



తెలంగాణ తేలంగానా TELANGANA

Sl. No. 3593 Date 21/3/2022

Sold to U. Mohan Reddy S/o Rangaiah R/o Khammam

For whom Sri Vignan Educational Society.

Khammam

Sumalatha

AL 608566

LAKKA SUMALATHA

Licensed Stamp Vendor

No. 21-11-43/2012, RL No. 21-11-45/2021

H.No. 20-7-130/2, Fort Warangal,

Warangal Urban Dist 506 038, Cell 850040520

SALE DEED

THIS DEED OF SALE IS EXECUTED ON THIS 23rd DAY OF JULY, 2010 AT WARANGAL.

By:

BONAGIRI SHANKAR, S/o. Narayana, Age: 31 Years, Occup: Business, R/o. H.No. 15-42, Thorur Village and Mandal, Warangal District.

HEREINAFTER CALLED THE "VENDOR"

IN FAVOUR OF

SRI VIGNAN EDUCATIONAL SOCIETY, Khammam, Rep. by it's Chairman and Correspondent: **UPPALA MOHAN REDDY**, S/o. Rangaiah, Age: 48 Years, Occup: Correspondent, R/o. H.No. 10-5-9, Mamillagudem, Khammam District.

HEREINAFTER CALLED THE "PURCHASER/VENDEE"

The expressions which shall include wherever the context may so require all their heirs, executors, administrators, successors-in-interest and assignees etc.

Contd...2nd

WHEREAS the Vendor is the Pattadar/absolute owner, possessor and enjoyer of the Agriculture Landed property in **Survey No. 298/C1** Situated at **Fathepuram Village & Gramapanchayath Board**, Mandal and Mandala Parishath Thorrur, District and District Parishath of Mahabubabad, to an extent of **Ac. 1-00 Guntas** and the same hereinafter called the schedule property.

WHEREAS the Vendor is the Pattadar of the said Agriculture Land as per Revenue Records, vide Pattadar Pass Book No. 238104 and Patta No. 211, and the Vendor is in peaceful possession and enjoying the said property as its absolute owner with all attendant rights.

WHEREAS the Vendor to meet his family requirements has offered and agreed to sell the Schedule property to the Purchaser, better described in the schedule annexed hereto to the purchaser for a consideration of **Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only)** and the Purchaser also agreed to purchase the schedule Agriculture land at the same rate.

NOW THIS DEED OF SALE WITNESSETH THAT

THE SALE consideration of the schedule property is **Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Only)** and Purchaser have already paid the total sale consideration to the Vendor. The Vendor hereby acknowledges the receipt of the total sale consideration.

THE PURCHASER are inducted into the possession of the schedule property today by the Vendor and hereafter shall hold and enjoy the same as absolute owner together with all attendants and rights of ownership.

THE PROPERTY is free from all encumbrances, charges and alienation's and the Vendor undertake to indemnify the Purchaser in the event of any litigation or if any loss sustained on account of any defect in his title in respect of possession or other wise pertaining to the schedule property conveyed through this sale deed and assure that no court litigation is pending in any court in respect of the schedule property.

THE VENDOR undertake to perform his part of duty in causing mutations in the name of the Purchaser in the revenue records or in any other government records.

THE VENDOR assure and acknowledge his liability for payment of arrears of property taxes upto this date and undertake to pay if any.

Contd...3rd

THE VENDOR agree and assure the Purchaser to execute further documents or affidavits for effective and proper conveyance of title to the Purchaser without any objections of whatsoever.

THE VENDOR today delivered all title deeds in respect of the schedule property to the Purchaser.

SCHEDULE OF THE PROPERTY

THE Agriculture Land in Survey No. Survey No. 298/C1 Situated at **Fathepuram Village & Gramapanchayath Board**, Mandal and Mandala Parishath Thorrur, District and District Parishath of Mahabubabad and within the Registration District Warangal and within the Jurisdiction of Sub-Registrar Office, MAHABUBABAD. The total area of the **Agriculture Land Measuring to Ac.1-00 Guntas (or) 0-40 Hectors**. There is no structure or house in the said Agriculture Land and there is no well or borewell and within the following boundaries:

BOUNDARIES

EAST	::	AGRICULTURE LAND OF KARNE VEERABHADRAIAH
WEST	::	AGRICULTURE LAND OF EKKATI KRISHNA REDDY
NORTH	::	AGRICULTURE LAND OF VENDOR
SOUTH	::	AGRICULTURE LAND OF VENDOR & S.R.S.P. CANAL

The said Land is not an assigned land under A.P. Act 9/77 P.O.T.

The said Land does not belong to Govt. or its Agencies and not mortgaged Government or its Agencies.

The Market Value of the property @ **Rs. 6,75,000/- per Acre**, total Market Value is **Rs. 6,75,000/-** as per U/R (3) of A.P.P.O.U.V. Instruments Act, 1975.

Contd..4th

DECLARATION

I, hereby declared that there are no Mango Trees, Coconut Trees, Betel leaf Gardens, Orange groves or any such other gardens, that there are no Mines or Quarries of granites or such other valuable stones, that there are no machinery, no fish ponds etc., in the lands now being transferred that if any suppression of facts in noticed, at a future date, I, will be liable for prosecution as per law, besides payment of deficit Duty.

The Parties hereto have affixed their true latest passport size photographs in a separate sheet as per Sec.32-A Registration Act. 1908 and also affixed their Left Thumb impressions and signatures thereon in the presence of witnesses and the same are annexed to this deed.

The parties hereto have enclosed true Xerox copies of their residence proof duly attested by them.

DSD Rs. 60500/-, Regn. Fee Rs. 3375/-, U/C Rs. 120/-, and Total Rs. 63995/-, has been remitted through S.B.I. Warangal vide Challan No. 971223 Dated : 23-07-2010 and filed herewith

IN WITNESS WHERE OF THE VENDOR AND VENDEE SUBSCRIBED THEIR SIGNATURES ON THIS CONVEYANCE DEED WITH FREE WILL AND CONSENT THE DAY, MONTH AND YEAR AS ABOVE MENTIONED.

Witnesses:-

1.

SIG. OF THE VENDOR

2.

SIG. OF THE VENDEE

PHOTO GRAPHS AND FINGER PRINTS AS PER SECTION 32 A
OF REGISTRATION ACT - 1908

FINGER PRINT
IN BLACK INK
LEFT THUMB

PASSPORT SIZE
PHOTOGRAPH
BLACK&WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/BUYER



(VENDOR)

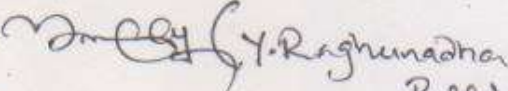
BONAGIRI SHANKAR,
S/o. Narayana,
R/o. H.No. 15-42, Thorrur
Village and Mandal,
Warangal District.



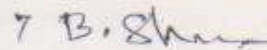
(VENDEE)

**SRI VIGNAN EDUCATIONAL
SOCIETY,** Khammam, Rep.
by it's Chairman and
Correspondent: **UPPALA
MOHAN REDDY,**
S/o. Rangaiah,
R/o. H.No. 10-5-9,
Mamillagudem,
Khammam District.

Witnesses:-

1.  Y. Raghunathan
Reddy
- 2.

SIG. OF THE VENDOR



SIG. OF THE VENDEE

BUILDING COMPLETION CERTIFICATE

I hereby certify that, I have personally inspected the land and building mentioned in the statement below and the same is based on the registered documents, date measurements and specification found in the site

1.	Date of inspection by the Engineer	13-09-2019.
2.	Owner of the land & Building with address	V. Mahan Reddy s/o Rangiah, DRS College of Education, Sri Vignyan Educational Society.
3.	Type of ownership of land	Society own
4.	Location with Survey No., Street No. Ward No. Name of the place Corporation/Municipality/Panchayat	Sy No-298/C., (1.00 Acre) Fatepuram (R/N)
5.	Date of Registration of Land	23-07-2010
6.	Registered in the office of Sub-Registrar With address	Sub-Registrar, Mahabubabad
7.	Building plan approved by (address of Corporation/Municipality/Panchayat)	Gorampanchayat, Fatepur
8.	Year of Construction	2011-12
9.	Purpose for which the building is Being used/proposed to be used	B.Ed & D.El.Ed.
10.	Details of construction of building (Roofing-Pl.mention RCC/Asbestos/Tiled/Any other, Pl.specify	-
		R.C.C. Construction.
		-
		Total Building area: 40465=00
11.	Land usage certificate for Educational Purpose from the concerned Govt. Authorities obtained details	OR: 375873.M ✓ S.V.H.

On verification of the above on site, I hereby certify that construction of the building is completed in all respects and the building is structurally sound to be used for Educational purpose and having the load bearing capacity as per the latest Indian Standards.

Signature with Seal

Name of the Engineer	N. [Signature]
Designation	Asst. Engineer.
Office Address	Asst Engineer (PRI, MPP, THORRUP

Office of the
Thasildar Thorrur
Mahabubabad (District),
Telangana State.

Ref: MC/27/2022

Date: 17-03-2022

LAND USE CERTIFICATE

This is to certified that, the land of 1 Acres '0' guntas bearing survey No. 298/C, located at Fathepuram Gramapanchayath was owned by **DRS COLLEGE OF EDUCATION "SRIVIGNYAN EDUCATIONAL SOCIETY, KHAMMAM, KHAMMAM (DIST), TELANGANA STATE"** used to purely Educational purpose.

Signature


TAHSILDAR

Thasildar **Dist : Mahabubabad.**

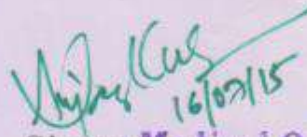
Thorrur

SANITARY CERTIFICATE

RC.No:

Date: 16/07/15


This is to certify that the DRS College of Elementary Education Building situated at Fathepur Village, Thorrur Mandal, Warangal dst is properly ventilated and lighted that the Latrine and Urinal arrangements are adequate and satisfactory. The drinking water supply is sufficient and that all the necessary respect the Sanitation is satisfactory.


Signature **Medical Officer**
UPHC Thorrur
Warangal Dist.

STRUCTURAL SOUNDNESS CERTIFICATE

Date:- 22-07-2015

This is to certify that the all the Building Construction on area of 3010 Sq Mtrs of DRS College of Elementary Education and College of Education, Fathepur village, Thorrur Mandal, Warangal Dist, Telangana State is as per the norms of NCTE and Gramapanchayat . And it is Completely fit for the running Educational Institutions.


Asst. Engineer (PRI) 22.07.2015
MPP, THORRUR

Signature



**OFFICE OF THE DEAN
COLLEGE DEVELOPMENT COUNCIL
KAKATIYA UNIVERSITY, WARANGAL**

Phone: Office - 08702438998,

(Phone & Fax): 08702461443,

E-mail: deancdccku@gmail.com

No. 1574/CDC/KU/2022

January 24, 2022

CERTIFICATE OF TEMPORARY AFFILIATION

The Kakatiya University Warangal has extended temporary affiliation to DRS College of Education, Thorrur, District: Mahabubabad for the academic year 2021-2022 to offer the following course:

Sl. No.	Course/Specialization	Intake
1.	Bachelor of Education (B.Ed.)	100

It is to be noted that, though the management of the college should normally obtain affiliation from the university during the respective academic year, as per the rules in force. But, because of the situation prevailing due to COVID-19, the temporary extension of affiliation is being granted by the University without undertaking any physical inspections of the college, as a special measure only, due to the existing compelling circumstances caused by the prevailing COVID-19 pandemic. Further, the Kakatiya University grants temporary affiliation as the National Council for Teacher Education (NCTE) has also already given permission to the respective colleges, since it is not possible at this juncture to undertake physical inspections of the colleges due to the prevalence of the COVID-19 pandemic.

The above temporary extension of affiliation shall be subject to the following terms and conditions:

1. The college management should provide adequate and sufficient accommodation as per the university directives for the management and running of the existing and as well as the new courses.
2. The College management should renew the term of FDRs of the College.
3. The College management should install CCTVs in the class rooms
4. The College Management should renew affiliation from the university during each academic year until permanent affiliation is granted by the University as per the rules existing in force and as amended from time to time.
5. The College Management should submit the latest SANITARY CERTIFICATE & FIRE SAFETY CERTIFICATE to the University within thirty (30) days from the date of permission of temporary affiliation for the maintenance of the college without fail.
6. The College Management should abide by the regulations issued by the State Government of Telangana from time to time in respect of rules of reservations during the process of the admission of students and the appointment of teaching staff.
7. The college management should make appointment of eligible teaching staff as per the rules and regulations issued by the University / Government of Telangana/NCTE from time to time.
8. The infrastructure of the buildings such as accommodation, land, playgrounds, lab-equipment, library, furniture etc. should be improved as per the requirements for efficient maintenance of the college.
9. The college management should not, under any circumstances, violate any rules / guidelines laid down by the College itself from time to time, by the University / State Government / NCTE.
10. The Governing Body of the College should meet twice in an academic year with the University nominee and should submit the Minutes of the Meeting of the Governing Body to the University without any fail.
11. The College Management should set up a website exclusively for their college and keep and update periodically all the necessary and relevant information on the website for the information of the students and general public.
12. College Management will be prosecuted if they submit false documents or orders to renew their college affiliations at the University.
13. The College Management should execute an UNDERTAKING on a stamp paper worth of Rs.100/- in the form of an AFFIDAVIT to the effect that the College Management shall adhere strictly to the above terms and conditions shown at Sl No 1 to 10. The said Affidavit should be executed and submitted to the University immediately after this Certificate of Temporary Affiliation has been issued by the University.

It shall be the sole responsibility of the College Management to adhere to the above terms and conditions very scrupulously without any deviation and violation. The College Management shall also become responsible if

the University takes action leading to the cancellation of the temporary affiliation consequent to deviation and violation of the terms and conditions, in part or full, referred to above by the College Management.

In case if any deviation or violation of the above terms and conditions by the College Management, in part or full, is found and brought to the notice of the University, the matter would be viewed very seriously and immediate necessary action would be taken up by the University leading to the cancellation of the temporary affiliation automatically without giving any scope for entertaining any correspondence, whatsoever, in this matter.

To
The Secretary/Correspondent
DRS College of Education
Thorrur, District: Mahabubabad.


DEEMAN
COLLEGE DEVELOPMENT COUNCIL
KAKATIYA UNIVERSITY
WARANGAL-506 009.

Copy to:

1. The Dean, Academic Audit, KU
2. The Controller/Additional Controller of Examinations (Professional), KU
3. The Assistant Registrar, Academic, KU
4. Stack File



OFFICE OF THE DEAN
COLLEGE DEVELOPMENT COUNCIL
KAKATIYA UNIVERSITY: :WARANGAL

Phone: Office – 08702438998, (Phone & Fax): 08702461443, E-mail: deancdeku@gmail.com

No. 719/CDC/KU/2019

Date: 08/08/2019

AFFILIATION CERTIFICATE

This is to certify that the Kakatiya University has extended temporary affiliation to **DRS College of Education, Thorrur, District: Mahabubabad** for the **academic year 2019-2020** to offer the following course:

Sl. No.	Course/Specialization	Intake
1.	B.Ed.	100

To
The Secretary/Correspondent
DRS College of Education
Thorrur, District: Mahabubabad.


DEAN
DEAN
COLLEGE DEVELOPMENT COUNCIL
KAKATIYA UNIVERSITY
WARANGAL-506 009.

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