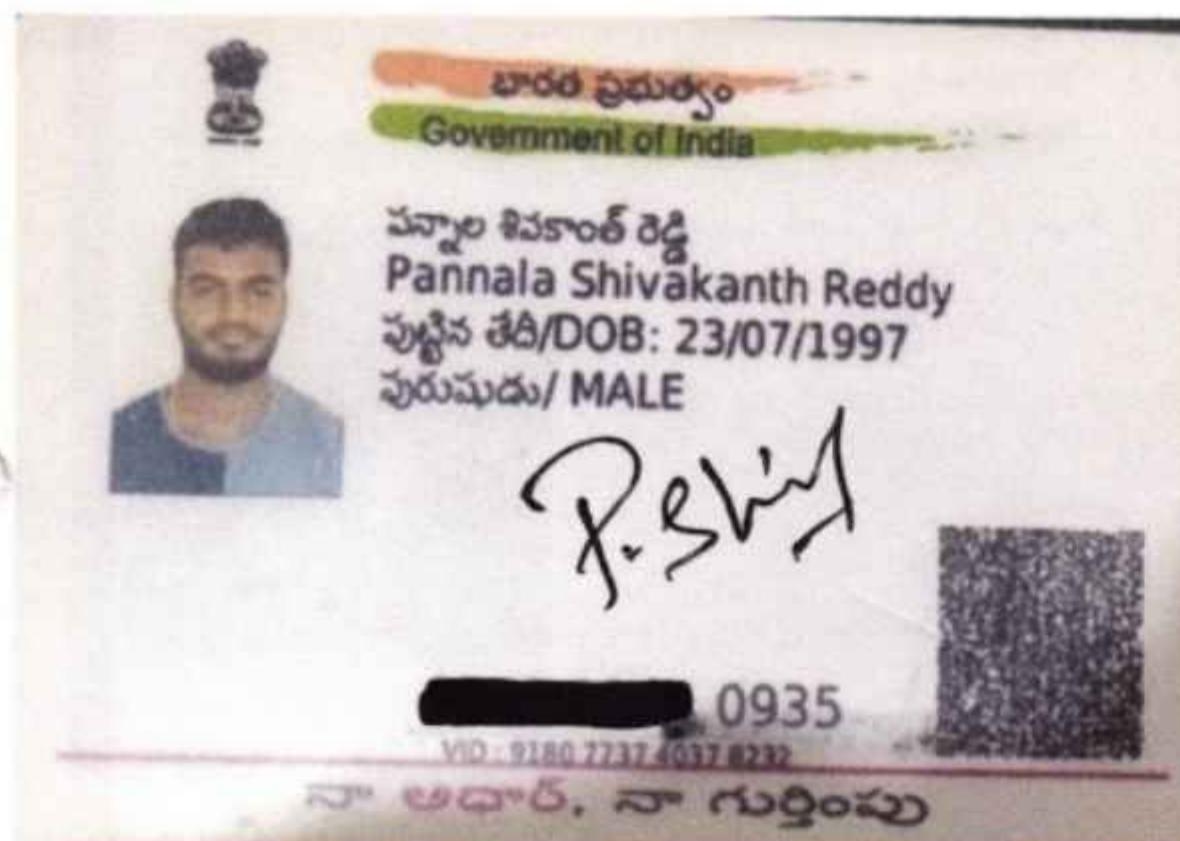


Bk - 1, CS No 5309/2024 & Doc No
5176/2024. Sheet 13 of 14 Sub
Registrar
Vanasthalipuram

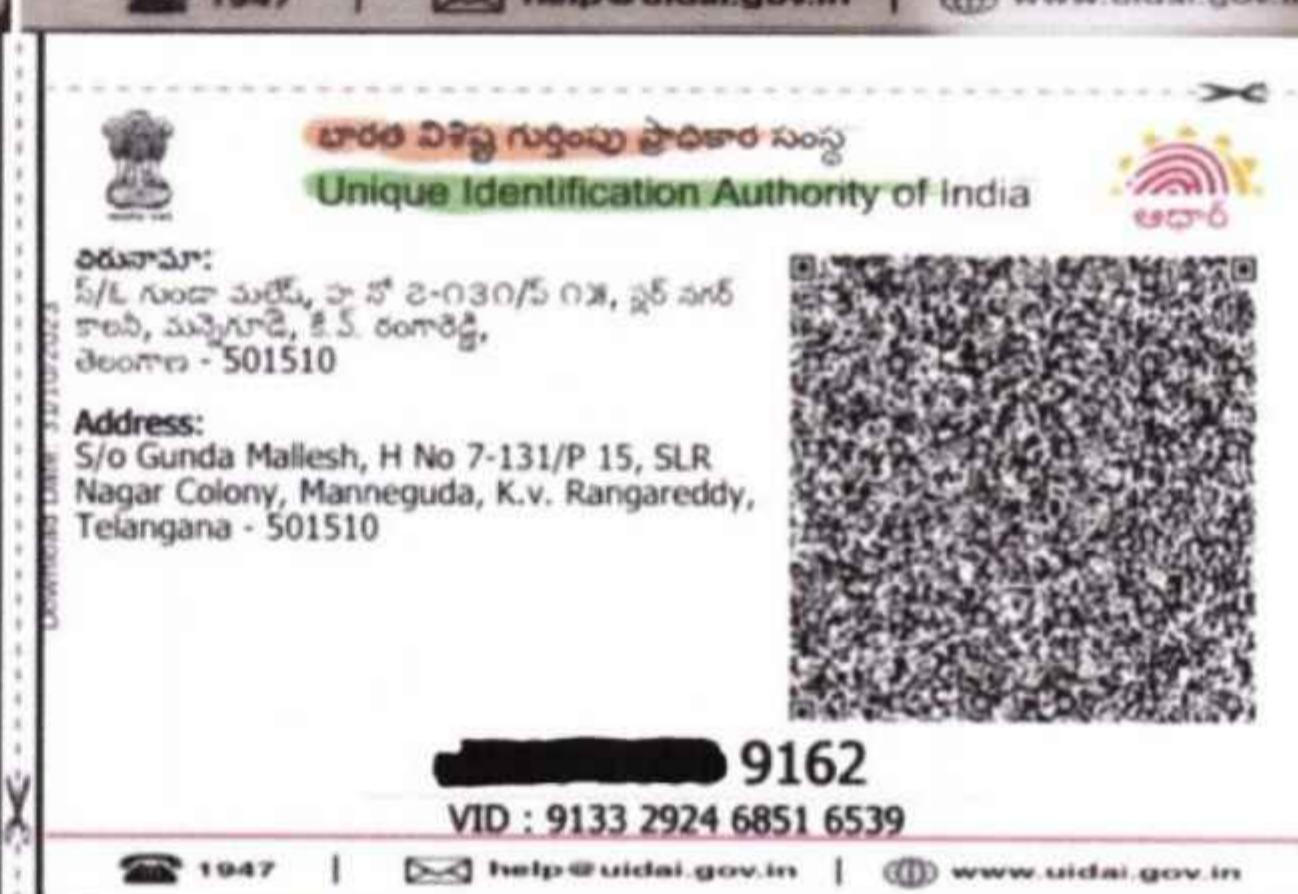
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D.Prakashreddy



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