# ్ తెలంగాణ ప్రభుత్వం



# **GOVERNMENT OF TELANGANA** DHARANI

#### Sale Deed (SALE DEED)

THIS DEED OF SALE is made and executed on 15 July 2021 by and between:

Sri/Smt./Kumari CHANDRAGIRI LAKSHMI, W/O CHANDRAGIRI NARSAIAH, aged about 68 years,Form 60 -- , Occ: Farmer, Residing at -, H NO 4-83, Vanga Palle, Yadagirigutta, Yadadri Bhuvanagiri, Telangana,

(Hereinafter called the "VENDOR" of the first part)

#### IN FAVOR OF

Sri/Smt./Kumari KARNA S MEHTA, S/O SUDHIR MEHTA, aged about 31 years, PAN No. BIGPM7576J, Occ: Business, Residing at HNO 21-1-8-32/270, BAPU BAGH COLONY, PG ROAD, Hyderabad, Telangana,

(Hereinafter called the "VENDEE" of the second part)

(The terms "VENDOR" and "VENDEE" herein used shall wherever the context so admits / mean and include their respective heirs, executors, successors, legal representatives, Administrators and assignees etc.,

WHEREAS the Vendor is the sole and absolute owner of the agricultural land having extent of 0.3700 Ac.Gts in Survey No. 165/e, Vanga Palle (V), Yadagirigutta (M), Yadadri Bhuvanagiri District having TD-cum-Pass Book Number: T30160120330.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 231200 /-(RUPEES TWO LAKH THIRTY ONE THOUSAND TWO HUNDRED ONLY) and the Vendee has agreed to purchase the same. The consideration of Rs. 231200 /- has already been paid to the Vendor by the Vendee and the Vendor acknowledges the receipt of the same.

Now therefore this Deed of Sale witnesses as follows: In consideration of the sum of Rs. 231200 /-already received by the Vendor from the Vendee, the said Vendor as absolute owner of the said property described in the Schedule hereto does hereby transfer, convey and assign, free from encumbrances, all the said property to hold the same to the said Vendee as absolute owner together with appurtenances belonging hereto and all the estate, right, title, interest and claim whatsoever of the Vendor in or to the said property is hereby conveyed. The Vendee shall hold and enjoy the same as absolute owner.

The Vendor hereby covenants with the Vendee as follows:

1. The Vendor declares that the schedule property is free from all kinds of liens, charges, mortgages, litigations, court cases, encumbrances, prior agreements, acquisitions, attorneys, etc. The Vendor hereby agrees to indemnify and keep indemnified the Vendee from all kinds of losses, damages, demands & third party claims, etc., which the Vendee is put to by the reason of any defect in the title of the Vendor or any act or omission on Vendor's part.

2. The Vendor having received sale consideration from the Vendee has delivered the physical and vacant

possession of the schedule property to the Vendee today.

3. The Vendor has also delivered to the Vendee the original documents pertaining and relating to the schedule property including the deed under which the Vendor acquired the schedule property, the link documents, tax bills and receipts, etc., and other papers thereof.

4. The Vendor assures that the land is not an assigned land as defined in Telangana Assigned Lands (Prohibition of Transfers) Act. 9 of 1977. The Vendor further declares that the schedule land is not attracted by the provisions of Telangana Land Reforms (Ceiling on Agricultural Holding) Act. No. 1 of 1973. This land is not falling under any category of land prohibited under Section 22A of Registration Act, 1908.

# **Presentation Endorsement**

Presented in the Office of the Tahsildar & Jt Sub Registrar, Yadagirigutta along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.16503.00/- paid between the hours of \_\_\_ and \_\_\_ on the 15th day of July, 2021 by Sri

# Execution admitted by (Details of all Seller/Buyer under Sec 32A):

S. No.	Code	Thumb Impression	Photo	Address	Signature
Joint Sub-Regist. Yedagirigutta Man dedri-Bhuser, an	SE:INDIVIDUA L	Aadhaar Verified		CHANDRAGIRI LAKSHMI, Address: -, H NO 4-83, Vanga Palle, Yadagirigutta, Yadadri Bhuvanagiri, India	To and the second
Jo Yes Yadar	BU:INDIVIDUA L	Aadhaar Verified		KARNA S MEHTA, Address: HNO 21-1-8- 32/270, BAPU BAGH COLONY, PG ROAD, Hyderabad, India	Varias als
3	PARTY	Aadhaar Verified		CHANDRAGIRI SRINIVAS, Address: HNO 4-83, WANGAPALLY VILLAGE, YADAGIRIGUTTA MANDAL, YADADRI BHONGIR DISTRICT, TS -508286,	Jana J.
4		Aadhaar Verified		CHANDRAGIRI NARESH, Address: HNO 4-83, WANGAPALLY VILLAGE, YADAGIRIGUTTA MANDAL, YADADRI BHONGIR DISTRICT, TS - 508286,	Med N. S.







Original Link document is handed over to Vendee by the Vendor before witnesses.

### SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.3700 Ac.Gts in Vanga Palle (V), Yadagirigutta (M), Yadadri Bhuvanagiri District having TD-cum-Pass Book Number: 730160120330 within the limits of local

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	165/ಆ	0.3700	OTHERS:LAND IN SY NO 168	OTHERS:LAND IN SY NO 161/PART	OTHERS:LAND IN SY NO 164	OTHERS:RAILWAY TRACK

#### **EXECUTION DETAILS**

IN WITNESS WHEREOF, the Vendor and Vendee nereunto have set hand to this Deed of Sale with their free will and sound mind on the day, month and year first above mentioned in the presence of the following

VENDOR

Signature

Name

CHANDRAGIRI LAKSHMI

Aadhar Number

XXXXXXXXX6293

Address

-, H NO 4-83, Vanga Palle, Yadagirigutta, Yadadri Bhuvanagiri, Telangana, 508286

VENDEE

Signature

Name

Aadhar Number

KARNA S MEHTA

XXXXXXXX9942

Address

HNO 21-1-8-32/270, BAPU BAGH COLONY, PG ROAD, Hyderabad, Telangana,

500003

#### Consenting Party Details

S.No.	Name	Aadhaar Number	Address	Signature
1	CHANDRAGIRI SRINIVAS	xxxxxxxx3648	HNO 4-83, WANGAPALLY VILLAGE, YADAGIRIGUTTA MANDAL, YADADRI BHONGIR DISTRICT, TS -508286	phrind
2	CHANDRAGIRI NARESH	xxxxxxxx0023	HNO 4-83, WANGAPALLY VILLAGE, YADAGIRIGUTTA MANDAL, YADADRI BHONGIR DISTRICT, TS - 508286	ch.rarshy

Yadagirigutta Tahsildar &

		Ide	ntified by Witne	ess:	4 ,-
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		CHANDRAGIRI SRINIVAS, Address: MARKET YARD, YADAGIRIGUTTA, YADADRI BHUVANAGIRI 508115,	D. J.
2	WIT.	Aadhaar Verified		BOINI SPINIVAS	B. Spr. Over
ate July 20	21			Signature Of Regi	6/01/14 stering Offic Yadagirigut

Signature Of Registering Officer Yadagirigutta

Tahsildar & Joint Sub-Registrar Yadagirigutta Mandal Yadadri-Bhuvanagiri Dist.







S. No.		eceived from UIDAI:	
1	Aadhar Details Aadhaar No: XXXXXXXX3648 Chandragiri Srinivas	Address Chandragiri Srinivas, Address: S/O: Chandragiri Narsaiah, House Number 4-83, NA, NA, NAlgonda, INDIA	Photo
adagy gutta Mandal 5	Aadhaar No: XXXXXXXXX0023 Chandragiri Naresh	Chandragiri Naresh, Address: S/O: Chandragiri Narsaiah, 4-83, Vangapally, NA, Nalgonda, INDIA	
Yadagir Yadadri-B	Aadhaar No: XXXXXXXX9942 Karna S Mehta	Karna S Mehta, Address: S/O Sudhir Mehta, 21 1-8-32/27D, BAPU BAGH COLONY, NA, Hyderabad, INDIA	
4	Aadhaar No: XXXXXXXXX6293 Chandragiri Lakshmi	Chandragiri Lakshmi, Address: W/O: Chandragiri Narsaiah, House Number 4-83, NA, NA, Nalgonda, INDIA	
	Aadhaar No: XXXXXXXX3998 Boini Srinivas	Boini Srinivas, Address: S/O Boini Anjaiah, 3-44, Mallikarjuna Nagar Colony, NA, K.v. Rangareddy, INDIA	







6 Aadhaar No: XXXXXXXX1748

Srinivas Chandragiri

Srinivas Chandragiri, Address: NA, 7-38/1, MARKET YARD, NA, Nalgonda, INDIA



Joint Sub-Registrar Yadagirigutta Mandal dadri-Bhuvanagiri Desi

Yadagirigutta Tahsildar &

A DAGM STANDARD





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

In the form of								
Descripti on of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E- challan	Cash	Т-Арр	Stamp duty u/S 16 of Is Act	DD/BC/P ay Order	Total
Stamp Duty	0.00	0	9260	0	0	0.00	0	9260
Transfer Duty	0	0	3473	0	0	0	0	3473
Reg Fee	0	0	1158	0	0	0	0	1158
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	2312	0	0	0	0	2312
Total	0.00	0	16503	0	0	0.00	0	16503

Total Deficit amount for document is Rs. 0/-.

Rs. 12733 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 1158/towards Registration Fees on the chargeable value of Rs 231500/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100613649 dated 15-07-2021 of SBIN/.

## Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 16503.00/- DATE: 15-07-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: IGALNNVJC6, PAYMENT CODE: ,ATRN: 2469923415937,REMMITER NAME: KARNA S MEHTA, EXECUTANT NAME: CHANDRAGIRI LAKSHMI, CLAIMAINT NAME: KARNA S MEHTA.

Date 16 July 2021



Signature Of Registering Officer Yadagirigutta

Tahsildar & Joint Sub-Registrar Yadagirigutta Mandal Yadadri-Bhuyanagiri Dist.





### Certificate of Registration

Registered as document no. 1023 of 2021 of Book1 and assigned the identification number 1-6597-1023-2021 for Scanning on 16 July 2021.

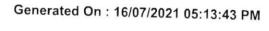
Signature Of Registering Officer (Yadagirigutta) y ashok reddy

> Tahsildar & Joint Sub-Registrar Yadagirigutta Mandal Yadadri-Bhuvanagiri Dist.

Joint Sub-Registrar Yadaqirigutta Mandal Yadadri-Bhuvanagiri Dist

**Yadagirigutta** 









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ఆధార్ – సామాన్కుని హక్కు

ವಂದ್ರಗಿರಿ ಲಪ್ಪಿ Chandragiri Lakshmi

పుట్టిన సంవర్సరం/Year of Birth: 1953 ప్రై / Female

భారత ప్రభుత్వం

ఆధార్ – సామాన్కుని హక్కు

మీ ఆధార్ సంఖ్య / Your Aadhaar No. : 6115 7440 6293

Chandragiri Lakshmi

യ്യൂൻ ലച്ച്, W/O: Chandragiri Narsaiah House Number 4-83 Vanga Palle -Vangapalli, Nalgonda Andhra Pradesh - 508286 9676153168

13846022

నమోదు సంఖ్య / Enrollment No. : 1171/27101/19748

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భారత ప్రభుత్వం

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టుంట విష్ణుగుగ్రాము ప్రాంకార సంస్థ Unique Identification Authority of India ಆಧ್ చిరునామా: S/O: చంద్రగిరి నర్సయ్య

ఇంటి నంబర్ 4-83, వంగ పల్లె, వంగపల్లి నల్గొండ, ఆంధ్ర ప్రదేశ్, 508286

Address: S/O: Chandragiri Narsaiah, House Number 4-83, Vanga Palle, Wangapalli, Nalgonda, Andhra Pradesh, 508286

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భారత ప్రభుత్వం Government of India

చంద్రగిరి శ్రీనివాస్

Chandragiri Srinivas

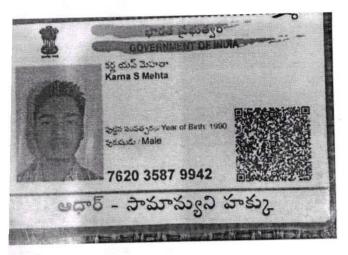
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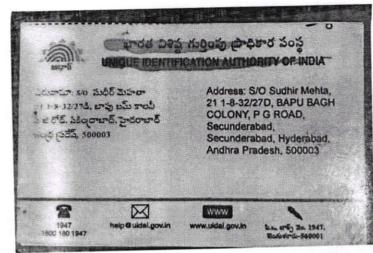
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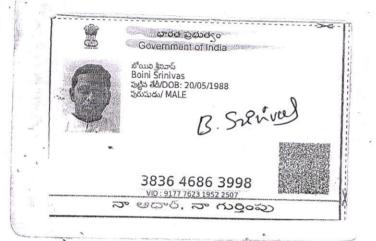
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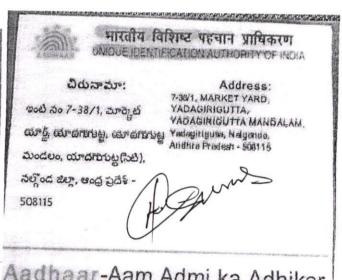
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ಕಲ್ಲಾ: ಯಾದಾಧಿ ಮನನಗರ

ಡಿಐಟರ್, ಮಾತನಗರ

ಕುಂಡಲಂ: ಯಾವಗಿರಿ ಗುಟ್ಟ

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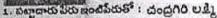
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: Female

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6. ఆధార్ నరాఖ్య

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7. పట్టాదారు సంశకం ఎడమ/కుడి టీరి వేలిముద్ర







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: యాదాద్రి ఘవనగిరి

డివిజన్: భూవనగిరి

గ్రామం: ఎంగపల్లి

ಮಂಡಲಂ: ಯಾದಗಿರ ಗುಟ್ಟ

ವಿವಿಭಾಯ ಭೂಮ ಎವರೆಮಲು Ba: 26-04-2018

		w <sub>s</sub> w <sub>1</sub>	W.Co.		
క.సం.	నర్వేనెం. / నబ్డివిజన్ నెం.	విస్తీర్ణము ఎ. గు	భూమి పొందిన పద్ధతి	<b>లిమార్కులు</b>	శవాశీల్దార్ సంశకం
1	165/ఆ	0.3700	Others	పట్టా	A STORES
పూర్తి	వస్తీర్ణము	0.3700			

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తహశీల్దార్ & జాయింట్ సబ్ రిజిస్ట్రార్ కార్యాలయం, Yadagirigutta , యాదాద్రి భువనగిరి

#### రిజిస్టేషన్ సారాంశం

#### బదిలీ చేయబడిన భూమి యొక్క వివరాలు

లావాదేవీ ఠకం: Sale

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T30160120330

డాక్యుమెంట్ నెం1

1023/2021

జిల్లా

Yadadri Bhuvanagiri

మండలం

Yadagirigutta

గ్రామం

Vanga Palle

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క్రుసం	సర్వే నెం]]	విస్తీర్ణం ఉన్నది (ఎ1 గుం1)	బదిలీ చేయబడిన విస్తీర్ణం (ఎl గుంl)	ధర (ఎకరానికి దూ¶లో)	మొత్తం లావాదేపీ విలువ (రూశిలో)
1	165/es	0.3700	0.3700	250000	231500

#### విక్రేత వివరాలు

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T30160120330

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చంద్రగిరి లక్ష్మి

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చిరునామా

తండ్రి / భర్త పేరు

నర్సయ్య

#### లావాదేవీకి ముందు విక్రేత యొక్క పిపిబి

క్ర!!సం!	సర్వే నెంక	బిస్తీర్ణం (ఎ1 గుం1)	పొందిన రకం
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#### లావాదేవీ తర్వాత విక్రేత యొక్క పిపిబి

క్ర[సం]	సర్వే నెం1	వస్తీర్ణ	o (DI Kool)	పొందిన రకం
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#### కొనుగోలుదారు వివరాలు

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చిరునామా

HNO 21-1-8-32/270, BAPU BAGH COLONY, PG ROAD, Hyderabad, Telangana, Pincode - 500003

తండ్రి / భర్త పేరు

సుధీర్ మెహతా

#### లావాదేవీకి ముందు కొనుగోలుదారు యొక్క పిపిబి

క్రవిసం	సర్వే నెం1	బిస్తీర్హం (ఎ! గుం!)	పాందిన రకం
1	165/à	0.3600	కొనుగోలు
2	165/ఈ	0.3700	కొనుగోలు

#### లావాదేవీకి తరువాత కొనుగోలుదారు యొక్క పిపిబి

క్ర్మసం	సర్వే నెం1	విస్తీర్ణం (ఎ1 గుం!)	పాందిన రకం
1	165/à	0.3600	కొనుగోలు
2	165/ĕ∙	0.3700	కొనుగోలు
3	165/⊎	0.3700	కొనుగోలు

తహిశీల్దార్ & జాయింట్ సబ్ రిజిఫ్టార్ కార్యాలయం,

Yadagirigutta, ಯಾದಾಧಿ ಭುವನಗಿರಿ Tansiidar &

Joint Sub-Registrar Yadagirigutta Mandal Yadadri-Bhuvanagiri Dist:



#### Government of Telangana Tahsildar & Jt. Sub Registrar Office, Yadagirigutta, Yadadri Bhuvanagiri

#### Registration Summary

#### **Details of Land transferred**

Type of transaction : Sale

PPB No.

T30160120330

Yadadri Bhuvanagiri

District Village

Vanga Palle

Document No.

Mandal

1023/2021

Yadagirigutta

Khata No. 860

S.No.	Survey No.	Extent Held (in Ac.Gts.)	Extent Transferred (in Ac.Gts.)	Rate (per Acre in INR)	Total Transaction Value (in INR)
1	165/ಆ	0.3700	0.3700	250000	231500

#### Seller Details

PPB No.

T30160120330

Name Address చంద్రగిరి లక్ష్మి

Aadhaar Number

xxxxxxxx6293

Father's / Husband's Name

నర్సయ్య

#### PPB of Seller before Transaction

	S.No.	Survey No.	Extent (Ac. Gts)	Acquired type
1455729111152	1	165/ಆ	0.3700	කුඡර

#### PPB of Seller after Transaction

S.No. Survey No.	Extent (Ac. Gts)	Acquired type

#### **Buyer Details**

PPB No.

T30160121075

Name

కర్ణ యస్ మెహతా

Aadhaar Number

xxxxxxxx9942

Address

HNO 21-1-8-32/270, BAPU BAGH COLONY, PG ROAD, Hyderabad,

Telangana, Pincode - 500003

Father's / Husband's Name

సుధీర్ మెహతా

#### PPB of Buyer before Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	165/à	0.3600	కొనుగోలు
2	165/ఈ	0.3700	కొనుగోలు

#### PPB of Buyer after Transaction

S.No.	Survey No.	Extent (Ac. Gts.)	Acquired type
1	165/à	0.3600	కొనుగోలు
2	165/ఈ	0.3700	కొనుగోలు
3	165/ఆ	0.3700	కొనుగోలు

Tahsildar & Jt. Sub Registrar Office,

Yadagirigutta , Yadadri Bhuyanagiri

Joint Sub-Registrar Yadagirigutta Mandal Yadadri-Bhuvanagiri Dist.