

भारतीय गैर न्यायिक



తెలంగాణ తెలంగాణ TELANGANA

9589 Date: 23/07/2022

Sold to: Ramesh

S/o. Mr. W. G. Narasing Rao

For whom: Self

S 382554

BODA RAM KUMAR

Licenced Stamp Vendor

L. No: 16-06-013/2018

R.L.No: 16-06-47/2021

#1-6-108, Flat No. 406, Gharhonda Veera Apts.

Padmarao Nagar, SECUNDERABAD.

Cell: 9059293668

SSNO 37707 2022

CC NO 34604 2022

Copy of Doc No: 708 of 2022



CERTIFIED COPY

STAMP REGISTRAR



708/2022

एक सौ रुपये

Rs. 100



100

HUNDRED RUPEES

सत्यमेव जयते

आर्य समाज INDIA

INDIA NON JUDICIAL

AR 944735

5649 16/04/2022 1001

Field to P-Sundaram

S/O BHOVLO P. Sakhantur

Whom... Sydney 20 83

SALE DEED

This DEED OF SALE is made and executed on this the 18th day of APRIL 2022 at S.R.O. BOWENPALLY, SECUNDERABAD, BY:

SMT. V. RAMA, D/o. V. V. NARAYANA, & W/o. V. RAMESH, aged about 62 years, R/o. 1-2-288/54/A, Gagan Mahal Road, Domalguda, Hyderabad., (PAN NO. CCSPV9414K, AADHAAR NO. 5332 1501 9684)

Hereinafter called the 'VENDORS', which expression shall mean and include herself, her heirs, executors, administrators, legal representatives, successors-in-interest and assignees;

IN FAVOUR OF

1. **SRI. PONNADA SUNDARAM, S/o. PONNADA SATYANARAYANA,** aged about 61 years, (PAN NO. AITPS2193K, AADHAAR NO. 2776 6155 7392).
2. **SMT. PONNADA SHARADHA SUNDARAM, W/o. SRI. PONNADA SUNDARAM,** aged about 58 years, (PAN NO. AFNPP6490H, AADHAAR NO. 2776 6155 7392).

Andam

P. Herodias

Validated by:

REPRODUCED COPY

SECRET

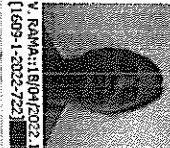
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Bowenpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 92500/- paid between the hours of 11 and 12 on the 18th day of APR, 2022 by Sri V. Rama

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

Signature/ink Thumb Impression

Bk - 1, CS No 722/2022 & Doct No 708/17022 Sheet 1 of 8 Sub Registrar Bowenpally

SI No	Code	Thumb Impression	Photo	Address	Signature/ink Thumb Impression
1	CL			PONNADA SHARADA SUNDARAM W/O. PONNADA SUNDARAM FLAT NO.10, MEGHNA PARADISE ISHAQ COLONY, SECUNDERABAD	
2	CL			PONNADA SUNDARAM S/O. PONNADA SATYANARAYANA FLAT NO.10, MEGHNA PARADISE ISHAQ COLONY, SECUNDERABAD	
3	EX			V. RAMA D/O. V.V. NARAYANA, & W/O. V. RAMESH R/O 1-2-288/5/A, GAGAN MAHAL ROAD, DONALDUDA, HYDERABAD	

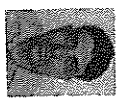
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M NARSIMHA RAO HYDERABAD	
2			DEEPAK KHOSLA SECUNDERABAD	

18th day of April, 2022

Signature of Sub Registrar
Bowenpally

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXX0200 Name: Medepally Narsingrao	S/O Late M Krishna Murthy, Hyderabad, Hyderabad, Andhra Pradesh, 500016	
2	Aadhaar No: XXXXXXXXX4189 Name: Deepak Khosla	S/O Late V M Khosla, Secunderabad, Hyderabad, Andhra Pradesh, 500026	

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Hereinafter called the 'VENDEES', which expression shall mean and include themselves, their heirs, executors, administrators, legal representatives, successors-in-interest and assignees;

WHEREAS, the Vendor herein is the sole and absolute owner and peaceful possessor of the Land bearing Plot No.24, in Survey No. 157/7 (Part), admeasuring 340 Sq.Yards. or 284.24 Sq.Mts., situated at Thokatta (Sikh) Village, Secunderabad, Cantonment, having purchased the same from P.W.D Officials Co-Operative Housing Society, by virtue of Registered Sale Deed, registered as Document No.2100 of 1980, Book I, , in the Office of the Sub-Registrar, Secunderabad.,

AND WHEREAS the Vendor herein offered to sell a Land bearing Plot No.24, in Survey No. 157/7 (Part), admeasuring 340 Sq.Yards. or 284.24 Sq.Mts., situated at Thokatta (Sikh) Village, Secunderabad, Cantonment, more particularly described in the schedule hereunder and specifically delineated in the Plan as RED Colour annexed hereto, hereafter referred to as the 'SCHEDULE PROPERTY' free from encumbrances, for a total sale consideration of Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) to the VENDEES, and the VENDEES herein have agreed to purchase the schedule mentioned property for the said sum.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the above said agreement and in consideration of Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) received by the Vendor hereby from the VENDEES herein, in the following manner:-

1. Rs.11,00,000/- (Rupees Eleven Lakhs Only) through RTGS Vide its UTR NO. CNRBR52022032879524303, Dated., 29-03-2022.
2. Rs.80,57,500/- (Rupees Eighty Lakhs Fifty Thousand and Five Hundred Only) through RTGS Vide its UTR NO. CNRBR52022041280589643, Dated., 12-04-2022.
3. Rs.91,57,500/- (Rupees Ninty One Lakhs Fifty Seven Thousand and Five Hundred Only) through RTGS Vide its UTR NO. CNRBR52022041280589778, Dated., 14-04-2022.
4. Rs.1,85,000/- (Rupees One Lakh Eighty Five Thousand Only) paid TDS by Bank of Baroda Net banking, (BSR Code : 0202976) and Challan Number : 00910 on 11.04.2022, & (BSR Code : 0202976) and Challan Number : 00705 on 11.04.2022, Vendee has deducted 1% TDS amount from the sale consideration.







CERTIFIED COPY



E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

3 Aadhaar No: XXXXXXXXX7392

Name: Ponnada Sundaram

S/O Ponnada Salvanarayana,
SECUNDRABAD, Hyderabad, Andhra Pradesh,
500015

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

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	In the Form of			Stamp Duty u/s 16 of IS Act	DB/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	1017400	0	0	0	0	1017500
Transfer Duty	NA	0	925000	0	0	0	0	925000
Reg. Fee	NA	0	92500	0	0	0	0	92500
User Charges	NA	0	500	0	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0	0
Total	100	0	2035400	0	0	0	0	2035500

Rs. 1942400/- towards Stamp Duty including T.D. under Section 41 of IS. Act, 1889 and Rs. 92500/- towards Registration Fees on the chargeable value of Rs. 18500000/- was paid by the party through E-Challan/BC/Pay Order No. 7635JQ120422 dated 12-APR-22 of, SBIN/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 2035450/-, DATE: 12-APR-22, BANK NAME: SBI, BRANCH NAME: BANK REFERENCE NO: 2419036858520, PAYMENT MODE: CASH-1001138, ATRN: 2419036858520, REMITTER NAME: P. SUNDARAM, EXECUTANT NAME: V RAMA, CLAIMANT NAME: P SUNDARAM AND OTHERS.

Signature of Registering Officer
Bowenpally

Date:

18th day of April, 2022

Bk - 1, CS No 722/2022 & Doct No

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Sub Registrar
Bowenpally

Register Document No: 708

of 2022 1944 SE of Book

the Identification Number

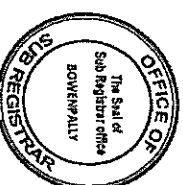
1602 708/2022 for Seaming

Date: 18/04/2022

Signature of
D. JYOTHI
Registered Officer
Bowenpally



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the receipt of which sum of Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) the Vendor hereby admits and acknowledges the same and to have received in full and final settlement of sale consideration, thereby and absolving the VENDEES herein from making any further payment.

Whereas, in consideration of having received the sum of Rs.1,85,00,000/- (Rupees One Crore Eighty Five Lakhs Only) in full, the Vendor herein has sold, convey and transfer absolutely unto the VENDEES the schedule mentioned property free of all encumbrances.

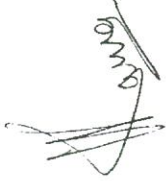
Whereas, the VENDOR hereby covenants with the VENDEES that they have valid and marketable title to grant, convey and sell the schedule mentioned property in the manner herein appearing and the VENDEES their heirs, executors, administrators, successors-in-interest and assigns, shall at all times, hereafter possess, own and enjoy the benefits of the schedule mentioned property hereby sold and every part thereof without any let or hindrance claim or demand from any person or persons in title superior to that of the VENDOR, and the VENDOR hereby agrees to see that the VENDEES are not dispossessed of the schedule mentioned property conveyed either in whole or in part due to any defect in title or by way of claim, obligation or otherwise and undertake to indemnify the VENDEES and keep the VENDEES fully indemnified in the event of any loss or damage incurred by the VENDEES. And any such claim or claims, will at the cost of the VENDOR shall be refuted and defended and the VENDEES indemnified to the fullest extent.

And whereas, all the rights, title, claims, subsisted in the schedule mentioned property and enjoyed by the VENDORS have this day been transferred in the names of the VENDEES herein, TO HOLD the same and enjoy it as their sole and absolute property.

AND WHEREAS the Vendor hereby agreed to co-operate with the Vendees to get the title of the said property, changed in the name of the Vendees in the concerned records.

AND WHEREAS, the Vendor further declares that Vendor will sign all the paper document to perfect the title to the Vendees in respect of the said property hereby sold.

Whereas, the VENDOR further covenants with the VENDEES that at all times, hereafter and upon the request at the cost of the latter to do, execute or cause to be done all such acts, for further and more perfect completion of the title of the VENDEES.



Sundaram

P. Naradha



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AND Whereas the Vendor hereby declare that prior to this transaction the Vendor have not enter to any transaction in respect of the Schedule property the Vendees are not responsible in any manner whatsoever.

That there are no arrears of any nature outstanding due and payable to the Government, local authority or any Department, in respect of the said plot and should there be any arrears outstanding due, they will pay all such arrears and outstanding with their personal responsibility.

That the Vendor further declare that the Vendors will sign all the papers, documents to perfect the title of the Vendees in respect of the schedule property hereby sold.

That from this day onwards the above the Vendor or any other legal heirs, shall have no more rights, interest, demands, claims over the schedule mentioned property and the Vendees shall enjoy the same as an absolute and exclusive owners.

The Vendor hereby indemnify the Vendees that the said property and portion is free from all kinds of mortgages, charges, agreements, to sell, due taxes and any other statutory charges upto the date of sale.

That there are no prior agreements, court orders, attachments, disputes or litigation or any tax and or revenue attachments or notice of an acquisition from the Government, other authorities in respect of the schedule property are relating thereto.

That the VENDOR herein this day delivered vacant and peaceful possession of the schedule mentioned property to the VENDEES herein, together with all relevant title deeds in respect of the schedule mentioned property.

That no structure is existing in the said property mentioned in the schedule of the property and for any suppression of facts in this regard. We are prosecuted in a court of law U/s. 27 & 64 of Indian Stamp Act.

[Signature]

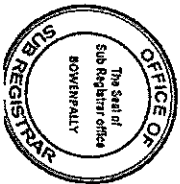
[Signature]

P. Paradha



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SCHEDULE OF PROPERTY

All that the Land bearing Plot No.24, in Survey No. 157/7 (Part), admeasuring 340 Sq.Yards. or 284.24 Sq.Mts., situated at Thokatta (Sikh) Village, Secunderabad, Cantonment, Telangana State, and bounded on the :

NORTH BY : NEIGHBOUR'S LAND;
SOUTH BY : 40' WIDE ROAD;
EAST BY : PLOT NO. 23;
WEST BY : PLOT NO.25..

IN WITNESS WHEREOF, the above named VENDORS signed and subscribed her signatures unto this DEED OF SALE, with free will and consent on the day, month and year first above mentioned.

WITNESSES

1. 



2. 

VENDOR

1. 

2. 
VENDEES



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Sub Registrar
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STATEMENT REGARDING THE MARKET VALUE OF THE PROPERTY FILED

Under Rule 3 of Under Valuation of Instrument Rules 1975.

I, SMT. V. RAMA, D/o. V. V. NARAYANA, & W/o. V. RAMESH, do hereby declare and state to the best of our knowledge and belief that the market value of the property is intended as follows:

Sl.No.	Sy.No. Plot No.	Place Area	Value per Sq.Yard.	Total Market Value
1.	Plot No.24 Sy.Nos.157/7	340 Sq.Yards. or 284.24 Sq.Mts.,	Rs.29,100/-	Rs.98,94,000/-

Sale Consideration of Rs.1,85,00,000/-

Situated at Thokatta (Sikh) Village,
Secunderabad, Cantonment, Telangana State

Signature of Executant/s

Dated. 18 - 04 - 2022.



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REGISTRATION PLAN OF LAND BEARING PLOT NO.24, IN SURVEY NO. 15717 (PART), ADMEASURING 340 SQ.YARDS. OR 284.24 SQ.MTS., SITUATED AT THOKATTA (SIKH) VILLAGE, SECUNDERABAD, CANTONMENT, TELANGANA STATE.

VENDOR : SMT. V. RAMA, D/o. V. V. NARAYANA, & W/o. V. RAMESH,

VENDEES : 1. SRI. PONNADA SUNDARAM, S/o. PONNADA

SATYANARAYANA,

2. SMT. PONNADA SHARADHA SUNDARAM, W/o. SRI.

PONNADA SUNDARAM

BOUNDARIES

NORTH: NEIGHBOUR'S LAND;

SOUTH: 40' WIDE ROAD;

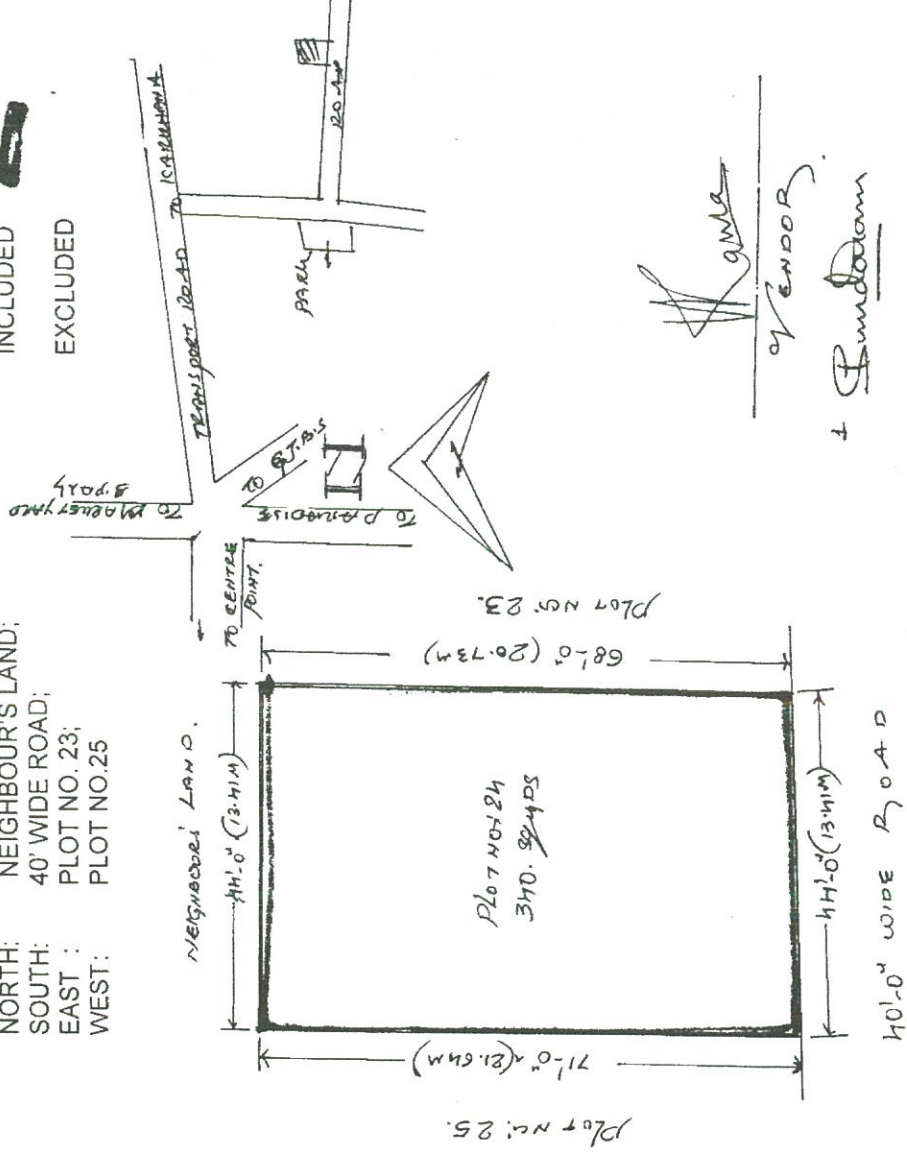
EAST : PLOT NO. 23;

WEST: PLOT NO.25

REFERENCE

INCLUDED

EXCLUDED



1. VENDEES:-

1. Smt. Rama

2. Smt. Sharadha

VENDEES:-



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Sub Registrar
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Government of India
 రామా వైకామదేవి
 Rama Vaikamudi
 పుట్టిన తేదీ / DOB 15/03/1961
 పేరు / Female

 Issue Date : 16/12/2021

5332 1501 9684

நீர், நீர், நீர்


 ગુજરાત સરકાર
 GOVERNMENT OF INDIA
 ગુજરાત સરકાર
 Ponnada Sundaram
 વર્ણ સંસ્કૃતિ / Year of Birth : 1961
 લિંગ / Male

 2776 6155 7392

2776 6155 7392

॥ श्रीगणेशाय नमः ॥
 ॥ श्रीगणेशाय नमः ॥


 Near Sangeetha Mahal
 15C
 పంపాద శరదాధరం
 GOVERNMENT OF INDIA
 పంపాద శరదాధరం
 Ponnada Sharadha Supdaram
 పంపాద శరదాధరం / Year of Birth: 1964
 స్త్రీ / Female

 4870 0113 0019

 Ponnada Sharadha

4870 0113 0019

ఆధార్ గోమాన్మని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

మదెపల్లి నర్సింగరావు
Medepally Narsingrao

పుట్టిన తేదీ/సంవత్సరం : 1967
పురుషుడు / Male

6420 7940 0200

6420 7940 0200

అధ్యక్షులు -



 454 478
 Deepak Khosla
 2045 So. YoB 1965
 2045 So. YoB 1965
 2045 So. YoB 1965

5145 2203 4189

- ఆదార్ - సామాన్యమైనప్పటి హాజరు.

 **Unique Identification Authority of India**

వివరాలు: ఇంటింటికీ: ఎస్.ఎస్.ఎస్.
1-2-288/34/2, గన్ మార్షల్ రోడ్, డొమేల్గాడు,
హిందూవరం పోస్ట్, ప్రొద్దుటూరు, తెలంగాణ,
500029

Address: C/O. Ramesh Vakamudi,
1-2-288/34/2, Gagan Mahal Road,
Domalguda, Himayathnagar, Hyderabad,
Telangana, 500029

Print Date 18/12/2021

5332 1501 9684

1947 help@uidai.gov.in www.uidai.gov.in


UNIVERSITY IDENTIFICATION AUTHORITY OF INDIA
 ॐ नमो भगवते वासुदेवाय

3/10 ರೋಡು ಬಿಟ್ಟು ಬಾಕಿಯಾದ, ಘರವೆ ಗಂ ಸುಮಾರು ಎರಡು, ಕಪಾಳಿ ಕಾಲು, ಒಂದು ಗುಣ್ಣು
ಮಾಂಸ ಮುಳ್ಳು, ನೆಲೆಗಟ್ಟಾಣ, ಕುದುರಾಬಾರ, ಅಂಧಗಟ್ಟಿ, 500015

Address: S/O Ponnada Satyanarayana, Flat No 10 Meghna Paradise, Ishaq Colony, Opp Gnanashyam Super Market, SECUNDRABAD, Hyderabad, Andhra Pradesh. 500015

Aadhaar - Saamanyuni Hakku

ಭಾರತ ಬಾಹ್ಯ ಗುರುತು ಪ್ರಾಧಿಕಾರ ಸಂಸ್ಥೆ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O ಬೆಕ್ಕಾದ ನಂದೂರು, ಪ್ಲಾಟ್ ನಂ. 50015ರ ಬಡ್ತಿ, ಇದಕ್ಕೆ ಶಾಖೆ, 50015
ಮಾನ್ಯ ಮಾರ್ಗ, ನೆಲೆಗಟ್ಟಾಡ, ಪೂರ್ವಾಂಶ, ಅಂಚು: 50015

Address : W/O Ponnada Sundaram, Flat No 10 Manghna Paradise, Ishaq Colony,
Opp Chandyam Super Market, SECUNDRABAD, HYDERSBAD, Andhra Pradesh,
500015.

Āadhaar - Saamanyuni Hakku

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరుచినామూ:
5/0 రోజు యే కృష్ణ మూర్తి
ఉ. 5-5-50/53, అమీర్‌జీత్ కాలన్
అమీర్ ఫిషి మహల్
అమీర్‌జీత్, హైదరాబాద్
జిల్లా పరిషత్, 500016

Address :
S/O Late M Krishna Murthy
6-3-841/43, Amarpet Colony
Near Sheesh Mahal
Amarpet, Hyderabad
Andhra Pradesh, 500016

Aadhaar - Saamanyuni Hakku

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ವಿಷಯ: S/O ಎಲ್ ವಿ ಎಚ್ ನ, ಪ್ರಭು
 ಸಿ/ಎಂ. 100-ಕಾಲಮ, ಬೆಂಗಳೂರು
 ಕಸಬು ಮಧ್ಯ. ರೈ. ನೋ ಕೌನ್ಸಿ
 ಮಾರ್ಕೆ. ಶಿ. ನಿಲೇಂದರಾವ್
 ಪ್ರ. ದೂರ. 500026
 ಸಂ. 20/2/83

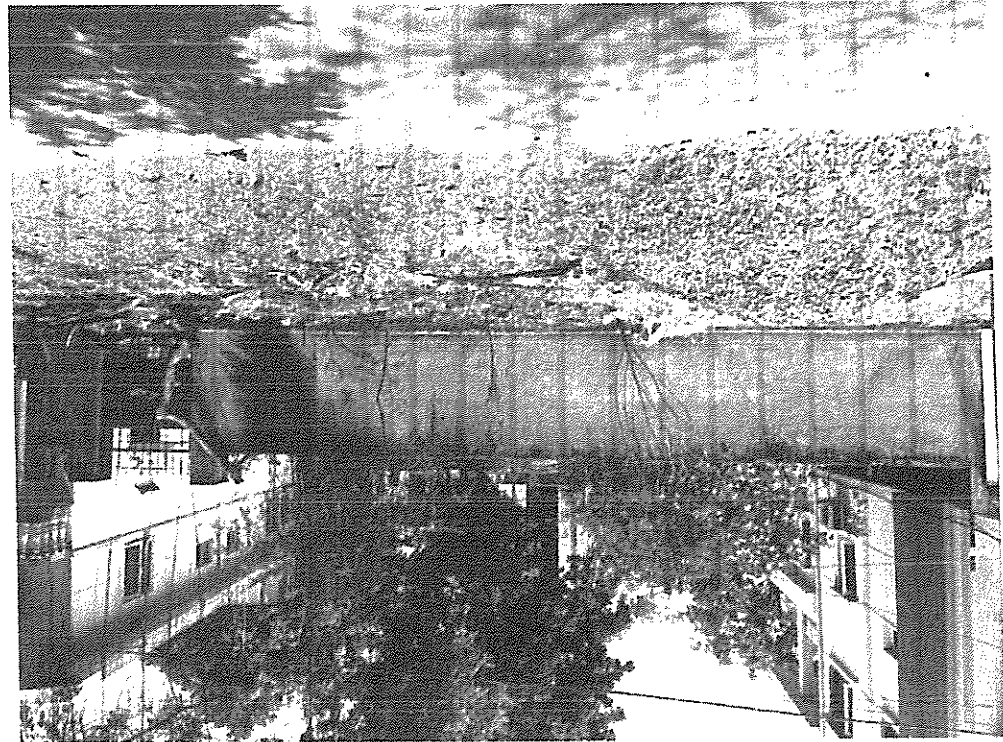
Address: S/O Late V M Khosla, Plot No 8/1, H No 10-3/25, Behind Shency Nursing Home East Maradpally, Secunderabad Hyderabad
Andhra Pradesh, 500026

आदिवासी - आम आदमी का अधिकार

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