

తెలంగాణ ప్రభుత్వము

పట్టాదారు పాసు పుస్తకం

భూమి యాజమాన్య హక్కు పత్రం

జిల్లా : మేడ్చల్-మల్కాజిగిరి
మండలం : షామీర్ పేట్
పాస్ బుక్ నెంబర్ : T06130131635

డివిజన్ : కీసర
గ్రామం : లాల్గడిమలక్ పేట్



ఖాతా నెంబర్ : 60640

1. పట్టాదారు పేరు ఇంటిపేరుతో : భావేష్ వసంత మెహత
2. తండ్రి/భర్త పేరు : వసంత యు మెహత
3. స్త్రీ / పురుషుడు : పురుషుడు
4. చిరునామ : లాల్గడిమలక్ పేట్, షామీర్ పేట్, మేడ్చల్-మల్కాజిగిరి
5. కులము : జనరల్
6. ఆధార్ సంఖ్య : *****6266
7. పట్టాదారు సంతకం ఎడమ / కుడి చేతి వేలిముద్ర

తహశీల్దార్ సంతకం

తెలంగాణ ప్రభుత్వము

జిల్లా : మేడ్చల్-మల్కాజగిరి

డివిజన్ : కీసర

మండలం : షామిర్ పేట్

గ్రామం : లాల్‌డిమలక్ పేట్

వ్యవసాయ భూమి వివరములు

తేదీ :26-08-2021

క్ర సం	సర్వే నెంబర్/ సబ్ డివిజన్ నెంబర్	విస్తీర్ణము ఎ గు	భూమి పొందిన పద్ధతి	రిమార్కులు	తహశీల్దార్ సంతకం
1	116/A/2/1	0.1720	కొనుగోలు	పట్టా	✓
పూర్తి విస్తీర్ణం		0.1720			

SCANNED

DocNo:-706/2021

తెలంగాణ ప్రభుత్వం
ధరణి



GOVERNMENT OF TELANGANA
DHARANI

**Sale Deed
(SALE DEED)**

THIS DEED OF SALE is made and executed on 25 August 2021 by and between:
Sri/Smt./Kumari BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN, S/O
BRAHMANDLAPALLY POCHAIHAH, aged about 42 years, PAN No. EZDPS7653K, Occ: Farmer, Residing at 2-
32/1, RAJABOLLARAM, NEAR ANGANVADI SCHOOL, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana,
501401.

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

IN FAVOR OF

Sri/Smt./Kumari BHAVESH VASANT MEHTA, S/O VASANT U MEHTA, aged about 50 years, PAN No.
ABMPM6754C, Occ: Business, Residing at 2-3-577, 301 UTTAM TOWERS, DV COLONY, MINISTER
ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003.

(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 0.1720 Ac.Gts in
Survey No. 116/A/2, Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book
Number: T06130130476.

WHEREAS the Vendor has offered to sell the said scheduled property for a consideration of Rs. 1720000 /-
(RUPEES SEVENTEEN LAKH TWENTY THOUSAND ONLY) and the Vendee has agreed to purchase the
same. The consideration of Rs. 1720000 /- 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. 1720000 /- 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.

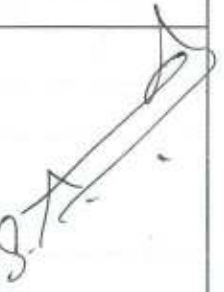
Additional Covenants

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

Presentation Endorsement

Presented in the Office of the Tahsildar & Jt Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs.130375.00/- paid between the hours of __ and __ on the 25th day of August, 2021 by Sri .

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

S. No.	Code	Thumb Impression	Photo	Address	Signature
1	SE:INDIVIDUAL	Aadhaar Verified		BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN, Address: 2-32/1, RAJABOLLARAM, NEAR ANGANVADI SCHOOL, Raj Bollaram, Medchal, Medchal-Malkajigiri, India	
2	BU:INDIVIDUAL	Aadhaar Verified		BHAVESH VASANT MEHTA, Address: 2-3-577, 301 UTTAM TOWERS, DV COLONY, MINISTER ROAD, SECUNDERABAD, Hyderabad, India	
3	CONSENTING PARTY	Aadhaar Verified		SAMALA ANAND REDDY, Address: 1-5-1076/3/301, FATHER BALAIAH NAGAR, GOLDEN PALACE APTS, ALWAL, HYDERABAD, PIN500010, TS,	

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal



SCHEDULE OF PROPERTY

All that the piece and parcel of Agricultural land admeasuring 0.1720 Ac.Gts in Lalgadimalakpet (V), Shamirpet (M), Medchal-Malkajigiri District having TD-cum-Pass Book Number: T06130130476 within the limits of local body and bounded by:

S.No.	Survey No.	Extent Transferred (Ac.Gts)	NORTH	SOUTH	EAST	WEST
1	116/A/2	0.1720	OTHERS:LAND OF NAKKA VENKATAIAH	SURVEY NUMBER:115/PART OF LAND OF VENDOR	OTHERS:LAND OF NAKKA VENKATAIAH	OTHERS:LAND OF BUDIDHI BHAGYAMMA AND OTHERS

EXECUTION DETAILS

IN WITNESS WHEREOF, the Vendor and Vendee hereunto 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 witnesses.

VENDOR

Signature

Name

Aadhar

Number

Address

BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN

xxxxxxxx6622

2-32/1, RAJABOLLARAM, NEAR ANGANVADI SCHOOL, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401

VENDEE

Signature

Name

Aadhar

Number

Address

BHAVESH VASANT MEHTA

xxxxxxxx6266

2-3-577, 301 UTTAM TOWERS, DV COLONY, MINISTER ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

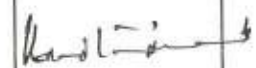
Consenting Party Details

S.No.	Name	Aadhaar Number	Address	Signature
1	SAMALA ANAND REDDY	xxxxxxxx9289	1-5-1076/3/301, FATHER BALAIAH NAGAR, GOLDEN PALACE APTS, ALWAL, HYDERABAD, PIN500010, TS	

Details of payments of consideration

S.No.	Date	Amount	Mode Of Payment	Bank Name	Branch Name	Account Number	IFSC Code	Remarks
1	23/08/2021	1720000	DD	HDFC BANK	SECUNDERABAD	421530020778	HDFC0000042	NA

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

Identified by Witness:					
S. No.	Code	Thumb Impression	Photo	Address	Signature
1	WIT.	Aadhaar Verified		GURRAM TARUN PRASAD, Address: SAROORNAGAR,	
2	WIT.	Aadhaar Verified		SITARAMANJANEYUL U BURRI, Address: INJAPUR,	

Date
26 August 2021


Signature Of Registering Officer
Tahsildar & Joint Sub Registrar
Shamirpet Mandal





Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamirpet ,Medchal-Malkajigiri

eChallan

Challan No. REG2100780114

Remitter Details		Buyer
Name	BHAVESH VASANT MEHTA	
Address	2-3-577, 301 UTTAM TOWERS,DV COLONY,MINISTER ROAD,SECUNDERABAD, Hyderabad, Telangana, 500003	
PAN No.	ABMPM6754C	
Aadhaar No.	xxxxxxxx6266	
Mobile No.	9885104342	

Details of the Amounts Remitted (in INR)

Stamp Duty	94600
Transfer Duty	25800
Registration Fee	8600
Mutation Charges	1075
PPB Charges (Including Courier Charges)	300
Total Amount	130375
In Words Rupees	ONE LAKH THIRTY THOUSAND THREE HUNDRED SEVENTY FIVE RUPEES ONLY
Amount paid By	Buyer

Party Details

Seller Name	BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN
Address	2-32/1, RAJABOLLARAM,NEAR ANGANVADI SCHOOL, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401
Buyer Name	BHAVESH VASANT MEHTA
Address	2-3-577, 301 UTTAM TOWERS,DV COLONY,MINISTER ROAD,SECUNDERABAD, Hyderabad, Telangana, 500003

Document Information

Property Details as per Dharani: Village, Mandal & District	Lalgadimalakpet, Shamirpet, Medchal-Malkajigiri
Passbook Number of Seller	T06130130476
Passbook Number of Buyer	
Document Nature	SALE
Transaction Type	Registration

Tahsildar & Jt. Sub Registrar Office,
Shamirpet ,Medchal-Malkajigiri
Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

E-KYC Details as received from UIDAI:			
S. No.	Aadhar Details	Address	Photo
1	Aadhaar No: XXXXXXXX9289 Samala Anand Reddy	Samala Anand Reddy, Address: C/O: Samala Satha Reddy, 1-5-1076/3/301, Father Balaiah Nagar, NA, Hyderabad, INDIA	
2	Aadhaar No: XXXXXXXX6266 Bhavesh Vasant Mehta	Bhavesh Vasant Mehta, Address: C/O Vasant U Mehta, 1-10-32,C- 503,5th floor, welkin park, NA, Hyderabad, INDIA	
3	Aadhaar No: XXXXXXXX6622 Brahmandlapally Sudarshan	Brahmandlapally Sudarshan, Address: S/O: Late Brahmandlapally Pochaiah, 2-32/1, rajabollarum, NA, K.v. Rangareddy, INDIA	
4	Aadhaar No: XXXXXXXX3820 Sitaramanjaneyulu Burri	Sitaramanjaneyulu Burri, Address: S/O Koteswara Rao Burri, Plot No 1, 6-107/1, Sri Venkateswara Colony, NA, K.v. Rangareddy, INDIA	
5	Aadhaar No: XXXXXXXX1859 GURRAM THARUN PRASAD	GURRAM THARUN PRASAD, Address: S/O Gurram Swamynatham, NA, NA, NA, Rangareddi, INDIA	

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal





Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

Transaction Summary

Application No. : 2100769982

Seller Details		Buyer Details	
PPB No.	T06130130476	PPB No.	
Aadhaar Number	xxxxxxx6622	Aadhaar Number	xxxxxxx6266
Name	BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN	Name	BHAVESH VASANT MEHTA
Father's / Husband's Name	BRAHMANDLAPALLY POCHAI AH	Father's / Husband's Name	VASANT U MEHTA
Social Status	General	Social Status	General
Gender	Male	Gender	Male
Occupation	Farmer	Occupation	Business
PAN No.	EZDPS7653K	PAN No.	ABMPM6754C
Address	2-32/1, RAJABOLLARAM, NEAR ANGANVADI SCHOOL, Raj Bollaram, Medchal, Medchal-Malkajigiri, Telangana, 501401	Address	2-3-577, 301 UTTAM TOWERS, DV COLONY, MINISTER ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003

Details of Land Transferred

Type of Transaction : SALE (SALE DEED)

District : Medchal-Malkajigiri Mandal : Shamirpet Village : Lalgadimalakpet Khata No. : 2026

S.No.	Survey No.	Extent Transferred (Ac.Gts)	Consideration Value (in INR)	Market Value (in INR)	Chargeable Value (in INR)
1	116/A/2	0.1720	1720000	322350	1720000
Total		0.1720			1720000

Stamp Duty Details

Charge Type	Amount in INR
Stamp Duty	94600
Mutation Charges	1075
PPB Charges (Including Courier Charges)	300
Transfer Duty	25800
Registration Fees	8600
Total Amount	Rs. 130375

Payment of Rs. 130375/- is made through e-Challan No: REG2100780114 dated 25/08/2021.

Tahsildar & Jt. Sub Registrar Office,
Shamirpet, Medchal-Malkajigiri
Tahsildar & Jt. Sub Registrar
Shamirpet Mandal

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

In the form of								
Description of Fee/Duty	Stamp Paper	Challan u/S 41 of Is Act	E-challan	Cash	T-App	Stamp duty u/S 16 of Is Act	DD/BC/Pay Order	Total
Stamp Duty	0.00	0	94600	0	0	0.00	0	94600
Transfer Duty	0	0	25800	0	0	0	0	25800
Reg Fee	0	0	8600	0	0	0	0	8600
User Charges	0	0	0	0	0	0	0	0
PPB Charges	0	0	300	0	0	0	0	300
Mutation Charges	0	0	1075	0	0	0	0	1075
Total	0.00	0	130375	0	0	0.00	0	130375

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

Rs. 120400 towards Stamp Duty including T.D Under Section 41 of I.S Act,1899 and Rs 8600/- towards Registration Fees on the chargeable value of Rs 1720000/- was Paid by the party through E-Challan/BC/Pay Order No. REG2100780114 dated 25-08-2021 of SBIN/.

Online Payment Details received from SBI e-PAY

(1).AMOUNT PAID Rs: 130375.00/- DATE: 25-08-2021, BANK NAME:SBIN, BRANCH NAME:, BANK REFERENCE NO: 111613223707, PAYMENT CODE: ,ATRN: 2657495697814,REMMITER NAME: BHAVESH VASANT MEHTA, EXECUTANT NAME: BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN, CLAIMAINT NAME: BHAVESH VASANT MEHTA.

Date
26 August 2021

Signature Of Registering Officer
Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

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Government of Telangana

Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

Undertaking to be filed by the Transferor

I do hereby solemnly affirm and state as follows:

I intend to transfer to Shri/Smt./Kumari **BHAVESH VASANT MEHTA** the following land(s):

Village : Lalgadimalakpet

Survey Number and Sub Division No.	Extent of land
116/A/2	0.1720
Total	0.1720

- 1 I am the absolute owner and possessor of the above said lands. The extents of land owned by me mentioned herein are correct. ☒
- 2 I have not sold the said land to anyone else. ☒
- 3 There is no court order or injunction restraining transfer of the said land. ☒
- 4 The proposed land transfer is not in contravention of the following laws: ☒
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.
- 5 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒

Declaration

I have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

Place Raj Bollaram

Name

BRAHMANDLAPALLY

SUDARSHAN ALIAS

BRAHMANDLAPALLY

DARSHAN

BRAHMANDLAPALLY

POCHAI AH

S/O

R/o Village

Raj Bollaram

Mandal

Medchal

PPB No.

T06130130476

Date 25/08/2021

Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

Certificate of Registration

Registered as document no. 706 of 2021 of Book1 and assigned the identification number 1-6117-706-2021 for Scanning on 26 August 2021.


Signature Of Registering Officer
(Shamirpet)
Tahsildar & Joint Sub-Registrar
Shamirpet Mandal



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Government of Telangana
Tahsildar & Jt. Sub Registrar Office, Shamirpet, Medchal-Malkajigiri

Undertaking to be filed by Transferee

I do hereby solemnly affirm and state as follows:

I intend to purchase from Shri/Smt./Kumari **BRAHMANDLAPALLY SUDARSHAN ALIAS BRAHMANDLAPALLY DARSHAN** the following land(s):

Village : Laigadimalakpet

Survey Number and Sub Division No.	Extent of land
116/A/2	0.1720
Total	0.1720

- 1 I have verified and satisfied myself with encumbrance particulars to the land and possession and extent on ground. ☒
- 2 I have verified the records and am satisfied with the seller's title to the land. ☒
- 3 The said land is not Forest, Endowment, Wakf or Government land. The transfer of the land is not prohibited under Section 22A of Registration Act, 1908. ☒
- 4 There is no court order or injunction restraining transfer of the said land. ☒
- 5 The proposed land transfer is not in contravention of the following laws: ☒
 - The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973.
 - The Telangana Scheduled Area Land Transfer Regulation, 1970.
 - The Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.

Declaration

I have carefully read and understood ☒ / clearly been made aware ☒ of the above contents and. I declare that the particulars furnished above are true. I will be liable for criminal and civil action, if it is proved otherwise at any point of time. ☒

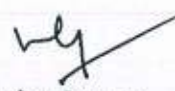
Place Hyderabad

Date 25/08/2021

Name BHAVESH VASANT MEHTA

S/O VASANT U MEHTA

R/o District Hyderabad


Tahsildar & Joint Sub-Registrar
Shamirpet Mandal

PPB No.

Book1, CS No. 2100769982 & Doct No __706 / 2021__ Sheet 6 of 6 Tahsildar & Jt Sub Registrar
Shamirpet
Tahsildar & Joint Sub-Registrar
Shamirpet Mandal



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA
బ్రాహ్మండ్లపల్లి సుదర్శన్
Brahmandlapally Sudarshan

పుట్టిన సంవత్సరం/Year of Birth: 1978
పురుషుడు / Male

6893 2546 6622

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O. లేట్ బ్రాహ్మండ్లపల్లి పోచాiah, 2-32/1, రాజబొలారం, అంగన్వాడీ పాఠశాల దగ్గర, మేడ్చల్ రాజ బొలారం, రాజ బొలారం కె.వి. రంగారెడ్డి, రాజబొలారం, ఆంధ్ర ప్రదేశ్ - 501401

Address: S/O. Late Brahmandlapally Pochaiiah, 2-32/1, rajabollaram, near anganvadi school, medchal, Raj Bollaram, K.V. Ranganreddy, Rajbollaram, Andhra Pradesh, 501401

అధార్ - సామాన్య ప్రజలకు

1947 1900 100 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560001
Cell no: 9392513323

భారత ప్రభుత్వం
Government of India

భావేష్ వసంత మెహతా
Bhavesh Vasant Mehta
పుట్టిన తేదీ / DOB: 02/03/1978
పురుషుడు / Male

4040 0942 6266

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: C/O వసంత మెహతా, 1-10-32, 503.5వ ఫ్లోర్, వెకిన్ పార్క్, ప్రకాశ్ నగర్, సెకండరాబాద్, హైదరాబాద్, తెలంగాణ - 500016

Address: C/O Vasant U Mehta, 1-10-32, 503.5th floor, wekin park, prakash nagar, Secunderabad, Hyderabad, Telangana, 500016

నా అధార్, నా గుర్తింపు

1947 help@uidai.gov.in www.uidai.gov.in
Cell no - 9885104342

భారత ప్రభుత్వం
Government of India

సామల ఆనంద్ రెడ్డి
Samala Anand Reddy
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చిరునామా: సామల ఆనంద్ రెడ్డి, 1-5-1076/3/301, ఫాదర్ పాలేస్ నగర్, గోల్డెన్ ప్యాలెస్ అపార్ట్ మెంట్స్, హైదరాబాద్ - 500010

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